



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

October 5, 2026

Catherine Clark
Geographic Consulting, LLC
11111 US Highway 31, Ste A.
Spanish Fort, AL 36527

Re: 6785
BOA-003847-2026
407 Hillcrest Road
Geographic Consulting, LLC
District 5
Use, Access and Maneuvering, Residential Buffer, Pedestrian Connection, and Reduced Landscape Area Variances to allow a professional office with reduced access and maneuvering area, reduced residential buffers, no pedestrian connection, and reduced landscape area in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) does not allow a professional office in an R-1, Single-Family Residential Suburban District, requires full compliance with access and maneuvering areas, compliant residential buffers, pedestrian connections to public sidewalks, and full compliance with tree planting and landscape area requirements.

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

At its meeting on October 1, 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 mark the driveway as one-way in from the South and one-way out at the North;
- 2) Revision of the site plan to indicate two (2) bicycle parking spaces on the designated parking rack;
- 3) Revision of the site plan to provide a six-foot (6') high wood privacy fence along the East (rear) of the site;

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- 4) Revision of the site plan to indicate the wood privacy fences along the North and South sides of the site are six (6) feet high to the 25-foot front yard setback line, then dropping to three (3) feet high continuing to the front property line;
- 5) Revision of the site plan to provide a compliant Pedestrian Connection as required by Section 64-3-3.B. of the UDC;
- 6) Submission to and approval by Planning and Zoning of a revised site plan prior to the issuance of permits for development;
- 7) Obtaining any/all required permits and inspections necessary to authorize use of the building as an office, in coordination with the Inspection Services and Permitting Departments; and
- 8) Full compliance with all other municipal codes and ordinances.

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 1, 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

Stephen Guthrie

Deputy Director of Planning and Zoning