



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

May 7, 2014

Kennedy Investments, LLC  
10414 Plaza Americana Drive  
Baton Rouge, LA Mobile, AL 36617

**Re: #5893**  
**(Case #ZON2014-00787)**  
**Kennedy Investments, LLC**  
1554 & 1558 West I-65 Service Road South  
(West side of I-65 Service Road South, 0.26 ± miles South of Cottage Hill Road)

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

On May 5, 2014, the Board of Zoning Adjustment considered your request for **Parking Ratio Variance to allow 31 parking spaces for a 17,720 square foot office/ warehouse building with 10,780 ± square foot office/ showroom and 3 warehouse employees in a B-3, Commercial Business District** at the above referenced location.

After discussion, the Board approved the request, finding that:

- 1) Based on the fact that the site will become substantially more compliant with the parking ratio requirements, the variance will not be contrary to the public interest;
- 2) These special conditions (previous over-development of the site and the size constraints of the area proposed for parking expansion) exist such 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 in that there will be substantially more parking spaces provided for the site than previously.

The approval is subject to the following conditions:

- 1) combining the two existing lots into one lot via a Subdivision, to be completed prior to the issuance of a Certificate of Occupancy for the parking lot expansion;
- 2) the installation of a city-standard sidewalk or the granting of a Sidewalk Waiver;
- 3) retaining of the existing frontage trees;
- 4) obtaining all necessary permits associated with the demolition of the existing building on the North lot and obtaining all necessary permits for Land Disturbance to construct the proposed parking lot;
- 5) subject to the Traffic Engineering comments: (The applicant should contact ALDOT to discuss any requirements they may have regarding access for this site.); and
- 6) 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 November 5, 2014, 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: Terrell Family Properties  
Frank A Dagley & Associates, Inc.

/lw