

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 6, 2009

Sharon E. Lee  
2950 Lees Lane  
Mobile, Alabama 36693

**Re: Case #SUB2009-00010 (Subdivision)**  
**Ruth's Place Subdivision**  
2950 Lees Lane  
(West side of Lees Lane, 490'± North of Gordon John Drive).  
2 Lots / 2.6± Acres

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

At its meeting on March 5, 2009, the Planning Commission waived Sections V.D.1 and V.D.3 of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) **labeling of the two lots as "Lots" A and B, rather than "Parcels" A and B;**
- 2) **placement of a note on the final plat stating that each lot is limited to one curb cut onto Lees Lane with the size, design and location of all curb-cuts to be approved by Traffic Engineering and in conformance with AASHTO standards;**
- 3) **revision of the minimum building setback line on Lot B to provide 25' from where the "pole" meets the "flag" portion of the lot;**
- 4) **placement of a note on the final plat stating that no future subdivision of Lot B will be allowed until additional adequate frontage on a public street is provided;**
- 5) **labeling of each lot with its size in square feet (in addition to acreage), or the provision of table on the plat with same information;**
- 6) **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 protected species, if any, prior to the issuance of any permits or land disturbance activities; and**
- 7) **subject to City Engineering comments: *(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.)***

**Ruth's Place Subdivision**

**March 6, 2009**

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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: Erdman Surveying, LLC

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 6, 2009

Sharon E. Lee  
2950 Lees Lane  
Mobile, Alabama 36693

**Re: Case #ZON2009-00342 (Rezoning)**  
**Sharon Lee**  
2950 Lees Lane  
(West side of Lees Lane, 490'± North of Gordon John Drive).  
Rezoning from R-1, Single-Family Residential District, and I-1, Light Industry District, to R-1, Single-Family Residential District, to eliminate split zoning in a proposed family subdivision.

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

At its meeting on March 5, 2009, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, and I-1, Light Industry District, to R-1, Single-Family Residential District, to eliminate split zoning in a proposed family subdivision.

After discussion, it was decided to recommend the approval of this change in zoning subject to the following conditions:

- 1) completion of the subdivision process;**
- 2) approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and**
- 3) full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is **\$160.00**. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

**Sharon Lee**  
**March 6, 2009**  
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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: Erdman Surveying, LLC