

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 23, 2002

Mary M. Russell
2569 Dauphin Street
Mobile, AL 36606

Re: Case #ZON2002-01804
Mary M. Russell
South side of Dauphin Street, 350'± West of Florida Street.

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

At its meeting on August 22, 2002, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-1, Buffer Business, for a real estate office.

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

- (1) dedication of adequate right-of-way to provide 50-feet from the centerline of Dauphin Street;
- (2) the site be limited to one curb cut, with the location and design to be approved by Traffic Engineering;
- (3) full compliance with the landscaping and tree planting requirements of the Ordinance;
- (4) full compliance with City Engineering Comments; and
- (5) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$279.20. 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. 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