



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

February 7, 2024

Marie Vermillion
CESO, Inc.
3300 South Market Street
Suite 230
Rogers, Arkansas 72758

Re: 6564
2500 Dawes Road
BOA-002774-2023
Marie Vermillion (Benjamin Bell, Agent)
District 6

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

On February 5, 2024, the Board of Zoning Adjustment considered your request for a Sign Variance to allow two (2) freestanding signs and two (2) informational signs larger than 20 square feet for an existing single tenant commercial development in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) limits existing single tenant commercial developments to a maximum of one (1) freestanding sign with informational signs no larger than 20 square feet in an R-1, Single-Family Residential Suburban District.

After discussion, the Board determined the following findings of fact to approve the request:

- 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) Approval of all necessary sign permits; and
- 2) Full compliance with all municipal codes and ordinances.

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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 August 5, 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