



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 22, 2014

Mobile Housing Board  
P.O. Box 1345  
Mobile, AL 36633

**Re: 350 Beauregard Street**

(Area bounded by Beauregard Street, Lawrence Street, Bloodgood Street and Conception Street; East side of Lawrence Street extending from Bloodgood Street to Earle Street and the block bounded by Lawrence Street, Manassas Street, J Blair Street and Earle Street).

Council District 2

**ZON2014-02485**

**Mobile Housing Board**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

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

At its meeting on December 18, 2014, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

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

- 1) **compliance with Engineering comments** (*1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2.A Non-Utility ROW Use Agreement shall be obtained for the proposed fencing, gates, etc. located within the public ROW.*);
- 2) **compliance with Forestry comments** (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Site inspection of the 27" Sycamore tree reveals several decay spots. Urban Forestry has created SRO# 686349 to have the tree removed.*);

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- 3) **compliance with Fire Department comments** (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.*); and
- 4) **full compliance with all other municipal codes and ordinances.**

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_



Richard Olsen

Deputy Director of Planning