



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

August 5, 2022

Erik Eckhart
5725 Foxridge Drive
Mission, Kansas 66202

Re: #6461/6375
(Case #BOA-002046-2022)
Erik Eckhart
5535 and 5575 U.S. Highway 90 West
(East side of U.S. Highway 90 West, 100'± North of Kooiman Road).

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

On August 1, 2022, the Board of Zoning Adjustment considered your request for a **Sign Variance to allow a total of seven (7) signs, with one being a 100-foot-high rise sign on a single-tenant commercial site in a B-3, Community Business District; the Zoning Ordinance allows a single-tenant commercial site to have no more than three (3) signs, of which not more than one (1) may be freestanding, and not more than 35-feet tall in a B-3, Community Business District.**

After discussion, the Board determined the following Findings of Fact for Approval:

- a. Approving the variance request will not be contrary to the public interest;**
- b. Special conditions appear to exist, such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and**
- c. That 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 limited to the revised sign package:

- 1) Total of six (6) permanent signs, with canopy signs not to extend above or below the canopy;**
- 2) No logo on the scales signage or exit signs along Kooiman Road, with scales signage no more than 20 square feet**
- 3) Two (2) temporary signs as submitted; and**
- 4) One (1) high-rise sign, maximum of 100 feet in height.**

August 5, 2022

Page 2 of 2

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 **February 1, 2023**, the variance will expire and become null and void.

For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: 
Margaret Pappas
Deputy Director of Planning and Zoning