



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

December 5, 2014

River Landing Investments, LLC
c/o Merrill P. Thomas Co., Inc.
3280 Dauphin Street, Suite C104
Mobile, AL 36606

Re: #5934/ 3275/ 3044
(Case #ZON2014-02332)
River Landing Investments, LLC
6808 Airport Boulevard
(Southeast corner of Foreman Road and Airport Boulevard)

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

On December 1, 2014, the Board of Zoning Adjustment considered your request for **Parking Ratio Variance to allow 71 parking spaces for a 14,837 square foot commercial/ restaurant building with 10,796 ± square foot commercial and 4,041 ± square foot of restaurant in a B-2, Neighborhood Business District** at the above referenced location.

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

- 1) Based on the fact that the majority of the businesses within the development have operating hours which do not coincide with the applicant's business, the variance will not be contrary to the public interest;
- 2) Special conditions exist, including the fact that there is no additional room on the property to expand the parking, 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 as it will allow an existing, established business to expand at its current location rather than have to find a new location with sufficient parking.

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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 June 1, 2015, 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: Walcott, Adams, Verneuille

/lw