

## **PARK TERRACE SUBDIVISION,** **RESUBDIVISION OF LOT 4**

Engineering Comments: It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

MAWSS Comments: MAWSS has water and sewer available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 0.1 acre, 1 lot subdivision which is located at 253 Park Terrace (East side of Park Terrace, 135'± South of Government Street) and is in Council District 3. The subdivision is served by public water and public sanitary sewer.

The purpose of this application is to create a 1-lot subdivision from an existing legal lot and a portion of another lot which was created from an improper subdivision.

Specifically, the applicant seeks to build an addition to his home in the future. The zoning ordinance requires development to take place only on legal lots of record. Currently, the site is composed of all of Lot 4, Park Terrace and the South 15 feet of Lot 3, Park Terrace. The applicant merely wishes to bring his lot into compliance.

Ordinarily, it is required that portions of all of the lot affected or impacted by an application be included in the application. In this case, the remainder of Lot 3 is developed with South 23 feet of Lots 1 and 2 of Park Terrace Subdivision, which would necessitate inclusion of Lots 1 and 2 as well. Given that the subject properties have all changed hands several times since the improper subdivision occurred, it is impractical to require inclusion of the North 35 feet of Lot 3 and Lots 1 and 2.

The 25 foot minimum building setback is not shown, and should be illustrated as per Section V.D.9 of the Subdivision Regulations. It is understood that the current structure

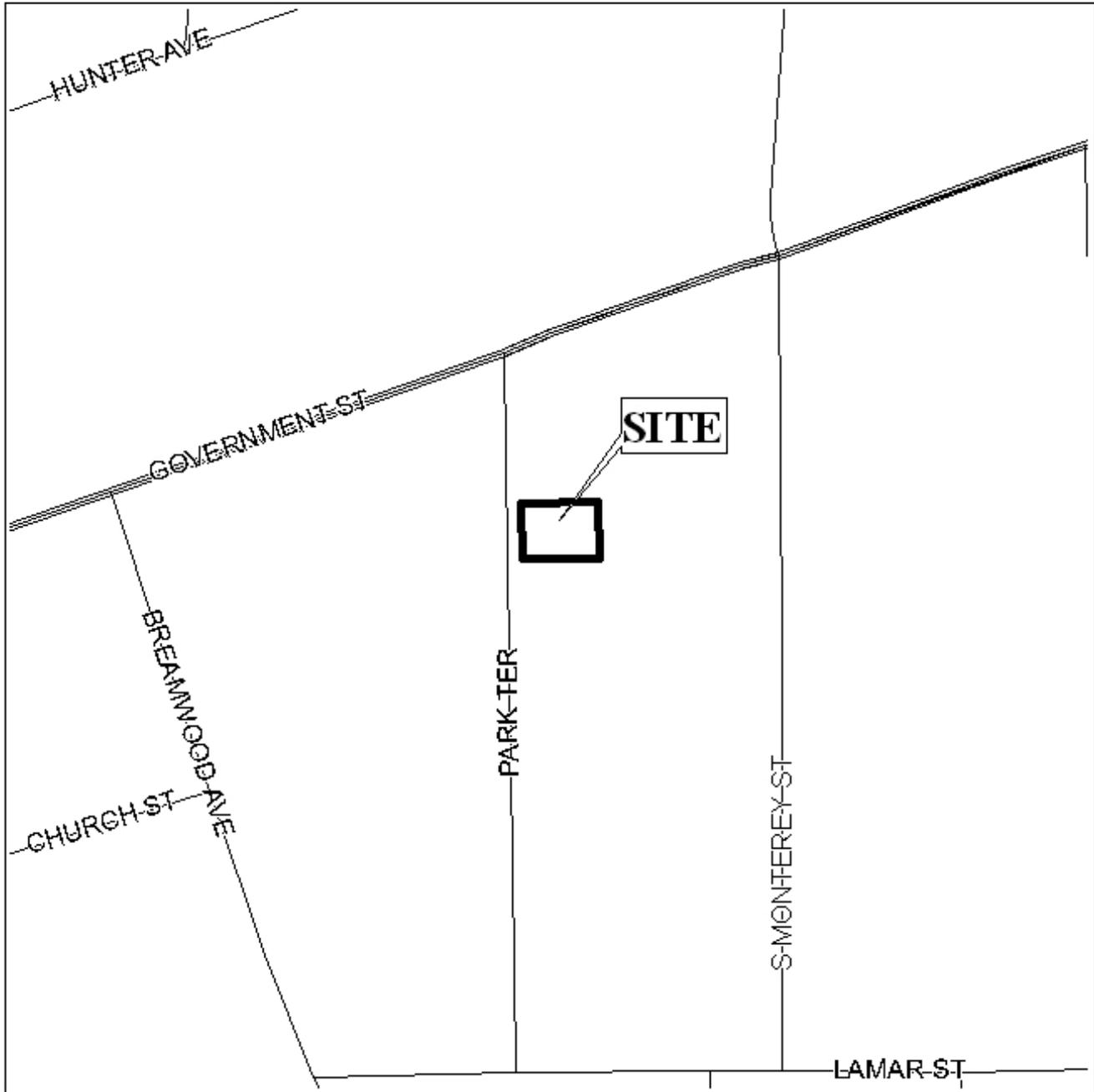
on the property violates the 25 foot minimum setback line as the structure has non-conforming status. Nevertheless, the 25 foot setback should be shown.

The lot contains a total of 5,880± square feet, which is less than the minimum required 7,200 square feet for a new lot. Given that this lot is already existing, a waiver of Section V.D.2 of the subdivision regulations seems to be appropriate.

With a waiver of Section V.D.2 of the subdivision regulations, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) Depiction of the 25 foot minimum front yard setback line;
- 2) placement of a note on the final plat stating that the site is limited to existing curb cuts; and
- 3) labeling of the lot with its size in square feet, or provision of a table on the plat with the same information.

# LOCATOR MAP



APPLICATION NUMBER 7 DATE June 7, 2007

APPLICANT Park Terrace Subdivision, Resubdivision of Lot 4

REQUEST Subdivision



# PARK TERRACE SUBDIVISION, RESUBDIVISION OF LOT 4



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