



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

August 14, 2019

Paul Carpenter Davis Architecture, P.C.
61 St. Joseph Street, Suite 902
Mobile, AL 36602

Re: #6266/5535
(Case #BOA-000940-2019)
Paul Carpenter Davis Architecture, P.C.
601 Holcombe Avenue
(Southeast corner of Holcombe Avenue and Senator Street).

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

On August 5, 2019, the Board of Zoning Adjustment considered your request for a **Parking Ratio Variance to amend a previously approved Parking Ratio Variance to allow reduced on-site parking spaces for a daycare 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) **Allowing a reduced amount of parking would not be contrary to the public interests, in that the previous use was allowed to have reduced parking requirements;**
- 2) **Special conditions do exist in preventing the site from complying with parking requirements in such a way that a 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 site is being renovated to allow a new business to the area as oppose to a continuing to have vacant building.**

The Approval is subject to the following condition:

- 1) **Construction of a protection buffer where the site abuts residentially zoned property.**

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

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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 February 5, 2020, the **Parking Ratio Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:



Bert Hoffman
Principal Planner

Cc: Lucille Hall