THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 19, 2026

Gregory Saad
Saad Development Corp.
3601 Spring Hill Business Park, Suite 200
Mobile, Alabama 36608

Re: 59 & 61 Bradford Avenue, & 1311 Azalea Street
SUB-003835-2026
Second Annunciation Greek Orthodox Church Subdivision
District 2
Subdivision of 6 lots, 0.76± acres

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

At its meeting on October 15, 2026, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission waived Sections 6.B.9. (Substandard Right-of-Way), 6.C.2.(a)(1) (Substandard Area), and 6.C.4. (No Public Street Frontage) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Approval of the Third Annunciation Greek Orthodox Church Subdivision prior to signing the Final Plat;
2. Retention of the right-of-way width labels for Azalea Street and Bradford Avenue on the Final Plat;
3. Retention of the lot size labels, in both square feet and acres, on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
4. Removal of the two (2) rental dwelling units, with all required permits obtained, prior to signing the Final Plat;
5. Revision of the plat to remove the 25-foot front yard setback lines along the street frontages;

6. Revision of the plat to remove the 10-foot side and rear yard setback lines on the three (3) lots with public street frontage;
7. Placement of a note on the Final Plat stating that the site shall comply with the provisions of the Historic District Overlay (HDO) in Article 14 of the UDC, including the applicable front, rear, and side yard dimensional standards for lots within the HDO;
8. Placement of a note on the Final Plat stating that approval from the Historic Development Department is required prior to the issuance of any development permits;
9. Compliance with all Engineering comments noted in the staff report;
10. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
11. Compliance with all Urban Forestry comments noted in the staff report; and
12. 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 disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.gov. 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: Stephen Guthrie

Stephen Guthrie
Deputy Director of Planning and Zoning