



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 29, 2022

Erdman Surveying LLC
4337 Schillinger Road South
Mobile, AL 36619

Re: 561 Lesesne Street and 1848 Canal Street
(Northeast corner of Lesesne Street and Canal Street).
Council District 2
SUB-002213-2022
Rickarby Place Subdivision, Block 5, Resubdivision of Lot 1
Number of Lots / Acres: 2 Lots/ 0.2± Acre
Engineer / Surveyor: Erdman Surveying LLC

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

At its meeting on November 17, 2022, the Planning Commission considered the above referenced Subdivision application.

After discussion, the Planning Commission denied the application for following reasons:

- 1) Proposed lot sizes are less than the minimum standards of Section V.D.2. of the Subdivision Regulations; and**
- 2) The proposed lots would increase the nonconformity of the site with regard to Zoning Ordinance requirements as the lots would not comply with the minimum building area requirements for a R-1, single-family residential district.**

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:

Margaret Pappas
Deputy Director of Planning and Zoning