



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

July 14, 2026

Taylor Atchison
Atchison Real Estate & Development
926 Conti Street
Mobile, AL 36604

Re: 6765/2497/2286
BOA-003742-2026
3026 Cottage Hill Road
Atchison Real Estate & Development
District 1
Use Variance to allow a coin-operated laundromat in an R-3, Multi-Family Residential Suburban District; the Unified Development Code (UDC) does not allow a coin-operated laundromat in an R-3, Multi-Family Residential Suburban 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 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.

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 13, 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.

BOA-003742-2026 3026 Cottage Hill Road
July 14, 2026

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

A handwritten signature in dark ink that reads "Stephen Guthrie". The signature is written in a cursive, flowing style.

By: _____
Stephen Guthrie
Deputy Director of Planning and Zoning