

# Board of Adjustment Agenda

March 15, 2018 – 5:00 pm

Council Auditorium

City Hall, 103 N. Perry St.

## **BOARD OF ADJUSTMENT MEMBERS**

John Stanley, *Chairman*

K. T. Brown, *Vice-Chairman*

Beau Holmes

George C. Howell, Jr.

Steve Hughes

Bart Prince

Pickett Reese

Jennifer Shaw

Nathan Williams

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**Planning Controls Division  
25 Washington Ave., 4<sup>th</sup> Floor  
Montgomery, AL 36104  
(334)625-2722**

**I. Chairman's Message**

**II. Approval of Minutes from the February 15, 2018 meeting**

**March 15, 2018**

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
1.	1981-028	Misty Overman	R-20-t	4633 Wares Ferry Road (Private school)	1
2.	2018-005	James Childs	R-85	1918 Brookstone Drive (Addition to dwelling)	2
3.	2018-008	Fidelia Ricardo Ramirez	R-65-d	3051 Willena Avenue (Chickens)	3
4.	2018-009	Ciro Martinez	R-65-d	3043 Willena Avenue (Chickens)	4
5.	2018-010	Donna & Wayne Curtis	AGR-1	632 Sprott Drive (Mobile home)	5
6.	2018-011	Ben Stoltzfus	R-60-s	7617 Copperfield Drive (Addition to dwelling)	6
7.	2018-012	Rebecca Barr	R-75-s	714 Avondale Road (Chickens)	7

*The next Board of Adjustment meeting is on April 19, 2018*

1. BD-1981-028 **PRESENTED BY:** Misty Overman

**REPRESENTING:** Alabama Christian Academy

**SUBJECT:** Request a special exception for a private school to be located at 4633 Wares Ferry Road in an R-20-t (Townhouse) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to use a 6.3 acre parcel of land for a private school and recreational fields in conjunction with the existing school (Alabama Christian Academy) across the street on the south side of Wares Ferry Road. The petitioner is looking at three options for the existing structure: (1) after school care for current grade levels (K4-12); (2) storage; or (3) remove the house altogether. There will be a practice field at the front of the property, a practice field and track at the rear of the property, and in the center will either be a softball field (Option 1) or future elementary or arts center (Option 2). There is one (1) existing access drive on the east side of the property and one (1) proposed access drive on the west side of the property.

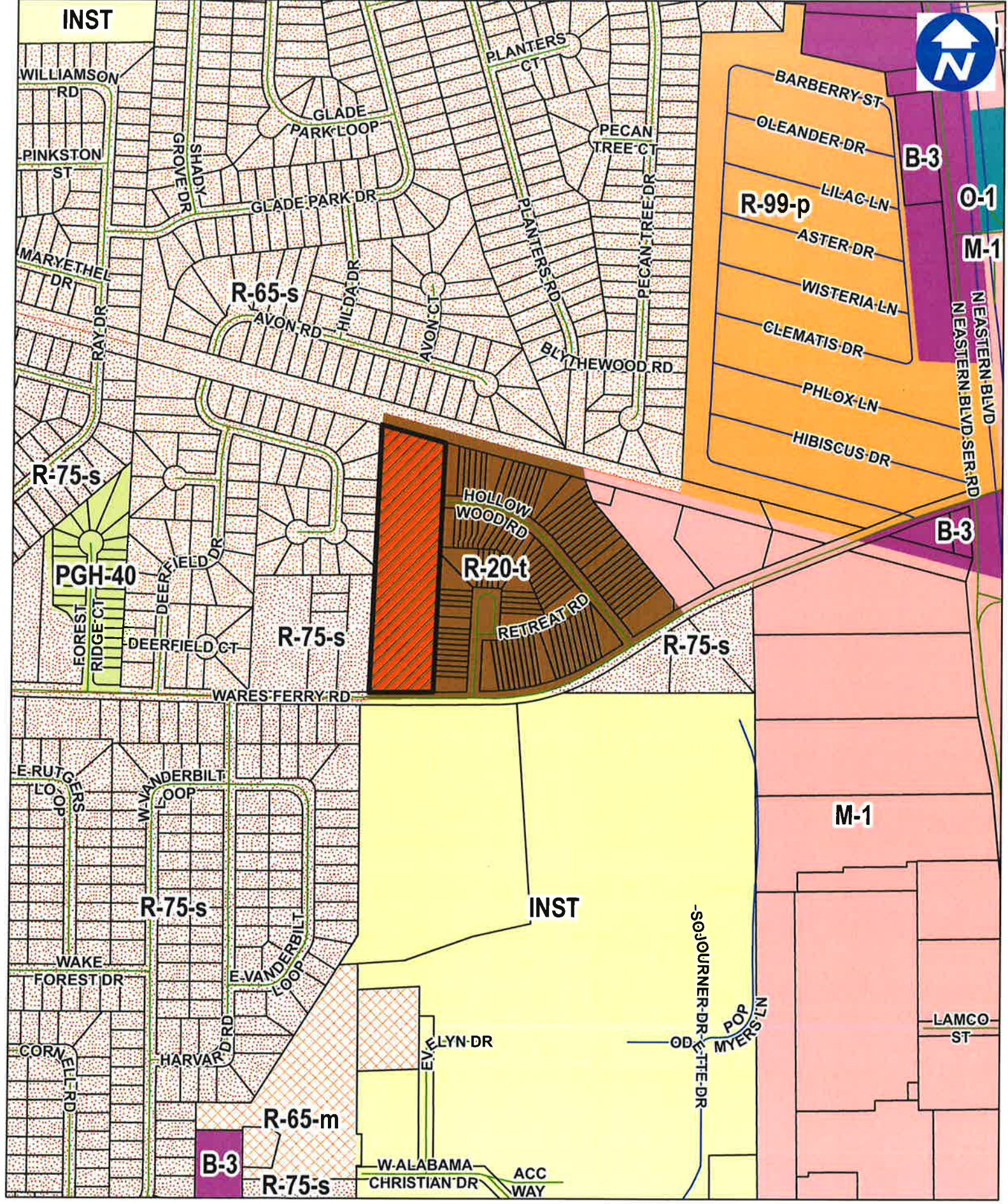
*The request is a special exception of 6.3 acres for a private school.*

**The Board delayed this request at the February 15, 2018 meeting.**

**COUNCIL DISTRICT: 2**

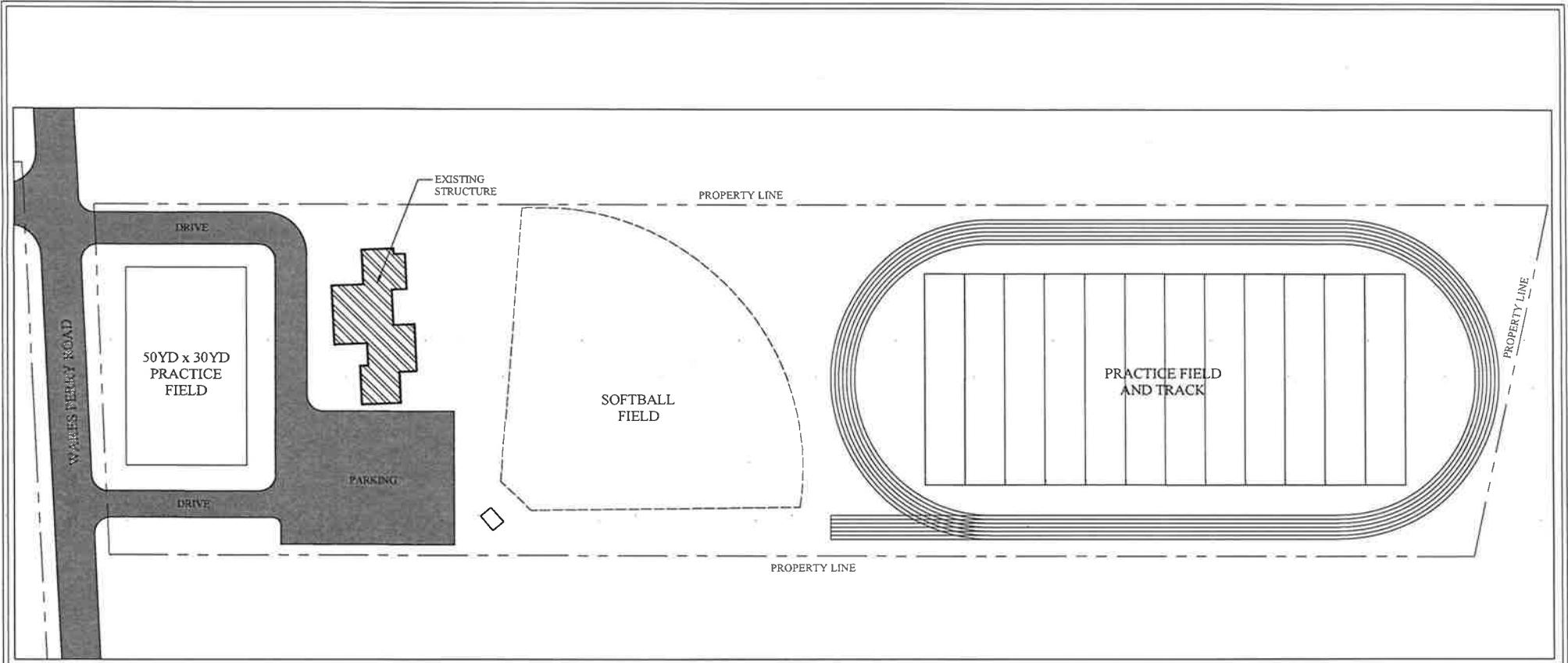
*COMMENTS* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



Site 

1 inch = 500 feet  
Item 1A



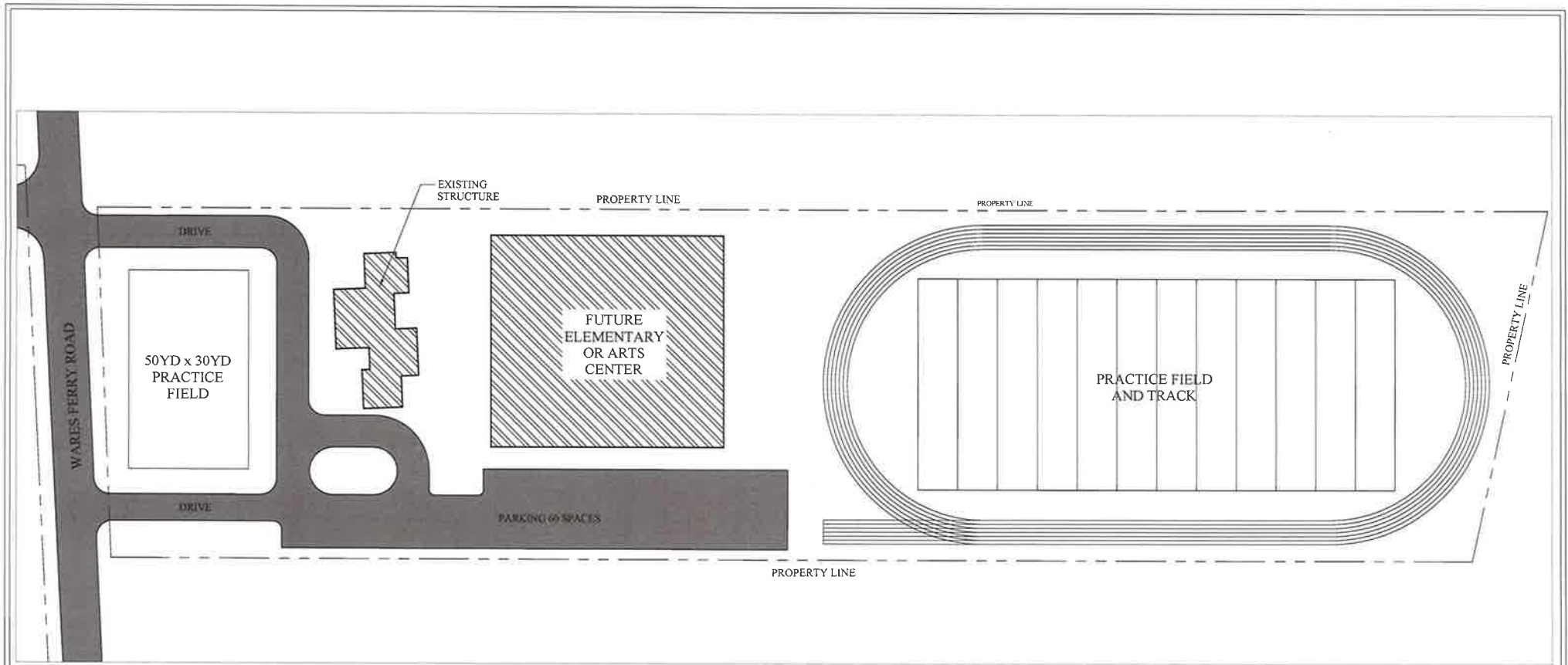
**PROPOSED PLAN**

4533 WAKES FERRY ROAD 1" = 20'-0" 1/16" 18

*Option 1*

*18*

*4-2*



**PROPOSED PLAN**

4633 WARES FERRY ROAD

1" = 30' 0"  
1:1613

*Option 2*

*2-A*



Site 

1 inch = 200 feet

Item 1P

2. BD-2018-005 **PRESENTED BY:** James Childs

**REPRESENTING:** Same

**SUBJECT:** Request a rear yard variance for an addition to a dwelling located at 1918 Brookstone Drive in an R-85 (Single-Family Residential) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to construct an addition to come within 6 ft. of the rear property line, whereas 30 ft. is required.

*The variance requested is a 24 ft. rear yard variance.*

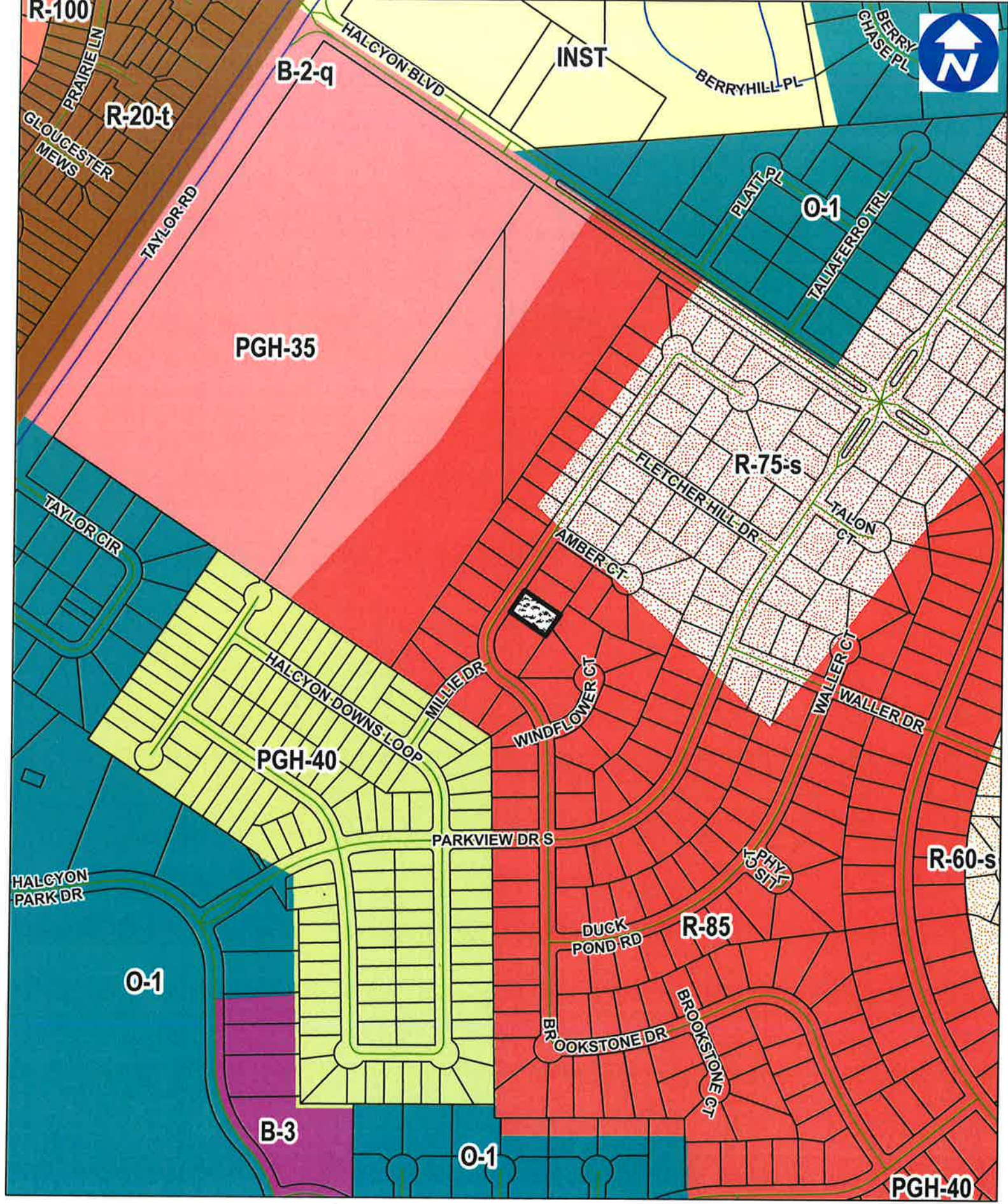
**The Board delayed this request at the February 15, 2018 meeting.**

**COUNCIL DISTRICT:** 9

*COMMENTS* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_

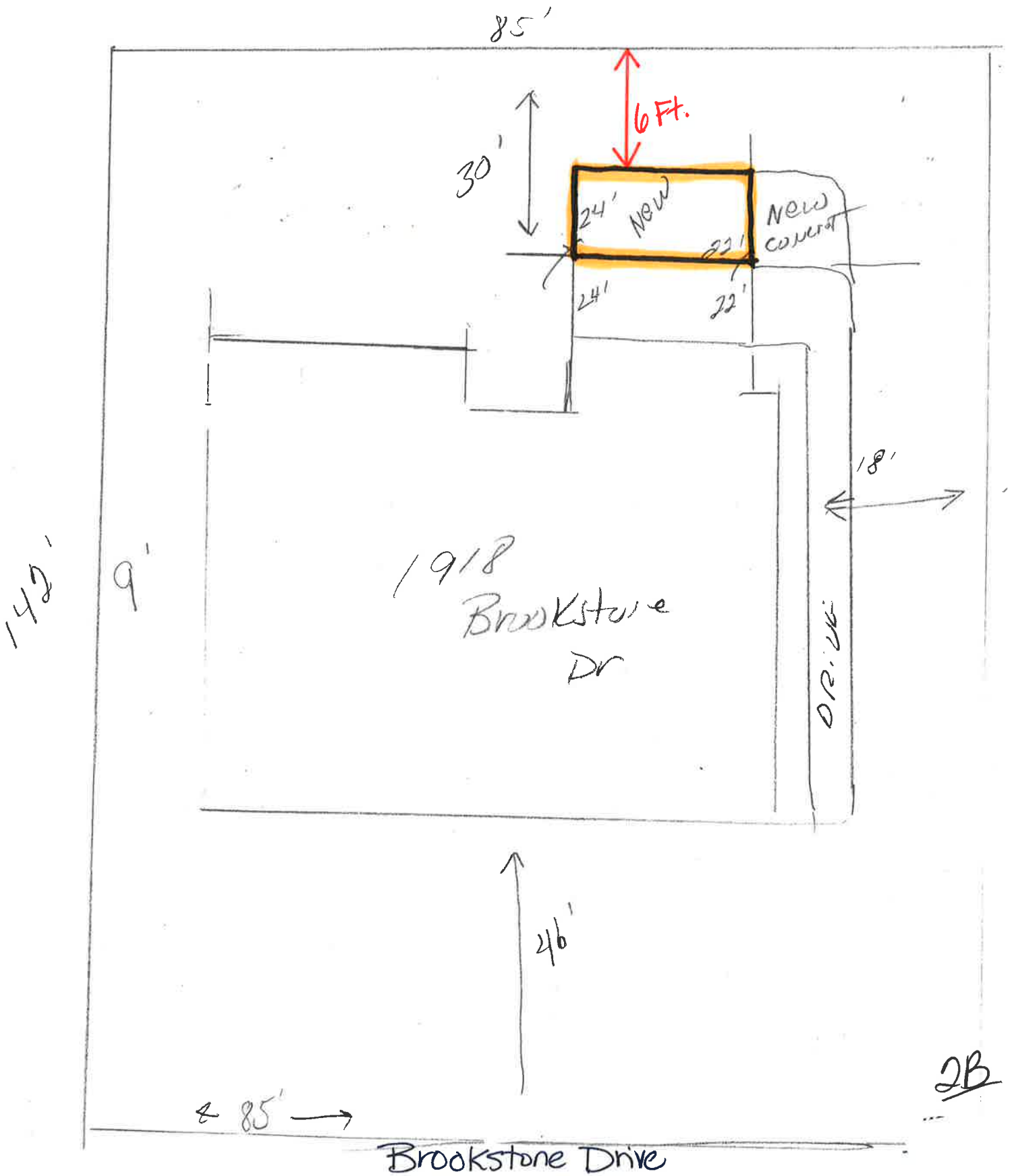




Site 

1 inch = 400 feet

Item 2A





BROOKSTONE DR

Addition

6 ft.

Site 

1 inch = 30 feet

Item            *RC*

3. BD-2018-008 **PRESENTED BY:** Fidelia Ricardo Ramirez

**REPRESENTING:** Same

**SUBJECT:** Request a special exception to keep chickens at 3051 Willena Avenue in an R-65-d (Duplex Residential) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to continue to keep eight (8) chickens in an existing coop. There is an existing 16 ft. x 13 ft. (208 sq. ft.) coop in the rear yard. This is an 85 ft. x 255 ft. lot (21,675 sq. ft.) lot.

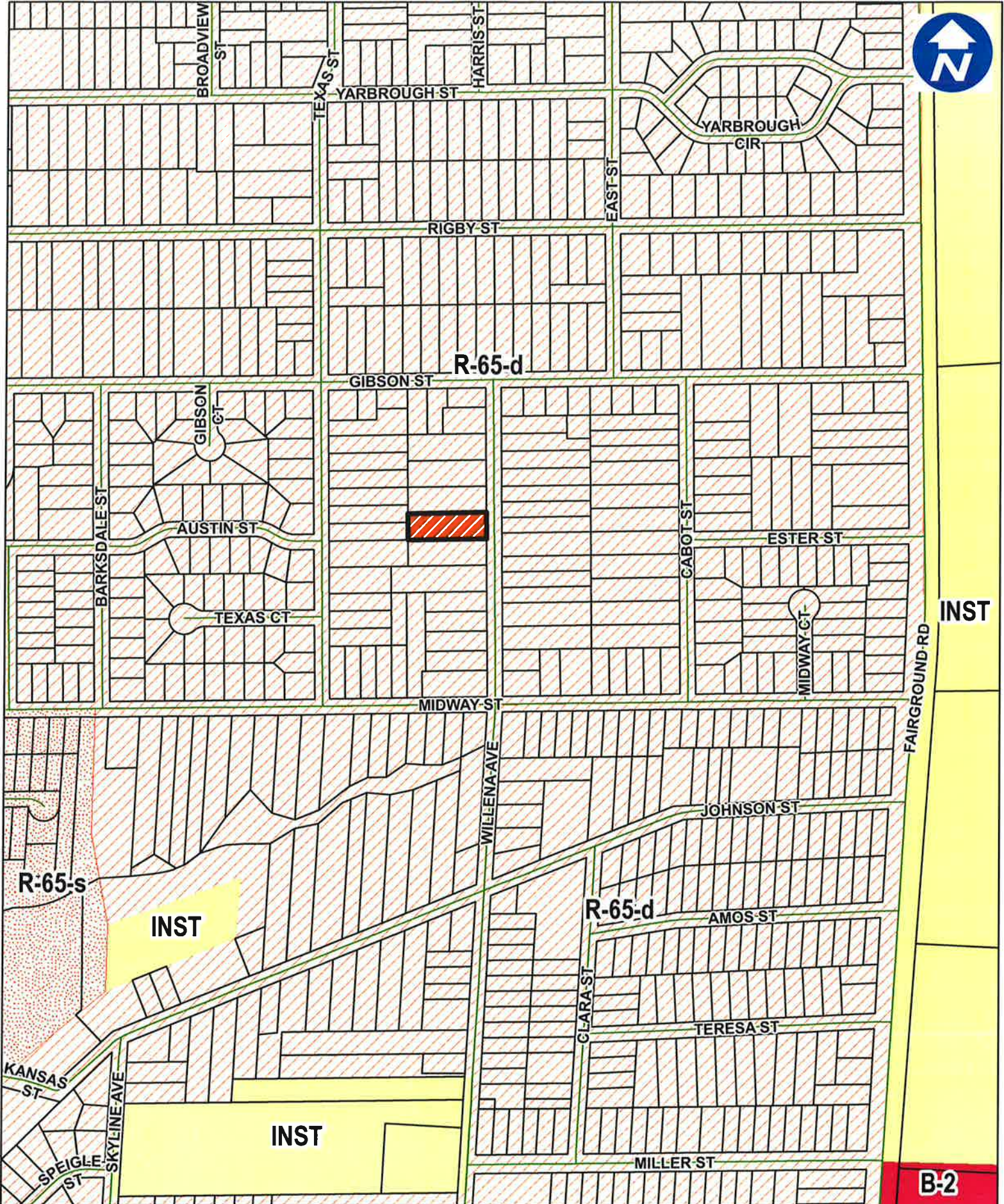
*The request is a special exception to continue to keep eight (8) chickens.*

**COMPLAINT**

**COUNCIL DISTRICT: 2**

**COMMENTS** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_



Site 

1 inch = 400 feet

Item 3A



Coop

WILLENA AVE

Site 

1 inch = 100 feet

Item 3B

4. BD-2018-009 **PRESENTED BY:**  Ciro Martinez

**REPRESENTING:**  Same

**SUBJECT:**  Request a special exception to keep chickens at 3043 Willena Avenue in an R-65-d (Duplex Residential) Zoning District.

**REMARKS:**  This request is being made to give the petitioner permission to continue to keep six (6) chickens in an existing coop.  There is an existing building in the rear yard.  There is no information on the size of the coop or building.  This is an 85 ft. x 255 ft. lot (21,675 sq. ft.) lot.

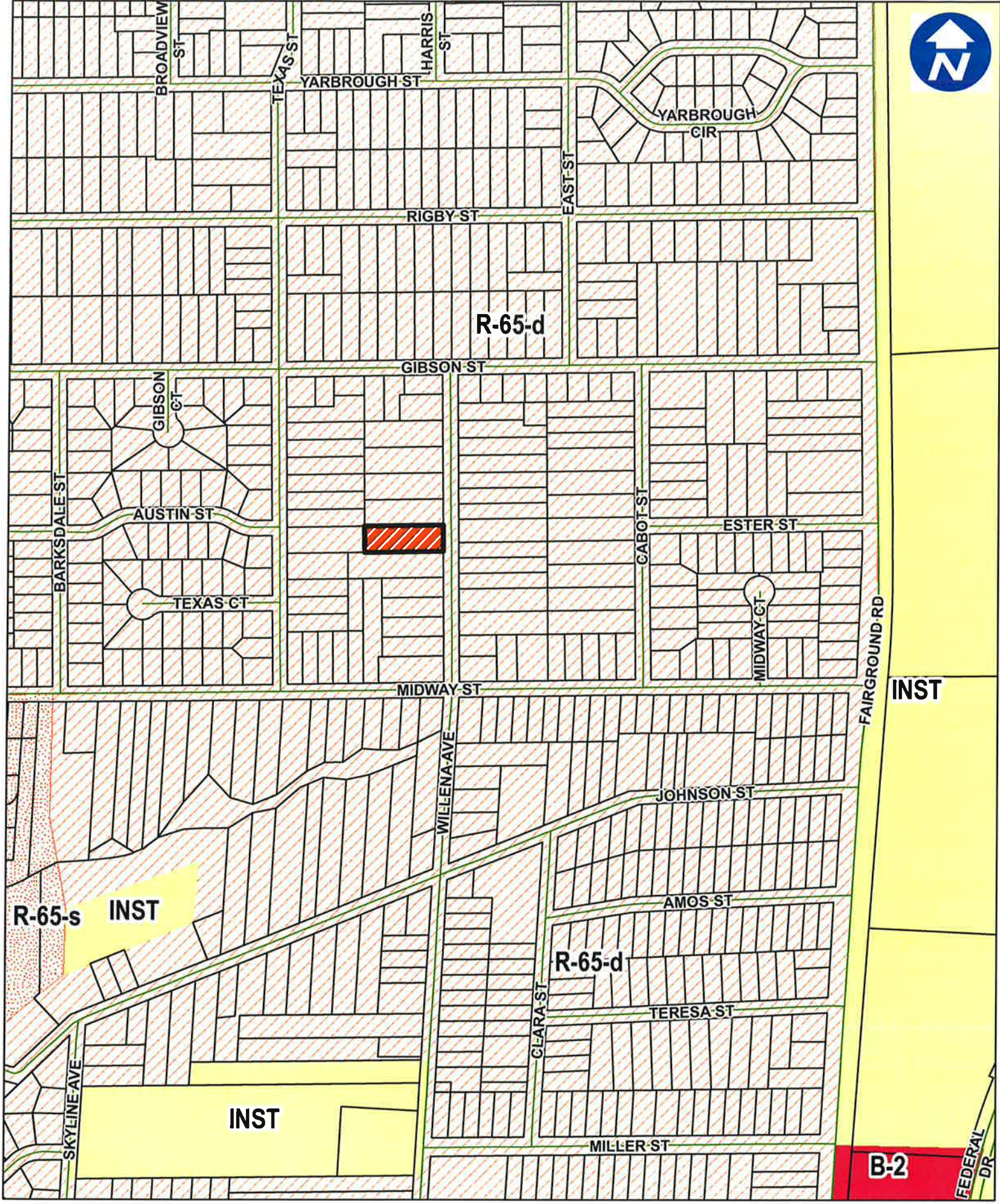
*The request is a special exception to continue to keep six (6) chickens.*

**COMPLAINT**

**COUNCIL DISTRICT: 2**

*COMMENTS* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



Site 

1 inch = 400 feet

Item 4A





Coop

MIDWAY ST

WILLENA AVE

Site 

1 inch = 100 feet

Item 4B

5. BD-2018-010 **PRESENTED BY:** Donna & Wayne Curtis

**REPRESENTING:** Same

**SUBJECT:** Request a special exception for a mobile home for living purposes to be located at 632 Sprott Drive in an AGR-1 (Residential Agriculture) Zoning District.

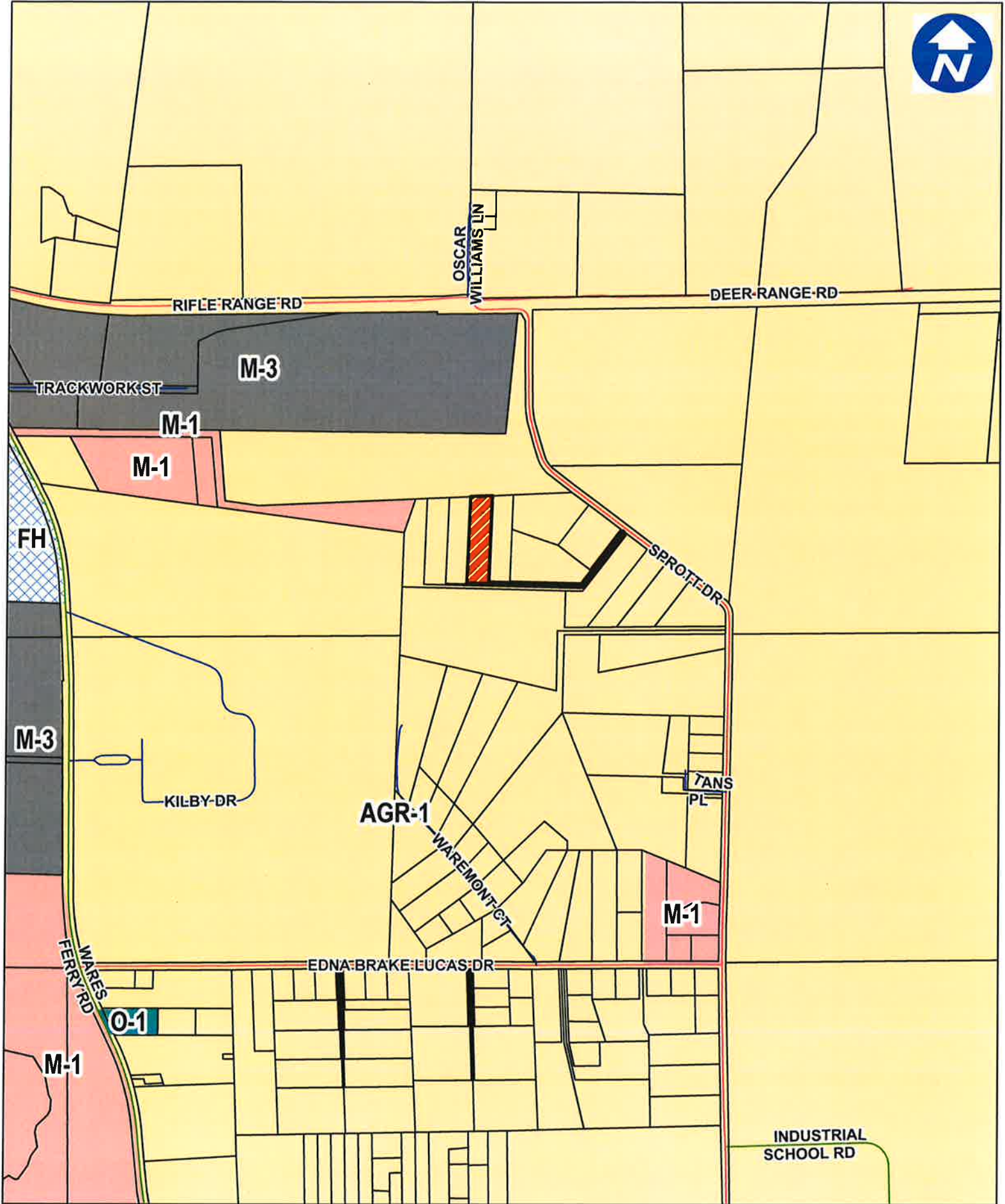
**REMARKS:** This request is being made to give the petitioner permission to place a mobile home for living purposes on a 3 acre parcel of land.

*This request is a special exception for a mobile home for living purposes.*

**COUNCIL DISTRICT:** 4

*COMMENTS* \_\_\_\_\_

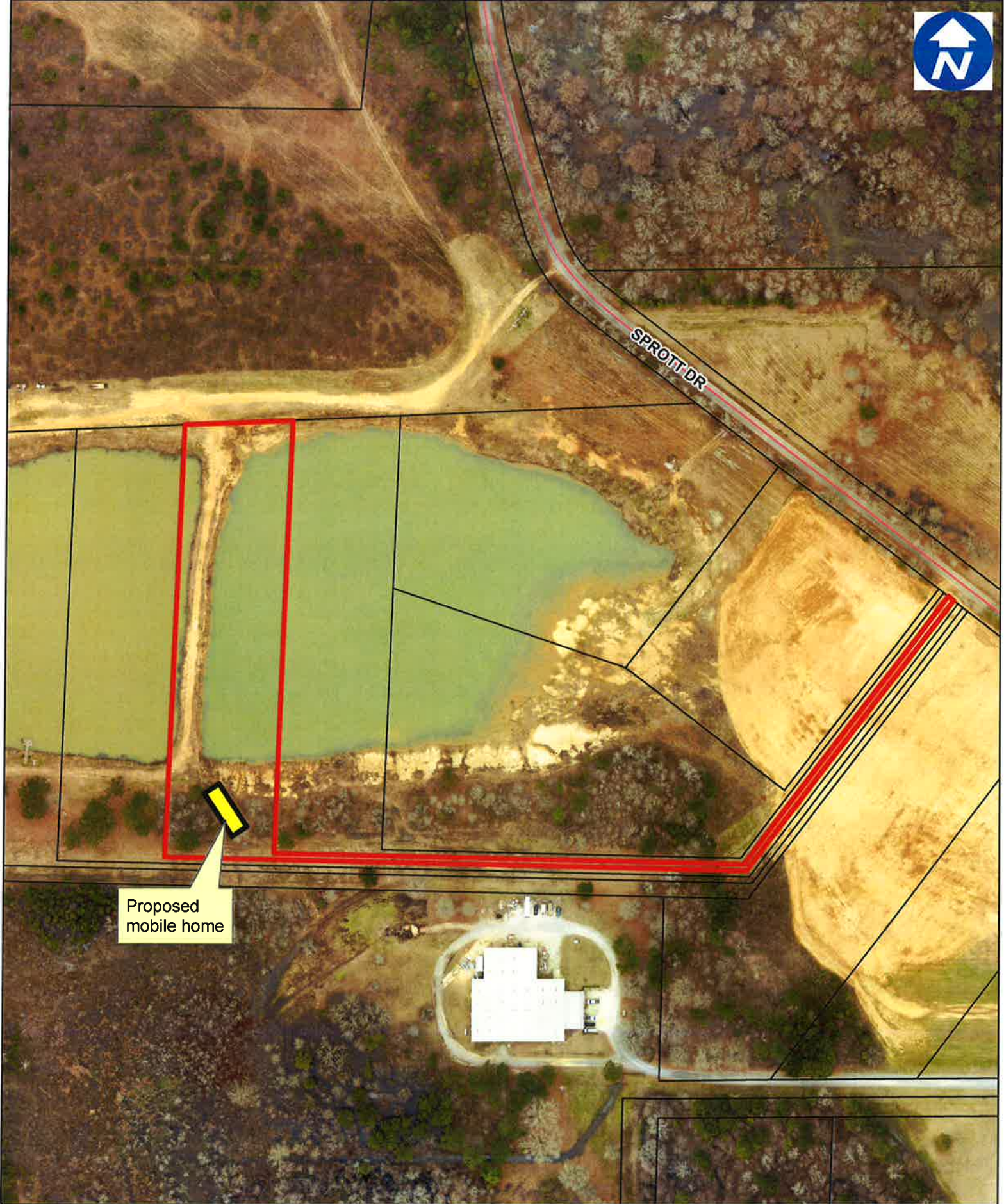
*ACTION TAKEN:* \_\_\_\_\_



Site 

1 inch = 1,000 feet

Item 5A



Proposed mobile home

Site 

1 inch = 200 feet  
Item 5B

6. BD-2018-011 **PRESENTED BY:** Ben Stoltzfus

**REPRESENTING:** Dorris McMurry

**SUBJECT:** Request a street side yard variance for an addition to a dwelling located at 7617 Copperfield Drive in an R-60-s (Single-Family Residential) Zoning District.

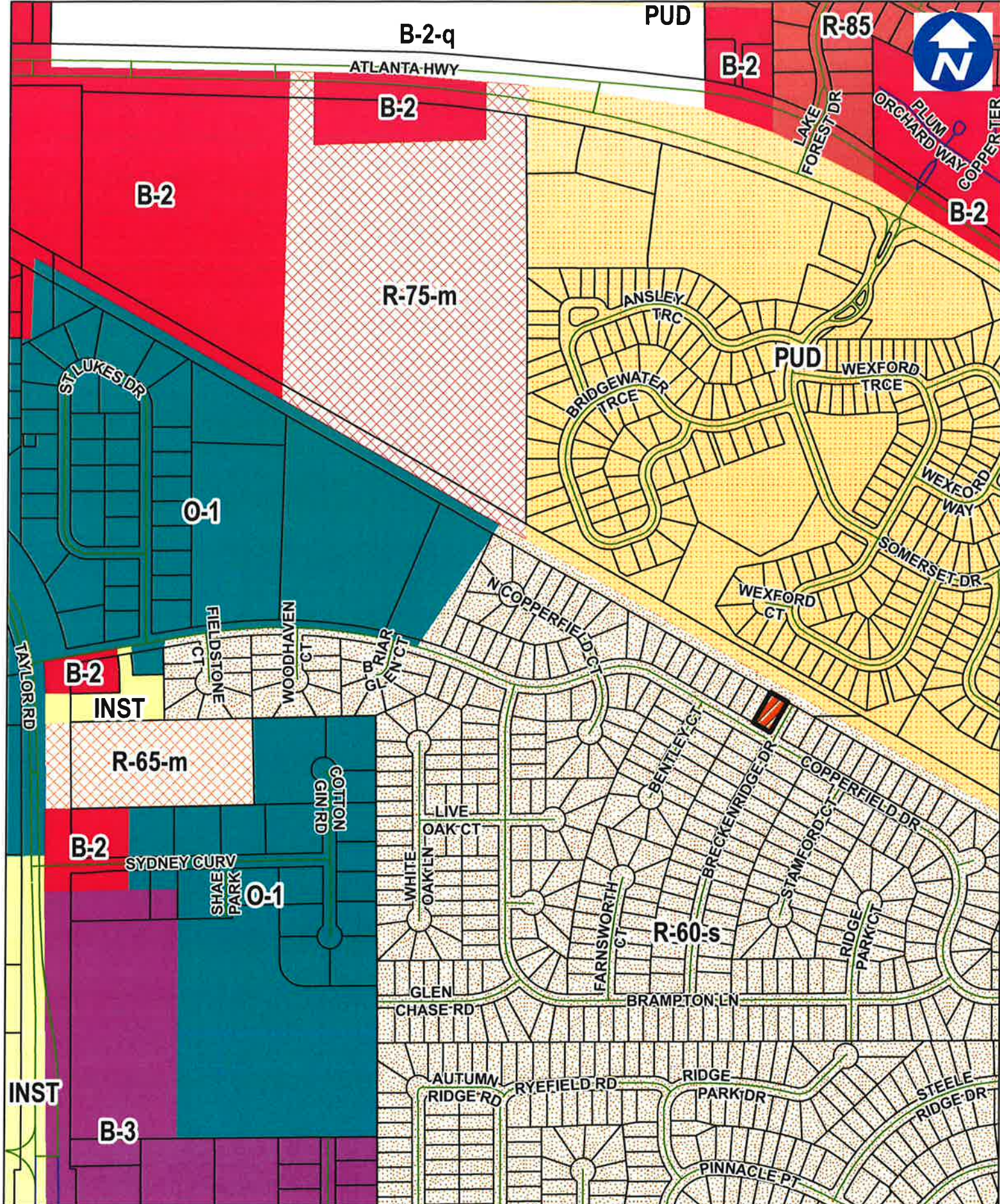
**REMARKS:** This request is being made to give the petitioner permission to construct an addition (20 ft. x 24 ft. carport) to the dwelling to come within 4 ft. of the street side property line (Breckenridge Drive), whereas 20 ft. is required.

*The request is a 16 ft. street side yard variance.*

**COUNCIL DISTRICT: 9**

*COMMENTS* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



Site 

1 inch = 500 feet

Item 6A



Proposed carport

BRECKENRIDGE DR

COPPERFIELD DR

Site 

1 inch = 20 feet

Item 6B

7. BD-2018-012 **PRESENTED BY:** Rebecca Barr

**REPRESENTING:** Same

**SUBJECT:** Request a special exception to keep chickens at 714 Avondale Road in an R-75-s (Single-Family Residential) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to keep four (4) chickens. If approved, a coop would be placed behind the accessory building in the back yard.

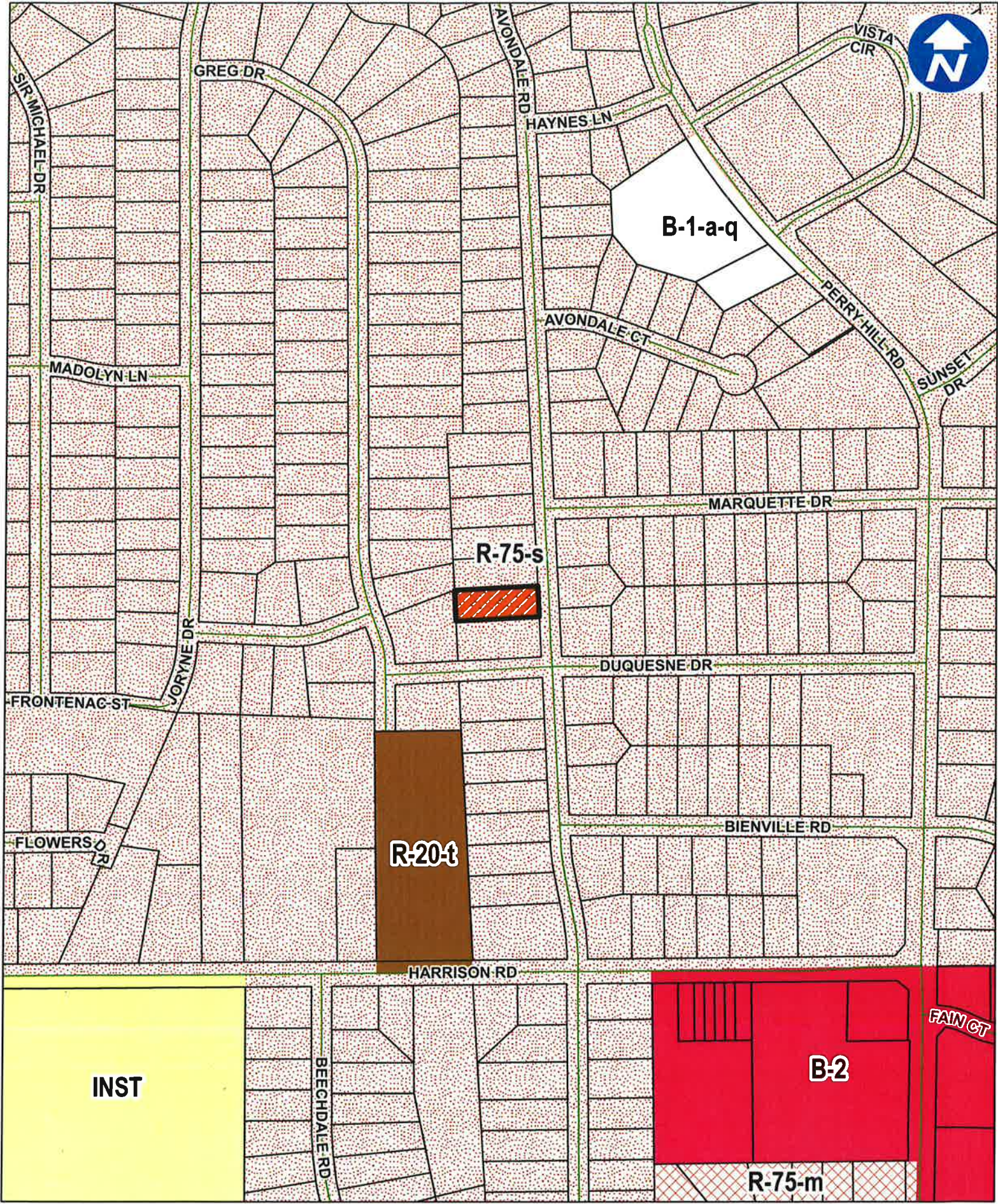
*The request is a special exception to keep four (4) chickens.*

**COUNCIL DISTRICT: 1**

*COMMENTS* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_





Site 

1 inch = 300 feet

Item NA



MONDALE RD

DUQUESNE DR

Site 

1 inch = 40 feet

Item 7B