

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 22, 2006

Daniel West Garden Homes, LLC  
John Gorecki  
2700 Corporate Dr.. Ste. 125  
Birmingham, AL 35242

**Re: Case #SUB2006-00191 (Subdivision)**  
**Somerby Subdivision, Rusubdivision of Lots 1 & 2 of a Resubdivision of Lot 2, Corrected Plat, Resubdivision of Lots 49 – 57**  
North side of Somerby Lane (private street), 460'± East of Somerby Drive.  
3 Lots / 1.6± Acres

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

At its meeting on September 21, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **labeling of the size of each lot in square feet on the final plat;**
- 2) **revision of the plat to depict the 25-foot minimum building setback line;**
- 3) **revision of the plat to depict all existing easements;**
- 4) **provision of a revised PUD site plan prior to the signing and recording of the final plat; 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 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](mailto:travisz@cityofmobile.org).

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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: Rester and Coleman Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 22, 2006

Daniel West Garden Homes, LLC  
John Gorecki  
2700 Corporate Dr.. Ste. 125  
Birmingham, AL 35242

**Re: Case #ZON2006-01869 (Planned Unit Development)**  
**Somerby Subdivision, Resubdivision of Lots 1 & 2 of a Resubdivision of Lot**  
**2, Corrected Plat, Resubdivision of Lots 49-57**  
North side of Somerby Lane (private street), 460'+ East of Somerby Lane.

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

At its meeting on September 21, 2006, the Planning Commission considered for Planned Unit Development the site plan to allow four residential condominium units per lot in a three-lot private street subdivision.

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

- 1) placement of a note on the site plan stating that PUD approval is site plan specific, and that any changes to the site plan will require Planning Commission review and approval;
- 2) revision of the PUD site plan to depict required front, side and rear yard setbacks, and placement of a note on the site plan stating the required setbacks;
- 3) placement of a note on the site plan stating maximum site coverage;
- 4) placement of a note and/or labeling of the lots with the size of the lot in square feet;
- 5) revision of the site plan to reflect compliance with the tree and landscaping requirements of the Zoning Ordinance;
- 6) revision of the site plan to depict all existing easements;
- 7) provision of a revised site plan to the Planning Section of Urban Development prior to the signing and recording of the final plat;
- 8) completion of the Subdivision process; and
- 9) full compliance with all other municipal codes and ordinances.

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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