



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 3, 2026

Jimmy D. Gilmore, Jr.
Gilmore Homes, LLC
5891 Plantation Woods Drive
Theodore, Alabama 36582

Re: 6728
BOA-003603-2026
59 Batre Lane
Gilmore Homes, LLC
District 5

Front Yard Setback and Site Coverage Variances to allow a covered/screened porch and an approximately six-foot (6') tall wall in the front yard setback with a total site coverage of approximately 41% in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires structures taller than three-feet (3') to be located outside of the 25-foot front yard setback and that all structures not exceed 35% site coverage in an R-1, Single-Family Residential Suburban 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.

The approval is subject to the following conditions:

- 1) Revision of the site plan to illustrate all location of the masonry wall;
- 2) Acquisition of all required permits and inspections for the screened porch;
- 3) Acquisition of all necessary permits for the construction of the wall; and
- 4) Compliance with all other codes and ordinances.

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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 August 2, 2026, the variance will expire and become null and void.

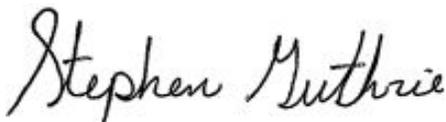
Any party aggrieved by this decision may, within fifteen days of the date of the decision, appeal to the Circuit Court of Mobile County by filing a written notice of appeal, specifying the decision from which the appeal is taken. Notice of the appeal, as well as a date stamped copy of the appeal filed in Circuit Court must be filed with this Board within the fifteen-day appeal period.

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