



## Agenda Item # 2 - EXTENSION

BOA-003127-2024

View additional details on this proposal and all application materials using the following link:

[Applicant Materials for Consideration](#)

### DETAILS

**Location:**

1720 Spring Hill Avenue

**Applicant / Agent:**

Infirmity Health System, Inc. / Victor Sign Company,  
LLC

**Property Owner:**

Infirmity Health System, Inc.

**Current Zoning:**

B-1, Buffer Business Urban District

**Future Land Use:**

Institutional

**Case Number(s):**

6631 / 563 / 375

**Unified Development Code (UDC) Requirement:**

- The UDC requires multi-tenant sites to have at least 1,201 linear feet of street frontage to qualify for three (3) monument signs in a B-1, Buffer Business Urban District.

**Board Consideration:**

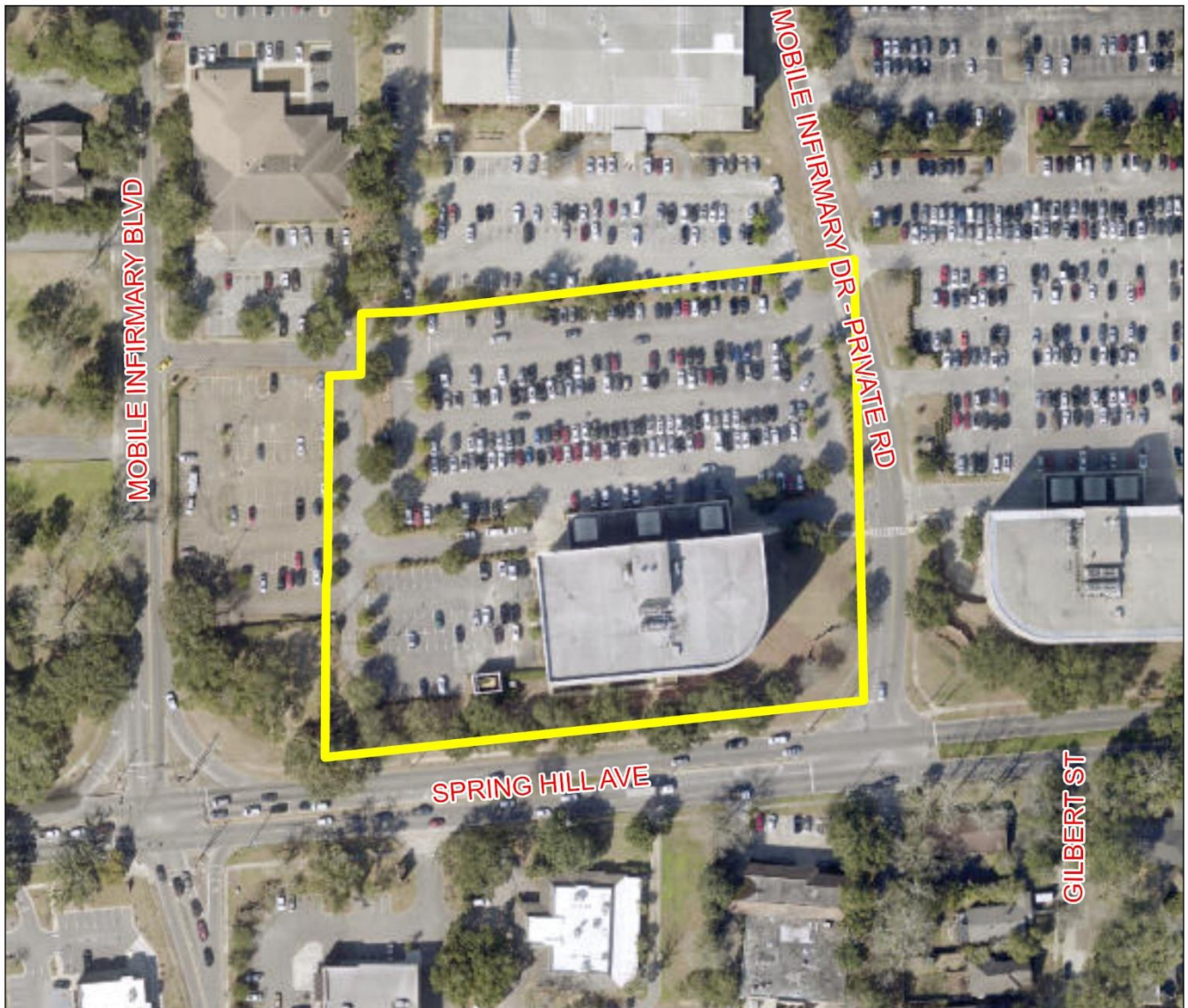
- Sign Variance to allow three (3) monument signs for a multi-tenant site with less than 1,201 linear feet of street frontage in a B-1, Buffer Business Urban District.

**Report Contents:**

	Page
Context Map .....	2
Site History .....	3
Staff Comments .....	3
Variance Considerations .....	4
Exhibits .....	5

# BOARD OF ADJUSTMENT

## VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial units. Residential units lie southeast of the site.

APPLICATION NUMBER	6631	DATE	November 3, 2025
APPLICANT	Infirmary Health System, Inc. (Victor Sign Company, LLC, Agent)		
REQUEST	Sign Variance		



NTS

## SITE HISTORY

---

The site was developed as a medical office complex in the 1950s. In 1955, the Board approved a Rear Yard Setback Variance to allow construction along the rear property line, followed by a 1956 Use Variance permitting a pharmacy. The property received B-1, Buffer Business District zoning with adoption of the 1967 Zoning Ordinance.

In 2011, a Sign Variance for the Mobile Infirmary campus allowed installation of a directional sign with logo on the subject site, although the site was not specifically included in that approval. Most recently, in December 2024, the Board approved a Sign Variance to allow three monument signs for a multi-tenant site with less than 1,201 linear feet of street frontage. Permits for the additional signs were issued in March 2025; however, the signs have not yet been constructed or installed. The permits expired in October 2025, although a request for an extension of the variance approval was filed with the Planning and Zoning Department prior to expiration.

The current B-1, Buffer Business Urban District zoning classification was assigned with adoption of the Unified Development Code (UDC) in March 2023. Although not a legal lot of record, the site has been included in multiple Planned Unit Development and Administrative Planned Unit Development approvals associated with the Mobile Infirmary campus.

## STAFF COMMENTS

---

### Engineering Comments:

Signs must be located on private property and not in public Right-of-Way.

### Traffic Engineering Comments:

No comments.

### Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

### Fire Department Comments:

All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the *International Fire Code (IFC)*.

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in *Appendices B and C* of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the *International Residential Code (IRC)* functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the *International Fire Code*, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

### **Planning Comments:**

The applicant is requesting a six-month extension of the most recent Sign Variance approval, which allowed three monument signs for a multi-tenant site with less than 1,201 linear feet of street frontage in a B-1, Buffer Business Urban District.

The applicant indicates that installation of the signs has been delayed due to ongoing efforts by Spire Energy to relocate underground gas lines on the property near the proposed sign locations.

This represents the first extension request for this approval.

## **VARIANCE EXTENSION CONSIDERATIONS**

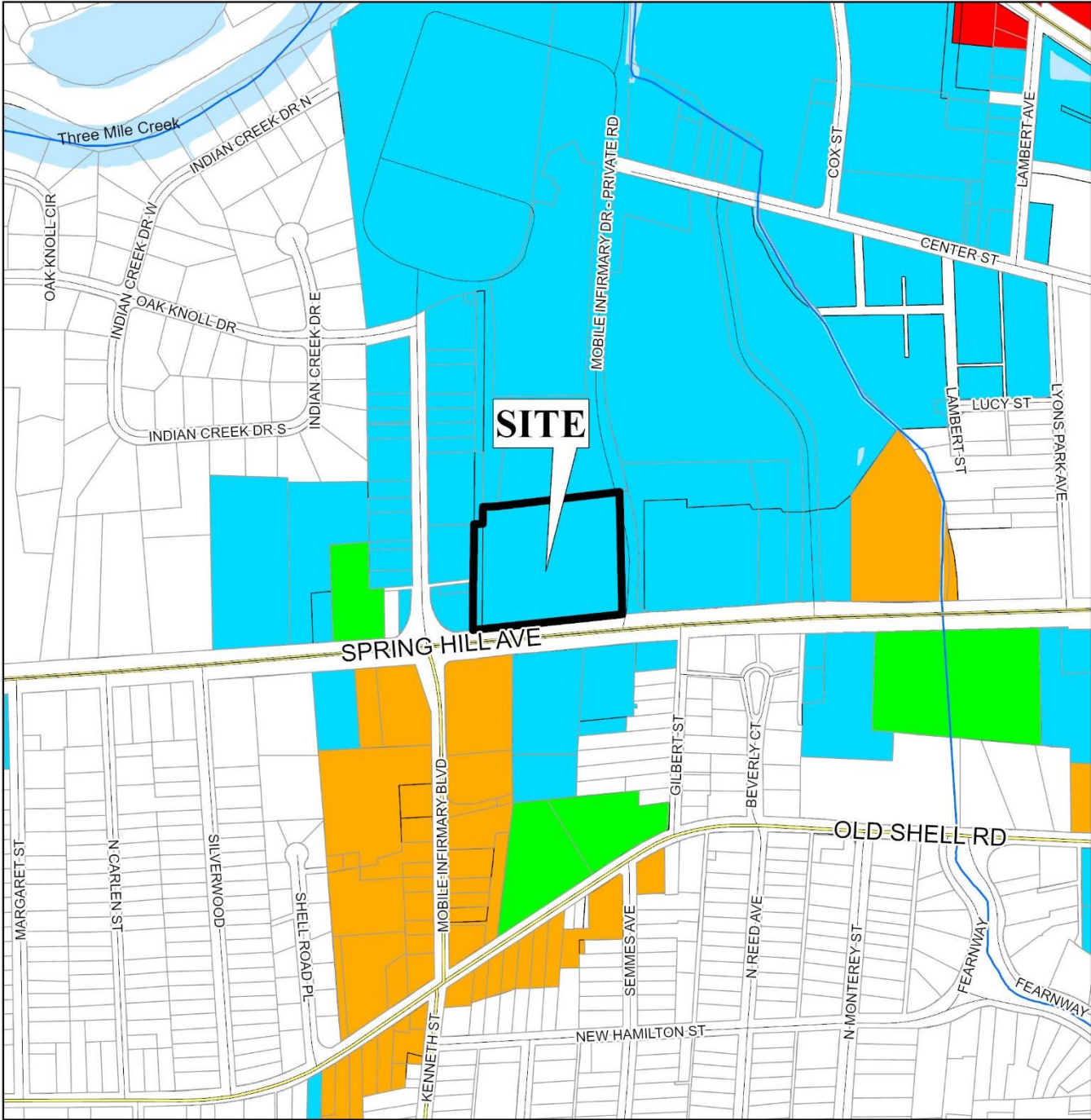
---

### **Standards of Review:**

The Board is generally amenable to granting extensions, particularly a first request when the applicant is actively progressing toward site development. Any extension granted must remain consistent with the findings of fact associated with the original approval.



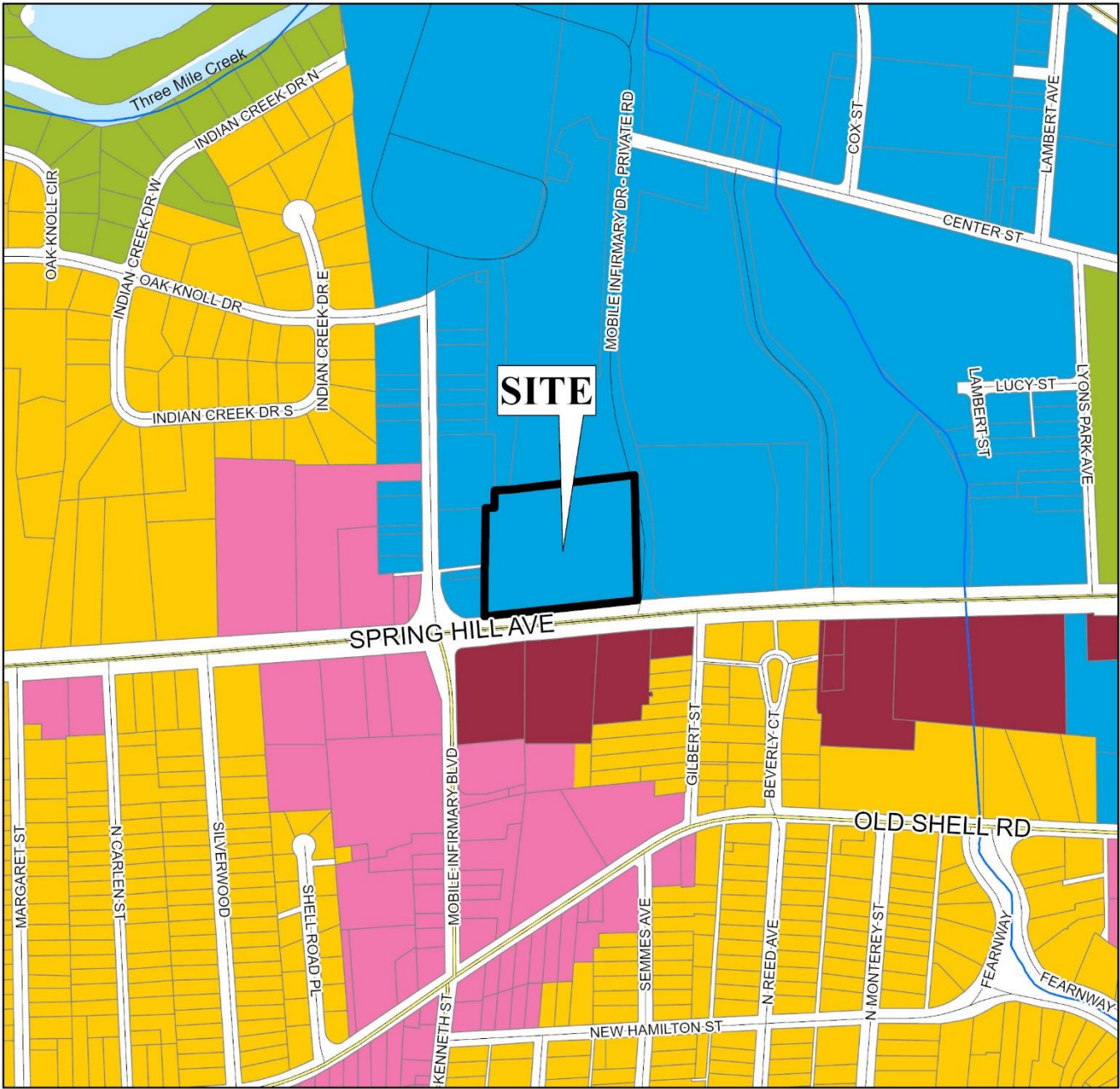
# LOCATOR ZONING MAP



APPLICATION NUMBER 6631      DATE November 3, 2025  
APPLICANT Infirmary Health System, Inc. (Victor Sign Company, LLC, Agent)  
REQUEST Sign Variance



# FLUM LOCATOR MAP



APPLICATION NUMBER 6631      DATE November 3, 2025  
 APPLICANT Infirmary Health System, Inc. (Victor Sign Company, LLC, Agent)  
 REQUEST Sign Variance

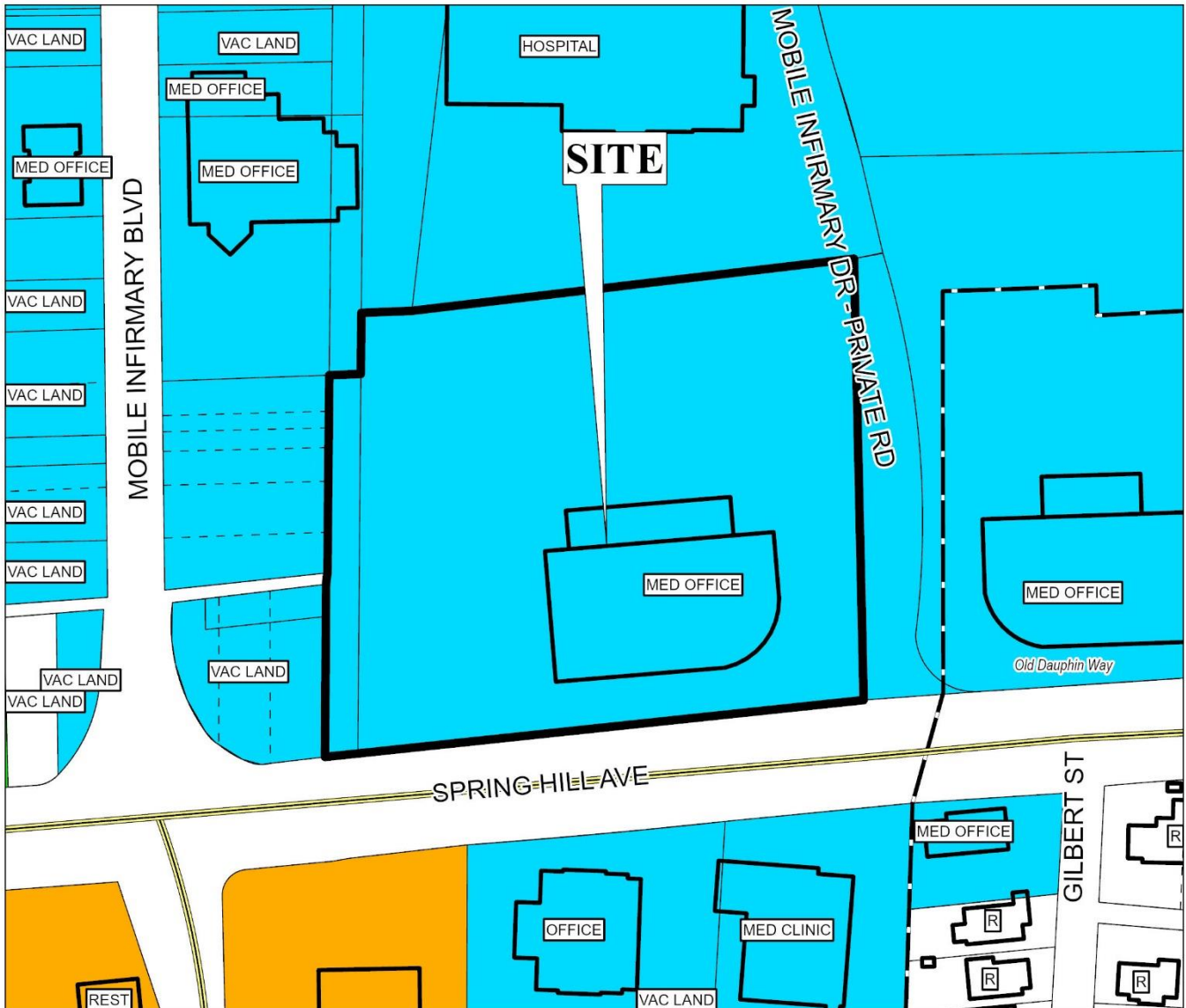
- |   |  |   |  |
|---|--|---|--|
| <span style="display:inline-block; width:10px; height:10px; background-color:yellow; border:1px solid black;"></span> Low Density Residential   | <span style="display:inline-block; width:10px; height:10px; background-color:darkred; border:1px solid black;"></span> Neighborhood Center - Traditional | <span style="display:inline-block; width:10px; height:10px; background-color:brown; border:1px solid black;"></span> Downtown Waterfront  | <span style="display:inline-block; width:10px; height:10px; background-color:lightgreen; border:1px solid black;"></span> Parks & Open Space |
| <span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> Mixed Density Residential | <span style="display:inline-block; width:10px; height:10px; background-color:blue; border:1px solid black;"></span> Neighborhood Center - Suburban       | <span style="display:inline-block; width:10px; height:10px; background-color:lightpurple; border:1px solid black;"></span> Light Industry | <span style="display:inline-block; width:10px; height:10px; background-color:darkblue; border:1px solid black;"></span> Water Dependent      |
| <span style="display:inline-block; width:10px; height:10px; background-color:magenta; border:1px solid black;"></span> Downtown                 | <span style="display:inline-block; width:10px; height:10px; background-color:lightpink; border:1px solid black;"></span> Traditional Corridor            | <span style="display:inline-block; width:10px; height:10px; background-color:purple; border:1px solid black;"></span> Heavy Industry      |  |
| <span style="display:inline-block; width:10px; height:10px; background-color:red; border:1px solid black;"></span> District Center              | <span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> Mixed Commercial Corridor          | <span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span> Institutional    |  |





# BOARD OF ADJUSTMENT

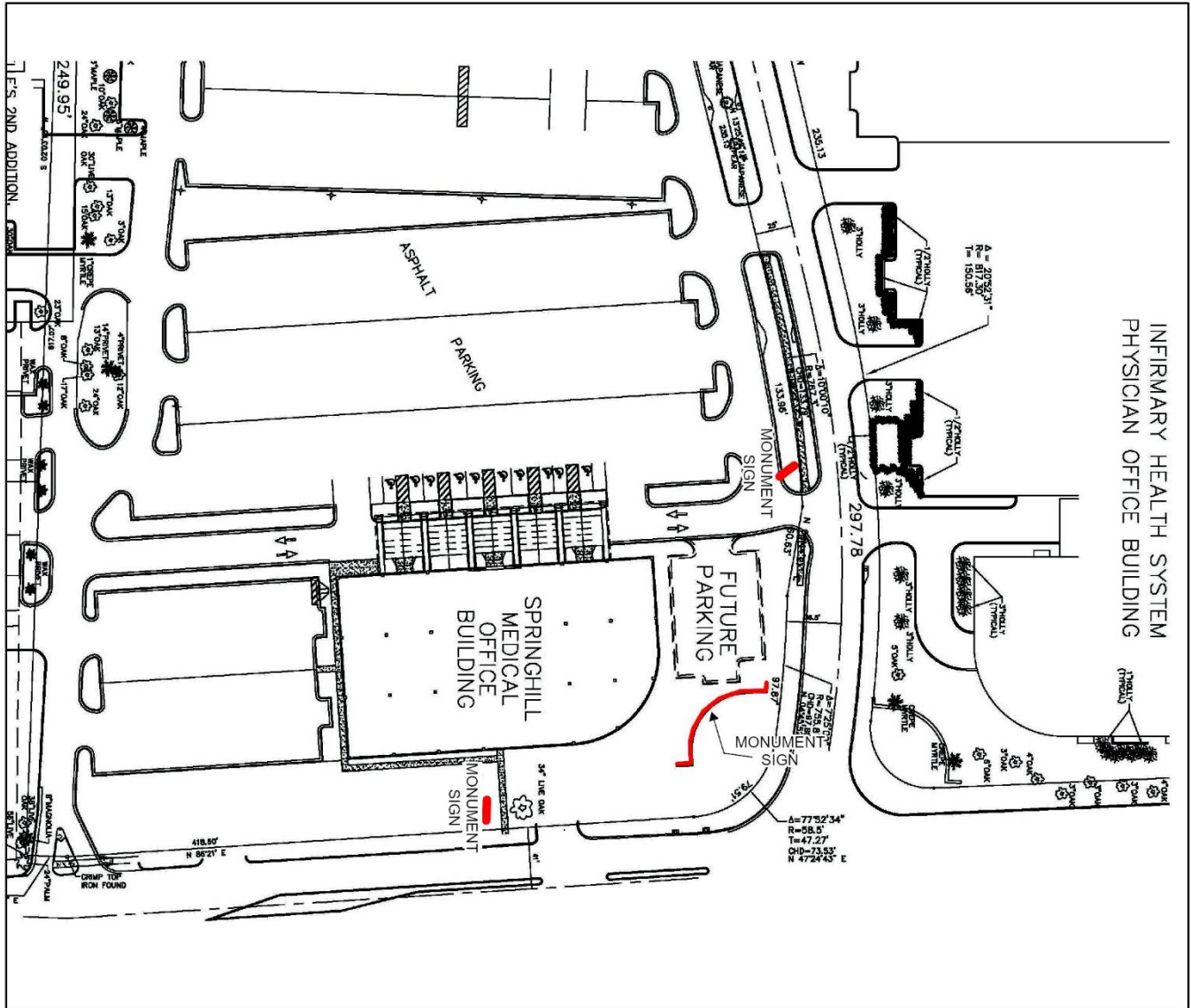
## VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units. Residential units lie southeast of the site.

APPLICATION NUMBER <u>6631</u> DATE <u>November 3, 2025</u>		
APPLICANT <u>Infirmary Health System, Inc. (Victor Sign Company, LLC, Agent)</u>		
REQUEST <u>Sign Variance</u>		
<div style="display: flex; flex-wrap: wrap;"> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black;"></div> R-A         </div> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #00FF00; border: 1px solid black;"></div> R-3         </div> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #00FFFF; border: 1px solid black;"></div> B-1         </div> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #FFA500; border: 1px solid black;"></div> B-2         </div> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #0000FF; border: 1px solid black;"></div> B-5         </div> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></div> ML         </div> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #D3D3D3; border: 1px solid black;"></div> I-2         </div> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black;"></div> OPEN         </div> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #FFB6C1; border: 1px solid black;"></div> T-3         </div> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #800080; border: 1px solid black;"></div> T-5.2         </div> </div>	<div style="display: flex; flex-wrap: wrap;"> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #FFFFFF; border: 1px solid black;"></div> R-1         </div> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #FF00FF; border: 1px solid black;"></div> R-B         </div> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #D2B48C; border: 1px solid black;"></div> T-B         </div> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #FF0000; border: 1px solid black;"></div> B-3         </div> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #808080; border: 1px solid black;"></div> CW         </div> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #008080; border: 1px solid black;"></div> MH         </div> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #008000; border: 1px solid black;"></div> PD         </div> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #FFDAB9; border: 1px solid black;"></div> SD         </div> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #9370DB; border: 1px solid black;"></div> T-4         </div> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #4B0082; border: 1px solid black;"></div> T-6         </div> </div>	
<div style="display: flex; flex-wrap: wrap;"> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #FFFF00; border: 1px solid black;"></div> R-2         </div> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #FFA07A; border: 1px solid black;"></div> H-B         </div> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #8A2BE2; border: 1px solid black;"></div> LB-2         </div> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #654321; border: 1px solid black;"></div> B-4         </div> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #87CEFA; border: 1px solid black;"></div> MM         </div> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #9370DB; border: 1px solid black;"></div> I-1         </div> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #FFFFE0; border: 1px solid black;"></div> MUN         </div> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #FF4500; border: 1px solid black;"></div> SD-WH         </div> <div style="margin-right: 5px;"> <div style="width: 15px; height: 10px; background-color: #6A5ACD; border: 1px solid black;"></div> T-5.1         </div> </div>		

## SITE PLAN



The site plan illustrates the existing buildings, parking, and proposed monument signs.

APPLICATION NUMBER 6631 DATE November 3, 2025  
 APPLICANT Infirmary Health System, Inc. (Victor Sign Company, LLC, Agent)  
 REQUEST Sign Variance

N  
  
 NTS



## DETAIL SITE PLAN

### **QTY - 2** **INTERNALLY ILLUMINATED CABINETS** **(1) ON SPRINGHILL AVE - DOUBLE SIDED** **(1) ON INFIRMARY DR - SINGLE SIDED**



APPLICATION NUMBER 6631 DATE November 3, 2025

APPLICANT Infirmary Health System, Inc. (Victor Sign Company, LLC, Agent)

REQUEST Sign Variance



NTS

The designation of an area with a FLUM land use category does not mean that the most intense zoning district consistent with that category is “automatically” assigned to a property. Instead, an area retains its existing zoning category until it is changed through a landowner-initiated rezoning application, or a rezoning that follows an area plan. This is because the FLUM is a long-term designation, while a change in zoning considers current conditions – such as market demands, availability of infrastructure, or impacts on the immediate neighborhood.

## Zoning correspondence matrix

[illegible]

## INSTITUTIONAL LAND USE (INS)

This designation includes land and buildings occupied by municipal and other governmental agencies for the exercise of their functions, to serve the public or provide a civic use or amenity. These include major libraries, airports, public schools and public safety facilities. Semi-public uses such as schools, colleges and universities, hospitals, and other major institutions that serve the public and/or operate in a public function are included.

### Development Features

- ▶ The specific location and design of these complementary uses is subject to zoning. In some cases, depending on ownership, these areas may not be subject to City zoning.
- ▶ Small-scale properties (less than 2 acres) accommodating subsidiary public and semi-public facilities, such as branch libraries, substations, satellite clinics, etc., may not be specifically called out in the FLUM under this land use designation, but may instead be considered part of the array of integrated complementary uses typically found in a residential neighborhood or a mixed-use center or corridor.

### Character Example



## PARKS AND OPEN SPACE (POS)

This designation applies to land maintained in a natural, semi-natural state, or developed with facilities and set aside for human enjoyment and recreation or for the protection of wildlife or natural habitats. This designation includes existing parks, squares, playgrounds, playfields, gardens, greens, cemeteries, greenways and blueways, and other recreational areas and facilities that are accessible to the public. These areas are generally owned by a public entity but may include some privately owned areas that have been designated as open space. This designation is not intended to identify public land acquisition or to prohibit the development potential of individual privately-owned properties.

### Character Example

