



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 17, 2025

Marc Henry Avrilien
MHA Capital, LLC
9544 Affection Court
El Paso, Texas 79924

Re: 240 Barnes Avenue
SUB-003469-2025
Marc Henry Subdivision
MHA Capital, LLC
District 7
Subdivision of 3 lots, 0.55± acres

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

At its meeting on October 16, 2025, the Planning Commission considered the above referenced application.

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

1. Revision of the plat to illustrate dedication of the corner radius at Barnes Avenue and Sixth Street;
2. Retention of each lot with its size in square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;
3. Retention of the required 25-foot minimum setback line, adjusted for any required dedication;
4. Compliance with all Engineering comments noted in the staff report;
5. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report; and,
7. 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.org. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

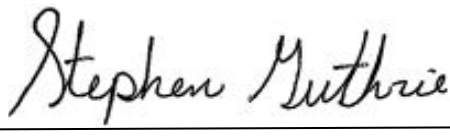
SUB-003469-2025 Marc Henry Subdivision
October 17, 2025

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