



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

December 10, 2018

I-10/181, LLC
51 B Tacon Street
Mobile, AL 36607

Re: #6225/6149/1590
(Case #BOA-000756-2018)
I-10/ 181 LLC (Zito Russell Architects, P.C., Agent)
5701 Old Shell Road
(Southwest corner of Old Shell Road and South University Boulevard).

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

On December 3, 2018, the Board of Zoning Adjustment considered your request for a **Parking Ratio Variance to allow 55 parking spaces for a 6,488 square foot multi-tenant building to include three (3) restaurant tenants and one (1) retail tenant in a B-2, Neighborhood Business District** at the above referenced location.

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

- 1) The variance will not be contrary to the public interest;**
- 2) Special conditions exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and**
- 3) The spirit of the chapter shall be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance.**

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 June 3, 2019, the **Parking Ratio Variance** will expire and become null and void. For additional assistance call (251) 208-5895.


P.O. BOX 1827 • MOBILE, ALABAMA 36633-1827

I-10/181, LLC
December 10, 2018
Page 2 of 2

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: 
Margaret Pappas
Deputy Director of Planning and Zoning

Cc: Zito Russell Architects, P.C.