



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

May 8, 2024

Bethesda Christian Center  
6626 Red Maple Drive  
Mobile, Alabama 36618

Re: 6583/6527/5983/4606  
BOA-002895-2024  
550 and 524 Western Drive  
Bethesda Christian Center  
District 1

Use, Front Landscape Area, Frontage Tree, Parking Layout, Bicycle Parking, and Building Wall Variation Variances to amend a previous variance to allow a church with reduced front landscape area, frontage tree plantings within 15-feet of overhead powerlines, parking lot trees planted more than 75-feet apart, no bicycle parking, and no building wall variations in an I-1, Light Industry District; the Unified Development Code (UDC) does not allow a church in an I-1, Light Industry District, requires full compliance with front landscape area requirements, no frontage trees within 15-feet of overhead powerlines, parking trees to be spaced no more than 75-feet apart on center, compliant bicycle parking, and compliant wall variations.

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

On May 6, 2024, the Board of Zoning Adjustment considered your request for Use, Front Landscape Area, Frontage Tree, Parking Layout, Bicycle Parking, and Building Wall Variation Variances to amend a previous variance to allow a church with reduced front landscape area, frontage tree plantings within 15-feet of overhead powerlines, parking lot trees planted more than 75-feet apart, no bicycle parking, and no building wall variations in an I-1, Light Industry District; the Unified Development Code (UDC) does not allow a church in an I-1, Light Industry District, requires full compliance with front landscape area requirements, no frontage trees within 15-feet of overhead powerlines, parking trees to be spaced no more than 75-feet apart on center, compliant bicycle parking, and compliant wall variations.

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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. Provision of a photometric site plan compliant with Article 3, Section 64-3-9.C. of the UDC, at the time of permitting;
2. Revision of the site plan to either depict a complaint dumpster, or include a note stating that curbside pickup will be utilized; and
3. Full compliance with all other 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.

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