

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 18, 2005

Willie Shipman, Jr.  
950 Baltimore St.  
Mobile, AL 36605

**Re: Case #ZON2005-00229 (Rezoning)**

**Willie Shipman, Jr.**

950 Baltimore Street and 1008 Marine Street (Northwest corner of Baltimore Street and Marine Street).

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

At its meeting on March 17, 2005, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to R-2, Two-Family Residential, to bring the zoning into compliance for an existing residential duplex and to allow an addition residential duplex.

After discussion it was decided to recommend denial of this change in zoning.

- 1) the site does not comply with R-2 density;**
- 2) the site plans submitted do not correspond to the legal descriptions submitted by the applicant; and**
- 3) the site plan does not illustrate adequate maneuvering area for the parking facility.**

You may, within 15 days of the Planning Commission's decision, make a written request to the City Clerk to appeal this decision to the City Council. However, the decision to hear the appeal is at the discretion of the City Council. Also, please be aware that a public hearing to consider the appeal, if held, will require additional public notification, and that the applicant is responsible for these advertising fees.

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