



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

September 13, 2019

MT-SH, LLC
BWS Holdings LLC
1 Houston Street
Mobile, AL 36606

Re: #6281
(Case #BOA-001032-2019)
Mobile Storm Volleyball Club
65 Sidney Phillips Drive
(Southwest corner of Werkland Street and Sidney Phillips Drive).

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

On September 9, 2019, the Board of Zoning Adjustment considered your request for a Use Variance to allow a personal training facility in an I-1, Light Industrial District at the above referenced location.

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

- 1) Granting the variance will not be contrary to the public interest, in that the use has operated within the facility for over 5 years without incident;
- 2) Special conditions exist with the property itself, such that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship if the organization is required to relocate to another facility, if such a facility with specific space requirements exists or is available; 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 the applicant has taken steps to address the Building, Electrical, Plumbing, Mechanical and Fire Code issues.

The Approval is subject to the following conditions:

- 1) Completion of the permitting and construction processes necessary to bring the structure into compliance with the applicable Building, Electrical, Plumbing, Mechanical and Fire Codes for the use;
- 2) Obtaining of permits for signage;
- 3) Compliance with Traffic Engineering comments (*With the potential to hosts events at*

this location the parking availability may need to be considered based on a public assembly and not a warehouse use to confirm there is ample parking on-site. The former loading areas should also be converted to proper parking areas to define the site parking.); and

4) Securing the necessary business license(s).

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 March 9, 2020, the **Use 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: MBGK, L.L.C.
Zito Russell Architects, PC