



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

August 7, 2015

Gregory Bone  
860 South Warren Street  
Mobile, AL 36603

**Re: #5991**  
**(Case #ZON2015-01642)**  
**Gregory Bone/Mount Sinai Missionary Baptist Church**  
**860 South Warren Street**  
(Northwest corner of South Warren Street and North Carolina Street).

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

On August 3, 2015, the Board of Zoning Adjustment considered your request for **Sign Variance to allow a digital sign at a church in an R-1, Single-Family Residential District and within 300' of other residentially zoned properties** at the above referenced location.

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

- 1) **Based on the fact that a hardship regarding the need for a digital LED sign was not clearly presented, granting the variance will be contrary to the public interest because it has been determined by the adoption of specific regulations by the City Council that digital message boards should not be allowed in residential districts;**
- 2) **Special conditions do not appear to exist with the site and that the literal enforcement of the provisions of the chapter will result in an unnecessary hardship, as there appears to be no apparent hardship; and**
- 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 existing sign and proposed digital signage can be redesigned and/or oriented to fit within the parameters of the sign regulations as defined by the Zoning Ordinance.**

**Gregory Bone/Mt. Sinai Missionary Baptist Church**

**August 7, 2015**

**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.

For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By:   
Bert Hoffman, Planner II

cc: Mt. Sinai Baptist Church  
Advantage LED Signs

/lw