

**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.**