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MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

June 11, 2013

Augusta Tapia
2966 Old Shell Road
Mobile, AL 36607

Re: Case #ZON2013-01092

Augusta Tapia

87 North Sage Avenue

(West side of North Sage Avenue, 510'± South of Old Shell Road).

Rezoning from R-1, Single-Family Residential District, B-2, Neighborhood

Business District, to bring the zoning into compliance with the business use of the property.

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

At its meeting on June 6, 2013, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, B-2, Neighborhood Business District, to bring the zoning into compliance with the business use of the property.

After discussion, it was decided to recommend this change in zoning to the City Council subject to the following conditions:

- 1) Provision of a 6-foot high wooden privacy fence where the site abuts residential uses;
- 2) Provision of two (2) frontage trees (live oaks, if planted within 15-feet of overhead powerlines), two (2) heritage perimeter trees, and six (6) understory trees;
- 3) Provision of a van accessible parking space and accessible aisle;
- 4) Compliance with the requirements of the Zoning Ordinance if a dumpster is placed on site;
- 5) Completion of the parking, tree planting and fence requirements, with appropriate permits, and inspection and approval thereof by Planning staff, prior to any request for a business license; and
- 6) Full compliance with all other applicable municipal codes and ordinances.

Augusta Tapia
June 11, 2013
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The advertising fee for this application is **\$167.80**. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

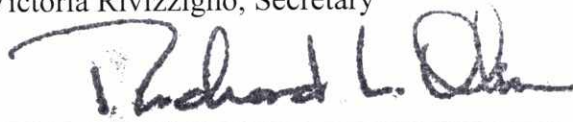
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

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

Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.