

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 2, 2004

Billy R. Williams
2566 Dauphin Street
Mobile, AL 36606

Re: Case #ZON2004-01332
Billy R. Williams
2566 Dauphin Street (Northeast corner of Dauphin Street and Alexander Street).
Council District 1

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

At its meeting on July 1, 2004, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-1, Buffer Business, to allow professional offices.

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

- (1) dedication of sufficient right-of-way along Dauphin Street to provide a minimum of 50' from centerline;
- (2) provision of a three to four foot wooden privacy fence, along the West edge of the proposed parking area and walkway,
- (3) the provision and landscaping and tree plantings in compliance with the ratios set forth in Section IV.E.3.a of the Zoning Ordinance; and
- (4) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$273.92. 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
Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II