



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 5, 2016

Premier Real Estate Company, LLC  
P. O. Box 850742  
Mobile, AL 36685

**Re:    2073 Dauphin Street & 1 Mohawk Street**  
          (Southeast corner of Dauphin Street and Mohawk Street)  
          Council District 1  
          **SUB2016-00127**  
          **Dubroca Tract Subdivision, Block 25, Resubdivision of Lot 4**

Dear Applicant(s):

At its meeting on December 1, 2016, the Planning Commission considered the above referenced subdivision application.

**After discussion, the Planning Commission denied the request due to the following:**

- 1) **proposed lot sizes do not comply with Section V.D.1. of the Subdivision Regulations;**
- 2) **dedication of right-of-way along Dauphin Street would further reduce the size of proposed Lot A; and**
- 3) **approval of the subdivision would result in lots out of character with the surrounding area.**

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

cc:    Byrd Surveying, Inc.