



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

May 6, 2026

Melissa McCraw & Jarrett McCraw
Winnie's Play Café LLC
3909 McGregor Court
Mobile Alabama 36608

Re: 6750
BOA-003707-2026
6368 Cottage Hill Road
Winnie's Play Café LLC
District 4

Use Variance to allow an indoor recreation facility in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) does not allow an indoor recreation facility in a B-2, Neighborhood Business Suburban District.

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

At its meeting on May 4, 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) Obtain any/all required permits and inspections necessary to authorize use of the tenant space as an indoor recreational facility, in coordination with the Inspection Services and Permitting Departments;
- 2) Obtain Sign Permits from the Planning and Zoning Department for all installed signage; and
- 3) Fully comply with all other 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 November 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
Deputy Director of Planning and Zoning