

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 18, 2009

Charles Boggan  
173 Avenue C  
Mobile, AL 36608

**Re: Case #SUB2009-00176 (Subdivision)**  
**Charles Boggan Subdivision**  
175 2<sup>nd</sup> Avenue  
(Northwest corner of 2<sup>nd</sup> Avenue and Avenue C)  
1 Lot / 0.2± Acre

Dear Applicant(s):

At its meeting on December 17, 2009, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way so as to provide a minimum 30' from the centerline both Avenue C and 2<sup>nd</sup> Avenue;**
- 2) **revision of the plat to provide a sufficient radius, in compliance with Section V.B.16 of the Subdivision Regulations, at the intersection of Avenue C and 2<sup>nd</sup> Avenue;**
- 3) **elimination of the cross access from adjacent property to the Northwest and placement of a note on the final plat stating that the lot is limited to a maximum of one curb cut (to one street only), with the size, design, and location to be approved by Traffic Engineering and in conformance with AASHTO standards;**
- 4) **revision of the plat to label the lot with its size in square feet, or provision of a table on the plat with the same information;**
- 5) **depiction of a 25' minimum building setback line from both streets; the setback shall be measured from the future property lines after dedication; and,**
- 6) **placement of a note on the final plat stating that the site must be developed in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species.**

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

**Case #SUB2009-00176 (Subdivision)**

**Charles Bogan Subdivision**

**December 18, 2009**

**Page 2**

(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: Polysurveying Engineering

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 18, 2009

Charles Boggan  
173 Avenue C  
Mobile, AL 36608

**Re: Case #ZON2009-02889 (Planning Approval)**  
**Charles Boggan Subdivision**  
175 2<sup>nd</sup> Avenue  
(Northwest corner of 2<sup>nd</sup> Avenue and Avenue C)  
Planning Approval to allow a mobile home in an R-1, Single-Family Residential District.

Dear Property Owner(s):

At its meeting on December 17, 2009, the Planning Commission considered the above referenced Planning Approval.

**After discussion, the Planning Commission denied the request to allow a mobile home in an R-1, Single-Family Residential District.**

**The applicant is advised to make an application for a use variance to the Board of Zoning Adjustment, or the mobile home must be removed. The next application deadline for the Board of Zoning Adjustment is January 5, 2010, for the February 1, 2010 meeting.**

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: Polysurveying