



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

March 9, 2020

Wrico Signs Inc. for Conn's Home Plus
3345 Halls Mill Rd
Mobile, AL 36606

Re: #6311/5363
(Case #BOA-001202-2020)
Wrico Signs (Conn's Home Plus)
3250 Airport Boulevard
(Northeast corner of Airport Boulevard and Interstate 65).

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

On March 2, 2020, the Board of Zoning Adjustment considered your request for a **Sign Variance to allow informational wall signs larger than 20 square feet and temporary vehicular signage in a B-3, Community Business District; the Zoning Ordinance limits informational wall signs to 20 square feet, and does not allow vehicular signage in a B-3, Community Business District.**

After discussion, the Board determined the following Findings of Fact for Approval of a Sign Variance to allow increased informational wall signs larger than 20 square feet for a business on a multi-tenant site in a B-3, Community Business District:

- 1) Approving the variance request will not be contrary to the public interest due to the fact that it will allow a fair opportunity for location identification;**
- 2) Special conditions appear to exist, primarily the distance from the public right-of-way, such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and**
- 3) That the spirit of the chapter shall be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance in that it will allow a business public street visibility which would ordinarily not be possible under existing conditions.**

The approval is subject to the following conditions:

- 1) limitation of the signs to the sizes as submitted in the application;**
- 2) the obtaining of the proper sign permits for the signs; and**
- 3) full compliance with all municipal codes and ordinances.**

After discussion, the Board determined the following Findings of Fact for Approval of the request to allow temporary vehicular signage in a B-3, Community Business District.

- 1) The variance will not be contrary to the public interest;
- 2) Special conditions exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and
- 3) The spirit of the chapter shall be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance.

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 2, 2020, 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: Springdale Stores, Inc