

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

March 4, 2008

Christopher Knowles
2224 River Forest Drive
Mobile, AL 36605

Re: #5465/1793
(Case #ZON2008-00413)
Christopher Knowles
650 Palm Street
(Northeast corner of Palm Street and Cotton Street)

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

On Monday, March 3, 2008, the Board approved your request for a **Use, Parking Ratio, and Access/Maneuvering Variances to amend a previously approved Use Variance to allow a beauty salon in an R-1, Single-Family Residential District with 5 parking spaces for a 2,156 square foot building with less than 24' wide ingress/egress/drives; the Zoning Ordinance requires a minimum of B-2, Neighborhood Business District for a beauty salon, 8 parking spaces for a 2,156 square foot building, and 24' wide ingress, egress, drives, subject to the following condition: 1) applicant shall coordinate with Urban Forestry on landscaping requirements; 2) revision of the plat to show a 6 ft privacy fence between the subject property and the adjoining residential property to begin even with the northwest corner of the building, being no less than 20.3 ft from Palm Street; 3) revision of plat to depict a dumpster or submittal of a statement that a dumpster is not being provided; 4) revision of the plat to indicate curbing, landscaping or edging between the parking area and public right-of-way; and 5) modification of the plat to depict a one way drive with traffic entering from Cotton Street and exiting onto Palm Street.**

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 **September 3, 2008, the Use Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,
BOARD OF ZONING ADJUSTMENT
Reid Cummings, Chairman

By: _____
Caldwell Whistler
Planner I