



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

October 4, 2023

Samuel Rubin
Scott Services Company
5636 Clifford Circle
Birmingham, Alabama 35210

Re: #6546
BOA-002619-2023
2291 St. Stephens Road
Diane Ginieczki-Foley
District 1

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

On October 2, 2023, the Board of Zoning Adjustment considered your request for Sign Variances to allow a total of eleven (11) signs for a single business site, to allow digital menu boards within 300-feet of residentially zoned property in a LB-2, Limited Neighborhood Business Urban District; the Unified Development Code (UDC) limits single business sites to a maximum of three (3) signs, prohibits digital signs within 300-feet of residentially zoned property in a LB-2, Limited Neighborhood Business Urban 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.

The variance is approved, subject to the following condition:

- 1) Removal of the proposed "M" sign on the West side of the structure.

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

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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 April 2, 2024, the variance will expire and become null and void.

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