

**BOARD OF ZONING ADJUSTMENT  
LETTER OF DECISION**

January 10, 2012

Glyn Dykes  
18 Midtown Park Dr. E.  
Mobile, AL 36606

Re: **#5730**  
**(Case #ZON2011-03046)**

**Glyn Dykes**

18 Midtown Park Drive West

(West side of Midtown Park Drive West, 385'± South of Dauphin Street Service Road).

**Parking Ratio, Frontage Landscaping and Tree Planting Variances to allow seven on-site parking spaces for a 10,500-square foot office/retail building with 1,000 square feet of frontage landscaping and no trees in a B-3, Community Business District; the Zoning Ordinance requires at least 35 on-site parking spaces for a 10,500 square-foot office/retail building, with 2,458 square feet of frontage landscaping for a 34,140 square-foot site, and a total of 28 trees in a B-3, Community Business District.**

Dear Applicant/Property Owner:

On January 9, 2012, the Board of Zoning Adjustment approved a variance **to allow seven on-site parking spaces for a 10,500-square foot office/retail building with 1,000 square feet of frontage landscaping and no trees in a B-3, Community Business District**, subject to the following conditions:

- 1) coordination with Traffic Engineering to provide additional parking along the South side of the property;**
- 2) coordination with Urban Forestry to provide additional landscaping and trees; and**
- 3) compliance with all other municipal codes and ordinances.**

**Glyn Dykes**  
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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 19, 2012, the **Parking Ratio, Frontage 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: \_\_\_\_\_  
Caldwell Whistler, Planner I

cc: M. Don Williams

sg