



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

September 13, 2023

Joseph J. Minus, Jr.
Phelps Dunbar, LLC
Post Office Box 2727
Mobile, Alabama 36652

Re: #6545/6055
BOA-002614-2023
312 Schillinger Road South
Floor and Décor Outlets of America, Inc. (Joseph J. Minus, Jr., Agent)
District 7

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

On September 11, 2023, the Board of Zoning Adjustment considered your request for a Sign Variance to allow one (1) logo wall sign larger than 350 square feet, and one (1) informational wall sign with logo larger than 20 square feet for a tenant on a multi-tenant site in a B-3, Community Business Suburban District; the Unified Development Code (UDC) does not allow logo wall signs larger than 350 square feet, or information wall signs with logos larger than 20 square feet for a tenant on a multi-tenant site in a B-3, Community Business 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.

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 March 11, 2024, the variance will expire and become null and void.


BOA-00260114-2023 312 Schillinger Road South
September 13, 2023
Page 2 of 2

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