



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 21, 2024

Linda Ellerby
1000 Uster Street
Mobile, Alabama 36608

Re: 429 Lincoln Boulevard
SUB-003088-2024
Mobile Terrace Subdivision, Resubdivision of Lots 1-5, Block 23
Linda Ellerby
District 7
Subdivision of 3 lots, 0.29± 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 waived Sections 6.C.2.(a)(1) (lot area) and 6.C.2(b)(2) (lot width) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to illustrate dedication sufficient to provide 25-feet from the centerline of Twelfth Street and Lincoln Boulevard;
2. Revision of the plat to illustrate dedication of a 25-foot corner radius at the intersection of Twelfth Street and Lincoln Boulevard, per Section 6.C.6. (or as approved by the City Engineer and the Traffic Engineering Director);
3. 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 dedication;
4. Revision of the plat to illustrate a 25-foot front yard setback along Twelfth Street and Lincoln Boulevard, per Section 5.C.2(i), adjusted for dedication;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating all 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.

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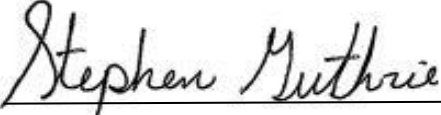
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash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

Stephen Guthrie
Deputy Director of Planning and Zoning

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