

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 22, 2002

Christian Bible Teaching
1809 Duncan Street
Mobile, AL 36606

Re: Case #ZON2002-00252
Christian Bible Teaching

1809 and 1811 Duncan Street (Southeast corner of Duncan Street and Lesesne Street, extending to the North side of the Illinois Central Gulf Railroad right-of-way).

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

At its meeting on February 21, 2002, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site, and shared access and shared parking between two sites for a church.

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

- (1) the provision of adequate clearance (24-feet) for a two-way drive to the main parking area, to be approved by Traffic Engineering;
- (2) the screening of parking along Lesesne Street and the railroad right-of-way;
- (3) the elimination of the existing drive within the Duncan Street right-of-way;
- (4) notification to the applicant that in the future, the porch may be removed at their expense, if work within the City's right-of-way necessitates its removal;
- (5) full compliance with the landscaping and tree planting requirements of the Ordinance;
- (6) provision of a sidewalk along Duncan Street;
- (7) approval of all curb cuts by Traffic Engineering; and
- (8) full compliance with all municipal codes and ordinances.

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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