



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

****CORRECTED****

October 7, 2016

Liz Garza
119 Dauphin St.
Mobile, AL 36602

Re: #6059
(Case #ZON2016-01807)
Liz Garza
119 Dauphin Street
(South side of Dauphin Street, 85'± East of St Emanuel 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 an unclassified wall sign in a T-5.2 Zoning Sub-District in the Downtown Development District**; the Zoning Ordinance requires a wall sign to be either an Upper Building, an Individual Storefront, or a Painted Sign, the proposed signage does not meet the criteria for any of those signs in a T-5.2 Zoning Sub-District in the Downtown Development District at the above referenced location.

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

- 1) Approving the variance will not be contrary to public interest in that the Board has approved sign types not addressed by the Downtown Development District Code, yet necessary due to the unusual circumstances of each site;
- 2) Special conditions appear to exist and there may be hardships present that make the increased height and placement of the unclassified sign necessary in order to encourage patronage by pedestrians at street level; and
- 3) The spirit of the chapter shall be observed and substantial justice shall be done to the surrounding area by granting the variance because the changes to the façade of the building over the past 50+ years have created an unusual architectural condition not anticipated by the Downtown Development Code.

The approval is subject to the following conditions:

- 1) Architectural Review Board Approval;
- 2) Obtainment of a Sign Permit prior to installation; and
- 3) Full compliance with 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 April 3, 2017, 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: Naman, David John & Leanne C., Naman An Undiv ½ Int & Emile Anthony Naman
Naman, David John & Mary, Margaret Naman Monahan

/lr