



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 11, 2017

Andrew Hansen & Karen Nowlin  
7431 Pinewood Drive  
Theodore, AL 36582

**Re: 3201 Bay Road**  
(Southwest corner of Bay Road and Dauphin Island Parkway.)  
County  
SUB-000307-2017  
**Howard & Jean's Place Subdivision, Resubdivision of Lot 3**

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

At its meeting on December 7, 2017, the Planning Commission considered the above referenced subdivision application.

**After discussion, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:**

- 1) Retention of 25' minimum building setback line along Bay Road and Dauphin Island Parkway;**
- 2) Retention of the lot size information in both square and in acres on the Final Plat, adjusted for dedication;**
- 3) Placement of a note on the Final Plat stating that Lot 3-A is limited to one curb cut to Bay Road and Lot 3-B is limited to one curb cut to Bay Road and one curb cut to Dauphin Island Parkway, with the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 4) 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.8. of the Subdivision Regulations;**
- 5) Compliance with Engineering Comments and placement as a note on the Final Plat: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water***

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*detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.); and*

- 6) **Compliance with Fire Comment:** *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).*

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

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

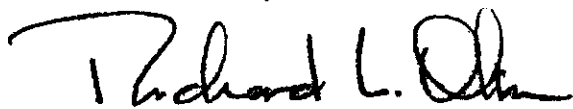
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Jennifer Denson, Secretary

By:



Richard Olsen

Deputy Director of Planning & Zoning

cc: Byrd Surveying, Inc.