

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 6, 2004

St. Pius X Parish
217 South Sage Avenue
Mobile, AL 36606

Re: Case #ZON2004-01539

St. Pius X Parish

217 South Sage Avenue (East side of Sage Avenue, 130'± South of Thornhill Drive). (Council District 5)

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

At its meeting on August 5, 2004, the Planning Commission considered for Planning Approval the site plan to allow an expansion of classrooms at an existing church / school in an R-1, Single-Family Residential district.

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

- (1) that the proposed building be setback 10-feet from the South property line;
- (2) the provision of a six-foot wooden privacy fence along the South property line along the proposed building;
- (3) the removal of the 15 parking spaces in front of the proposed building;
- (4) dedication of any necessary right-of-way to provide 25-feet from the centerline of Sage Avenue;
- (5) the provision of frontage trees; and
- (6) full compliance with all municipal codes and ordinances.

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: Arch Bishop of Mobile