



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 3, 2026

Rashawn Figures
Figures Construction & Development
2476 Commercial Park Drive
Mobile, Alabama 36606

Re: 6727
BOA-003601-2026
404 Adams Street
Rashawn Figures
District 2

Transparency Variance to allow reduced transparency for a new duplex in a T-4 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires new structures to have a minimum of 20% transparency measured on each floor in a T-4 Sub-District of the Downtown Development District.

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

At its meeting on February 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.

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 August 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.

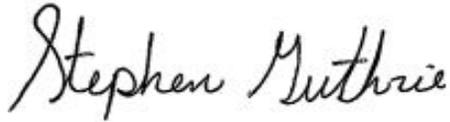
BOA-003601-2026 404 Adams Street
February 3, 2026

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". The signature is written in black ink and is positioned above a horizontal line.

By: _____

Stephen Guthrie
Deputy Director of Planning and Zoning