



CITY OF MOBILE

BOARD OF ZONING ADJUSTMENT LETTER OF DECISION

January 11, 2013

SAMUEL L. JONES
MAYOR

James McAleer
P.O. Box 70245
Mobile, AL 36607

Re: #5808/5504/5455/4686/4646
(Case #ZON2012-03037)

James McAleer

3305 Springhill Avenue

(East side of Ingate Street, extending from Spring Hill Avenue to Old Carline Street)

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

On January 7, 2013, the Board of Zoning Adjustment heard your request for **Parking Ratio Variance to allow 32 parking spaces for an 18,084 square-foot retail showroom and 6-employee warehouse and increased site coverage to 64% in an B-3, Community Business District** at the above referenced location.

The Board approved the Parking Ratio Variance to allow 32 parking spaces for an 18,084 square-foot retail showroom and 6-employee warehouse and increased site coverage variance request to allow 64.9% in a B-3, Community Business District, subject to the following conditions:

- 1) **revision of the lot area information and associated calculations on the site plan to reflect the lot size on the recorded plat: 68,536 square feet;**
- 2) **revision, at the applicant's discretion, of the existing parking area to shift some parking to an expanded new parking area, and replacement of the shifted existing parking spaces with landscaping and directional arrows to create a one-way circulation in the existing parking area;**
- 3) **compliance with the tree and landscaping requirements to be coordinated with Urban Forestry; and,**
- 4) **full compliance with all municipal codes and ordinances for the new construction.**

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.

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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 7, 2013, the **Parking Ratio Variance** 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: Frank Dagley

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