



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

August 4, 2026

Dawn Coleman
A Plus Patio & Screen, LLC
22530 Hwy 49
Saucier, MS 39574

Re: 6774
BOA-003809-2026
6068 Highland Circle North
A Plus Patio & Screen, LLC
District 5
Side Yard Setback Variance to allow an addition less than 10-feet from the side property line in an R-3, Multi-Family Residential Suburban District; the Zoning Ordinance requires all structures to be a minimum of 10-feet from the side property line in an R-3, Multi-Family Residential Suburban District.

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

At its meeting on August 3, 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) Provision of gutters and downspouts on the addition;
- 2) Acquisition of all required permits and inspections; 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 February 3, 2027, the variance will expire and become null and void.

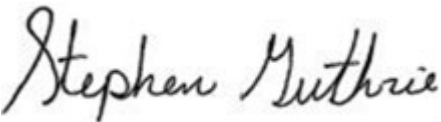
Any party aggrieved by this decision may, within fifteen days of the date of the decision, appeal to the Circuit Court of Mobile County by filing a written notice of appeal, specifying the decision from which the appeal is taken. Notice of the appeal, as well as a date stamped copy of the appeal filed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