

**AGENDA
DECEMBER 6, 2004
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. PUBLIC HEARINGS:

1. #5278

(Case #ZON2004-02283)

Advantage Sign Company (Koll Bren Fund VI LPA, Owners)

1110 Montlimar Drive

(West side of Montlimar Drive, 1/3± mile North of Michael Boulevard)

Sign Variance to allow two wall signs for one tenant on a multi-tenant site with only one street frontage; only one wall sign per tenant, per street frontage is allowed on a multi-tenant site.

2. #5279

(Case #ZON2004-02309)

Sahori Properties #2

1363 Government Street

(Southeast corner of Government Street and Everett Street)

Front Setback to allow a 38' x 55.5' canopy to be constructed 12' from the front (North) property line in a B-2, Neighborhood Business District; a minimum 25-foot front setback is required in all commercial districts.

3. #5280

(Case #ZON2004-02313)

Patricia Moulds (Southtrust Bank, Owner)

5113 Overlook Road

(South side of Overlook Road, 170'± East of Forest Dale Drive)

Use and Substandard Access Variances to allow a Beauty Salon with an 18' wide, two-way drive in a R-1, Single-Family Residential District; only single-family residences are allowed in a R-1, Single-Family Residential District and a 24' wide drive is required for two-way traffic.

4. **#5281**
(Case #ZON2004-02322)
Cardinal Sign Corporation (Colonial Properties Trust, Owners)
410 Bel Air Boulevard
(West side of Bel Air Boulevard, 1,100'± South of Airport Boulevard)
Sign Variance to allow two walls sign for one tenant on a multi-tenant site with only one street frontage; only one wall sign per tenant, per street frontage is allowed on a multi-tenant site.

5. **#5282**
(Case #ZON2004-02326)
M. Don Williams, III (Karlous & Sonyia Roberts, Owners)
54 North Sage Avenue
(East side of North Sage Avenue, 310'± South of Ishee Street)
Use, Access/Maneuvering, Parking Surface and Protection Buffer Variances to allow a tax preparation office, a 9-foot wide, two-way driveway, gravel parking surface, and no buffer protection in a R-1, Single-Family Residential District; only single-family residences are allowed in a R-1, Single-Family Residential District, a 24-foot driveway is required for two-way traffic, parking spaces must be paved with asphalt, concrete or an approved alternative paving surface, and a minimum buffer of a 6-foot high, wooden fence are required.

6. **#5283**
(Case #ZON2004-02331)
Foresite LLC (Mobile County School Board, Owners)
(South side of Girby Road, ½ mile± East of Hillcrest Road)
Use, Height, Setback, and Separation Buffer Variances to allow the construction of a 160' Monopole Communication Tower in a R-1, Single-Family Residential District, towers are prohibited in R-1 Districts; to allow the tower to be 160' in height, the maximum height allowed in a R-1 District is 35'; to allow the construction of said tower to within 50' from a lease parcel line, a minimum setback of 160' is required; and to allow construction of the tower within 160' of residentially zoned property, a minimum separation buffer of 240' is required.

7. #5284

(Case #ZON2004-02338)

Foresite LLC (Mobile County School Board, Owners)

(North side of Cottage Hill Road, ¼ mile± West of Azalea Road)

Use, Height, Setback, Separation Buffer and Access Variances to allow the construction of a 160' Monopole Communication Tower in an R-1, Single-Family Residential District, towers are prohibited in R-1 Districts; to allow the tower to be 160' in height, the maximum height allowed in a R-1 District is 35'; to allow the construction of said tower to within 40' from a lease parcel line, a minimum setback of 160' is required; to allow construction of the tower within 160' of residentially zoned property, a minimum separation buffer of 240' is required; and to allow unimproved parking and access to the site, paved parking and access is required for all towers except those located in I-2 Districts.