

**BOARD OF ZONING ADJUSTMENT  
LETTER OF DECISION**

October 4, 2011

Patricia Abare  
5526 Todd Acres Dr.  
Mobile, AL 36619

Re: **#5713**  
**(Case #ZON2011-02297)**  
**Patricia Abare**

5526 Todd Acres Drive

(North side of Todd Acres Drive, 749± West of Commerce Boulevard West)

**Use, Parking Ratio, Surfacing, Maneuvering, and Tree Planting Variances to allow an additional mobile home at an existing mobile home park with aggregate surfacing, substandard maneuvering areas, no designated parking, and no tree plantings in a B-5, Office Distribution District; the Zoning Ordinance requires a minimum of an R-3, Multi-Family Residential District, with Planning Commission approval for a mobile home park, surfacing of all parking and maneuvering areas with concrete, asphalt, or approved alternative surface, 24' wide maneuvering areas, designated parking of 1.5 spaces per dwelling unit, and full compliance with tree planting and landscaping requirements.**

Dear Applicant/Property Owner:

On October 3, 2011, the Board of Zoning Adjustment approved a variance **to allow an additional mobile home at an existing mobile home park with aggregate surfacing, substandard maneuvering areas, no designated parking, and no tree plantings in a B-5, Office Distribution District**, subject to the following conditions:

- 1) limited to 15 units in the approximate same locations as the existing units;  
and**
- 2) full compliance with all other municipal codes and ordinances.**

**Patricia Abare**

**October 4, 2011**

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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 April 3, 2012, the **Use, Parking Ratio, Surfacing, Maneuvering, and Tree Planting Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By: \_\_\_\_\_  
Caldwell Whistler, Planner I

cc: Don Williams

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