



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

August 5, 2026

BPCH Bilders, LLC
503 Government St
Mobile, AL 36602

Re: 6771
BOA-003805-2026
1214 Texas Street
BPCH Builders, LLC
District 2
Lot Size Variance to allow sub-standard size lots in an R-1, Single-Family Residential Urban District;
the Zoning Ordinance requires lots to be a minimum of 6,000 square feet in an R-1, Single-Family
Residential Urban District.

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

At its meeting on August 3, 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.

For further assistance, please call 251-208-5895.

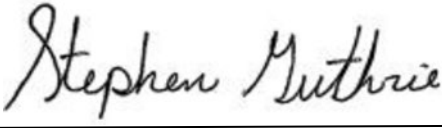
Sincerely,

BOARD OF ZONING ADJUSTMENT
William Guess, Chairman

P.O. BOX 1827 ■ MOBILE, ALABAMA 36633-1827

BOA-003805-2026 1214 Texas Street

August 5, 2026

By: 

Stephen Guthrie
Deputy Director of Planning and Zoning