



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 21, 2025

Gawrych Holdings, LLC.
16385 Biscayne Boulevard
Unit 1915
North Miami Beach, Florida 33160

Re: 6759 Overlook Road
SUB-003173-2024
Gawrychowski Subdivision
Gawrych Holdings, LLC
District 7
Subdivision of 4 lots, 3.27± acres

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

At its meeting on February 20, 2025, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Sections 6.C.3. and 6.C.9. of the Subdivision Regulations will be required and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way width of Overlook Road on the Final Plat;
2. Retention of the 25-foot minimum building setback line for Lots 1, 2 and 3 as illustrated on the preliminary plat;
3. Revision of the plat to illustrate the 25-foot minimum building setback line for Lot 4 as measured from where the lot is at least 60 feet wide;
4. Retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
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.

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.

SUB-003173-2024 Gawrychowski Subdivision
February 21, 2025

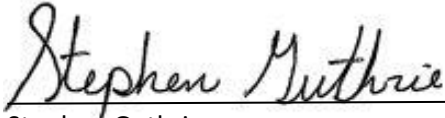
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:

A handwritten signature in black ink that reads "Stephen Guthrie". The signature is written in a cursive style and is positioned above a horizontal line.

Stephen Guthrie

Deputy Director of Planning and Zoning