

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 3, 2007

O.A. Pesnell, Jr.
6925 Cottage Hill Road, Suite E
Mobile, AL 36695

Re: Case #SUB2007-00184 (Subdivision)
Resubdivision of Lot 1, Pesnell Subdivision
2260 Pesnell Court
(Northwest corner of Pesnell Court and Cottage Hill Road).
1 Lot / 6.0± Acres

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

At its meeting on August 2, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) that the front setback be adjusted on the Final Plat allowing an 18-foot minimum building setback along Pesnell Court only where the two existing structures are located and 25-foot minimum building setback along the remaining frontage.**

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.

Resubdivision of Lot 1, Pesnell Subdivision
August 3, 2007
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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: Don Rowe Engineering

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 3, 2007

O.A. Pesnell, Jr.
6925 Cottage Hill Road, Suite E
Mobile, AL 36695

Re: Case #ZON2007-01870 (Planned Unit Development)
Resubdivision of Lot 1, Pesnell Subdivision
2260 Pesnell Court
(Northwest corner of Pesnell Court and Cottage Hill Road).
Planned Unit Development Approval to allow multiple buildings on a single
building site and a reduced front-yard setback.

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

At its meeting on August 2, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site and a reduced front-yard setback.

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

1) full compliance with all municipal codes and ordinances.

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