

BOARD OF ZONING ADJUSTMENT

Mailing Address:
Urban Development Department
Land Use Administration
P. O. Box 1827
Mobile, Alabama 36633
Phone: (251) 208-5895; Fax: (251) 208-5896

Location
Mobile Gov
205 Govt
Third Floor
Mobile, AL



NOTE: **Commercial Applications:** *Seven (7) copies* of all required information, including the site plan, must be submitted along with seven (7) copies of this application by Noon on the deadline filing date.
Residential Applications: *Three (3) Copies* of all required information, including the site plan, must be submitted along with seven (3) copies of this application by Noon on the deadline filing date.

Type of Application and Fees:

Use Variance ☐ Bulk/Site Variance ☐ Administrative Appeal ☐

Residential Application.....\$ 100, Each Additional Request\$ 25.00

Commercial Application\$ 200, Each Additional Request\$ 25.00

(plus First Class Postage AND \$ 1.00 Notification Fee per property owner within 300', and each applicant/owner)

(Application Fee + Postage Fee + Notification Fee + \$ 1.00 Computer/Fax Fee = Total Application Cost)

1. Applicant: _____
(if other than owner, must furnish property interest and written authorization from owner)
2. Full Address: _____ Zip: _____
3. Telephone: _____ (daytime) _____ (home)
4. Owner: _____
(Submit evidence, such as deed or tax assessment, that the above person clearly has right of possession to the land area and any structures thereon)
5. Attach a brief description of property location. _____
6. Attach a copy of the legal description and parcel number of the property in question. _____ (Parcel Number)
7. Present zoning: _____
8. Area of property, sq. ft. or acres: _____
9. Attach a detailed description of the use and character of improvements, existing and proposed, on this property and a time schedule for development.
10. **For Use Variance applications** attach a detailed description of the proposed use, including activity (identify operations which involve use of equipment or machinery which will generate excessive noise, odors, or air pollution, as well excessive traffic), days and hours of operation, number of employees, number of customers per day, gross square footage, parking requirements. Include statements explaining why the property cannot be used in compliance with the Zoning Ordinance, how this situation occurred, how this property is different from neighboring properties and how you propose to eliminate any negative impacts on surrounding properties.
For Bulk or Site Variance applications attach a detailed description of the proposed improvements, including specific information regarding the requested variance(s) (e.g. setback(s) required and provided, site coverage allowed and provided, parking spaces required and provided, etc.). Include statements explaining why the property cannot be developed in compliance with the Zoning Ordinance, how this situation occurred, and how this property is different from neighboring properties. Applications for towers must include all documentation required by Section IV.J, Paragraph 1.4.6 of the Zoning Ordinance.
For Administrative Appeal applications attach a detailed description of how the administrator's action differ from the requirements of the Zoning Ordinance and the facts that led to your conclusion that the administrator is in error.
11. Submit seven (7) to ten (10) snapshots showing the existing facilities, including the area(s) in which any proposed improvements are located.
12. Obtain a current or up-to-date certified survey by a registered land surveyor or engineer showing the property boundaries, easements and all improvements thereon. Prepare a site plan showing all improvements, proposed and required by the Zoning Ordinance, with dimensions. Site plan information may be combined with the survey. Also, please submit a digital copy with different improvements/requirements on separate layers. **(These documents must be drawn to scale).**
13. Prepare a landscape plan showing all required, existing and proposed landscape improvements. Information must be provided as required by Section IV.E.5. of the Zoning Ordinance.
14. Prepare drawings/sketches of the floor plan and elevations (front and side views) of the structures, with dimensions. Indicate materials.
15. Obtain the names and addresses (including zip codes) of the owners of every parcel, or portion of a parcel, that is within 300 feet of the property lines of the property involved in this appeal (postage fee required for each). This information may be obtained from the latest assessment records of the County Revenue Commissioner's Office located in the plat and map room thereof. **ALL property ownership information provided for notification MUST be verified through Probate Court records.** Each name and address must be **TYPED** on a standard size (approximately 1" x 2-5/8") white self-adhesive label. Include one (1) label with the **APPLICANT'S** name and address, plus one (1) label with the **OWNER'S** name and address (if applicant and owner differ). **A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED.** (Please use 8 1/2" x 11" sheets of labels). Failure to provide a complete and accurate list will delay your request.

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are **true to the best of my (our) knowledge**. I hereby agree to allow the City of Mobile to post a sign on the property in question notifying the general public of this request.

Date: _____ Applicant's Signature: _____

November 7 2007 Zoning Board Of Adjustment

Tao Wei



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