## Board of Adjustment Agenda

April 16, 2020 – 5:00 p.m.

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

Cory Johnson

**Bart Prince** 

Pickett Reese

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 February 20, 2020 meeting

April 16, 2020						
<u>Item</u>	<u>File</u>	<u>Petitioner</u>	Zone	Location/Request	<u>Page</u>	
1.	2020-007	Abraham Godinez	R-75-s	Lamar Road (Mobile home)	1	
2.	2020-008	JaKaya Sanders	AGR-2	2951 Colbert Court (Mobile home)	2	
3.	2009-022	Esequiel Avila	R-60-s	205 Federal Drive (Accessory structure)	3	
4.	2020-009	Keith Rodgers	R-75-s	576 Dunbarton Road (Privacy fence)	4	
5.	2020-001	Valerie Brown	B-2	2200 Madison Avenue (Cosmetology school)	5	
6.	2020-010	JoAnne Tiller	R-75-s	1527 Marlowe Drive (Carport)		
7.	2020-012	Mansa- MGM LLC	PUD	Berryhill Road & EastChase Loop (Height & story variance)		

The next Board of Adjustment meeting is on May 21, 2020

1. BD-2020-007 PRESENTED BY: Abraham Godinez

REPRESENTING: Same

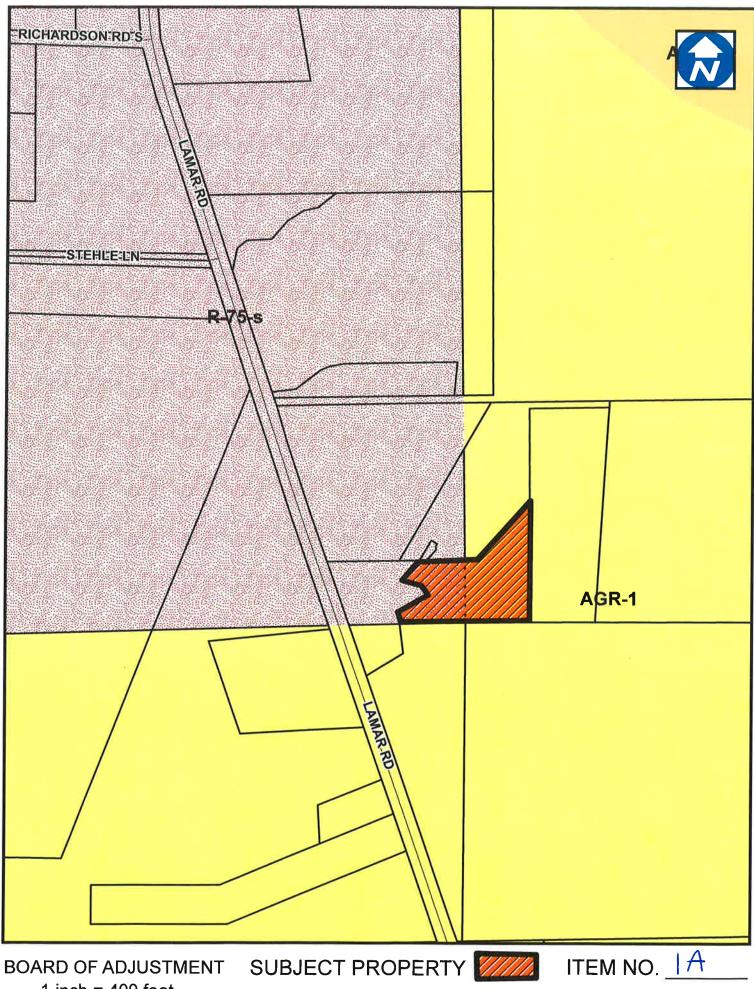
**COUNCIL DISTRICT: 4** 

**SUBJECT**: Request a special exception for a mobile home for living purposes to be located on a parcel approximately 300 ft. west of Lamar Road, and approximately 1,600 ft. south of Stehle Lane, in AGR-1 (Residential Agriculture) and R-75-s (Single Family Residential) Zoning Districts.

**REMARKS**: This request is being made to give the petitioner permission to place a mobile home for living purposes on an approximate 3 acre parcel. This property has split zoning; however the mobile home will be in the AGR-1 zoning of the property, which is at least 500 ft. off Lamar Road.

The request is a special exception for a mobile home for living purposes.

81			
COMMENTS	0		
ACTION TAKEN.			



1 inch = 400 feet







BOARD OF ADJUSTMENT SUBJECT PROPERTY 1 inch = 400 feet



ITEM NO. 18

2. BD-2020-008 PRESENTED BY: JaKaya Sanders

REPRESENTING: Same

SUBJECT: Request a special exception for a mobile home for living purposes to be located at 2951 Colbert Court\* in an AGR-2 (General Agriculture) Zoning District.

REMARKS: This request is being made to give the petitioner permission to place a mobile home for living purposes on a lot with an existing dwelling.

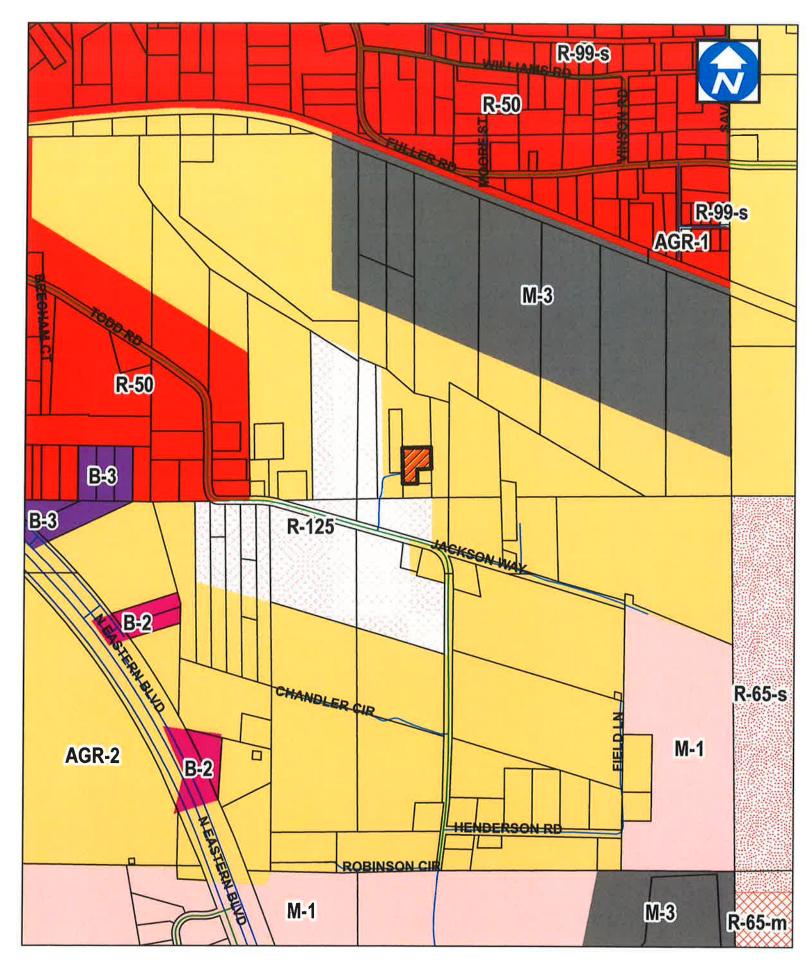
\*Private Street

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

COUNCIL DISTRICT: 2

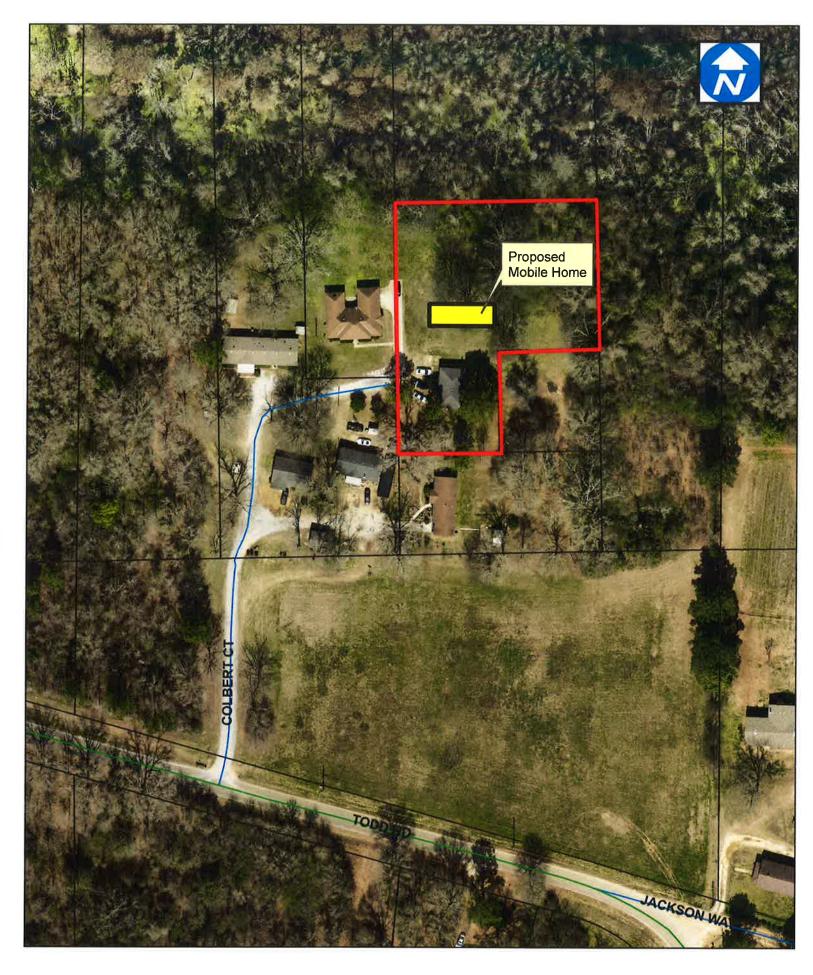
COMMENTS

ACTION TAKEN:





1 inch = 700 feet Item  $\triangle A$ 



1 inch = 100 feet Item 2B

3. BD-2009-022 PRESENTED BY: Esequiel Avila

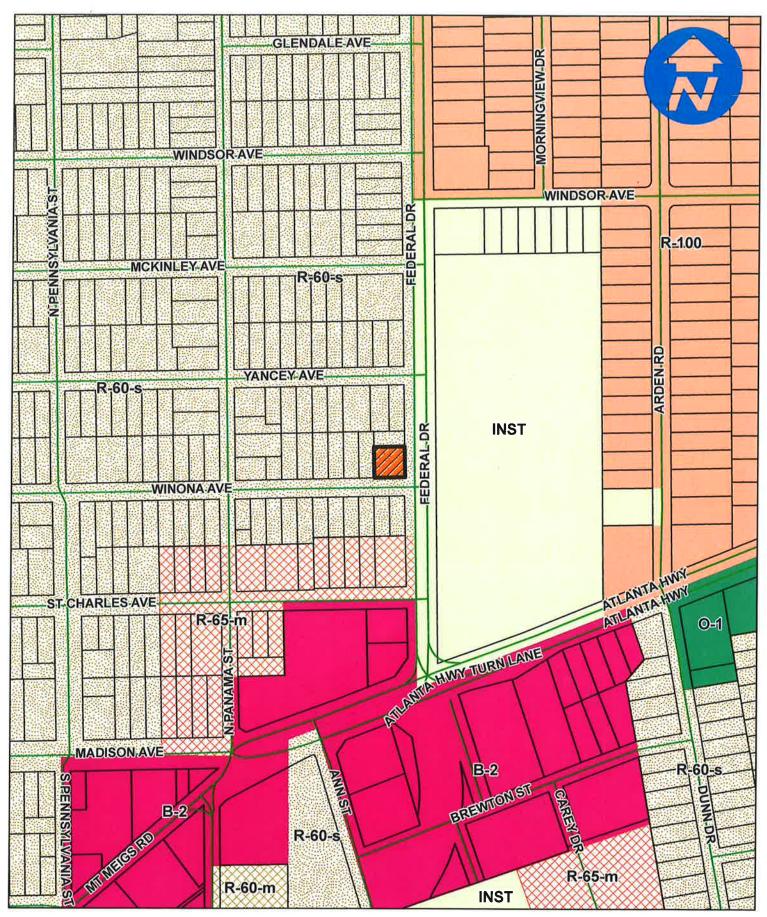
REPRESENTING: Same

**SUBJECT**: Request a rear yard variance and a separation between structures variance for an accessory structure located at 205 Federal Drive in an R-60-s (Single-Family Residential) Zoning District.

**REMARKS**: This request is being made to give the petitioner permission to finish construction on an accessory structure that comes within 4 ft. 6 in. of the rear property line, whereas a 5 ft. is required, and comes within 5 ft. 8 in. of the main dwelling, whereas 10 ft. is required.

The request is a 6 in. rear yard variance and a 4 ft. 4 in. separation between structures variance.

COUNCIL DISTRICT: 3					
COMMENTS					
ACTION TAKEN:					



Site Location

1 inch = 300 feet

Item No. 3A





Site Location

1 inch = 30 feet

Item No. 38

4. BD-2020-009 **PRESENTED BY:** Keith Rodgers

**REPRESENTING:** Same

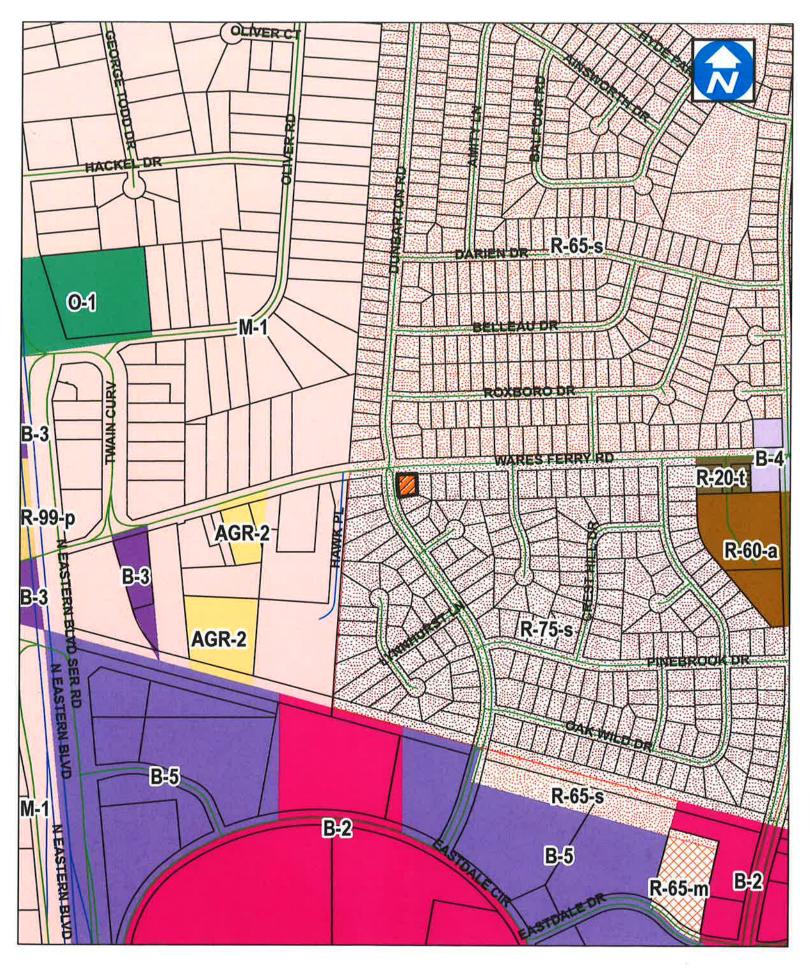
COUNCIL DISTRICT: 1

**SUBJECT**: Request a front yard variance and street side yard variance for a privacy fence located at 576 Dunbarton Road in an R-75-s (Single Family Residential) Zoning District.

**REMARKS**: This request is being made to give the petitioner permission to maintain an 8 ft. tall privacy fence, whereas 3 ft. is allowed. The privacy fence comes to the front property line (Wares Ferry Road) and within 7 ft. of the street side yard property line (Dunbarton Road), whereas 30 ft. is required for both.

The request is a 5 ft. height variance, 30 ft. front yard variance, and a 23 ft. street side yard variance.

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COMMENTS			
ACTION TAKEN:	5		



1 inch = 500 feet Item <u>4A</u>



Site Location

1 inch = 30 feet Item No. 4B

5. BD-2020-011 PRESENTED BY: Valerie Brown

REPRESENTING: Same

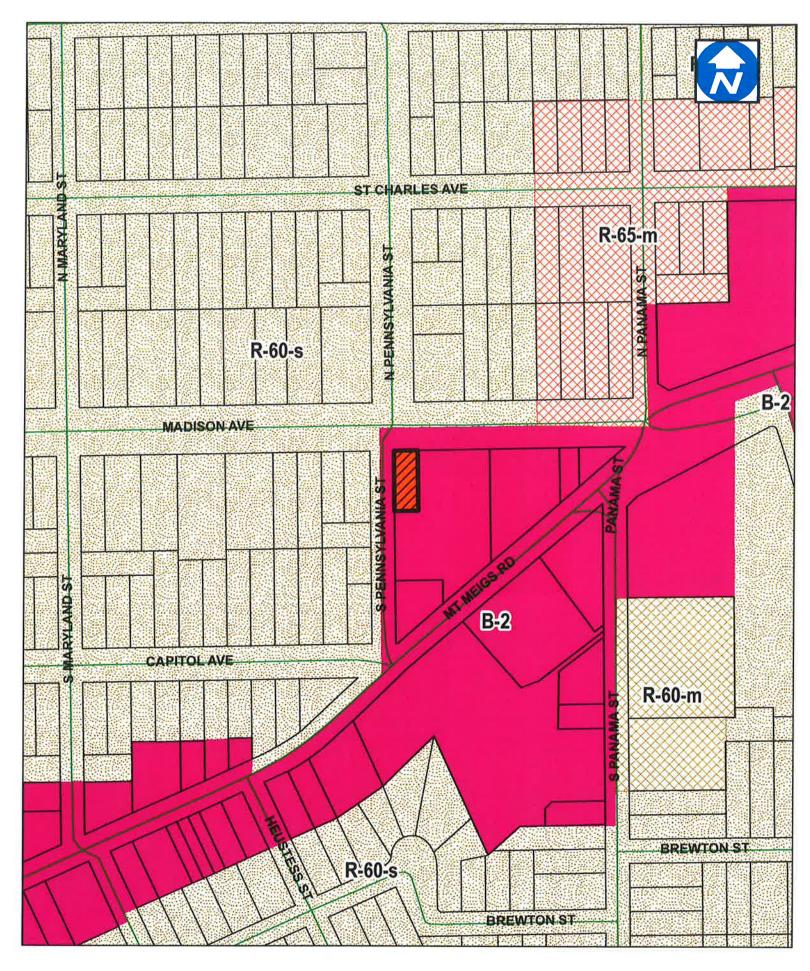
**COUNCIL DISTRICT: 3** 

**SUBJECT**: Request a special exception for a private school to be at 2200 Madison Avenue in a B-2 (Commercial) Zoning District.

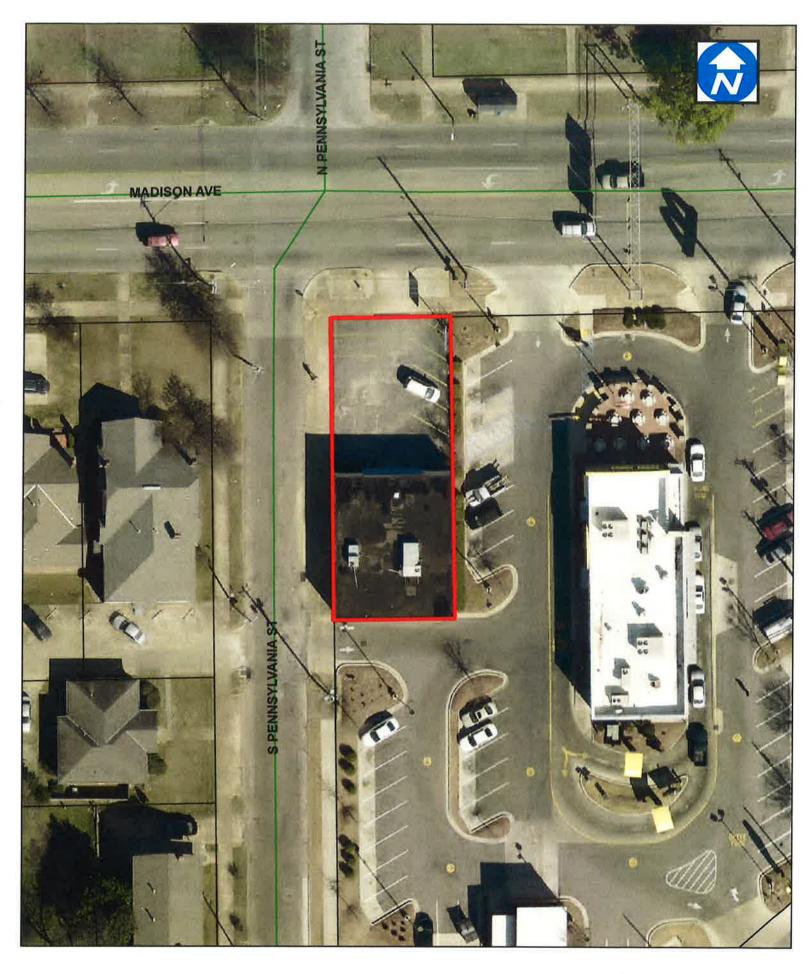
**REMARKS**: This request is being made to give the petitioner permission to operate a cosmetology school. Hours of operation will be Monday-Friday, 8:00 p.m.-10:00 p.m. There will be approximately 20 students.

The request is a special exception to operate a private school (cosmetology).

COMMENTS		 	 	
ACTION TAKEN	(ii)			



1 inch = 200 feet Item  $\underline{5A}$ 



1 inch = 40 feet Item \_\_\_5B 6. BD-2020-010 **PRESENTED BY:** JoAnne Tiller

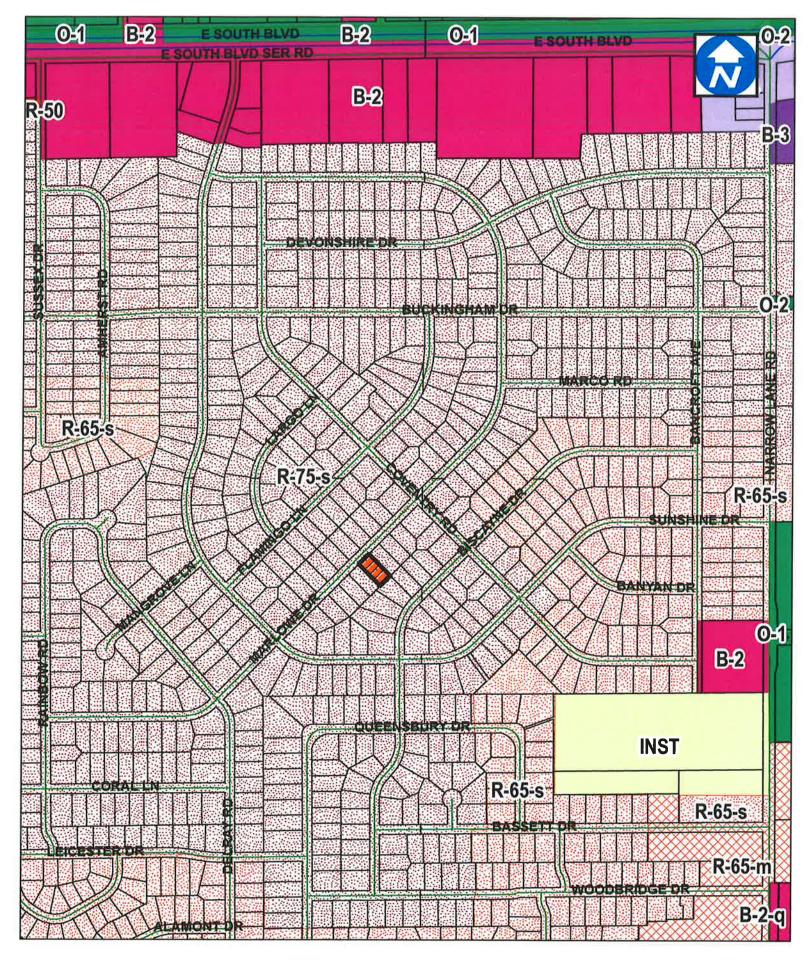
**REPRESENTING:** Same

**SUBJECT**: Request a side yard variance for an addition to come to the side property line to be located at 1527 Marlowe Drive in an R-75-s (Single-Family Residential) Zoning District.

**REMARKS**: This request is being made to give the petitioner permission to replace an attached carport that will come to the side yard property line, whereas 10 ft. is required.

The request is a 10 ft. side yard variance.

COUNCIL DISTRICT: 5		
COMMENTS		
ACTION TAKEN		





1 inch = 30 feet Item 68

7. BD-2020-012 PRESENTED BY: Mansa – MGM LLC

REPRESENTING: ALFA/Wilson Joint Venture, LLC % Jim Wilson & Assoc. LLC

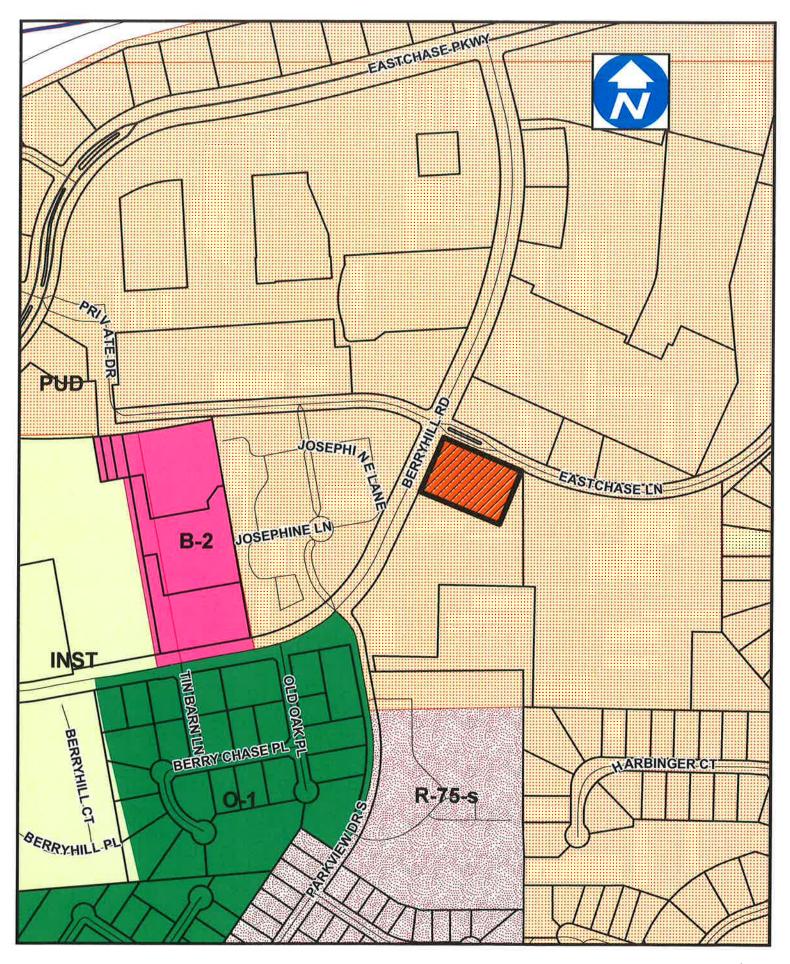
**SUBJECT**: Request a story variance and height variance for a new building to be located on the southeast corner of Berryhill Road and EastChase Lane in a PUD (Planned Unit Development) Zoning District.

**REMARKS**: This request is being made to give the petitioner permission to construct a 4-story hotel, whereas 3 stories is allowed. The building and sign will be a maximum of 66 ft. in height, whereas 45 ft. is allowed.

The requests are a 1 story variance and a 21 ft. height variance for the building and sign.

COMMENTS		 
ACTION TAKEN:		

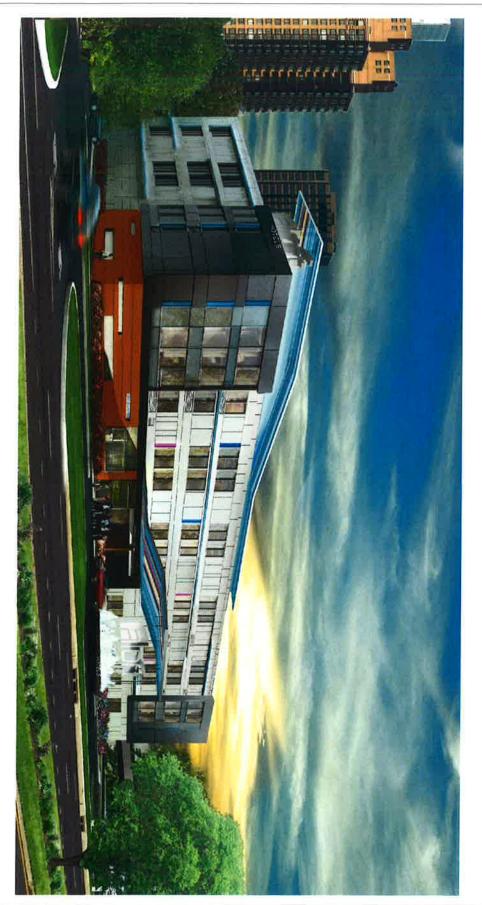
**COUNCIL DISTRICT: 9** 



BOARD OF AJUSTMENT SUBJECT PROPERTY 1 inch = 400 feet



ITEM NO. <u>7A</u>



210

HOTELS

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AUF HOTELS WARROTT

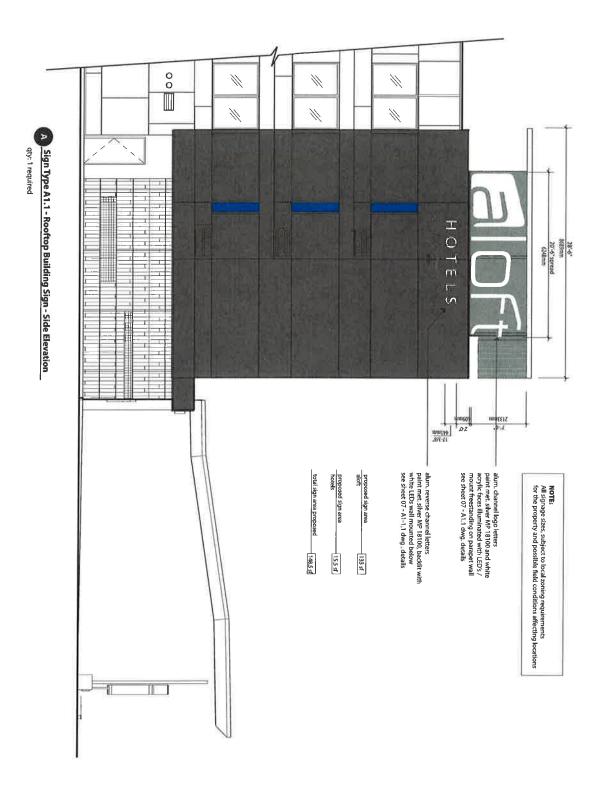
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FRESPECTIVE

PERSPECTIVE

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Manual Informational Inc.
19400 Fernande Road
Eathwarta NO 20917
(201) 200-2000

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HOTELS

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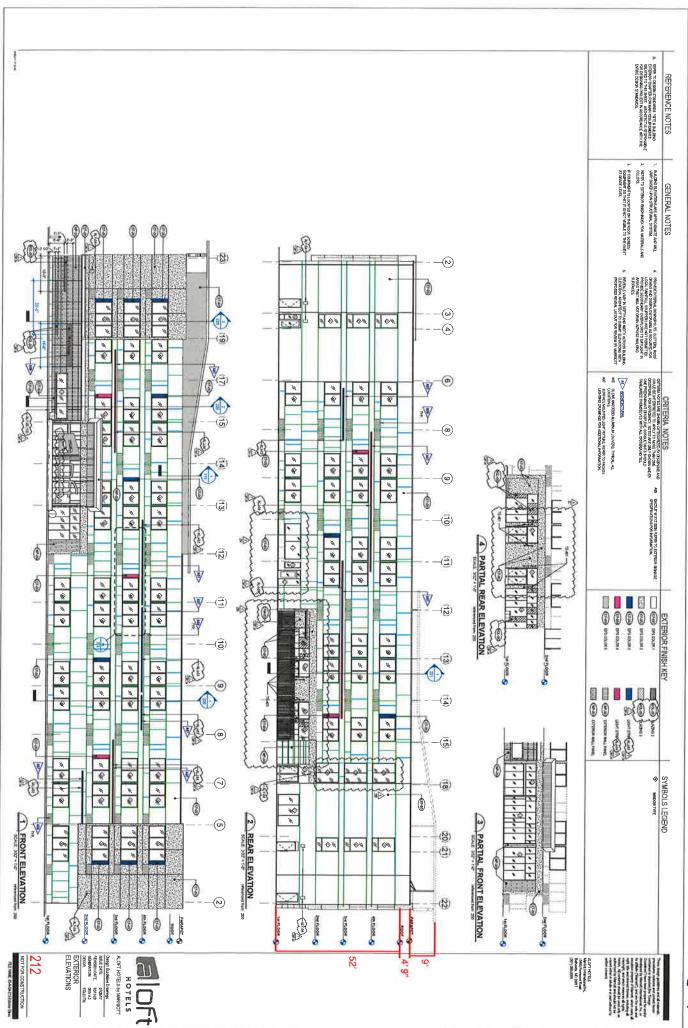
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Sign Type A1.1 Building Roof ID

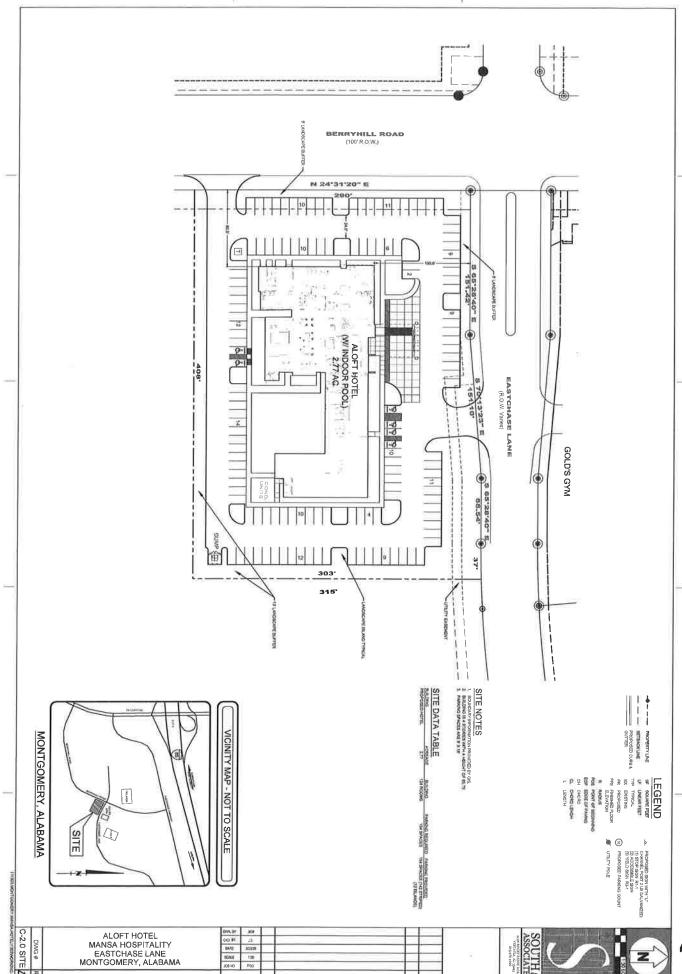
JULY 2018

Exterior Signage Specification

10400 Fernwood Road Bethesda, Maryland 20817-1102 







SITE PLAN

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BOARD OF AJUSTMENT SUBJECT PROPERTY

ITEM NO. 7F