



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

June 2, 2026

Robert M. Collins
Superior Construction & Restoration Services
P.O. Box 91364
Mobile, AL 36691

Re: 6763
BOA-003740-2026
7288 Wynngate Way
Superior Construction & Restoration Services
District 6

Use Variance to allow a second dwelling unit on a single building site in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) does not allow a second dwelling unit on a single building site in an R-1, Single-Family Residential Suburban District.

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

At its meeting on June 1, 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) Revise the site plan to illustrate three (3) compliant off-street parking spaces;
- 2) Submittal of plans, including a floor plan demonstrating with all applicable codes and ordinances at the time of permitting;
- 3) A new deed for the property is recorded in Probate Court adding the provision that the second dwelling unit is not to be rented to a third party or other non-family member;
- 4) Provision of a copy of the newly recorded deed to Planning staff prior to the issuance of permits;
- 5) Obtain all necessary land disturbance and building permits; and
- 6) 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 December 1, 2026, the variance will expire and become null and void.

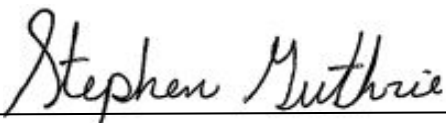
Any party aggrieved by this decision may, within fifteen days of the date of the decision, appeal to the Circuit Court of Mobile County by filing a written notice of appeal, specifying the decision from which the appeal is taken. Notice of the appeal, as well as a date stamped copy of the appeal filed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