

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 19, 2003

Stuart Alter
1401 Springhill Avenue
Mobile, AL 36608

Re: Case #ZON2003-02714

Stuart Alter

East side of Garnett Avenue, 150' \pm South of Spring Hill Avenue.

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

At its meeting on December 18, 2003, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-1, Buffer Business, for a parking lot expansion at an existing doctor's office.

After discussion it was decided to recommend the approval of this change in zoning to the City Council subject to the following conditions:

- (1) dedication of sufficient right-of-way along Garnett Avenue to provide 25' from centerline;
- (2) screening of parking facilities;
- (3) provision of a 6' privacy fence along the South property line;
- (4) compliance with an approved PUD; and
- (5) full compliance with all municipal codes and ordinances, including but not limited to landscaping and tree planting requirements and provision of sidewalks.

The advertising fee for this application is \$265.66. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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