

HOLDOVER
REVISED

APPLICATION NUMBER

5305

A REQUEST FOR

**USE, HEIGHT, AND SETBACK VARIANCES TO ALLOW
THE CONSTRUCTION OF A 125' FLAG POLE
TELECOMMUNICATION TOWER IN AN R-1, SINGLE-
FAMILY RESIDENTIAL DISTRICT, TOWERS ARE
PROHIBITED IN R-1 DISTRICTS; TO ALLOW THE
TOWER TO BE 125' IN HEIGHT, THE MAXIMUM
HEIGHT ALLOWED IN A R-1 DISTRICT IS 35', AND TO
ALLOW THE CONSTRUCTION OF SAID TOWER TO
WITHIN 20' FROM A LEASE PARCEL LINE, A
MAXIMUM SETBACK OF 125' IS REQUIRED**

LOCATED AT

5900 COTTAGE HILL ROAD

(North side of Cottage Hill Road, 160'± East of Woodhillcrest Drive)

APPLICANT

CELLULAR SOUTH REAL ESTATE, INC.

AGENT

JOE GORDY

OWNER

MOBILE CHRISTIAN SCHOOL

BOARD OF ZONING ADJUSTMENT

JUNE 2005

The applicant is requesting Use, Height, and Setback Variances to allow the construction of a 125' Flag Pole Telecommunication Tower in an R-1, Single-Family Residential District, towers are prohibited in R-1 Districts; to allow the tower to be 125' in height, the maximum height allowed in a R-1 District is 35'; and to allow the construction of said tower to within 20' from a lease parcel line, a minimum setback of 125' is required.

This application was heldover from the Board's May meeting to allow the applicant to submit revised site plan illustrating the relocation of the tower to a more central area, within the Mobile Christian School campus.

The applicant states this tower site is needed to improve mobility coverage, as well as in-building coverage in the service area because their current service does not meet these coverage objectives. The applicant states that a 125-foot, flagpole-design cellular tower designed to serve three different cellular service providers would blend in with the current environment of the school. The applicant states the flagpole design will have the antennas located inside the pole and no antennas or coax cables will be visible. The applicant goes on to state a flag suitable for the flagpole will be provided to the school for use on the pole.

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 a tower in the area as well documentation illustrating that the tower will be engineered to provide co-location for two additional carriers. The applicant has also submitted an affidavit from a radio frequency engineer stating that there are no usable existing antenna support structures within a ½ mile radius of the proposed site location, and that a tower must be located at the coordinates in order to meet the applicant's coverage requirements.

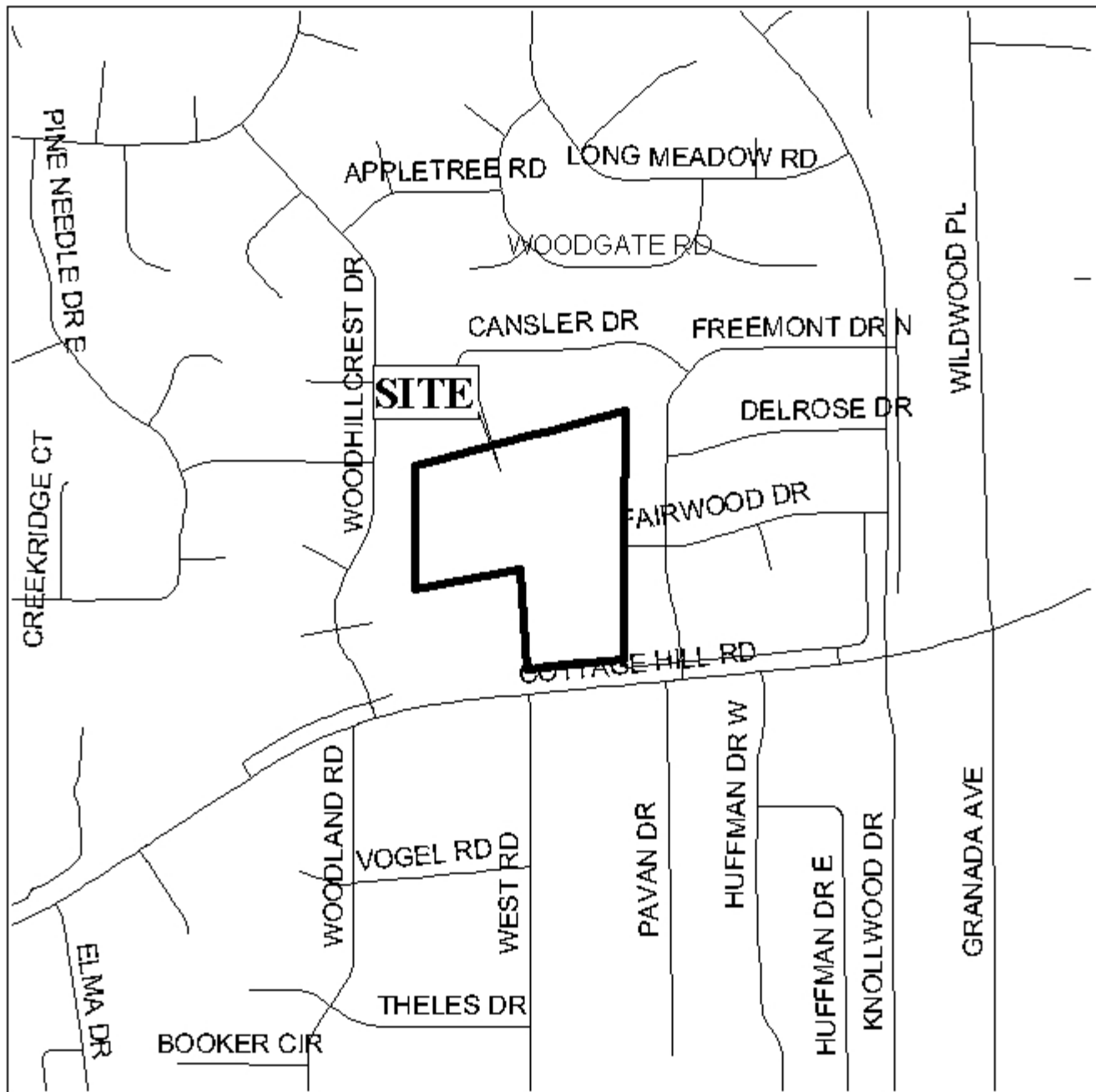
The Telecommunications Towers and Facilities Ordinance establishes specific criteria for granting setback, buffer separation and height variances. The Ordinance states that a modification to the setback requirement should be considered in situations where "the only alternative is to locate the tower 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."

The applicant has submitted information illustrating a need for coverage in the area, and concerns regarding the previously proposed location of the tower within 78-feet of the eastern property line have been considered. The overall school is quite large, and the applicant worked with the property owner to find a suitable, central location on the site that meets the applicants' location criteria. Additionally, the proposed location of the flag pole telecommunication tower would not require buffer separation and access variances.

RECOMMENDATION 5305**Date: June 6, 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); and 2) that the applicant submit a Certificate of Insurance naming the City of Mobile as an additional insured.

LOCATOR MAP



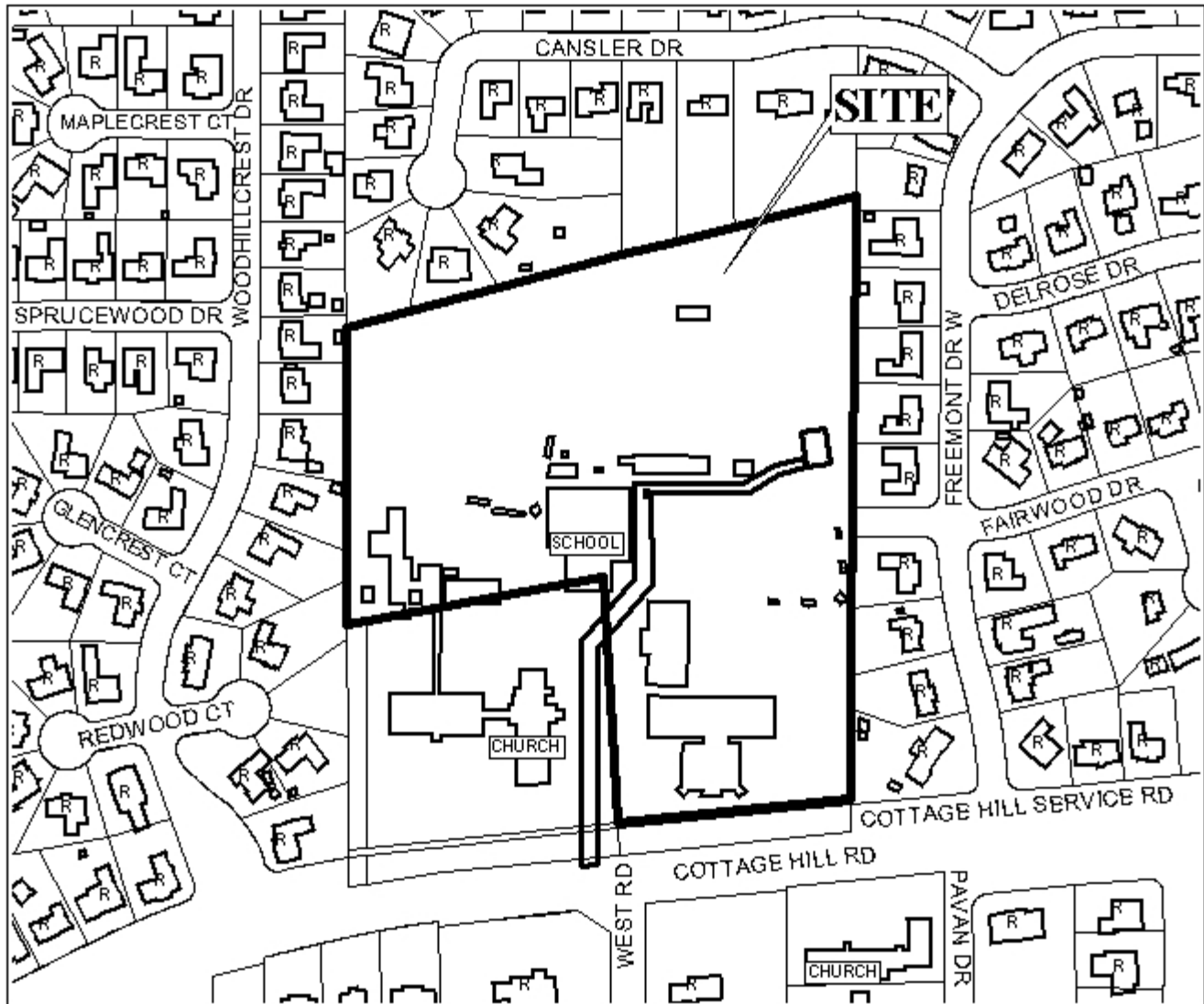
APPLICATION NUMBER 5305 DATE May 2, 2005

APPLICANT Cellular South Real Estate, Inc. (Mobile Christian School, Owner)

REQUEST Use, Height, Setback, Separation Buffer and Access Variances



BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential dwellings, with a church located to the South.

APPLICATION NUMBER 5305 DATE May 2, 2005

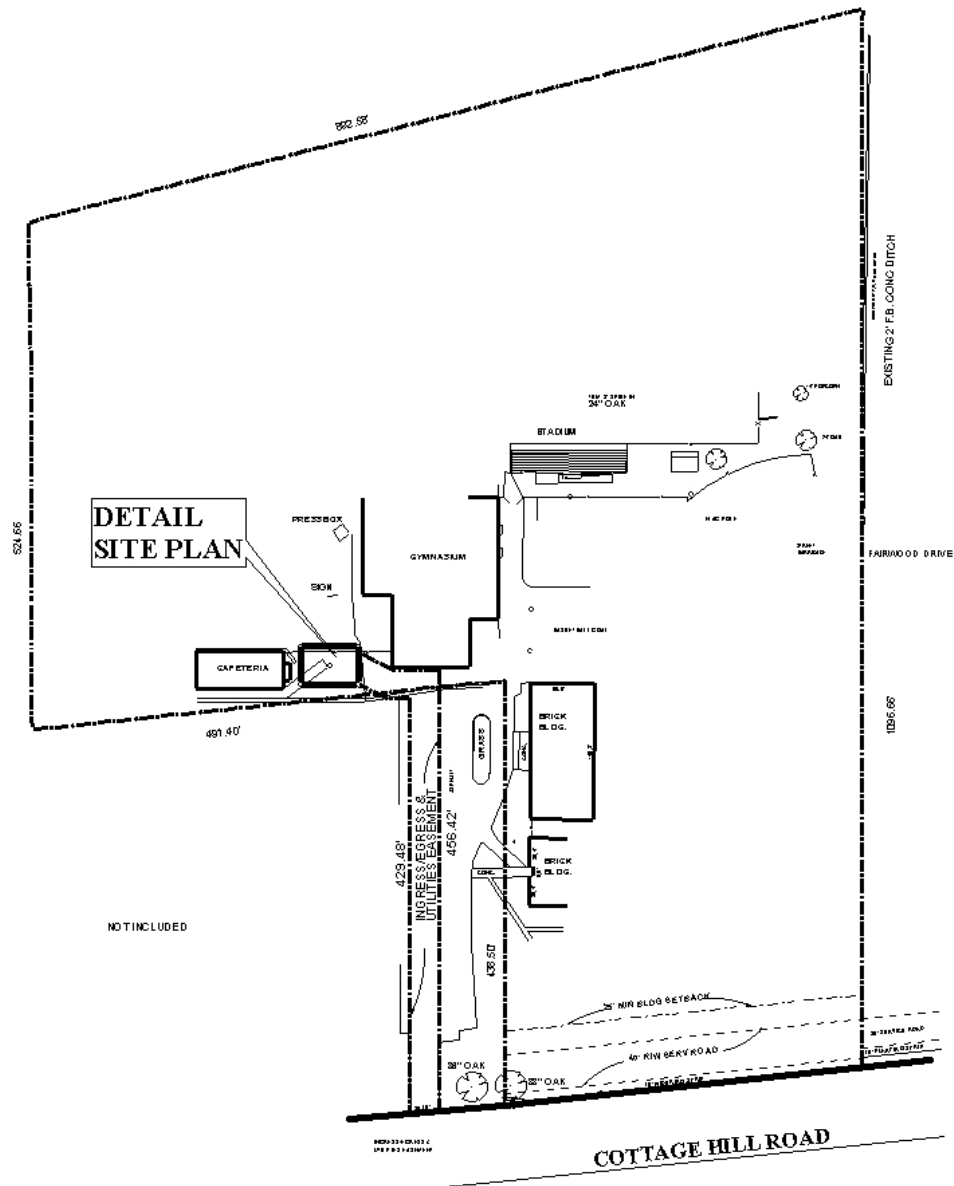
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LEGEND



SITE PLAN

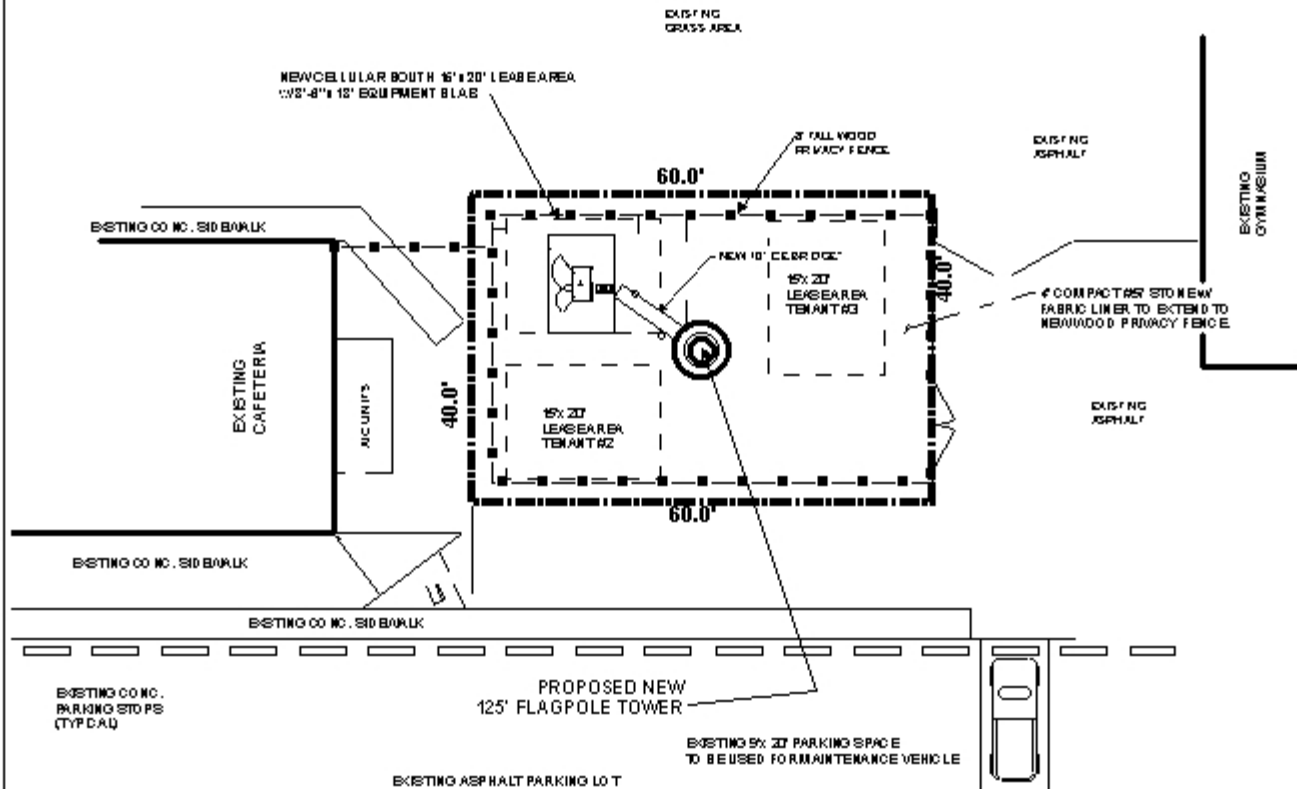


The site is located on the North side of Cottage Hill Road, 400' East of Woodhillcrest Drive. The plan illustrates a number of existing structures, along with the proposed ingress/egress and tower location.

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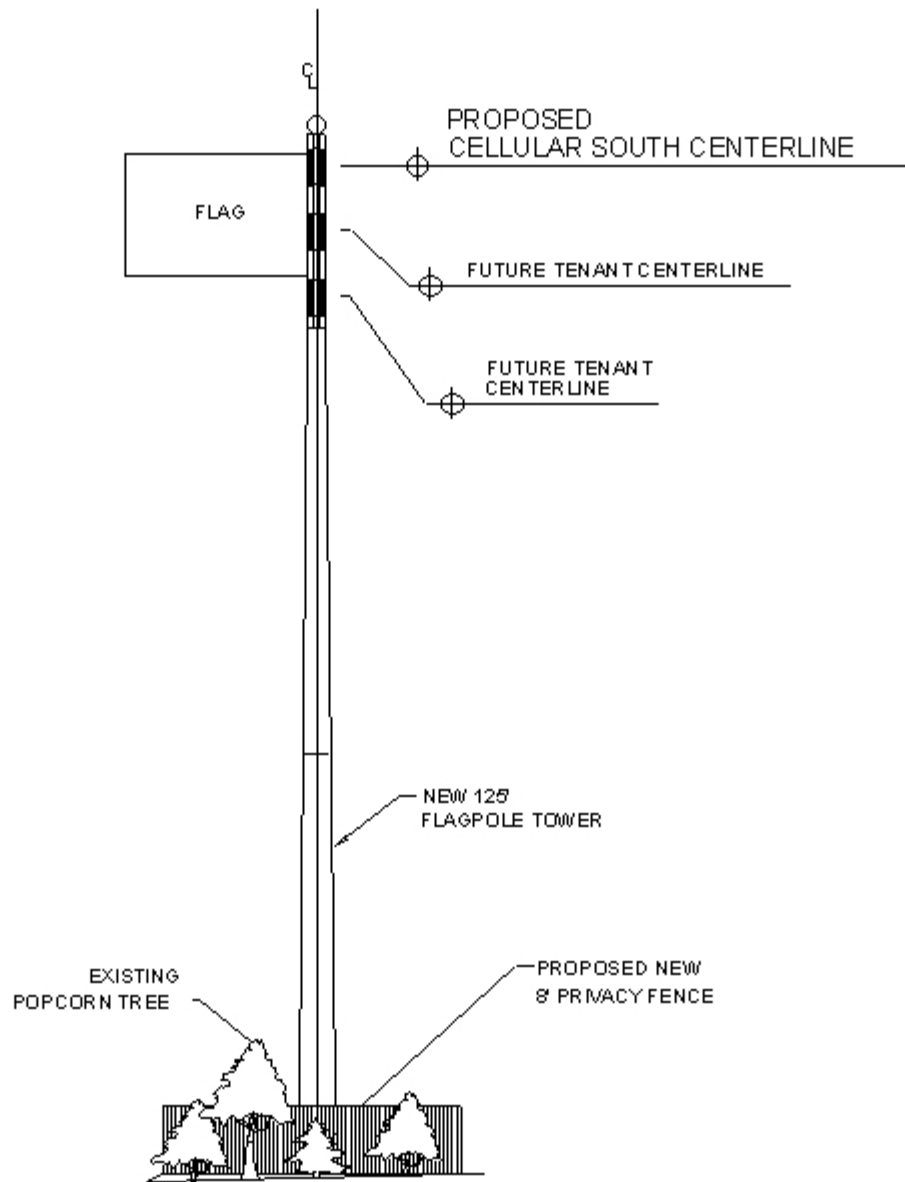
DETAIL SITE PLAN



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DETAIL SITE PLAN



TOWER ELEVATION

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