

# Board of Adjustment Agenda

January 17, 2019 – 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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**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 December 20, 2018 meeting**

**January 17, 2019**

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
1.	2019-001	Lehman R. Sloan III	R-125	3124 Woodley Terrace (New dwelling - side & front yard variances)	1
2.	2019-002	Cornelius Maryland	R-85	2212 Cannonball Drive (Sanitary facilities in accessory structure)	2
3.	2019-003	NexAir/Elemental Properties	M-1	1221 Newell Parkway (Special exception for above ground storage tanks)	3

*The next Board of Adjustment meeting is on February 21, 2019*

1. BD-2019-001 **PRESENTED BY:** Lehman R. Sloan III

**REPRESENTING:** Same

**SUBJECT:** Request a side yard variance and a front yard variance for a new dwelling to be located at 3124 Woodley Terrace in an R-125 (Single-Family Residential) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to construct a new dwelling to come within 7 ft. of the side property line, whereas 10 ft. is required, and within 36 ft. of the front property line, whereas 50 ft. is required.

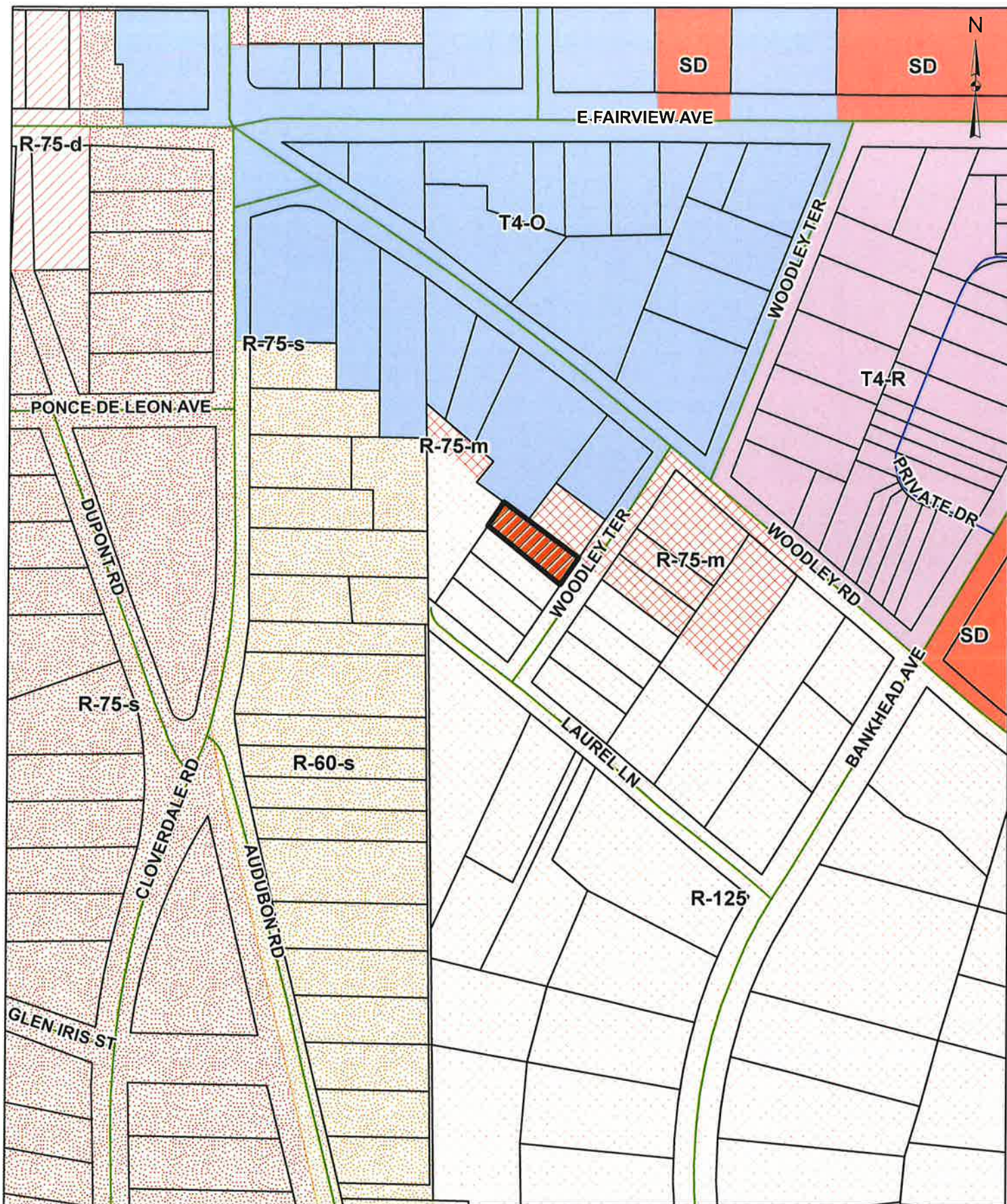
*The requests are a 3 ft. side yard variance and a 14 ft. front yard variance.*

**COUNCIL DISTRICT:** 7

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

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





Site Location 

1 inch = 200 feet

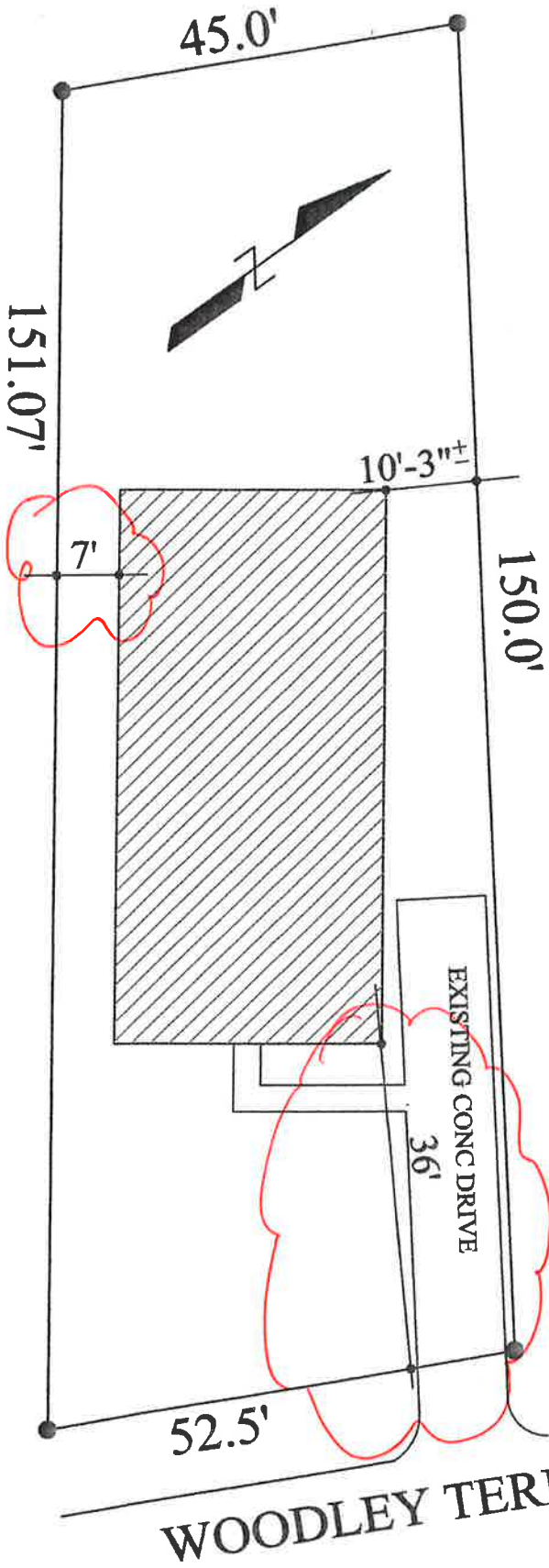
Item No. IA



LOT-12  
WOODLEY TERRACE  
MONTGOMERY, ALABAMA

SITE PLAN

SCALE: 1" = 20.00'







Site Location

1 inch = 30 feet

Item No. IC

2. BD-2019-002 **PRESENTED BY:** Cornelius Maryland

**REPRESENTING:** Same

**SUBJECT:** Request a special exception for sanitary facilities in an accessory structure located at 2212 Cannonball Drive in an R-85 (Single-Family Residential) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to install plumbing in the existing accessory structure.

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

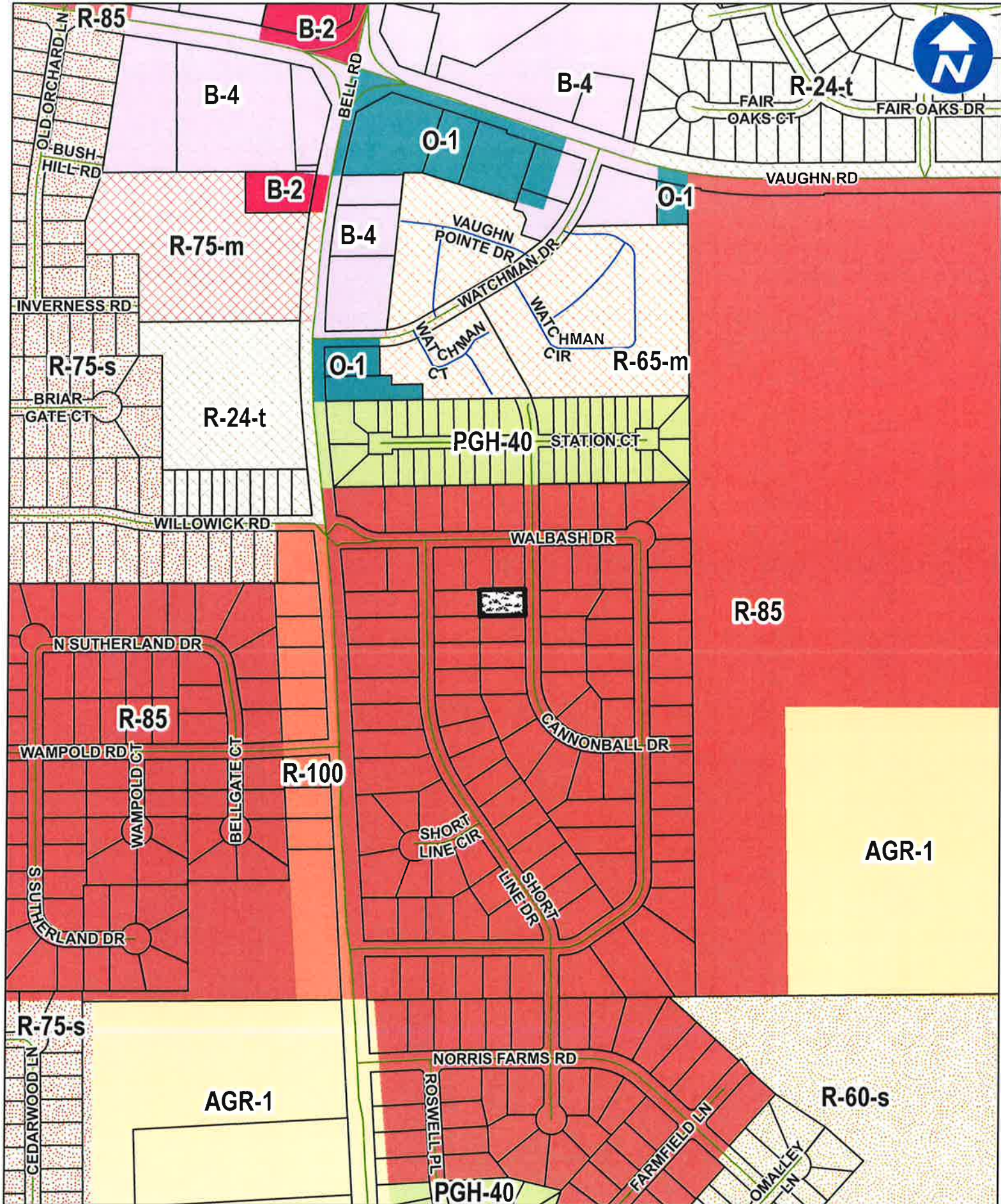
**Land Use Division:** If approved, it should be stipulated the accessory structure cannot be used for living purposes.

**COUNCIL DISTRICT: 8**

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

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





Site 

1 inch = 400 feet  
 Item 2A





Site Location

1 inch = 30 feet

Item No. 2B

3. BD-2019-003 **PRESENTED BY:** NexAir, LLC / Elemental Properties, LLC

**REPRESENTING:** Elemental Properties, LLC

**SUBJECT:** Request a special exception for above ground storage tanks to be located at 1221 Newell Parkway in an M-1 (Light Industrial) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to place two (2) bulk storage tanks estimated to be 1,500 gallons to 3,000 gallons per tank. Any amount exceeding 500 gallons requires a special exception from the Board of Adjustment. The tanks will be placed behind a “future” building.

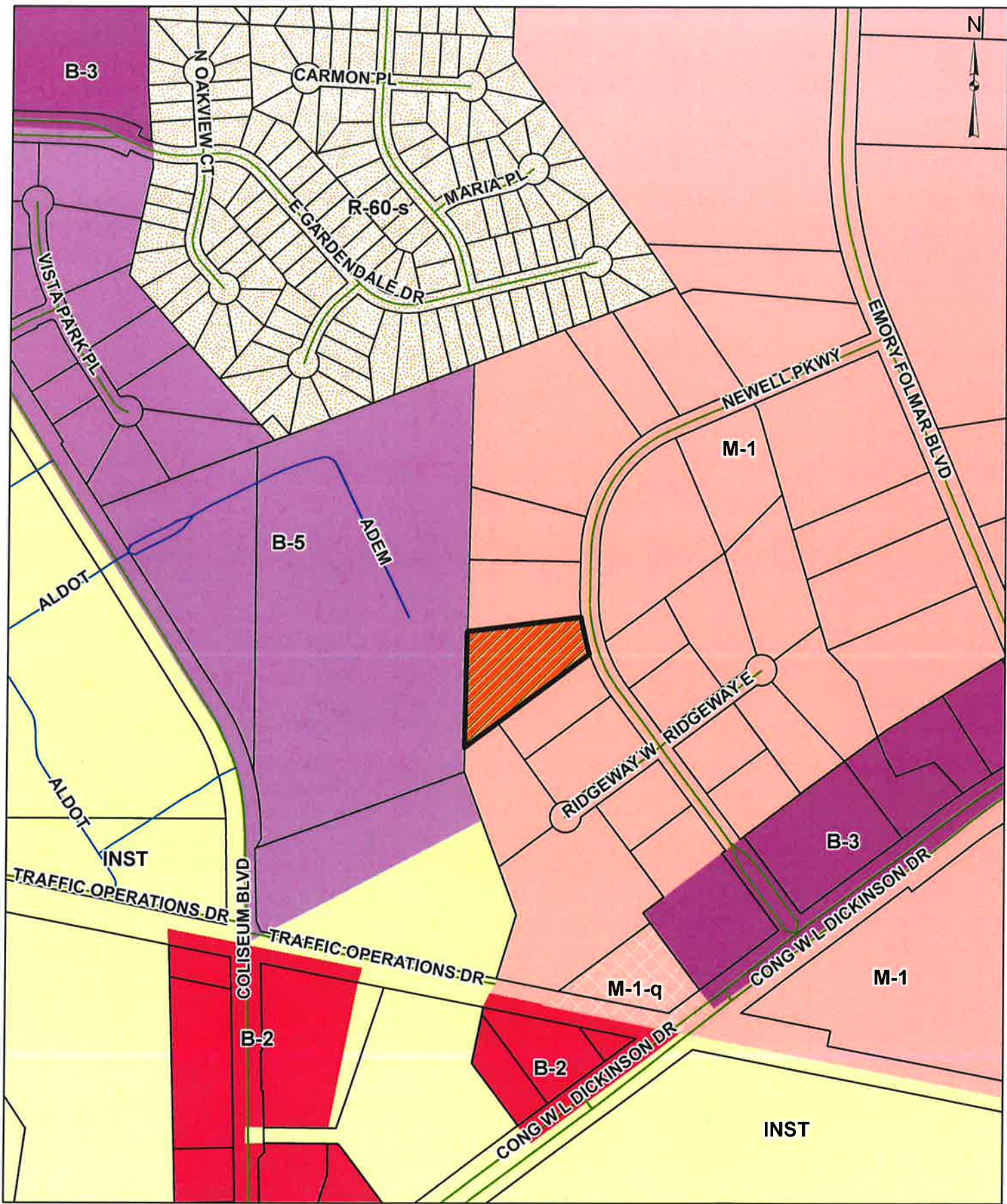
*The request is a special exception for two (2) above ground storage tanks exceeding 500 gallons.*

**COUNCIL DISTRICT: 2**

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

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

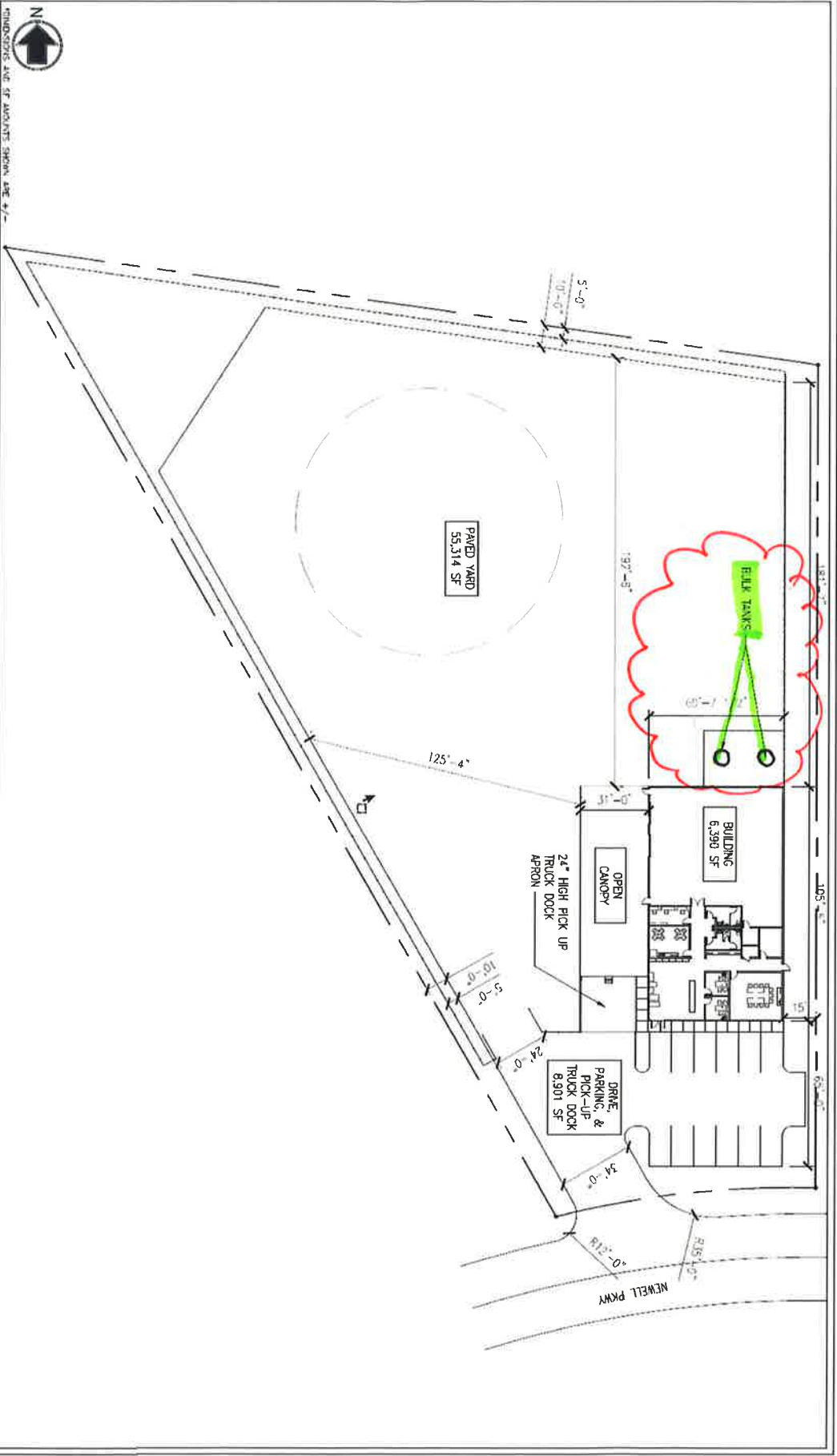




Site Location 

1 inch = 400 feet

Item No. 3A



Pre-Design Study for  
**nexAir**  
 Montgomery, AL

PROJECT NO.  
 NX04  
 DATE  
 8/27/18

PROJECT TITLE  
 SITE PLAN

SCALE  
 1" = 40'-0"

SHEET  
 A1.0





# Bulk Tanks – Birmingham, Alabama

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## Nitrogen / Oxygen

30



*Example*

nexa

# Bulk Tanks – Dothan, Alabama

## Nitrogen / Oxygen



Example



# Birmingham, Alabama

3E



Example

nexAir Business Confidential

nexAir

# Little Rock, Arkansas



Example

next





Site 

1 inch = 100 feet

Item 3G