

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 18, 2003

Ebenezer Baptist Church  
5051 Ebenezer Drive  
Mobile, AL 36693

**Re: Case #ZON2003-00857**  
**Ebenezer Baptist Church**  
5051 Ebenezer Drive (Southwest corner of Demetropolis Road and Ebenezer Drive).

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

At its meeting on April 17, 2003, the Planning Commission considered for Planning Approval the site plan to allow the expansion of an existing church in an R-1, Single-Family Residential district to include a new sanctuary and increased parking.

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

- (1) submission of documentation to establish the site as a legal lot of record prior to 1952, or completion of the subdivision process prior to issuance of any permits;
- (2) vacation of right-of-way bisecting the site, or submission of documentation that the right-of-way has been vacated, only if it is determined by the Urban Development Department Planning Staff that a right-of-way exists;
- (3) screening of parking as required by Section VI.A.3.i;
- (4) provision of a sidewalk along the entire street frontage;
- (5) the 72" oak shown on the plan submitted be given preservation status; and
- (6) full compliance with all codes and ordinances, including but not limited to landscaping and tree planting requirements.

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