



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 4, 2026

Thornton Ratliff
Dauphin Street Residences dba Portier Midtown
20 Graf Dairy Drive
Mobile, Alabama 36606

Re: 6739/6660
BOA-003633-2026
20 Graf Dairy Drive
Dauphin Street Residences
District 1

Sign Variance to allow six (6) feather flags, one (1) temporary freestanding sign, and one (1) oversized banner for 180 days in an R-3, Multi-Family Residential Suburban District; the Unified Development Code (UDC) does not allow feather flags, temporary freestanding signs, or oversized banners, and limits banners to a maximum of 30 days in an R-3, Multi-Family Residential Suburban District.

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

At its meeting on March 2, 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.

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 2, 2026, 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.

BOA-003633-2026 20 Graf Dairy Drive
March 4, 2026

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