



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 3, 2025

American Tower Corporation
ATTN: Amanda Novas
10 Presidential Way
Woburn MA 01801

Re: 6699/4585/4969
BOA-003446-2025
6710 Old Shell Road
American Tower Corporation (Amanda Novas, Agent)
District 7

Height, Setback, and Residential Buffer Variances to amend a previously approved variance to allow a 172.1-foot tall telecommunications tower with reduced setbacks, and less than 255-feet from the closest residential structure in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) does not allow structures taller than 45-feet in a B-2, Neighborhood Business Suburban District, requires telecommunications towers to be setback from property lines a distance equal to their height, and requires telecommunications towers to be separated from dwelling structures by a minimum of 150% the height of the tower.

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

At its meeting on December 1, 2025, the Board of Zoning Adjustment considered the above referenced application.

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.

The approval is subject to the following conditions:

- 1) Approval of a Major Modification to the previously approved Planning Approval; and
- 2) Full compliance with all municipal codes and ordinances.

No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal

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has been made. If a permit/license has not been obtained on or before June 1, 2026, 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 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

A handwritten signature in dark ink that reads "Stephen Guthrie". The signature is written in a cursive style with a large initial 'S'.

By: _____

Stephen Guthrie

Deputy Director of Planning and Zoning