

**ORDINANCE NO. 1527**

**AN ORDINANCE AMENDING ORDINANCE NO. 1253  
KNOWN AS THE ZONING ORDINANCE**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIRHOPE, ALABAMA as follows:

The ordinance known as the Zoning Ordinance (No. 1253), adopted 27 June 2005, together with the Zoning Map of the City of Fairhope, be and the same hereby is changed and altered in respect to that certain property described below:

After the appropriate public notice and hearing of the Planning Commission of the City of Fairhope, Alabama has forwarded a **favorable** recommendation,

The property of Bayview Ventures, LLC generally located at 72 Fairhope Avenue, Fairhope, Alabama.

**TAX PARCEL 05-46-03-37-0-010-005.002-501**

**Legal Description:** (Case number ZC 14.12)

BLOCK TWO (2), DIVISION ONE (1) OF THE LAND OF LESSOR IN THE CITY OF FAIRHOPE, ALABAMA AS PER ITS PLAT THEREOF FILED FOR RECORD SEPT. 13, 1911; MISC. BOOK 1, PAGES 320-21, PROBATE RECORDS, FRAC'L SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

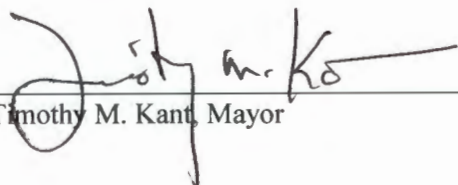
A map of the property to be zoned is attached as Exhibit A

**The property is hereby rezoned from B-3a Tourist Resort Lodging District to B-3b Tourist Resort Commercial Service District.** This property shall hereafter be lawful to construct on such property any structures permitted by Ordinance No. 1253 and to use said premises for any use permitted or building sought to be erected on said property shall be in compliance with the building laws of the City of Fairhope and that any structure shall be approved by the Building Official of the City of Fairhope and that any structure be erected only in compliance with such laws, including the requirements of Ordinance No. 1253.

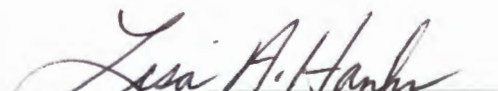
**Severability Clause** - if any part, section or subdivision of this ordinance shall be held unconstitutional or invalid for any reason, such holding shall not be construed to invalidate or impair the remainder of this ordinance, which shall continue in full force and effect notwithstanding such holding.

**Effective Date** - This ordinance shall take effect immediately upon its due adoption and publication as required by law.

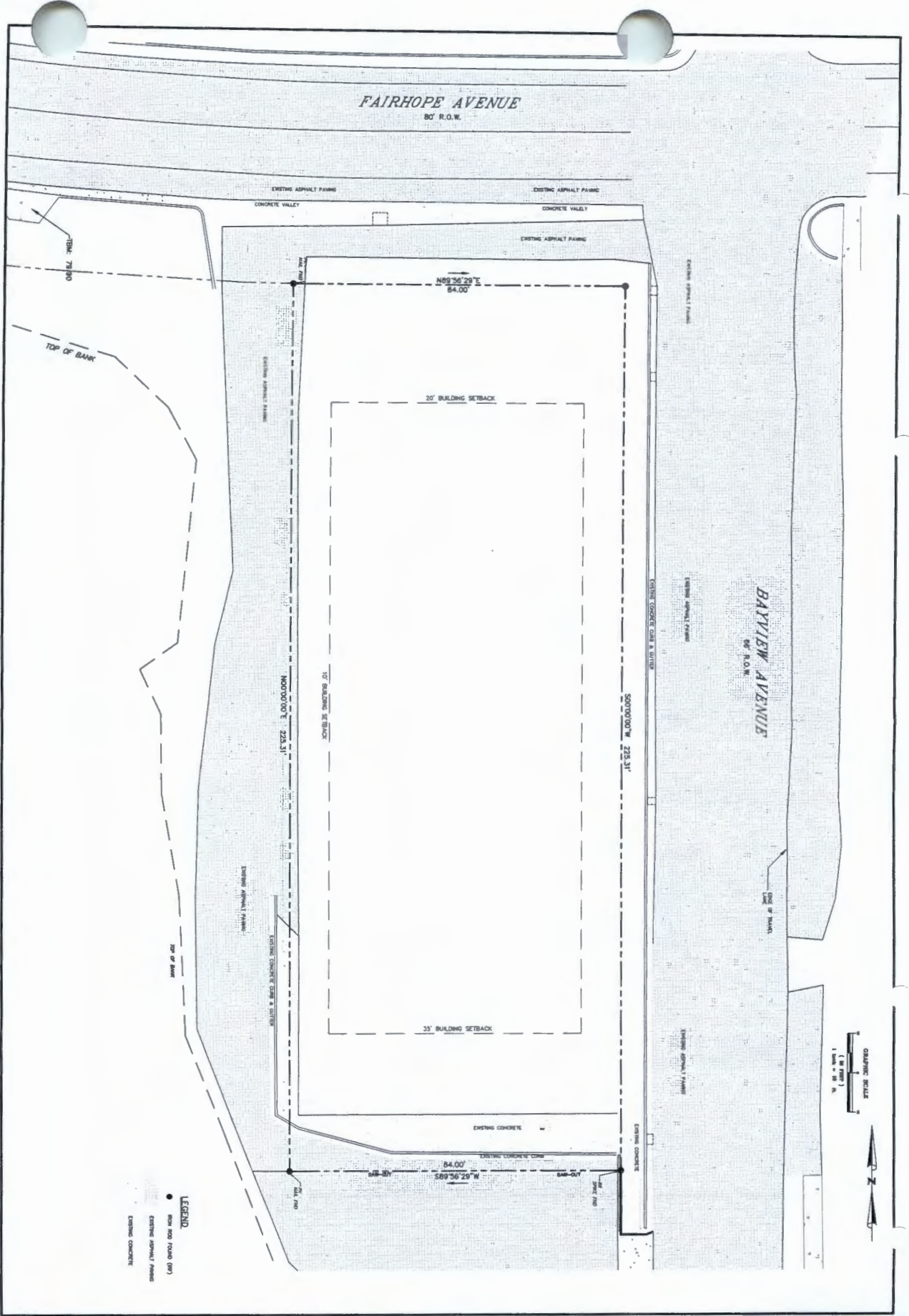
ADOPTED THIS 26TH DAY OF JANUARY, 2015

  
\_\_\_\_\_  
Timothy M. Kant, Mayor

ATTEST:

  
\_\_\_\_\_  
Lisa A. Hanks, MMC  
City Clerk

Ord. No. 1527 Published in  
FAIRHOPE COURIER  
on Wednesday, January 4, 2015  
 City Clerk



1 of 2

**EXISTING CONDITIONS**  
72 FAIRHOPE AVENUE, FAIRHOPE, ALABAMA  
MFSS, LLC

NO.	REVISION	DATE	APPL.

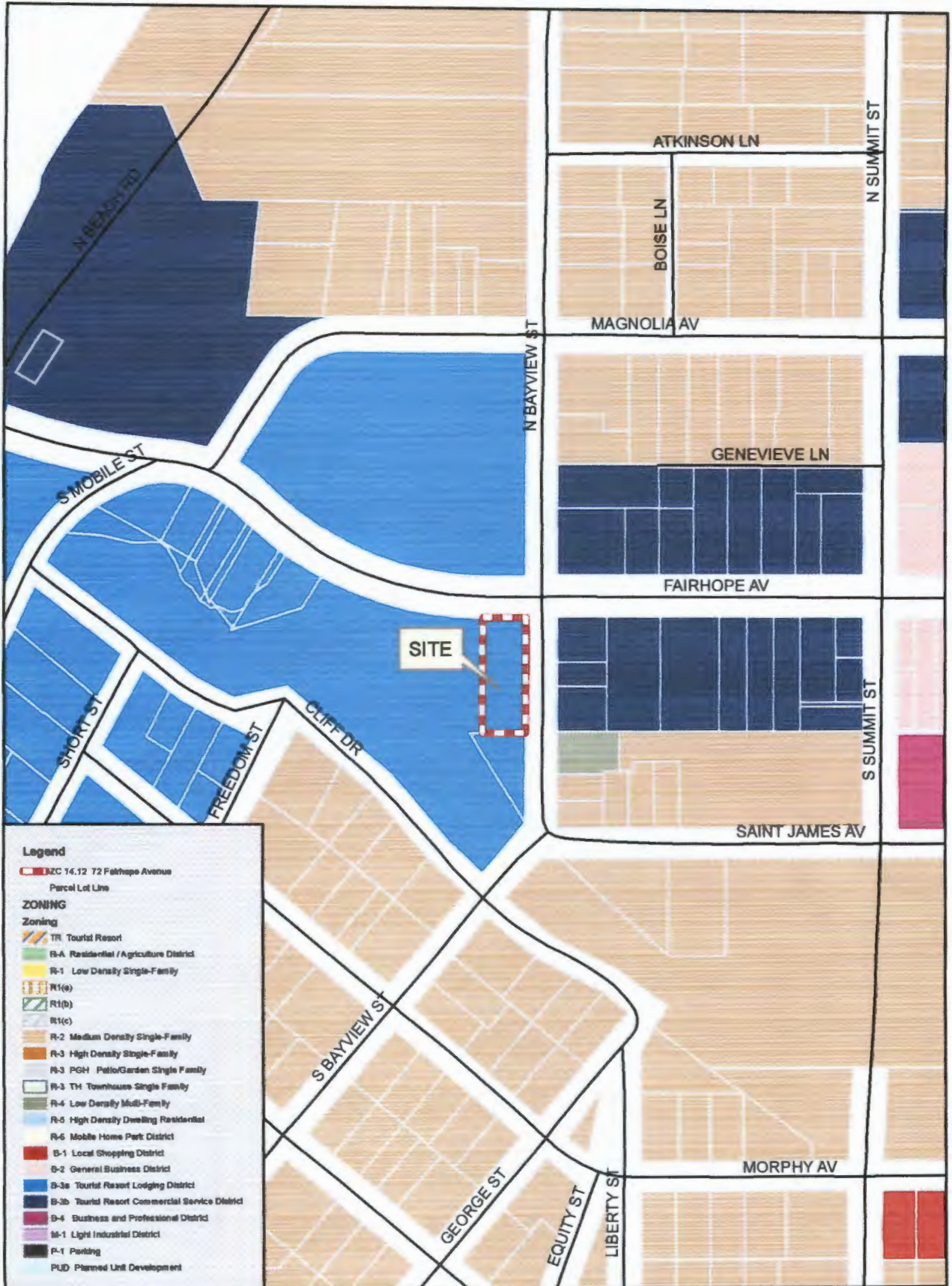
Jinright & Associates Development Engineers  
208 Greeno Road North Fairhope, Alabama 36532  
P.O. Box 1929 Fairhope, Alabama 36533  
251.928.3443/(tel) 251.928.3665/(fax)  
jadesngineers.com

**JADE**  
CONSULTING, LLC

Exhibit A



# ZC 14.12 - 72 Fairhope Avenue



- Legend**
- ZC 14.12 72 Fairhope Avenue Parcel Lot Line
  - ZONING**
  - TR Tourist Resort
  - RA Residential / Agriculture District
  - R-1 Low Density Single-Family
  - R1(a)
  - R1(b)
  - R1(c)
  - R-2 Medium Density Single-Family
  - R-3 High Density Single-Family
  - R-3 PGH Patio/Garden Single Family
  - R-3 TH Townhouse Single Family
  - R-4 Low Density Multi-Family
  - R-5 High Density Dwelling Residential
  - R-6 Mobile Home Park District
  - B-1 Local Shopping District
  - B-2 General Business District
  - B-3a Tourist Resort Lodging District
  - B-3b Tourist Resort Commercial Service District
  - B-4 Business and Professional District
  - M-1 Light Industrial District
  - P-1 Parking
  - PUD Planned Unit Development

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 Parcel No.: 05-46-03-37-0-010-005.002.501



COF GIS  
 Planning Dept.  
 10 / 2014  
 dp



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Planning Dept.  
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