

**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.**