

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 19, 2007

Cornell Family Properties, LTD  
P.O. Box 8345  
Mobile, AL 36689

**Re: Case #ZON2007-02380 (Rezoning)**  
**Cornell Family Properties, LTD.**  
1757 Old Shell Road  
(South side of Old Shell Road, 145'± West of Semmes Avenue).  
Rezoning from R-1, Single-Family Residential, and B-2, Buffer Business, to R-1,  
Single-Family Residential, to eliminate split zoning on a single-family residential  
lot.

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

At its meeting on October 18, 2007, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to R-1, Single-Family Residential, to eliminate split zoning on a single-family residential lot.

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

- 1) removal of the accessory structures receive Architectural Review Board approval; and**
- 2) full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$166.75. 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

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 19, 2007

Cornell Family Properties, LTD  
P.O. Box 8345  
Mobile, AL 36689

**Re: Case #SUB2007-00245 (Subdivision)**  
**Cornell Subdivision, Resubdivision of Lots 1 & 2**  
1751 and 1757 Old Shell Road  
(Southwest corner of Old Shell Road and Semmes Avenue).  
2 Lots / 0.9± Acre

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

At its meeting on October 18, 2007, the Planning Commission approved the above referenced subdivision subject to the following condition:

**1) placement of the 25-foot minimum building setback lines on the Final Plat.**

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: Byrd Surveying, Inc.