



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

June 5, 2024

Julia Starr
The CORE Project, Inc.
7125 Hitt Road
Mobile, Alabama 36695

Re: 6592/6106/5990/5149
BOA-002942-2024
669 Azalea Road
The CORE Project, Inc. / Matthew McDonald, Agent
District 5

Use Variance to allow a day care center (child and adult) with social assistance, welfare, and charitable services in a R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) does not allow a day care center (child and adult) with social assistance, welfare, and charitable services in a R-1, Single-Family Residential Suburban District.

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

On June 3, 2024, the Board of Zoning Adjustment considered your request for a Use Variance to allow a day care center (child and adult) with social assistance, welfare, and charitable services in a R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) does not allow a day care center (child and adult) with social assistance, welfare, and charitable services in a R-1, Single-Family Residential Suburban 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.

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The approval is subject to the following conditions:

- 1) Revision of a compliant site plan to include parking calculations and a breakdown of all existing and proposed use types providing the total amount of floor area designated between each use;
- 2) Provision of a note on the site plan stating that any and all future development of the site must comply with current development standards as detailed in the Unified Development Code;
- 3) Compliance with all Engineering comments noted in this staff report;
- 4) Compliance with Traffic Engineering comments as follows: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code;
- 5) Compliance with all Urban Forestry comments noted in this staff report;
- 6) Compliance with all Fire Department comments noted in this staff report;
- 7) Provision of a copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
- 8) Full compliance with all 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.

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 December 3, 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: 

Margaret Pappas
Deputy Director of Planning and Zoning