



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

****CORRECTED****

October 7, 2016

Alco Signs, Inc.
P. O. Box 1243
Grand Bay, AL 36541

Re: #6057/5646
(Case #ZON2016-01760)
Alco Signs Inc.
2101 & 2103 Airport Boulevard
(South side of Airport Boulevard between Mohawk Street and Glenwood Street).

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

On October 3, 2016, the Board of Zoning Adjustment considered your request for a **Sign Variance to allow a digital sign less than 300' from residentially zoned property in a B-3, Community Business District; the Zoning Ordinance requires all digital signs to be a minimum of 300' from residentially zoned property** at the above referenced location.

After discussion, the board determined the following findings of fact for Denial:

- 1) Approving the variance will be contrary to public interest in that the Zoning Ordinance does not allow digital signs within 300' of residentially zoned property in order to protect the health, safety, and welfare of the citizens of the City of Mobile and the general aesthetics of the city by providing uniform standards for the locations, spacing, height, setback, lighting, and other regulations of off-premise and on-premise signs within the city;**
- 2) Special conditions do not exist and there are no hardships which exist that make the placement of digital signs necessary; the applicant has the option of a non-digital sign at this location;**
- 3) The spirit of the chapter shall not be observed and substantial justice shall not be done to the surrounding neighborhood by granting the variance because the subject site can be developed without the need for a variance as the digital sign can be eliminated in order to reflect compliance with the Zoning Ordinance.**

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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.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:


Bert Hoffman, Principal Planner

cc: USAAUA, LLC.
Cummings Architecture Corporation

/lr