



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

August 5, 2025

Lucas Bolton
Pinnacle Fencing Supply, LLC
3050 Old Shell Road
Mobile, Alabama 36608

Re: 6684
BOA-003375-2025
3050 Old Shell Road
Pinnacle Fencing Supply, LLC (Lucas Bolton, Agent)
District 1
Use Variance to a contractor's storage yard in a B-2, Neighborhood Business Urban District and R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) does not allow a contractor's storage yard in a B-2, Neighborhood Business Urban District and R-1, Single-Family Residential Urban District.

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

At its meeting on August 4, 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) A detailed site plan must be submitted for review and approval prior to any site work, illustrating compliance with all applicable requirements of Article 3 of the UDC;
- 2) The use of the site shall be limited to outdoor storage of fencing materials associated with the applicant's fence contracting business and no other uses shall be permitted without further review;

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- 3) No new buildings or structures shall be constructed on the site without prior approval of appropriate permits and any required variances;
- 4) The site may be surfaced with aggregate material only for storage of inventory areas, in accordance with Article 3, Section 64-3-12.A.5.(c)(2) of the UDC;
- 5) All stored inventory shall not be stacked higher than six (6) feet and must be fully screened from view by a privacy fence at least six (6) feet in height, constructed of wood, brick, or masonry, as required by Article 3, Section 64-3-13.B. of the UDC;
- 6) A protection buffer in compliance with Article 3, Section 64-3-8.A.2. of the UDC must be provided along the northern boundary of the property where it adjoins the R-1 property developed for residential use;
- 7) Provision of a 6-foot tall wooden privacy fence and 15-foot wide vegetative buffer along adjacent R-1 properties to the North and West of the subject site;
- 8) Deliveries to the site shall be limited to no more than two (2) truck deliveries per month, as stated by the applicant; and,
- 9) The site must otherwise fully comply with all other codes and ordinances.

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 February 4, 2026, the variance will expire and become null and void.

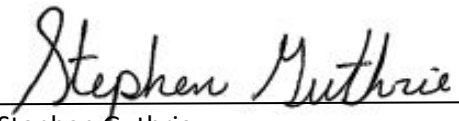
Any party aggrieved by this decision may, within fifteen days of the date of the decision, appeal to the Circuit Court of Mobile County by filing a written notice of appeal, specifying the decision from which the appeal is taken. Notice of the appeal, as well as a date stamped copy of the appeal filed 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

By: 
Stephen Guthrie
Deputy Director of Planning and Zoning