



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

May 6, 2026

Africatown Redevelopment Corporation
ATTN: Karlos Finley
2201 Papermill Road
Mobile, Alabama 36601

Re: 6752
BOA-003710-2026
1028 and 1032 Newman Lane
Helmsing Leach, PC (Keri Coumanis, Agent)
District 2

Access Variance to allow sub-standard access for two-way traffic at a cottage court development in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires 24-foot wide access for two-way traffic at a cottage court development in an R-1, Single-Family Residential Suburban District Development 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) Revision of the site plan to either depict a compliant dumpster on the site plan, or placement of a note stating that curbside pickup will be utilized;
- 2) Obtain all necessary land disturbance and building permits; and
- 3) Full compliance with all municipal 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 November 4, 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