MOBILE TREE COMMISSION
STAFF REPORT

APPLICANT NAME
Joe Asarisi for Virginia Behlen and Harold Hawkins
3213 Dauphin St
(Southeast corner of Dauphin St and Midtown Park W)

REQUEST
Remove a 20” live oak and an unhealthy 12” live oak

CITY COUNCIL
DISTRICT
District

PRESENT ZONING
R-1, Single Family Residential

HEALTH OF TREE
The 20” live oak tree appears to be in good health.

CONTRIBUTING
FACTORS
N/A

ENGINEERING
COMMENTS
None

TRAFFIC ENGINEERING
COMMENTS
None

URBAN FORESTRY
COMMENTS
Urban Forestry recommends denial of the permit to remove the 20” live oak. The tree shows no signs of decline in health as no cavities or limb decay are present. The canopy is full with no signs of die back in the tree. Compacted soil and proper growing space are the only negatives seen.

PLANNING
COMMENTS
The applicant is redeveloping the site. To comply with requirements for access to the Dauphin St Service Road, a one way in and right only out driveway design is being implemented. This design falls on top of the 20” live oak. The second drive, onto Midtown Park W is being redesigned to provide appropriate radii for ingress and egress due to the curvature of Midtown Park W at this point. The radius on the North side of the drive will be closer to the tree than currently exists.

MAWSS
N/A
ANALYSIS

As stated above, the applicant is redeveloping the site. To comply with standards for access to the site, the existing driveways must be redesigned and replaced. In so doing, two trees are impacted.

While Forestry recommends denial of the request to remove the 20” live oak, this situation is virtually identical to the recent case at the corner of Dauphin St and Pierpont Dr. If the proposed drive is moved West, it will impact other live oaks. If it is moved East, the radius will extend beyond the property line and be in front of the adjacent property.

The site plan submitted illustrates that the required sidewalk is being placed on site to avoid any negative impact or removal of the remaining live oaks in the right of way adjacent to the site.

The application packet for this request did not include a landscape plan as did the application at Pierpont and Dauphin, referenced above. Please note, while the landscape plan was not submitted with this application packet, the site will be required to comply with the landscaping and tree planting requirements of the Zoning Ordinance.

RECOMMENDATION

Based on the preceding, and the recent decision for a similar situation in the immediate vicinity, this request is recommended as follows:

- The request to remove the tree in the Midtown Park West right of way is approved.
- The applicant is to request permission for the curb cut radius on the Dauphin St Service Road to extend beyond the east property line and encroach into the frontage of the adjacent property to the east from that property owner.
- If there is an agreement, the drive way shall shift to the east to provide area around the tree in the Dauphin St Service Road right of way.
- If an agreement cannot be reached, the permit is approved, subject to the following conditions:
  1. Submission of documentation that the adjacent property owner did not grant permission for the radius to extend in front of their property;
  2. Donation of two (2) live oaks to be planted at another location in City of Mobile right-of-way by Urban Forestry. Donation to be in the form of a check for $200.00 per tree ($400.00 total) to the Mobile Tree Commission, with a subsequent check from the Commission for $400.00 then written to Urban Forestry.
APPLICATION FOR PERMIT

CITY OF MOBILE
MOBILE TREE COMMISSION

Application No. ____________________________
Date: 02-10-17

1. Applicant:
   Name: Joseph N. Asarisi
   Address: 6348 Piccadilly Sq. Dr., STE 215
   Mobile, AL. Zip Code: 36609
   E-mail: joe@asarisieng.com
   Telephone Number: 251-622-1550

2. Owner (if different from applicant):
   Name: Virginia M. Behlen and Harold Hawkins
   Address: 205 Levert Ave
   Mobile, AL Zip Code: 36607
   E-mail: ____________________________
   Telephone Number: 251-476-6470

3. Location of Tree: 3213 Dauphin St
   City Council District: 1

4. Type of Tree: Live Oak
   Trim: __________ Remove: X

5. Approximate Diameter four (4) feet from the ground: _______ in
   Height: _______ ft

6. Reason for Removal or Trimming as Requested:
   City standard commercial driveway width and
   radius will not fit without removing tree. Property is surrounded by live oaks, therefore no other entrance is feasible.

Applicant ____________________________
Owner – if different from applicant ____________________________

Application Fee - None
Applicant or Agent must be present at meeting to represent request.
All supporting information (photos, location plan, names and addresses of the applicant, property
owner, adjacent property owners and directly across the street - on mailing labels, along with postage
fee and $1.00 notification fee for each) must be submitted with the application (Two Copies) by filing
date.
Appeals must be made in writing to the Mobile City Council within 15 days of the decision.
Major projects involving multiple trees may be held over to the following month’s agenda due to the time
required by staff to investigate.

P. O. Box 1827 – Mobile, Alabama 36633-1827
Telephone: 251/208-5895 Fax: 251/208-5896 e-mail: Planning@cityofmobile.org
Midtown Park Ltd
White-Spunner & Assoc. Inc.
P.O. Box 7475
Mobile, AL 36670

Thomas G. Nonnenmacher Jr.
10 Midtown Park W
Mobile, AL 36606

Virginia M. Behlen &
Harold Hawkins
205 Levert Ave
Mobile, AL 36607

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Thomas G. Nonnenmacher Jr.
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205 Levert Ave
Mobile, AL 36607

Marie L. Graf Family Limited Partnership
2955 Dauphin St
Mobile, AL 36606

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Mobile, AL 36606

ASARISI & ASSOCIATES
6348 PICCADILLY SQ DR, STE 215
MOBILE, AL 36609

ASARISI & ASSOCIATES
6348 PICCADILLY SQ DR, STE 215
MOBILE, AL 36609

Northside LTD
P.O. Box 16227
Mobile, AL 36616

Northside LTD
P.O. Box 16227
Mobile, AL 36616

Banktrust
P.O. Box 291
Jackson, MS 39205

Banktrust
P.O. Box 291
Jackson, MS 39205
Application: P-2017-08
Location: 3213 Dauphin St
Request: Remove 2 live oaks
Mobile Tree Commission

Application: P-2017-08
Location: 3213 Dauphin St
Request: Remove 2 live oaks

Date: March 21, 2017
Application: P-2017-08
Location: 3213 Dauphin St
Request: Remove 2 live oaks
Date: March 21, 2017