



CITY OF MOBILE

BOARD OF ZONING ADJUSTMENT LETTER OF DECISION

December 7, 2012

SAMUEL L. JONES
MAYOR

BAPS Properties
13905 Shell Belt Rd.
Bayou La Batre, AL 36509

Re: #5805
(Case #ZON2012-02841)
BAPS Properties (Greg Marshall, Agent)

(North side of Dauphin Island Parkway, 900'± West of Cedar Point Road).

Surface Variance to allow aggregate surfacing for a lay down yard in a B-3, Community Business District; the Zoning Ordinance requires a lay down yard to be paved with concrete, asphaltic concrete, asphalt, or an approved alternative paving surface in a B-3, Community Business District.

Council District 3

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

On December 3, 2012, the Board of Zoning Adjustment approved your request for a **Surface Variance to allow aggregate surfacing for a lay down yard in a B-3, Community Business District** at the above referenced location, subject to the following conditions:

- 1) revision of the site plan to furnish the calculations for the total landscaping are provided for the site;
- 2) revision of the site plan to provide a sidewalk at the site's pole frontage on Dauphin Island Parkway;
- 3) compliance with Engineering comments: *(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) will drain into onsite BMP's and detention facility prior to discharge any proposed site development, including Drainage and Stormwater Detention, BMP's and Erosion And Sediment Control Plan, along with all of the proposed site construction details.);*
- 4) compliance with the Traffic Engineering comment: *(make the concrete apron to City standards, including 24' wide driveway with at least 20' radii); and,*
- 5) 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.

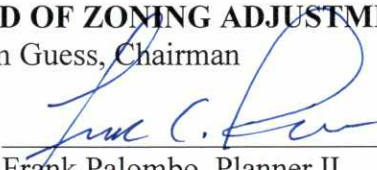
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before June 3, 2013, the **Surface Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:



Frank Palombo, Planner II

cc:

ty