

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 5, 2008

Derek Marks
P.O. Box 6094
Mobile, AL 36660

Re: Case #ZON2008-02566 (Rezoning)
Derrick Marks Subdivision
77 North Sage Avenue
(West side of North Sage Avenue, 120'± North of Heather Street).
Rezoning from R-1, Single-Family Residential, to B-1, Buffer Business, to allow professional offices.

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

At its meeting on December 4, 2008, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-1, Buffer Business, to allow professional offices.

After discussion, it was decided to recommend this change in zoning to the City Council subject to the following conditions:

- 1) developer to submit and obtain a variance for reduced buffers;**
- 2) building to be brought into compliance with building code for the change in use from residential to commercial (which includes submission of building plans, site plan for parking lot, and permitting); and**
- 3) full compliance with all municipal codes and ordinances, including but not limited to buffer fences, landscaping and tree plantings.**

The advertising fee for this application is \$171.55. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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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