

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 22, 2008

Joseph Mramor
607 Holcombe Avenue
Mobile, AL 36606

Re: Case #SUB2008-00016 (Subdivision)
Mramor's Addition to Weinacker Avenue Subdivision
900 Weinacker Avenue
(Southwest corner of Weinacker Avenue and the Illinois Central Gulf Railroad
right-of-way, extending to the Southeast corner of Old Canal Street and Sunset
Avenue).
1 Lot / 0.7± Acre

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

At its meeting on February 21, 2008, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until the March 20th meeting, with revisions due to Urban Development by February 26th for the following reasons:

- 1) revision of the site plan and plat to provide a minimum right-of-way width of 25 feet, as measured from the centerline for Sunset Avenue, in compliance with Section V.B.14. of the Subdivision Regulations;**
- 2) revision of the site plan and final plat to provide the appropriate radii at the street intersection corners, in compliance with Section V.D.6. of the Subdivision Regulations; and**
- 3) revision of the site plan and final plat to depict the 25-foot minimum building setback line for the entire site, adjusted as necessary to accommodate the right-of-way dedication for Sunset Avenue, in compliance with Section V.D.9. of the Subdivision Regulations.**

Mramor's Addition to Weinacker Avenue Subdivision
February 22, 2008
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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.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 22, 2008

Joseph Mramor
607 Holcombe Avenue
Mobile, AL 36606

Re: Case #ZON2008-00220 (Planned Unit Development)
Mramor's Addition to Weinacker Avenue Subdivision
900 Weinacker Avenue
(Southwest corner of Weinacker Avenue and the Illinois Central Gulf Railroad right-of-way, extending to the Southeast corner of Old Canal Street and Sunset Avenue).
Planned Unit Development Approval to allow two buildings on a single building site.

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

At its meeting on February 21, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow two buildings on a single building site.

After discussion, it was decided to holdover this plan until the March 20th meeting, with revisions due to Urban Development by February 26th for the following reasons:

- 1) revision of the site plan to depict proposed dumpster storage locations, in compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 2) revision of the site plan to depict existing on-site circulation and parking;
- 3) placement of a note on the site plan stating that lighting shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic;
- 4) revision of the site plan and final plat to provide a minimum right-of-way width of 25 feet, as measured from the centerline for Sunset Avenue, in compliance with Section V.B.14. of the Subdivision Regulations;
- 5) revision of the site plan and final plat to provide the appropriate radii at the street intersection corners, in compliance with Section V.D.6. of the Subdivision Regulations;
- 6) revision of the site plan to accurately depict all proposed curb-cuts, and modifications thereof (with reduction of excessive width curb-cuts where possible), as well as proposed curb-cuts;
- 7) depiction of a fence and landscape buffer, where the site abuts R-1 properties, as required by Section 64-4.D.1;

- 8) revision of the site plan to provide full compliance of the landscaping and tree requirements of the Ordinance for the entire site; and**
- 9) revision of the site plan and final plat to depict the 25-foot minimum building setback line for the entire site, adjusted as necessary to accommodate the right-of-way dedication for Sunset Avenue, in compliance with Section V.D.9. of the Subdivision Regulations.**

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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 22, 2008

Joseph Mramor
607 Holcombe Avenue
Mobile, AL 36606

Re: Case #ZON2008-00221 (Rezoning)

Joseph Mramor

900 Weinacker Avenue

(Southwest corner of Weinacker Avenue and the Illinois Central Gulf Railroad right-of-way, extending to the Southeast corner of Old Canal Street and Sunset Avenue).

Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow light warehousing.

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

At its meeting on February 21, 2008, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow light warehousing.

After discussion, it was decided to holdover this change in zoning until the March 20th meeting, with revisions due to Urban Development by February 26th for the following reasons:

- 1) revision of the site plan to depict proposed dumpster storage locations, in compliance with Section 64-4.D.9. of the Zoning Ordinance;**
- 2) revision of the site plan to depict existing on-site circulation and parking;**
- 3) placement of a note on the site plan stating that lighting shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic;**
- 4) revision of the site plan and final plat to provide a minimum right-of-way width of 25 feet, as measured from the centerline for Sunset Avenue, in compliance with Section V.B.14. of the Subdivision Regulations;**
- 5) revision of the site plan and final plat to provide the appropriate radii at the street intersection corners, in compliance with Section V.D.6. of the Subdivision Regulations;**
- 6) revision of the site plan to accurately depict all existing curb-cuts, and modifications thereof (with reduction of excessive width curb-cuts where possible), as well as proposed curb-cuts;**

Joseph Mramor
February 22, 2008
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- 7) depiction of a fence and landscape buffer, where the site abuts R-1 properties, as required by Section 64-4.D.1;
- 8) revision of the site plan to provide full compliance of the landscaping and tree requirements of the Ordinance for the entire site; and
- 9) revision of the site plan and final plat to depict the 25-foot minimum building setback line for the entire site, adjusted as necessary to accommodate the right-of-way dedication for Sunset Avenue, in compliance with Section V.D.9. of the Subdivision Regulations.

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