



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 24, 2023

Keri Coumanis
Helmsing Leach
Post Office Box 2767
Mobile, Alabama 36652

Re: 1951 Pleasant Avenue
SUB-002526-2023
Boltz Lane Subdivision, Resubdivision of Lot 3
Charlie McNichol, Mobile County Communications District / J. Casey Pipes /
Keri Coumanis, Helmsing Leach
District 1
Subdivision of 2 lots, 4.9± acres, and to create two (2) legal lots of records
from one (1) existing legal lot of record.

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

At its meeting on July 20, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to depict the existing right-of-way width from the front property line to the centerline along both Pleasant Avenue and Rondo Road;
2. Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
3. Depiction of the 5' minimum setback along all rights-of-way;
4. Waiver of Section 6.C.1. of the Subdivision Regulations for proposed Lot 3A;
5. Waiver of Section 6.B.12. of the Subdivision Regulations for proposed Lot 1;
6. Relabel lots as "Lot 1" and "Lot 2";
7. Retention of all easements, and placement of a note on the Final Plat stating that no construction is to be permitted in any easement without the easement holder's permission;
8. Placement of a note on the Final Plat stating that Lot 1 is prohibited access to Lake Drive;
9. Compliance with all Engineering comments noted in the staff report;
10. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;

SUB-002526-2023 Boltz Lane Subdivision, Resubdivision of Lot 3
July 24, 2023

11. Compliance with all Urban Forestry comments noted in the staff report; and,
12. Compliance with all Fire Department comments noted in the staff report.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, five copies of the recorded plat (including instrument number) must be submitted to the Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.


Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 

Margaret Pappas
Deputy Director of Planning and Zoning



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 24, 2023

Keri Coumanis
Helmsing Leach
Post Office Box 2767
Mobile, Alabama 36652

Re: 1951 Pleasant Avenue
SUB-SW-002532-2023
Boltz Lane Subdivision, Resubdivision of Lot 3
Charlie McNichol, Mobile County Communications District /
J. Casey Pipes / Keri Coumanis, Helmsing Leach
District 1
Waiver of a sidewalk along Rondo Road (private).

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

At its meeting on July 20, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission Approved the Sidewalk Waiver request.


If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____


Margaret Pappas
Deputy Director of Planning and Zoning