



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

March 8, 2018

LA Signs
P.O. Box 1591
Theodore, AL 36590

Re: #6165
(Case #BOA-000415-2018)
Alan Chastain – L A Signs
1124 Hillcrest Road
(West side of Hillcrest Road, 350'± South of Johnston Lane.)

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

On March 5, 2018, the Board of Zoning Adjustment considered your request for a **Sign Variance to allow a digital electronic message center sign within 300' of residentially zoned property in a B-2, Neighborhood Business District** at the above referenced location.

After discussion the Board found the following findings of facts for approval:

- 1) Based on the fact that the site is isolated from residentially-used properties, the variance will not be contrary to the public interest;**
- 2) These special conditions (nearby residentially zoned property along Hillcrest Road is developed commercially and residentially zoned property to the rear is isolated from view of the proposed sign) exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and**
- 3) That the spirit of the chapter shall be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance in that the sign will not be visible to any residentially used property.**

Therefore, the digital electronic message center sign request is recommended for approval, subject to the following conditions:

- 1) obtaining of a sign permit;**
- 2) obtaining of an electrical permit; and**
- 3) full compliance with all other municipal codes and ordinances.**

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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 September 5, 2018, 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: Randall Woodham