



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

June 10, 2016

Costorde LLC  
9764 Whithorn Drive  
Houston, TX 77095

Re: #6045/3910/3903  
(Case ZON2016-01154)  
Costorde, LLC  
2700, 2702, & 2706 Spring Hill Avenue  
(Northwest corner of Spring Hill Avenue and Mobile Street).

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

On June 6, 2016, the Board of Zoning Adjustment considered your request for **Sign Variance to allow a total of seven (7) signs for a single business site including digital gas pricers within 300' of residentially zoned property in a B-3, Community Business District; the Zoning Ordinance allows a total of three (3) signs for a single business site and requires all digital signs to be a minimum of 300' from all residentially zoned properties at the above referenced location.**

**After discussion, the Board determined the followings findings of fact for Approval for the request to allow digital gas pricers:**

- 1) approving the variance will not be contrary to the public interest in that the digital sign regulations are not, in the Board's opinion, applicable to fuel price signs;
- 2) special conditions exist and there are hardships which exist, in that the Board is of the opinion that the digital sign regulations are not applicable to fuel price signs, such that the 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 surrounding neighborhood by granting the variance because proposed digital fuel price signs will not be a detriment to the neighborhood.

**The approval for the pylon-mounted digital gas pricer sign is subject to the following conditions:**

- 1) completion of the Subdivision process;
- 2) submission of a sign permit application;

- 3) submission of an electrical permit; and
- 4) full compliance with Section 64-11 of the Zoning Ordinance, and all other municipal codes and ordinances.

The Board also determined the followings findings of fact for Approval of the request to allow a total of six (6) signs:

- 1) approving the variance will not be contrary to the public interest in that the site is located at an intersection where additional signage is needed to inform the public about the opportunity to make a safe turn into the subject site;
- 2) special conditions do exist and there are hardships which exist that make the placement of six (6) signs necessary due to the site having two street frontages; 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 proposed signage is similar to that of other convenience stores in the area.

The approval for the six signs is subject to the following conditions:

- 1) obtaining a sign permit for each sign; and
- 2) full compliance with Section 64-11 of the Zoning Ordinance, and 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 December 6, 2016, 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: Burroughs, Renwick F. & Genae L.  
Sahori Properties IV LLC an Alabama Limited Liability  
Byrd Surveying, Inc  
Harbinger Signs of the Future

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