



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

January 10, 2020

A&R Holdings
2409 Wolf Ridge Rd.
Mobile, AL 36618

Re: #6302/5670
(Case #BOA-001156-2019)
A & R Thomas Holdings
2409 Wolf Ridge Road
(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street]).
Council District 1

Dear Applicant(s) / Property owner(s):

On January 6, 2020, the Board of Zoning Adjustment considered your request for a **Use, Surfacing, Landscaping and Tree Planting Variances** to allow parking of semi-trailer trucks (transit vehicle storage) on a gravel surface, with reduced landscaping and tree plantings in a B-3, Community Business District; the Zoning Ordinance requires Planning Approval for transit vehicle storage, with surfaces to be paved in asphalt, concrete or an approved alternative paving surface, and full compliance with the landscaping and tree planting requirements in a B-3, Community Business District.
at the above referenced location.

After discussion, the Board determined the following findings of fact for Approval:

- 1) The variance will not be contrary to the public interest;
- 2) Special conditions exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and
- 3) The spirit of the chapter shall be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance.

The Approval is subject to the following conditions:

- 1) Compliance with Engineering comments (*USE VARIANCE: the applicant will need to have the following conditions met: 1. Submit and receive a Land Disturbance*

- Permit through Central Permitting for the proposed site development. 2. Submit a ROW Permit for the work within the Public ROW. SURFACING VARIANCE: the applicant will need to have the following conditions met: 1. Submit and receive a Land Disturbance Permit through Central Permitting for the proposed site development. 2. Any and all proposed land disturbing activity within the property will need to be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 3. Submit a ROW Permit for any site work within the Public ROW. Aggregate surfacing will NOT be allowed within the public ROW. 4. Designated handicapped accessible spaces and routes must be paved (i.e. concrete, asphalt).);*
- 2) *Compliance with Traffic Engineering comments (It appears that the site plan has provided enough space for a typical tractor trailer to pull into the driveway and not adversely impact traffic on Wolf Ridge Road. If the surface variance is approved, it should be contingent upon the construction of a proper asphalt or concrete driveway within the right-of-way and any gravel in the right-of-way to be removed.); and*
- 3) *Coordination with Planning and Urban Forestry staff regarding tree plantings.*

Any party aggrieved by this decision may, within fifteen days of the date of the decision, appeal to the Circuit Court of Mobile County by filing a written notice of appeal, specifying the decision from which the appeal is taken. Notice of the appeal, as well as a date stamped copy of the appeal filed in Circuit Court must be filed with this Board within the fifteen-day appeal period.

No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before July 6, 2020, the **Use, Surfacing, Landscaping and Tree Planting Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:


Marie York
Principal Planner