

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 4, 2006

Martha Reese & Andrew Qunnies
7212 Bellingrath Rd.
Theodore, AL 36582

Re: Case #SUB2006-00088 (Subdivision)
Quinnie Place Subdivision
7212 and 7228 Bellingrath Road
(West side of Bellingrath Road, 140'± South of Will Casher Lane).
2 Lots / 0.5± Acre

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

At its meeting on August 3, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) revision of the minimum building setback line to 45-feet from the existing right-of-way, in conformance with Section V.D.9. of the Subdivision Regulations;**
- 2) placement of a note on the final plat stating that each lot is limited to one curb-cut each onto Bellingrath Road, with the size, design and location to be approved by the Mobile County Engineering Department; and**
- 3) 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 travisz@cityofmobile.org.

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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: Julian F. Smith Land Surveyor