

**BOARD OF ZONING ADJUSTMENT  
LETTER OF DECISION**

February 5, 2002

Justine's Courtyard and Carriageway, Inc (Matt Shipp)  
80 St. Michael Street  
Mobile, AL 36602

**Re: #5094/4637/4412**  
**(Case #ZON2002-00021)**  
**Justine's Courtyard and Carriageway, Inc.**  
**1306 Dauphin Street**  
(North side of Dauphin Street, 175' ± West of North Ann Street)

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

On February 4, 2002, the Board approved your request for **Use and Parking Surface Variances to allow the operation of a restaurant, continued use as a bed and breakfast and to allow a limestone parking surface in an R-1, Single-Family Residential District** at the above referenced location subject to the following conditions:

1. that the residential character of the primary structure be maintained;
2. that the proposed gravel parking area (including driveways) be curbed and contain bumper stops to delineate parking stalls;
3. the approval of the Old Dauphin Way Review Board for all external modifications;
4. the provision of a cul-de-sac at the end of the parking log with the design to be approved by the Traffic Engineering Department;
5. the lighting facilities for the parking lot be arranged so they do not shine onto adjacent residential property or into traffic in accordance with Section IV.A.1 of the Zoning Ordinance;
6. the emptying of the dumpster to be between the hours of 8 a.m. to 8 p.m. during the weekdays;
7. the provision of an 8 foot privacy fence along the West, North, and East, property lines to comply with the Architectural Review Board and Traffic Engineering; and
8. that the hours of operation be limited to 11:00 a.m. to 10:00 p.m.

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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 August 4, 2002, the Use and Parking Surface Variances will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

John Peebles, Chairman

By: /s/ Richard Olsen, Planner II

/rm