

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 8, 2005

Hilton H. Dembo
3758 Dauphin Island Pkwy
Mobile, AL 36605

Re: **Case #ZON2005-01115 (Rezoning)**
Hilton H. Dembo
3758 Dauphin Island Parkway (West side of Dauphin Island Parkway, 200'±
South of Boykin Boulevard).

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

At its meeting on July 7, 2005, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, to allow the expansion of an existing restaurant.

After discussion it was decided to recommend to the City Council that the rezoning from R-1 to B-2 be denied with the recommendation that the site be rezoned to LB-2. Approval of the rezoning with a waiver of Section III.A.5.B subject to the following conditions:

- 1) **compliance with the landscaping and tree planting requirements of the Zoning Ordinance;**
- 2) **provision of a sidewalk for the site along Dauphin Island Parkway, in conformance with Section V.B.15. of the Subdivision Regulations;**
- 3) **provision of a buffer between commercial and residential uses in conformance with Section IV.D.1. of the Zoning Ordinance; and**
- 4) **full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$265.66. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

Hilton H. Dembo

July 7, 2005

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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: _____

Richard Olsen

Deputy Director of Planning