



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

September 17, 2021

Stephen Howle
1812 Old Shell Road
Mobile, AL 36607

Re: #6406/6383/4797/4783/671
(Case #BOA-001703-2021)
Stephen Howle
1812 Old Shell Road
(North side of Old Shell Road, 105'± East of Shell Road Place).

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

On September 13, 2021, the Board of Zoning Adjustment considered your request for a **Sign Variance to allow suspended signage outside a historic district in a B-2, Neighborhood Business District; the Zoning Ordinance does not allow suspended signage outside a historic district in a B-2, Neighborhood Business District.**

After discussion, the Board determined the following Findings of Fact for Approval of the requests:

- 1) Approving the variance request will not be contrary to the public interest due to the fact that it will be in keeping with the applicant's intent to convey an image in keeping with the nearby historic district;**
- 2) Special conditions appear to exist, primarily the all-glass commercial unit facades, minimal awning thickness, and residential use above the awning, such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship;**
- 3) That the spirit of the chapter shall be observed, and substantial justice done to the applicant and the surrounding neighborhood by granting the variance in that it will allow businesses in a historic-designed development proper identification which would ordinarily not be possible under standard regulations.**

The approval is subject to the following conditions:

- 1) limitation of the signage to a height of 20 inches each;**
- 2) provision of a minimum of eight (8) feet above grade to the bottom of the signs;**
- 3) the obtaining of the proper sign permit for each sign; and**

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4) 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 **February 2, 2022**, 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
Marie York, Principal Planner