



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 20, 2016

Milton Eugene Foster  
2940 Belle Fontaine Blvd.  
Theodore, AL 36582

**Re: 2929 Pineview Avenue**  
**(Southwest corner of Belle Fontaine Boulevard and Pineview Avenue extending to Azalea Street).**  
County  
**SUB2016-00145**  
**Foster/Belle Fontaine Subdivision**

Dear Applicant(s):

At its meeting on December 15, 2016, the Planning Commission considered the above referenced subdivision application.

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

- 1) revision of the plat to depict the 25' minimum building setback lines from all street frontages, adjusted for the additional 30' from centerline of right-of-way;
- 2) revision of the plat to depict the labeling of the rights-of-way width for all abutting streets;
- 3) revision of the plat to provide dedication of the corner radii at Belle Fontaine Boulevard and Pineview Avenue per Section V.D.6. of the Subdivision Regulations, if determined necessary by the County Engineering;
- 4) retention of the lot sizes in square feet and acres;
- 5) placement of a note on the Final Plat stating that Lot 1 is limited to 1 curb-cut to each street, and Lot 2 and 3 are limited to 1 curb-cut each with the size, design, and exact location to be approved by County Engineering, and conform to AASHTO standards;

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- 6) **compliance with Engineering comments:** *“Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.”; and*
- 7) **compliance with Fire comments:** *“Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).”*


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 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 [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org). 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: Justin Palmer, PLS