

Board of Adjustment Agenda

September 20, 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

**Land Use Division
25 Washington Ave., 4th Floor
Montgomery, AL 36104
(334)625-2722**

I. Chairman's Message

II. Approval of Minutes from the August 16, 2018 meeting

September 20, 2018

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
1.	2018-051	Genie Rogers	R-75-s	9 East Woodland Drive (Church use)	1
2.	1978-151	Revelation Baptist Church	R-60-d	803, 807 & 815 Edgar D. Nixon Ave. & 155 & 159 Simpson Street (Church use)	2
3.	2018-052	Jones Brothers Roofing	R-75-s	2212 Edinburgh Drive (Addition to dwelling)	3
4.	2018-053	Larry E. Speaks & Associates	M-1	3480 Well Road (Borrow pit)	4
5.	2018-050	Larry M. Bills	R-85	479 Saratoga Lane (Privacy fence)	5
6.	2018-048	Professional Engineering Cons.	B-3	4105 Mobile Highway (Variance to Flood Ordinance)	6
7.	2018-054	Capitol City Roofing	R-65-s	3416 Willow Lane (Addition to dwelling)	7
8.	2018-049	Al Wade	R-60-s	2844 Spann Place (Privacy fence)	8

The next Board of Adjustment meeting is on October 18, 2018

1. BD-2018-051 **PRESENTED BY:** Genie Rogers

REPRESENTING: Praise Temple Ministry

SUBJECT: Request a special exception for church use in a dwelling located at 9 East Woodland Drive in an R-75-s (Single-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to use an existing dwelling for church use as follows:

Sunday Service: 11:00 a.m. – 1:00 p.m.

Bible Study: one (1) day a week, 6:00 p.m. – 7:00 p.m.

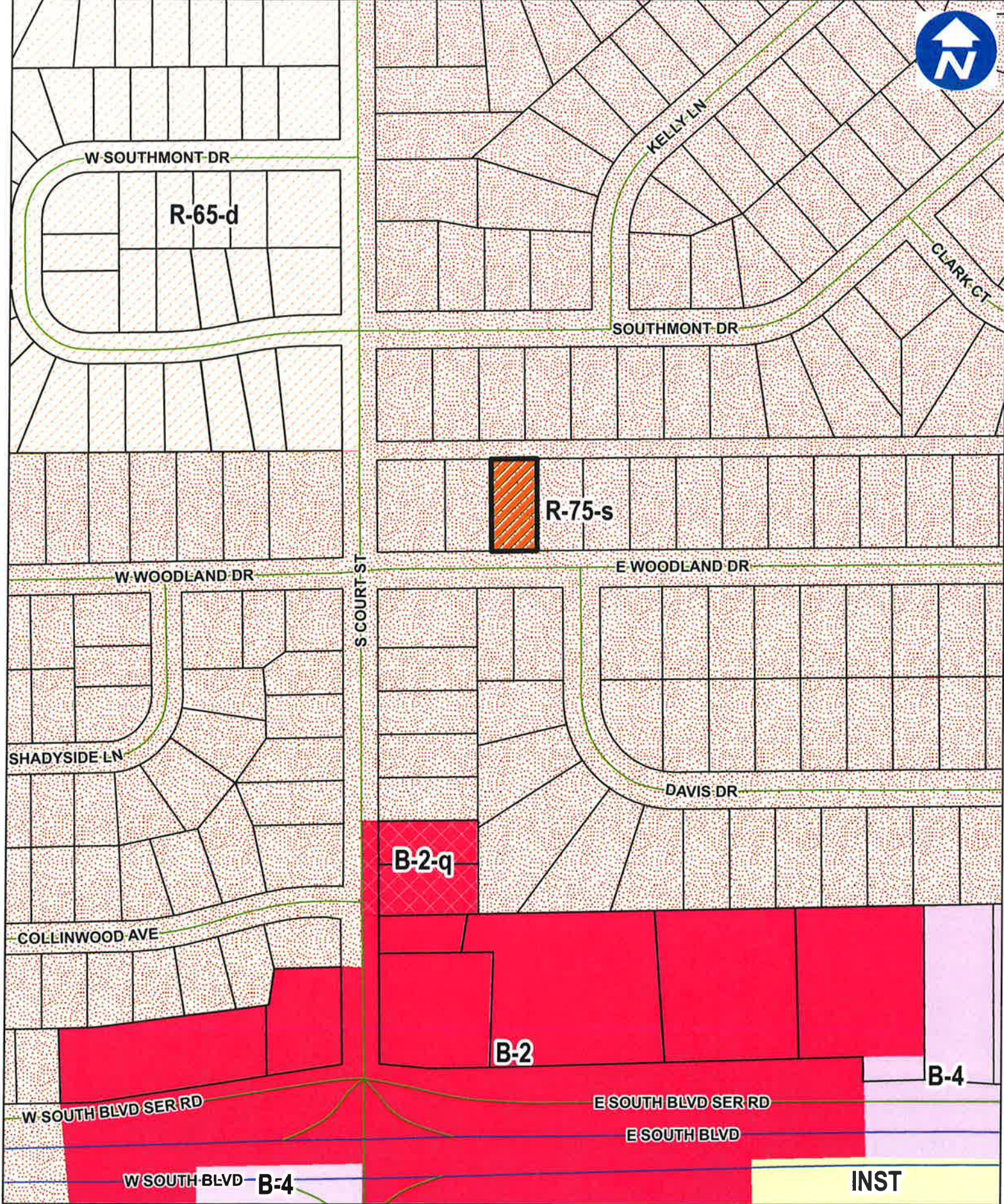
There are six (6) parking spaces in the rear of the dwelling which would allow up to 30 members.

The request is a special exception for church use.

COUNCIL DISTRICT: 5

COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 200 feet

Item 1A



E WOODLAND DR

DAVIS DR

Site Location

1 inch = 30 feet

Item No. 13

2. BD-1978-151 **PRESENTED BY:** Revelation Baptist Church

REPRESENTING: Same

SUBJECT: Request a special exception to use 803, 807 and 815 Edgar D. Nixon Avenue, and 155 and 159 Simpson Street for church use located in an R-60-d (Duplex Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to use the additional lots for parking in conjunction with the church.

Land Use Division: A detailed parking plan will be required for departmental approvals and a replat will be required.

The request is a special exception for church use.

COUNCIL DISTRICT: 7

COMMENTS _____

ACTION TAKEN: _____



STONE ST

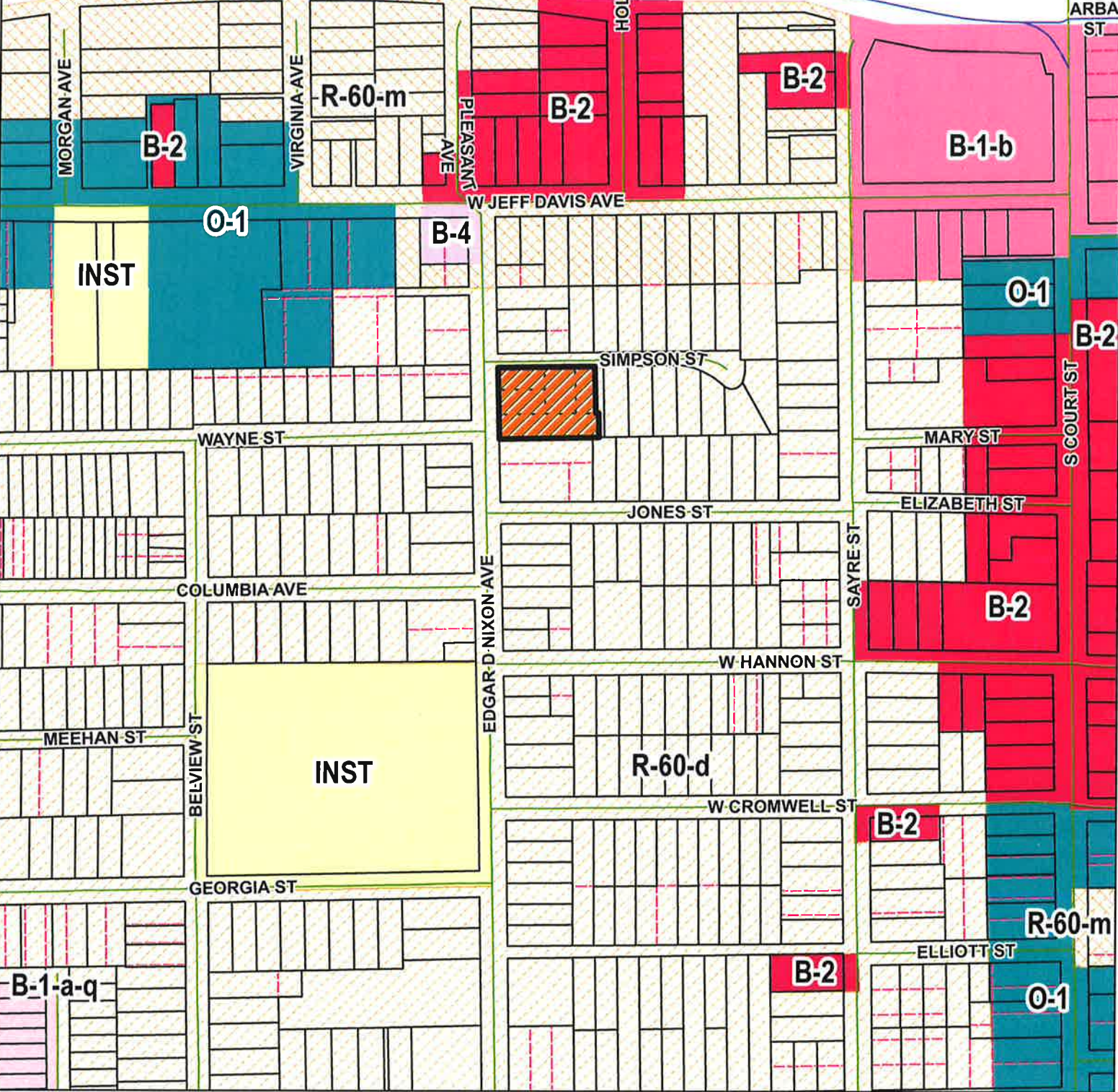
T4-R

W SOUTH ST

DONALDSON ST

HOLCOMBE ST

ARBA ST



Site 

1 inch = 300 feet

Item 2A



Site Location

1 inch = 50 feet

Item No. 2B

3. BD-2018-052 **PRESENTED BY:** Jones Brothers Roofing

REPRESENTING: John & Sharon Grimes

SUBJECT: Request a side yard variance for an addition to the dwelling located at 2212 Edinburgh Drive in an R-75-s (Single-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to construct a 10 ft. x 30 ft. attached carport that will come to the side property line, whereas 10 ft. is required.

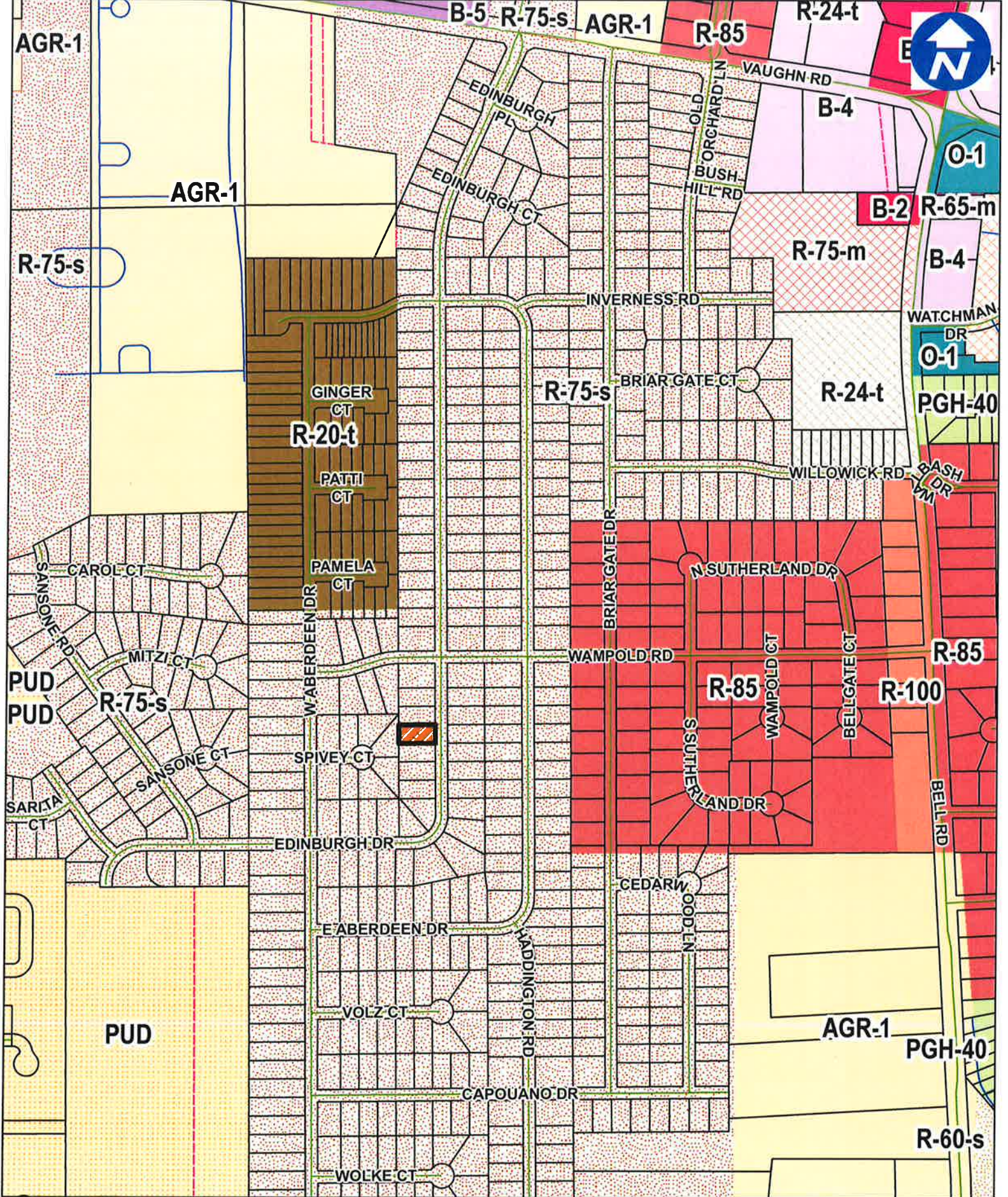
Land Use Division: Gutters and downspouts will be required to direct drainage from the adjoining property.

The request is a 10 ft. side yard variance.

COUNCIL DISTRICT: 8

COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 500 feet
 Item 3A



Proposed Carport
↓

EDINBURGH DR

6719

2208

2212

2216

2220

6718

Site

1 inch = 30 feet

Item 3B

4. BD-2018-053 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Hunter Loop Properties, LLC

SUBJECT: Request a special exception for a borrow pit (mining operation) at 3480 Well Road in an M-1 (Light Industrial) Zoning District.

REMARKS: This request is being made to give the petitioner permission to operate a borrow pit on a 7.8 acre parcel of land. The pit will be operated during normal business hours. A 50 ft. buffer will be maintained around the perimeter of the property.

Land Use Division: The operator will be required to secure all City and State permits. The access drive will be required to have concrete apron and approved by the Engineering Department.

The request is a special exception for a borrow pit (mining operation).

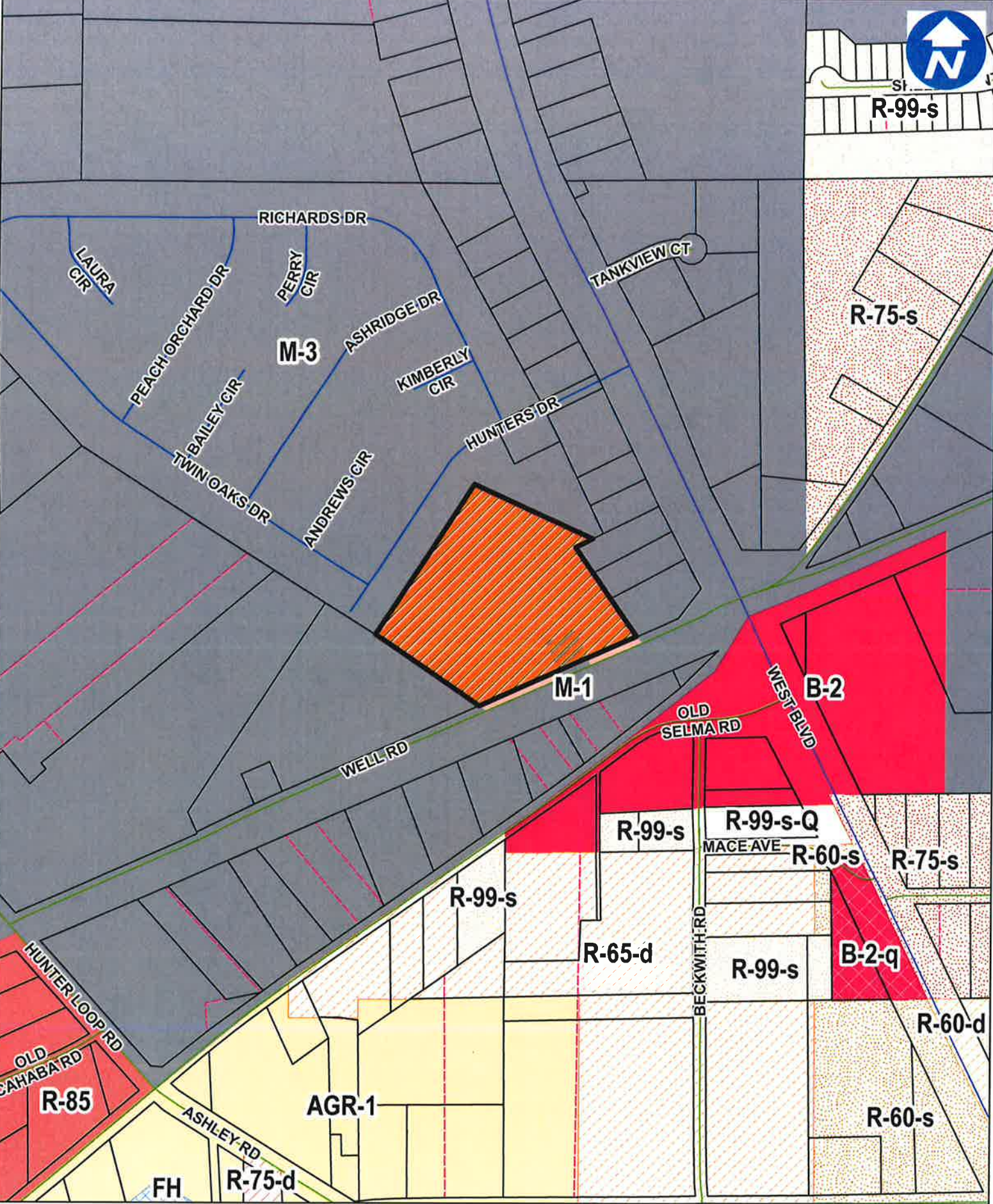
COUNCIL DISTRICT: 4

COMMENTS _____

ACTION TAKEN: _____



R-99-s



Site 

1 inch = 400 feet

Item 4A

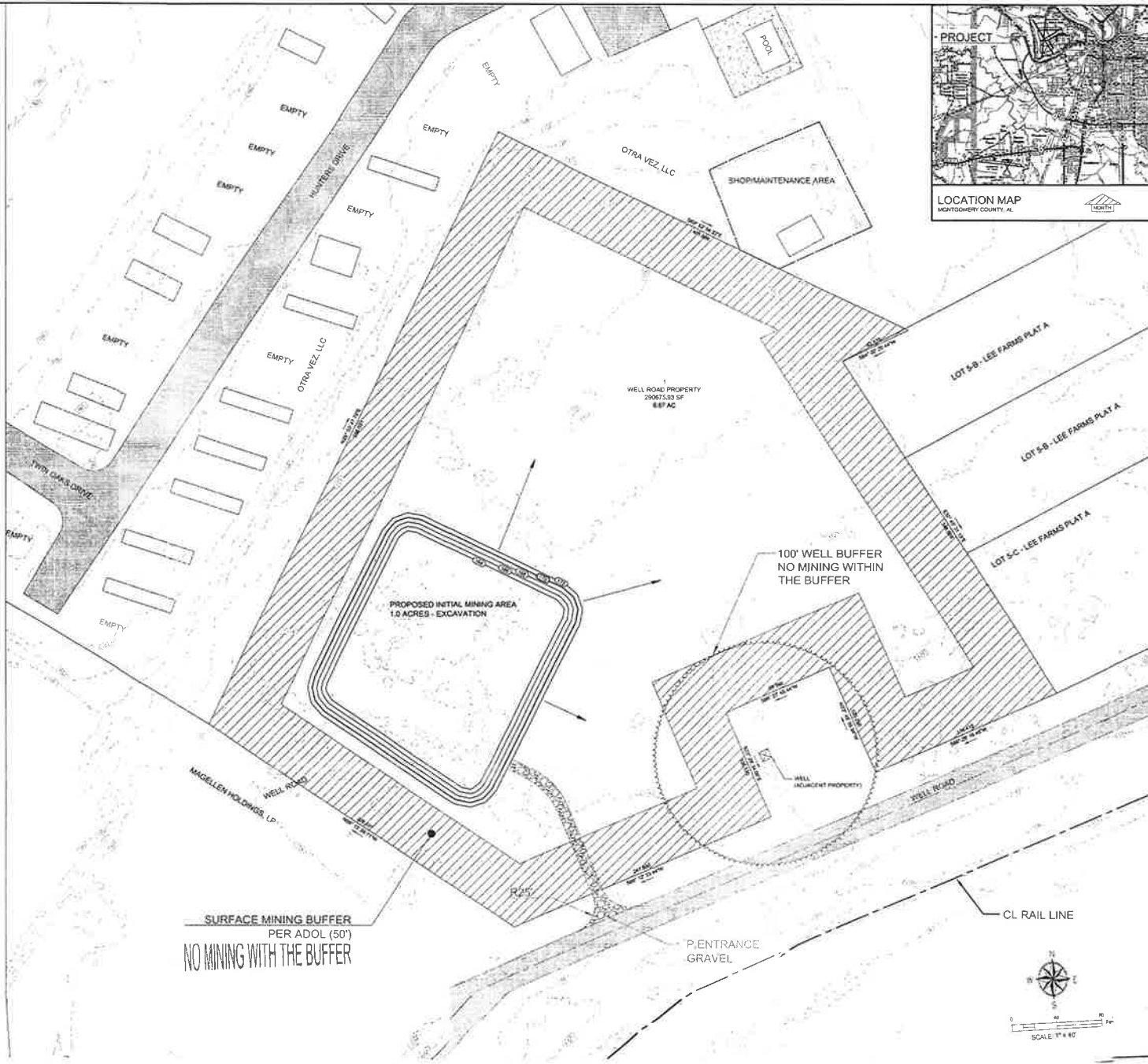
SITE PLAN
HUNTER LOOP PROPERTIES, LLC
WELL ROAD PROPERTY

- MINING WILL BE CONDUCTED UNDER THE FOLLOWING PERMITS:
- ADOL MINING PERMIT AL000000
 - City of Montgomery Grading Permit
 - ADOL - SURFACE MINING PERMIT
- IN ACCORDANCE WITH ALABAMA SURFACE MINING ACT OF 1969

GENERAL EROSION NOTES:

- The contractor (aka Operator) shall be responsible for planning, coordinating and performing the work of preparing the project and the adjoining properties from soil erosion and sediment by constructing berms, soil fence, diversion ditches, settling basins, etc., as they become necessary to correct or prevent such problems (No direct payments unless noted otherwise).
- Erosion of this site shall be controlled as follows:
 - Project phasing shall be implemented to minimize disturbance.
 - Offsite water shall be diverted from actual active construction areas.
 - Soil fence, hay bales, no-till and other control measures shall be used as necessary during construction to minimize soil from leaving the site.
 - A settling basin may serve as a final method of sediment control.
 - Effective permanent stabilization shall be achieved at the end of the project.
- Should the Operator fail to implement the appropriate measures to control sedimentation on the site all activities shall be stopped until the appropriate measures are taken as directed by the Engineer or Local Authorities.
- To maintain erosion control measures the Operator shall:
 - Inspect all control measures daily and following each and every storm event.
 - Report any deficiencies noted within 24 hours or before each storm event.
 - Sediment build up should be monitored closely at all sediment control measures and removed accordingly.
 - Diversion measures shall be inspected and repaired as necessary.
 - Temporary and permanent seeding will be inspected for bare spots and washouts so that a full stand of healthy grass is achieved.
- Any bare areas not being actively worked or on final grade shall be vegetated within 13 days.
- BMPs indicated on this drawing are required. Additional BMPs may be installed at the operator's discretion. BMPs are designed and should be implemented to prevent the loss of soil and sediment from the construction site.
- Trash and construction debris must be cleaned up daily. Construction debris must be maintained so that it is neat and does not represent the potential for negatively impacting surface water quality.
- All slopes shall be grassed within 7 days upon reaching final grade.
- All fill shall be compacted to 95% standard proctor density per ASTM D-998 in maximum 6" lifts.
- Any vegetation selected for the site must include warm and cool season grasses.
- A clean construction easement must be established to prevent tracking onto paved surfaces.
- All BMPs implemented on-site shall be installed in specification and regularly monitored (daily). BMPs must be inspected after every rain event. The site foreman or superintendent shall keep a log of records of regular inspections on-site with the required OCP inspections.
- BMPs required for maintenance in daily inspections must be repaired/maintained before the next predicted rain-event.
- It shall be the responsibility of the permittee to provide a copy of this plan to all contractors. It is the responsibility of the permittee to provide a copy of all OCP inspections to the affected contractors within 5 days of receipt of correspondence.
- Any portable toilets that may be brought on site must be located as far as possible away from all ditches, drains, grass, trees, streams, irrigation, wetlands, and/or any other sensitive features. The porta-toilet must be located on a level, vegetated area or a low traffic area to minimize the possibility of spills.
- If a concrete washout area becomes necessary, a specified structure must be provided which prevents runoff of the associated liquid.

--- EXISTING CONTOURS - LIDAR DATA
— PROPOSED CONTOURS



PROJECT

LOCATION MAP
MONTGOMERY COUNTY, AL

48

LAUREY REPAIR ASSOCIATES, INC.
1000 W. WALKER BLVD.
MONTGOMERY, AL 36102
TEL: (334) 244-1111
WWW.LAUREYREPAIR.COM

WELL ROAD PROPERTY
HUNTER LOOP PROPERTIES, LLC
LOCATED IN SECTION 20
T-16N, R-17-E
MONTGOMERY, ALABAMA

NO.	DATE	REVISIONS	DESCRIPTION

PROJECT NO.	17051-IMP-WELL ROAD SITE
DRAWING NO.	010
DATE	8/16/2018
SCALE	AS SHOWN

DRAWING TITLE:
SITE PLAN

SHEET
1 of 1



Subject Property

Site Location 

1 inch = 200 feet

Item No. 4C

5. BD-2018-050 **PRESENTED BY:** Larry M. Bills

REPRESENTING: Same

SUBJECT: Request a height variance and street side yard variance for a privacy fence located at 479 Saratoga Lane in an R-85 (Single-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to maintain an existing privacy fence that was recently installed. This fence replaced an old privacy fence that the previous homeowner installed without any variances. The fence is 6 ft. in height, whereas 3 ft. is allowed, and comes to the street side yard property line (Duckworth Drive), whereas 30 ft. is required.

The variances requested are a 3 ft. height variance and a 30 ft. street side setback variance.

COUNCIL DISTRICT: 9

COMMENTS: _____

ACTION TAKEN: _____

B-2

ATLANTA HWY



INST

B-3

PGH-35

LANDMARK PL

AGR-1

R-24-t

R-20-t

LITTLE LN

PGH-40

LANDMARK CT

R-65-m

R-60-m

R-65-m

CARMEL DR R-24-t

MERIDIAN LN

S BURBANK DR

RANIER RDG

R-85

TIFFANY LN

BALMORAL RD

DUCKWORTH DR

SARATOGA LN

PRIVATE DR

WOODSIDE CT

WOODSIDE CIR

WOODSIDE PL

AGR-1

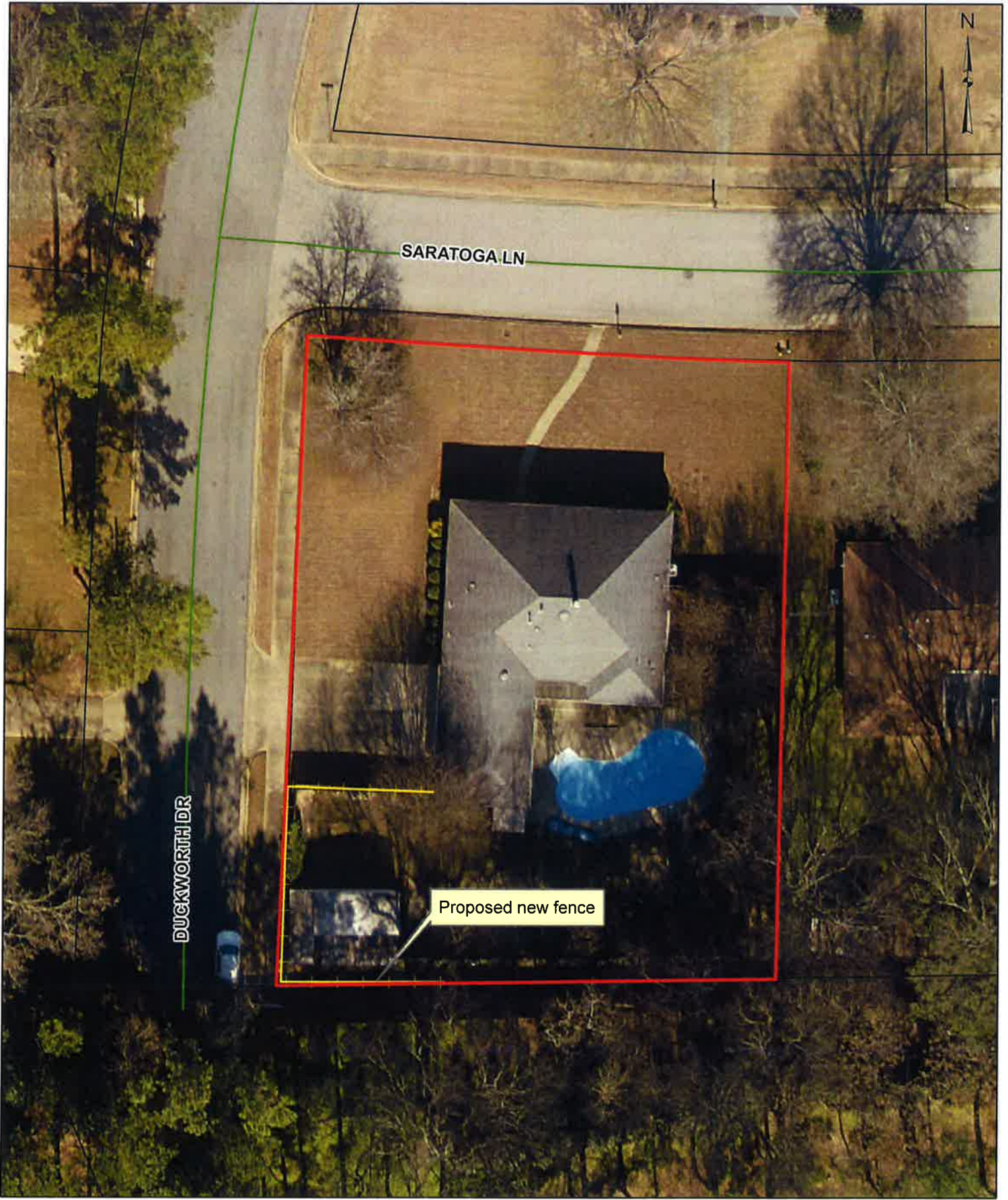
CHERRY HILL PL

R-75-m

Site

1 inch = 400 feet

Item 5A



Site Location

1 inch = 30 feet

Item No. 5B

6. BD-2018-048 **PRESENTED BY:** Professional Engineering Consultants

REPRESENTING: Southeastern Stamping

SUBJECT: Request a variance to Ordinance No. 27-2009 for an addition to a building located at 4105 Mobile Highway in a B-3 (Commercial) Zoning District.

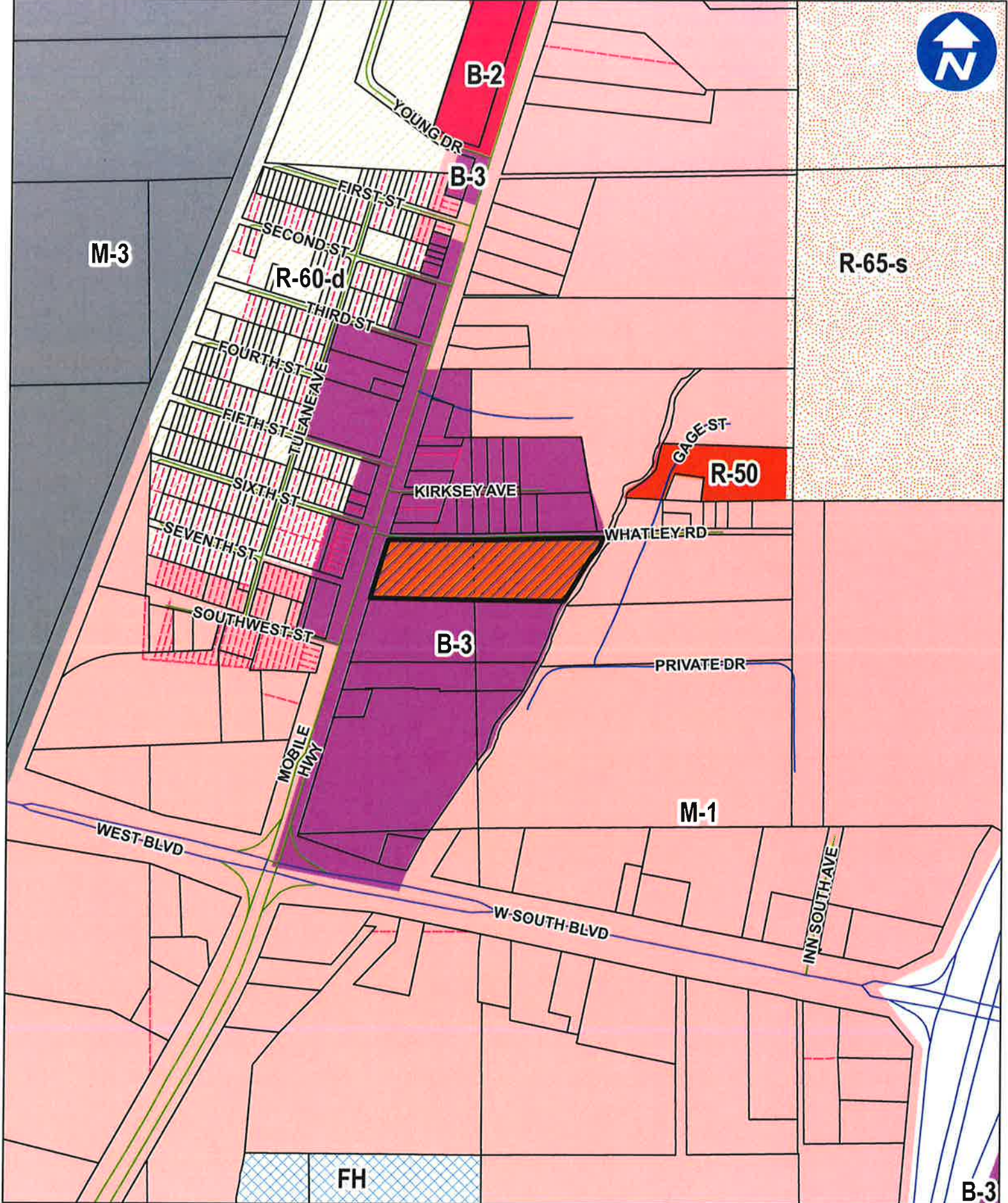
REMARKS: This request is being made to give the petitioner permission to construct an addition in which the finished floor elevation will be level with the existing finished floor. The current finished floor elevation is 171.94 ft. which is 2.06 ft. below the base flood elevation of 174.00 ft., and Ordinance No.27-2009 requires the finished floor to be 2 ft. above the base flood elevation. This would require the finished floor to be at 176.00 ft., whereas the existing and proposed finish floor elevation will be 4.06 ft. below the requirement.

The request is a 4.06 ft. variance to the Flood Ordinance No. 27-2009

COUNCIL DISTRICT: 4

COMMENTS _____

ACTION TAKEN: _____

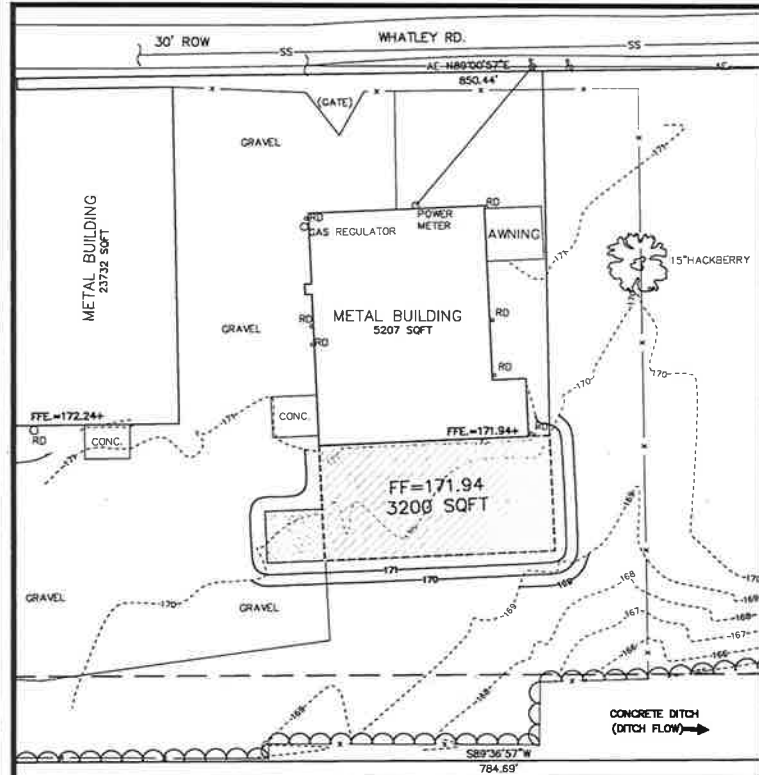


Site 

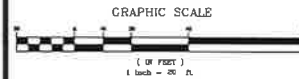
1 inch = 500 feet

Item 6A

NOTE: HORIZONTAL AND VERTICAL CONTROL BASED ON ALDOT CORRS. STATION.



VICINITY MAP



FLOOD INFORMATION

FEMA MAP NO. 011010204 DATED 1/7/15
BASE FLOOD EL. 174.0

FIRE DEPARTMENT NOTES

- 1.) SQUARE FOOTAGE OF PROPOSED BUILDING 3200 SQFT
- 2.) TYPE OF CONSTRUCTION METAL PREFAB
- 3.) TYPE OF OCCUPANCY - WHAT THE BUILDING WILL BE USED FOR WAREHOUSE, MECHSHOP
- 4.) NUMBER OF FLOORS
- 5.) DISTANCE FROM PROPERTY LINE N=126', E=379', S=70', W=266'
- 6.) LOCATION OF EXISTING AND/OR PROPOSED FIRE HYDRANTS N=317', W=321'
- 7.) SIZE OF EXISTING AND/OR PROPOSED WATER MAINS 10" Ø

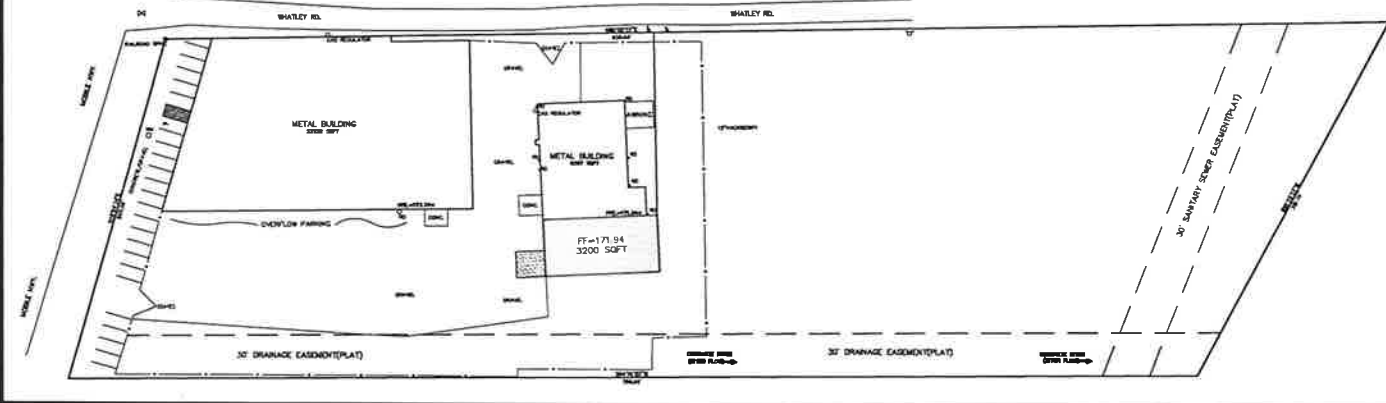
LEGEND

DESCRIPTION	EXISTING	NEW
BUILDING	[Solid black]	[Hatched]
CLUB	[Solid black]	[Hatched]
CLUB & GUTTER	[Solid black]	[Hatched]
CONCRETE PAVEMENT	[Solid black]	[Hatched]
ASPHALT PAVEMENT	[Solid black]	[Hatched]
SANITARY SEWER MAINLINE	[Dashed line]	[Dashed line]
SANITARY SEWER LINE	[Dashed line]	[Dashed line]
CLEAR-CUT	[Dashed line]	[Dashed line]
CONTOUR	[Dashed line]	[Dashed line]
WATER LINE	[Dashed line]	[Dashed line]
GRATE INLET	[Dashed line]	[Dashed line]
FORMING DRAIN LINE	[Dashed line]	[Dashed line]
FINISHING DRAIN LINE	[Dashed line]	[Dashed line]
WATER METER	[Dashed line]	[Dashed line]
FIRE HYDRANT	[Dashed line]	[Dashed line]

NOTES:
1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. OTHER UTILITIES, IF ANY, ARE THE RESPONSIBILITY OF THE USER. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES BELIEVE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES.

1. BEFORE WORK BEGINS WITHIN RIGHT-OF-WAY (ROW) CONTACT CITY ENGINEERING CHIEF INSPECTOR AT 925-2803- OR 354-8111.
2. ALL UTILITY CONNECTIONS MADE WITHIN EXISTING CITY STREETS MUST BE BORED UNLESS OTHERWISE DETERMINED BY CITY MAINTENANCE DEPARTMENT AT 241-2880 OR 850-3727.
3. ANY STREET CUTS REQUIRE A CITY STANDARD PAVEMENT PATCH AND 50' FOOT LONG, FULL STREET WITH ASPHALT OVERLAY.
4. BEFORE ANY STREET CUTS, CONTACT DONALD THOMAS WITH CITY MAINTENANCE AT 241-2880 OR 850-3727.
5. DIRECT ALL STORMWATER INCLUDING ROOF DRAINS TO STREET ROW OR TO DRAINAGE EASEMENT.
6. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ADEQUATE EROSION/SEDIMENTATION CONTROL DURING ALL PHASES OF CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR KEEPING MUD AND DEBRIS OFF CITY STREETS AND ROW. CLEAN UP IS REQUIRED DAILY.
8. CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF SIDWALK AND/OR CURBS AND GUTTER DAMAGED DURING CONSTRUCTION.
9. ANY CHANGES OR REVISIONS MADE TO SITE PLANS MUST BE SUBMITTED FOR APPROVAL.
10. ALL AREAS OF ROW THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH SOIL, ASPHALT OR CONCRETE, WHICHEVER ENGINEERING DEPARTMENT DEEMS NECESSARY.
11. CONVERT ALL GRAVE INLETS TO "T" TYPE INLETS.
12. ALL EXISTING GRANITE CURBS ADJACENT TO THE PROPERTY SHALL BE REMOVED AND REPLACED WITH 24" COMBINATION CURBS AND GUTTER. THE NEW CURB LINE SHALL MATCH THE EXISTING CURB LINE. ALL ASPHALT ADJACENT TO THE PROPOSED CURB AND GUTTER SHALL BE SAW CUT THE FULL DEPTH OF THE ASPHALT TO PROVIDE A CLEAN EDGE. SHOULD THE ASPHALT BE TORN OR A ROUGH EDGE CREATED THE CONTRACTOR SHALL BE REQUIRED TO OVERLAY THE FULL STREET WIDTH AT HIS OWN EXPENSE. THIS DETERMINATION SHALL BE MADE BY THE CITY ENGINEERING DEPARTMENT.
13. PROVIDE HANGAR RAMPS AT ALL SIDEWALK AND DRIVEWAY INTERSECTIONS.
14. THIRTY-SIX INCHES OF COVER MUST BE MAINTAINED AT ALL TIMES. A GRADING PLAN IS REQUIRED IF GRADING INSIDE WATER/SANITARY SEWER EASEMENTS. NO TREES MAY BE PLANTED INSIDE OF A WATER OR SANITARY SEWER EASEMENT.
15. ALL WORK RELATED TO WATER AND SANITARY SEWER SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF MONTGOMERY WATER WORKS AND SANITARY SEWER BOARD.

OVERALL VIEW SCALE - 1"=40'



AN ADDITION TO:
SOUTHEASTERN STAMPING, INC.

MONTGOMERY, ALABAMA

MCKEE and ASSOCIATES
ARCHITECTURE and INTERIOR DESIGN

3817 OAKTREE DRIVE, SEAWAY, ALABAMA 36525



PEC
PROFESSIONAL ENGINEERING CONSULTANTS, LLC

822 South McDonough Street
Montgomery, Alabama 36104
Phone: (334) 562-7207
Fax: (334) 297-7308

SHEET TITLE : SITE DEVELOPMENT PLAN
MCKEE JOB # : 18.167
DRAWN BY : CD
DATE : 06.27.19
REVISED DATE :
REVISED DATE :
REVISED DATE :

SHEET NO. C-1

-Wednesday, May 8, 2018 7:29:25 AM - C:\Documents and Settings\Tracy\Desktop\border3.dwg

66



Site 

1 inch = 200 feet

Item 6C

7. BD-2018-054 **PRESENTED BY:** Capitol City Roofing

REPRESENTING: Aubrey Newton

SUBJECT: Request a side yard variance for an addition to the dwelling located at 3416 Willow Lane in an R-65-s (Single-Family Residential) Zoning District.

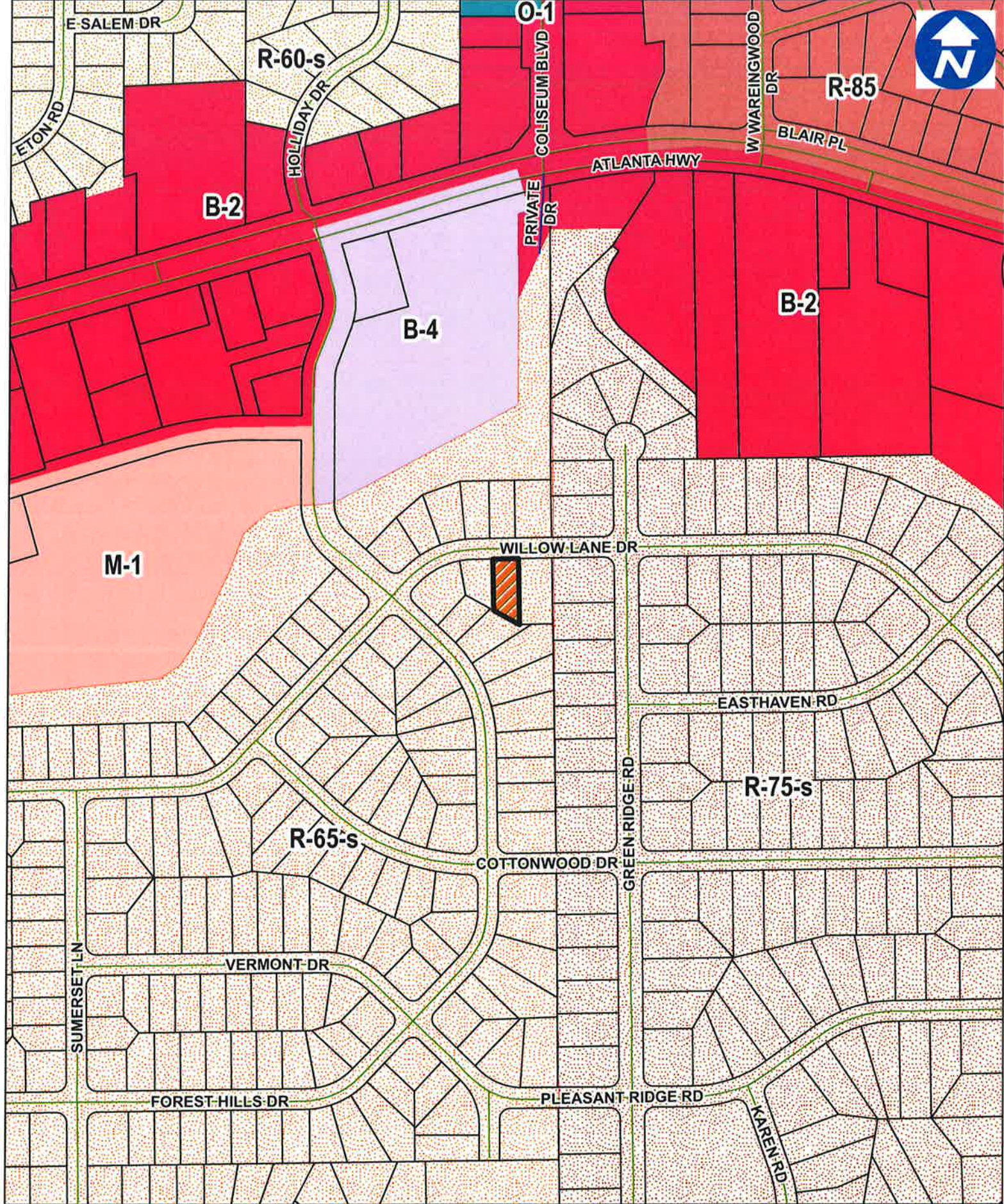
REMARKS: This request is being made to give the petitioner permission to reconstruct an attached carport that comes within 4 ft. 2 in. of the side property line, whereas 10 ft. is required. The original carport was destroyed by a tree, was not permitted, and did not have a variance for its current location.

The request is a 5 ft. 10 in. side yard variance.

COUNCIL DISTRICT: 1

COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 300 feet

Item 7A



Site Location

1 inch = 30 feet

Item No. 1B

8. BD-2018-049 **PRESENTED BY:** Al Wade

REPRESENTING: Charter Funding LLC

SUBJECT: Request a height variance, front yard variance and street side yard variance for a privacy fence located at 2844 Spann Place in an R-60-s (Single-Family Residential) Zoning District.

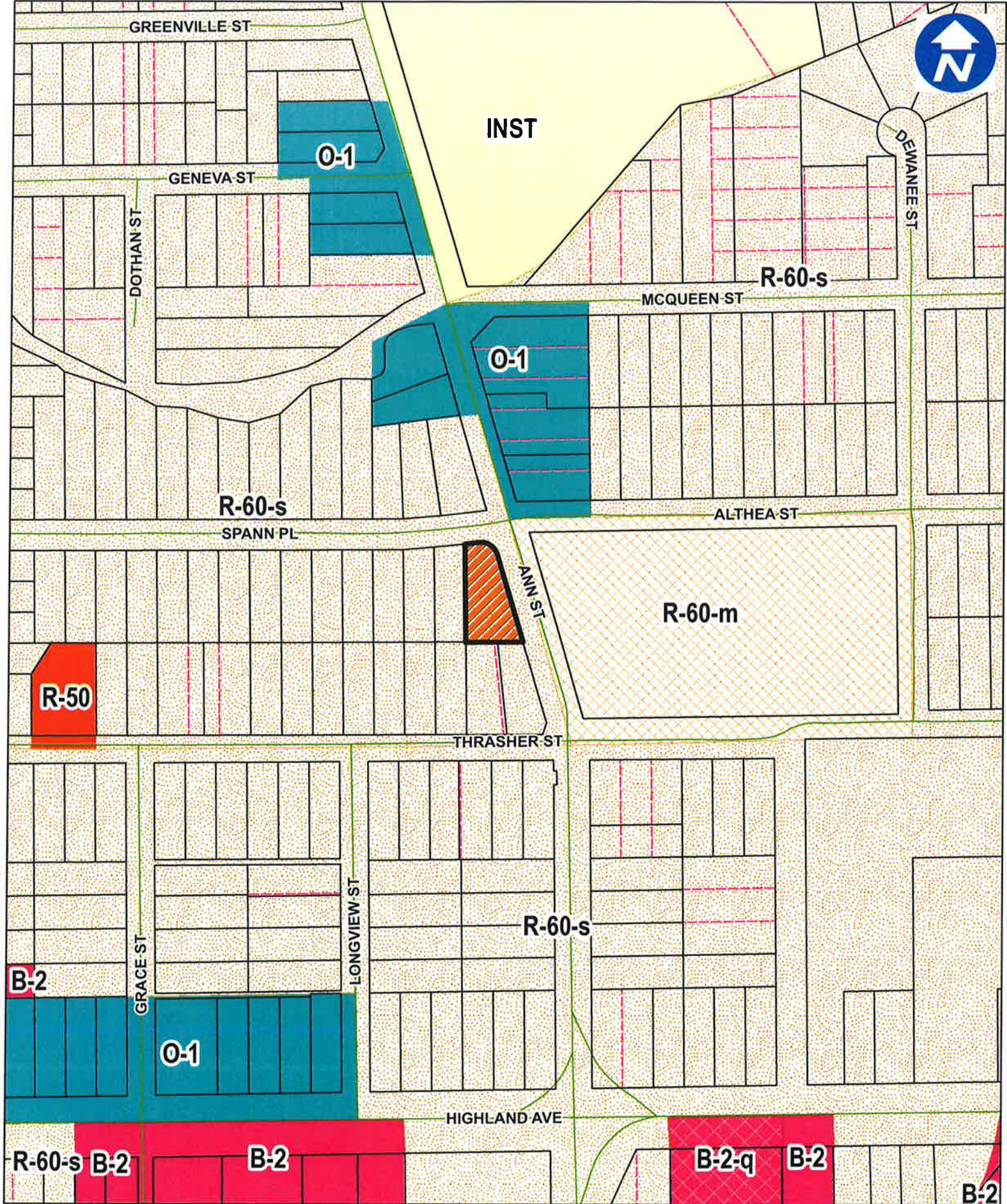
REMARKS: This request is being made to give the petitioner permission to maintain a 6 ft. high privacy fence, whereas 3 ft. is allowed. The fence comes within 2 ft. of the front property line (Spann Place) and to the street side yard property line (Ann Street), whereas 20 ft. is required for both.

The variances requested are a 3 ft. height variance, an 18 ft. front yard variance and a 20 ft. street side yard variance.

COUNCIL DISTRICT: 3

COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 200 feet

Item 8A



Site Location

1 inch = 30 feet

Item No. 8B