

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 8, 2007

Garland Montgomery  
306 West Lourdes Circle  
Mobile, AL 36617

**Re: Case #SUB2007-00104 (Subdivision)**  
**Knippers First Addition to Mobile Subdivision, Resubdivision of Lots 7 & 8**  
2600 and 2602 St. Stephens Road  
(Northeast corner of St. Stephens Road and Reynolds Avenue).  
1 Lot / 0.2± Acre

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

At its meeting on June 7, 2007, the Planning Commission waived Section V.D.9. for the Reynolds Street minimum building setback in favor of the Zoning Ordinance requirements and approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that the site is limited to one curb-cut onto St. Stephens Road and denied access to Reynolds Avenue, with the size, design and location of the curb-cut to be approved by ALDOT and Traffic Engineering, and conform to AASHTO standards;**
- 2) dedication of right-of-way sufficient to provide a 50-foot wide right-of-way for St. Stephens Road, as measured from the centerline, and 25-foot wide right-of-way for Reynolds Avenue, as measured from the centerline, and adjustment of the minimum building setback lines to reflect the dedications;**
- 3) revision of the Subdivision plat to reflect the minimum building setbacks as required by the Zoning Ordinance, with the Reynolds Avenue side considered a side yard;**
- 4) revision of the plat to label the lot size, less dedication, in square feet; and**
- 5) full compliance with all other municipal codes and ordinances.**

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.

**Knippers First Addition to Mobile Subdivision, Resubdivision of Lots 7 & 8**  
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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](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: Byrd Surveying Inc.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 8, 2007

Garland Montgomery  
306 West Lourdes Circle  
Mobile, AL 36617

**Re: Case #ZON2007-01389 (Rezoning)**  
**Garland Montgomery**  
2600 and 2602 St. Stephens Road  
(Northeast corner of St. Stephens Road and Reynolds Avenue).  
Rezoning from R-1, Single Family Residential, to LB-2, Limited Neighborhood  
Business District, to allow a beauty shop.

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

At its meeting on June 7, 2007, the Planning Commission considered your request for a change in zoning from R-1, Single Family Residential, to LB-2, Limited Neighborhood Business District, to allow a beauty shop.

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

- 1) completion of the Subdivision process;**
- 2) the site is limited to one curb-cut onto St. Stephens Road and denied access to Reynolds Avenue, with the size, design and location to be approved by ALDOT and Traffic Engineering, and conform to AASHTO standards;**
- 3) compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance;**
- 4) provision of residential adjacency buffers of at least 10 feet where the site abuts residential zoning districts, in accordance with Section 64-4.D.1. of the Zoning Ordinance;**
- 5) revision of the Subdivision plat to reflect the minimum building setbacks as required by the Zoning Ordinance, with the Reynolds Avenue side considered a side yard; and**
- 6) full compliance with all other municipal codes and ordinances.**

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The advertising fee for this application is \$170.35. 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: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning