



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

July 9, 2014

Jason D. Bunch
85 Schillinger Road North
Mobile, AL 36617

Re: #5894
(Case #ZON2014-00898)
Jason Bunch (Carfinder's)
85 Schillinger Road North
(Northwest corner of Schillinger Road North and Airway Park Drive).
Use and Site Variances to allow the off-site temporary storage of vehicles on a vacant lot with gravel surface in a B-3, Community Business District; the Zoning Ordinance requires asphalt, concrete, or an approved alternative paving surface in a B-3, Community Business District.

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

On July 7, 2014, the Board of Zoning Adjustment considered your request for **Use and Site Variances to allow the off-site temporary storage of vehicles on a vacant lot with gravel surface in a B-3, Community Business District** at the above referenced location.

After discussion, the Board denied the request, finding that:

- 1) approving the variance requests will be contrary to the public interest in that it is contrary to Section 64-6.A.3.a. of the Zoning Ordinance pertaining to surfacing parking lots with concrete, asphaltic concrete, asphalt or alternative parking surface, and the requirement that commercial sites provide trees and landscaping;
- 2) special conditions, with the property, that prevent the paving of the parking area or the planting of trees do not exist that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship; and
- 3) the spirit of the chapter shall not be observed and substantial justice shall not be done to the surrounding neighborhood by granting the variance because the nearby businesses expanded since annexation have complied with the surfacing requirements of the Zoning Ordinance.

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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.


For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:


Bert Hoffman, Planner II

cc: Driven Engineering

/lw