



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

July 14, 2017

Costorde LLC  
9764 Whithorn Drive  
Houston, TX 77095

**Re: #6122/6121/6045**  
**(Case #BOA-000138-2017)**  
**Fikes Wholesale Inc. (Costorde LLC, Authorized Agent)**  
**2704 Spring Hill Avenue**  
**(Northwest corner of Spring Hill Avenue and Mobile Street).**

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

On July 10, 2017, the Board of Zoning Adjustment considered your request for a **Sign Variance to allow a total of six (6) signs for a single business site including digital gas pricers within 300' of residentially-zoned property in a B-3, Community Business District** at the above referenced location.

**After discussion, the Board determined the followings findings of fact for Approval:**

- 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 done to the surrounding neighborhood by granting the variance because the proposed digital fuel price signs will not be a detriment to the neighborhood.**

**Therefore, the pylon-mounted digital pricer 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.

Staff recommends to the Board the following finding of facts 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, and a similar variance was previously approved for the subject site.

The approval for the six (6) signs is subject to the following conditions:

- (1) obtaining a sign permit for each sign;
- (2) obtaining an electrical permit for each illuminated sign; and,
- (3) 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.

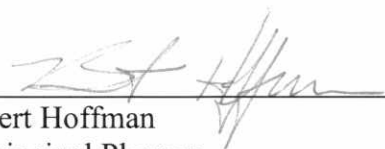
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before January 10, 2018, the **Sign Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By:

  
Bert Hoffman  
Principal Planner

cc: Infinity Engineering Group, LLC  
/lr