



# CITY OF MOBILE

## BOARD OF ZONING ADJUSTMENT LETTER OF DECISION

August 9, 2012

SAMUEL L. JONES  
MAYOR

OFFICE OF THE CITY COUNCIL  
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CITY CLERK  
LISA C. LAMBERT

Olensky's Inc.  
7156 Airport Boulevard  
Mobile, AL 36608

Re: #5768  
(Case #ZON2012-01748)  
Olensky's, Inc. (Ben Cummings, Agent)

7156 Airport Boulevard

(Northwest corner of Airport Boulevard and Park Avenue North, extending to the Southwest corner of Dickens Ferry Road and Park Avenue North)

**Parking Ratio Variance to allow 171 on-site parking spaces for a multi-tenant commercial site with a proposed restaurant in a B-3, Community Business District; the Zoning Ordinance requires 219 on-site parking spaces for this site, with a restaurant, in a B-3, Community Business District.**

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

On August 6, 2012, the Board of Zoning Adjustment approved your request for **Parking Ratio Variance to allow 171 on-site parking spaces for a multi-tenant commercial site with a proposed restaurant in a B-3, Community Business District; the Zoning Ordinance requires 219 on-site parking spaces for this site, with a restaurant, in a B-3, Community Business District**, at the above referenced location, subject to the following conditions:

- 1) **coordination with Traffic Engineering regarding existing parking spaces which back into the right-of-way of Airport Boulevard, to possibly remove those spaces and/or create a controlled entrance near these spaces; and,**
- 2) **full compliance with 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.

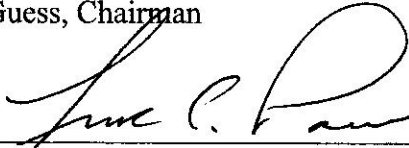
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before February 4, 2013, the **Parking Ratio Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By:

  
\_\_\_\_\_  
Frank Palombo, Planner II

cc: Cummings Architecture Corporation

jsl