

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 5, 2004

Lynn Frederick  
4480 Dresden Drive  
Theodore, AL 36582

**Re: Case #SUB2004-00029**  
**Magic's Manor Subdivision**  
Northeast corner of Johnson Road (North-South) and Johnson Road (East-West).  
8 Lots / 6.0± Acres

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

At its meeting on March 4, 2004, the Planning Commission waived Section V.D.3., of the Subdivision Regulations, and approved the above referenced subdivision subject to the following conditions:

- (1) the provision of a 45' building setback line;
- (2) the placement of a note on the final plat stating that each lot is limited to one curb cut, with the size, location and design to be approved by County Engineering; and
- (3) the placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, **seven** copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [henley@cityofmobile.org](mailto:henley@cityofmobile.org).

**Lynn Frederick (Case #SUB2004-00029)**

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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

cc: Polysurveying Engineering – Land Surveying