



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 20, 2024

Richard Byrd  
Brizo Construction  
8386 Jonesboro Road  
Daphne, Alabama 36526

Re: 1859 Toulmin Avenue  
SUB-003027-2024  
1859 Toulmin Avenue Subdivision  
Richard Byrd, Brizo Construction (Timothy Hudson, Permit Us Now, Agent)  
District 1  
Subdivision of 1 lot, 0.08± acres

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

At its meeting on September 19, 2024, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Sections 6.C.2(a)(1) and 6.C.2(b)(2) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way along Toulmin Avenue, as depicted on the survey;
2. Revision of the Final Plat to include the lot size in both square feet and acres, or placement of a table on the Final Plat with the same information;
3. Retention on the Final Plat of the five (5)-foot minimum front yard setback along Toulmin Avenue;
4. Removal of the side and rear yard setback lines from the Final Plat;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and
8. Compliance with all Fire Department comments noted in the staff report.

SUB-003027-2024 1859 Toulmin Avenue Subdivision  
September 20, 2024

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.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION  
Jennifer Denson, Secretary

By:



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Bert Hoffman  
Deputy Director of Long Range Planning