

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 18, 2009

William Bramer
2108 Sheffield Ct.
Mobile, AL 36693

Re: Case #SUB2009-00127 (Subdivision)
Sheffield Court Subdivision, Resubdivision of Lot 16
2108 Sheffield Court
(West side of Sheffield Court, 145'± South of Japonica Lane).
1 Lot / 0.2± Acre

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

At its meeting on September 17, 2009, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) revision of the Subdivision plat with a label or note indicating a maximum of 37% site coverage;**
- 2) placement of a note on the final plat stating front (30 ft), side (8 ft, 0 ft) and rear (15 ft) setbacks, as graphically depicted;**
- 3) submission of a revised PUD site plan prior to the signing of the final plat, and prior to the request for building permits for the final addition;**
- 4) submission of the final plat prior to final inspections for the building permits; and,**
- 5) 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.

Sheffield Court Subdivision, Resubdivision of Lot 16

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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: Baskerville Donovan

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 18, 2009

William & Gail Bramer
2108 Sheffield Ct.
Mobile, AL 36693

Re: Case #ZON2009-02064 (Planned Unit Development)
Sheffield Court Subdivision, Resubdivision of Lot 16
2108 Sheffield Court
(West side of Sheffield Court, 145'± South of Japonica Lane).
Planned Unit Development approval to allow increased site coverage.

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

At its meeting on September 17, 2009, the Planning Commission considered for Planned Unit Development the site plan to allow increased site coverage.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) **revision of site plan with a label or note indicating a maximum of 37% site coverage;**
- 2) **placement of a note on the site plan stating front (30 ft), side (8 ft,0 ft) and rear (15 ft) setbacks, as graphically depicted;**
- 3) **submission of a revised PUD site plan prior to the signing of the final plat, and prior to the request for building permits for the final addition; and, full compliance with all other municipal codes and ordinances.**

Sheffield Court Subdivision, Resubdivision of Lot 16

September 18, 2009

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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: Baskerville Donovan