



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 4, 2025

Hometown Contractors, Inc.
ATTN: Kristyn Simmons
4567 Pace Patriot Boulevard
Pace FL 32571

Re: 6714
BOA-003499-2025
6900 Cobblestone Way North
Hometown Contractors, Inc. (Kristyn Simmons, Agent)
District 7

Setback Variance to allow construction of a screened porch within the 25-foot side street side yard setback in an R-3, Multi-Family Residential Suburban District; The Unified Development Code (UDC) requires all structures exceeding three-feet (3') tall to be located more than 25-feet from the side street side yard property line in an R-3, Multi-Family Residential Suburban District.

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

At its meeting on November 3, 2025, the Board of Zoning Adjustment considered the above referenced application.

Based on the requested Variance application and documentation submitted, if the Board considers approval of the request, the following findings of fact must be presented:

- 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.

If the Board considers approving the variance request, it could be subject to the following condition(s):

- 1) Acquisition of all required permits and inspections for the screened porch; and
- 2) 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 May 3, 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