

**AGENDA
OCTOBER 2, 2006
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. HOLDOVERS:

1. **#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.

IV. PUBLIC HEARINGS:

1. **#5379**

(Case #ZON2006-01928)

T-Mobile

East side of Shipyard Road, 890'± North of Crown Drive

Height, Setback, and Buffer Separation Variances to allow the construction of a 150' Monopole Telecommunications Tower, setback 25' from a lease parcel line, and 67' from residentially zoned property; the maximum allowable height is 45', a 150' tower must be setback at least 150' from a lease parcel line, and a minimum separation of 225' (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.

2. **#5380**
(Case #ZON2006-01929)
Applied Marine Design
308 Congress Street
(Northeast corner of Congress Street and North Claiborne Street)
Parking Surface and Access and Maneuvering Variances to allow aggregate parking, maneuvering areas and to allow an 11'5" wide access drive on a commercial site zoned R-B, Residential/Business; the Zoning Ordinance requires Planning Approval for gravel parking surfaces within the Hank Aaron Loop, and a minimum 12' wide access drive is required for one-way drive aisles within all commercial districts.

3. **#5381**
(Case #ZON2006-01935)
Briley E. Shirah
915 Palmetto Street
(Southeast corner of Palmetto Street and Marine Street)
Front and Side (Street) Yard Setback Variances to allow the construction of a 6-foot tall masonry privacy wall along the front (Palmetto Street) property line, and 10' from the side (Marine Street) street property line; a minimum 13' front yard setback and a 13' side (street) yard setback are required in an R-1, Single-Family Residential District within the Historic Overlay District.

4. **#5382**
(Case #ZON2006-01939)
Michael H. Dunnam
17 Drury Lane
(East side of Drury Lane, 450'± North of Wimbledon Drive West)
Fence Height Variance to allow the construction of a 10' high masonry wall, approximately 30' along the rear (East) property line and approximately 12' along the side (North) property line; 8' is the maximum fence height allowed in an R-1, Single-Family Residential District.

5. **#5383**
(Case #ZON2006-01940)
Steve Owens
804 Country Club Court
(West side of Country Club Court, 80'± South of the South terminus of Spring Station Road)
Site Coverage Variance to allow the construction of single-family dwelling with 40.5% site coverage; a maximum site coverage of 35% is required on a dwelling site in an R-1, Single-Family Residential District.