

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 8, 2006

Gunn Boykin  
3515 Montlimar Plaza Dr.  
Mobile, AL 36609

**Re: Case #SUB2006-00188**  
**Matzenger Estates Subdivision**  
3515 Spring Hill Avenue  
(Southeast corner of Spring Hill Avenue and Stillwood Lane).  
2 Lots / 0.4± Acre

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

At its meeting on September 7, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of right-of-way sufficient to provide 50 feet, as measured from the centerline of Spring Hill Avenue, and 25 feet, as measured from the centerline of Stillwood Lane;**
- 2) **revision of the property line at street intersection to reflect the radius requirements stated in Section V.D.6. of the Subdivision Regulations;**
- 3) **revision of the minimum building setback line, reflecting dedications and the corner radius requirement;**
- 4) **placement of a note on the plat stating that Lot 1 is limited to one curb-cut onto Stillwood Lane, Lot 2 is limited to one curb-cut onto Spring Hill Avenue, and that the size, design and location of all curb-cuts are to be approved by Traffic Engineering and comply with AASHTO standards;**
- 5) **labeling of all lots with size in square feet;**
- 6) **demolition of the existing structure on the site prior to recording of the final plat; and**
- 7) **full compliance with all other municipal codes and ordinances.**

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After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

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: Marshall A. McLeod, P.L.S., L.L.C..