



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

May 6, 2026

Pierce Smith
Chick-fil-a, Inc.
5200 Buffington Road
Atlanta Georgia 30349

Re: 6748/6715/6153
BOA-003704-2026
3244 Dauphin Street
Chick-fil-a, Inc. (CPH Consulting, LLC, Agent)
District 1

Front Yard Setback, Tree Planting, and Dumpster Variances to allow a canopy to be located within the 25-foot front yard setback, with reduced tree plantings, and a dumpster located in the front yard in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires all structures exceeding three-feet (3') tall to be located more than 25-feet from the front property line, requires full compliance with tree planting regulations, and prohibits dumpsters from being located in a front yard in a B-3, Community Business Suburban District.

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

At its meeting on May 4, 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) Recording of the Chick-fil-A Dauphin Street Subdivision in Probate Court, and submittal of copies of the recorded plat to Planning staff;
- 2) Obtaining all necessary building permits; and
- 3) Full compliance with all 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 November 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