



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 7, 2026

James F. Watkins
11 North Water Street
Suite 24290
Mobile, Alabama 36602

Re: 6720/6626/5441
BOA-003563-2025
2712 Old Shell Road
James F. Watkins
District 1

Pedestrian Connection, Front Yard Setback, and Side Yard Setback Variances to amend a previously approved variance to allow a new building within the required front yard and side yard setbacks without a pedestrian connection from the public sidewalk to the main building entrance in a B-2, Neighborhood Business Urban District; the Unified Development Code (UDC) requires full compliance with front yard and side yard setbacks requirements as well as the provision of a pedestrian connection from the public sidewalk to the main building entrance in a B-2, Neighborhood Business Urban District.

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

At its meeting on January 5, 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.

January 7, 2026

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 July 5, 2026, 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