

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 6, 2004

JBL Properties, Ltd.
Attention: Jay Weber
7140 Ashmoor Drive North
Mobile, AL 36695

Re: Case #SUB2004-00168
Merrimac Subdivision
262 and 264 West Drive (West side of West Drive, 125'± South of Northwoods Court).
19 Lots / 3.9± Acres (Council District 6)

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

At its meeting on August 5, 2004, the Planning Commission considered the above referenced subdivision. After discussion, the application was denied based on concerns relating to density, drainage/environmental issues, trees and compatibility with the surrounding properties. Additionally, due to denial of the accompanying Planned Unit Development application, the subdivision as proposed would not be in compliance with the Subdivision Regulations with regard to minimum lot size per lot (V.D.2.), and minimum setback (V.D.9.), and would have created a violation of the Zoning Ordinance (lot size [64.3.b], setback [64.3.e], and site coverage [64.3.c]).

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: Rester and Coleman Engineers, Inc.
Yeldell, LLC