



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 22, 2023

Bryan P. Maisel
Bryan Maisel Builders, LLC
5570 Nevius Road
Mobile, AL 36619

Re: 556 Shady Oak Drive
SUB-002748-2023
Shady Place Subdivision
Bryan P. Maisel, Bryan Maisel Builders, LLC
District 7
Subdivision of 1 lot, 0.16± acres

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

At its meeting on December 21, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission waived Sections 6.C.2.(a)(1) and 6.C.7. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of right-of-way along Shady Oaks Drive on the Final Plat;
2. Revision of the plat to depict sufficient right-of-way along West I-65 Service Road North;
3. Retention of the setback as shown on the preliminary plat along Shady Oaks Dr on the Final Plat;
4. Revision of the plat to illustrate a compliant front yard setback along West I-65 Service Road North;
5. Retention of the lot's size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
6. Placement of a note on the Final Plat stating that the lot is denied access to West I-65 Service Road North;
7. Compliance with all Engineering comments noted in the staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report; and,
10. Compliance with all Fire Department comments noted in the staff report.

SUB-002748-2023 Shady Place Subdivision
December 22, 2023


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