



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION

March 9, 2015

Walt Dickerson
c/o Diversified Emergency Management Associates, Inc.
500 Bayshore Avenue
Mobile, AL 36607

Re: **#5950**
(Case #ZON2015-00266)
Diversified Emergency Management Associates, LLC
500 Bay Shore Avenue
(Northeast corner of Bay Shore Avenue and Josephine Street).

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

On March 2, 2015, the Board of Zoning Adjustment considered your request for a **Parking Ratio, Surfacing, Residential Buffer and Access and Maneuvering Variances to allow no designated parking, dirt surfacing, an existing chain link fence to serve as residential buffer and a 9' drive aisle in a B-2, Neighborhood Business District** at the above referenced location.

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

- 1) Approving the variance request will not be contrary to the public interest since the anticipated traffic generated from the business would be equivalent to a residential site;**
- 2) Special conditions appear to exist as the site is residentially developed with no compliant location suitable for commercial parking facilities, that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and**
- 3) That the spirit of the chapter shall be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance since the site will be limited to a maximum of three (3) employees and not allow customers on site.**

The approval is subject to the following conditions:

- 1) A maximum of three (3) employees;
- 2) No customers on site;
- 3) Paving in asphalt of the parking area; and
- 4) Full compliance with all other municipal codes and ordinances.

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.

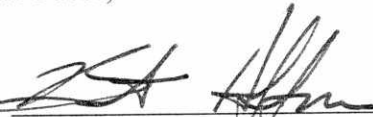
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before September 2, 2015, the **Parking Ratio, Surfacing, Residential Buffer and Access and Maneuvering Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:


Bert Hoffman, Planner II

cc: ar designworx, inc.

/lw