

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

July 12, 2011

Mr. Russell Yeckley
2409 Wolf Ridge Rd.
Mobile, AL 36618

Re: **#5670**
(Case #ZON2011-00664)
Mr. Rooter Plumbing

2409 Wolf Ridge Road

(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street]).

Use, Setback, Parking, Maneuvering, Access, Surfacing, Buffer, Fence Height, and Multiple Buildings Variances to allow a Plumbing Contractor with multiple buildings on a single building site without Planned Unit Development approval, a building within 20 feet of the front property line, substandard access ways and maneuvering area, no designated parking, dirt and aggregate surfacing, no appropriate buffers, and a 6-foot high privacy fence within the front building setback in an R-1, Single-Family Residential District; the Zoning Ordinance requires all buildings to be set back at least 25 feet from the front property line, only one building on a single building site unless approval of a Planned Unit Development has been obtained, all two-way access ways and maneuvering areas to be at least 24 feet in width, 8 parking spaces for 2,250 square feet of office/work space, all access ways, maneuvering area, and parking to be paved with concrete or asphalt, appropriate buffers between commercial and residential properties, for privacy fences to be no higher than 3 feet within the front yard setback, a minimum of a B-3, Community Business District zoning.

Dear Applicant/Property Owner:

At its meeting on July 11, 2011, the Board of Zoning Adjustment considered the above referenced application for variance.

After discussion, this application was denied.

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,

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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.

For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: _____
Caldwell Whistler, Planner I

cc: Don Williams

sg