



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: #6280
(Case #BOA-001031-2019)
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 volleyball club in an I-1, Light Industrial District; the Zoning Ordinance does not allow sports and recreation clubs to operate 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 after the fact permits for signage; and