



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 17, 2025

John Michael Friess  
JWTC  
2469 Eslava Creek Parkway  
Mobile, Alabama 36606

Re: 63 LeFevre Street  
SUB-003174-2024  
Resubdivision of Lot 45, Mechem and Blair Subdivision  
John Michael Friess, JWTC, LLC  
District 1  
Subdivision of 1 lot, 0.14± acres

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

At its meeting on January 16, 2025, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Section 6.C.2.(a) and Section 6.C.2.(b) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way width of LeFevre Street on the Final Plat, as depicted on the preliminary plat;
2. Retention of the of the lot's size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
3. Retention of the 25-foot front yard setback along LeFevre Street in compliance with Section 5.C.2.(i) of the Subdivision Regulations;
4. Compliance with all Engineering comments noted in the staff report;
5. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report; and
7. Compliance with all Fire Department comments noted in the staff report.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive, memory stick, or via e-mail to [planning@cityofmobile.org](mailto:planning@cityofmobile.org). This procedure must be completed within one (1) year, or the Tentative Approval will expire.

SUB-003174-2024 Resubdivision of Lot 45, Mechem and Blair Subdivision  
January 17, 2025

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:   
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Stephen Guthrie  
Deputy Director of Planning and Zoning