



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

June 8, 2021

Samuel R. Rubin  
Scott Services Company  
5636 Clifford Circle  
Birmingham, AL 35210

**Re: #6384**  
**(Case #BOA-001594-2021)**  
**Scott Services Company**  
**64 North Royal Street**  
**(Southeast corner of North Royal Street and St. Michael Street).**

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

On June 7, 2021, the Board of Zoning Adjustment considered your request for a **Sign Variance to allow two individual store front wall signs for a business in a T-6, Mixed-Use of High Intensity Sub-District of the Downtown Development District; the Zoning Ordinance limits businesses to one individual store front wall sign in a T-6, Mixed-Use of High Intensity Sub-District of the Downtown Development District.**

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

- 1) Approving the variance will not be contrary to the public interest in that it will allow for signage replacement smaller in size than that existing on the subject site;**
- 2) Special conditions (the double street frontage of the subject site) exist such that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship; and**
- 3) The spirit of the chapter shall be observed, and substantial justice shall be done to the applicant, the surrounding neighborhood, and the public in general by granting the variance because it will provide for easy recognition of a business name change.**

**64 North Royal Street**

**June 8, 2021**

**Page 2 of 2**

**The Approval is subject to the following conditions:**

- 1) signage to comply with the types and sizes as submitted with this application;**
- 2) obtaining of the necessary sign permits for all signage; and**
- 3) full compliance with all other 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 **December 7, 2021**, the variance will expire and become null and void.

For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By:



Marie York, Principal Planner