

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

December 8, 2009

David Gwin, Sr.
1119 Government St.
Mobile, AL 36604

Re: **#5589**
(Case #ZON2009-02809)
David Gwin, Sr.
157 Dexter Avenue
(East side of Dexter Avenue, 123' ± South of Government Street)

Dear Applicant/Property Owner:

On December 7, 2009, the Board of Zoning Adjustment approved your request for **Parking Ratio, Maneuvering and Access, Tree Planting and Landscaping Area Variances** to allow the expansion of a Custom Printing Business in a B-2, Neighborhood Business District with 9 parking spaces, an 11-foot wide one-way drive aisle for two-way traffic, 1 frontage tree, and insufficient landscaping area; the Zoning Ordinance requires 16 parking spaces for a 4,650 square-foot building, two-way drive aisle access at least 24 feet wide, adequate maneuvering area, at least 12% of the building site to be landscaped, with 60% of the figure located in the frontage at the above referenced location, subject to the following condition:

- 1) The six 45° angle parking spaces on the South property line be eliminated and replaced with four parallel parking spaces (20-foot length end spaces and 23-foot interior spaces as per City of Mobile Traffic Engineering);
- 2) The site be limited to curbside garbage and trash pickup;
- 3) The site be limited to five employees at a time;
- 4) One heritage tree to be planted on the southern end of the property in the area not currently covered by the existing live oak's dripline;
- 5) Two copies of the revised site plan be submitted to the Planning Section of the Urban Development Department indicating compliance with all conditions prior to issuance of any permits; and
- 6) Approval from ARB for all improvements.

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,

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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 June 8, 2010, the **Parking Ratio, Maneuvering and Access, Tree Planting and Landscaping Area Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

Reid Cummings, Chairman

By: _____
Caldwell Whistler, Planner I

cc: M. Don Williams Engineering

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