

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

August 3, 2005

Montgomery Commercial Properties, LLC
267 Bay Shore Avenue
Mobile, AL 36607

Re: #5312
(Case #ZON2005-01266)
Montgomery Commercial Properties, LLC
267 Bay Shore Avenue
(West side of Bay Shore Avenue, 375'± North of Spring Hill Avenue)

Dear Applicant:

On August 1, 2005, the Board approved your request for a **Use Variance to allow the expansion of equipment (bolt former) in a B-3, Community Business District** at the above referenced location subject to the following conditions:

- (1) compliance with the landscaping and tree planting requirements of the Ordinance (to be coordinated with and approved by Urban Forestry);
- (2) the provision of a buffer where the site adjoins residential property, in accordance with the Zoning Ordinance; and
- (3) curb cuts to be coordinated with and approved by the Traffic Engineering Department.

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 February 1,

Montgomery Commercial Properties, LLC
August 3, 2005
Page 2

2006, the Use Variance will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

Stephen Davitt, Vice-Chairman

By:

Margaret Pappas
Deputy Director of Permitting and Development