



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 20, 2023

Kari Givens
Byrd Surveying, Inc.
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 2958 Edgewood Street
SUB-002653-2023
Kari Givens, Byrd Surveying, Inc.
District 1
Subdivision of 2 lots, 0.17± acres

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

At its meeting on October 19, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission waived Section 6.C.2(a)(1) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Acquisition of an after-the-fact permit for the demolition of the residential structure prior to signing of the Final Plat;
2. Retention of the right-of-way widths for each abutting street, as depicted on the preliminary plat;
3. Retention of at least a 5-foot front yard setback line along Nall Street and Edgewood Street, as required by Section 64-2-5.E. of the Unified Development Code;
4. Retention of the lot size labels in both square feet and acres, or provision of a table on the Final Plat with the same information;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and
8. Compliance with all Fire Department comments noted in the staff report.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on

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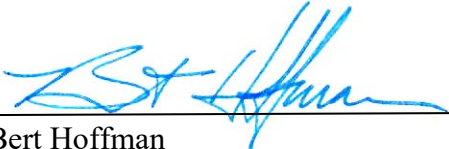
disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

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: 
Bert Hoffman
Deputy Director of Long Range Planning