



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 3, 2026

Chris Stratas  
Stratas Properties, LLC  
10 Upham Street, Unit B  
Mobile, Alabama 36607

Re: 6725  
BOA-003591-2025  
1552 Duval Street  
Stratas Properties  
District 2

Administrative Appeal of the denial of legal non-conforming status to resume B-3 commercial operations in an R-1, Single-Family Residential Urban District; the applicant contends that the site should retain legal non-conforming status.

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

At its meeting on February 2, 2026, the Board of Zoning Adjustment considered the above referenced application.

After discussion, the Board determined the site should retain its legal non-conforming status.

No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. As the Board has granted the site legal non-conforming status, the site has two (2) years to find a user. If no user is found within two (2) years, the property owner should submit documentation to Planning & Zoning staff that the commercial use of the site has not been abandoned.

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.

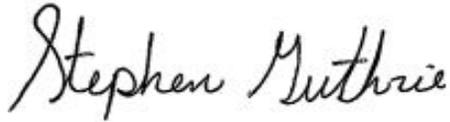
BOA-003591-2025 1552 Duval Street  
February 3, 2026

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