

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 6, 2008

Lee Lovitte, Sr.  
7941 Suzanne Way  
Mobile, AL 36695

**Re: Case #SUB2008-00079**  
**Gordon & Marian Howell Estates Subdivision**  
8220 and 8250 Oak Hill Drive  
(North side of Oak Hill Drive, 200'± West of Oak Hill Drive Extension North).  
4 Lots / 25.2± Acres

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

At its meeting on June 5, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **labeling of the 25' minimum building setback line along all street frontages on the final plat;**
- 2) **placement of a note on the final plat stating that Lots 1, 1A, 2 and 3 are limited to one curb cut each, along with one curb cut for the easement, with the size, design and location of all curb cuts to be approved by Mobile County Engineering;**
- 3) **placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations;**
- 4) **labeling of each lot size, in square feet, on the final plat;**
- 5) **placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 6) **placement of a note on final plat stating that there will be no additional resubdivision of lot 1A without additional adequate street frontage on a dedicated and constructed County maintained road.**

**Gordon & Marian Howell Estates Subdivision**  
**June 6, 2008**  
**Page 2**

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 (DXF or DWG – AutoCAD 2007 compatible) 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**  
Mr. William DeMouy, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Charles, Patrick, & Gordon Howell