



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

February 7, 2024

Eduardo Robinson
11331 Coker Loop East
San Antonio, Texas 78216

Re: 6567
BOA-002778-2023
812, 816, and 824 West I-65 Service Road South
Eduardo Robinson, DI Hotels Sun, LLC
District 5

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

On February 5, 2024, the Board of Zoning Adjustment considered your request for a Height Variance to allow a structure taller than 45-feet in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits structures to a maximum of 45-feet in a B-3, Community Business 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) Revise the site plan to relocate the trash enclosure outside of all required setbacks;
- 2) Revise the site plan to correct the parking calculations to include the 5,500 square feet of meeting rooms;
- 3) Revise the site plan to depict curbing and/or bumper stops for all parking spaces;
- 4) Either revise the site plan to state the proposed gate will be for pedestrian access only, or make the gate a minimum of 24-feet wide with adequate queuing spaces;

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- 5) Placement of a note on the site plan stating that each business (hotel and restaurant) is limited to a total of three (3) signs with no more than one (1) freestanding sign; and
- 6) Either completion of a one (1) lot Subdivision or recording of an easement in Probate Court to allowed shared parking between the lots prior to the approval of any building permits for the proposed development.

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