

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

October 4, 2011

Jonathan Stebbins
2175 O'Rourke Drive
Mobile, AL 36695

Re: **#5699 / 5325**
(Case #ZON2011-01701)
The Wooden Boat Ministry

360 Rapier Avenue

(Northwest corner of Rapier Avenue and Texas Street).

Use, Parking Ratio, Landscaping and Tree Planting Variances to allow an existing 3,255 square foot building to be used as a non-profit boat building operation with no on-site parking and no landscaping and tree plantings in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum I-1, Light Industry District for a boat building operation, eleven on-site parking spaces, that 12% of the site be landscaped with 60% landscaping within the front of the building line, and the planting of five overstory and two understory trees.

Dear Applicant/Property Owner:

On October 3, 2011, the Board of Zoning Adjustment approved a variance **to allow an existing 3,255 square foot building to be used as a non-profit boat building operation with no on-site parking and no landscaping and tree plantings in an R-1, Single-Family Residential District**, subject to the following conditions:

- 1) providing two parking spaces at the site for instructors/mentors;**
- 2) obtaining a parking agreement with the City of Mobile for parking within Crawford-Murphy Park;**
- 3) obtaining Planning Approval for the activity; and**
- 4) compliance with all other municipal codes and ordinances.**

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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.

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 April 3, 2012, the **Use, Parking Ratio, Landscaping and Tree Planting Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: _____
Caldwell Whistler, Planner I

cc: Gulf States Engineering

sg