

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 5, 2010

Rita Wheeler
2001 Jones Ave.
Mobile, AL 36617

Re: Case #SUB2010-00003
Sunnymeade Subdivision, Resubdivision of Lots 1 & 2, Block F
819 Donald Street and 2001 Jones Avenue
Southwest corner of Donald Street and Jones Avenue
2 Lot/ 0.4± Acre

Dear Applicant(s):

At its meeting on February 4, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission denied the application for the following reasons:

- 1) the proposed subdivision will create a lot that falls below the minimum lot size required by Section V.D.2. of the Subdivision Regulations;**
- 2) the preliminary plat inaccurately depicts adjacent right-of-way widths; and,**
- 3) the right-of-way dedication/setback requirements due to an adjacent proposed major street will render proposed Lot 1-A essentially unbuildable for new construction.**

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: Polysurveying Engineering-Land Surveying