



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 7, 2026

Austin Wittner  
5112 Geoffrey Drive  
Mobile, Alabama 36693

Re: 6742/6640  
BOA-003645-2026  
7290 Howells Ferry Road  
Austin Wittner  
District 7

Use Variance to allow the construction of a pole barn/shop without a primary dwelling in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires a primary dwelling prior to the allowance of accessory structures in an R-1, Single Family Residential Suburban District.

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

At its meeting on April 6, 2026, the Board of Zoning Adjustment considered the above referenced application.

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.

The approval is subject to the following conditions:

- 1) Revision of the site plan to show the proposed structure drawn to scale and dimensioned to scale off the property lines and approved by Planning and Zoning prior to the issuance of any permits for construction;
- 2) Completion of the Subdivision process;
- 3) Obtaining a building permit for a primary residence within one (1) year of the Board's approval; and
- 4) Full compliance with all municipal codes and ordinances.

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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 April 6, 2027, 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

Deputy Director of Planning and Zoning