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.