



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

August 8, 2016

Morgan Signs
11560 Investor Avenue
Baton Rouge, LA 70809

Re: #6052/1416
(Case #ZON2016-01433)
Morgan Signs
3004 Airport Boulevard
(North side of Airport Boulevard, 125'± West of South Sage Avenue, extending to the West side of South Sage Avenue, 125'± North of Airport Boulevard).

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

On August 1, 2016, the Board of Zoning Adjustment considered your request for **Sign Variance to allow three wall signs in addition to one freestanding sign (four signs, total) at a single-tenant site in a B-2, Neighborhood Business District** at the above referenced location.

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

- 1) Approving the variance will be contrary to public interest in that the Zoning Ordinance only allows three signs on a single commercial site in order to protect the health, safety, and welfare of the citizens of the City of Mobile and the general aesthetics of the city by providing uniform standards for the locations, spacing, height, setback, lighting, and other regulations of off-premise and on-premise signs within the city;
- 2) Special conditions do not exist and there are no hardships which exist that make the placement of two (2) additional wall signs necessary, as conforming to the uniformity set by the national standard does not equate to a hardship; and
- 3) The spirit of the chapter shall not be observed and substantial justice shall not be done to the surrounding neighborhood by granting the variance because the subject site can be developed without the need for a variance as the two (2) additional wall signs can be eliminated or combined with the current wall logo signs submitted for permitting in order to reflect compliance with the Zoning Ordinance.

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

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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.

For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT
William Guess, Chairman

By:


Bert Hoffman, Principal Planner

cc: Kenneth Freed
Polysurveying & Engineering, Inc.

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