

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 16, 2012

Michael A. Rost  
4904 Mercedes Road  
Mobile, AL 36618

**Re: Case #SUB2012-00010 (Subdivision)**  
**Broad Palmetto Subdivision**  
202 South Broad Street  
(West side of South Broad Street, 55'± South of Palmetto Street and extending  
West to the South side of Palmetto Street, 130'± West of South Broad Street)  
**Number of Lots / Acres:** 2 Lots / 0.4± Acre  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 2

Dear Applicant(s):

At its meeting on March 15, 2012, the Planning Commission considered the above referenced request for subdivision.

After discussion, the Commission voted to deny the matter, for the following reason:

- 1) does not meet minimum lot size requirements of Section V.D.2. of the Subdivision Regulations.**

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: Polysurveying of Mobile, Inc.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 16, 2012

Michael A. Rost  
4904 Mercedes Road  
Mobile, AL 36618

**Re: Case #ZON2012-00385 (Planned Unit Development)  
Broad Palmetto Subdivision**

202 South Broad Street

(West side of South Broad Street, 55'± South of Palmetto Street and extending West to the  
South side of Palmetto Street, 130'± West of South Broad Street)

Planned Unit Development Approval to allow reduced lot width, reduced lot size, reduced  
access way width, reduced maneuvering area and aggregate surfacing to allow renovation of  
an existing dwelling for office as well as construction of a new single family dwelling on  
proposed substandard lot.

Council District 2

Dear Applicant(s):

At its meeting on March 15, 2012, the Planning Commission considered for Planned Unit  
Development the site plan to allow reduced lot width, reduced lot size, reduced access way width,  
reduced maneuvering area and aggregate surfacing to allow renovation of an existing dwelling for  
office as well as construction of a new single family dwelling on proposed substandard lot.

After discussion, the Plannning Commission denied the matter due to the denial of the Subdivision  
and the Rezoning applications.

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: Polysurveying of Mobile, Inc.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 16, 2012

Michael A. Rost  
4904 Mercedes Road  
Mobile, AL 36618

**Re: Case #ZON2012-00387 (Rezoning)**

**Michael Rost**

202 South Broad Street

(West side of South Broad Street, 55'± South of Palmetto Street and extending West to the South side of Palmetto Street, 130'± West of South Broad Street). Rezoning from R-1, Single-Family Residential District, to R-B, Residential-Business District, to allow conversion of a dwelling into a professional office building.

Council District 2

Dear Applicant(s):

At its meeting on March 15, 2012, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to R-B, Residential-Business District, to allow conversion of a dwelling into a professional office building.

After discussion, it was decided to deny this change in zoning to the City Council for the following reasons:

**1) does not meet the requirements of Section 64-9.A.2.a. of the Zoning Ordinance.**

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: Polysurveying of Mobile, Inc.