



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

December 6, 2024

Michael Cartoski  
FD Stonewater  
1001 19<sup>th</sup> Street North  
Arlington VA 22209

RE: 6637/6494  
BOA-003138-2024  
100 Canal Street  
FD Stonewater (Michael Cartoski)  
District 2

Sign Variance to allow a 47.7± square foot wall plaque and a 53.2± square foot monument sign in a T-5.2 Sub-District of the Downtown Development District; the Unified Development Code (UDC) limits wall plaques to a maximum of 8 square feet and monument signs to a maximum of 20 square feet in a T-5.2 Sub-District of the Downtown Development District.

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

On December 2, 2024, the Board of Zoning Adjustment considered your request for a Sign Variance to allow a 47.7± square foot wall plaque and a 53.2± square foot monument sign in a T-5.2 Sub-District of the Downtown Development District; the Unified Development Code (UDC) limits wall plaques to a maximum of 8 square feet and monument signs to a maximum of 20 square feet in a T-5.2 Sub-District of the Downtown Development District.

After discussion, the Board determined the following findings of fact for approval:

- A. The variance **will not** be contrary to the public interest;
- B. Special conditions **exist** such that a literal enforcement of the provisions of the chapter **will** result in unnecessary hardship; and
- C. The spirit of the chapter **shall be** observed and substantial justice **done** to the applicant and the surrounding neighborhood by granting the variance.

BOA-003138-2024 100 Canal Street  
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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 June 2, 2025, the variance will expire and become null and void.

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.

For further assistance, please call 251-208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By: Stephen Guthrie  
Stephen Guthrie  
Deputy Director of Planning and Zoning