



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

July 9, 2024

Vertical Bridge REIT, LLC
Baker Donelson
1901 6th Avenue North
Suite 2600
Birmingham, Alabama 35203

Re: 6596/6543
BOA-002953-2024
5575 Commerce Boulevard East
Vertical Bridge REIT, LLC / Mary Palmer, Agent
District 4

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

On July 8, 2024, the Board of Zoning Adjustment considered your request for a Lot Size, Height, and Setback Variances to allow a 180-foot high telecommunications facility on a sub-standard lot, with a reduced setback in a B-5, Office Distribution District; the Unified Development Code (UDC) requires all lots to be a compliant minimum size, limit's structure heights to 45-feet, and requires a property line setback equal to the tower height in a B-5, Office Distribution 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.

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

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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.

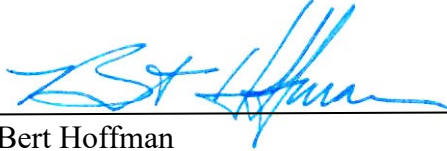
For further assistance, please call 251-208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: _____



Bert Hoffman

Deputy Director of Long Range Planning