



THE CITY OF MOBILE, ALABAMA  
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

June 2, 2026

Kari Givens  
Byrd Surveying  
2609 Halls Mill Road  
Mobile, AL 36606

Re: 6760  
BOA-003733-2026  
1856 Old Shell Road  
Byrd Surveying  
District 1

Use, Residential Buffer, and Access & Maneuvering Variances to allow a real estate office with no residential buffer along a portion of the East property line and with non-compliant access and maneuvering to operate in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) does not allow a real estate office to operate in an R-1, Single-Family Residential Urban District and requires full compliance with residential buffer requirements as well as the provision of compliant access and maneuvering areas.

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 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 done to the applicant and the surrounding neighborhood by granting the variance.

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-003733-2026 1856 Old Shell Road  
June 2, 2026

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