



# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

August 7, 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

Michael A. Rost  
4904 Mercedes Road  
Mobile, AL 36618

**Re: Case #SUB2012-00051 (Subdivision)**

**Broad Palmetto Subdivision**

202 South Broad Street

(West side of South Broad Street, 55'± South of Palmetto Street and extending West to the South side of Palmetto Street, 130'± West of South Broad Street)

**Number of Lots / Acres:** 2 Lots / 0.4± Acre

**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 2

Dear Applicant(s):

At its meeting on August 2, 2012, the Planning Commission considered the above referenced request for subdivision.

After discussion, the Commission moved to deny the above referenced request based upon the following:

- 1) **does not meet the minimum lot size requirements of Section V.D.2. of the Subdivision Regulations.**

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

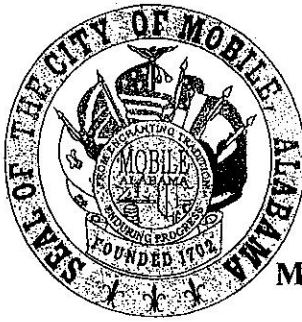
**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_

Richard Olsen  
Deputy Director of Planning

cc: Oakleigh Venture Revolving Fund  
Polysurveying of Mobile



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CITY CLERK  
LISA C. LAMBERT

Michael A. Rost  
4904 Mercedes Road  
Mobile, AL 36618

**Re: Case #ZON2012-01421 (Planned Unit Development)**  
**Broad Palmetto Subdivision**

202 South Broad Street

(West side of South Broad Street, 55'± South of Palmetto Street and extending West to the South side of Palmetto Street, 130'± West of South Broad Street)

Planned Unit Development Approval to allow reduced lot size and reduced setbacks in a proposed subdivision.

Council District 2

Dear Applicant(s):

At its meeting on August 2, 2012, the Planning Commission considered for Planned Unit Development the site plan to allow reduced lot size and reduced setbacks in a proposed subdivision.

After discussion, it was decided to deny the above referenced Planned Unit Development subject to the following conditions:

- 1) **denial of the Subdivision application; and,**
- 2) **denial of the Rezoning application.**

If you have any questions regarding this action, please call this office at 251-208-5895.

**Broad Palmetto Subdivision**

**August 7, 2012**

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Sincerely,

**MOBILE CITY PLANNING COMMISSION**

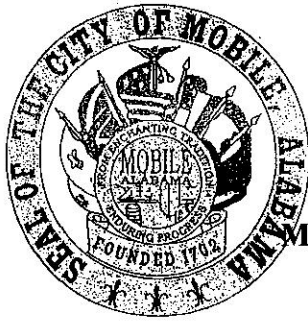
Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_

Richard Olsen

Deputy Director of Planning

cc: Oakleigh Venture Revolving Fund  
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CITY CLERK  
LISA C. LAMBERT

Michael A. Rost  
4904 Mercedes Road  
Mobile, AL 36618

Re: Case #ZON2012-01420 (Rezoning)

**Michael Rost**

202 South Broad Street

(West side of South Broad Street, 55'± South of Palmetto Street and extending West to the South side of Palmetto Street, 130'± West of South Broad Street)  
Rezoning from R-1, Single-Family Residential District, to R-B, Residential-Business District, to allow conversion of a dwelling into a professional office building.

Council District 2

Dear Applicant(s):

At its meeting on July 5, 2012, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to R-B, Residential-Business District, to allow conversion of a dwelling into a professional office building.

After discussion, the Commission decided not to recommend this change in zoning to the City Council based upon the following:

- 1) does not meet the requirements of Section 64-9.A.2.a. of the Zoning Ordinance.

If you have any questions regarding this action, please call this office at 251-208-5895.

**Michael Rost**

**August 7, 2012**

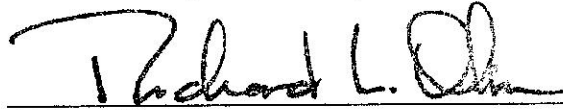
**Page 2**

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen

Deputy Director of Planning

cc: Oakleigh Venture Revolving Fund  
Polysurveying of Mobile