

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: March 14, 2011**

<u>CASE NUMBER</u>	5661/5550/5345
<u>APPLICANT NAME</u>	Austal USA, LLC (Thompson Engineering, Agent)
<u>LOCATION</u>	100 Dunlap Drive (Southeast corner of Addsko Road and Dunlap Drive)
<u>VARIANCE REQUEST</u>	SIGNAGE: Sign Variance to allow two additional wall signs (471 square feet and 443 square feet) in an I-2, Heavy Industry District.
<u>ZONING ORDINANCE REQUIREMENT</u>	SIGNAGE: The Zoning Ordinance allows three signs with each allowed to be up to 30% of the usable wall area or 350 square feet, whichever is less, in an I-2, Heavy Industry District.
<u>ZONING</u>	I-2, Heavy Industry District.
<u>AREA OF PROPERTY</u>	545,100 Square Feet / 12.5± Acres
<u>TRAFFIC ENGINEERING COMMENTS</u>	No comments.
<u>CITY COUNCIL DISTRICT</u>	District 2

ANALYSIS The applicant is requesting a Sign Variance to allow two additional wall signs (471 square feet and 443 square feet) in an I-2, Heavy Industry District; the Zoning Ordinance allows three signs with each allowed to be up to 30% of the usable wall area or 350 square feet, whichever is less, in an I-2, Heavy Industry District.

The applicant is requesting the increased square footage due to the size of the proposed ship fabrication building and its location within an industrial complex. The two end walls where the signs are proposed to be located will be 17,350 square feet each, and a 350 square-foot maximum sign allowance would be approximately 2% of the total wall space. The 471 square-foot sign on the West wall would occupy 2.7% of the wall space, and the 443 square-foot sign on the East wall would occupy 2.6% of the wall space. The applicant states that the location of the fabrication building in relationship to the interstate highway and the Mobile River necessitates signs on the East and West walls exceeding the allowable limits. It is also argued that the fact that the location is surrounded by heavy industry with existing signage exceeding the allowable

limits would indicate that the proposed signage does not violate the spirit and intent of the Zoning Ordinance.

The Zoning Ordinance states that no variance shall be granted where economics are the basis for the application; and, 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.

Variances are not intended to be granted frequently. The applicant must clearly show the Board that the request is due to very unusual characteristics of the property and that it satisfies the variance standards. What constitutes unnecessary hardship and substantial justice is a matter to be determined from the facts and circumstances of each application.

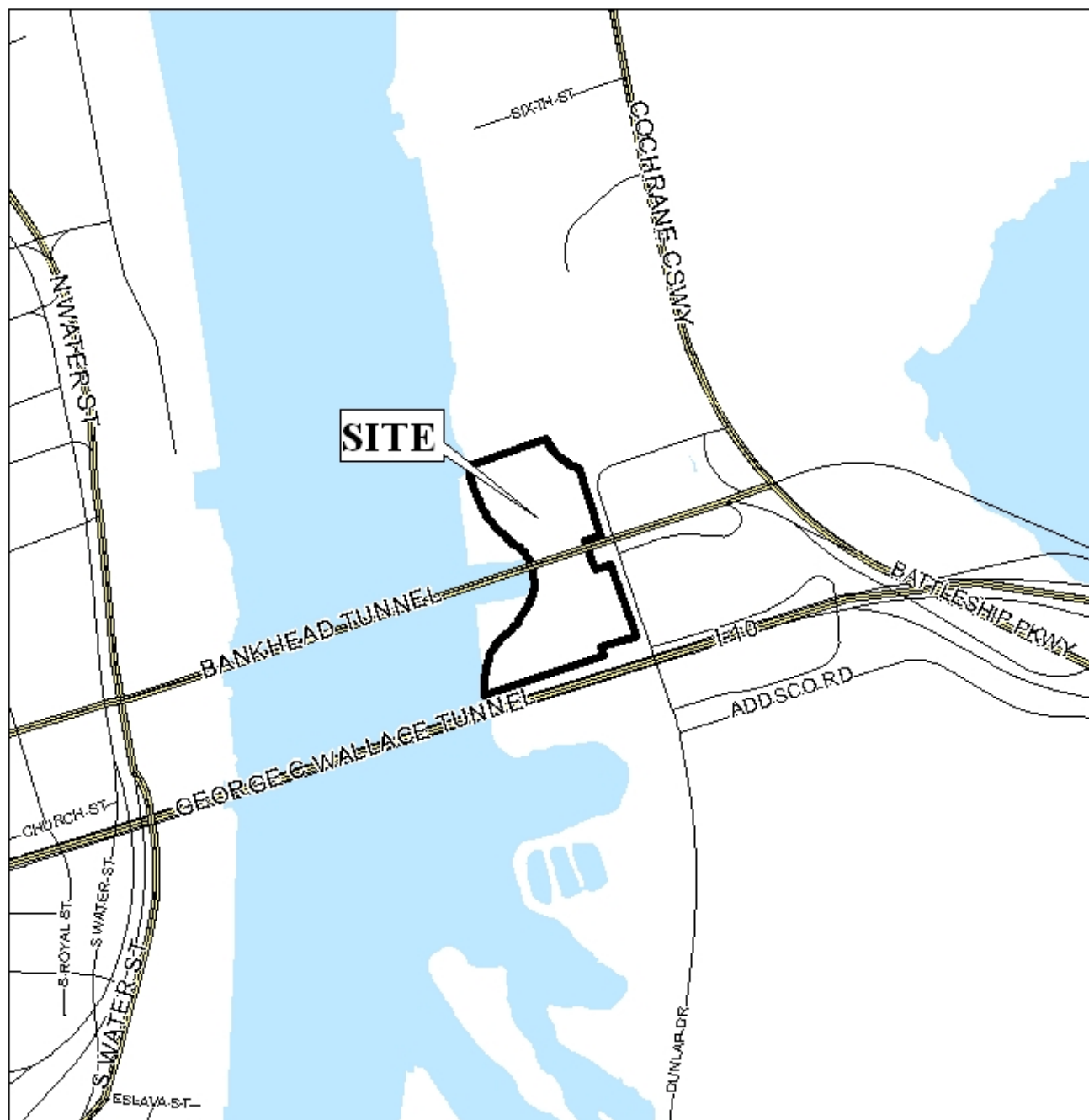
The purpose of the Sign Regulation Provisions is to promote the economic well-being of the entire Mobile community by creating a favorable physical image, to afford the business community an equal and fair opportunity to advertise and promote products and services, and to protect the right of the citizens to enjoy Mobile's natural scenic beauty.

The applicant has been granted two previous variances for wall signage exceeding the maximum allowable square footage, each time for proposed facilities expansion. The information provided regarding the size of the proposed structure, as well as its proximity to the interstate and Mobile River, may indicate that a literal application of the Sign Regulations could result in an unnecessary hardship to the property. As a further expansion is now proposed, coupled with the fact that the signage would occupy a maximum of 2.7% of the end wall square footage, there may be special conditions associated with the site that would justify the granting of a variance.

RECOMMENDATION Based upon the preceding, this application is recommended for approval, subject to the following condition:

- 1) the obtaining of a sign permit for each sign.

LOCATOR MAP



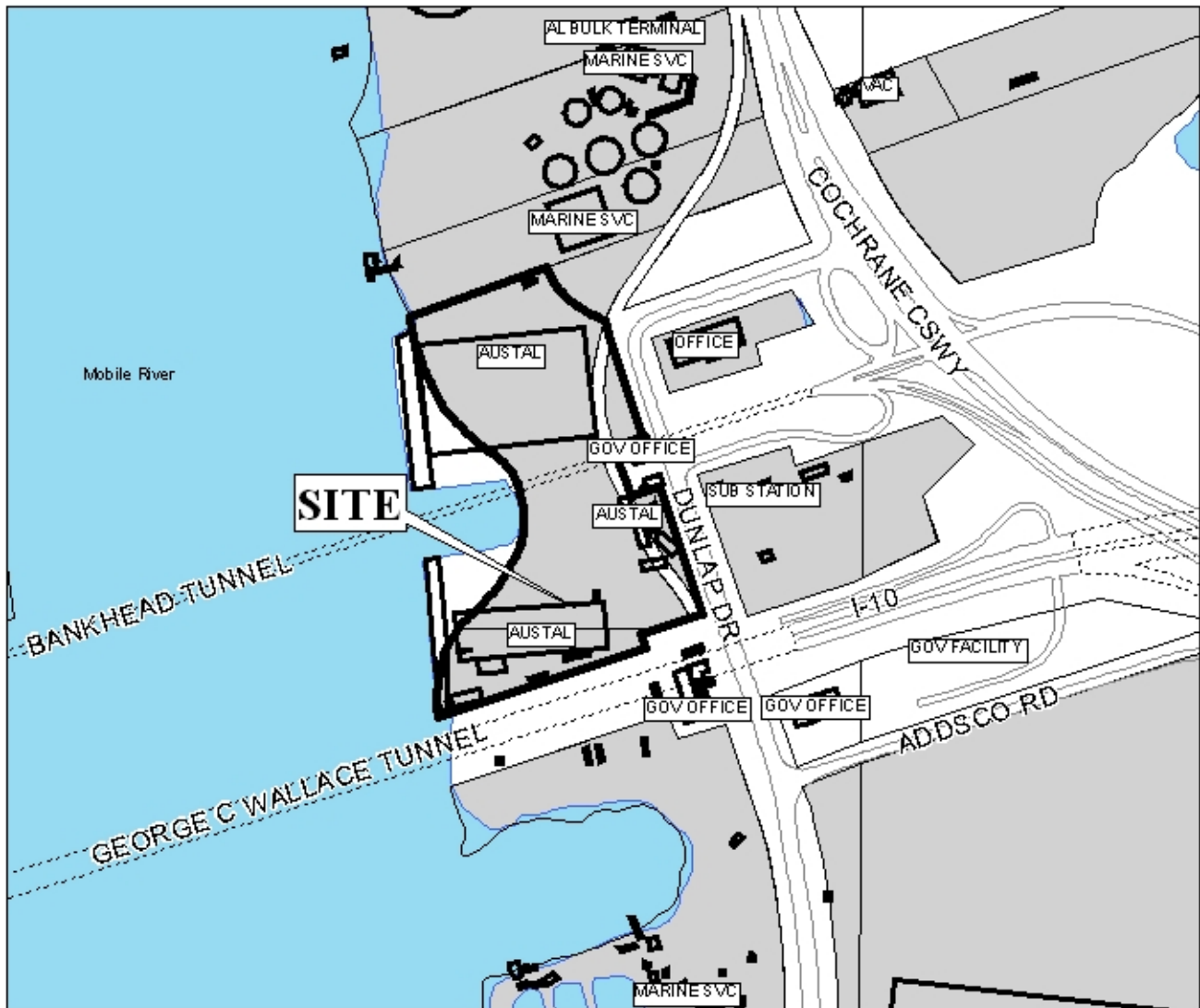
APPLICATION NUMBER 5661/5550/5345 DATE March 14, 2011

APPLICANT Thompson Engineering

REQUEST Sign Variance



BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial land use.

APPLICATION NUMBER 5661/5550/5345 DATE March 14, 2011

APPLICANT Thompson Engineering

REQUEST Sign Variance

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----

NTS

BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING

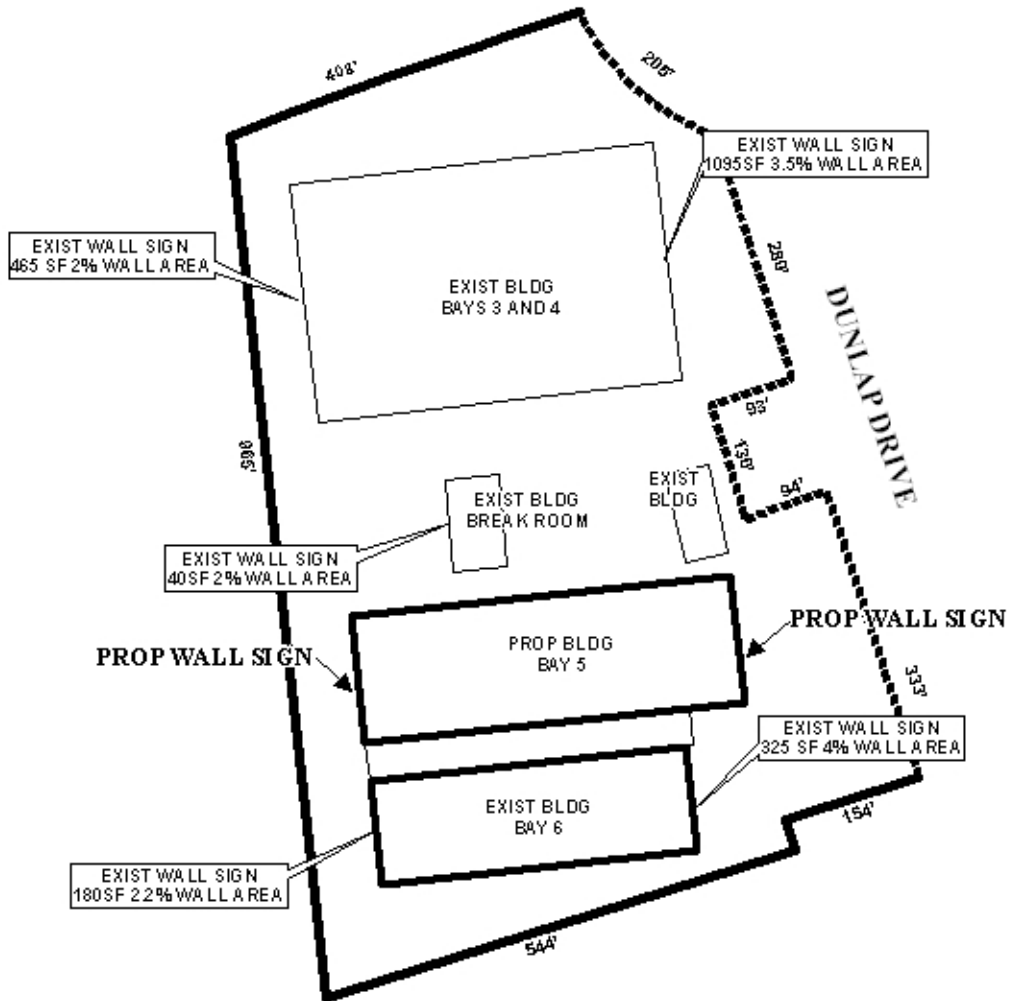


The site is surrounded by industrial land use.

APPLICATION NUMBER 5661/5550/5345 DATE March 14, 2011
APPLICANT Thompson Engineering
REQUEST Sign Variance



SITE PLAN



The site plan illustrates the existing signage and proposed wall signs on the proposed building.

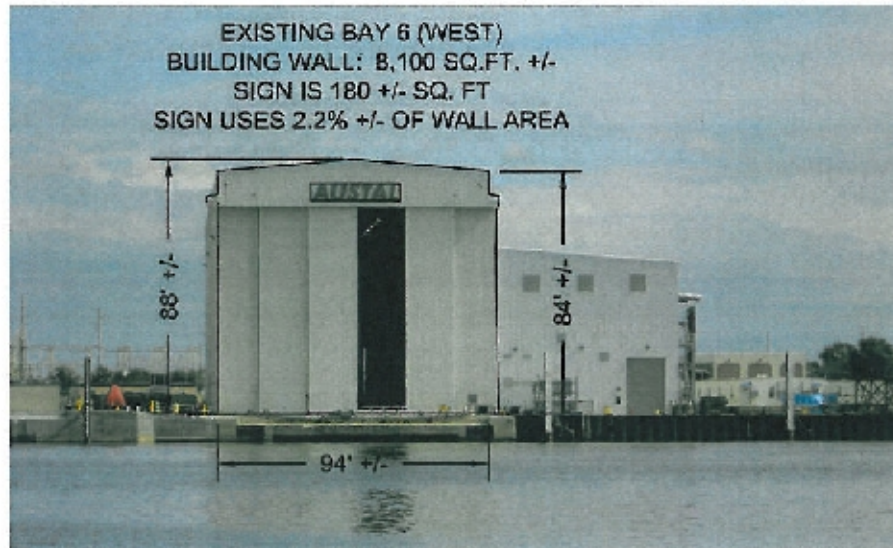
APPLICATION NUMBER 5661/5550/5345 DATE March 14, 2011

APPLICANT Thompson Engineering

REQUEST Sign Variance



SIGN DETAIL



APPLICATION NUMBER 5661/5550/5345 DATE March 14, 2011

APPLICANT Thompson Engineering

REQUEST Sign Variance



SIGN DETAIL

EXISTING BREAK ROOM (WEST)
BUILDING WALL: 2,100 SQ.FT. +/-
SIGN IS 40 +/- SQ. FT
SIGN USES 2% +/- OF WALL AREA



APPLICATION NUMBER 5661/5550/5345 DATE March 14, 2011

APPLICANT Thompson Engineering

REQUEST Sign Variance

