



THE CITY OF MOBILE, ALABAMA  
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

May 5, 2017

Mobile First Church of the Nazarene  
669 Azalea Road  
Mobile, AL 36609

**Re: #6106/5990/5149**  
**(Case #BOA-000063-2017)**  
**Mobile First Church of the Nazarene**  
**669 Azalea Road**  
(North side of Azalea Road, 570'± East of Village Green Drive).

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

On May 1, 2017, the Board of Zoning Adjustment considered your request for a **Sign Variance to allow a digital sign at a church in an R-1, Single-Family Residential District and within 300' of other R-1, Single-Family Residential properties; the Zoning Ordinance does not allow digital signs in an R-1, Single-Family Residential District and requires a minimum of 300' from other residentially zoned property at the above referenced location.**

**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 proposed sign will be oriented towards traffic on Azalea Road, rather than residential properties across the street;**
- 2) special conditions do exist and there are hardships which exist in that the closest residential structure is located more than 300' from the proposed sign; and**
- 3) the spirit of the chapter shall be observed and substantial justice shall be done to the surrounding neighborhood by granting the variance because the surrounding properties are predominately commercial.**

**The approval is subject to the following conditions:**

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- 1) sign must be located behind the existing freestanding sign to be replaced;
- 2) sign to be oriented towards traffic along Azalea Road;
- 3) removal of the existing freestanding daycare sign; and
- 4) the sign is restricted to a static image after sunset.

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 November 1, 2017, 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: Marie York  
Marie York, Planner II

cc: Wattier Surveying, Inc.

/lr