

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 8, 2005

Mobile County Board of Health  
P. O. Box 2867  
Mobile, AL 36652

**Re: Case #SUB2005-00045**

**BOH Commercial Subdivision**

1557 Spring Hill Avenue (Southwest corner of Spring Hill Avenue and Kilmarnock Street).

1 Lot / 1.0± Acre - Council District 2

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

At its meeting on April 7, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the placement of a note on the final plat stating that the site is limited to one curb cut to Springhill Avenue, with the location, size, and design to be approved by Traffic Engineering;
- (2) dedication of adequate right-of-way to provide 25-feet from the centerline of Kilmarnock Street;
- (3) rezoning of the parcel to a single zoning classification prior to the recording of the final plat;
- (4) the depiction of the 25-foot building setback line on the final plat (from any necessary dedication); and
- (5) placement of a note on the final plat stating that the 81" Live Oak on the North side of the property is preserved--any work on or under this tree must be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

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.

**Mobile County Board of Health (Case #SUB2005-00045)**

**April 8, 2005**

**Page 2**

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 [henley@cityofmobile.org](mailto:henley@cityofmobile.org).

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

cc: Lovitte Surveying, Inc.