



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

May 6, 2025

Dean McCrary
Victoria Enterprises, LLC
1739 East I-65 Service Road South
Mobile, Alabama 36606

Re: 6665/5958/5157/4782
BOA-003298-2025
1739 East I-65 Service Road South
Victoria Enterprises, LLC
District 4
Sign Variance to amend a previous Sign Variance to allow four (4) freestanding signs on a multi-tenant site with 836'± of linear street frontage in a B-3, Community Business Suburban District; the Unified Development Code (UDC) allows two (2) freestanding signs on a multi-tenant site with less than 1,200 linear feet of street frontage in a B-3 Community Business Suburban District.

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

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. Obtaining sign permits for each new sign;
- 2. Verification of the setback for the proposed entrance sign via a site plan based upon a survey of the area where the sign is proposed;
- 3. Removal of all logo flag signs on the parking lot light poles prior to submission of permits for the proposed signage;
- 4. Obtaining of an after-the-fact sign permit for the freestanding Kia digital sign prior to submission of permits for the proposed signage; and
- 5. Full compliance with all municipal codes and ordinances.

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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 November 5, 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 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: Stephen Guthrie
Stephen Guthrie
Deputy Director of Planning and Zoning