

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 4, 2007

Annunciation Greek Orthodox Church/ Greek Orthodox Society
50 S. Ann Street
Mobile, AL 36604

Re: Case #ZON2007-01160 (Planning Approval)
Annunciation Greek Orthodox Church / Greek Orthodox Society
50, 60, & 62 South Ann Street, and 65 Bradford Avenue
(Southwest corner of South Ann Street and Azalea Street, and extending West to
Bradford Avenue).

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

At its meeting on May 3, 2007, the Planning Commission considered for Planning Approval the site plan to allow expansion of an existing church in an R-1, Single-Family Residential District.

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

- 1) the construction be limited to the submitted and approved site plan;**
- 2) revision of the site plan to additionally depict a vegetative buffer where the site abuts residential uses of the site;**
- 3) revision of the site plan to depict sidewalks along Bradford Avenue;**
- 4) revision of the site plan to depict any dumpster storage facility, in compliance with Section 64-4.D.9. of the Zoning Ordinance;**
- 5) placement of a note on the site plan stating that on-site lighting must fully comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance;**
- 6) completion of any approvals required from the Architectural Review Board for building renovations and site improvements;**
- 7) provision of a revised site plan to the Planning Section of Urban Development prior to the signing of the final subdivision plat;**
- 8) completion of the Subdivision process; and**
- 9) full compliance with all other municipal codes and ordinances.**

Annunciation Greek Orthodox Church / Greek Orthodox Society
May 4, 2007
Page 2

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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 4, 2007

Annunciation Greek Orthodox Church/ Greek Orthodox Society
50 S. Ann Street
Mobile, AL 36604

Re: Case #ZON2007-01161 (Planned Unit Development)
Annunciation Greek Orthodox Church / Greek Orthodox Society
50, 60, & 62 South Ann Street, and 65 Bradford Avenue
(Southwest corner of South Ann Street and Azalea Street, and extending West to
Bradford Avenue).

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

At its meeting on May 3, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

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

- 1) the construction be limited to the submitted and approved site plan;**
- 2) revision of the site plan to additionally depict a vegetative buffer where the site abuts residential uses of the site;**
- 3) revision of the site plan to depict sidewalks along Bradford Avenue;**
- 4) revision of the site plan to depict any dumpster storage facility, in compliance with Section 64-4.D.9. of the Zoning Ordinance;**
- 5) placement of a note on the site plan stating that on-site lighting must fully comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance;**
- 6) completion of any approvals required from the Architectural Review Board for building renovations and site improvements;**
- 7) provision of a revised site plan to the Planning Section of Urban Development prior to the signing of the final subdivision plat;**
- 8) completion of the Subdivision process; and 9) full compliance with all other municipal codes and ordinances.**

Annunciation Greek Orthodox Church/ Greek Orthodox Society
May 4, 2007
Page 2

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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 4, 2007

Annunciation Greek Orthodox Church/ Greek Orthodox Society
50 S. Ann Street
Mobile, AL 36604

Re: Case #SUB2007-00087 (Subdivision)
Annunciation Greek Orthodox Church Subdivision
50, 60, & 62 South Ann Street, and 65 Bradford Avenue
(Southwest corner of South Ann Street and Azalea Street, and extending West to
Bradford Avenue).
1 Lot / 3.3± Acres

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

At its meeting on May 3, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the placement of minimum building setback lines at 50-feet (25-feet front setback plus the 25-feet of right-of-way) from centerline line of Azalea Street and Bradford Avenue would be required on the Final Plat.;**
- 2) placement of a note on the plat stating that the site is limited to the existing curb-cuts;**
- 3) the placement of a note on the Final Plat denying any future access to Bradford Avenue; and**
- 4) 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 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.

Annunciation Greek Orthodox Church Subdivision
May 4, 2007
Page 2

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: Frank A. Dagley & Associates, Inc.