

# Board of Adjustment Agenda

November 19, 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

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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 October 15, 2020 meeting.**

**November 19, 2020**

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
1.	2020-041	Curtis Drew	R-75-s	912 Avondale Road (Accessory structure & RV)	1
2.	2020-047	Flowers & White Engineering	B-2	5960 East Shirley Lane (Parking variance)	2
3.	2011-038	Terry O. Briggs	M-1	6004 East Shirley Lane (Church)	3
4.	2020-043	Leah Griffin	R-85	506 Old Mitylene Court (Addition to dwelling)	4
5.	2020-044	Corsheka Cook	AGR-1	3063 Cantelou Loop (Mobile home)	5
6.	2020-045	Neal Maraman	AGR-1	3945 Robert C. Ham Road (Mobile home)	6
7.	1993-134	Angela G. Wilson	AGR-1	6654 Norman Bridge Road (Mobile home)	7
8.	2020-046	Jorge Fernandez	AGR-1	2601 Cantelou Road (Mobile home)	8
9.	1977-259	Amanda Kay Armstrong	R-100	1345 Glen Grattan (Accessory structure)	9
10.	2020-048	Kim Bunke	R-75-s	3144 Montezuma Road (Privacy fence)	10
11.	2020-048	Jerry & Bonnie Abrams	R-100	93 Ranch Drive (Detached carport)	11
12.	1950-050	Faith Outreach Ministries, Inc.	INST	1931 Highland Avenue (Transitional housing/ outreach programs)	12

*The next Board of Adjustment meeting is on December 17, 2020*

1. BD-2020-041 **PRESENTED BY:** Curtis Drew

**REPRESENTING:** Same

**SUBJECT:** Request a special exception to store a recreational vehicle in the required front and side yard, a front yard variance and a separation between structures variance to maintain an accessory structure on the property located at 912 Avondale Road in an R-75-s (Single-Family Residential) Zoning District.

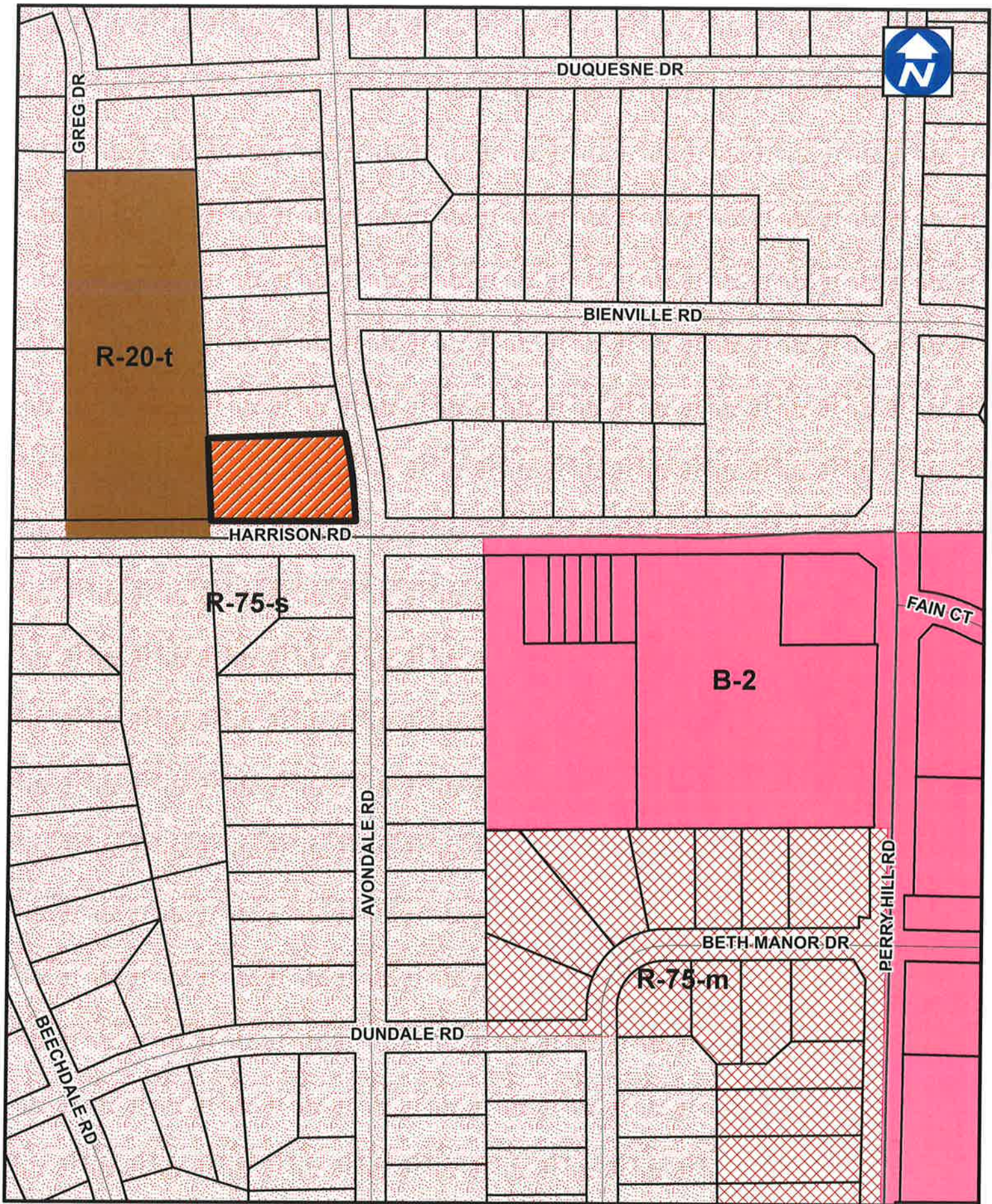
**REMARKS:** This request is being made to give the petitioner permission to store a recreational vehicle (RV). The RV is stored under a detached RV carport cover that is 23 ft. off the front property line, whereas 30 ft. is required. The RV cover is also 3 ft. from the dwelling and 3 ft. off an existing utility shed, whereas a 10 ft. separation between structures is required for both.

*The requests are a special exception to store a recreational vehicle in the required front and side yards, a 7 ft. front yard variance, and 7 ft. separation between structures variances.*

*This request was delayed at the October 15, 2020 meeting for the petitioner to determine if he could move the building back.*

**COUNCIL DISTRICT:** 1





BOARD OF AJUSTMENT

SUBJECT PROPERTY



ITEM NO. 1A

1 inch = 200 feet





BOARD OF AJUSTMENT

SUBJECT PROPERTY



ITEM NO.

1B

1 inch = 50 feet



2. BD-2020-047 **PRESENTED BY:** Flowers & White Engineering

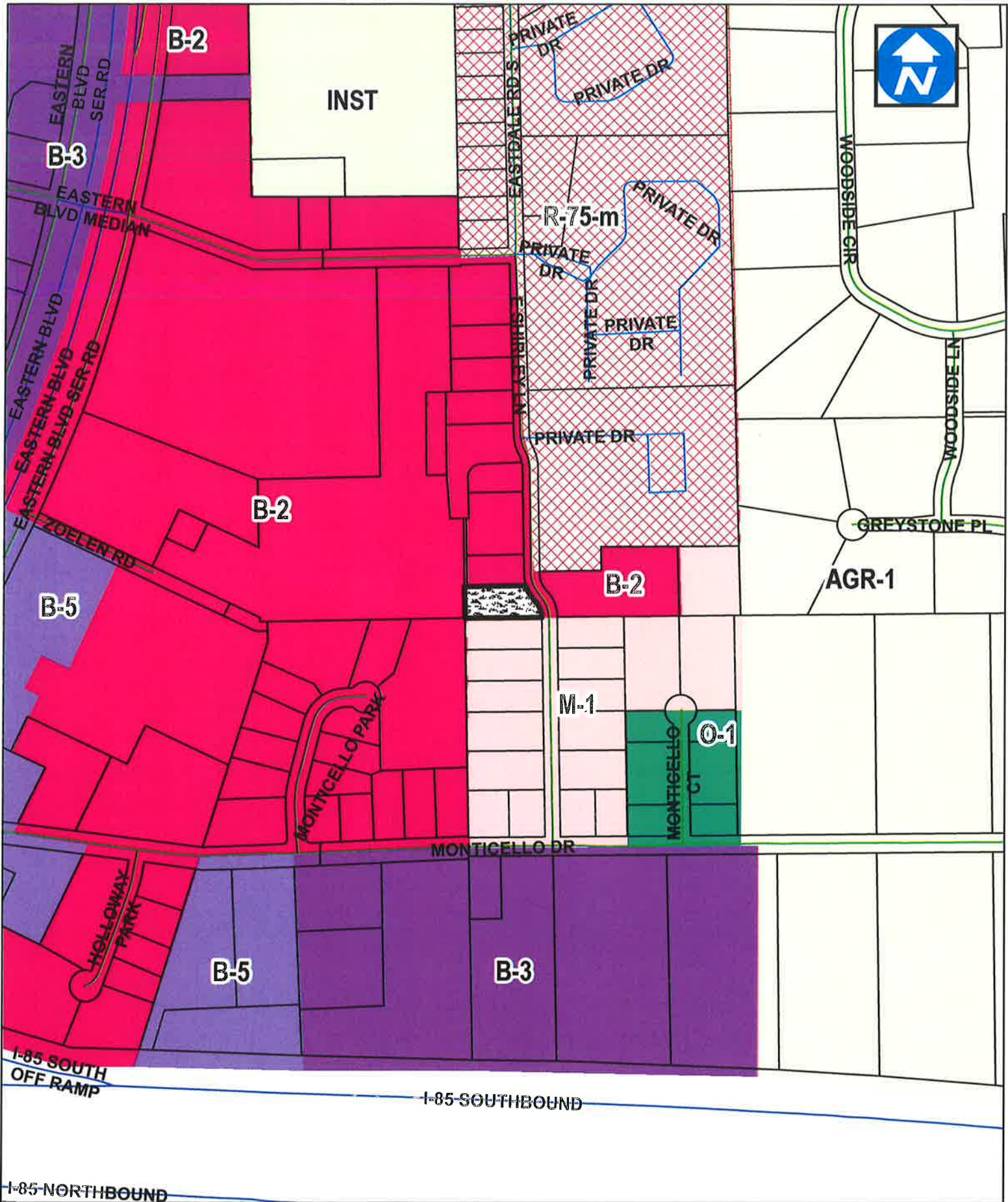
**REPRESENTING:** Gulf States Distributors

**SUBJECT:** Request a parking variance for an addition to the building located at 5960 East Shirley Lane in a B-2 (Commercial) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to construct a 1,590 sq. ft. addition, for a total of 8,149 sq. ft. A total of 12 parking spaces will be provided, whereas 20 parking spaces are required.

The request is an 8 space parking variance.

**COUNCIL DISTRICT: 9**



Site 

1 inch = 400 feet

Item 2A







BOARD OF ADJUSTMENT  
1 inch = 50 feet

SUBJECT PROPERTY



ITEM NO.

20

3. BD-2011-038 **PRESENTED BY:** Terry O. Briggs

**REPRESENTING:** New Oil Revival

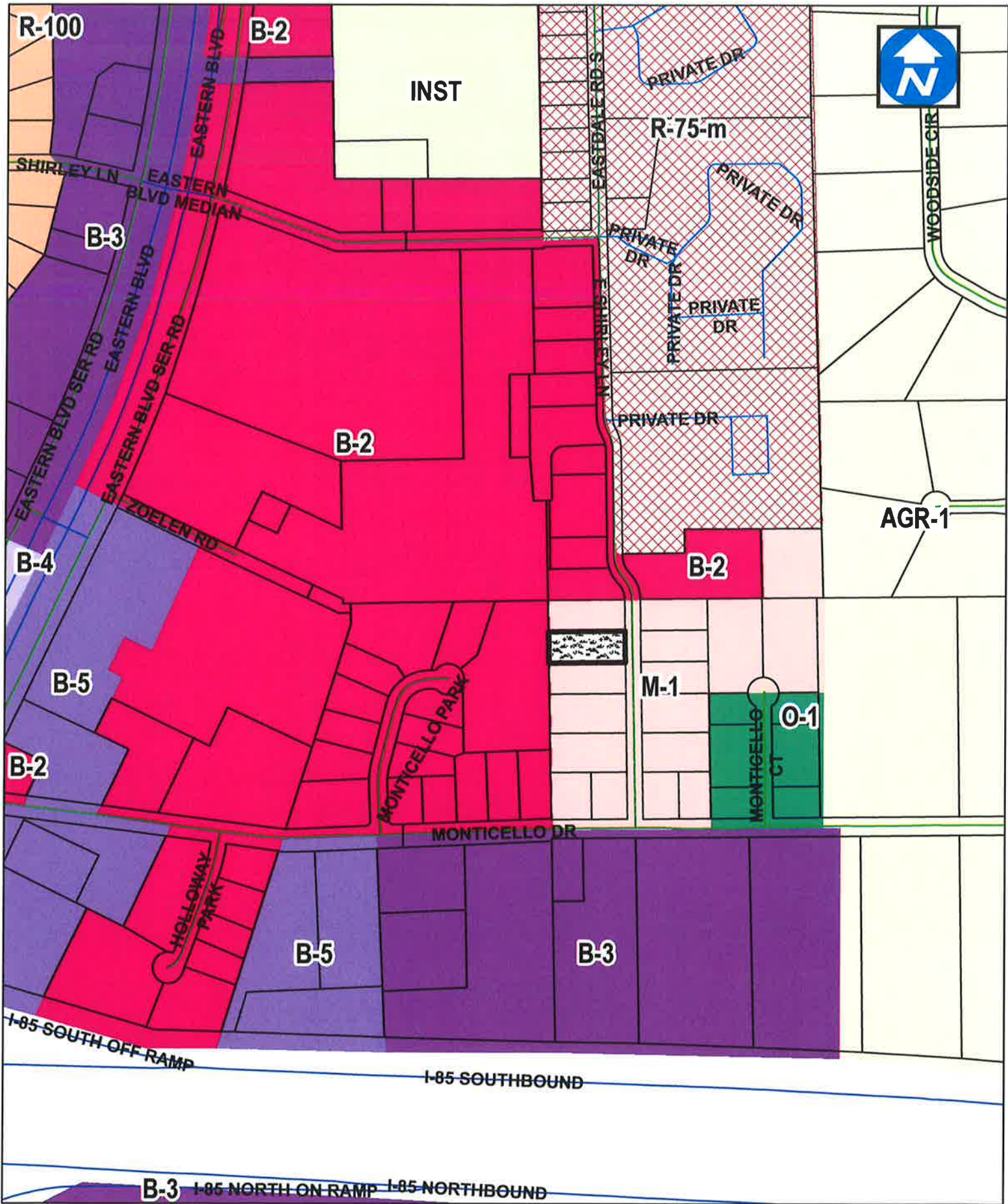
**SUBJECT:** Request a special exception for church use in a building located at 6004 East Shirley Lane in an M-1 (Light Industrial) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to use the front building on this property for church use. Hours of service will be Sunday, 10:30 a.m. – 12:00 p.m. There are approximately 20-25 regular members, however 8-10 are currently attending due to the pandemic. Five (5) parking spaces are required for their use, and there are 37 spaces onsite. Tenants in the other spaces are not open during church service hours.

*The request is a special exception for church use.*

**COUNCIL DISTRICT: 9**





Site 

1 inch = 400 feet

Item 3A





Tenant Space

E SHIRLEY LN

6000

6008

6012

Site 

1 inch = 40 feet

Item 3B



4. BD-2020-043 **PRESENTED BY:** Leah Griffin

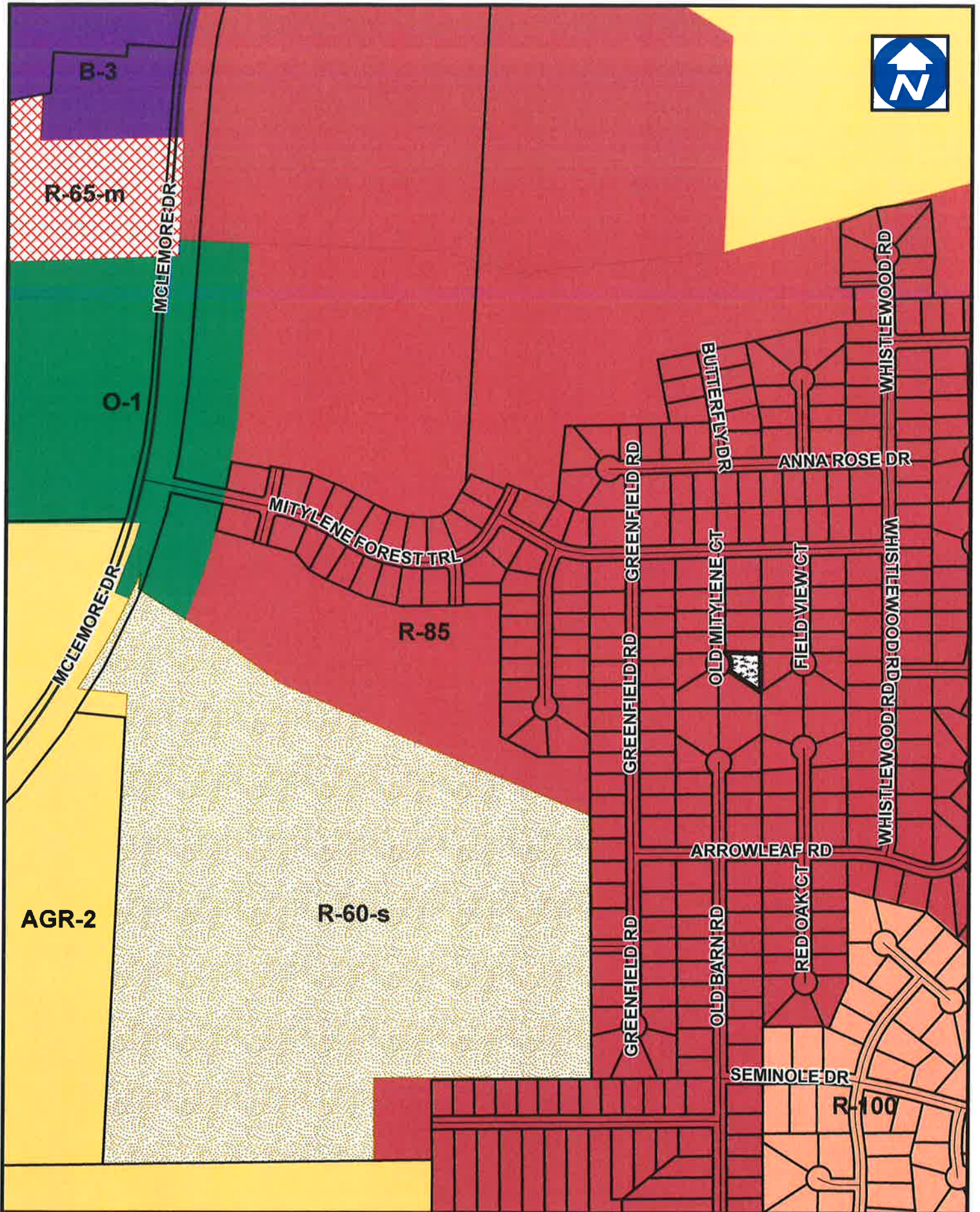
**REPRESENTING:** Same

**SUBJECT:** Request a rear yard variance for an addition to the dwelling located at 506 Old Mitylene Court in an R-85 (Single-Family Residential) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to construct an addition that will come within 17 ft. of the rear yard, whereas 30 ft. is required.

*The request is a 13 ft. rear yard variance.*

**COUNCIL DISTRICT: 1**



BOARD OF ADJUSTMENT  
1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 4A





BOARD OF ADJUSTMENT  
1 inch = 50 feet

SUBJECT PROPERTY



ITEM NO.

4B

5. BD-2020-044 **PRESENTED BY:** Corsheka Cook

**REPRESENTING:** Same

**SUBJECT:** Request a special exception for a mobile home for living purposes to be located at 3063 Cantelou Loop in an AGR-1 (Residential Agriculture) Zoning District.

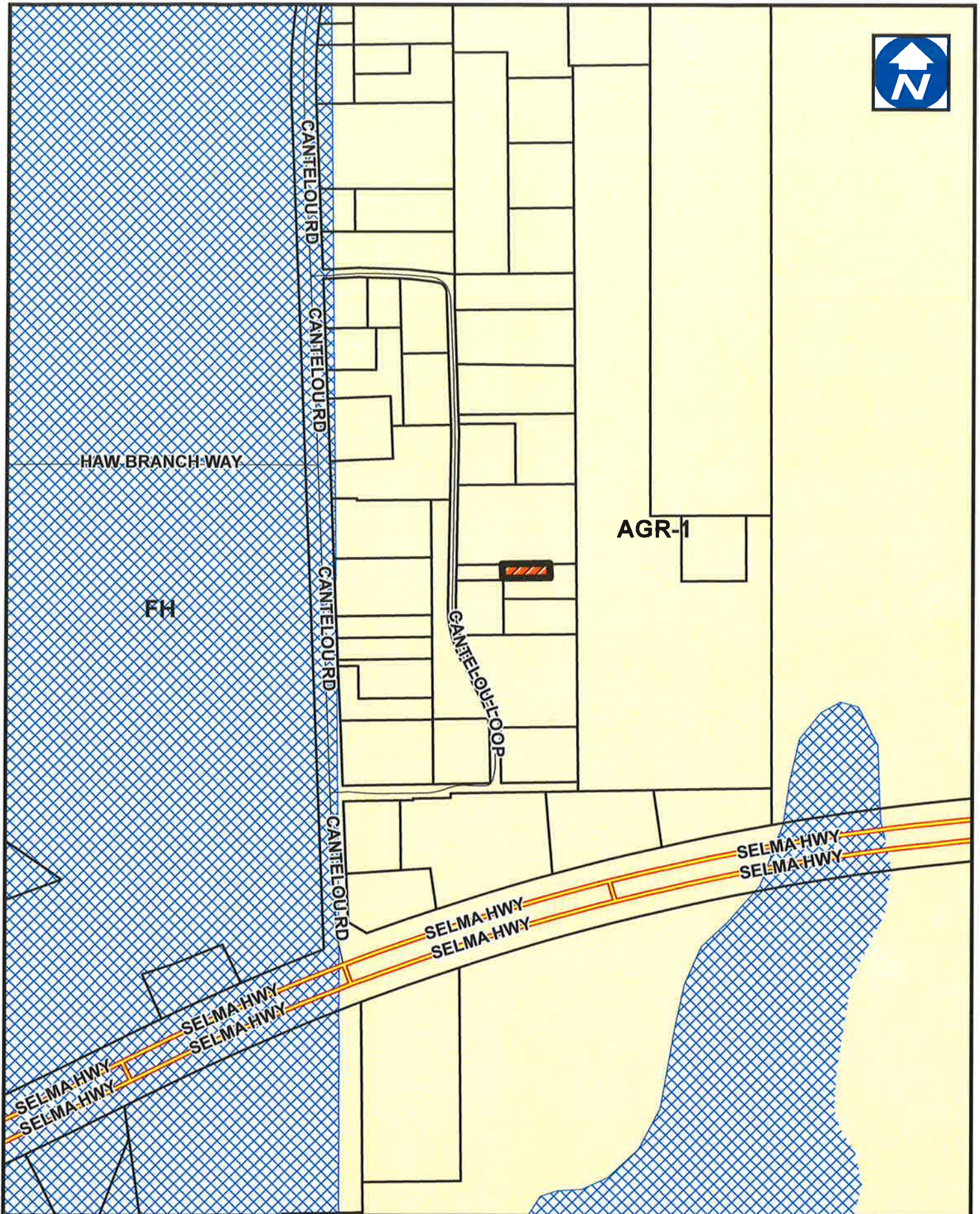
**REMARKS:** This request is being made to give the petitioner permission to place a mobile home on a vacant parcel for living purposes.

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

**COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION DISTRICT:** 2





BOARD OF ADJUSTMENT  
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 5A





CANTELOU LOOP

MOBILE HOME



BOARD OF ADJUSTMENT  
1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 5B



6. BD-2020-045 **PRESENTED BY:** Neal Maraman

**REPRESENTING:** Same

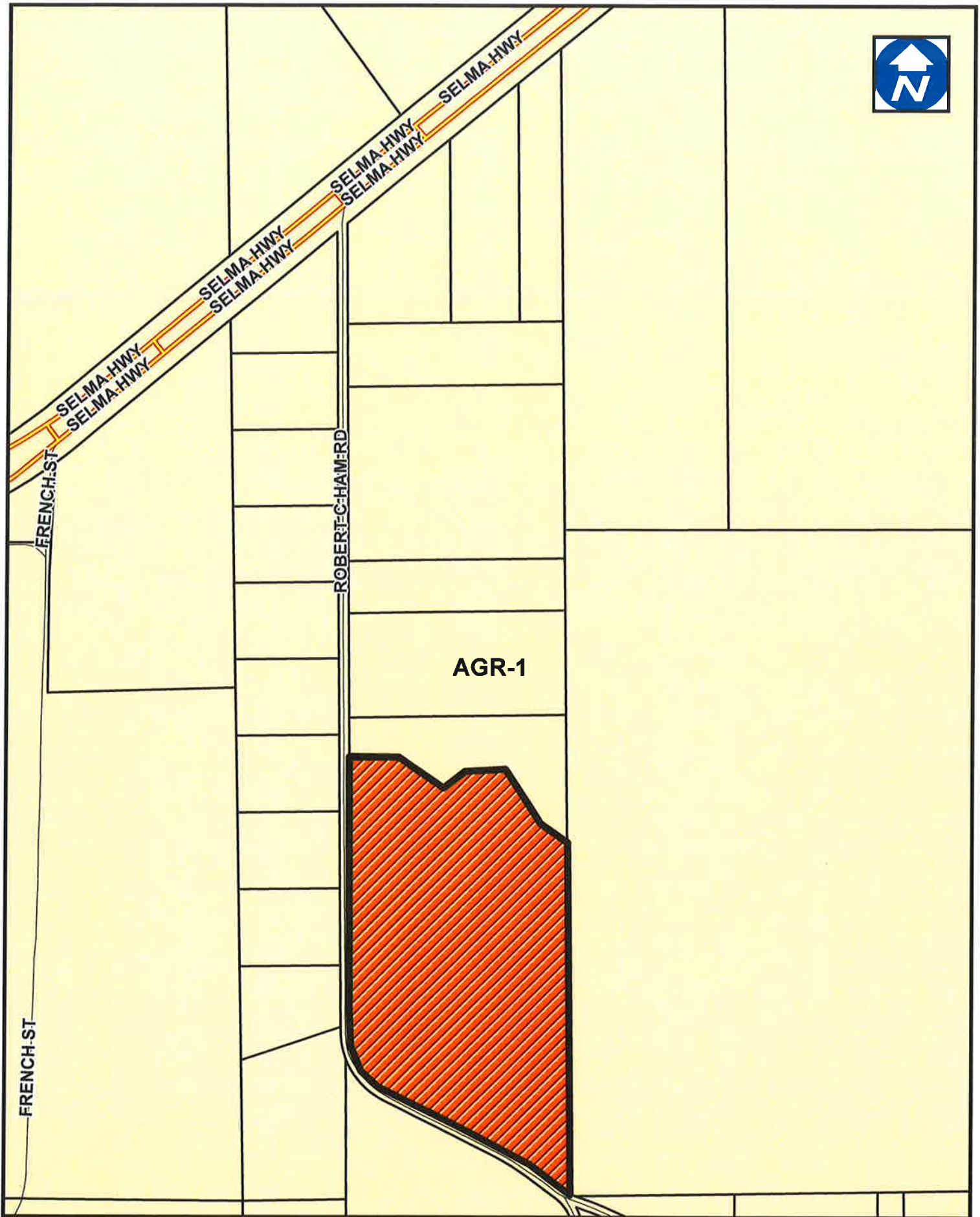
**SUBJECT:** Request a special exception for a mobile home for living purposes to be located at 3945 Robert C. Ham Road in an AGR-1 (Residential Agriculture) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to place a mobile home on this 27 +/- acre parcel with an existing dwelling.

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

**COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION DISTRICT:** 2



BOARD OF ADJUSTMENT  
1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 6A





ROBERT C. HAM RD

MOBILE HOME

BOARD OF ADJUSTMENT  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 6B



7. BD-1993-134 **PRESENTED BY:** Angela G. Wilson

**REPRESENTING:** Same

**SUBJECT:** Request a special exception for a mobile home for living purposes to be located at 6654 Norman Bridge Road in an AGR-1 (Residential Agriculture) Zoning District.

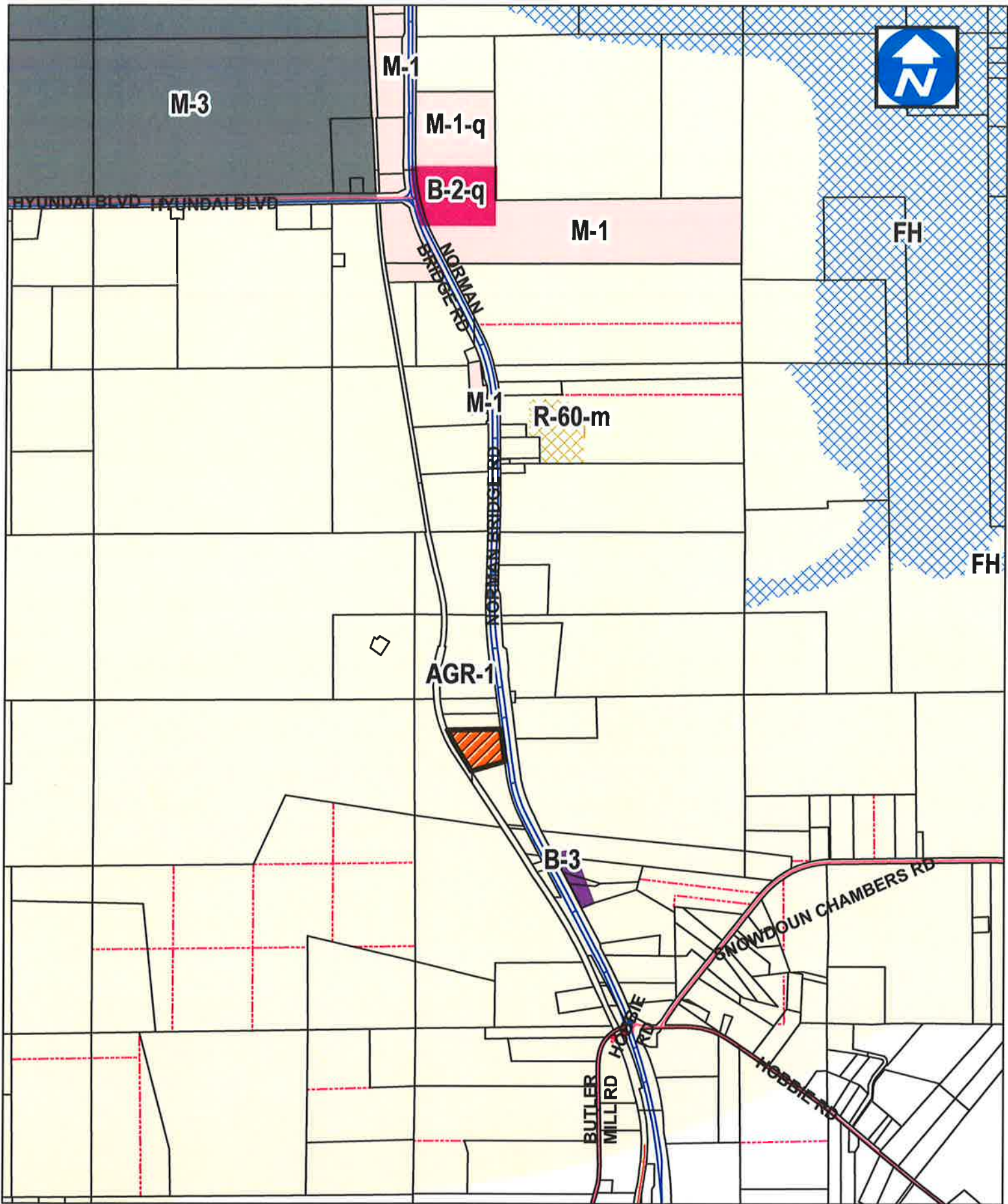
**REMARKS:** This request is being made to give the petitioner permission to place a mobile home for living purposes on a 10 acre parcel with an existing mobile home (approved in 1993).

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

**COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION DISTRICT:** 2





Site 

1 inch = 2,000 feet

Item 7A





Existing mobile home

Proposed mobile home

NORMAN  
BRIDGE RD  
MEDIAN

NORMAN  
BRIDGE RD

NORMAN  
BRIDGE RD

NORMAN  
BRIDGE RD  
MEDIAN

Site 

1 inch = 200 feet

Item 7B



8. BD-2020-046 **PRESENTED BY:** Jorge Fernandez

**REPRESENTING:** Same

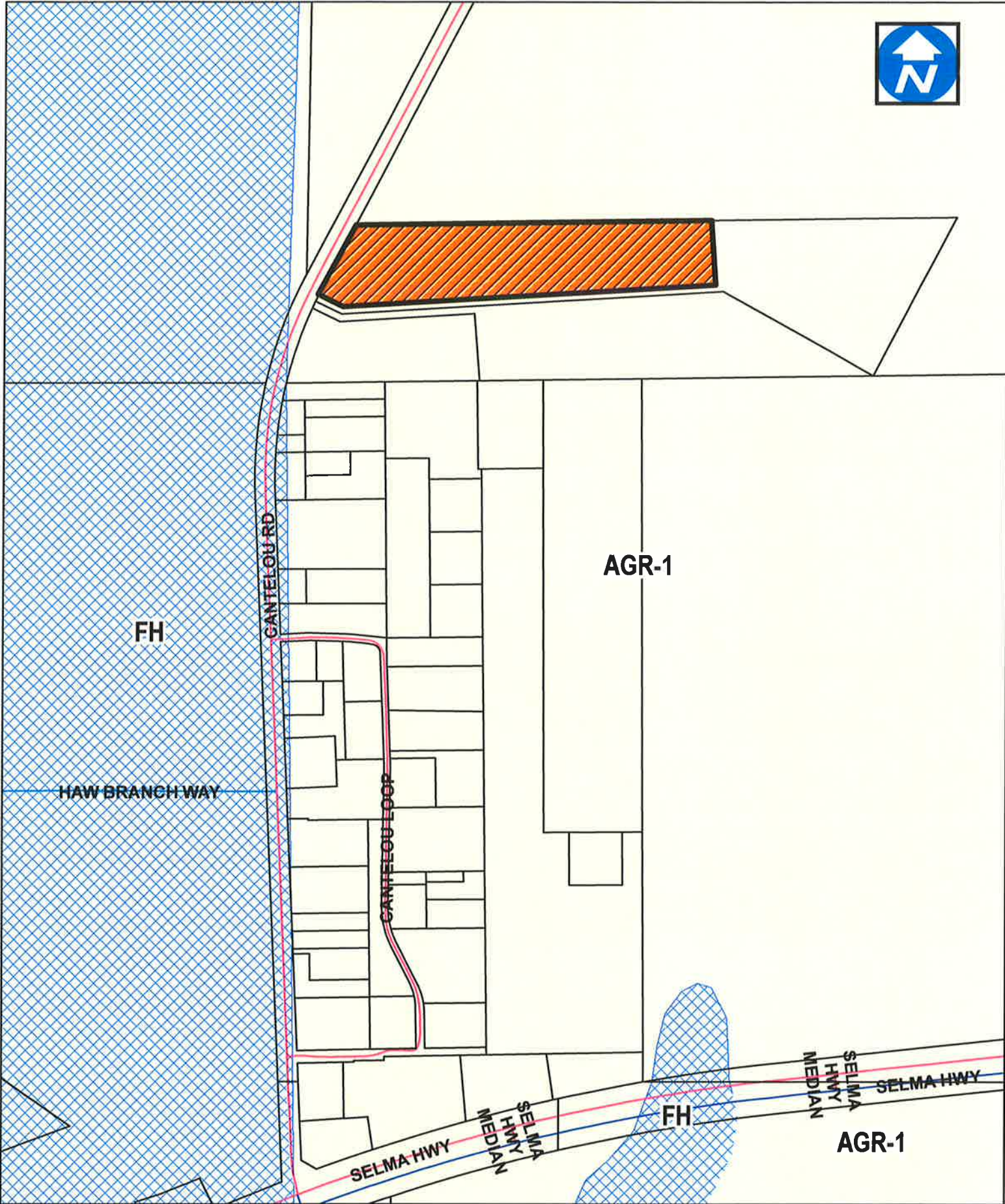
**SUBJECT:** Request a special exception for a mobile home for living purposes to be located at 2601 Cantelou Road in an AGR-1 (Residential Agriculture) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to place a mobile home on a 10 acre platted lot for living purposes.

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

**COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION DISTRICT:** 2



Site 

1 inch = 500 feet

Item 8A





BOARD OF ADJUSTMENT  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 8B



9. BD-1977-259 **PRESENTED BY:** Amanda Kay Armstrong

**REPRESENTING:** Same

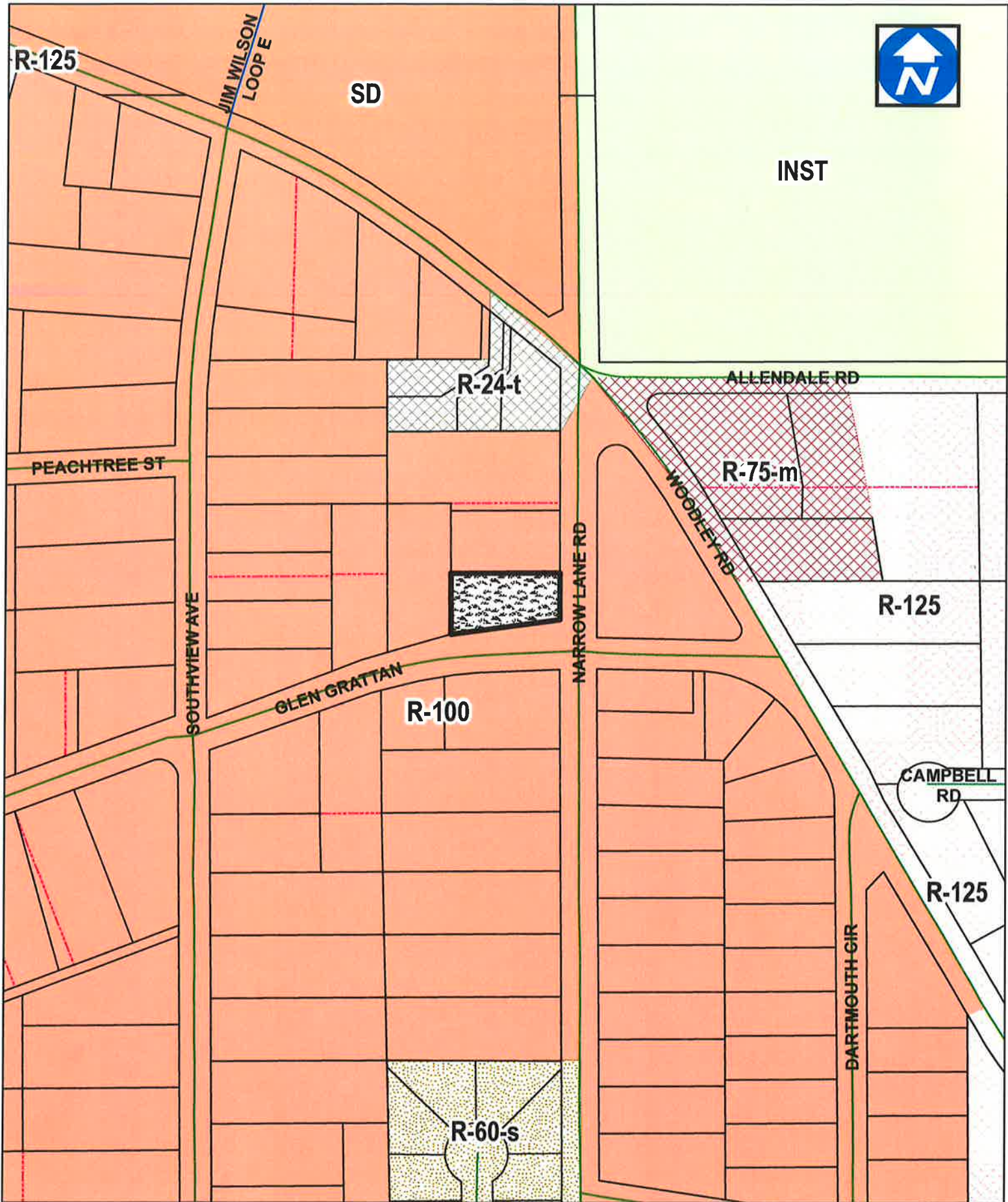
**SUBJECT:** Request a side yard variance, rear yard variance, and a special exception for sanitary facilities in an accessory structure to be located at 1345 Glen Grattan in an R-100 (Single-Family Residential) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to construct a 128 sq. ft. accessory structure that will come within 2 ft. of the side property line and within 2 ft. of the rear property line, whereas 5 ft. is required for both. The accessory structure will have plumbing for a bathroom.

The request is a 3 ft. side yard variance, 3 ft. rear yard variance, and a special exception for sanitary facilities in an accessory structure.

**COUNCIL DISTRICT: 7**



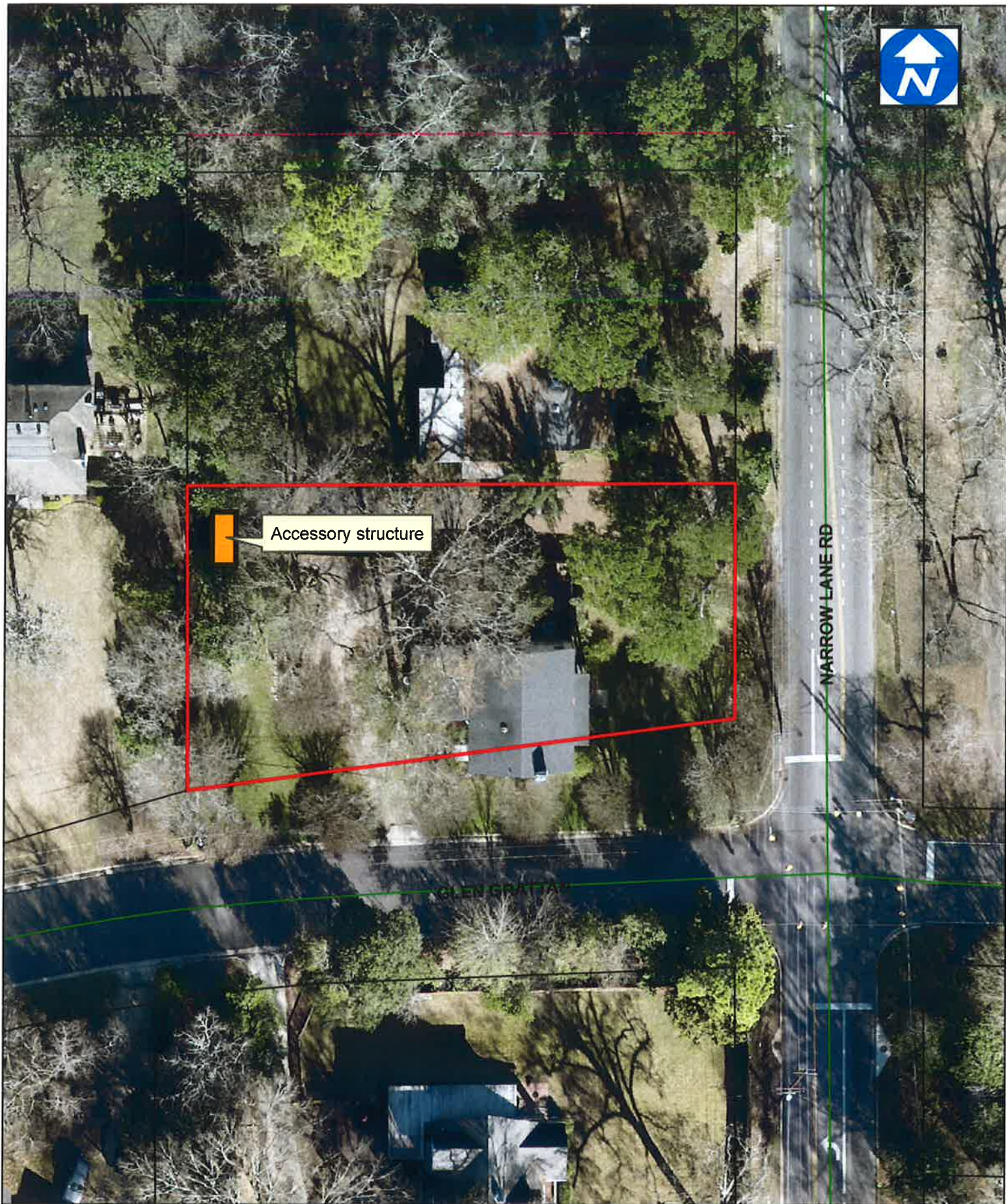


Site 

1 inch = 200 feet

Item 9A





Site 

1 inch = 40 feet

Item 9B



10. BD-2020-048 **PRESENTED BY:** Kim Bunke

**REPRESENTING:** Same

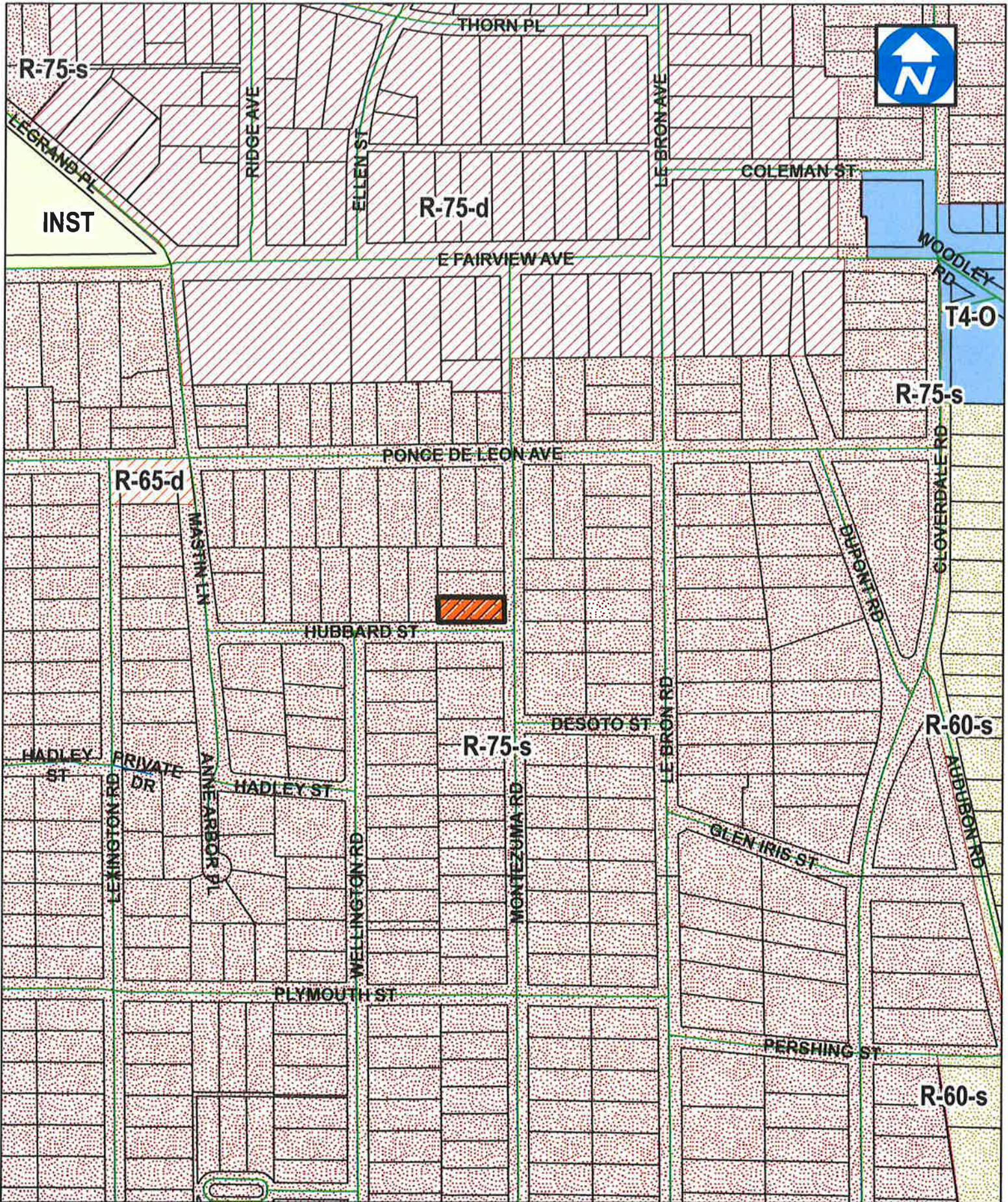
**SUBJECT:** Request a height variance and street side yard variance for a new privacy fence to be located at 3144 Montezuma Road in an R-75-s (Single-Family Residential) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to construct a 6 ft. high privacy fence, whereas 3 ft. is allowed, to come to the street side yard property line (Hubbard Street), whereas a 30 ft. is required.

*The request is a 3 ft. height variance and a 30 ft. street side yard variance.*

**COUNCIL DISTRICT:** 7





Site 

1 inch = 300 feet

Item 10A





BOARD OF ADJUSTMENT  
1 inch = 50 feet

SUBJECT PROPERTY



ITEM NO. 106



11. BD-2020-048 **PRESENTED BY:** Jerry & Bonnie Abrams

**REPRESENTING:** Same

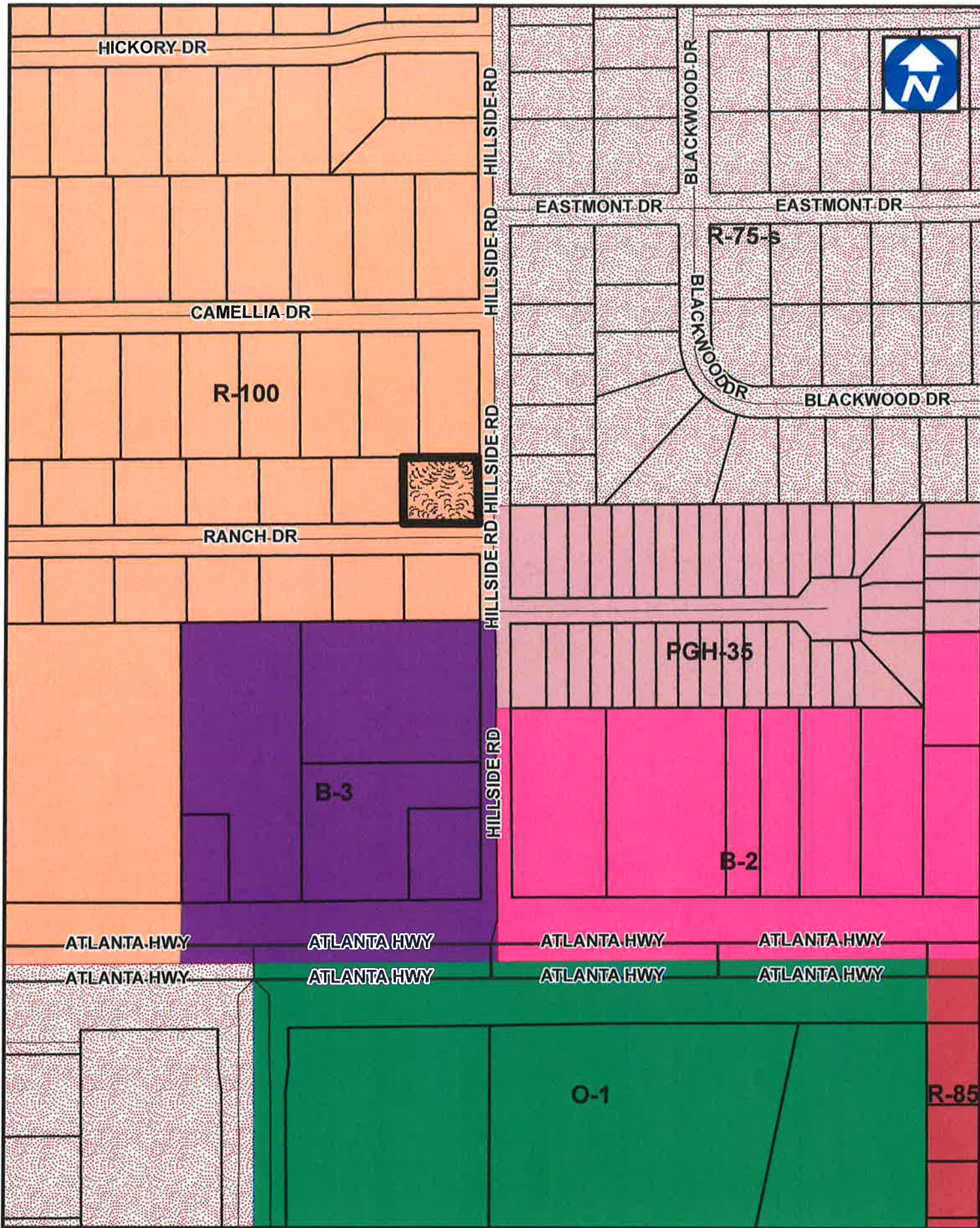
**SUBJECT:** Request a front yard variance and separation between structures variance for a detached carport located at 93 Ranch Drive in an R-100 (Single-Family Residential) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to maintain a detached carport that comes within 3 ft. 6 in., whereas a 10 ft. separation is required; and comes within 15 ft. of the front property line (Hillside Road), whereas 35 ft. is required. Although the house fronts and is addressed on Ranch Drive, Hillside Road is the legal front.

*The request is a 6 ft. 6 in. separation between structures variance, and a 20 ft. front yard variance.*

**COUNCIL DISTRICT:** 7





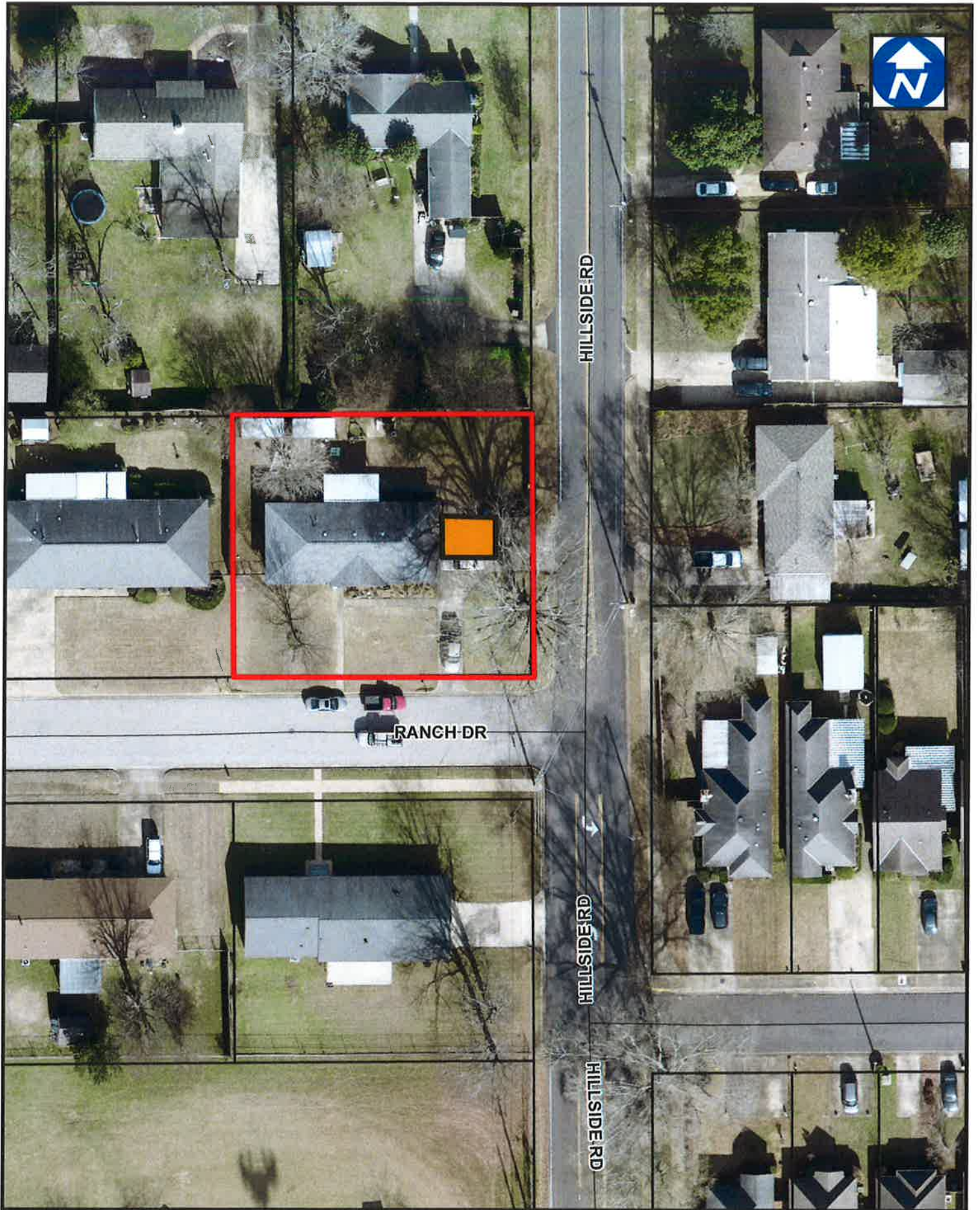
BOARD OF ADJUSTMENT SUBJECT PROPERTY



ITEM NO. 11A

1 inch = 200 feet





BOARD OF ADJUSTMENT  
1 inch = 50 feet

SUBJECT PROPERTY



ITEM NO. 118



12. BD-1950-050 **PRESENTED BY:** Faith Outreach Ministries, Inc.

**REPRESENTING:** Same

**SUBJECT:** Request a special exception for transitional housing/outreach program to be located at 1931 Highland Avenue in an INST (Institutional) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to extend the current outreach efforts to include:

1. Day programs for Veterans support and activity center for senior citizens, utilizing existing multi-purpose rooms.
2. Residential facilities to house homeless veterans within an area of the facility, formerly used for a daycare center, following appropriate permitting policies and procedures.
3. In multi-purpose rooms and existing office areas, establish a business incubator and workforce support community programs.

See Exhibit "A" for further information.

*The request is a special exception for a domiciliary/outreach program.*

**COUNCIL DISTRICT: 3**



**Faith Christian Church A Kingdom Now Church Incorporated**

**Faith Outreach Ministries Inc.  
1931 Highland Ave., Montgomery, AL**

**Intended Use/Plan Narrative to Board of Adjustment**

Due to COVID-19, Faith Christian Church – A Kingdom Now Church Incorporated has become more aware of the needs of the surrounding community, in particular as it relates to veterans and seniors. To assist with the increased level of homelessness, limited services for seniors and unemployment, through our non-profit organization, Faith Outreach Ministries, we submit this statement of intended use to request adjustment to previously stated use to accommodate the below mentioned programs. We understand that prior to commencement of residential programs, facility upgrades would need to occur to ensure facilities meet regulatory agency guidelines.

**Faith House Veterans Services:**

Using existing multi-purpose rooms, offices and common areas currently not in use, Faith Outreach Ministries intends to establish outreach services for displaced and unemployed veterans that include, but not be limited to:

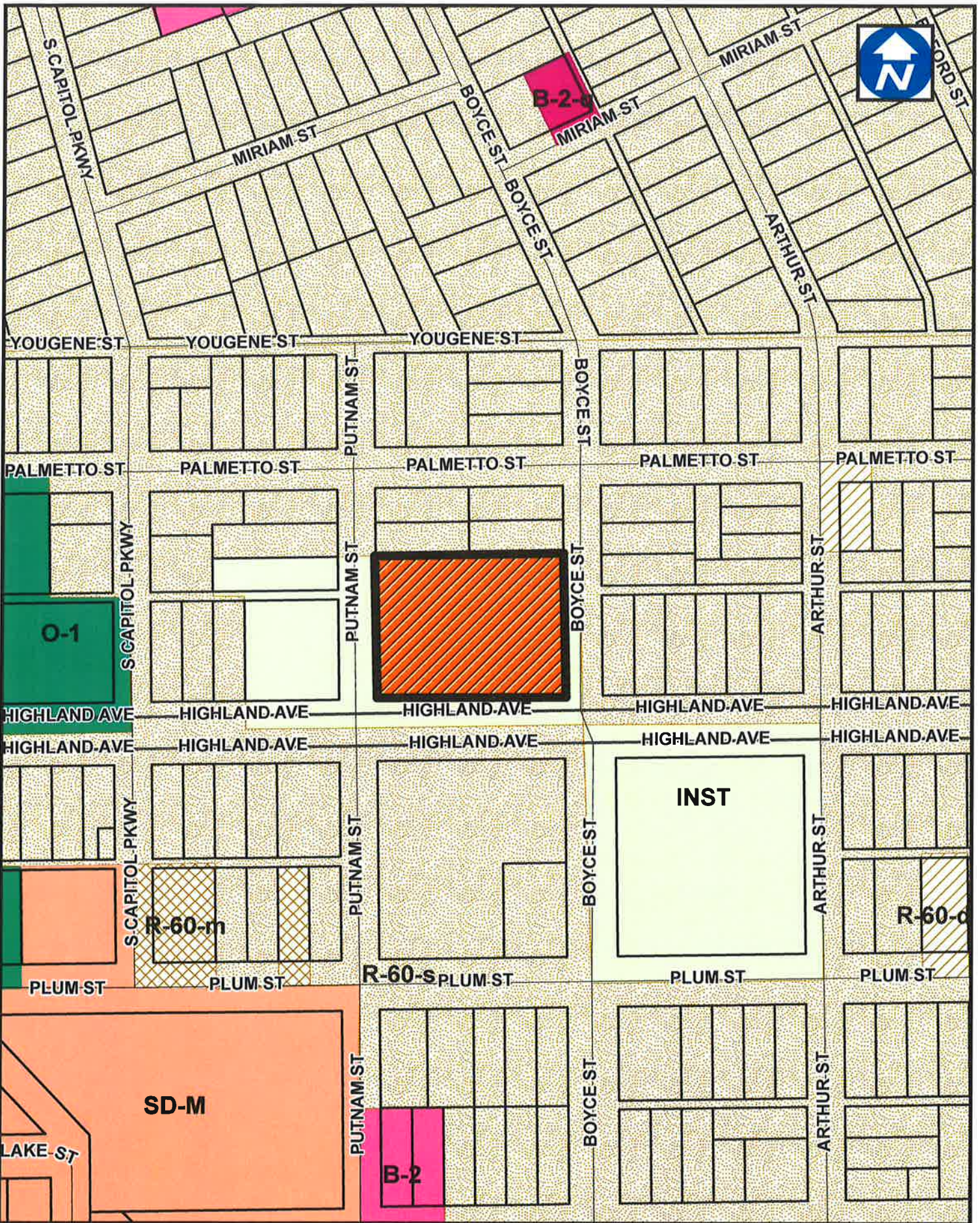
- Intake assessment
- Referrals to existing human service agencies
- Physically distanced day activities, board games
- Lunch service
- Employment and workforce support network
- Business incubator for veterans
- Short-term transitional housing (in area that was formerly a daycare that will be renovated). Veterans will be housed temporarily while they are provided additional services that would foster a smooth transition to sustainable independent living within the community.

**Faith House Senior Services:**

- Senior citizen day care activities held in multi-purpose rooms (physically distanced as long as required)
- Lunch service

Note: We understand that all appropriate permitting processes and regulatory agency guidelines will need to be followed.





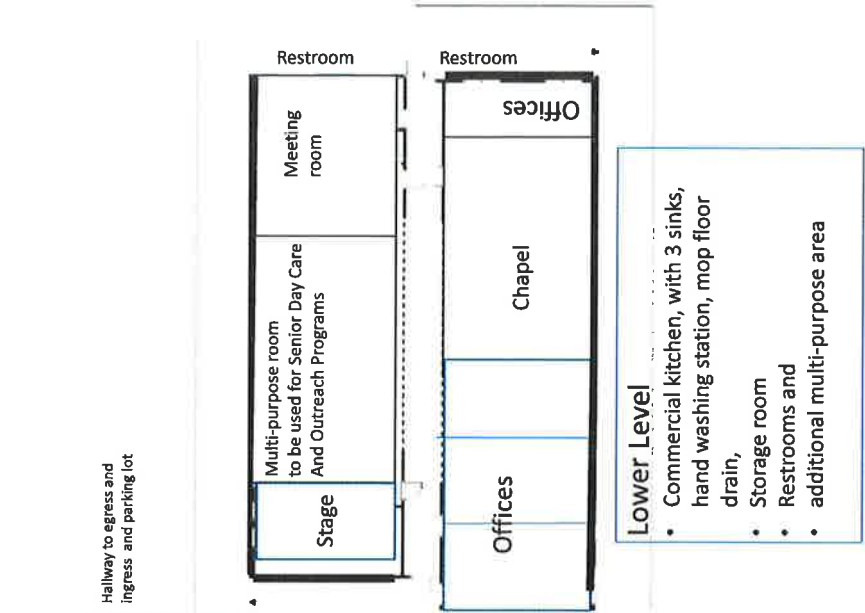
BOARD OF ADJUSTMENT SUBJECT PROPERTY



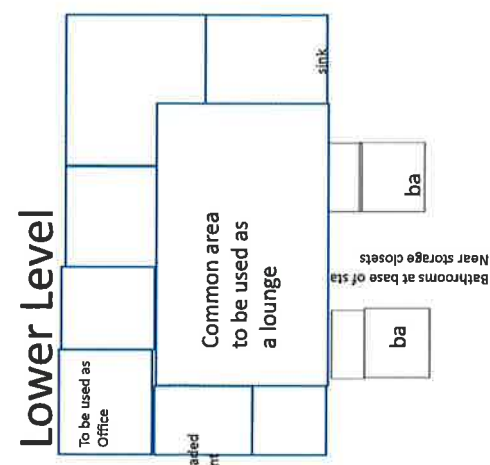
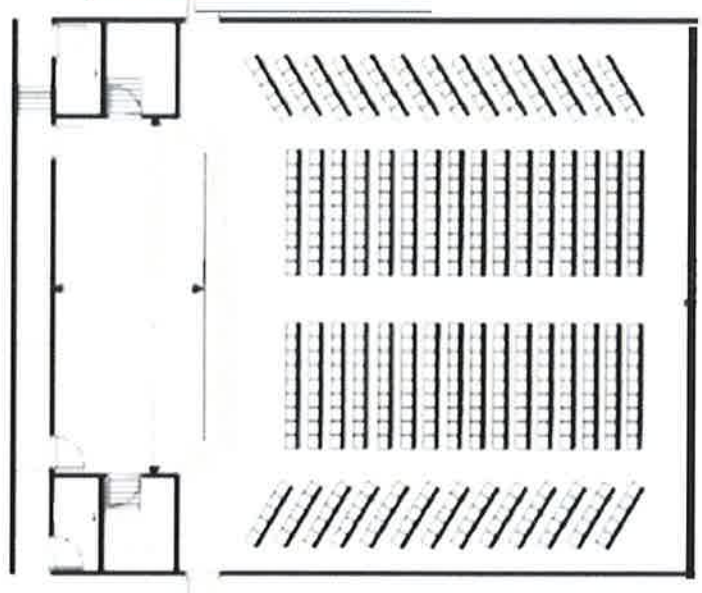
ITEM NO. 126

1 inch = 200 feet





- Lower Level**
- Commercial kitchen, with 3 sinks, hand washing station, mop floor drain,
  - Storage room
  - Restrooms and
  - additional multi-purpose area



Former day care center area and classrooms. To be converted and upgraded to veterans transitional housing contingent upon engineering approval and permit.

**Faith Christian Church, a Kingdom Now Church Incorporated**

General diagrams purposes to illustrate intended facility use adjustment





BOARD OF ADJUSTMENT SUBJECT PROPERTY



ITEM NO. 12D

1 inch = 100 feet