



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 7, 2026

Dennis Langan Construction  
4025 Halls Mill Road, Suite D  
Mobile, Alabama 36693

Re: 6721  
BOA-003565-2025  
601 Palmetto Street  
Dennis Langan Construction  
District 2

Front Yard Setback and Site Coverage Variances to allow an addition to an existing residence within the front 25-foot setback, resulting in more than 35% site coverage in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) prohibits structures within the front 25-foot setback and limits building footprints to a maximum of 35% in an R-1, Single-Family Residential Suburban 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.

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

P.O. BOX 1827 ■ MOBILE, ALABAMA 36633-1827

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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

A handwritten signature in cursive script that reads "Stephen Guthrie".

By: \_\_\_\_\_

Stephen Guthrie

Deputy Director of Planning and Zoning