

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 8, 2010

Dr. Paul Schwarzenberger  
5902 Cleveland Place  
Metairie, LA 70003

**Re: Case #SUB2009-00179**  
**Bit and Spur Woods Subdivision, Resubdivision of Lot 3**  
4609 Bit and Spur Road  
(South side of Bit and Spur Road, 150'± West of the South terminus of  
Hawthorne Place).  
2 Lot / 1.6± Acre

Dear Applicant(s):

At its meeting on January 7, 2010, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the Final Plat stating that each lot is limited to one curb cut to Bit and Spur Road, with the size, location, and design of each curb cut to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **illustration of the current 100' minimum building setback line along Bit and Spur Road for Lot A;**
- 3) **revision of the plat to illustrate the 25' minimum building setback line for Lot B as measured along the entire length of the new East-West interior lot line;**
- 4) **labeling of each lot with its size in square feet, or the furnishing of a table on the Final Plat providing the same information, with the lot sizes to reflect any changes due to required lot reconfigurations;**
- 5) **revision of the "pole" for Lot B to 25' in width for its entire length;**
- 6) **approval of a Side Yard Setback Variance by the Board of Zoning Adjustment for the reduced setback off the East end of the existing dwelling prior to signing the Final Plat;**
- 7) **placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;**

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- 8) **subject to the Engineering Comments:** *(Must comply with all stormwater and flood control ordinances. Add note to plat stating that if any proposed development for either lot will result in an increase in impervious area (i.e., driveway, building, patio, sidewalk, etc.) in excess of 4000 square feet since 1984, then detention must be provided and a Land Disturbance Permit from the City of Mobile will be required. If detention is required, the location of the detention system shall be shown on the final plat. Any work performed in the right-of-way will require a right-of-way permit);*
- 9) **placement of the required Engineering Comment on the Final Plat stating** *“that if any proposed development for either lot will result in an increase in impervious area (i.e., driveway, building, patio, sidewalk, etc.) in excess of 4000 square feet since 1984, then detention must be provided and a Land Disturbance Permit from the City of Mobile will be required;” and,*
- 10) **if detention is required, the location of the detention system shall be shown on 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](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