



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

March 9, 2015

Gulf Coast Hubcaps & Wheels
3257 Springhill Avenue
Mobile, AL 36606

Re: **#5952/5760/5674**
(Case #ZON2015-00279)
Gulf Coast Hubcaps & Wheels (Don Williams, Agent)
3257 Springhill Avenue
(Southwest corner of Springhill Avenue and Durant Street).
Landscape, Tree Plantings, Access and Maneuvering and Dumpster Enclosure
Variances to allow an automotive repair service with 7 trees and 2% of frontage
landscaping, 10' wide drive aisle, and a roll off dumpster for a 22,000 square
foot lot in a B-3, Community Business District

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

On March 2, 2015, the Board of Zoning Adjustment considered your request for a **Landscape, Tree Plantings, Access and Maneuvering and Dumpster Enclosure Variances to allow an automotive repair service with 7 trees and 2% of frontage landscaping, 10' wide drive aisle, and a roll off dumpster for a 22,000 square foot lot in a B-3, Community Business District** at the above referenced location.

After discussion, the Board determined the following findings of fact for Approval:

- 1) The variance will not be contrary to the public interest;**
- 2) Special conditions exist 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.**

The approval is subject to the following conditions:

- 1) Full compliance with all applicable Building, Mechanical, Electrical, Plumbing and Fire Codes;**
- 2) Compliance with Engineering comments (*a. Submit a Land Disturbance Permit for any required site improvements and for any unpermitted site improvements*)**

made since 1984, and b. Submit a ROW Permit for any proposed work within the ROW.);

- 3) *Compliance with Traffic Engineering comments (A parking variance may also be required for the site as currently proposed. The parallel spaces on the side of the building should be 23' long for the southern four spaces, and 20' for the northernmost space. That required 112' in length; currently the spaces total 105' in length. Also, the van accessible space should be 16' in total width. Currently, it is only 15' in width. There appears to be enough asphalt to modify the striping to accommodate the addition 1'. The driveway on Durant Street is called out to be 12' wide existing, but only measures 8' at its narrowest width. This driveway should be a minimum of 10' in width at its narrowest point.);*
- 4) *Compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Mobile Tree Commission permit is required before removing any existing trees from the right of way.);*
- 5) *Compliance with Fire comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.); and*
- 6) **Full compliance with all other 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.

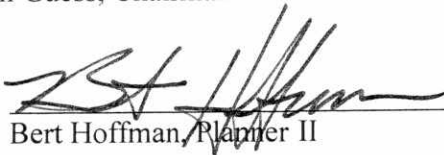
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before September 2, 2015, the **Landscape, Tree Plantings, Access and Maneuvering and Dumpster Enclosure Variances** will expire and 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: Don Williams

/lw