



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 23, 2026

Joan Hendrix  
751 Marine Street  
Mobile, Alabama 36604

Re: 904 Kentucky Street  
ZON-STR-003616-2026  
Joan Hendrix  
District 3  
Conditional Use Permit approval to allow a Short-Term Rental in an R-1, Single-Family Residential Urban District.

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

At its meeting on February 19, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission denied the Conditional Use Permit request due to the following:

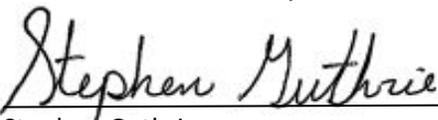
1. The proposed use does not comply with all applicable use regulations of Article 5, Section 64-5-6E.1.(b) of the Unified Development Code; and
2. The proposed use does not meet the requirements of Article 5, Section 64-5-6.E.11.(g)(7) of the Unified Development Code, which requires refuse (garbage) areas to be located no closer than 20 feet from any property line and no closer than 100 feet from any dwelling on an adjacent lot.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:   
Stephen Guthrie  
Deputy Director of Planning and Zoning