

AGENDA
AUGUST 7, 2006
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:
Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. PUBLIC HEARINGS:

1. **#5363**
(Case #ZON2006-01424)
Blu Rabbit's Paradise
325 East I-65 Service Road South
(East side of East I-65 Service Road South, 2/10 mile± South of Emogene Street)
Sign Variance to allow a second wall sign (57 square feet) for one tenant (business) on a multi-tenant site; only one wall sign per business is allowed on a multi-tenant site.

2. **#5315/5364**
(Case #ZON2006-01397)
Bowden Architecture (Keith A. Jones, Owner)
200 Virginia Street
(Northwest corner of Virginia Street and South Conception Street)
Parking Ratio Variance to allow 32 parking spaces for a 2,762 square foot addition to an existing 8,146 square foot office building; the Zoning Ordinance requires 37 parking spaces.

3. **#5365**
(Case #ZON2006-01434)
Fred D. Fambrough
1911 Dauphin Street
(Southeast corner of Dauphin Street and Van Heuval Street)
Side Yard Setback and Height Variances to allow the construction of an 8'-2" tall masonry privacy wall with 8'-9" columns setback a minimum of four inches from the Van Heuval Street (side street) property line; a 20' side yard setback is required along a side street (Van Heuval Street), and 8' is the maximum allowable wall height in an R-1, Single-Family Residential District.

4. **#5366**
(Case #ZON2006-01476)
Barry Lowe
West side of West I-65 Service Road South, 270'± North of Government Boulevard
Maneuvering Surface and Access Variances to allow aggregate maneuvering areas for the storage of accessory structures and an 18-foot access in a B-3, Community Business District; maneuvering areas must be asphalt, concrete, or an approved alternative paving surface, and two-way access must be a minimum of 24 feet wide in B-3, Community Business Districts.

5. **#4409/5367**
(Case #ZON2006-01447)
Roe Robertson Construction, Inc. (William & Patricia Patton, Owners)
210 Roper Street
(Northwest corner of Roper Street and Palmetto Street)
Side (Street) Yard Setback Variance to allow the construction of a 6-foot high masonry privacy wall, with 7-foot columns, 0.5 feet from a side (South) street property line; a 20-foot side (street) yard setback is required along a side street in an R-1, Single-Family Residential District.

6. **#5368**
(Case #ZON2006-01328)
T-Mobile (Messina & Harris, Inc., Owner)
South side of Government Street, 95'± East of Park Terrace
Height, Setback, and Buffer Separation Variances to allow the construction of a 70' Monopole Telecommunications Tower, setback 6.89' from a lease parcel line, and 6.89' from residentially zoned property; the maximum allowable height is 45', a 70' tower must be setback at least 70' from a lease parcel line, and a minimum separation of 200' (150% of the height of the tower or 200', whichever is greater) is required from residentially zoned property in a B-1, Buffer Business District.

7. **#5369**
(Case #ZON2006-01329)
T-Mobile
2801 Knollwood Drive
(East side of Knollwood Drive, 575'± North of Brierfield Lane)
Use, Height, Setback, Buffer Separation, and Access/Maneuvering Surface Variances to allow the construction of a 150' Monopole Telecommunications Tower, setback 25' from a lease parcel line, setback 25' from residentially zoned property, with a gravel drive and parking; telecommunications towers are allowed only in commercial districts with Planning Approval or industrial districts by right, the maximum allowable height is 35', a 150' tower must be setback 150' from a lease parcel line, a minimum separation of 225' (150% of the height of the tower) is required from residentially zoned property, and access/maneuvering areas for towers must be asphalt, concrete, or an approved alternative paving surface, in an R-1, Single-Family Residential District.

