



CITY OF MOBILE

BOARD OF ZONING ADJUSTMENT LETTER OF DECISION

May 10, 2013

SAMUEL L. JONES
MAYOR

Lyn Manz-Walters
1216 Texas St.
Mobile, AL 36604

Re: #5826
(Case #ZON2013-00962)
Lyn Manz-Walters
2406 Prichard Avenue West
(North side of Prichard Avenue West, 200'± East of Mobile Street)

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

On May 6, 2013, the Board of Zoning Adjustment approved your request for **Use, Multiple Dwellings, and Surface Variances to allow five (5) single-family dwellings on a single lot (an R-3, Multi-Family Residential use), and gravel access and parking in an R-1, Single-Family Residential District** at the above referenced location, subject to the following conditions:

- 1) revision of the site plan to depict the 6-foot privacy fence approximately 6-inches from the outside window on the exterior walls of each dwelling unit on the outside of the development;
- 2) revision of the site plan to relocate the proposed understory trees at a point near the right-of-way, midway between each dwelling, so that access between the dwellings can be preserved for fire-safety reasons;
- 3) revision of the site plan to include a note stating that any heritage tree planted within 15-feet of an overhead power line must be a live oak, and any understory tree planted within 15-feet of an overhead power line must be a crepe myrtle;
- 4) revision of the site plan to show parking bumpers or landscape timbers around the gravel parking and maneuvering area;
- 5) revision of the site plan to depict a sidewalk along the right-of-way of Prichard Avenue West;
- 6) placement of a note on the site plan stating that site lighting must comply with Section 64-4.A.2. and Section 64-6.A.3.c.the Zoning Ordinance;
- 7) compliance with Engineering comments (*The Engineering Department did not receive any request to review an alternate surface. Any development, whether gravel or paved, would require a Land Disturbance Permit and would be reviewed for*

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conformance to the Storm Water Management and Flood Control Ordinance prior to any construction of proposed site work.);

- 8) **submission of a revised site plan prior to any request for land disturbance, right-of-way or other permits necessary to improve the site or the structures; and**
- 9) **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.

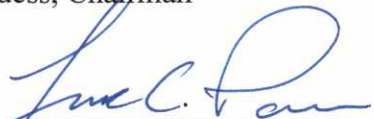
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before November 6, 2013, the **Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:



Frank Palombo, Planner II

Cc: Jerry Byrd, Byrd Surveying

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