

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 3, 2009

Dauphin Way United Methodist Church
1507 Dauphin Street
Mobile, Alabama 36604

Re: Case #SUB2009-00045
Gardner Place Subdivision
29 & 31 Lee Street
(East side of Lee Street, 115'± North of Brown Street).
2 Lots / 0.2± Acre

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

At its meeting on April 2, 2009, the Planning Commission waived Sections V.D.2 and V.D.9. of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) **the depiction of the minimum front yard, side and rear setback lines on the Final Plat as allowed by the Historic District Overlay (HDO);**
- 2) **the depiction of the existing site coverage and labeling of the maximum building site coverage allowed under the Historic District Overlay (HDO);**
- 3) **the placement of a note on the final plat stating that the subdivision is limited to existing curb cuts;**
- 4) **the placement of a note on the Final Plat stating that if any new curb cuts are installed that the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards; and**
- 5) **labeling of the lot with its size in square feet, or provision of a table on the plat with the same information.**

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.

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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: Byrd Surveying, Inc.

J. Dewayne Gardner