

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

October 4, 2011

L'Arche Mobile
151 South Ann St.
Mobile, AL 36604

Re: **#5709/5514/5448**
(Case #ZON2011-02286)
L'Arche Mobile

109 Bradford Avenue

(East side of Bradford Avenue, 300'± North of Government Street).

Use, Access, Parking, Maneuvering, and Landscaping, Tree Planting Variances to allow a three-unit domiciliary care with a 7-foot wide driveway, undesignated parking and maneuvering area, and no landscaping or tree plantings in an R-1, Single-Family Residential District; Domiciliary Care Facilities require at least B-1, Buffer Business District Zoning to be allowed by right, a 24' wide drive, designated parking maneuvering area is required, and appropriate tree plantings and landscaping are required for this use.

Dear Applicant/Property Owner:

On October 3, 2011, the Board of Zoning Adjustment approved a variance **to allow a three-unit domiciliary care with a 7-foot wide driveway, undesignated parking and maneuvering area, and no landscaping or tree plantings in an R-1, Single-Family Residential District**, subject to the following conditions:

- 1) parking area must be paved with asphalt and at least two standard-sized parking spaces provided;**
- 2) coordination with Urban Forestry to comply with tree planting regulations;**
- 3) provision of a 6' high buffer fence on the North property boundary; and**
- 4) full compliance with all 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.

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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 April 3, 2012, the **Use, Access, Parking, Maneuvering, and Landscaping, 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: Thompson Engineering

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