



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

February 14, 2022

Stephanie Nowell
3200 N. Highway 45 N
Meridian, Mississippi 39305

Re: #6442/6026/5917
(Case #BOA-001938-2022)
Mitchell Signs, Inc (Stephanie Nowell, Agent)
106 St. Francis Street
(Northwest corner of St. Francis Street and North Royal Street).

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

On February 7, 2022, the Board of Zoning Adjustment considered your request for a **Sign Variance to allow increased size for upper building signs, increased number of upper building signs for a building less than 10 stories tall, and internally illuminated signage in a T-6 Sub-District of the Downtown Development District, and within a Historic District; the Zoning Ordinance limits the size of upper building signs and the number of building signs, and does not allow internally illuminated signage in a T-6 Sub-District of the Downtown Development District, and within a Historic 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 the signs have been approved by the Architectural Review Board (ARB) and the fact that adequate signage visibility for any business is necessary to both the business owner and customers alike;**
- 2) Special conditions appear to exist, including the building size, location within a downtown environment, and prior ARB signage approval, that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship; and**
- 3) That the spirit of the chapter shall be observed, and substantial justice shall be done to the applicant and surrounding neighborhood by granting the variance since not approving the variance would result in an unnecessary hardship for the business owner due insufficient signage recognition.**

The Approval is subject to the following conditions:

- 1) signage to comply with the types and sizes as submitted with this application;**
- 2) obtaining of the necessary sign permits; 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 **August 7, 2022**, 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