



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 21, 2016

Mitzi L. McConnell
211 Lakewood Drive East
Mobile, AL 36608

Re: 211 Lakewood Drive East
(East side of Lakewood Drive East, 140'± South of Lakewood Court)
Council District 5
ZON2016-02073
Mitzi L. McConnell

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

At its meeting on November 17, 2016, the Planning Commission considered for Planned Unit Development Approval to allow reduced sideyard setbacks.

After discussion, the Planning Commission approved the request, subject to the following conditions:

- 1) Obtainment of a demolition permit before removing the shed;
- 2) Retention of the note on the site plan stating that the height and size of the HVAC equipment and generators shall not exceed 3feet, and if the heights do in fact exceed the 3 feet height limitation will be relocated to a compliant location on site;
- 3) Subject to the Traffic Engineering comments and placement of a note stating: *(Site is limited to its two existing curb cuts with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 4) Subject to the Urban Forestry comments and placement of a note stating: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).*
- 5) Subject to the Fire Department comments and placement of a note stating: *(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*

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Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).);

- 6) Submission of two (2) copies of the revised site plan; and**
- 7) Full compliance with all municipal codes and ordinances.**

Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained. 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: 

Richard Olsen
Deputy Director of Planning & Zoning

cc: Wattier Surveying, Inc.