

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 22, 2009

William Jones, Jr. (Dolphin Homes)
9129 Dawes Creek Drive
Mobile, Alabama 36693

Re: Case #SUB2009-00063
Smithco Subdivision, Resubdivision Lot B
1020 Oakland Drive
(Southeast corner of Oakland Drive).
1 Lot / 0.2± Acre

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

At its meeting on May 21, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) revision of the front setback line to follow the recorded 25' front setback line but amended to follow the footprint of the building within the encroachment; and**
- 2) the submission and approval of a Front Setback Variance by the Board of Zoning Adjustment prior to the recording of the final plat.**

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.

Smithco Subdivision, Resubdivision Lot B

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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: Haidt Land Surveying