



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

August 5, 2025

Paul Davis  
PCDA Architecture  
756 Saint Louis Street  
Mobile, Alabama 36602

Re: 6685/6611/6431/3924  
BOA-003377-2025  
960 South Lawrence Street  
PCDA Architecture, Paul Davis  
District 3

Reduced Parking, Front Yard Setback, and Side Street Side Yard Setback Variances to amend a previously approved variance to allow no on-site parking and a building addition within the required front and side street side yard setbacks in an I-1, Light Industry District; the Unified Development Code (UDC) requires full compliance with parking requirements as well as front yard and side street side yard setback requirements in an I-1, Light Industry District.

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

At its meeting on August 4, 2025, 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 **do not 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) Obtaining of all required permits for the structure; and
- 2) Full compliance with all other 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 February 4, 2026, the variance will expire and become null and void.

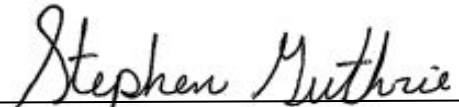
Any party aggrieved by this decision may, within fifteen days of the date of the decision, appeal to the Circuit Court of Mobile County by filing a written notice of appeal, specifying the decision from which the appeal is taken. Notice of the appeal, as well as a date stamped copy of the appeal filed 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