

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 2, 2010

Etsie Foreman  
952 Franklin St.  
Melrose, MA 02176

**Re: Case #SUB2010-00026 (Subdivision)**  
**Congress Street Subdivision, Resubdivision of**  
254 Congress Street  
(North side of Congress Street, 60'± West of North Joachim Street, extending to  
the West side of North Joachim Street, 78'± North of Congress Street).  
4 Lot /0.2± Acre

Dear Applicant(s):

At its meeting on April 1, 2010, the Planning Commission considered the above referenced subdivision.

**After discussion, the Planning Commission with a waiver of Section V.D.2. and V.D.9. of the Subdivision Regulations, regarding minimum lot size and setbacks, tentatively approved the application, subject to the following conditions:**

- 1) compliance with Traffic Engineering comments: *“Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Sign and mark drives as one-way”;***
- 2) compliance with Engineering comments: *“Add note to plat stating that maintenance of common areas including storm drainage facilities are to be the responsibilities of the property owners. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.”;***
- 3) placement of a note on the Final Plat stating that the lots are limited to the shared curb-cuts, as shown on the associated PUD, with size, design, and location to be approved by Traffic Engineering, and in conformance to the greatest extent possible with AASHTO standards;**
- 4) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local environmental agencies for wetlands or floodplain issues is required prior to the issuance of any permits or land disturbance activities;**

- 5) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
- 6) waiver of the 25-foot minimum building setback line in favor of the 5-foot setback allowed in R-B districts by the Zoning Ordinance in Section 64-3.D.1.e;
- 7) labeling of each lot with its size in square feet;
- 8) provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to the signing of the final plat; and,
- 9) full compliance with all municipal codes and ordinances.

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 (1) 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**  
Dr. Victoria Rivizzigno, Secretary

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

cc: Byrd Surveying, Inc.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 2, 2010

Etsie Foreman  
952 Franklin St.  
Melrose, MA 02176

**Re: Case #ZON2010-00468 (Planned Unit Development)**

**Congress Street Subdivision, Resubdivision of**

254 Congress Street

(North side of Congress Street, 60'± West of North Joachim Street, extending to the West side of North Joachim Street, 78'± North of Congress Street).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple building sites.

Dear Applicant(s):

At its meeting on April 1, 2010, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking between multiple building sites.

**After discussion, this application was Recommended for Tentative Approval, subject to the following conditions:**

- 1) completion of the Subdivision process;**
- 2) placement of a note on the site plan stating that approval of all applicable federal, state, and local environmental agencies for wetlands or floodplain issues is required prior to the issuance of any permits or land disturbance activities;**
- 3) placement of a note on the site plan stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**
- 4) depiction of dumpster locations on the site plan (if they will be utilized) to comply with Section 64-4.D.9 of the Zoning Ordinance and placement of a note on the site plans stating that dumpsters will be completely screened from view, or placement of a note stating how garbage will be removed;**
- 5) closure and landscaping of all unused curb-cuts, as shown on the site plan;**

- 6) depiction of the 5-foot minimum building setback line on the PUD site plan;**
- 7) site limited to an approved PUD due to some lots falling below the minimum lot size requirements of Section 64-3.D1.b of the Zoning ordinance;**
- 8) tree compliance to be coordinated with Urban Forestry, with revision of the PUD site plan to reflect tree compliance;**
- 9) provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to the signing of the final plat; and,**
- 10) full compliance with all other municipal codes and ordinances, including Building and Fire Code compliance and the obtaining of the appropriate permits.**

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: Byrd Surveying