



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION

October 13, 2015

Amity Missionary Baptist Church
969 Donald Street
Mobile, AL 36617

Re: #6003/5611/5475
(Case #ZON2015-02140)
Amity Missionary Baptist Church
2451 St. Stephens Road
(South side of St. Stephens Road, extending from Strange Avenue to Como Street
and Southwest corner of St. Stephens Road and Como Street).

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

On October 5, 2015, the Board of Zoning Adjustment considered your request for **Parking Ratio and Rear Yard Setback Variances to allow 35 on-site parking spaces for a 255-seat church and mechanical equipment placed within a 10' wide residential protection buffer** at the above referenced location.

After discussion, the Board determined the followings findings of fact for Approval:

- 1) **Based on the fact that the membership of the church has declined and the fact that the parking ratio variance approval will be time limited, granting the variance will not be contrary to the public interest;**
- 2) **Special conditions exist with the property itself, in that the building has been constructed and the HVAC units installed, that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship; and**
- 3) **The spirit of the chapter shall be observed and substantial justice shall be done to the applicant and the surrounding neighborhood by granting the requested variances, as additional parking is available at the original church site a few blocks away for that period of time that the parking ratio request is approved.**

The Approval is subject to the following conditions:

- 1) The parking requirement variance is only approved for one year, after which time the adjacent parking area must be constructed per the originally approved plan.

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 5, 2016, the **Parking Ratio and Rear Yard Setback Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:


Bert Hoffman, Planner II

cc: Ashley Engineering

/lw