

APPLICATION NUMBER

5283

A REQUEST FOR

**USE, HEIGHT, SETBACK AND SEPARATION BUFFER
VARIANCES TO ALLOW THE CONSTRUCTION OF A
160' MONOPOLE COMMUNICATION TOWER IN AN R-1,
SINGLE-FAMILY RESIDENTIAL DISTRICT, TOWERS
ARE PROHIBITED IN R-1 DISTRICTS; TO ALLOW THE
TOWER TO BE 160' IN HEIGHT, THE MAXIMUM
HEIGHT ALLOWED IN A R-1 DISTRICT IS 35'; TO
ALLOW THE CONSTRUCTION OF SAID TOWER TO
WITHIN 50' FROM A LEASE PARCEL LINE, A MINIMUM
SETBACK OF 160' IS REQUIRED; AND TO ALLOW
CONSTRUCTION OF THE TOWER WITHIN 160' OF
RESIDENTIALLY ZONED PROPERTY, A MINIMUM
SEPARATION BUFFER OF 240' IS REQUIRED**

LOCATED AT

(South side of Girby Road, ½± mile East of Hillcrest Road)

APPLICANT/AGENT

FORESITE LLC

OWNER

MOBILE COUNTY SCHOOL BOARD

BOARD OF ZONING ADJUSTMENT

DECEMBER 2004

The applicant is requesting Use, Height, Setback, and Separation Buffer Variances to allow the construction of a 160' Monopole Communication Tower in a R-1, Single-Family Residential District, towers are prohibited in R-1 Districts; to allow the tower to be 160' in height, the maximum height allowed in a R-1 District is 35'; to allow the construction of said tower to within 50' from a lease parcel line, a minimum setback of 160' is required; and to allow construction of the tower within 160' of residentially zoned property, a minimum separation buffer of 240' is required.

In evaluating applications for telecommunication towers, the submission of propagation maps illustrating the existing and proposed coverage is a vital part of application. At the time of mailout, this information had not been submitted, and based upon the inadequate documentation, it is recommended that this application be heldover until the Board's January 12th meeting.

RECOMMENDATION 5283**Date: December 6, 2004**

Based upon the preceding, this application is recommended to be heldover to the January 12th meeting.

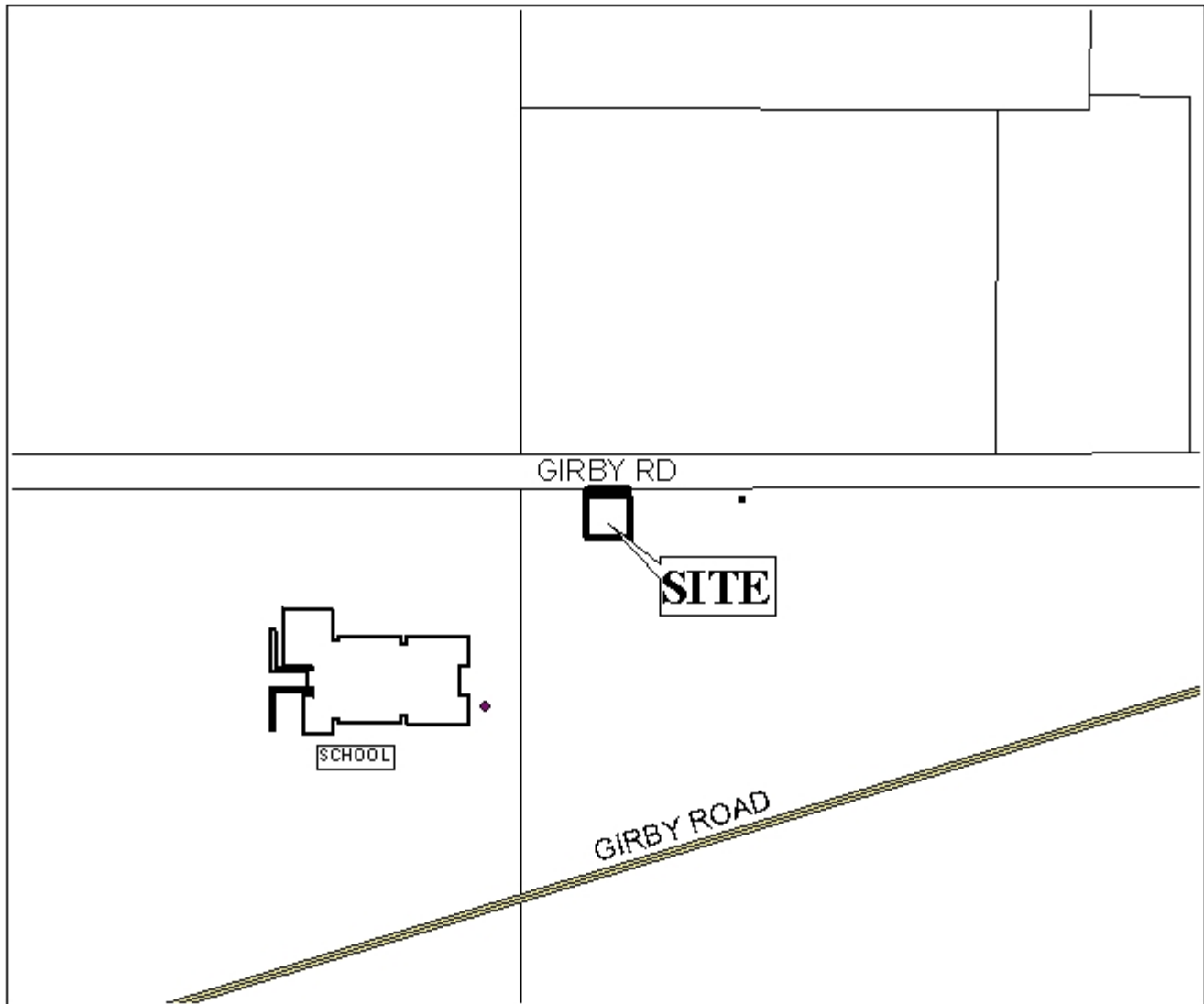
LOCATOR MAP



APPLICATION NUMBER 5283 DATE December 6, 2004
APPLICANT Foresite LLC (Mobile County School Board, Owners)
REQUEST Use, Height, Setback, and Separation Buffer Variance



BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



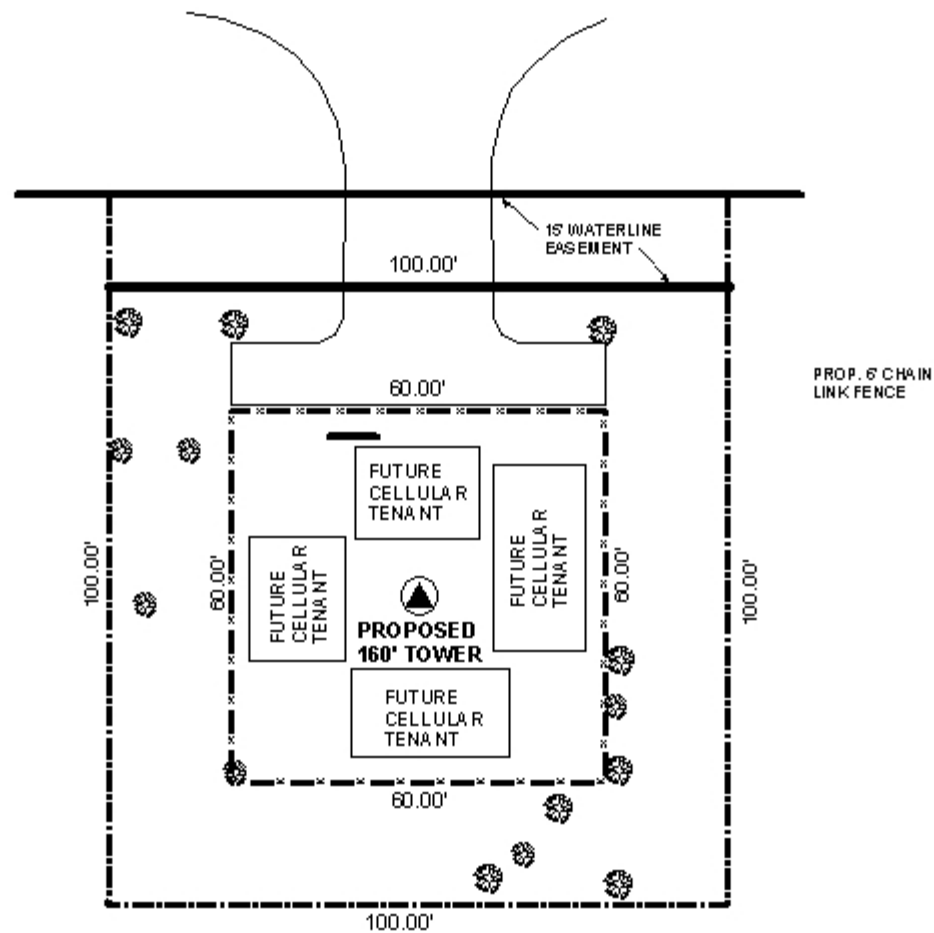
The site is surrounded by vacant properties, with a school located to the Southwest.

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LEGEND



GIRBY ROAD

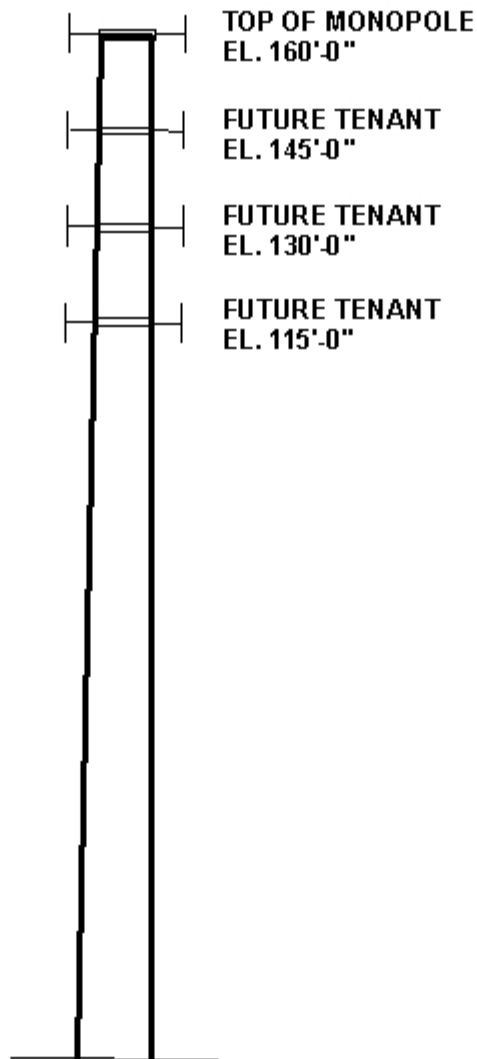


The site is located on the South side of Girby Road, 1/2 mile East of Hillcrest Road. The plan illustrates the proposed tower and easement.

APPLICATION NUMBER 5283 DATE December 2, 2004
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DETAIL SITE PLAN



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