

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

April 5, 2011

Russell Yeckley
2409 Wolf Ridge Rd.
Mobile, AL 36618

Re: **#5670**
(Case#ZON2011-00664)

Mr. Rooter Plumbing

2409 Wolf Ridge Road

(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street]).

Use, Setback, Parking, Maneuvering, Access, Surfacing, Buffer, Fence Height, and Multiple Buildings Variances to allow a Plumbing Contractor with multiple buildings on a single building site without Planned Unit Development approval, a building within 20 feet of the front property line, substandard accessways and maneuvering area, no designated parking, dirt and aggregate surfacing, no appropriate buffers, and a 6-foot high privacy fence within the front building setback in an R-1, Single-Family Residential District; the Zoning Ordinance requires all buildings to be set back at least 25 feet from the front property line, only one building on a single building site unless approval of a Planned Unit Development has been obtained, all two-way accessways and maneuvering areas to be at least 24 feet in width, 8 parking spaces for 2,250 square feet of office/work space, all accessways, maneuvering area, and parking to be paved with concrete or asphalt, appropriate buffers between commercial and residential properties, for privacy fences to be no higher than 3 feet within the front yard setback, a minimum of a B-3, Community Business District zoning.

Dear Applicant/Property Owner:

On April 4, 2011, the Board of Zoning Adjustment considered a variance **to allow a Plumbing Contractor with multiple buildings on a single building site without Planned Unit Development approval, a building within 20 feet of the front property line, substandard accessways and maneuvering area, no designated parking, dirt**

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and aggregate surfacing, no appropriate buffers, and a 6-foot high privacy fence within the front building setback in an R-1, Single-Family Residential District.

After discussion, the Board of Zoning Adjustment voted to Holdover the application until the May 2, 2011 meeting, to allow the applicant to submit a revised site plan.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

Reid Cummings, Chairman

By: _____
Caldwell Whistler, Planner I

cc: Don Williams

sg