

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

December 2, 2008

Manticore Properties, Inc.
501 Government Street
Mobile, AL 36602

Re: 5514/5448
(Case #ZON2008-02743)
Manticore Properties, Inc.
109 Bradford Avenue

Dear Sir:

On December 1, 2008, the Board approved your request for **Use, Access, Parking/Maneuvering, and Landscaping /Tree Planting Variances to allow a four-unit apartment house with a 7' wide drive, undesignated parking/maneuvering area, and no landscaping or tree plantings in an R-1, Single-Family Residential District** at the above referenced location, subject to the previous following conditions:

- 1) parking area must be in the rear and be in full compliance with the parking requirements of the Ordinance as is practicable; and,
- 2) 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.

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 June 1, 2009, 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
Reid Cummings, Chairman

By: _____
Frank Palombo, Planner II

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