



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 25, 2024

Lawrence Cain
1852 Butler Street
Mobile, Alabama 36617

Re: 1852 & 1856 Butler Street
SUB-002810-2024
Butler-Esau Subdivision
Lawrence Cain (Nick Hadji, SLSCO, Ltd., Agent)
District 1
Subdivision of 2 lots, .25± acres

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

At its meeting on March 21, 2024, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission waived Sections 6.B.9., 6.C.1., and 6.C.6. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Removal of at least one (1) of the dwellings from the proposed lot;
2. The illustration of the required five (5) foot minimum building setback line along Butler Street;
3. Revision of the plat to label the lot with its size in both square feet and; and
4. Full compliance with Engineering comments, amended as follows: (FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review): A) Provide all of the required information on the SUBDIVISION PLAT (i.e., signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B) Provide and label the monument set or found at each subdivision corner. C) Add a graphic scale. D) Label the Vicinity Map and the site within the Vicinity Map. E) Add a north arrow, scale, and legible street names to the vicinity map. F) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G) Provide the Surveyor's Certificate. H) Are the names and mailing addresses on SHEET 2 OF 2 necessary on the Final Plat? I) REVISED - As shown on the 1984 aerial photo LOT 1 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter

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17, Storm Water Management and Flood Control) as follows: LOT 1 – 2,600 SF. J) Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. K) Add a note that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. L) Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. M) Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. N) Add a note that all easements shall remain in effect until vacated through the proper Vacation process. O) Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing).

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 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: _____



Margaret Pappas

Deputy Director of Planning and Zoning