



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

December 5, 2014

Modern Signs, LLC
P. O. Box 81174
Mobile, AL 36689

Re: **#5929**
(Case #ZON2014-02162)
Modern Signs LLC
1854-B East I-65 Service Road North
(East side of East I-65 Service Road North, 550'± North of First Avenue).

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

On December 1, 2014, the Board of Zoning Adjustment considered your request for **Sign Variance to allow a second freestanding sign on a multi-tenant commercial site with 559 linear feet of street frontage in an I-1, Light Industry District** at the above referenced location.

After discussion, the Board approved the request, finding that:

- 1) Approving the variance request will not be contrary to the public interest given the fact that adequate signage for any business is necessary to both the business owner and customers;**
- 2) Special conditions appear to exist, including the current site condition and lease agreement, that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and**
- 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 since not approving the variance would result in a continued unnecessary hardship for the business owner and potential customers due to an insufficient amount of signage.**

The approval is subject to the following conditions:

- 1) **Obtainment of the proper permitting for any proposed signage and sign structures.**

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.

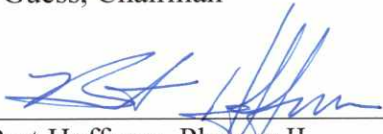
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before June 1, 2015, the **Sign Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:


Bert Hoffman, Planner II

cc: The Paterson Company, Inc.
Byrd Surveying, Inc.

/lw