



# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

July 9, 2012

SAMUEL L. JONES  
MAYOR

### OFFICE OF THE CITY COUNCIL COUNCIL MEMBERS

REGGIE COPELAND, SR.  
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.  
VICE PRESIDENT-DISTRICT 1

WILLIAM C. CARROLL, JR.  
DISTRICT 2

JERMAINE A. BURRELL  
DISTRICT 3

JOHN C. WILLIAMS  
DISTRICT 4

BESS RICH  
DISTRICT 6

GINA GREGORY  
DISTRICT 7

CITY CLERK  
LISA C. LAMBERT

William Suffich, Jr.  
119 Upham Street  
Mobile, AL 36607

**Re: Case #SUB2012-00059**

**Frazer- Suffich Subdivision**

119 Upham Street, 120 & 124 Frazier Court

(West side of Upham Street, 415'± North of Old Shell Road extending to the East side of Frazier Court at its North terminus)

**Number of Lots / Acres:** 2 Lots / 0.9± Acre

**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 1

Dear Applicant(s):

At its meeting on July 5, 2012, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) retention of the dedication to provide 25' from the centerline of Upham Street to the City of Mobile;
- 2) successful vacation of the 7.5' drainage and utility easement;
- 3) retention of the 25-foot minimum building setback line along all right-of-way frontages;
- 4) retention of the lot labels with sizes in square feet and acres, or placement of a table on the plat with the same information;
- 5) compliance with Engineering comments: *"Add a signature block for the Traffic Engineer. Correct the flood zone note; and show and label the existing flood zones. Provide all other information required for a Final Plat review;"*
- 6) compliance with Fire Department comments: *"All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;"*
- 7) placement of a note on the Final Plat limiting Lot A to one curb-cut to Frazer Court and Lot B to the two existing curb-cuts to Upham Street, with the size, design, and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards; and,

**Frazer- Suffich Subdivision**

**July 6, 2012**

**Page 2**

- 8) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

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](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: Rowe Surveying & Engineering Co., Inc.