

BLANKENSHIP'S ADDITION TO KINGSWOOD **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, size, 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 0.9 acre \pm , 3 lot subdivision which is located at 4584 Hawthorne Place (Northeast corner of Hawthorne Place and Hawthorne Place North) and is in Council District 5. The applicant states that the subdivision is served by public water and public sewer. The purpose of this application is to create three legal lots of record from two existing legal lots of record.

The site has frontage onto Hawthorne Place North, a minor street provided with curb and gutter, with an adequate right-of-way width of 50-foot. Because of the adequate right-of-way, dedication should not be required.

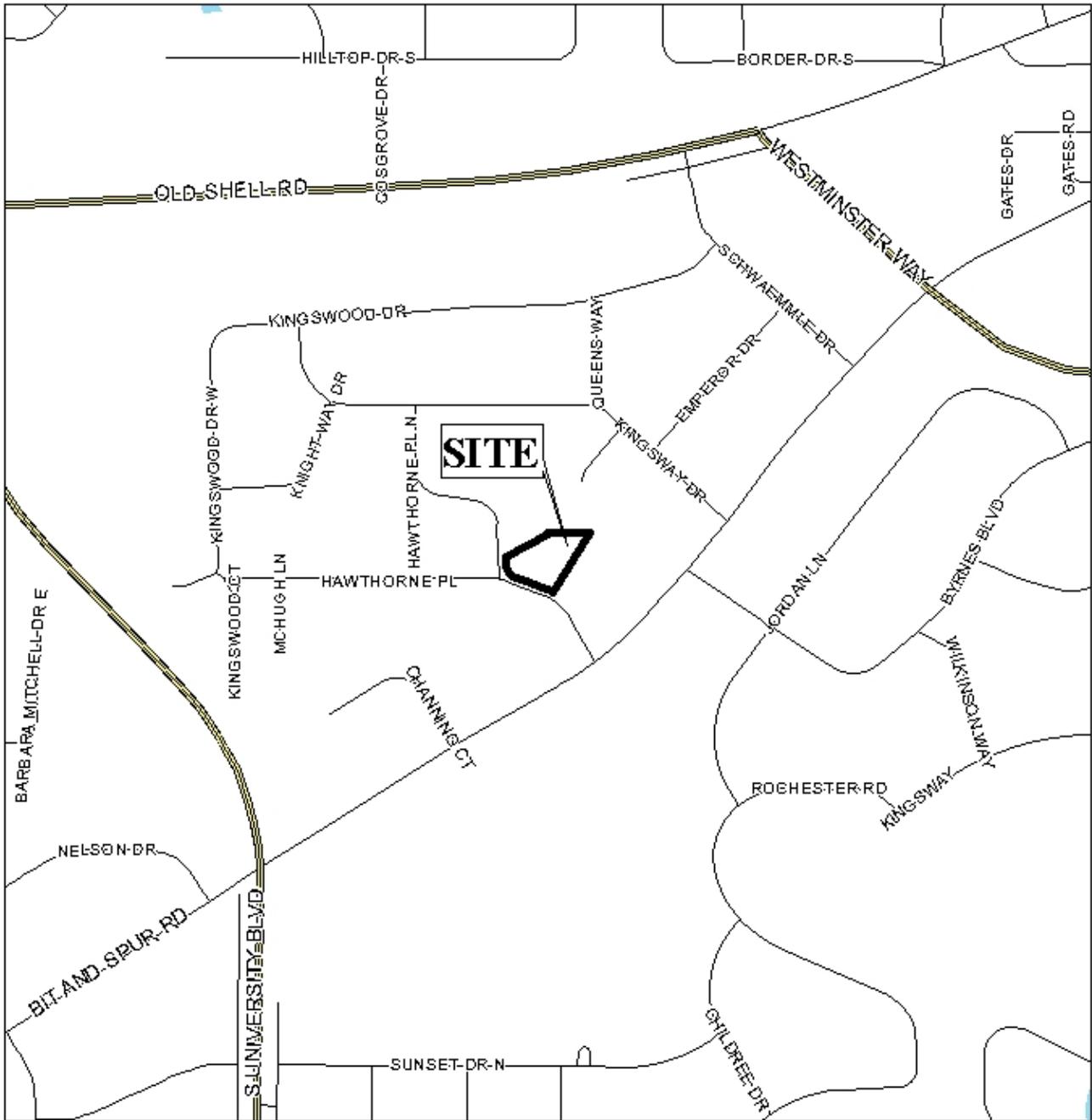
The plat illustrates a lot of adequate size and adequate public right-of-way access to meet the minimum requirements of the Subdivision Regulations. The plat, however, also illustrates that the proposed Lots B and C do not meet Section V.D.3 of the Subdivision Regulations regarding maximum depth of lots. The proposed Lot B is approximately 63 feet wide at the building setback line. The maximum allowable depth under Section V.D.3 is 220.5 feet. As depicted, the depth of the lot is 240 feet. The proposed Lot C is approximately 60 feet wide at the minimum building line, giving it a maximum allowable depth of 210 feet. The depicted depth for the proposed Lot C is 258 feet. Lots not meeting the depth to width ratio do not appear to be characteristic for this area. Indeed, even the previous Cole's Addition to Kingswood which was approved by the Commission in February, 2007, did not include lots that exceeded the maximum width to depth ratio.

Additionally, there also seems to be limited building site area for each lot, especially when side yard setback lines are considered. The lots also become increasingly smaller as the lots get deeper. In the cases of the proposed Lots A and C, the lots are each reduced to less than 50 feet in width in the rear of the lot, and the building area is reduced to less than 25 feet, in the case of the proposed Lot C and the less than 10 feet in the case of the proposed Lot A.

Based upon the preceding, the application is recommended for denial due to the following reasons:

- 1) The proposed Lots B & C do not conform to Section V.D.3 of the Subdivision Regulations and appear uncharacteristic for the area; and
- 2) The limited building site areas for each lot.

LOCATOR MAP



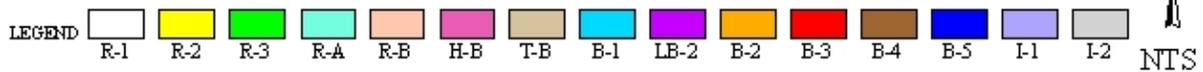
APPLICATION NUMBER 21 DATE April 2, 2009
APPLICANT Blankenship's Addition to Kingswood Subdivision
REQUEST Subdivision



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