

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 5, 2007

Susan H. Fuller  
28 Edgefield Road  
Mobile, AL 36608

**Re: Case #SUB2007-00229**  
**Pinehurst Delaney's Addition to Springhill Subdivision, Block 72,**  
**Resubdivision of Lots 1, 2, 3, & 4**  
1000 and 1004 Wildwood Avenue  
(Southwest corner of Wildwood Avenue and Chandler Street).  
2 Lots / 0.6± Acres

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

At its meeting on October 4, 2007, the Planning Commission waived Section V.D.9. minimum building setback requirement along Chandler Street, to be replaced by the Section 64-4.D.3. side yard setback requirements of the Zoning Ordinance and approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to dedicate sufficient right-of-way to provide 25-feet, as measured from the centerline, along both streets;**
- 2) revision of the property line at the corner to have a radius, in conformance with Section V.D.6. of the Subdivision Regulations;**
- 3) depiction of the minimum building setback line to accommodate dedication, so that the minimum building setback line is 25 feet from the new right-of-way edge of Wildwood Avenue, and 9.5 feet from the new right-of-way edge of Chandler Street;**
- 4) placement of a note on the final plat stating that Lot 1 is limited to its existing curb-cut onto Chandler Street and that Lot 2 is limited to one curb-cut onto Wildwood Avenue, with the size, design and location of all curb-cuts to be approved by Traffic Engineering;**
- 5) revision of the property line between Lots 1 and 2 so that a minimum of an 8 foot setback is provided adjacent to the garage;**
- 6) revision of the lot sizes in square feet to accommodate the changes to the plat;**
- 7) the obtaining of a building permit for the existing fence prior to the signing of the final plat, and the modification of the fence so that it is not within the public right-of-way, and that it does not exceed the height limitations within the setback area along Chandler Street; and**
- 8) full compliance with all other municipal codes and ordinances.**

**Pinehurst Delaney's Addition to Springhill Subdivision, Block 72, Resubdivision of  
Lots 1, 2, 3, & 4  
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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 year, or the Tentative Approval will expire.

It is also requested that a digital copy 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: Rester and Coleman Engineers, Inc.