

HOLDOVER

APPLICATION NUMBER

5284

A REQUEST FOR

**USE, HEIGHT, SETBACK, SEPARATION BUFFER AND ACCESS
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 40' FROM THE LEASE PARCEL LINE, A
MINIMUM SETBACK OF 160' IS REQUIRED; TO ALLOW
CONSTRUCTION OF THE TOWER WITHIN 160' OF
RESIDENTIALLY ZONED PROPERTY, A MINIMUM
SEPARATION BUFFER OF 240' IS REQUIRED; AND TO ALLOW
UNIMPROVED PARKING AND ACCESS TO THE SITE, PAVED
PARKING AND ACCESS IS REQUIRED FOR ALL TOWERS
EXCEPT THOSE LOCATED IN I-2 DISTRICTS**

LOCATED AT

North side of Cottage Hill Road, ¼ mile West of Azalea Road

APPLICANT/AGENT

FORESITE LLC

OWNER

MOBILE COUNTY SCHOOL BOARD

BOARD OF ZONING ADJUSTMENT

JANUARY 2005

REVISED

ANALYSIS APPLICATION 5284

Date: January 10, 2005

The applicant is requesting Use, Height, Setback, Separation Buffer and Access 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 40' from a lease parcel line, a minimum setback of 160' is required; to allow construction of the tower within 160' of residentially zoned property, a minimum separation buffer of 240' is required; and to allow unimproved parking and access to the site, paved parking and access is required for all towers except those located in I-2 Districts.

This application was heldover from the Board's December meeting to allow the applicant to submit the required coverage information.

The applicant states that two carriers need to provide coverage to the area, and their current services do not meet coverage objectives. In evaluating applications for telecommunication towers, the submission of propagation maps illustrating the existing and proposed coverage is a vital part of application. The applicant has submitted propagation maps illustrating the need for this tower at the proposed location as well documentation illustrating that one carrier is already located on two nearby towers, and adequate coverage is not provided.

The applicant has also provided information from a second carrier wishing to locate on the tower. Co-locating on the proposed tower would also provide adequate coverage for the second carrier. Moreover, the proposed tower provides space for up to four carriers; thus two additional carriers may locate on the tower.

The Telecommunications Towers and Facilities Ordinance establishes specific criteria for granting setback, buffer separation 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 1,000-feet from a residential structure.

There is an existing tower on the site located at Fonde Elementary School; however, this tower is small and only supports a small antenna that is used to provide internet access and cannot support wireless voice communication antennae. Moreover, when the Board approved that tower, a condition of approval was that the tower could not be used for any other purpose.

The lease parcel is actually one of the higher points of the property (18± Acres) thus allowing the tower to be shorter. In regard to the proposed parking/access surface

variance, the applicant states that paving of the access road may create confusion for school traffic and possibly cause nuisance traffic to the tower site. Additionally, the access easement is approximately 560-feet long, and the Board has considered the length of the drive when reviewing parking/access surface variances. There are numerous trees located near or within the easement, thus construction of the drive should be coordinated with and approved by Urban Forestry.

RECOMMENDATION 5284**Date: January 10, 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) coordination with and approved by Urban Forestry for the proposed access drive; and 3) that the applicant submit a Certificate of Insurance naming the City of Mobile as an additional insured.

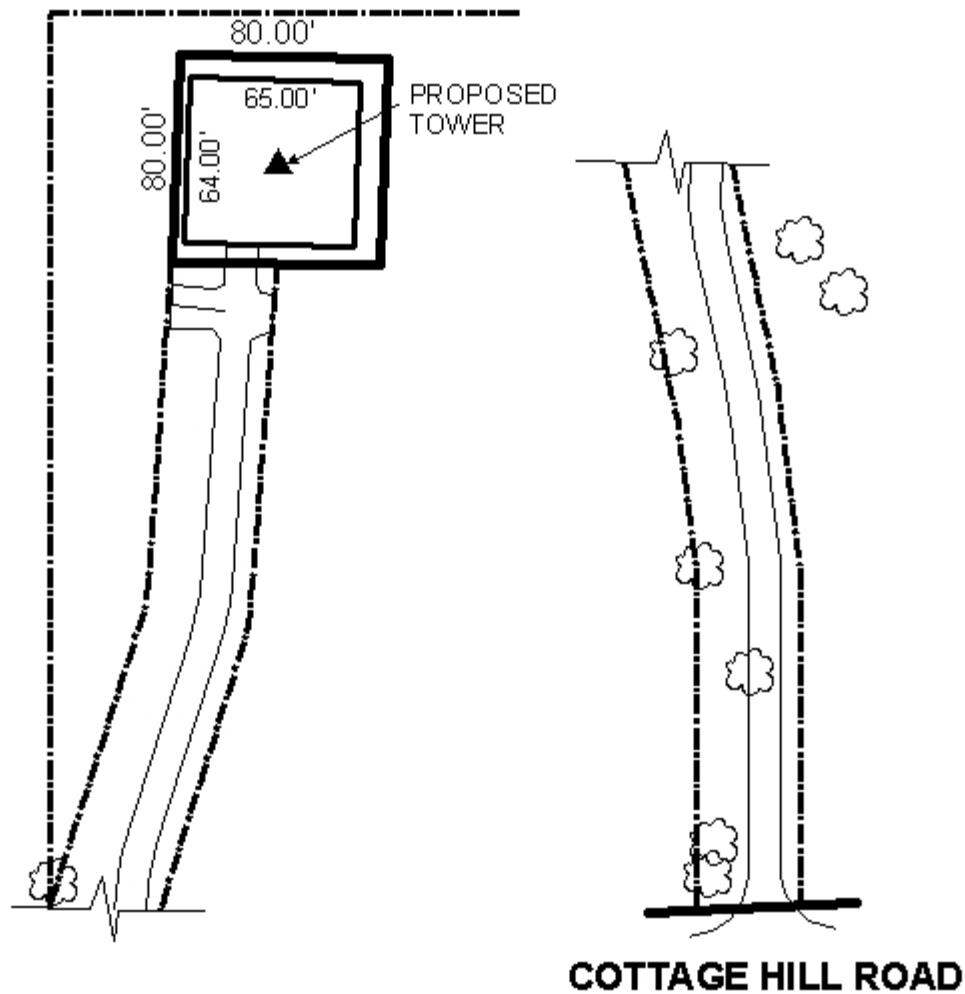
LOCATOR MAP



APPLICATION NUMBER 5284 DATE December 6, 2004
APPLICANT Foresite LLC (Mobile County School Board, Owners)
REQUEST Use, Height, Setback, Separation Buffer and Access Variance



SITE PLAN

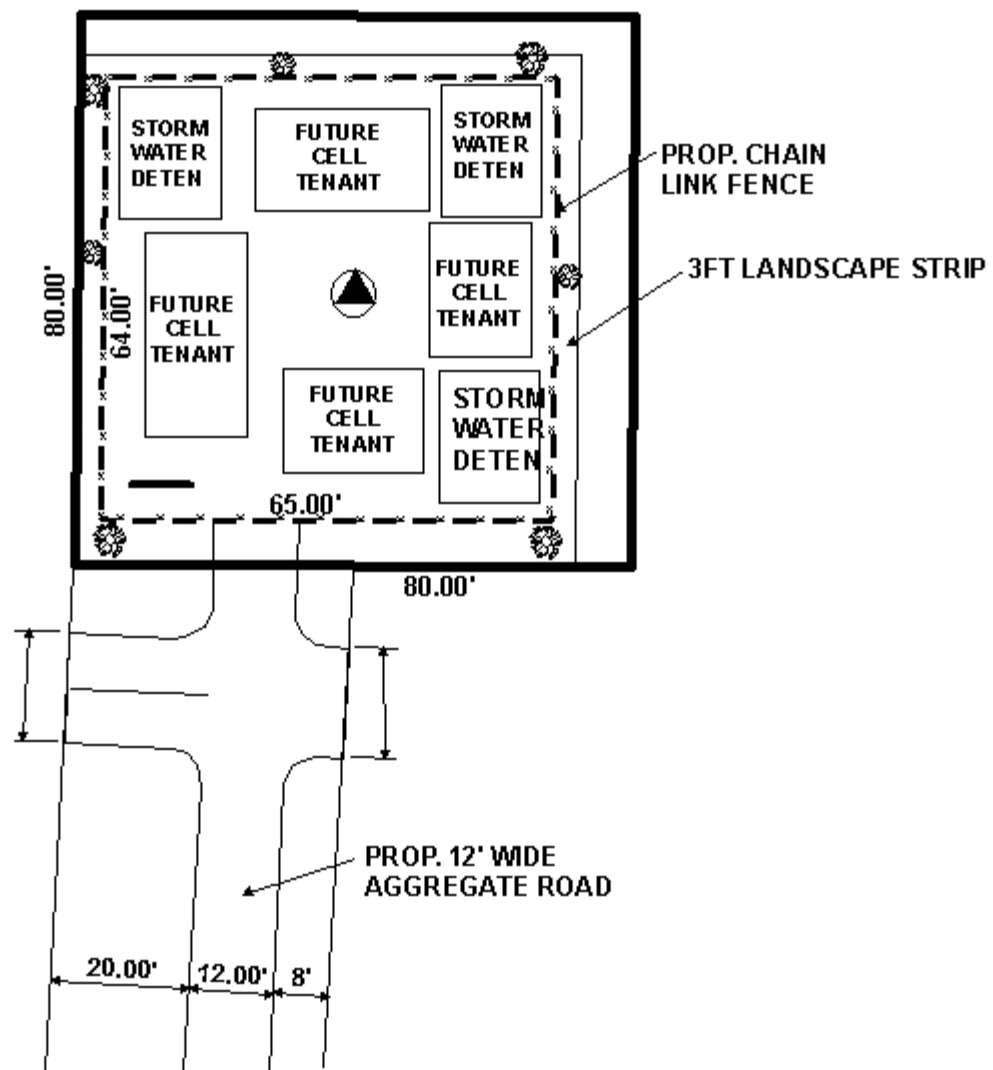


The site is located on the North side of Cottage Hill Road, 1/4 mile West of Azalea Road. The plan illustrates the proposed ingress/egress easement and tower location.

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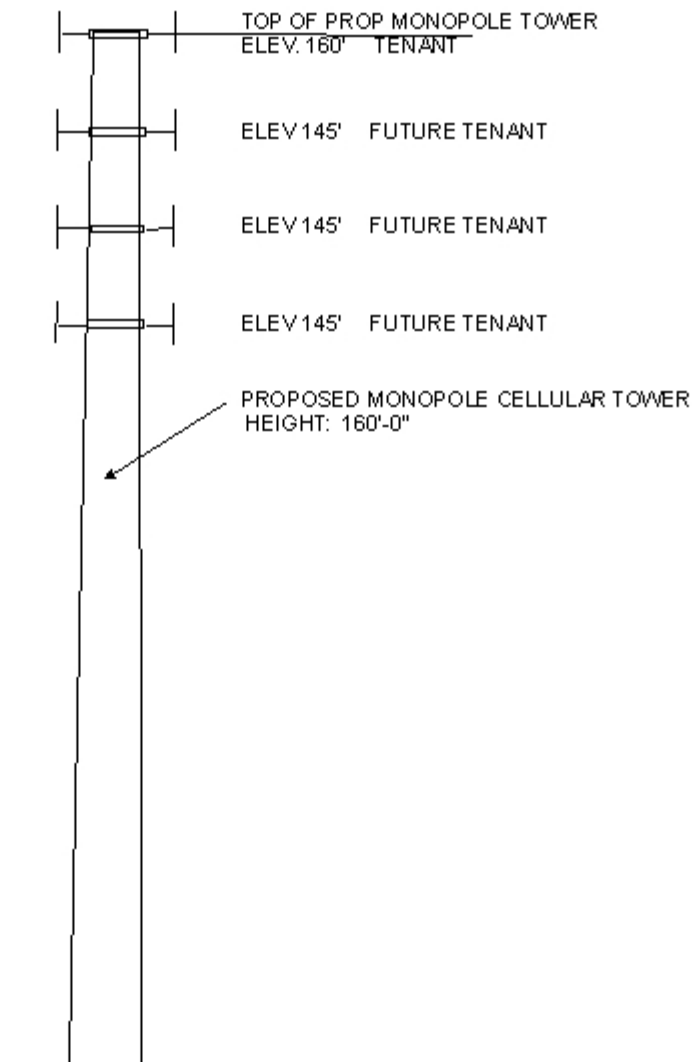
DETAIL SITE PLAN



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