



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Johana A. Bucci
3000 Bryant Road
Mobile, Alabama 36605

Re: 3000 Bryant Road
SUB-003675-2026
Resubdivision of the Resubdivision of Revised Bucci Subdivision
Johana A. Bucci (Keri Coumanis, Helmsing Leach, P.C., Agent)
District 3
Subdivision of 2 lots; 2.48± acres

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

At its meeting on July 16, 2026, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission waived Section 6.C.4. of the Subdivision Regulations (to allow a lot to not abut a public street) and Tentatively Approved the request, subject to the following conditions:

1. Either approval of a Setback Variance to allow existing structures to have non-compliant side yard setbacks, or revision of the plat to depict compliant setbacks for all structures;
2. Retention of the lot sizes in both square feet and acres, or the provision of a table on the Final Plat providing the same information;
3. Placement of a note on the Final Plat stating that no future subdivision to create additional lots will be allowed unless adequate street frontage is provided for all lots;
4. Illustration of the 25-foot minimum building setback line on both lots from the 40-foot private ingress/egress easement;
5. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without permission from the easement holder;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. 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
Deputy Director of Planning and Zoning