

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 8, 2008

Dominion West Mobile Garden Homes, LLC
Attn: John Gorecki
2700 Corporate Drive, Suite 125
Birmingham, AL 35242

Re: Case #ZON2008-00054 (Planned Unit Development)
Somerby Subdivision, Resubdivision of Lots 1 & 2 of a Resubdivision of Lot 2, Corrected Plat, Resubdivision of Lots 49 – 57, Resubdivision of Lot 1
North side of Somerby Lane (private street), 460'± East of Somerby Drive.
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced lot widths at the building setback line, and zero lot lines in a private street single-family residential townhouse subdivision.

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

At its meeting on February 7, 2008, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow reduced lot widths at the building setback line, and zero lot lines in a private street single-family residential townhouse subdivision.

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

- 1) placement of a note on the site plan stating that PUD approval is site plan specific, and that any changes to the site plan will require Planning Commission review and approval;**
- 2) revision of the PUD site plan to depict required front, side and rear yard setbacks, and placement of a note on the site plan stating the required setbacks;**
- 3) placement of a note on the site plan stating maximum site coverage;**
- 4) placement of a note and/or labeling of the lots with the size of the lot in square feet;**
- 5) revision of the site plan to reflect compliance with the tree and landscaping requirements of the Zoning Ordinance;**
- 6) completion of the Subdivision process; and**
- 7) full compliance with all other municipal codes and ordinances.**

**Somerby Subdivision, Resubdivision of Lots 1 &2 of a Resubdivision of Lot 2,
Corrected Plat, Resubdivision of Lots 49 – 57, Resubdivision of Lot 1
February 8, 2008
Page 2**

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 8, 2008

Dominion West Mobile Garden Homes, LLC
Attn: John Gorecki
2700 Corporate Drive, Suite 125
Birmingham, AL 35242

Re: Case #SUB2008-00011 (Subdivision)
Somerby Subdivision, Resubdivision of Lots 1 & 2 of a Resubdivision of Lot 2, Corrected Plat, Resubdivision of Lots 49 – 57, Resubdivision of Lot 1
North side of Somerby Lane (private street), 460'± East of Somerby Drive.
4 Lots / 0.6± Acre

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

At its meeting on February 7, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) labeling of the size of each lot in square feet on the final plat;**
- 2) provision of a revised PUD site plan prior to the signing and recording of the final plat; and**
- 3) 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.

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.

**Somerby Subdivision, Resubdivision of Lots 1 & 2 of a Resubdivision of Lot 2,
Corrected Plat, Resubdivision of Lots 49 – 57, Resubdivision of Lot 1
February 8, 2008
Page 2**

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.