

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 9, 2004

E. L. Quinley
6138 Pherin Woods Ct.
Mobile, AL 36608

Re: Case #ZON2003-02888
Pherin Woods Subdivision, Lots 6, 7, 12, 13, 14, 16, 17, 19, and 23
East side of West Drive, 1,000'± South of Old Shell Road and extending through to Center Drive.

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

At its meeting on January 8, 2004, the Planning Commission considered for Planned Unit Development the site plan to allow a further reduced side yard setback on Lot 12, and increase maximum site coverage to 42% for all lots included.

After discussion it was decided to approve this plan subject to the following conditions:

- 1) **five-foot side yard setbacks applicable to Lot 12 only;**
- 2) **increase in site coverage to 42% for the lots in this application only; and**
- 3) **that the developer provide a certified site survey and calculations that adequate detention volume for increased coverage was designed and constructed.**

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