

APPLICATION NUMBER

**5317**

A REQUEST FOR

**HEIGHT AND SETBACK VARIANCES TO ALLOW AN  
180' MONOPOLE TELECOMMUNICATIONS TOWER,  
SETBACK 10' FROM A LEASE PARCEL LINE; THE  
MAXIMUM ALLOWABLE HEIGHT IS 45', AND A 180'  
TOWER MUST BE SETBACK AT LEAST 180' FROM A  
LEASE PARCEL LINE IN A B-2, NEIGHBORHOOD  
BUSINESS DISTRICT**

LOCATED AT

**6200 GRELOT ROAD**

(North side of Grelot Road, 670'+ West of Macarthur Place Court)

APPLICANT

**TOWER RESOURCE MANAGEMENT, INC**

AGENT

**JOE GORDY**

OWNER

**STORAGE TRUST PROPERTIES, LP**

**BOARD OF ZONING ADJUSTMENT**

JULY 2005

The applicant is requesting Height and Setback Variances to allow a 180' monopole Telecommunications Tower, setback 10' from a lease parcel line; the maximum allowable height is 45', and a 180' tower must be setback at least 180' from a lease parcel line is required in a B-2, Neighborhood Business District.

The applicant states that this location was chosen due to the fact that there are no existing towers, water tanks, or other tall structures within a half-mile radius, and that this site is the only property that was available for lease that meets the buffer and separation requirements from residential property. There is a water tower at Medal of Honor Park; however, this water tower is not currently available for co-location.

The applicant has applied for Planning Approval from the Planning Commission and the application will be heard at the July 7<sup>th</sup> meeting. The staff has recommended approval subject to the following conditions:

- 1) approval of the requested height and setback modifications by the Board of Zoning Adjustment; and
- 2) full compliance with all municipal codes and ordinances.

The applicant has also provided information from three different cellular service carriers and one broadband wireless internet provider, wishing to locate on the tower. Co-locating on the proposed tower would also provide adequate coverage for these carriers, and as the proposed tower provides space for up to five carriers, one additional carrier may locate on the tower thus reducing the need for additional towers in the area.

The Telecommunications Towers and Facilities Ordinance establishes specific criteria for granting setback, and height variances. The Ordinance states that a modification to the setback requirement should be considered in situations where "the only alternative is to locate the tower at another site which poses a greater threat to the public health, safety or welfare or is closer in proximity to a residentially zoned land." As proposed, this tower would be located approximately 350-feet from a residential structure.

The purpose of the Telecommunications Ordinance is to protect residential areas and land uses from potential adverse impact of towers and telecommunications facilities through careful design, siting, landscaping; and to promote and encourage shared use/collocation of towers and antenna support structures as primary options rather than construction of single-use towers; and to ensure that towers and telecommunications facilities are compatible with the surrounding land uses.

The documentation submitted with this request indicates that there are no available towers within ½ mile of this site and that the tower would meet current building codes.

Additional documentation illustrates coverage for existing “dead spots” in the wireless carriers network and that the tower will provide space for one additional carrier.

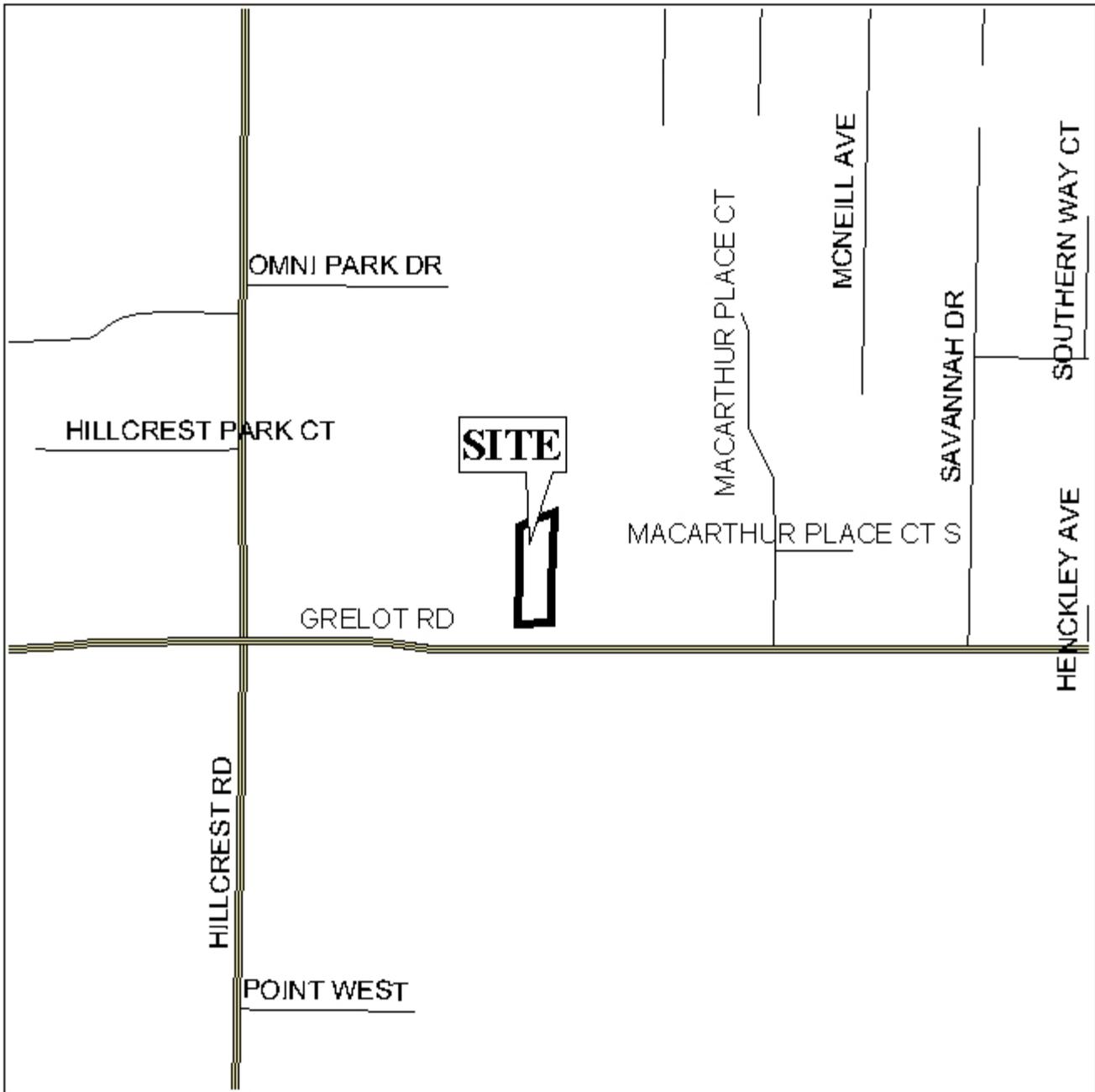
The applicant has submitted documentation illustrating the need for the tower. Additionally, the applicant provided documentation from several carriers wishing to collocate on this proposed tower.

**RECOMMENDATION 5317****Date: July 11, 2005**

---

Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) full compliance with the landscaping and tree planting requirements of the Ordinance for the lease parcel (to be coordinated with and approved by Urban Forestry); 2) approval from the Planning Commission; 3) full compliance with all municipal codes and ordinances, including but not limited to the Telecommunications towers and Facilities Ordinance; and 4) that the applicant submit a Certificate of Insurance naming the City of Mobile as an additional insured.

# LOCATOR MAP



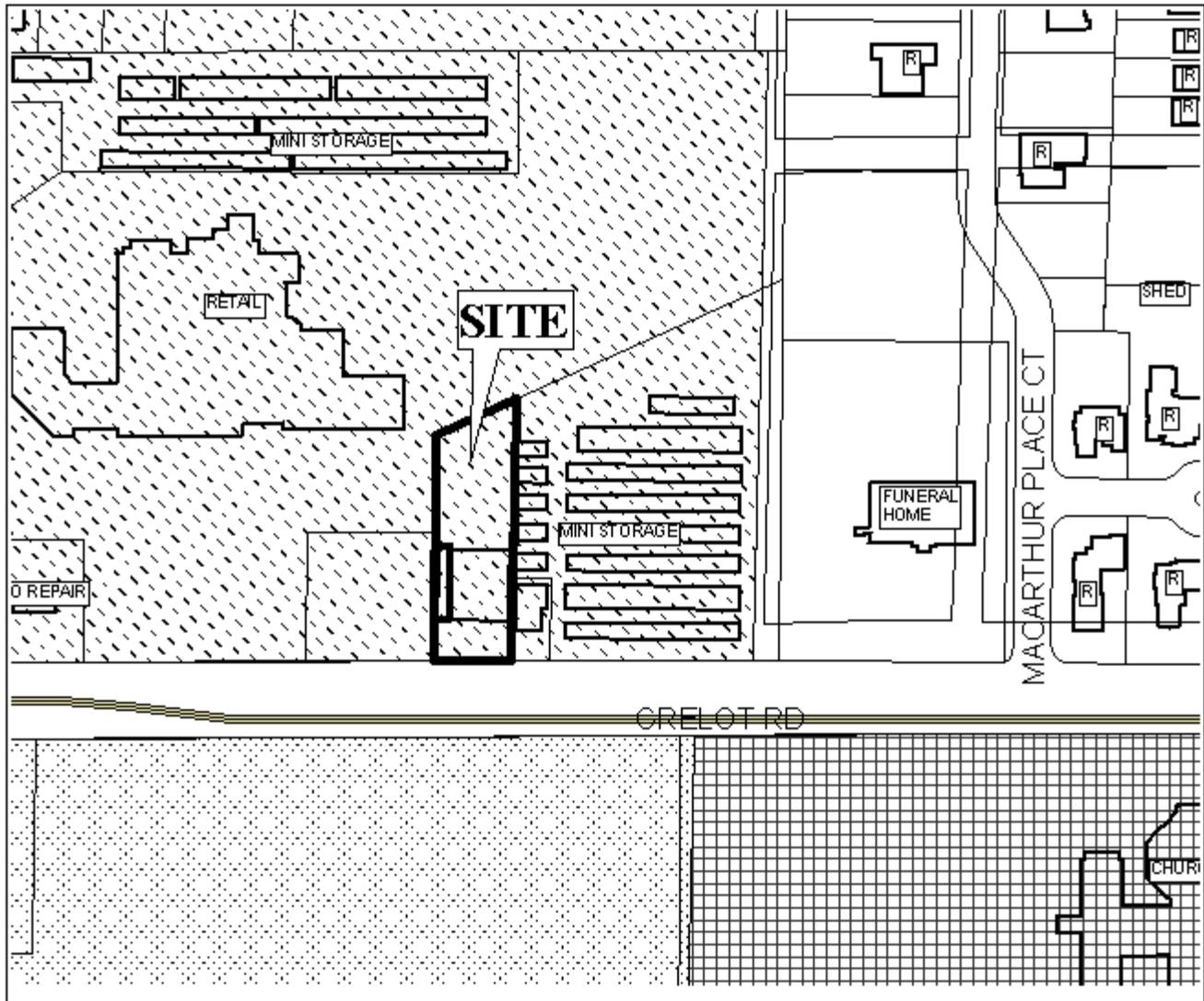
APPLICATION NUMBER 5317 DATE July 11, 2005

APPLICANT Tower Resource Management, Inc. (Storage Trust Properties, LP)

REQUEST Height and Setback Variances



# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous businesses.

APPLICATION NUMBER 5317 DATE July 11, 2005

APPLICANT Tower Resource Management, Inc. (Storage Trust Properties, LP)

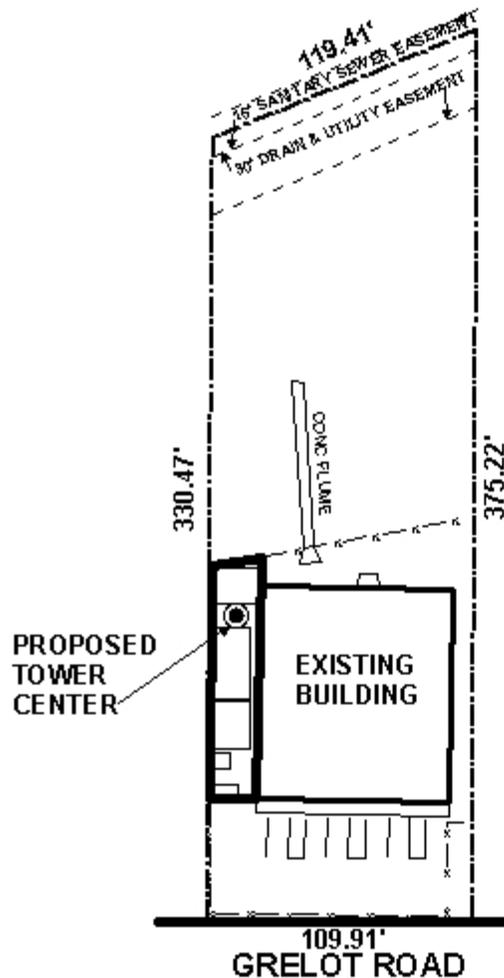
REQUEST Height and Setback Variances

LEGEND 

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



# SITE PLAN

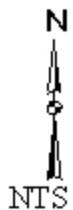


The site is located on the North side of Grelot Road, 670' West of Macarthur Place Court. The plan illustrates the existing structure and parking, along with the proposed tower location.

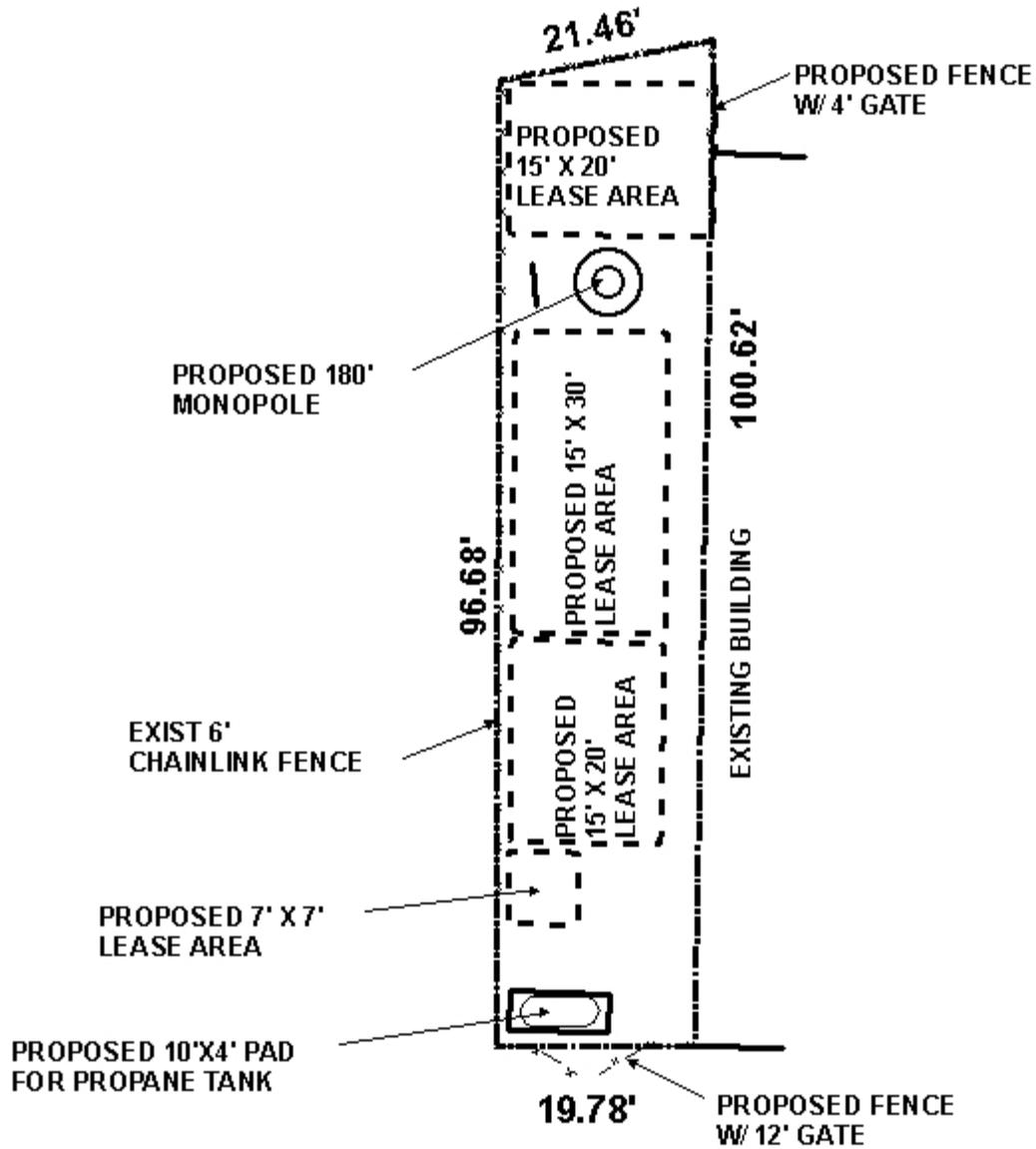
APPLICATION NUMBER 5317 DATE July 11, 2005

APPLICANT Tower Resource Management, Inc. (Storage Trust Properties, LP)

REQUEST Height and Setback Variances



# DETAIL SITE PLAN



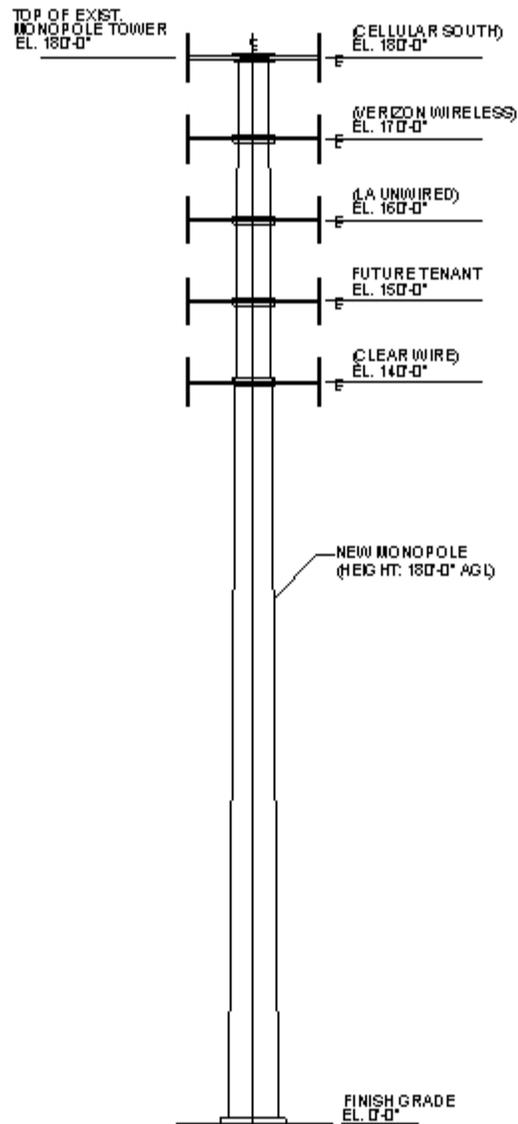
APPLICATION NUMBER 5317 DATE July 11, 2005

APPLICANT Tower Resource Management, Inc. (Storage Trust Properties, LP)

REQUEST Height and Setback Variances



# TOWER ELEVATION



TOWER ELEVATION

APPLICATION NUMBER 5317 DATE July 11, 2005

APPLICANT Tower Resource Management, Inc. (Storage Trust Properties, LP)

REQUEST Height and Setback Variances

