

# Board of Adjustment Agenda

December 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., 4<sup>th</sup> Floor  
Montgomery, AL 36104  
(334)625-2722**

**I. Chairman's Message**

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

**December 20, 2018**

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
1.	2018-067	Hayward Vickery	R-85	3655 Jackson Ferry Road (Accessory structure without main dwelling)	1
2.	2018-066	Rakesh Patel	PUD	9664 Irving Lane (Side yard variance & coverage variance)	2
3.	2018-068	Vernell Junius	R-65-s	2620 Sheffield Court (Coverage variance)	3
4.	2018-069	Doug & Stephanie Moseley	R-125	2160 Allendale Road (Addition to dwelling)	4

*The next Board of Adjustment meeting is on January 17, 2019*

1. BD-2018-067 **PRESENTED BY:** Hayward Vickery

**REPRESENTING:** Same

**SUBJECT:** Request a special exception for an accessory structure without a main dwelling and a coverage variance for an accessory structure to be located at 3655 Jackson Ferry Road in an R-85 (Single-Family Residential) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to construct an accessory structure (pole barn) without a main dwelling. The proposed accessory structure will be 1,296 sq. ft. (36 ft. x 36 ft.), whereas 765 sq. ft. is allowed.

**Land Use Division:** If approved, it should be stipulated that the accessory structure cannot be used for living purposes.

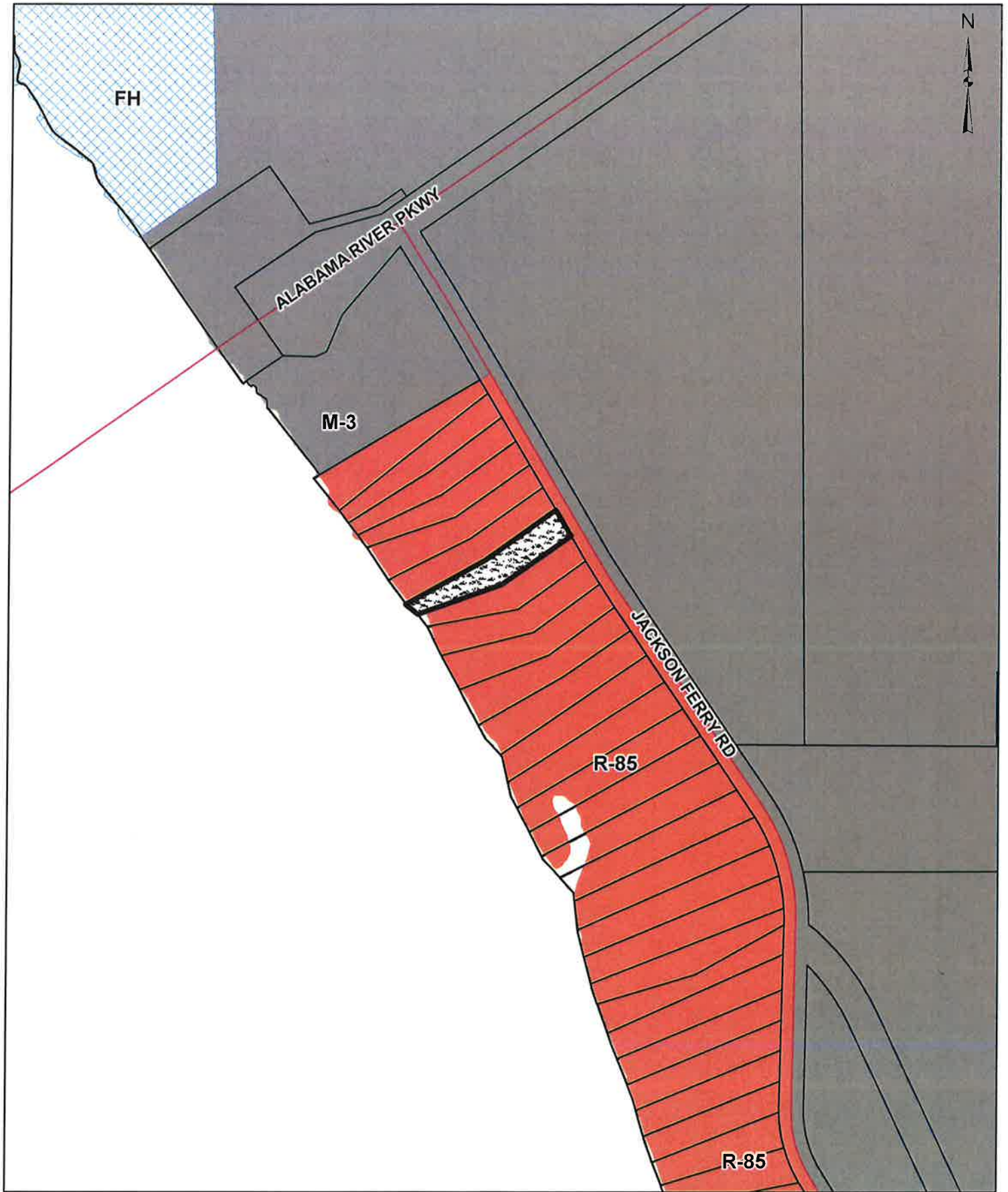
*The requests are a special exception for an accessory structure without a main dwelling and a 531 sq. ft. coverage variance.*

**COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION DISTRICT:** 4

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

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



Site Location 

1 inch = 400 feet

Item No. 1A



Site Location

1 inch = 100 feet

Item No. 1B

2. BD-2018-066 **PRESENTED BY:** Rakesh Patel

**REPRESENTING:** Same

**SUBJECT:** Request a special exception for sanitary facilities in an accessory structure located at 9664 Irving Lane in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to install plumbing in a new accessory structure. The Board approved a coverage variance for this accessory structure at the last meeting on November 15, 2018 and the petitioner stated that there would be plumbing; however it was not advertised.

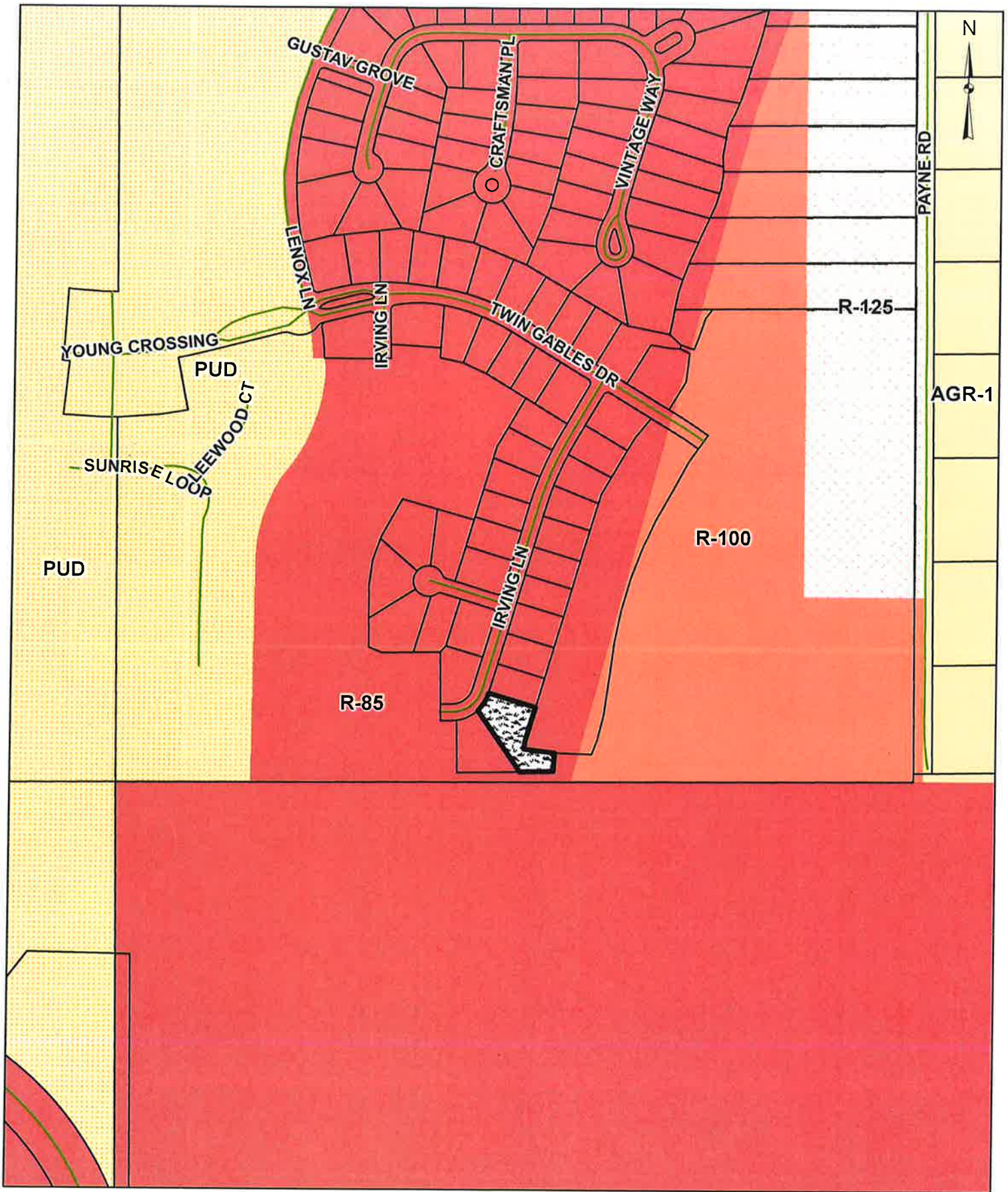
The Sturbridge Architectural Review Board has reviewed and approved the request.

*The request is a special exception for sanitary facilities in an accessory structure.*

**COUNCIL DISTRICT: 8**

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

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



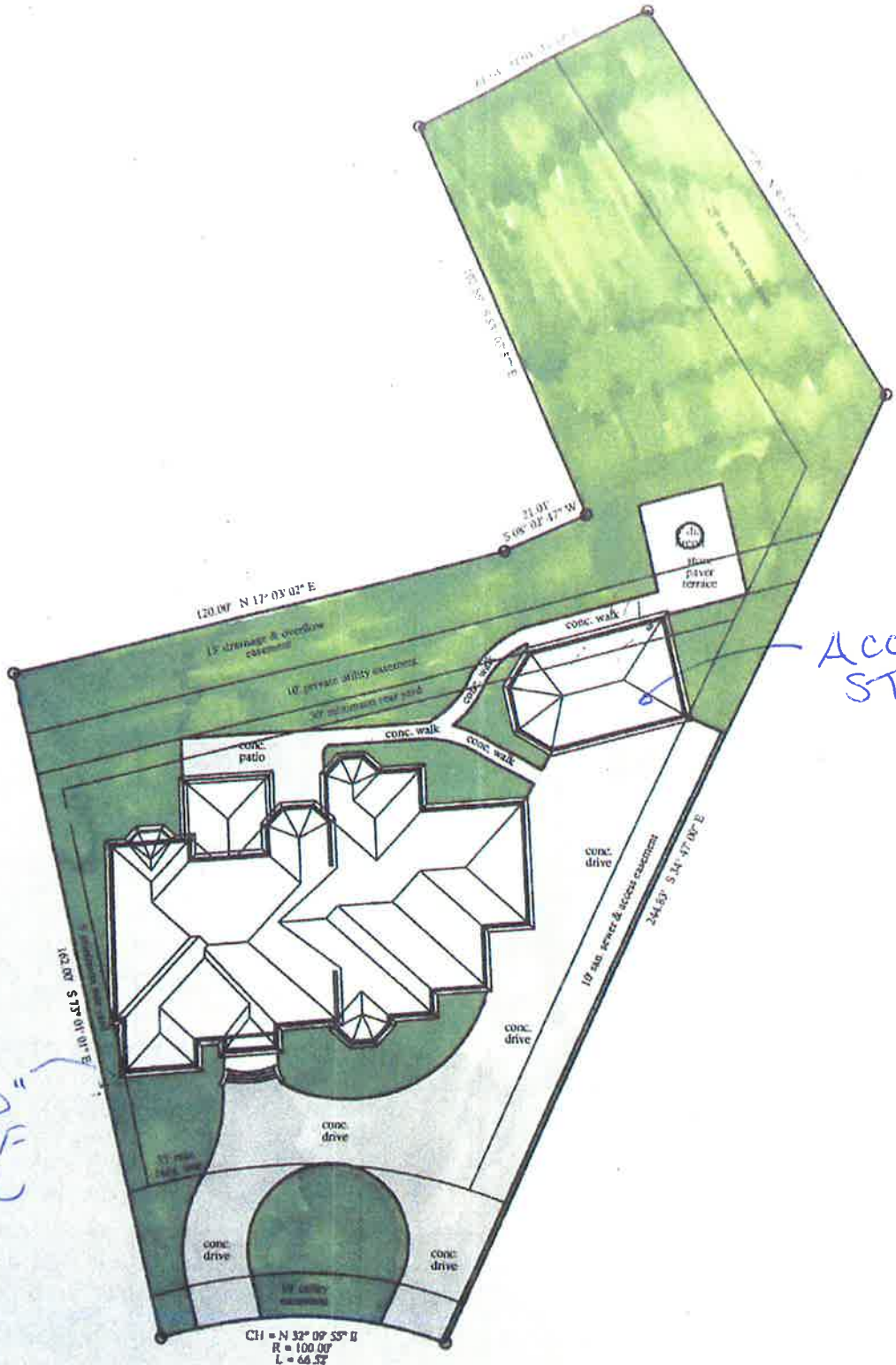
Site Location 

1 inch = 400 feet

Item No. 2A

5'-0" OFF PL

ACCESSORY STRUCTURE



IRVING LANE

LOT 20/C - PLAT 21  
STURBRIDGE SUBDIVISION  
MONTGOMERY, ALABAMA

site plan  
SCALE 1" = 20'





BIRCHWOOD CT

IRVING LN



Site 

1 inch = 100 feet

Item 2C

**COMPLAINT**

3. BD-2018-068 **PRESENTED BY:** Vernell Junius

**REPRESENTING:** Same

**SUBJECT:** Request a coverage variance for an additional accessory structure to be located at 2620 Sheffield Court in an R-65-s (Single-Family Residential) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to maintain a 264 sq. ft. (12 ft. x 22 ft.) accessory structure, along with three (3) existing accessory structures as follows:

- 6 ft. x 6 ft. (36 sq. ft.) – existing shed
- 8 ft. x 10 ft. (80 sq. ft.) – existing shed
- 20 ft. x 20 ft. (400 sq. ft.) – existing open canopy
- 12 ft. x 22 ft. (264 sq. ft.) – new shed

Total coverage is 780 sq. ft., whereas 585 sq. ft. is allowed. The new 264 sq. ft. accessory structure will be attached to the 400 sq. ft. accessory structure, making it one structure.

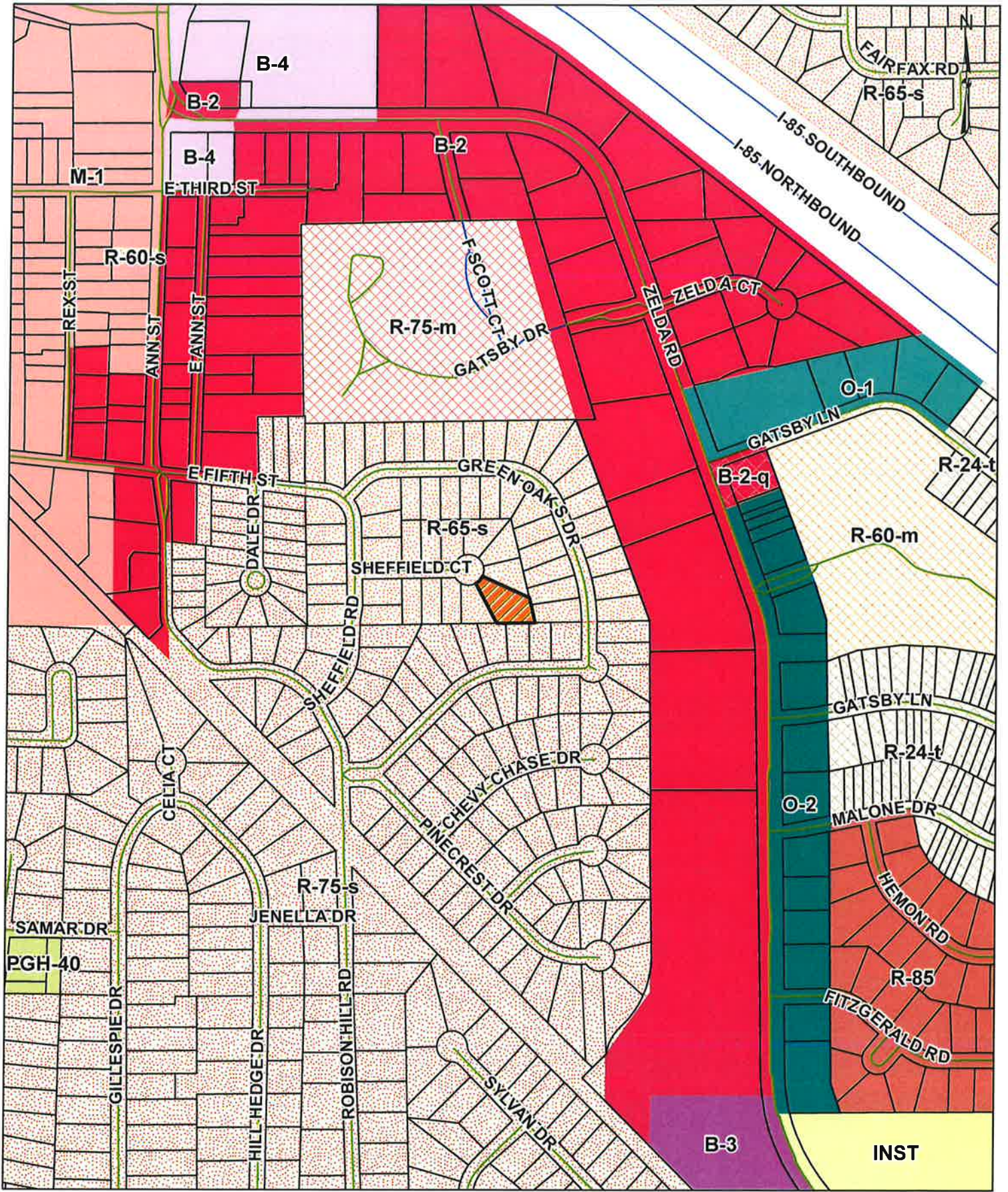
**Land Use Division:** All of the structures meet or exceed the setback requirements and separation requirements.

*The variance requested is a 195 sq. ft. coverage variance.*

**COUNCIL DISTRICT: 3**

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

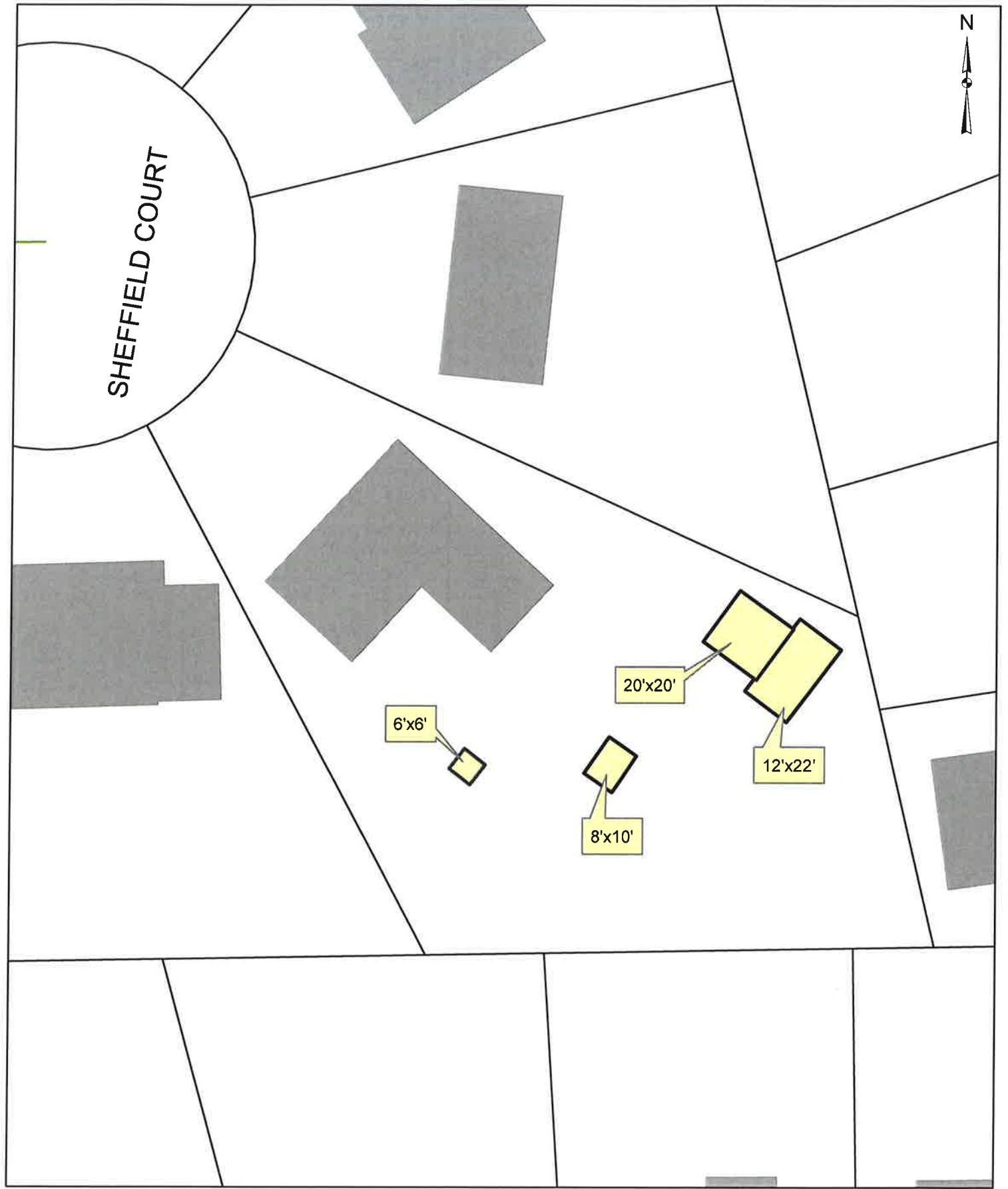
*ACTION TAKEN:* \_\_\_\_\_



Site Location 

1 inch = 400 feet

Item No. 3A



Site Location 

1 inch = 30 feet

Item No. 3B



Site Location

1 inch = 40 feet

Item No. 3C

4. BD-2018-069 **PRESENTED BY:** Doug & Stephanie Moseley

**REPRESENTING:** Same

**SUBJECT:** Request a side yard variance for addition to the dwelling located 2160 Allendale Road in an R-125 (Single-Family Residential) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to construct an addition that includes a 22 ft. x 19 ft. screened porch, a connecting covered walkway, and a 10 ft. x 20 ft. carport to come to the side property line, whereas 20 ft. is required.

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

*The request is a 20 ft. side yard variance.*

**COUNCIL DISTRICT:** 7

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

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



Site Location 

1 inch = 400 feet

Item No. 4A

NO.	REVISION	DATE

Drawn by: JRM  
 Checked by: JRM  
 Project Name: MOSELEY  
 Date: 15 OCT 2018  
 Scale: 1/32"=1'-0"

JANE ROBERTSON ALLEN  
 MARSHALL, ALABAMA  
 MONTGOMERY, AL

MOSELEY RESIDENCE  
 2160 ALLENDALE ROAD  
 MONTGOMERY, AL  
 SITE PLAN

Sheet Reference Number:  
 S-1  
 SHEET 10 OF 10

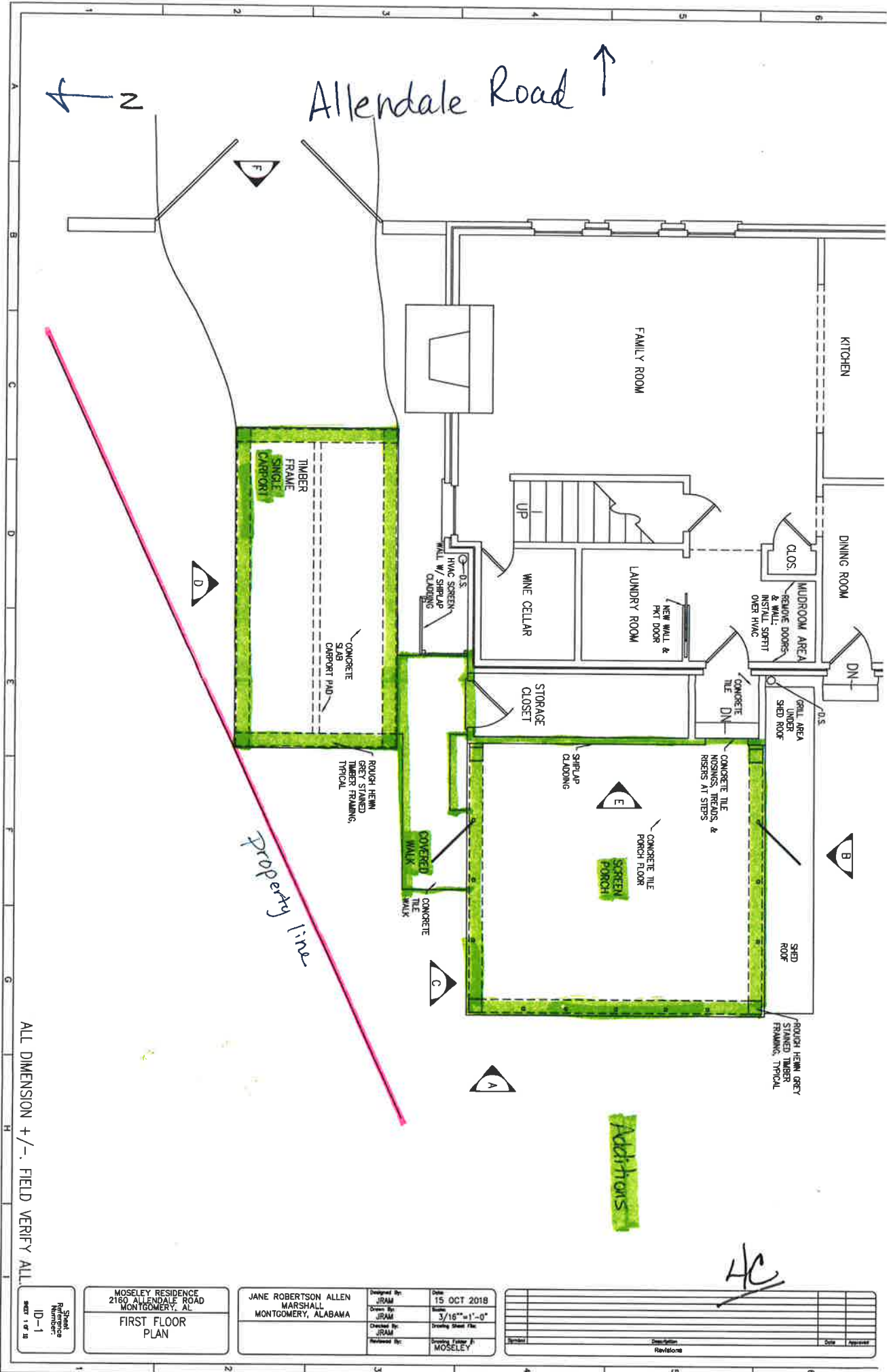
4



ALL DIMENSION +/- FIELD VERIFY ALL

4B





Allendale Road ↑

← 2

Property line

Additions

HC

ALL DIMENSION +/- FIELD VERIFY ALL

Sheet Reference Number: <b>ID-1</b> <small>SEE 1 OF 18</small>	MOSELEY RESIDENCE 2160 ALLENDALE ROAD MONTGOMERY, AL	JANE ROBERTSON ALLEN MARSHALL MONTGOMERY, ALABAMA	Designed By: JRAM	Date: 15 OCT 2018	<table border="1"> <thead> <tr> <th>Symbol</th> <th>Description</th> <th>Date</th> <th>Appr'd</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Symbol	Description	Date	Appr'd																
	Symbol	Description	Date	Appr'd																					
<b>FIRST FLOOR PLAN</b>	Drawn By: JRAM	Checked By: JRAM	Scale: 3/16" = 1'-0"	Drawing Sheet File: MOSELEY																					



ALLENDALE RD

Site 

1 inch = 40 feet  
Item 4D