



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 7, 2026

KB Construction & Development, LLC
ATTN: Kelvin E. Brown
3645 Austin Street SE
Washington, DC 20020

Re: 6722
BOA-003532-2025
122 Michael Donald Avenue
KB Construction & Development, LLC
District 2

Use, Access and Maneuvering, Parking, and Tree Planting & Landscape Area Variances to allow construction of a new four-plex with reduced access & maneuvering areas, reduced parking, and no tree plantings with reduced landscape area in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) only allows single-family dwellings, with compliant access & maneuvering areas, compliant parking, and compliant tree plantings and landscape area in an R-1, Single-Family Residential 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 to holdover the application for six (6) months to the July 13th meeting to give the applicant time to pursue rezoning the subject site to R-3, Multi-Family Residential Urban District.

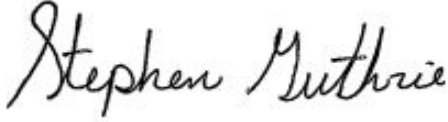
For further assistance, please call 251-208-5895.

BOA-003532-2025 122 Michael Donald Avenue
January 7, 2026

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