

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 19, 2003

Stuart Alter
1401 Springhill Avenue
Mobile, AL 36608

Re: Case #ZON2003-02715

Stuart Alter

1401 Spring Hill Avenue (Southwest corner of Spring Hill Avenue and Garnett Avenue).

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

At its meeting on December 18, 2003, the Planning Commission considered for Planned Unit Development the site plan to allow shared access and shared parking between two building sites.

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

- (1) dedication of sufficient right-of-way along Garnett Avenue to provide 25' from centerline;
- (2) dedication of a 25'(minimum) radius at the intersection of Garnett Avenue and Spring Hill Avenue;
- (3) provision of a 6' privacy fence along the South property line;
- (4) denial of access to Spring Hill Avenue;
- (5) screening of parking facilities;
- (6) Parking aisles to be widened to twenty-four feet to allow two-way traffic flow; and
- (7) full compliance with all municipal codes and ordinances, including but not limited to landscaping and tree planting requirements and provision of sidewalks.

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