



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

March 5, 2024

633 Development, LLC  
105 Graymoss Lane  
Anderson, South Carolina 29621

Re: 6577  
BOA-002838-2024  
2200 West I-65 Service Road South  
633 Development, LLC  
District 4

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

On March 4, 2024, the Board of Zoning Adjustment considered your request for Height, Density, and Front Landscape Area Variances to allow apartment buildings taller than 45-feet, a density greater than 25 units per acre, and reduced front landscape area in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits structures to a maximum height of 45-feet, a maximum density of 25 units per acre, and full compliance with front landscape area requirements in a B-3, Community Business Suburban District.

After discussion, the Board determined the following findings of fact for approval:

- 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 condition:

- 1) Full compliance with all municipal codes and ordinances.

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

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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 September 4, 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:   
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Margaret Pappas  
Deputy Director of Planning and Zoning