



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

August 7, 2015
CORRECTED

Bethesda Christian Center
6629 Red Maple Drive
Mobile, AL 36618

Re: #5983
(Case #ZON2015-01388)
Bethesda Christian Center
550 Western Drive
(East side of Western Drive, 175± South of Crichton Street).

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

On August 3, 2015, the Board of Zoning Adjustment considered your request for **Use and Off-Site Parking Variances to allow a church in an I-1, Light Industry District, with parking on an adjacent property** at the above referenced location.

After discussion, the Board determined the following findings of facts for approval of the request:

- 1) The variances will not be contrary to the public interest in that the use and off-site parking would not impose on surrounding businesses or properties;**
- 2) Special conditions appear to exist, such as the building's interior layout and the small size of the lot, 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 surrounding area by granting the variances as it would allow an existing worship facility to continue to serve the community.**

Therefore, this application is recommended for approval, subject to the following conditions:

- 1) All site improvements to comply with the Land Disturbance permit process;**
- 2) All building improvements (including those already undertaken without permits) to comply with the building permit process;**
- 3) Submission of a sign permit application for all existing and proposed signs;**

Bethesda Christian Center

August 7, 2015

Page 2

- 4) Full compliance with all other municipal codes and ordinances; and
- 5) Submission of a photometric plan at the time of Land Disturbance.

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 February 3, 2016, the **Use and Off-Site Parking 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: McCrory & Williams, Inc.

/lw