

APPLICATION NUMBER

5185/5138

A REQUEST FOR

**SIGN VARIANCE TO ALLOW A SECOND
FREESTANDING SIGN; A MAXIMUM OF ONE
FREESTANDING SIGN IS ALLOWED ON A SINGLE-
TENANT SITE**

LOCATED AT

2050 GOVERNMENT STREET

(Area bounded by Government Street to the South, Airport Boulevard to the North and Williams Street and the Illinois Central Gulf Railroad right-of-way to the East)

APPLICANT/AGENT

J. STEPHEN HARVEY

OWNER

LOOP DEVELOPMENT COMPANY, L.L.C.

BOARD OF ZONING ADJUSTMENT

JUNE 2003

The applicant is requesting a Sign Variance to allow a second freestanding sign; a maximum of one freestanding sign is allowed on a single-tenant site.

The purpose of this application is to allow an additional double-sided freestanding sign (monument type, 67 square feet per side) along Airport Boulevard. The owner also plans to install a double-sided pylon sign (125 square feet per side) along Government Boulevard.

The owner's predecessor (GHK Developments, Inc.) applied for this very same Sign Variance at the Board's October 2002 meeting. The Board granted the variance with the condition of preserving a 48-inch tree and a 19-inch pine tree and the owner is requesting the same variance without these conditions. First, the 48-inch tree as shown on the site plan submitted with the previous application is really a cluster tree, nor is it a heritage tree. Also, the owner has proposed a landscape plan, which would more than compensate for these two trees.

The Zoning Ordinance states that no variance shall be granted where economics are the basis for the application. Additionally, no variance shall be granted unless the Board is presented with sufficient evidence to find that the variance will not be contrary to the public interest, and that special conditions exist such that a literal enforcement of the Ordinance will result in an unnecessary hardship. The Ordinance also states that a variance should not be approved unless the spirit and intent of the Ordinance is observed, and substantial justice done to the applicant and the surrounding neighborhood.

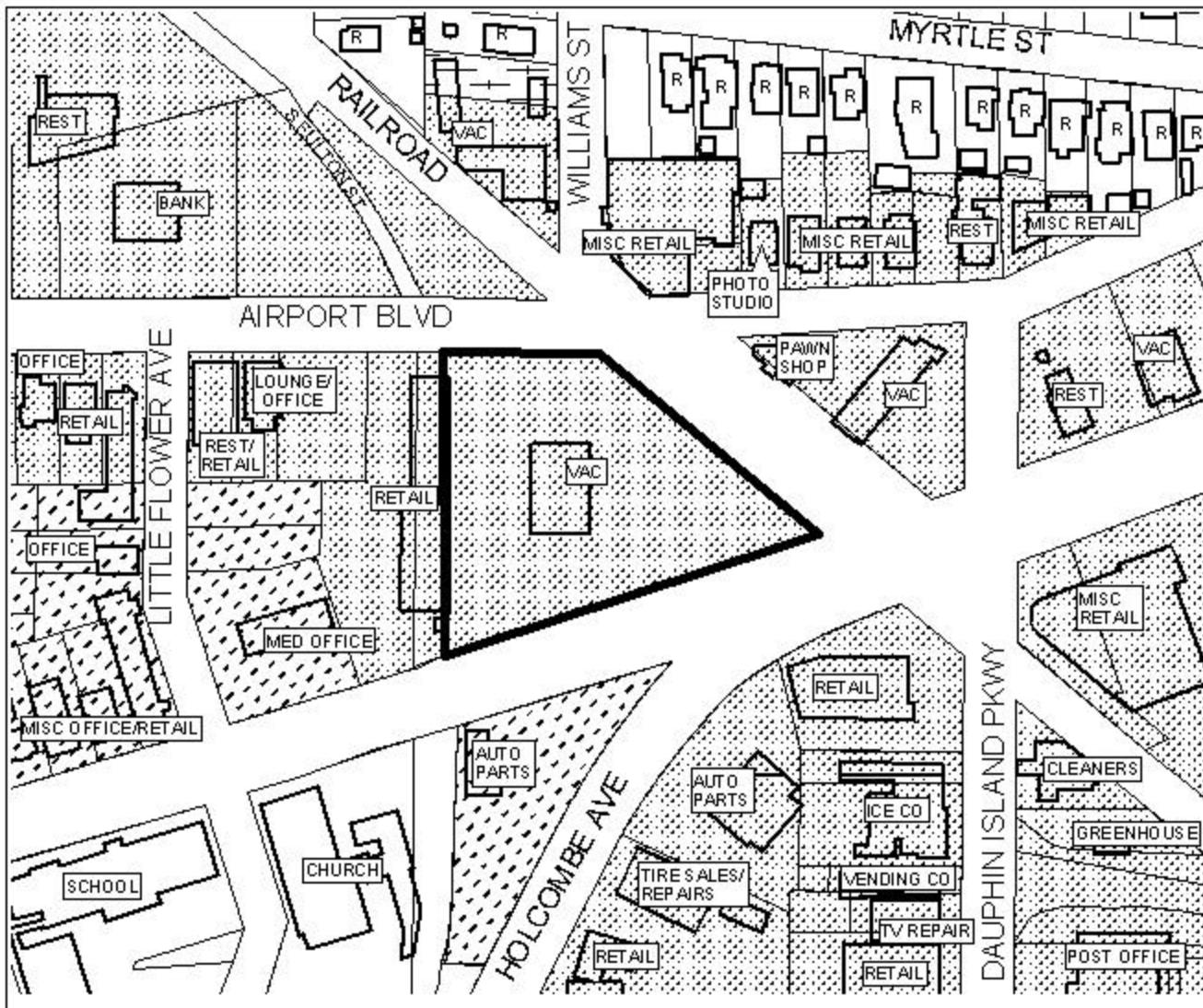
The Sign Regulations were adopted to enhance the aesthetic beauty of the city of Mobile, to allow signs appropriate to the planned character of each zoning district, to afford the business community equal and fair opportunity to advertise and promote its products and services without discrimination of one over the other, and to protect the rights of citizens to enjoy Mobile's natural scenic beauty. In this particular case, the unique configuration of the lot does present a hardship if the Sign Regulations were strictly applied. It should also be noted that Government Boulevard and Airport Boulevard are major streets that support high traffic numbers, and that proper signage could readily direct hesitant drivers to their proper destinations. Furthermore, Urban Forestry is in agreement with the removal of these trees, and the landscape and tree plan submitted with the application would more than satisfy the requirements of the Zoning Ordinance.

RECOMMENDATION 5185/5138

Date: June 2, 2003

Based upon the preceding, this application is recommended for approval.

BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous retail.

APPLICATION NUMBER 5185/5138 DATE June 2, 2003

APPLICANT J. Stephen Harvey

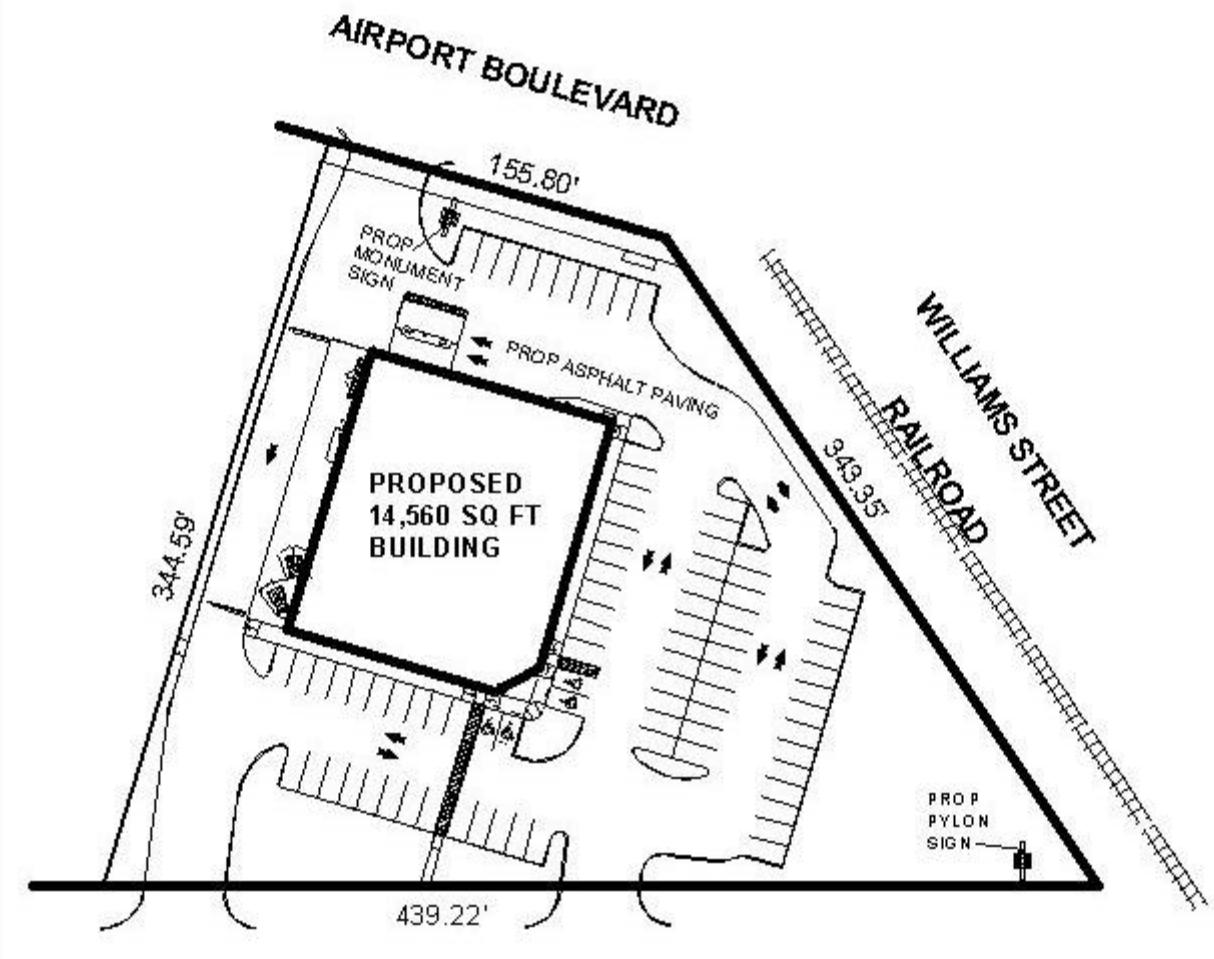
REQUEST Sign Variance

LEGEND



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SITE PLAN



GOVERNMENT STREET

The site is the area bounded by Government Street to the South, Airport Boulevard to the North, and Williams Street and the Illinois Central Gulf Railroad right-of-way to the East. The plan illustrates the existing building and sign, along with the proposed building, parking, and sign.

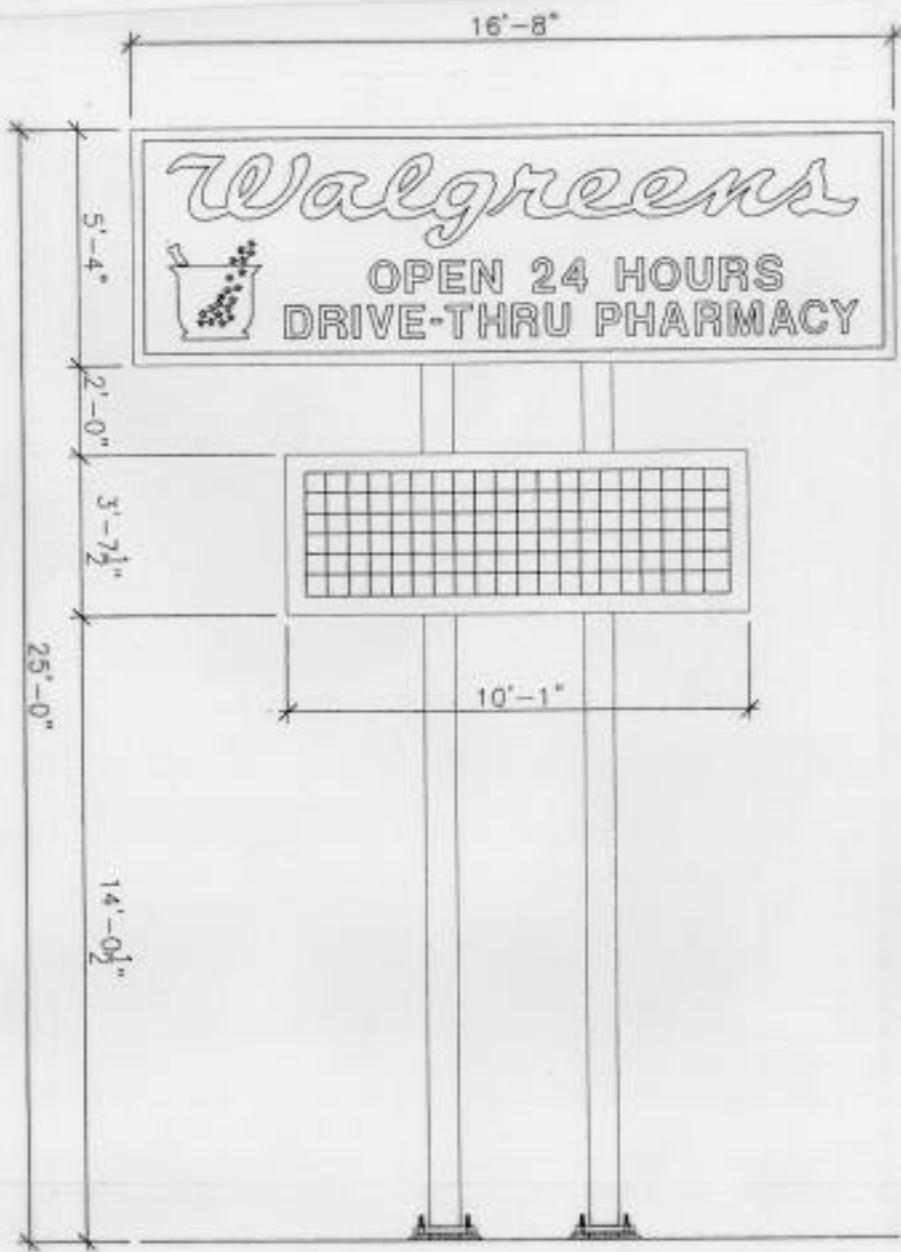
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USE/REQUEST Sign Variance



SIGN DETAIL



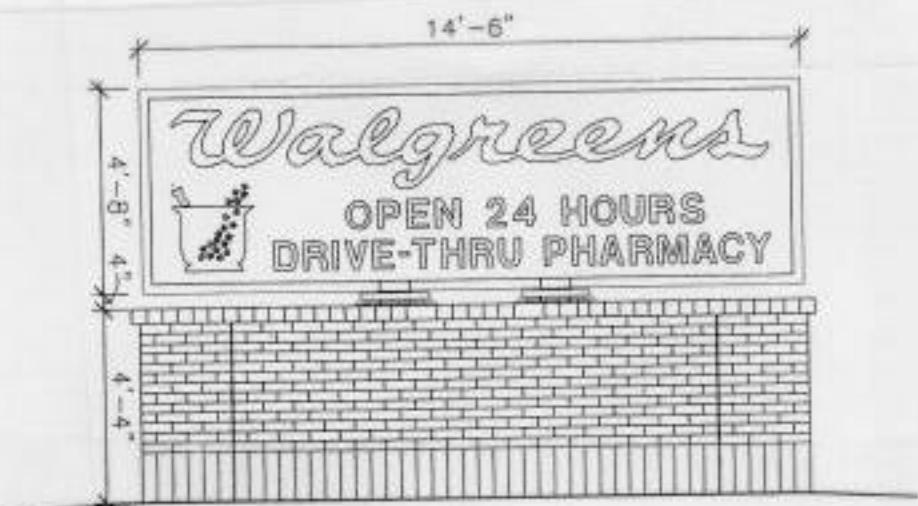
APPLICATION NUMBER 5185/5138 DATE June 5, 2003

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USE/REQUEST Sign Variance



SIGN DETAIL



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USE/REQUEST Sign Variance

