



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION

November 8, 2019

Mobile Real Estate Investments, LLC
Attn: Julie Chatman
909 S. Federal Hwy
Pompano Beach, FL 33062

Re: #6289
(Case #BOA-001063-2019)
Mobile Real Estate Investments, LLC
7970 Airport Boulevard
(North side of Airport Boulevard at the North terminus of Dawes Road)

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

On November 4, 2019, the Board of Zoning Adjustment considered your request for a **Surfacing Variance to allow unimproved surfacing for inventory for a temporary automobile dealership parking lot in a B-3, Community Business District** at the above referenced location.

After discussion, the Board determined the following findings of fact for Approval:

- 1) Approving the variance will not be contrary to the public interest in that the use would only be temporary with no business being transacted on the storage site;
- 2) Special conditions were illustrated such that the literal enforcement of the provisions of the chapter will result in an unnecessary hardship; and
- 3) The spirit of the chapter shall be observed and substantial justice shall be done to the surrounding neighborhood by granting the variance because the use of the noncompliant surfacing would only be temporary and the vehicle storage use would be appropriate for the zoning classification.

The Approval is subject to the following conditions:

- 1) the use of the unimproved areas for inventory vehicle storage is limited to six (6) months, to expire at the end of April, 2020;
- 2) use of the site is limited to inventory vehicle storage only with no vehicle sales to transpire on the site;
- 3) no signage is allowed on the site;

- 4) permits will be required for any fencing;
- 5) subject to the Engineering comment: *Provide a letter, signed by the Owner, which states the specific date that the cars and gravel will be removed from the site.;*
- 6) subject to the Traffic Engineering comments: *(The proposed lots are accessed from a private service road and not directly adjacent to the mainline of Airport Boulevard. If there is no restriction on where vehicles can park on either lot, a line of sight issue could arise for the neighboring driveways adjoining the proposed storage lots on the private service road. The properties appear to all be under the same ownership and the issue could be resolved among the private individuals.);*
- 7) subject to the Fire Department comments: *[All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).];* and
- 8) 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.

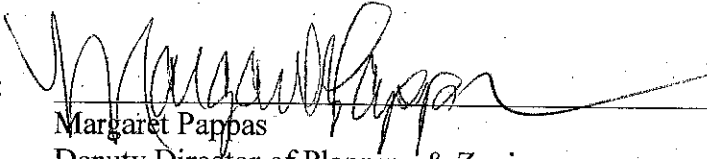
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before May 4, 2020, the **Surfacing Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:


Margaret Pappas

Deputy Director of Planning & Zoning

Cc: Palmer Cleland Realty Company
LL & T Properties, Inc.