



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

BOARD OF ZONING ADJUSTMENT LETTER OF DECISION

May 9, 2012

OFFICE OF THE CITY COUNCIL COUNCIL MEMBERS

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CITY CLERK
LISA C. LAMBERT

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 May 7, 2012, the Board of Zoning Adjustment approved 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, subject to the following conditions:

- 1) submission and approval of a site plan for the Greer's parking lot showing sufficient parking spaces for that location and allowing at least five over-flow parking spaces; and
- 2) full compliance with all other municipal codes and ordinances.

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.

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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 November 7, 2012, the **Use, Parking Ratio, and Multiple Building 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: Polysurveying

sg