

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 21, 2006

Martha J. Carrio
d/b/a Harmony House Salon, Inc.
2055 Granger St.
Mobile, AL 36606

Re: Case #ZON2006-00686 (Rezoning)
Martha J. Carrio d/b/a Harmony House Salon, Inc.
320 South Sage Avenue
(West side of South Sage Avenue, 200'± North of Eslava Creek Parkway).

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

At its meeting on April 20, 2006, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business District, and B-3, Community Business District, to B-2, Neighborhood Business District, to allow a hair salon.

After discussion it was decided to recommend the approval of this change in zoning to the City Council subject to the following conditions:

- 1) **completion of the Subdivision process;**
- 2) **the site is limited to a maximum of one curb-cut, with the size, design and location to be approved by Traffic Engineering, and conform to AASHTO standards if the existing curb-cut is replaced;**
- 3) **compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance in that the existing landscaped area cannot be reduced in size;**
- 4) **consultation with Traffic Engineering to ensure that parking areas and access drives conform to the fullest extent possible with the minimum design requirements; and**
- 5) **full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$193.90. 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.

Martha J. Carrio
April 21, 2006
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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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen, Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 21, 2006

Martha J. Carrio
2055 Granger St.
Mobile, AL 36606

Re: Case #SUB2006-00053 (Subdivision)
Martha Carrio's Subdivision
320 South Sage Avenue
(West side of South Sage Avenue, 200'± North of Eslava Creek Parkway).
1 Lot / 0.3± Acre

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

At its meeting on April 20, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the Final Plat stating that the lot is limited to a maximum of one curb-cut, with the size, location and design to be approved by Traffic Engineering, and conform to AASHTO standards if the existing curb-cut is replaced; and**
- 2) depiction of the 25-foot minimum building setback line.**

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 marti.watson@cityofmobile.org.

Martha Carrio's Subdivision
April 21, 2006
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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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen, Deputy Director of Planning

cc: Byrd Surveying, Inc.