



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 24, 2024

Ryan Compton  
BHL Federal  
576 Azalea Road  
Suite 124  
Mobile, Alabama 36609

Re: 812 Wellington Street  
SUB-002962-2024  
Bryant Addition Subdivision  
Ryan Compton, BHL Federal  
District 1  
Subdivision of 1 lot, .34± acres

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

At its meeting on June 20, 2024, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Section 6.C.3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Provision of a subdivision plat in compliance with Section 5 of the Subdivision Regulations;
2. Dedication to provide 25 feet from the centerline of Wellington Street, if needed;
3. Revision of the plat to illustrate the 5-foot minimum building setback line along Wellington Street as measured from any required dedication;
4. Revision of the plat to remove the 5-foot building setback line along the side and rear property lines;
5. Revision of the plat to label the lot with its size in both square feet and acres, after any required dedication, or the furnishing of a table on the Final Plat providing the same information;
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.


SUB-002962-2024 Bryant Addition Subdivision  
June 24, 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**  
Ms. Jennifer Denson, Secretary

By:   
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Margaret Pappas  
Deputy Director of Planning and Zoning