

**BOARD OF ZONING ADJUSTMENT  
LETTER OF DECISION**

April 6, 2010

Frank H. Kruse  
215 S. Cedar St.  
Mobile, AL 36602

Re: **#5609**  
**(Case #ZON2010-00623)**

**Frank H. Kruse**  
**215 South Cedar Street**

East side of South Cedar Street, 110'± North of Eslava Street.

**Use, Parking Surfacing and Access, and Maneuvering Variances to allow an attorney's office in an R-1, Single-Family District, with aggregate surfacing, and maneuvering area of 12 feet; the Zoning Ordinance requires a minimum R-B, Residential-Business District zoning, parking surfaces paved with asphalt, concrete, asphaltic concrete, or an approved alternative surface, and 24-feet of access and maneuvering area.**

Dear Applicant/Property Owner:

On April 5, 2010, the Board of Zoning Adjustment considered the above referenced application for variance.

After discussion, the application was approved, subject to the following conditions:

- 1) provision of a 6' high wooden privacy fence along the East and South sides of the property, decreasing to 3' in height within the front 25' of the property;**
- 2) compliance with the landscaping and tree planting requirements of the Ordinance as much as practicable, to be coordinated with Urban Forestry;**
- 3) coordination with Traffic Engineering on the revised location of the parking stalls;**
- 4) submission of a revised site plan to the Planning Section reflecting all approval conditions prior to the obtaining of any permits; and**
- 5) 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

**Frank H. Kruse**

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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 October 20, 2010, the **Use, Parking Surfacing and Access, and Maneuvering Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

Reid Cummings, Chairman

By: \_\_\_\_\_  
Caldwell Whistler, Planner I

cc: Byrd Surveying

sg