

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 7, 2007

Fort Conde Restoration Venture, LLC
c/o Posner-Volper Company
4 Jefferson Plaza, Suite 502
Poughkeepsie, NY 12601

Re: Case #ZON2007-02689
Fort Conde' Restoration Venture, LLC
165 St. Emanuel Street
(Northeast corner of St. Emanuel Street and Monroe Street).
Planning Approval to allow a bed and breakfast/reception hall in an H-B,
Historic-Business District.

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

At its meeting on December 6, 2007, the Planning Commission considered for Planning Approval the site plan to allow a bed and breakfast/reception hall in an H-B, Historic-Business District.

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

- 1) Completion of the PUD (if necessary) and Subdivision application processes (including recording the final plat) prior to the issuance of a CO;**
- 2) Compliance with Fire Department Comments (must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate);**
- 3) Compliance with City Engineering Comments (If the cumulative impervious area constructed since 1984 is equal to or greater than 4000 square feet, storm water detention is required. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit);**

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- 4) Compliance with Urban Forestry Comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64)); and**
- 5) 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