

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

March 6, 2007

Randy Hallford
P.O. Box 9301
Mobile, AL 36691

Re: #5408
(Case #ZON2007-00240)
Randy Hallford
1861 Duval Street
South side of Duval Street, 200'± East of the South terminus of Murray Hill Court
(private street).

Dear Applicant(s) / Owner(s):

On March 5, 2007, the Board decided to holdover to the meeting of April 2, 2007, your application for **Use and Access/Maneuvering Variances to allow an appliance salvage yard in a B-3, Community Business District with head-in, back-out parking** at the above referenced location, in order for the applicant to address the issues of how they are going to dispose of the salvage, as well as the parking situation and the trucks. This will require the following:

- (1) written documentation to show that you have made an agreement with Ms. Jordan's daughter to use the adjoining property, at least on a lease basis, for an indefinite period of time until such time as you decide to buy the property or not, so as to provide sufficient maneuvering room for vehicles to move from your property to the property that you would lease, as well as to provide for the number of parking spaces required for this use;
- (2) a revised site plan to show the adjoining property, which will have to be brought into full compliance with all aspects of the Zoning Ordinance, or those will be additional requests for any deficiencies on that site plan, i.e. unpaved parking, unstriped parking, landscaping, etc.; and
- (3) submittal of a request for an off-site parking variance.

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It is strongly suggested that you contact the Planning staff as soon as possible to discuss the revisions so that the required public re-notification can be made and site plan revisions can be submitted in time for review. (251-208-5895).

Sincerely,

BOARD OF ZONING ADJUSTMENT

Reid Cummings, Chairman

By: _____
Frank Palombo
Planner II

ms