



CITY OF MOBILE

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

December 7, 2012

SAMUEL L. JONES
MAYOR

Rangeline Business Park, LLC
6215 Rangeline Rd. #201
Mobile, AL 36582

Re: #5804
(Case #ZON2012-02840)
Rangeline Business Park, LLC

3816 Abigail Drive

(North side of Abigail Drive, 750' East of Rangeline Service Road)

Access, Maneuvering, Surfacing, and Buffer Variances to allow a 16' wide entrance drive and 12' wide gate clearance, a 22' wide maneuvering area, and a 6' high fence around an aggregate-surface lay down yard in an I-1, Light Industry District; the Zoning Ordinance requires a minimum 24' wide entrance drive and gate clearance, a 24' wide maneuvering area, and requires an 8' high privacy fence or wall around lay down yard to be surfaced with asphalt, concrete or an approved alternative paving surface in an I-1, Light Industry District.

Council District 4

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

On December 3, 2012, the Board of Zoning Adjustment approved your request for an **Access, Maneuvering, Surfacing, and Buffer Variances to allow a 16' wide entrance drive and 12' wide gate clearance, a 22' wide maneuvering area, and a 6' high fence around an aggregate-surface lay down yard in an I-1, Light Industry District** at the above referenced location, subject to the following conditions:

- 1) compliance with Engineering comments (**SURFACE VARIANCE: If the surface variance is approved for use the applicant will be required to submit revised Land Disturbance Permit application drawings for review and approval prior to continuing any construction. All of the proposed gravel surfacing area(s) shall be graded to drain to the proposed, onsite detention facility. ACCESS VARIANCE: The requested variance for 16' access off of Abigail Drive falls within the jurisdiction of the Right-of-Way Construction and Administration Ordinance and would need to be directed to the office of the City Engineer (City Code Chapter 57, Article VIII).;**);
- 2) provision of a 20-foot wide driveway;

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- 3) approval by the Traffic Engineer; and
- 4) compliance with Fire comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile).

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.

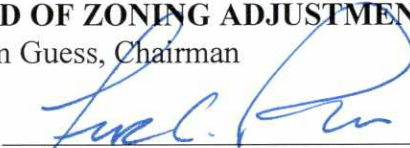
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before June 3, 2013, the **Access, Maneuvering, Surfacing, and Buffer Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:



Frank Palombo, Planner II

cc: Frank Dagley & Associates

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