



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

July 14, 2026

Canopy Partners LLC
Valerie Besthoff
1055 Saint Charles Avenue, Suite 701
New Orleans, LA 70130

Re: 6767/6622/3995
BOA-003767-2026
5301 Moffett Road
Canopy Partners, LLC
District 7

Residential Buffer Variance to allow a chain link fence with vegetative buffer to serve as a residential buffer in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires a wooden privacy fence or wall with vegetative buffer to serve as a residential buffer in a B-3, Community Business Suburban District.

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

At its meeting on July 13, 2026, 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) Maintenance and replacement of existing six-foot (6') tall chain link fence with slats, including the replacement of slats as needed; and
- 2) Full compliance with municipal 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 January 13, 2027, 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

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

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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

A handwritten signature in cursive script that reads "Stephen Guthrie".

By: _____

Stephen Guthrie

Deputy Director of Planning and Zoning