



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 4, 2026

Doug Cote
Mobile Area Water and Sewer System
4725 Moffett Road
Mobile, Alabama 36618

Re: 6732
BOA-003606-2026
4250 & 4300 Dauphin Island Parkway
Mobile Area Water and Sewer System
District 3

Front Yard Setback, Barbed Wire, Surfacing, Reduced Parking, and Tree & Landscaping Variances to allow a lift station less than 25-feet from the front property line, with barbed wire around the site, aggregate surfacing, no off-street parking, and no tree plantings and landscaped area in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) prohibits structures within the front 25-foot setback and barbed wire in an R-1, Single-Family Residential Suburban District; requires concrete, asphaltic concrete, asphalt, or an alternative parking surface; requires the provision of compliant off-street parking; and full compliance with tree planting and landscape area requirements.

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

At its meeting on March 2, 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) Approval of the Special Exception;
- 2) Completion of a one (1)-lot subdivision to make the site a legal lot of record prior to obtaining permits;
- 3) Provision of a compliant residential buffer;

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- 4) Either approval of a Sidewalk Waiver, or the provision of a sidewalk;
- 5) Obtaining all necessary building permits; and
- 6) Full compliance with all municipal 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 September 2, 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