



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

July 11, 2023

Audrey Rivera
CPH, Inc.
500 West Fulton Street
Samford, Florida 32771

Re: #6528/6028
BOA-002549-2023
6350 Cottage Hill Road
CPH, LLC
District 6

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

On July 10, 2023, the Board of Zoning Adjustment considered your request for a Sign Variance to amend a previously approved Sign Variance to allow two (2) informational/directional wall signs exceeding 20 square feet each on a commercial site in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) limits informational/directional signs to a maximum of 20 square feet each on a commercial site in a B-2, Neighborhood Business Suburban District.

After discussion, the Board made the following findings of fact for approval of the South sign, facing Cottage Hill Road:

- 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.

After discussion, the Board made the following findings of fact for denial of the East facing sign:

- 1) The variance will be contrary to the public interest;
- 2) Special conditions do not exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and

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- 3) The spirit of the chapter shall not be observed, and substantial justice not done.

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 January 10, 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