AGENDA
JUNE 6, 2005
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:
Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. HOLDOVERS:
1. #5305
   (Case #ZON2005-00857)
   Cellular South Real Estate, Inc. (Mobile Christian School, Owner)
   5900 Cottage Hill Road
   (North side of Cottage Hill Road, 160’+ East of Woodhillcrest Drive)
   Use, Height, and Setback Variances to allow the construction of a 125’ Flag Pole
   Telecommunication Tower in an R-1, Single-Family Residential District, towers are
   prohibited in R-1 Districts; to allow the tower to be 125’ in height, the maximum
   height allowed in a R-1 District is 35’; and to allow the construction of said tower to
   within 20’ from a lease parcel line, a minimum setback of 125’ is required.

IV. PUBLIC HEARINGS:
1. #5307
   (Case #ZON2005-00982)
   Pete J. Vallas, A.I.A. (Mr. & Mrs. Christopher B. White, Owners)
   159 Hillwood Road
   (Southwest corner of Old Shell Road and Hillwood Road)
   Fence Height Variance to allow the construction of an 8’ masonry wall setback a
   minimum of four feet from the Old Shell Road (side street) and Hillwood Road
   (front) property lines; a 20-foot side yard setback is required along a side street
   (Old Shell Road), and a 25-foot front yard setback is required along Hillwood Road.

2. #5308/5289
   (Case #ZON2005-01067)
   M. Don Williams, III (Emma Perryman, Owner)
   770 Sullivan Avenue
   (West side of Sullivan Avenue at the West terminus of Fairway Drive)
   Parking Surface and Access/Maneuvering Variances to re-open an existing variance
   to allow a grass surface parking lot, and 12-foot wide, two-way driveway; the
   Zoning Ordinance requires all parking to be asphalt, concrete or an approved
   alternative paving surface, and a 24’ wide drive is required for two way access.
3.  #5309  
(Case #ZON2005-01069)  
**Annie L. Formwalt**  
6055 Cooper Drive  
(West side of Cooper Drive at the terminus of Cooper Drive)  
Use, Parking Ratio, Parking Surface, Access/Maneuvering Area and Tree Planting Variances to allow a psychology clinic with five on-site gravel parking spaces, an eight-foot wide, two-way, driveway, and one frontage tree; the Zoning Ordinance requires a minimum of B-1, Buffer-Business district for a psychology office, seven parking spaces, that all parking and maneuvering areas be improved with asphalt, concrete or an approved alternative paving surface, a 24-foot wide driveway located completely on-site, and a total of four frontage trees.

4.  #5310  
(Case #ZON2005-01146)  
**Centre for the Living Arts (Owner, City of Mobile)**  
250 Conti Street  
(Northwest corner of Joachim Street and Conti Street)  
Sign Variance to allow a 150 square foot (75 square foot per side), illuminated, double sided, Marquee projecting sign extending 7-feet beyond the building wall; the Zoning Ordinance limits projecting signs within historic districts to a maximum 40 square feet, and no sign may project more than 5-feet from the building wall.