

**BOARD OF ZONING ADJUSTMENT  
LETTER OF DECISION**

September 15, 2009

Tammy C. Davis  
569 Houston St.  
Mobile, AL 36606

**Re: #5564**  
**(Case #ZON2009-02010)**  
**Tammy C. Davis**  
**569 Houston Street**

East side of Houston Street at the East terminus of Canal Street.

**Access, Parking Ratio, and Landscaping/Tree Planting Variances to allow a 9.3' wide two-way drive, five on-site parking spaces for a 3,300 square-foot building and no landscaping/tree plantings on a commercial site in a B-2, Neighborhood Business District; the Zoning Ordinance requires a 24' wide two-way drive, 11 on-site parking spaces for a 3,300 square-foot building, 12% total site landscaping with 7.2% frontage landscaping, and one tree planting for every 30' of site perimeter and one tree per 20 parking spaces in a B-2, Neighborhood Business District.**

Dear Ms. Davis,

On September 14, 2009, the Board of Zoning Adjustment approved your request for **Access, Parking Ratio, and Landscaping/Tree Planting Variances to allow a 9.3' wide two-way drive, five on-site parking spaces for a 3,300 square-foot building and no landscaping/tree plantings on a commercial site in a B-2, Neighborhood Business District; the Zoning Ordinance requires a 24' wide two-way drive, 11 on-site parking spaces for a 3,300 square-foot building, 12% total site landscaping with 7.2% frontage landscaping, and one tree planting for every 30' of site perimeter and one tree per 20 parking spaces in a B-2, Neighborhood Business District** at the above referenced location, subject to the following conditions:

- 1) the placement of substantial planters along the continuous curb along Houston Street to prohibit the parking of vehicles within the front of the building;
- 2) provision of a minimum 10' curb cut to Houston Street, in line with the existing 10' drive to the rear of the property;
- 3) submittal of a revised site plan to the Planning Section of Urban Development prior to the issuance of any permits or land disturbance activities; and
- 4) full compliance with all other municipal codes and ordinances.

**Tammy C. Davis**  
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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 March 15, 2010, the **Access, Parking Ratio, and Landscaping/Tree Planting Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**  
Reid Cummings, Chairman

By: \_\_\_\_\_  
Frank Palombo, Planner II

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