



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

August 7, 2015

Raymond & Janie Carney
1283 Skywood Drive
Mobile, AL 36693

Re: #5992
(Case #ZON2015-01651)
Raymond & Janie Carney
511 Houston Street
(Southeast corner of Houston Street and Booker Street).

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

On August 3, 2015, the Board of Zoning Adjustment considered your request for **Use and Surface Variances to allow a seafood distributorship in a B-2, Neighborhood Business District with aggregate access, maneuvering and parking surfaces** 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 property was developed industrially;
- 2) special conditions exist such that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship as most of the area are occupied by uses not typically allowed in a B-2, Neighborhood Business District; and
- 3) the spirit of the chapter shall be observed and substantial justice shall be done to the applicant and the surrounding neighborhood by granting the variances as it will not be out of character with the existing businesses in the area.

The approval is subject to the following conditions:

- 1) approval of a Subdivision and Planned Unit Development to create a legal lease parcel.

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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 February 3, 2016, the **Use and Surface Variances** 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: Byrd Surveying, Inc.

/lw