



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

September 10, 2024

TVH Properties, LLC
6324 Piccadilly Square Drive
Mobile, Alabama 36609

Re: **6620/6515**
BOA-003041-2024
5761 U.S. Highway 90 West
Helmsing Leach / Casey Pipes
District 4

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

On September 9, 2024, the Board of Zoning Adjustment considered your request for a Frontage Landscaping Variance to allow reduced frontage landscaping area in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires full compliance with the landscaping requirements in a B-3, Community 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.

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 March 9, 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

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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: Marie York
Marie York
Principal Planner