



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

June 9, 2017

Wrico Signs, Inc.
3345 Halls Mill Road
Mobile, AL 36606

Re: #6107/5795/5430/4765/4557/4493/4402
(Case #BOA-000037-2017)
Wrico Signs, Inc. for Bender Real Estate Group
63 South Royal Street
(East side of South Royal Street at the East terminus of Conti Street.)

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

On June 6, 2017, the Board of Zoning Adjustment considered your request for a **Sign Variance to allow a 3' tall Individual Storefront sign in a T-6 Sub-District in the Downtown Development District** at the above referenced location.

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

- 1) Based on the fact that the proposed sign is for over-all site identification, the variance will not be contrary to the public interest;**
- 2) These special conditions (the site is a 13-story tall building with virtually no upper-story signage recognition from nearby street level) exist such 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 in that similar Sign Variances for increased signage allowances have been approved for larger-scale buildings in the downtown area.**

The approval is subject to the following conditions:

- 1) obtaining of approval for the proposed sign by the Consolidated Review Committee (CRC);**
- 2) obtaining of a sign permit for the proposed sign; and**
- 3) full compliance with all other municipal codes and ordinances.**

Wrico Signs, Inc. for Bender Real Estate Group

June 9, 2017

Page 2

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 5, 2017, the will expire and the **Sign Variance** become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen

Deputy Director of Planning & Zoning

cc: John Olszewski, City of Mobile

/lw