

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.