



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

July 8, 2015

Board of Water and Sewer Commissioners of the City of Mobile
P. O. Box 2368
Mobile, AL 36652

Re: #5986/5327/5152
(Case #ZON2015-01423)
Board of Water & Sewer Commissioners of the City of Mobile
206 North Catherine Street
(East side of North Catherine Street, 216'± South of St. Stephens Road).

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

On July 6, 2015, the Board of Zoning Adjustment considered your request for **Use Variance to allow a temporary office building in an R-1, Single-Family Residential District** at the above referenced location.

After discussion, the Board determined the following findings of facts for approval of the request:

- 1) approving the variance request will not be contrary to the public interest in that the proposed temporary commercial structure will continue to serve patrons of a public utility during the construction of a new service center;
- 2) special conditions exist, including the impending vacation of formerly-owned property by which customers were served, and the incomplete construction of new property by which customers will continue to be served in the near future; and
- 3) the spirit of the chapter shall be observed and substantial justice shall be done to the surrounding neighborhood by granting the variance because of the precedence established by similar requests previously approved by the Board.

The approval is subject to the following conditions:

- 1) Relocation of the temporary building to be at least 10 feet from all abutting residential properties without impacting traffic circulation;
- 2) The submission of a revised site plan with a note stating that curbside pickup will be used, or the illustration of a dumpster connected to sanitary sewer,

Board of Water & Sewer Commissioners of the City of Mobile

July 8, 2015

Page 2

screened from view and in compliance with Section 64-4.D.9. of the Zoning Ordinance;

- 3) Compliance with Traffic Engineering: *"Provide ADA handicap spaces as required for an accessible route to the temporary structure."*;
- 4) The acquisition of the appropriate building permit(s);
- 5) Placement of a note on the site plan that the temporary building will be removed from the site after 12 months, unless granted an extension by the Board of Zoning Adjustment;
- 6) Submission of two (2) revised site plans to the Planning Division prior to the issuance of permits; and
- 7) Full compliance with all applicable 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.

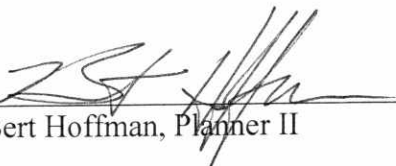
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before January 6, 2016, the **Use Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:


Bert Hoffman, Planner II

cc: McCrory & Williams, Inc.

/lw