



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 4, 2026

Patrick & Kelly Patten
1558 Luling Street
Mobile, Alabama 36604

Re: 6736
BOA-003628-2026
1558 Luling Street
Patrick & Kelly Patten
District 2

Rear Yard Setback Variance to allow a new detached carriage house less than five-feet (5') from the rear property line in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) requires all structures to be a minimum of five-feet (5') from the rear property line in an R-1, Single-Family Residential Urban District.

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

At its meeting on March 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) Recording of the Subdivision approved by the Planning Commission at its January 15, 2026 meeting in Probate Court prior to the issuance of permits;
- 2) Acquisition of all required permits and inspections for the carriage house; and
- 3) 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 September 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