



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

February 9, 2018

Revelation Baptist Church
1711 Taylor Lane
Mobile, AL 36605

Re: #6158/4972/1651
(Case #BOA-000378-2018)
Revelation Baptist Church
1711 Taylor Lane
(South side of Taylor Lane at the South terminus of Rotterdam Court.)

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

On February 5, 2018, the Board of Zoning Adjustment considered your request for a **Residential Buffer and Dumpster Enclosure Variances to allow a dumpster less than 10' from a residentially zoned property with no enclosure at a church in an R-1, Single Family Residential District** at the above referenced location.

After discussion, the Board determined the following findings of fact for Approval of the Residential Buffer Variance:

- 1) Granting the variance will not be contrary to the public interest in that a dumpster has existed in close proximity to the property line for years;
- 2) Special conditions exist in such a way, including the location of the parking area, 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 variance, since a new dumpster pad, connected to sanitary sewer, will be included as part of the project.

After discussion, the Board determined the following findings of fact for Denial of the Dumpster Enclosure Variance:

- 1) Granting the variance will be contrary to the public interest, in that there is sufficient room to enclose the dumpster as required by the Zoning Ordinance (with the existing fence forming one of the three required sides);
- 2) Special conditions do not exist in such a way that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship; and,
- 3) The spirit of the chapter shall not be observed and substantial justice shall not be done to the applicant and the surrounding neighborhood by granting the variances, since the enclosure requirement can be achieved without negatively impacting the applicant or adjacent property owners.

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 August 5, 2018, the **Residential Buffer Variance** 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
Principal Planner

cc: Hargrove and Associates, Inc.

/lr