



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

August 10, 2018

Richard Armstrong
Modern Signs
P.O. Box 874
Orange Beach, AL 36561

Re: #6198/5595/3092/2945/2438
(Case #BOA-000597-2018)
Richard Armstrong / Modern Signs, LLC
5753 Old Shell Road
(Southeast corner of Old Shell Road and Long Street).

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

On August 6, 2018, the Board of Zoning Adjustment considered your request for an **Off-Premise Sign Variance to allow an off-premise tenant panel for a hotel in a B-2, Neighborhood Business District** at the above referenced location.

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

- 1) The variance will not be contrary to the public interest;**
- 2) Special conditions exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and**
- 3) The spirit of the chapter shall be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance.**

The approval is subject to the following condition:

- 1) Full compliance with the sign permit requirements for the proposed signage.**

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.

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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 6, 2019, the **Off-Premise 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: _____



Margaret Pappas

Deputy Director of Planning & Zoning

Cc: Kleban Shed, LLC