

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

October 4, 2011

Casmarah Mani
637 Dr. Thomas Ave. North
Mobile, AL 36610

Re: **#5715**
(Case #ZON2011-02312)
Casmarah Mani

1318 Congress Street

(Northeast corner of Congress Street and Cuba Street)

Use, Parking Ratio, Frontage Landscaping, Tree Planting, and Buffer Variances to allow a convenience store with no on-site parking, reduced frontage landscaping, no tree plantings, and no residential buffer in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of a B-2, Neighborhood Business District for a convenience store with all required parking to be provided on site, full compliance with tree and landscaping ordinances, and a buffer between commercial and residential uses.

Dear Applicant/Property Owner:

On October 3, 2011, the Board of Zoning Adjustment approved a variance **to allow a convenience store with no on-site parking, reduced frontage landscaping, no tree plantings, and no residential buffer in an R-1, Single-Family Residential District**, subject to the following conditions:

- 1) coordination with Urban Forestry to provide tree planting compliance as much as possible;**
- 2) provision of compliant residential buffering;**
- 3) obtaining of after-the-fact building permits for the work already completed as well as for any future work; and**
- 4) full compliance with all other municipal codes and ordinances.**

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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, Frontage Landscaping, Tree Planting, and Buffer 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: Byrd Surveying

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