



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

June 10, 2016

Carrie Day/Chris Murphy
Goodwyn, Mills & Cawood, Inc.
P.O. Box 242128
Montgomery, AL 36124

Re: #6041/5825/5722/5644/4775/4631/1836
(Case #ZON2016-01026)
Brant Hill – Retirement Systems of Alabama (Chris Murphy, Agent)
107 St. Francis Street
(South side of St. Francis Street, extending from North Royal Street to St. Joseph Street).

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

On June 6, 2016, the Board of Zoning Adjustment considered your request for **Sign Variance to allow two hanging blade signs for a single business in a Downtown Development District T6 Sub-District**; the Zoning Ordinance only allows one hanging blade sign for each business in Downtown Development District T6 Sub-District at the above referenced location.

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

- 1) Approving the variance will not be contrary to public interest in that there will be one 10 square foot hanging blade sign located on two street frontages of the 424-foot tall structure;
- 2) Special conditions appear to exist and there may be hardships present that make the placement of a second hanging blade sign necessary in order to properly direct patrons to the interior-located restaurant establishment; and
- 3) The spirit of the chapter shall be observed and substantial justice shall be done to the surrounding area by granting the variance because increasing the allowable area for signage and the number of signs on tall, skyscraper buildings has been a common characteristic exhibited by taller, multi-tenant structures within the DDD in recent years.

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The approval is subject to the following conditions:

- 1) Approval of the Consolidated Review Committee (CRC);
- 2) Submittal of Sign Permit Application for each sign; 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 6, 2016, 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, Principal Planner

cc: Brant Hill - Retirement Systems of Alabama

/lr