



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

May 3, 2023

Brett Orrell
Polysurveying
5588 Jackson Road
Mobile, Alabama 36619

Re: #6514
BOA-002481-2023
765 St. Anthony Street and 163 North Bayou Street
Victor Robinson
District 2

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

On May 1, 2023, the Board of Zoning Adjustment considered your request for **Use and Side Street Side Yard Setback Variances to allow a membership meeting hall with a 13-foot (13') side street side yard setback in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) does not allow a membership meeting hall in an R-1, Single-Family Residential Urban District, and requires a 20-foot (20') side street side yard setback in an R-1, Single-Family Residential Urban District.**

After discussion, the Board made the following findings of fact for approval:

- 1) The variance will not be contrary to the public interest, as there will be no changes as it relates to the existing curb cuts;**
- 2) Special conditions exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and**
- 3) The spirit of the chapter shall be observed, and substantial justice done to the applicant and the surrounding neighborhood by granting the variance.**

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-002481-2023 765 St. Anthony Street and 163 North Bayou Street

May 3, 2023

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 **November 1, 2023**, the variance will expire and become null and void.

For further assistance, please call 251-208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: 

Margaret Pappas
Deputy Director of Planning and Zoning