



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

August 5, 2025

William K. Perkins, Jr. and Virginia B. Perkins
1809 Dauphin Street
Mobile, Alabama 36606

Re: 6688
BOA-003402-2025
1809 Dauphin Street
William K. and Virginia B. Perkins
District 2
Fence Variance to allow a stucco wall exceeding six-feet (6') tall within the minimum front setback in an R-1, Single-Family Urban Residential District; the Unified Development Code (UDC) allows fences to be no more than three-feet (3') tall within the minimum front setback in an R-1, Single-Family Urban Residential District.

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

At its meeting on August 4, 2025, 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) Acquisition of all necessary permits for the construction of the wall.

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 February 4, 2026, the variance will expire and become null and void.

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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