



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 21, 2014

Gail Dixon  
10872 Bellingrath Rd  
Theodore, AL 36582

**Re: Case #SUB2013-00150**  
**ALCE PRO Subdivision**  
6024 & 6075 Sperry Road  
(East side of Sperry Road, 270'± South of Rester Road).  
7 Lots / 2.8± Acres

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

At its meeting on January 16, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the application was denied for the following reasons:

- 1) the applicant's justification for the creation of 4 flag lots is based off the opinion that the property is irregularly shaped;
- 2) lot 1 and lot 3 do not meet the minimum 60' lot width as required by Section V.D.2; and
- 3) the applicant appears to be over subdividing the site in order to maximize the number of lots and avoid construction of a road.

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 and Engineering