

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 20, 2004

The Christian Bible Teaching
1809 Duncan St.
Mobile, AL 36606

Re: Case #ZON2004-00236
The Christian Bible Teaching Church
1809 and 1811 Duncan Street (Southeast corner of Duncan Street and Lesesne Street).

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

At its meeting on February 19, 2004, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

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

- 1) **the screening of parking along Lesesne Street;**
- 2) **elimination of the drive/parking area in front of the sanctuary, to be approved by the Traffic Engineering Department and the Right-of-Way Division (excluding the space for the church van);**
- 3) **notification to the applicant that in the future, the porch may be removed at their expense, if work in the city's right-of-way necessitates its removal;**
- 4) **provision of landscaping and tree plantings in compliance with numbers and ratios in Section IV.E.3 of the Zoning Ordinance;**
- 5) **provision of a sidewalk along Duncan Street;**
- 6) **approval of all curb cuts by the Traffic Engineering Department; and**
- 7) **full compliance with all municipal codes and ordinances.**

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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
Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II