

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 9, 2009

James Ryall  
2131 Sheffield Court  
Mobile, AL 36693

**Re: Case #SUB2008-00237 (Subdivision)**  
**Sheffield Court Subdivision, Resubdivision of Lot 9**  
2131 Sheffield Court  
(South terminus of Sheffield Court).  
1 Lot / 0.2± Acre

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

At its meeting on January 8, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the site plan and final plat stating that the screened enclosure is limited to 14' in height, 1275.9 square feet in size, and may only have a screened roof and sides;**
- 2) **placement of a note on the site plan and final plat stating that the screened structure will meet all building code requirements regardless of the location on the lot;**
- 3) **placement of a note on the final plat stating that Lot 9 is limited to one curb cut with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 5) **provide revised PUD site plan prior to signing final plat; and**
- 6) **completion of subdivision process prior to request for permits.**

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, **seven** copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one year, or the Tentative Approval will expire.

**Sheffield Court Subdivision, Resubdivision of Lot 9**

**January 9, 2008**

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It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Rowe Surveying and Engineering Company, Inc.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 9, 2009

James Ryall  
2131 Sheffield Court  
Mobile, AL 36693

**Re: Case #ZON2008-02533 (Planned Unit Development)  
Sheffield Court Subdivision, Resubdivision of Lot 9**

2131 Sheffield Court

(South terminus of Sheffield Court).

Planned Unit Development Approval to amend the setbacks of a previously approved innovative subdivision (no associated PUD) to bring the existing building foot print into compliance and allow the construction of a screened pool structure.

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

At its meeting on January 8, 2009, the Planning Commission considered for Planned Unit Development the site plan to amend the setbacks of a previously approved innovative subdivision (no associated PUD) to bring the existing building foot print into compliance and allow the construction of a screened pool structure.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) placement of a note on the site plan and final plat stating that the screened enclosure is limited to 14' in height, 1275.9 square feet in size, and may only have a screened roof and sides;**
- 2) placement of a note on the site plan and final plat stating that the screened structure will meet all building code requirements regardless of the location on the lot; and**
- 3) submittal of a revised PUD prior to signing of the final plat.**

**Sheffield Court Subdivision, Resubdivision of Lot 9**

**January 9, 2009**

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_

Richard Olsen

Deputy Director of Planning

cc: Rowe Surveying and Engineering Company, Inc.