

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 7, 2008

Sai Wo and Sin Ming Au  
924 Grant Park Drive  
Mobile, AL 36606

**Re: Case #SUB2008-00227 (Subdivision)**  
**Grant Park Subdivision, Resubdivision of Lots 38 & 39**  
924 Grant Park Drive  
(North side of Grant Park Drive, 430'± East of Grant Street).  
2 Lots / 0.2± Acre

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

At its meeting on November 6, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to the signing of the Subdivision plat;**
- 2) **placement of a note on the plat specifying the front, side and rear yard setbacks, to comply with the original PUD and Subdivision, amended to require Lot 39A to maintain a 10' West side yard setback;**
- 3) **placement of a note on the final plat stating that Lot 38A is limited to its current 51% site coverage, and Lot 39A is limited to 45% maximum site coverage, subject to verification by the Engineering Department that existing stormwater facilities are adequate for the increase;**
- 4) **placement of a note on the plat stating that HVAC equipment and emergency generators 3' high or higher must meet setback requirements;**
- 5) **placement of a note on the plat stating that common areas are to be maintained by the property owners;**
- 6) **placement of a note on the plat stating that one over-story tree is to be planted within the 25' frontage of each lot along Grant Park Drive;**
- 7) **full compliance with all other municipal codes and ordinances; and**
- 8) **subject to the Engineering Comments: (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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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](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: Rester and Coleman Engineers, Inc.  
Debra O. Smith and Robert R. Smith, Jr.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 7, 2008

Sai Wo and Sin Ming Au  
924 Grant Park Drive  
Mobile, AL 36606

**Re: Case #ZON2008-02512 (Planned Unit Development)**  
**Grant Park Subdivision, Resubdivision of Lots 38 & 39**  
924 Grant Park Drive  
(North side of Grant Park Drive, 430'± East of Grant Street).  
Planned Unit Development Approval to allow the relocation of an interior lot line  
for the construction of a single-family residential home.

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

At its meeting on November 6, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow the relocation of an interior lot line for the construction of a single-family residential home.

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

- 1) **completion of the Subdivision process;**
- 2) **placement of a note on the site plan specifying the front, side and rear yard setbacks, to comply with the original PUD and Subdivision, amended to require Lot 39A to maintain a 10' West side yard setback;**
- 3) **placement of a note on the site plan stating that Lot 38A is limited to its current 51% site coverage, and Lot 39A is limited to 45% maximum site coverage, subject to verification by the Engineering Department that existing stormwater facilities are adequate for the increase;**
- 4) **placement of a note on the site plan stating that HVAC equipment and emergency generators 3' high or higher must meet setback requirements;**
- 5) **placement of a note on the site plan stating that common areas are to be maintained by the property owners;**
- 6) **placement of a note on the site plan stating that one over-story tree is to be planted within the 25' frontage of each lot along Grant Park Drive;**
- 7) **provision of two (2) revised PUD site plans to the Planning Section of Urban Development prior to the signing of any Subdivision plat;**
- 8) **full compliance with all other municipal codes and ordinances; and**

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- 9) subject to the Engineering Comments: *(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).***

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: Rester and Coleman Engineers, Inc.  
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