THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

June 2, 2026

Carolyn Hasser Kirby
3905 McGregor Court
Mobile, AL 36608

Re: 6759/5693
BOA-003712-2026
3905 McGregor Court
Carolyn Hasser Kirby
District 5
Site Coverage Variance to allow more than 35% site coverage in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) limits properties to no more than 35% site coverage in an R-1, Single-Family Residential Suburban District Development District.

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

At its meeting on June 1, 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) Revised site plan that is consistent with the property survey and illustrates the most accurate depiction of the existing and proposed structures on the site; and
2) Compliance with all other codes and ordinances.

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 December 1, 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
Stephen Guthrie
Deputy Director of Planning and Zoning