



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

June 7, 2019

Weinacker's Plaza LLC,
An Alabama Limited Liability
P.O. Box 1604
Mobile, AL 36604

Re: #6255/4459/4458/4453/523
(Case #BOA-000891-2019)
Weinacker Shopping Center (Wrico Signs Inc., Agent)
1550 Government Street
(Northwest corner of South Catherine Street and Government Street
extending to the East side of Macy Place).

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

On June 3, 2019, the Board of Zoning Adjustment considered your request for a **Sign Variance to allow a total of 4 signs (3 wall and 1 freestanding) exceeding 64 square feet at a single business site along Government Street in a B-2, Neighborhood Business District** at the above referenced location.

After discussion, the Board determined the following findings of fact for Denial of the "Dollar Shop" sign:

- 1) Approving the variance will be contrary to the public interest in that it would promote signage clutter and present unfavorable physical image, and would not protect the right of the citizens to enjoy Mobile's natural scenic beauty;**
- 2) No special conditions were shown to exist such that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship because the applicant will have ample signage on the site without these signs; 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.**

After discussion, the Board determined the following findings of fact for Approval of three (3) proposed signs ("Winn Dixie" wall, "Pharmacy" wall, and the monument):

- 1) Approving the variance will not be contrary to the public interest in that the proposed signs are in keeping with the size and character of the property and the structure;
- 2) These special conditions exist such that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship in that if the site were limited to 64 square feet of signage, it would be difficult for motorists along Government Street to identify the shopping center; and
- 3) That the spirit of the chapter shall be observed and substantial justice shall be done to the applicant and the surrounding neighborhood by granting the variance in that the size and character of the signage fits that of the subject site.

The Approval is subject to the following conditions:

- 1) Approval from the Architectural Review Board of all signage;
- 2) Obtain sign permits for all signs; and
- 3) Full compliance with all municipal codes and ordinances.

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.

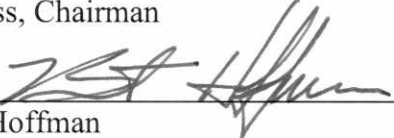
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before December 3, 2019, the **Sign Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: _____


Bert Hoffman
Principal Planner

Cc: Wrico Signs, Inc.