



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

July 14, 2026

Kelvin Brown
KB Construction & Development, LLC
3645 Austin Street Southeast
Washington, DC 20020

Re: 6722
BOA-003532-2025
122 Michael Donald Avenue
KB Construction & Development, LLC
District 2

Use, Access and Maneuvering, Parking, and Tree Planting & Landscape Area Variances to allow construction of a new four-plex with reduced access & maneuvering areas, reduced parking, and no tree plantings with reduced landscape area in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) only allows single-family dwellings, with compliant access & maneuvering areas, compliant parking, and compliant tree plantings and landscape area in an R-1, Single-Family Residential Urban District.

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

At its meeting on July 13, 2026, the Board of Zoning Adjustment considered the above referenced application.

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

- A) The variance **will** be contrary to the public interest;
- B) Special conditions exist such that a literal enforcement of the provisions of the chapter **will not** result in unnecessary hardship; and
- C) The spirit of the chapter **shall not** 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.

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

Sincerely,

BOA-003532-2025 122 Michael Donald Avenue
July 14, 2026

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

A handwritten signature in dark ink that reads "Stephen Guthrie". The signature is written in a cursive style with a large initial 'S'.

By: _____

Stephen Guthrie

Deputy Director of Planning and Zoning