



THE CITY OF MOBILE, ALABAMA  
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

April 6, 2021

Manolakis Practice Property, LLC  
Joan Marie Manolakis  
508 Georgian Drive  
Mobile, AL 36609

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

On April 5, 2021, the Board of Zoning Adjustment considered your request for a **Site Variance to allow a sub-standard width two-way drive on a commercial site in a B-1, Buffer Business District; the Zoning Ordinance requires a two-way drive to be at least 24' wide in a B-1, Buffer Business District.**

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

- 1) The variance will not be contrary to the public interest, as the driveway has been utilized in its current configuration for approximately 30 years;**
- 2) Special conditions exist with the property itself, in that it is impossible for compliant driveways to be provided without removing a portion of the existing structure; and**
- 3) The spirit of the chapter shall be observed, and substantial justice shall be done to the applicant and the surrounding neighborhood by granting the requested variance, as the existing driveway has been in its current configuration since 1991 without complaints.**

**The approval is subject to the following conditions:**

- 1. Compliance with Engineering comments: *(If the proposed variance is approved for use the applicant will need to have the following conditions met: 1. The proposed improvements for a curbcut in an existing Public ROW will require a ROW Permit. If the proposed curbcut is proposed with associated site work the proposed work will require a Land Disturbance Permit be submitted through Central Permitting. 2. Any and all proposed land disturbing activity within the property will need to be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. Applicant agrees to install adequate BMPs during construction to protect from sediment/pollutants leaving the site.);***
- 2. Obtain all required permits; and**

**3. Full compliance with all 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 **October 5, 2021**, the variance will expire and become null and void.

For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By: Marie York  
Marie York, Principal Planner