



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

November 8, 2023

Murphy D. Bishop, II  
1410 Government Street  
Mobile, Alabama 36604

Re: #6557  
BOA-002684-2023  
1410 Government Street  
Murphy D. Bishop, II  
District 2

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

On November 6, 2023, the Board of Zoning Adjustment considered your request for a Use Variance to allow a social club in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) does not allow a social club in an R-1, Single-Family Residential Urban District.

After discussion, the Board determined 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) Confirmation from the applicant that the facility and its services are available to members only;
- 2) Provision of compliant 24-foot wide access to the parking lot;
- 3) Provision of a compliant photometric site plan at the time of permitting;
- 4) Revision of the site plan to either include a compliant dumpster or include a note stating that curbside pickup will be utilized;

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- 5) Revision of the site plan to depict a compliant residential buffer along the West property line;
- 6) Revision of the site plan to include landscape area and tree planting calculations for the site;
- 7) Obtain a Certificate of Appropriateness for all exterior improvements to the site, including signage, prior to permitting; and
- 8) Obtain all applicable permits to upgrade the property for non-residential use.

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 May 6, 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:   
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Margaret Pappas  
Deputy Director of Planning and Zoning