THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

November 9, 2026

Phillip Gregory Johnson
WNQ Property & Development
6014 Queensborough Ct
Charlotte, NC 28216

Re: 6798
BOA-003928-2026
2007 Allison Street
Phillip Gregory Johnson
District 1
Use Variance to allow an accessory dwelling unit in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) prohibits accessory dwelling units in an R-1, Single-Family Residential Urban District.

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

At its meeting on November 5, 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.

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 May 5, 2027, 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.

BOA-003928-2026 2007 Allison Street
November 9, 2026

Sincerely,

BOARD OF ZONING ADJUSTMENT
William Guess, Chairman

By: Stephen Guthrie
Stephen Guthrie
Deputy Director of Planning and Zoning