

## **GARDNER PLACE SUBDIVISION**

Engineering Comments: Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Must provide detention for any impervious area added in excess of 4,000 square feet.

Traffic Engineering Comments: Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

The plat illustrates the proposed 0.2 Acre, 2-lot subdivision which is located on the East side of Lee Street, 115'± North of Brown Street and is in Council District 2. The subdivision is served by public water and public sanitary sewer.

The purpose of this application is to shift an interior lot line between two adjacent lots to correct a long standing building error. As illustrated on the vicinity map, a stand alone garage constructed between 1960 and 1975 crossed the property lines (determined by the respective aeriels).

Ordinarily, it is required that portions of all of the lots affected or impacted by an application be included in the application. In this case, the sales history from both lots illustrate the changing hands of these lots since 1947, it would seem that the parceling of the parent parcel was done prior to 1952; therefore, both metes and bounds parcel are legal parcels of record.

Since this site is located within the Old Dauphin Way Historic District, the Historic District Overlay (HDO) applies. Further research by the applicant to illustrate the proper front (waiver of V.D.9. to allow the front setback of less than 25-feet), side, rear yard setbacks, and maximum building coverage should be required and placed on the Final Plat.

The lots contain approximately 4,874± square feet and 5,367± square feet, which is less than the minimum required 7,200 square feet for new lots. Given that both lots are existing, and characteristic of the area; therefore, a waiver of Section V.D.2 of the subdivision regulations seems to be appropriate.

With a waiver of Sections V.D.2 and V.D.9. of the Subdivision Regulations, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) The depiction of the minimum front yard, side and rear setback lines on the Final Plat as allowed by the Historic District Overlay (HDO);
- 2) the depiction of the existing site coverage and labeling of the maximum building site coverage allowed under the Historic District Overlay (HDO);
- 3) the placement of a note on the final plat stating that the subdivision is limited to existing curb cuts;
- 4) the placement of a note on the Final Plat stating that if any new curb cuts are installed that the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards; and
- 5) labeling of the lot with its size in square feet, or provision of a table on the plat with the same information.

## LOCATOR MAP



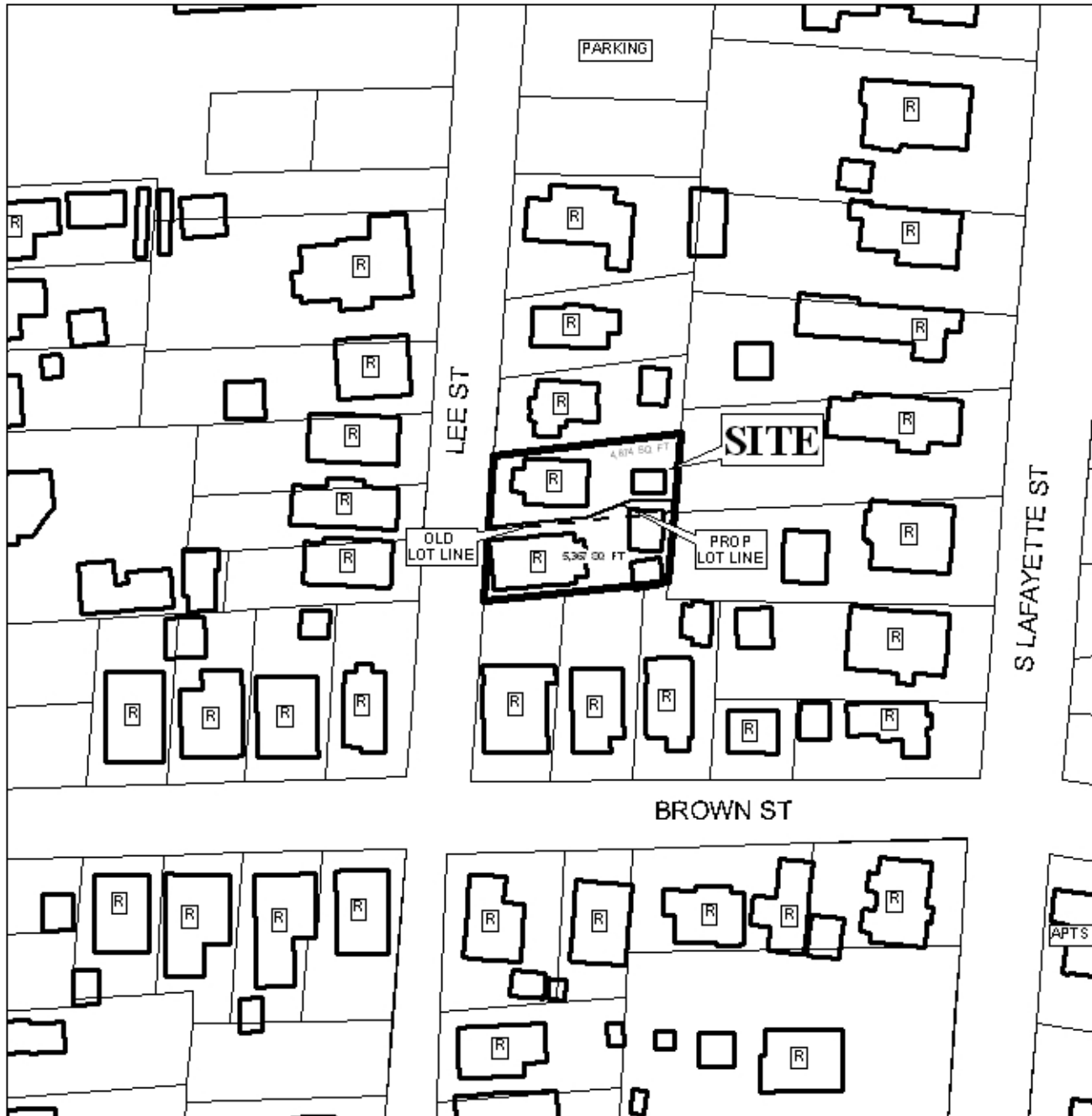
APPLICATION NUMBER 20 DATE April 2, 2009

APPLICANT Gardner Place Subdivision

REQUEST Subdivision



# GARDNER PLACE SUBDIVISION



APPLICATION NUMBER 20 DATE April 2, 2009

LEGEND

R-1	R-2	R-3	R-4	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----

NTS

## GARDNER PLACE SUBDIVISION



APPLICATION NUMBER 20 DATE April 2, 2009

