

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

April 3, 2012

Anthony Denson
411 Azalea Rd.
Mobile, AL 36609

Re: **#5744**
(Case #ZON2012-00752)

Anthony Denson

704 South Broad Street

(West side of South Broad Street, 155'± North of Virginia Street).

Use, Parking Ratio, and Multiple Building Variances to allow an 800 square foot take-out restaurant with an existing detached storage building with two parking spaces in an R-3, Multiple-Family Residential District; the Zoning Ordinance requires a minimum of a B-2, Neighborhood Business District for restaurant, Planned Unit Development approval for multiple buildings on a single building site, and four parking spaces.

Dear Applicant/Property Owner:

On April 2, 2012, the Board of Zoning Adjustment considered a variance **to allow an 800 square foot take-out restaurant with an existing detached storage building with two parking spaces in an R-3, Multiple-Family Residential District.**

After discussion, the Board of Zoning Adjustment voted to Holdover the application until the May 7, 2012 meeting, to allow the applicant to address the following items:

- 1) revision of the site plan to indicate a dumpster location;**
- 2) revision of the site plan to indicate additional parking;**
- 3) submission of building elevations for the proposed building; and**
- 4) the obtaining of neighborhood comments on the impact of the proposed operation.**

Anthony Denson

April 3, 2012

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If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: _____
Caldwell Whistler, Planner I

cc: Polysurveying

sg