



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 21, 2024

Kari Givens  
Byrd Surveying, Inc.  
2609 Halls Mill Road  
Mobile, Alabama 36606

Re: 1852 Dauphin Street  
SUB-003087-2024  
1852 Place Subdivision  
Kari Givens, Byrd Surveying, Inc.  
District 1  
Subdivision of 3 lots, 0.86± acres

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

At its meeting on October 17, 2024, the Planning Commission considered the above referenced application.

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Retention of the 60-foot right-of-way width along Dauphin Street as illustrated on the preliminary plat;
2. Revision of the plat to illustrate sufficient right-of-way dedication along North Carlen Street, as determined by the City Engineer;
3. Provision of corner radius for Lot 1 where Dauphin Street and North Carlen Street intersect, in compliance with Section 6.C.6. of the Subdivision Regulations;
4. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat providing the same information, adjusted for any required dedication;
5. Retention of at least a five (5)-foot front yard setback along Dauphin Street and North Carlen Street, adjusted for any required dedication;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. Compliance with all Fire Department comments noted in the staff report.

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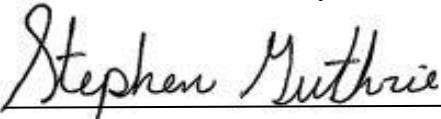
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash 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**

Ms. Jennifer Denson, Secretary

By:   
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Stephen Guthrie  
Deputy Director of Planning and Zoning

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