

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 7, 2011

Bryan Maisel Homes, LLC
1101 Hillcrest Rd.
Mobile, AL 36695

Re: Case #SUB2010-00145 (Subdivision)
Louise Place Subdivision, Resubdivision of Lot 26
1146 Louise Avenue
(West side of Louise Avenue, 135'± North of Louise Place West).
1 Lot / 0.1± Acre

Dear Applicant(s):

At its meeting on January 6, 2011, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Sections V.D.2. and V.D.9. of the Subdivision Regulations, and tentatively approved the request, subject to the following conditions:

- 1) compliance with Engineering comments: *(Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right-of-way will require a right-of-way permit.)*;**
- 2) placement of a note on the plat, and depiction thereof, stating that the front setback shall be 15-feet, except where the structure encroaches, then the setback shall follow the line of the structure, to be no less than a 14.4 foot setback;**
- 3) placement of a note on the plat, and depiction thereof, stating that the side yard setbacks shall be 5-feet, except on the North side where the structure encroaches, then the setback shall follow the line of the structure, to be no less than a 4.5 foot setback;**
- 4) placement of a note on the final plat stating that the lot is limited to one curb-cut, with the size, design, and location to be approved by Traffic Engineering and conform with AASHTO standards;**

- 5) placement of a note on the final plat stating that the lot is limited to 45% site coverage, per the approved Planned Unit Development;
- 6) placement of a note on the final plat stating that common area maintenance will be property owners' responsibility;
- 7) provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the final plat;
- 8) completion of the Subdivision process prior to the requesting of a final Certificate of Occupancy;
- 9) labeling of the lot with its size in square feet, or provision of a table on the plat with the same information; and,
- 10) full compliance with all other municipal codes and ordinances.

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.

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: M. Don Williams

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 7, 2011

Bryan Maisel Homes
1101 Hillcrest Rd.
Mobile, AL 36695

Re: Case #ZON2010-02882 (Planned Unit Development)
Louise Place Subdivision, Resubdivision of Lot 26
1146 Louise Avenue
(West side of Louise Avenue, 135'± North of Louise Place West).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced front and side yard setbacks and increased site coverage.

Dear Applicant(s):

At its meeting on January 6, 2011, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced front and side yard setbacks and increased site coverage.

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

- 1) compliance with Engineering comments: (*Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right-of-way will require a right-of-way permit.*);**
- 2) placement of a note on the site plan, and depiction thereof, stating that the front setback shall be 15-feet, except where the structure encroaches, then the setback shall follow the line of the structure, to be no less than a 14.4 foot setback;**
- 3) placement of a note on the site plan, and depiction thereof, stating that the side yard setbacks shall be 5-feet, except on the North side where the structure encroaches, then the setback shall follow the line of the structure, to be no less than a 4.5 foot setback;**

- 4) placement of a note on the site plan stating that the lot is limited to one curb-cut, with the size, design, and location to be approved by Traffic Engineering and conform with AASHTO standards;**
- 5) placement of a note on the site plan stating that the lot is limited to 45% site coverage;**
- 6) placement of a note on the site plan stating that common area maintenance will be property owners' responsibility;**
- 7) provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the final plat;**
- 8) labeling of the lot with its size in square feet, or provision of a table on the plat with the same information**
- 9) completion of the Subdivision process prior to the requesting of a final Certificate of Occupancy; and,**
- 10) 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

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Wattier Surveying