

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 18, 2003

Ebenezer Baptist Church
5051 Ebenezer Drive
Mobile, AL 36693

Re: Case #ZON2003-00858
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 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) 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