



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

July 11, 2023

Judge Mixon, Jr.
550 Western Drive
Mobile, Alabama 36607

Re: #6527/5983/4606
BOA-002546-2023
550 and 524 Western Drive
Bethesda Christian Center
District 1

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

On July 10, 2023, the Board of Zoning Adjustment considered your request for a Use Variance to allow a church in an I-1, Light Industry District; the Unified Development Code (UDC) does not allow a church in an I-1, Light Industry District.

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

- 1) The variance will not be contrary to the public interest;
- 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.

The approval is subject to the following conditions:

- 1) Revision of the site plan to correct conflicting information about the size of the proposed addition on the site plan and in the parking data information;
- 2) Revision of the site plan to remove any parking spaces that are not to remain on the site;
- 3) Revision of the site plan to either remove the “new parking” labels at the back half of the site, or depiction of compliant parking and access/maneuvering areas in that portion of the site;
- 4) Depiction of parking spaces exceeding the minimum required as being paved with an alternative parking surface per Article 3, Section 64-3-12.A.5.(d)(3). of the UDC;

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- 5) Provision of a photometric site plan compliant with Article 3, Section 64-3-9.C. of the UDC, at the time of permitting;
- 6) Illustration of the proposed structure to comply with the Building Design and Height standards set forth in Article 3, Section 64-3-6 of the UDC;
- 7) Revision of the site plan to either depict a complaint dumpster, or include a note stating that curbside pickup will be utilized; and
- 8) Full compliance with all municipal codes and ordinances.

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 10, 2024, 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