



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 18, 2025

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

Re: 7210 Fourteenth Street
SUB-003381-2025
J and C Subdivision
Kari Givens, Byrd Surveying, Inc.
District 7
Subdivision of 1 lot, 0.46± acres

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

At its meeting on July 17, 2025, the Planning Commission considered the above referenced application.

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Retention of dedication to provide 25 feet from the centerline of Fourteenth Street;
2. Dedication to provide 25 feet from the centerline of Lincoln Boulevard, unless a waiver of Section 6.B.9. of the Subdivision Regulations is granted;
3. Labeling of the right-of-way widths of both streets on the Final Plat, after any required dedication;
4. Placement of a note on the Final Plat stating that access to Lincoln Boulevard is denied until such time that it is constructed to City standards;
5. Retention of the 25-foot minimum building setback line along Fourteenth Street, measured from the dedicated right-of-way;
6. Illustration of the 25-foot minimum building setback line along Lincoln Boulevard, measured either from the existing right-of-way or from any required dedication;
7. Retention of the lot size label in both square feet and acres on the Final Plat, adjusted for any required dedication, or inclusion of a table providing the same information;
8. Compliance with all Engineering comments as noted in the staff report;
9. Placement of a note on the Final Plat reflecting all Traffic Engineering comments as noted in the staff report;
10. Compliance with all Urban Forestry comments as noted in the staff report; and

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11. Compliance with all Fire Department comments as noted in the staff report.

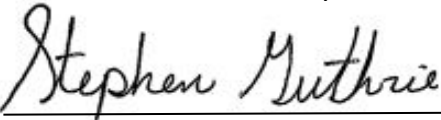
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.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: _____

Stephen Guthrie

Deputy Director of Planning and Zoning