



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 23, 2013

Will Dumas  
501 Government Street  
Mobile, AL 36602

**Re: Case #ZON2013-02826**

**Will Dumas**

10 St Emanuel Street

(West side of St Emanuel Street, 148± South of Dauphin Street).

Planning Approval to allow single family residential use on the ground floor within the Dauphin Street Overlay District.

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

At its meeting on December 19, 2013, the Planning Commission considered for Planning Approval to allow single family residential use on the ground floor within the Dauphin Street Overlay District.

After discussion, it was decided to approve the above referenced Planning Approval subject to the following conditions:

- 1) **Compliance with Traffic Engineering Comments:** *(On-site parking is planned for this site. Driveway size, location, and design to be approved by Engineering and Traffic Engineering and conform to AASHTO standards. A right-of-way permit will be required for work in the City right-of-way.);*
- 2) **Compliance with Urban Forestry Comments:** *(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 61-929 and City Code Chapters 57 and 64).);*
- 3) **Compliance with Fire Comments:** *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);* and
- 4) **Full compliance with all municipal codes and ordinances to include Engineering and Fire codes, and the Mobile Historic Development Commission requirements.**

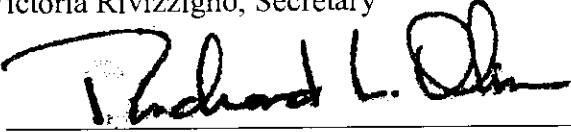
**Will Dumas PLA**  
**December 19, 2013**

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: Penney Design Group, LLC