

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 21, 2003

Nick Stratus
3656 Government Boulevard
Mobile, AL 36619

Re: Case #ZON2003-00603

Nick Stratus

902 Duval Street (North side of Duval Street, 140'± West of South Broad Street).

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

At its meeting on March 20, 2003, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-3, Community Business, for a parking lot in conjunction with a lounge.

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

- (1) full compliance with the landscaping and tree planting requirements of the Ordinance (may be distributed along the entire development);
- (2) provision of a six-foot wooden privacy fence along the West property line, reduced to three-feet within 25-feet of the Duval Street property line;
- (3) provision of a sidewalk as shown on the plan submitted;
- (4) approval of the parking plan by Traffic Engineering and Urban Development; and
- (5) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$246.00. 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