



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

July 11, 2019

The Mitchell Company, LLC
Attn: Christopher Sylvester
41 West I-65 Service Road North
Mobile, AL 36608-1201

Re: #6264
(Case #BOA-000937-2019)
The Mitchell Company, LLC (Christopher Sylvester, Agent)
1004 Wildwood Avenue
(West side of Wildwood Avenue, 52'± South of Chandler Avenue).

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

On July 8, 2019, the Board of Zoning Adjustment considered your request for a **Lot Area Variance to allow a lot less than 7,200 square feet for a proposed single-family dwelling in an R-1, Single-Family Residential District** at the above referenced location.

After discussion, the Board determined the following findings of facts for Approval of the Variance request:

- 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 January 8, 2020, the **Lot Area Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

The Mitchell Company, LLC (Christopher Sylvester, Agent)

July 11, 2019

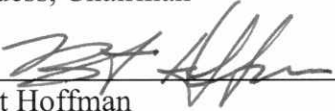
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Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:



Bert Hoffman
Principal Planner

Cc: Susan Stinson
McCrorry Williams



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

July 11, 2019

HFA-Leticia Martinez
1700 S. Walton Blvd., Suite 3
Bentonville, AR 72712

Re: #6265
(Case #BOA-000938-2019)
Harrison French and Associates (Leticia Martinez, Agent)
1970 South University Boulevard
(Northwest corner of South University Boulevard and Cottage Hill Road).

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

On July 8, 2019, the Board of Zoning Adjustment considered your request for a **Sign Variance to allow two (2) front wall signs with logos and two (2) informational signs exceeding 20 square feet each for an end-unit tenant at a public street corner on a multi-tenant site in a B-3, Community Business District** at the above referenced location.

After discussion, the Board determined the following findings of facts for Approval of the Variance request:

- 1) Approving the variance will not be contrary to public interest, in that the additional signage will be informational and will not have corporate branding;**
- 2) Special conditions do exist and there are hardships which exist, including the size of the building façade, that make the placement and number of the proposed signs necessary;**
- 3) The spirit of the chapter shall be observed and substantial justice shall be done to the surrounding neighborhood by granting the variance because the proposed signs will allow customers to find their intended destination, while not increasing the corporate branded signage on the site.**

The Approval is subject to the following conditions:

- 1) The asterisk from the “Pickup” sign must be removed as it includes the signature “spark” logo.**

Harrison French and Associates (Leticia Martinez, Agent)

July 11, 2019

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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 January 8, 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: Owner – DJ Guillory on behalf of Walmart, Inc.
White-Spunner Blacksher
Wal-Mart Real Estate, Wal-mart Property Tax Dept.