



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

December 10, 2018

Central Presbyterian Church  
4 Ann Street  
Mobile, AL 36604

**Re: #6219/6048/3669/59**  
**(Case #BOA-000726-2018)**  
**Central Presbyterian Church**  
**1260 & 1262 Dauphin Street**  
(Northeast corner of Dauphin Street and North Ann Street).

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

On December 3, 2018, the Board of Zoning Adjustment considered your request for a **Use Variance to amend a previously approved Use Variance to allow an art gallery with sales in a B-1, Buffer Business District** at the above referenced location.

**After discussion, the Board determined the following findings of facts 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.**

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 June 3, 2019, the **Use Variance** will expire and become null and void. For additional assistance call (251) 208-5895.


P.O. BOX 1827 • MOBILE, ALABAMA 36633-1827

Central Presbyterian Church  
December 10, 2018  
Page 2 of 2

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By:   
\_\_\_\_\_  
Margaret Pappas  
Director of Planning and Zoning

Cc: Byrd Surveying