



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

June 8, 2021

Ben Cummings
Cummings Architecture Corporation
1 Houston Street
Mobile, AL 36606

Re: #6386/2920/1658
(Case #BOA-001605-2021)
Cummings Architecture Corp.
1501 Old Shell Road
(Southeast corner of Old Shell Road and North Catherine Street).

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

On June 7, 2021, the Board of Zoning Adjustment considered your request for a **Sign Variance to allow a second freestanding monument sign for a single-tenant church school site in an R-1, Single-Family Residential District; the Zoning Ordinance limits a single-tenant church school site to one freestanding monument sign in an R-1, Single-Family Residential District.**

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

- 1) Approving the variance will not be contrary to the public interest in that it will not contribute to signage clutter within a historic district or on the subject site;**
- 2) Special conditions (the over-all size and configuration of the subject site) exist such that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship; and**
- 3) The spirit of the chapter shall be observed, and substantial justice shall be done to the applicant and surrounding neighborhood by granting the variance because it will allow for site identification from two different and very distant signage points.**

The Approval is subject to the following conditions:

- 1) obtaining the necessary sign permit for the sign; and**
- 2) full compliance with all other municipal codes and ordinances.**

1501 Old Shell Road

June 8, 2021

Page 2 of 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 7, 2021**, 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