



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

November 8, 2023

Erik Eckhart
5725 Foxridge Drive
Mission, Kansas 66202

Re: #6552/6461/6375
BOA-002672-2023
5535 & 5575 U.S. Highway 90 West
QuikTrip (Erik Eckhart, Agent)
District 4

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

On November 6, 2023, the Board of Zoning Adjustment considered your request for Sign Variance to allow a total of eleven (11) signs, with one (1) being a 100-foot high rise sign on a single-tenant commercial site in a B-3, Community Business Suburban District; the Unified Development Code (UDC) 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 Suburban District.

After discussion, the Board determined the following findings of fact (for the modified application) 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 approval is subject to the following conditions:

- 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.

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.

P.O. BOX 1827 • MOBILE, ALABAMA 36633-1827

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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 May 6, 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