

**BOARD OF ZONING ADJUSTMENT  
LETTER OF DECISION**

July 5, 2012

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(s) / Property Owner(s):

On July 2, 2012, the Board of Zoning Adjustment approved your request extension for a **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** at the above referenced location, however, the applicant should be advised that future extensions are unlikely.

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 January 7, 2013, 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: \_\_\_\_\_  
Frank Palombo, Planner II

jsl