



THE CITY OF MOBILE, ALABAMA  
BOARD OF ZONING ADJUSTMENT

**CORRECTED**  
LETTER OF DECISION

May 15, 2026

Jared Oates  
1645 Dawes Road  
Mobile, Alabama 36695

Re: 6756  
BOA-003716-2026  
1645 Dawes Road  
Jared Oates  
District 6

Setback Variance to allow an addition to an existing dwelling within the front 45-foot setback in an R-1, Single Family Residential Suburban District; the Unified Development Code (UDC) does not allow structures within recorded front setbacks in an R-1, Single Family Residential Suburban 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) Obtaining of all required building permits; and
- 2) Full compliance with all other applicable codes and ordinances.

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.

BOA-003716-2026 1645 Dawes Road

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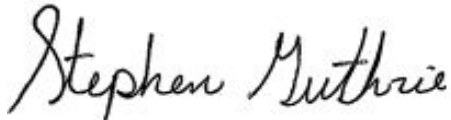
Any party aggrieved by this decision may, within fifteen days of the date of the decision, appeal to the Circuit Court of Mobile County by filing a written notice of appeal, specifying the decision from which the appeal is taken. Notice of the appeal, as well as a date stamped copy of the appeal filed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