



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

September 9, 2025

Catherine Clark
Geographic Consulting, LLC
11111 U.S. Highway 31
Suite A
Spanish Fort, Alabama 36527

Re: 6695
BOA-003431-2025
4255 Cottage Hill Road
Catherine Clark, Agent
District 4
Fence Variance to allow an eight-foot (8') tall fence within the required front yard setback in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires fences exceeding three-feet (3') tall to comply with front yard setback requirements in an R-1, Single-Family Residential Suburban District.

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

At its meeting on September 8, 2025, the Board of Zoning Adjustment considered the above referenced application.

After discussion, the Board determined the following findings of fact for approval for a six-foot (6') tall fence with one-foot (1') tall caps on top:

- 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 fence; and
- 2) Obtain a non-utility right-of-way use agreement for any portion of the fence to be located in the right-of-way.

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

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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 March 8, 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.

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