AGENDA
JANUARY 10, 2005
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:
Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. HOLDOVERS:

1. #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.

2. #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.
IV. PUBLIC HEARINGS:

1. #5285  
   (Case #ZON2004-02375)  
   Janis Bishop  
   1958 College Court  
   (North side of College Court, 200’ west of Tuscaloosa Street)  
   Side Yard Setback Variance to allow an 13’ x 21.9’ carport 2.7’ from the side (East) property; a minimum side yard setback of 8’ is required for a lot that is 60’ wide or wider at the minimum front building setback line in an R-1, Single-Family Residential District.

2. #5286  
   (Case #ZON2004-02549)  
   Max & Mandy Rogers  
   111 Myrtlewood Lane  
   (West side of Myrtlewood Lane, 170’ north of Old Shell Road)  
   Side Yard Setback, Total Combined Side Yard Setback and Rear Yard Setback Variances to allow additions to a residential structure five-feet from a side property line, a total combined side yard of 16.6 feet, and five-foot from the rear property line; an eight-foot setback is required from a side property line, a total combined side yard of 20-feet is required on a lot 60 feet wide or wider, and an eight-foot rear yard setback is required in an R-1, Single-Family Residential District.

3. #5287  
   (Case #ZON2004-02550)  
   Russell Adcock (John Bright, Owner)  
   2411 Government Street  
   (Southeast corner of Government Street and Pinehill Drive)  
   Use Variance to allow a tattoo parlor in a B-2, Neighborhood Business District; the Zoning Ordinance requires a minimum of a B-3, Community Business District.

4. #5288  
   (Case #ZON2004-02555)  
   John West  
   2670 Dauphin Island Parkway  
   (West side of Dauphin Island Parkway, 600’ north of Cedar Point Road)  
   Use, Parking Ratio and Parking Surface Variances to allow the construction of a second building (1,250 square foot pole barn) for a cabinet shop, to allow 3 on-site parking spaces, and an aggregate surface parking lot, in a R-1, Single-Family Residential District; the Zoning Ordinance requires B-3, Community Business zoning for a cabinet shop, eight on-site parking spaces, and that parking be asphalt, concrete or an approved alternative paving surface.
5. #5289
(Case #ZON2004-02566)
Emma’s Harvest Home (Martin J. Corbert, Owner)
770 & 772 Sullivan Avenue
(West side of Sullivan Avenue at the West terminus of Fairway Drive)
Use Variance to allow Drug counseling, including in-residence services in a R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of a B-1, Buffer Business District.