

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 8, 2010

Dr. Yvonne Kennedy  
1205 Glennon Ave.  
Mobile, AL 36603

**Re: Case #SUB2010-00102**  
**Kennedy Villa Subdivision**  
1205 Glennon Avenue & 1200, 1202 and 1204 Basil Street  
(Southwest corner of Glennon Avenue and Clay Street extending to the Northwest  
corner of Basil Street and Clay Street).  
1 Lot / 1.0 Acre

Dear Applicant(s):

At its meeting on October 7, 2010, the Planning Commission considered the above referenced subdivision.

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

- 1) revision of the plat to illustrate a 30' minimum building setback line along Glennon Avenue;**
- 2) revision of the plat to illustrate a 25' minimum building setback line along Clay Street and Basil Street;**
- 3) dedication to provide a 25' corner radius at the intersection of Glennon Avenue and Clay Street;**
- 4) dedication to provide a 25' corner radius at the intersection of Clay Street and Basil Street;**
- 5) placement of a note on the final plat stating that the lot is limited to the existing curb-cuts to Glennon Avenue and one curb-cut to Basil Street, with the size, location, and design of each curb-cut to be approved by Traffic Engineering and conform to AASHTO standards;**
- 6) revision of the plat to label the lot with its size in both square feet and acres, or the furnishing of a table on the final plat providing the same information;**
- 7) placement of a note on the plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise**

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- protected species, prior to the issuance of any permits or land disturbance activities; and,
- 8) **compliance with and dedications as required by the Engineering comments:**  
*(Need to provide a 25' radius at the intersections of Clay Street at Glennon Avenue and Basil St and Glennon Avenue. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit).*

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