



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

April 10, 2014

LL&T
P. O. Box 143
Wilmer, AL 36587

Re: #5886
(ZON2014-00506)
LL&T Properties, LLC
8010 Airport Boulevard
(North side of Airport Boulevard, 150'± West of the North terminus of Dawes Road)

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

On April 7, 2014, the Board of Zoning Adjustment considered your request for **Sign Variance to allow two freestanding signs at a multi-tenant commercial site with less than 600 linear feet of street frontage in a B-3, Community Business District** at the above referenced location.

After discussion, the Board approved the request, finding that:

- 1) Approval of the variance will not be contrary to the public interest due to the existing conditions of adjacent properties being similar to the site in question;
- 2) Special conditions, including the location of the existing sign and the time frame of the tenant, do exist such that a 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 the proposal will be consistent with other existing signs for nearby businesses.

The approval is subject to the following conditions:

- 1) Obtainment of the appropriate sign permit;
- 2) Completion of the subdivision of the property within 8 months, to create a lot for the property that will accommodate the proposed sign size, or removal of the sign if the subdivision process is not completed;
- 3) Sign height to be no greater than 20 feet due to Mobile Airport Authority related requirements; and
- 4) 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.

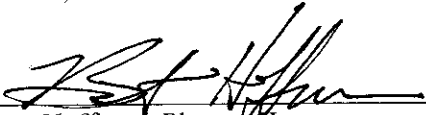
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before October 7, 2014, the **Sign Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:


Bert Hoffman, Planner II

cc: Frank A. Dagley & Associates, Inc.

/lw