



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

July 9, 2024

Azmeer Patel
Shova Realty Investments, LLC
2735 Bennington Drive
Mobile, Alabama 36695

Re: 6595/1199/1033
BOA-002947-2024
2915 Dauphin Island Parkway
Shova Realty Investments, LLC
District 3

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

On July 8, 2024, the Board of Zoning Adjustment considered your request for a Sign Variance to allow a digital pricing sign within 300-feet of residentially zoned property in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) does not allow digital pricing signs within 300-feet of residentially zoned property in a B-2, Neighborhood Business Suburban District.

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

- A. The variance **will not** be contrary to the public interest;
- B. Special conditions **exist** such that a literal enforcement of the provisions of the chapter **will** result in unnecessary hardship; and
- C. 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 condition:

- 1) The digital sign will not contain a scrolling message; and
- 2) Lighting levels will comply with Section 64-4-14.O.(f) and (g).

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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 January 8, 2025, the variance will expire and become null and void.

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.

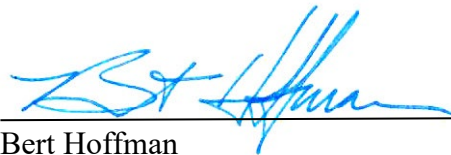
For further assistance, please call 251-208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: _____



Bert Hoffman

Deputy Director of Long Range Planning