



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: 6723
BOA-003567-2025
120 Michael Donald Avenue
KB Construction & Development, LLC
District 2

Use, Access and Maneuvering, Parking, and Tree Planting & Landscape Area Variances to allow a 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 the following findings of fact for denial:

- A) The variance **will** be contrary to the public interest;
- B) Special conditions exist such that a literal enforcement of the provisions of the chapter **will not** result in unnecessary hardship; and
- C) The spirit of the chapter **shall not** be observed and substantial justice **not done** to the applicant and the surrounding neighborhood by granting the variance.

BOA-003567-2025 120 Michael Donald Avenue
January 7, 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