

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 21, 2002

The Christian Bible Teaching Church
1809 Duncan Street
Mobile, AL 36606

Re: Case #ZON2002-01273
The Christian Bible Teaching Church
1809 and 1811 Duncan Street (Southeast corner of Duncan Street and Lesesne Street).

Dear Applicant(s):

At its meeting on June 20, 2002, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

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

- 1) the screening of parking along Lesesne Street;
- 2) elimination of the drive/parking area in front of the sanctuary, to be approved by the Traffic Engineering Department and the Right-of-Way Division;
- 3) notification to the applicant that in the future, the porch may be removed at their expense, if work in the city's right-of-way necessitates its removal;
- 4) provision of landscaping and tree plantings in compliance with numbers and ratios in Section IV.E.3 of the Zoning Ordinance;
- 5) provision of a sidewalk along Duncan Street;
- 6) approval of all curb cuts by the Traffic Engineering Department; and
- 7) full compliance with all municipal codes and ordinances.

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