

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 21, 2008

Apostolic Pentecostal Holy Church of God  
1710 Bolden Street  
Mobile, AL 36617

**Re: Case #SUB2008-00231 (Subdivision)**  
**Apostolic Pentecostal Holy Church of God Subdivision**  
1710 Bolden Street and 1711 Williams Street  
(East side of Bolden Street, 200'± North of Carter Avenue, extending to the West  
side of Williams Street, 100'± North of Carter Avenue).  
2 Lots / 0.7± Acre

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

At its meeting on November 20, 2008, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until the December 18, 2008 meeting, with revisions due by November 28, 2008, to address the following:

- 1) revision of the plat to remove depiction of the insufficient dedication and instead depict a 35 foot setback line from the existing right-of-way;**
- 2) provision of a note on the plat limiting Lot 1 to one curb cut onto Bolden Street and two curb cuts onto William Street; and limiting Lot 2 to one curb cut onto William Street;**
- 3) revision of the plat to reflect to correct name of William Street;**
- 4) submission of a rear yard setback variance application for the existing church building on the proposed Lot 1; and**
- 5) submission of a rear yard setback variance application for the existing single-family residence on the proposed Lot 2.**

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 year, or the Tentative Approval will expire.

**Apostolic Pentecostal Holy Church of God Subdivision**  
**November 21, 2008**  
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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: Wattier Surveying, Inc.  
Josephine Dickinson

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 21, 2008

Apostolic Pentecostal Holy Church of God  
1710 Bolden Street  
Mobile, AL 36617

**Re: Case #ZON2008-02641 (Planned Unit Development)**  
**Apostolic Pentecostal Holy Church of God Subdivision**  
1710 Bolden Street  
(East side of Bolden Street, 200'± North of Carter Avenue, extending to the West side of Williams Street 100'± North of Carter Avenue).  
Planned Unit Development Approval to allow two buildings on a single building site.

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

At its meeting on November 20, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow two buildings on a single building site.

After discussion, it was decided to holdover this plan until the December 18, 2008 meeting, with revisions due by November 28, 2008, to address the following:

- 1) **revision of the site plan to reflect Traffic comments reference to number and location of curb cuts, including marking of one-way access ways, if applicable;**
- 2) **revision of the site plan to depict either wheel stops or curbs at parking areas;**
- 3) **revision of the site plan to depict sidewalks;**
- 4) **revision of the site plan to depict dumpster location or provision of a note on the site plan addressing trash collection method;**
- 5) **submittal of a variance application for the rear yard setback of the existing church building and a parking ratio variance;**

- 6) compliance with Engineering comments (*If the cumulative impervious area constructed since 1984 is equal to or greater than 4000 square feet, storm water detention is required. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*);
- 7) revision of the site plan to depict and provision of a 6-foot high wooden privacy fence around the perimeter of the site where it abuts existing residential development, with the exception of within 35-feet of a street right-of-way, where the fence shall not exceed 3-feet in height;
- 8) revision of the site plan to depict a storm water detention basin, if required by compliance with the City of Mobile storm water and flood control ordinances;
- 9) revision of the site plan to depict the 35-foot minimum building setback line.

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

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 21, 2008

Apostolic Pentecostal Holy Church of God  
1710 Bolden Street  
Mobile, AL 36617

**Re: Case #ZON2008-02524 (Planning Approval)**  
**Apostolic Pentecostal Holy Church of God Subdivision**  
1710 Bolden Street  
(East side of Bolden Street, 200'± North of Carter Avenue, extending to the West side of Williams Street 100'± North of Carter Avenue).  
Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential District, to include expanded parking.

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

At its meeting on November 20, 2008, the Planning Commission considered for Planning Approval the site plan to allow the expansion of an existing church in an R-1, Single-Family Residential District, to include expanded parking.

After discussion, it was decided to holdover this plan until the December 18, 2008 meeting, with revisions due by November 28, 2008, to address the following:

- 1) **revision of the site plan to reflect Traffic comments reference to number and location of curb cuts, including marking of one-way access ways, if applicable;**
- 2) **revision of the site plan to depict either wheel stops or curbs at parking areas;**
- 3) **revision of the site plan to depict sidewalks;**
- 4) **revision of the site plan to depict dumpster location or provision of a note on the site plan addressing trash collection method;**
- 5) **submittal of a variance application for the rear yard setback of the existing church building and a parking ratio variance;**

- 6) compliance with Engineering comments (*If the cumulative impervious area constructed since 1984 is equal to or greater than 4000 square feet, storm water detention is required. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*);
- 7) revision of the site plan to depict and provision of a 6-foot high wooden privacy fence around the perimeter of the site where it abuts existing residential development, with the exception of within 35-feet of a street right-of-way, where the fence shall not exceed 3-feet in height;
- 8) revision of the site plan to depict a storm water detention basin, if required by compliance with the City of Mobile storm water and flood control ordinances; and
- 9) revision of the site plan to depict the 35-foot minimum building setback line.

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