

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: March 4, 2013****CASE NUMBER**

5767

APPLICANT NAME

Cellular South Real Estate

LOCATION6301 Airport Boulevard
(West side of Schaub Avenue at its North terminus)**VARIANCE REQUEST****USE:** Use Variance request to allow a communications tower in an R-1, Single-Family Residential District.**HEIGHT:** Height Variance request to allow a 100' monopole cellular communications tower.**SETBACK:** Setback Variance request to allow a 22.5' setback from a lease parcel line for a telecommunications tower.**BUFFER SEPARATION:** Buffer Separation request to allow a 22.5' separation from residentially zoned property for a telecommunications tower.**ZONING ORDINANCE
REQUIREMENT****USE:** The Zoning Ordinance prohibits communications towers in R-1, Single-Family Residential Districts.**HEIGHT:** The Zoning Ordinance allows a maximum height of 35'.**SETBACK:** The Zoning Ordinance requires a 100' tower to be setback at least 100' from a lease parcel**BUFFER SEPARATION:** The Zoning Ordinance requires a 200' buffer separation from residential property for a 100' high telecommunications tower.**ZONING**

R-1, Single-Family Residential District

AREA OF PROPERTY

2,025 Square Feet (lease parcel)

FIRE DEPARTMENT**COMMENTS**

All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

CITY COUNCIL**DISTRICT**

District 6

ANALYSIS

The applicant is requesting an extension of approval for Use, Height, Setback and Buffer Separation Variances to allow a 100' monopole cellular communications tower in an R-1, Single-Family Residential District, setback 22.5' from a lease parcel line and 22.5' from residentially zoned property; the Zoning Ordinance prohibits telecommunications towers in R-1 districts, the maximum height allowed is 35', a 100' high tower must be setback at least 100' from a lease parcel line, and a 200' buffer separation from residential property is required in an R-1, Single-Family Residential District.

It should be noted that since the application for the variance extension has been submitted, the applicant has been able to obtain the necessary land disturbance and building permits, therefore making the variance extension unnecessary.

RECOMMENDATION: Based on the preceding, this application is recommended for withdrawal.

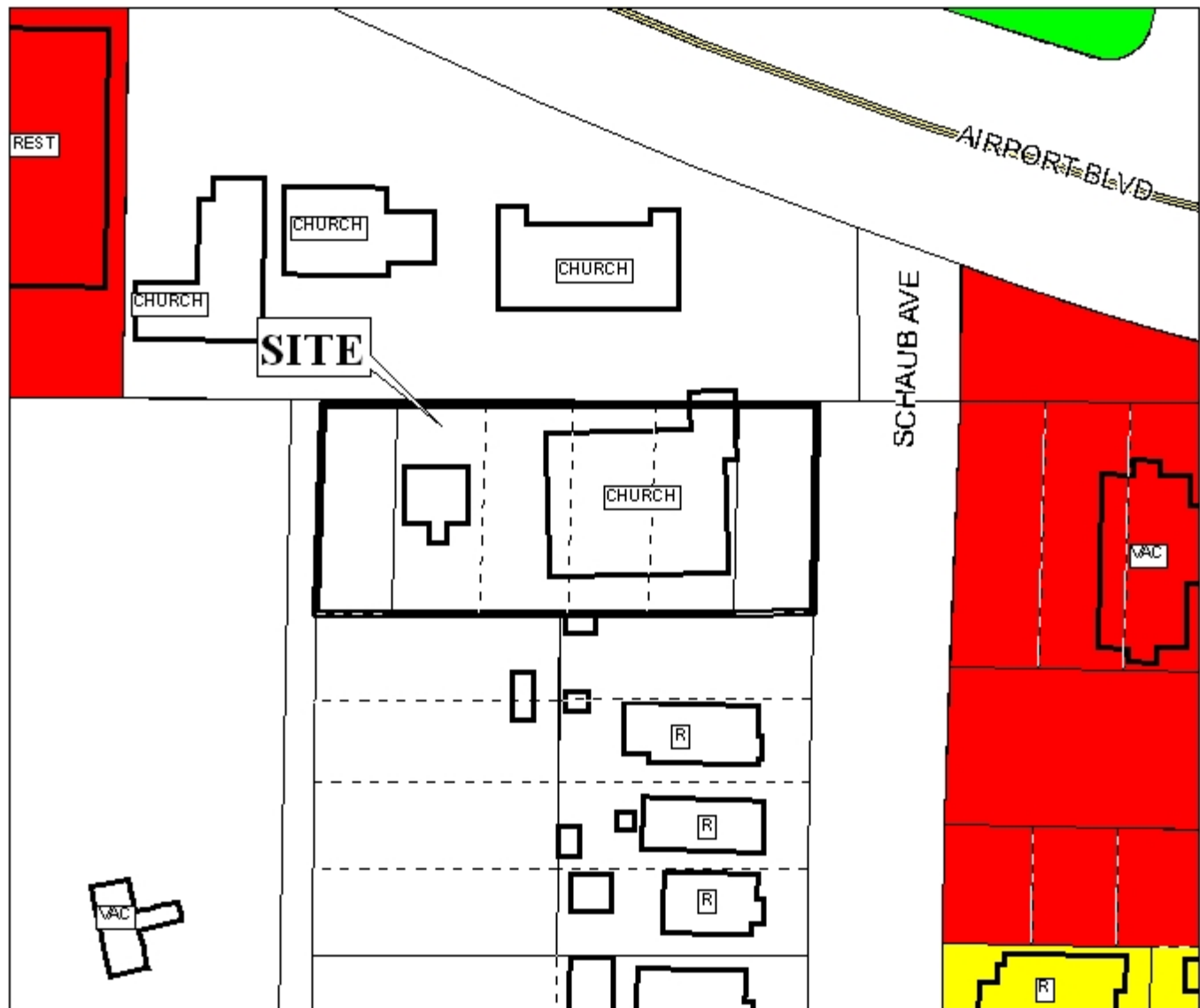
LOCATOR MAP



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BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



Residences are located to the south of the site.
Businesses are located to the west and east of the site.

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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

NTS

BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING

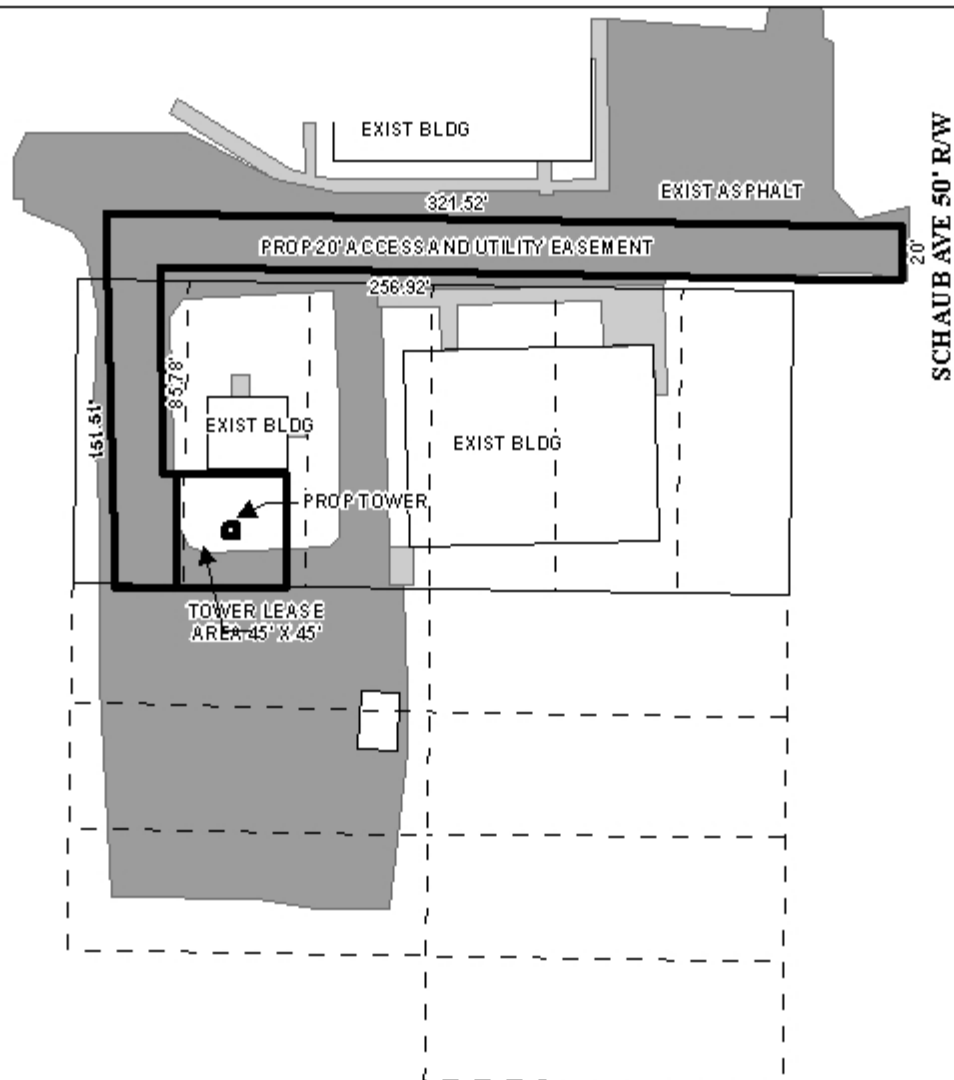


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SITE PLAN



The site plan illustrates the proposed tower location, lease area, and access easement.

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