

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

April 3, 2012

Lee, Lorin & Todd
709 Providence Estate Drive East
Mobile, AL 36695

Re: **#5738**
(Case #ZON2012-00717)
Lee, Lorin, & Todd, LLC

354 St. Francis Street

(North side of St. Francis Street, 53'± West of North Claiborne Street).

Surfacing, Maneuvering, Tree Planting, and Landscape Area Variances to allow a commercial parking lot partially surfaced with gravel with a substandard accessway and no tree plantings or landscaping area in a B-4, General Business District; the Zoning Ordinance requires commercial parking lots to be paved with asphalt, concrete, or an approved alternative surfacing, and requires accessways for two-way traffic to be at least 24 feet in width in a B-4, General Business District. Additionally, tree plantings and landscaping area must be provided.

Dear Applicant/Property Owner:

On April 2, 2012, the Board of Zoning Adjustment approved a variance **to allow a commercial parking lot partially surfaced with gravel with a substandard accessway and no tree plantings or landscaping area in a B-4, General Business District**, subject to the following conditions:

- 1) limited to one year, until April 2, 2013;**
- 2) landscaping and tree planting to be coordinated with Urban Forestry;**
- 3) the existing gate is to be removed or re-aligned;**
- 4) after-the-fact building permits are to be obtained for all work done without permits; and**
- 5) full compliance with all other municipal codes and ordinances.**

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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 October 2, 2012, the **Surfacing, Maneuvering, Tree Planting, and Landscape Area 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: Byrd Surveying

sg