

APPLICATION NUMBER

**5486**

A REQUEST FOR

**HEIGHT VARIANCE TO ALLOW THE CONSTRUCTION  
OF A 198' GUYED WEATHER OBSERVATION TOWER IN  
AN I-2, HEAVY INDUSTRIAL DISTRICT; THE ZONING  
ORDINANCE ALLOWS A MAXIMUM HEIGHT OF 180'  
FOR TOWERS IN AN I-2, HEAVY INDUSTRIAL  
DISTRICT.**

LOCATED AT

West side of Dunlap Drive [private street], 900 ± North of its South terminus.

APPLICANT

**E.ON CLIMATE AND RENEWABLES**

AGENT

**CYRUS TASHAKKORI**

OWNER

**ATLANTIC ALABAMA PROPERTY**

**BOARD OF ZONING ADJUSTMENT**

JULY 2008

The applicant is requesting a Height Variance to allow the construction of a 198' guyed weather observation tower in an I-2, Heavy Industrial District; the Zoning Ordinance allows a maximum height of 180' for towers in an I-2, Heavy Industrial District.

The applicant is studying weather within the Gulf of Mexico and is installing similar towers along the entire Gulf Coast. He stated that the proposed 198' tower is an industry standard. The purpose of the height is to take wind data at higher levels than the proposed 198 feet; therefore a shorter tower would not meet a variety of requirements. According to the applicant, the site is currently a wide open lay down yard. There are very few sites which have a clear and open view straight to the Gulf of Mexico to install such a tower. He stated that the site fits perfectly as winds may proceed from the Gulf up the Bay and up the River directly to the tower. It should be noted that the study is a temporary study and upon two years of data collection, the mast will be taken down.

The proposed tower site is located on the Southern portion of Atlantic Alabama's lay down yard. It is surrounded on all four sides by I-2, Heavy Industrial Districts. The proposed tower will have 6 guy wires on each of 4 sides with the Southeastern wires reaching 10' inside the property line and the Southwestern wires reaching 15' inside the property line.

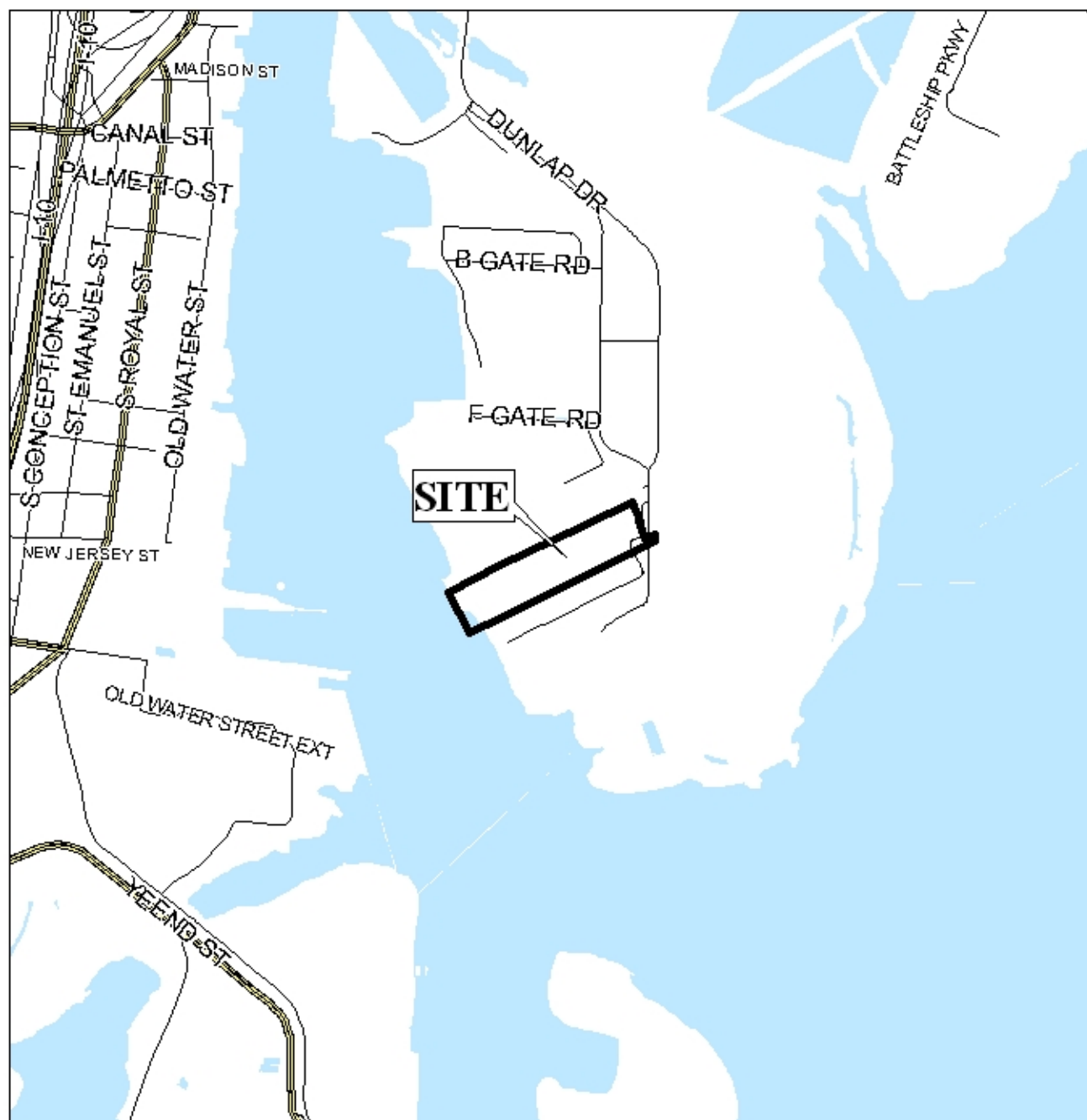
Section J.4.c of the Zoning Ordinance states that towers may be permitted in excess of the maximum height allowed for in the zoning district in which it is located in accordance with subsection J.18.b, "Criteria for Site Plan Development Modifications," and, if granted a variance by the board of zoning adjustment.

The Zoning Ordinance states that no variance shall be granted where economics are the basis for the application; and, unless the Board is presented with sufficient evidence to find that the variance will not be contrary to the public interest, and that special conditions exist such that a literal enforcement of the Ordinance will result in an unnecessary hardship. The Ordinance also states that a variance should not be approved unless the spirit and intent of the Ordinance is observed and substantial justice done to the applicant and the surrounding neighborhood.

**RECOMMENDATION 5486****Date: July 7, 2008**

Based upon the preceding, it is recommended that this application be approved.

## LOCATOR MAP



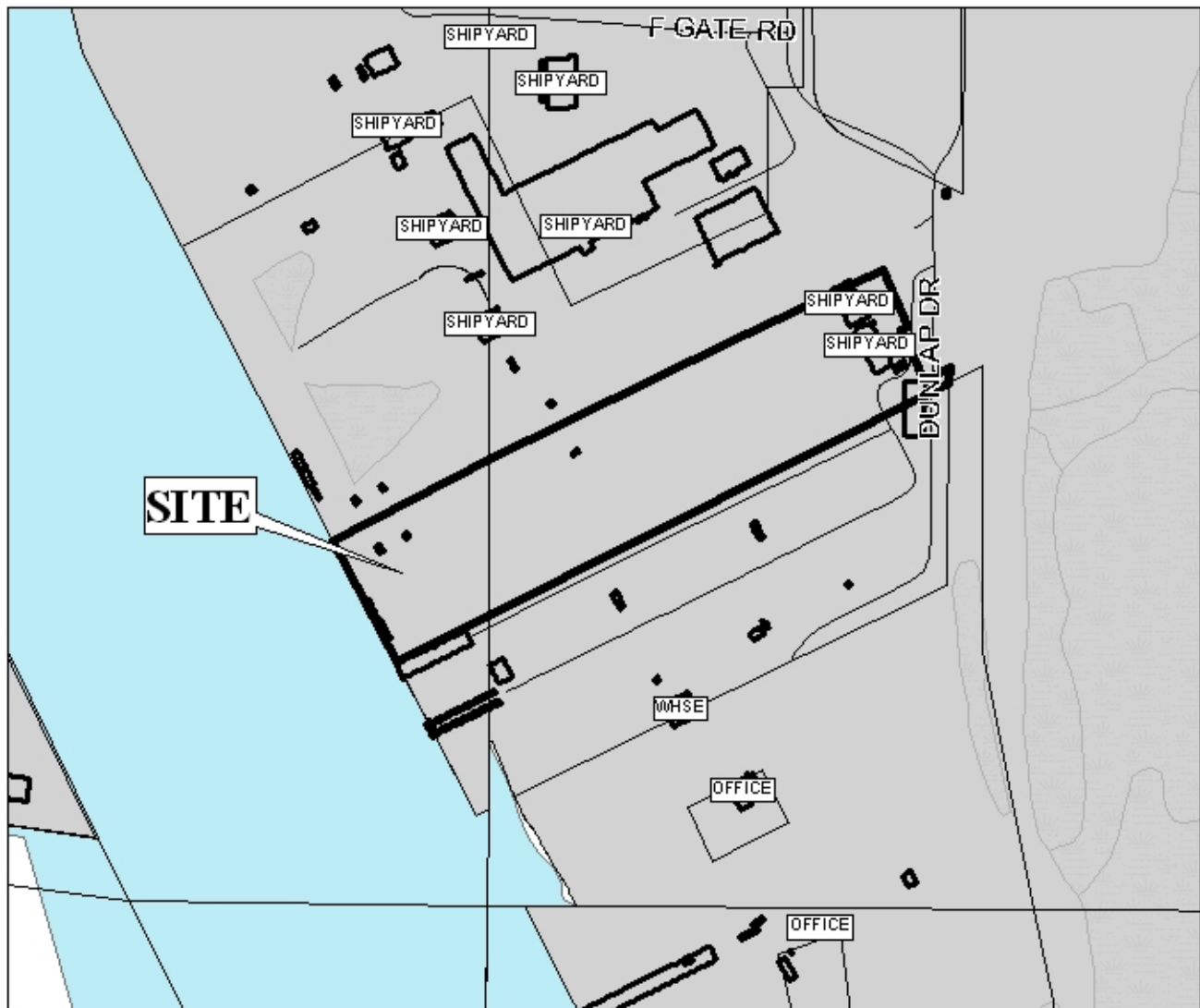
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N  
NTS

# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



Shipyards are to the north of the site and warehouses are to the south.

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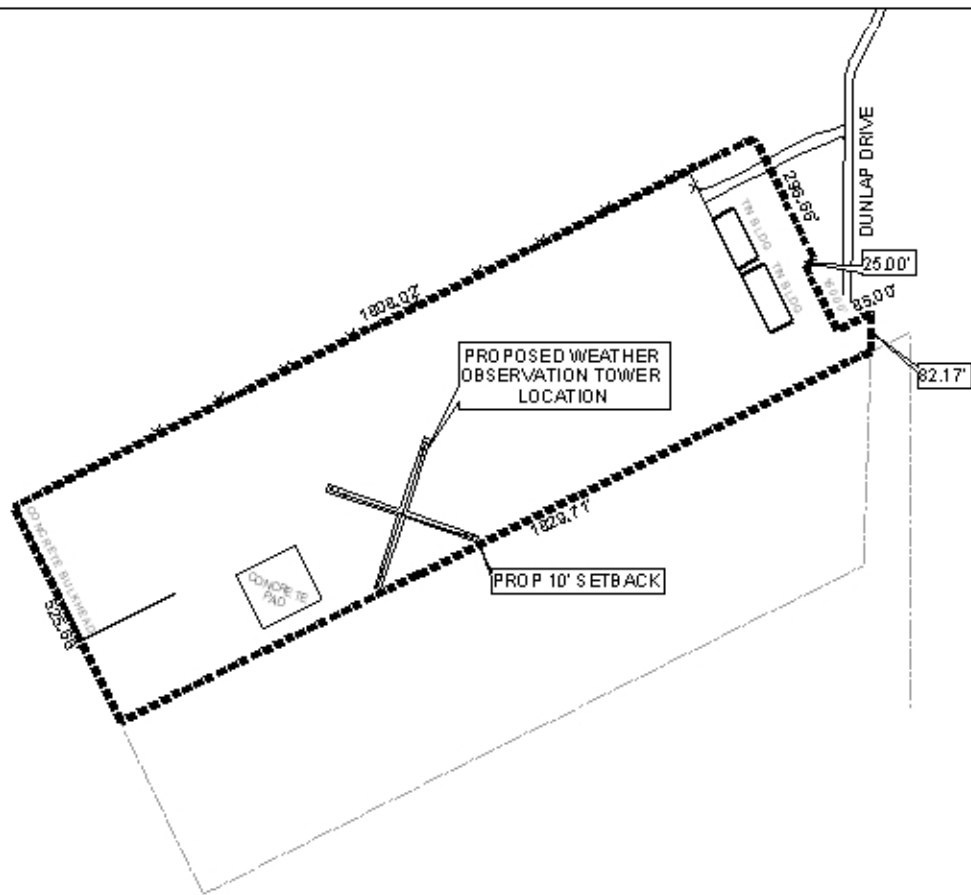
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LEGEND 

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

# SITE PLAN

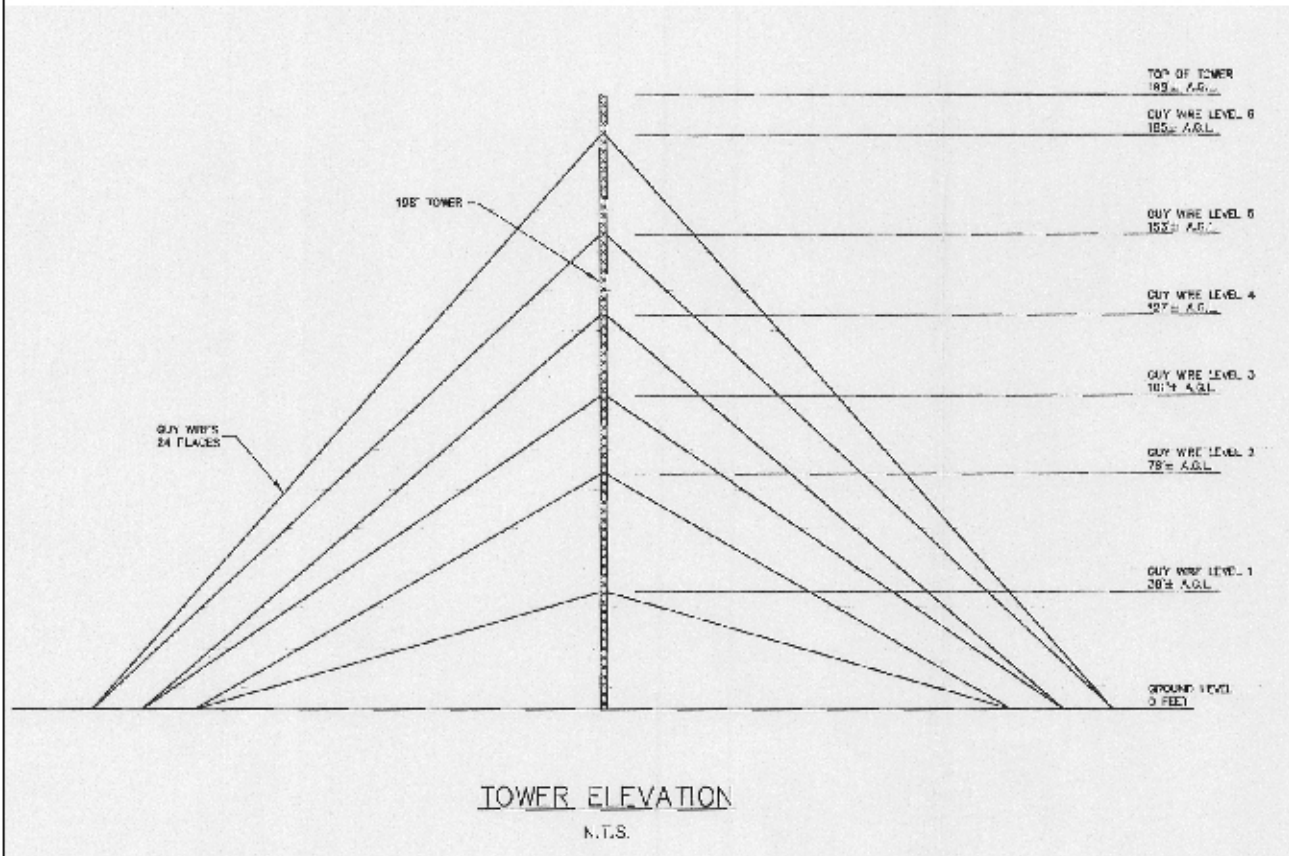


The proposed weather observation tower, a concrete bulkhead, and two buildings are illustrated in the site plan.

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# TOWER ELEVATION DETAIL



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