



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

March, 10, 2017

Pan American Engineers, LLC
1717 Jackson Street
Alexandria, LA 71301

Re: **#6094**
(Case #ZON2017-00260)
Pan American Engineers, LLC
5383 US Highway 90 West
(East side of US Highway 90 West, 28'± North of Halls Mill Road).

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

On March 6, 2017, the Board of Zoning Adjustment approved your extension request for a **Sign Variance to allow five wall signs and a freestanding sign exceeding 200 square feet per face for a single-tenant commercial site in a B-3, Community Business District; the Zoning Ordinance allows two wall signs and a freestanding sign not exceeding 200 square feet per face for a single-tenant commercial site in a B-3, Community Business District** at the above referenced location.

After discussion, the Board voted to approve three gas pricers on the canopy with a freestanding sign of a compliant size (200 square feet or less). The Board finds the following findings of fact:

- 1) approving the variance will not be contrary to the public interest in that the gas pricers will allow for visibility from both Halls Mill Road and U.S. Highway 90 West;
- 2) special conditions do exist and there are hardships which exist that make the presence of additional signage necessary; 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 of the need to provide visibility to traffic.

Pan American Engineers, LLC

March 10, 2017

Page 2

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 6, 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: Marie York
Marie York, Planner II

cc: LADAS Land & Development
Bechtler Greenfield Surveying, LLC.

/lr