



THE CITY OF MOBILE, ALABAMA  
BOARD OF ZONING ADJUSTMENT  
LETTER OF DECISION

September 17, 2015

James F. Watkins  
Maynard, Cooper, and Gayle  
11 N. Water Street, Suite 27000  
Mobile, AL 36602

Re: #5994  
(Case #ZON2015-01653)  
James F. Watkins, Maynard Cooper & Gale PC  
4950 Government Boulevard  
(Northeast corner of Government Boulevard and Knollwood Drive).

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

On September 14, 2015, the Board of Zoning Adjustment considered your request for **Sign Variance to allow four monument signs at an apartment complex in an R-3, Multi-Family Residential District** at the above referenced location.

**After discussion, the Board determined the following findings of facts for approval of the request:**

- 1) **Granting the variance will not be contrary to the public interest due to the fact that the proposed sign does not exceed the size requirements of the Zoning Ordinance and, as such, would have minimal impact on neighboring properties;**
- 2) **Special conditions appear to exist in such a manner that a literal enforcement of the provisions could potentially result in an unnecessary hardship to the applicant and any future owners of the site due to additional street frontage and right-of-way width of Government Boulevard that is uncharacteristic of similar multi-family residential complexes, whereby substantial awareness of the property is limited; and**
- 3) **The spirit of the chapter shall be observed and substantial justice shall be done to the applicant and the surrounding neighborhood by granting the requested variance, as the proposed sign will not be a detriment to the surrounding neighborhood considering an additional, more conspicuous sign will safely direct applicable traffic to the site.**

The Approval is subject to the following conditions:

- 1) **Revision of the site plan to illustrate the location of the proposed monument sign to meet the required setback from future right-of-way;**
- 2) **Obtainment of the necessary sign permits for the proposed sign and the existing sign located along Girby Road; and**
- 3) **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 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 March 14, 2016, the **Sign Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By:   
Bert Hoffman, Planner II

cc: CHC Sandpiper, LLC  
Polysurveying and Engineering, Inc.

/lw