



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

April 8, 2025

David Brandt
Fravert Services
133 West Park Drive
Birmingham, Alabama 35211

Re: 6660/2213
BOA-003249-2025
20 Graf Dairy Drive
David Brandt, Fravert Services
District 1

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

On April 7, 2025, the Board of Zoning Adjustment considered your request for a Sign Variance to allow three (3) monument signs, with one (1) being located off-premise, and one (1) exceeding 25 square feet for a multi-family development in a R-3, Multi-Family Residential Suburban District; the Unified Development Code (UDC) limits multi-family developments in a R-3, Multi-Family Residential Suburban District to no more than two (2) monument signs per development, with all signs required to be located on the development site, and no larger than 25 square feet.

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.

If approved, the following conditions should apply:

- 1) Approval of all necessary sign permits;
- 2) Completion of the Right-of-Way Vacation process for the un-opened service road where the off-premises sign is proposed, or the obtaining of a Non-Utility Right-of-Way Use Agreement to allow the sign within the public right-of-way; and
- 3) 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 October 7, 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