



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

May 3, 2016

LL&T Properties, LTD  
P. O. Box 143  
Wilmer, AL 36587

**Re: #6040/4499**  
**(Case #ZON2016-00822)**  
**LL&T Properties, Inc.**  
**3938 Government Boulevard**  
(North side of Government Boulevard, 740'± East of Azalea Road).

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

On May 2, 2016, the Board of Zoning Adjustment considered your request for **Use Variance to allow a spa facility in a B-1, Buffer-Business** at the above referenced location.

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

- 1) Based on the fact that the proposed business will have hours of operation limited to appointment only, and no later than 9 P.M., the variance will not be contrary to the public interest;**
- 2) These special conditions exist, in that such a use would not be appropriate in a B-2 zoning district, 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 in that there will be no more impacts to the surrounding residential properties than other businesses allowed by right at the site.**

**The approval is subject to the following conditions:**

- 1) 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,

**LL&T Properties**

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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 November 2, 2016, the **Use 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, Principal Planner

cc: Frank A. Dagley & Associates, Inc.

/lw