



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

September 13, 2022

Matt White
White-Spunner Realty
3201 Dauphin Street
Mobile, Alabama 36606

Re: #6471/6399/6281/6280
(Case #BOA-002113-2022)
Storm Volleyball Club
65 Sidney Phillips Drive
(Southwest corner of Werkland Street and Sidney Phillips Drive).

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

On September 12, 2022, the Board of Zoning Adjustment considered your request for **Use and Parking Ratio Variances to allow a volleyball club with less than required parking spaces in an I-1, Light Industry District; the Zoning Ordinance does not allow sports and recreation clubs to operate in, and requires compliant parking, in an I-1, Light Industry District.**

After discussion, the Board determined the following Findings of Fact for Approval:

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

The approval is subject to the following conditions:

- 1) Provide paved surfacing for all parking areas;**
- 2) Obtain a non-utility right-of-way use agreement for parking extending into the right-of-way; and**
- 3) No tournaments to be held on site.**

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.

BOA-002113-2022 STORM VOLLEYBALL CLUB

September 13, 2022

Page 2 of 2

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 **March 12, 2023**, 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:

A handwritten signature in dark ink, appearing to read "Margaret Fappas", is written over a horizontal line.

Margaret Fappas

Deputy Director of Planning and Zoning

Cc: Stephen L. Zito