

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

July 12, 2011

Gulf Coast Hub Caps & Wheels
3257 Springhill Ave.
Mobile, AL 36607

Re: **#5674**
(Case #ZON2011-00955)
Gulf Coast Hub Caps & Wheels
3257 Spring Hill Avenue
(Southwest corner of Spring Hill Avenue and Durant Street)
Side Street Setback and Site Coverage Variances to allow a building expansion within 4.5' of a side street property line and 54% site coverage in a B-3, Community Business District; the Zoning Ordinance requires a 20' side street building setback and allows 50% maximum site coverage in a B-3, Community Business District.

Dear Applicant/Property Owner:

On July 11, 2011, the Board of Zoning Adjustment approved the above variances subject to the following conditions:

- 1) the dumpster truck maneuvering area must be completely on site and approved by Traffic Engineering; 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.

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 January 12, 2012, the **Side Street Setback and Site Coverage Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Gulf Coast Hub Caps & Wheels

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Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: _____
Caldwell Whistler, Planner I

cc: Don Williams

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