

# Board of Adjustment Agenda

March 18, 2021 – 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.

Cory Johnson

Blake Markham

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 February 18, 2021 meeting.**

**March 18, 2021**

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
1.	2021-006	Malcolm Calhoun	B-2	4155 Lomac Street (Assisted Living Facility)	1
2.	1974-216	Kaylee Hobbs	R-85	3704 Ware Court (Detached carport)	2
3.	2021-014	A. Sid Coleman III	R-100	1724 Radcliffe Road (Privacy fence)	3
4.	1991-063	Hester Davis	AGR-1	321 Williams Road (Mobile home)	4
5.	2021-015	Airflow Awning	R-65-s	480 Glade Park Drive (Addition – attached carport)	5
6.	2021-020	Nancy Price	PGH-35	6325 Burbank Crossing Loop (Storm Shelter)	6
7.	2021-019	Koniqueka Thompson	M-1	6005 Monticello Drive (Beauty and barber school)	7

*The next Board of Adjustment meeting is on April 15, 2021*

1. BD-2021-006 **PRESENTED BY:** Malcolm Calhoun

**REPRESENTING:** Same

**SUBJECT:** Request a special exception to operate an assisted living facility at 4155 Lomac Street in a B-2 (Commercial) Zoning District.

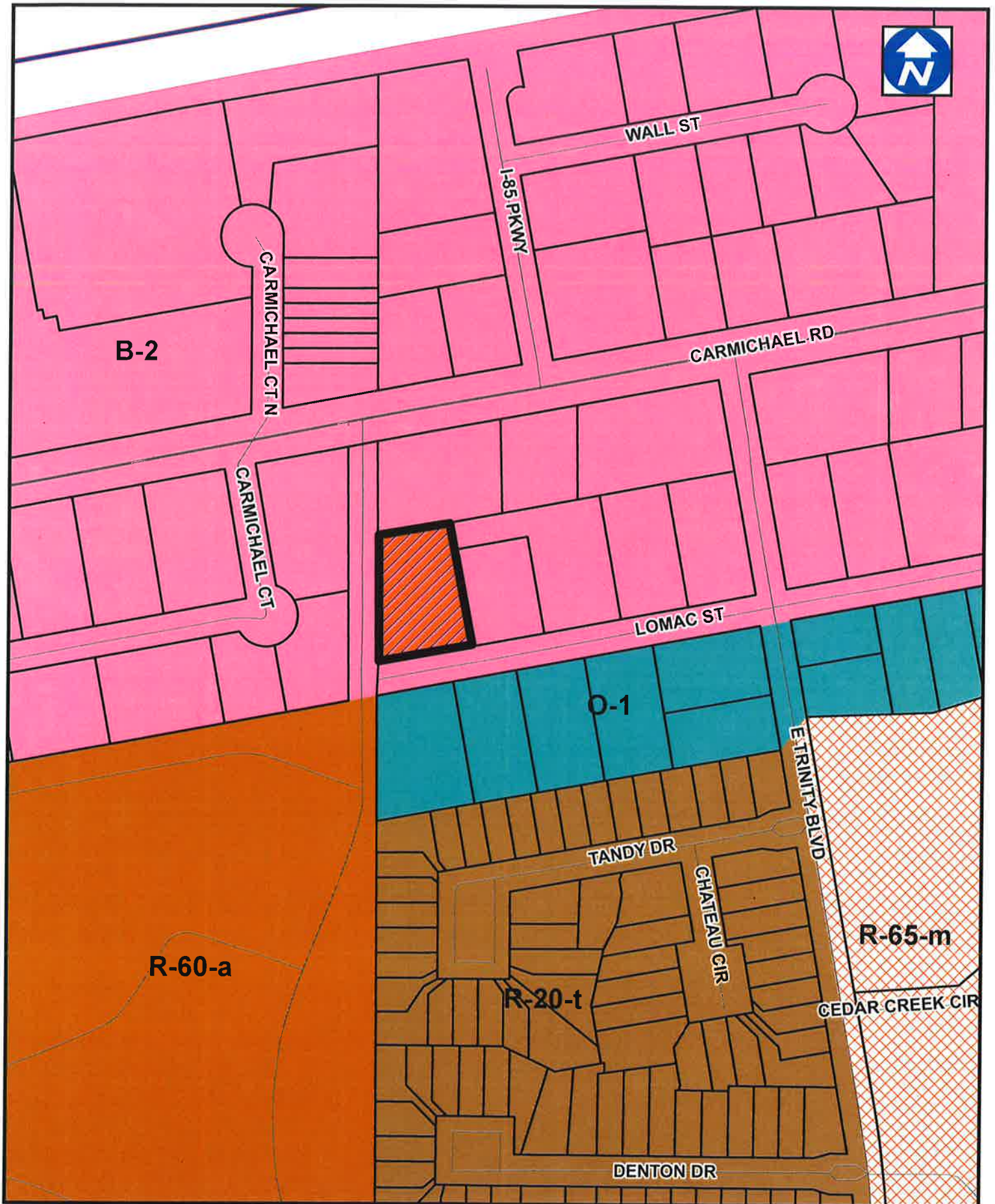
**REMARKS:** This request is being made to give the petitioner permission to operate a 40-50 bed assisted living facility. There will be a maximum of 10 employees and security will be provided at all times. Lighting from the building illuminates the parking lot.

*This request was delayed by the Board at the last meeting on January 21<sup>st</sup> so that the petitioner can research to find if there are any access easements between this property and adjacent properties. The petitioner delayed the request prior to the February 18<sup>th</sup> meeting.*

**Land Use Division:** In researching our records, we have found no record of an access easement relating to this lot, only a telephone and sanitary sewer easement.

*The request is a special exception for an assisted living facility.*

**COUNCIL DISTRICT: 5**



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-1974-216 **PRESENTED BY:** Kaylee Hobbs

**REPRESENTING:** Same

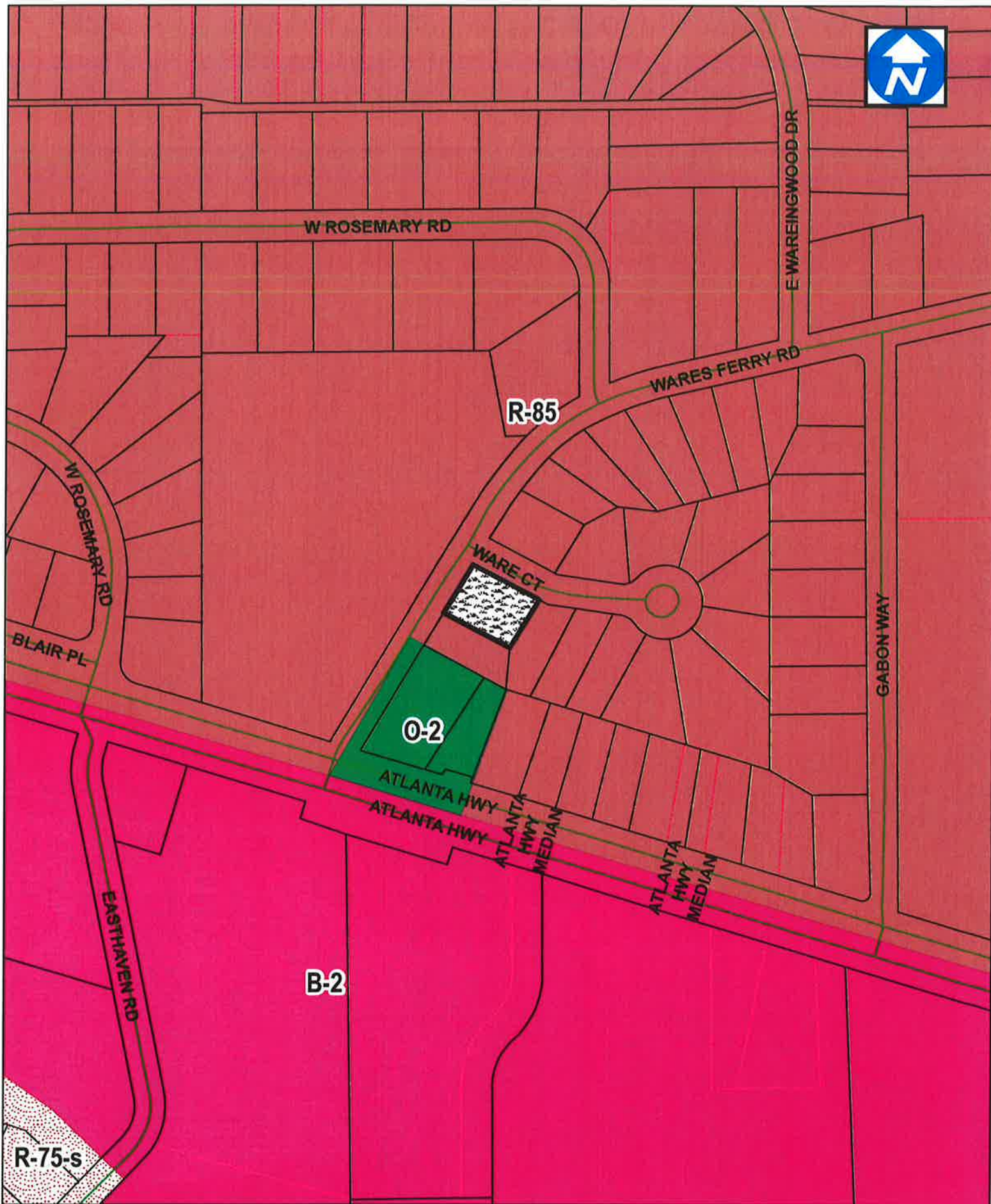
**SUBJECT:** Request a street side yard variance and separation between structures variance for a new carport to be located at 3704 Ware Court in an R-85 (Single-Family Residential) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to construct a detached carport that will come within 22 ft. of the street side (Ware Court) property line, whereas 30 ft. is required. The carport will come within 3 ft. of the main dwelling, whereas a 10 ft. between structures separation is required.

*The requests are an 8 ft. street side yard variance and a 7 ft. separation between structures variance.*

**COUNCIL DISTRICT: 1**





Site 

1 inch = 200 feet

Item 2A





Ware Ct

120'

Ware's Ferry Rd.

92'

22'

20'

18'

19'

92'

120'

Carport Addition

3704

**TYPE I Construction**





Site 

1 inch = 30 feet  
Item 2C



3. BD-2021-014 **PRESENTED BY:** A. Sid Coleman III

**REPRESENTING:** Same

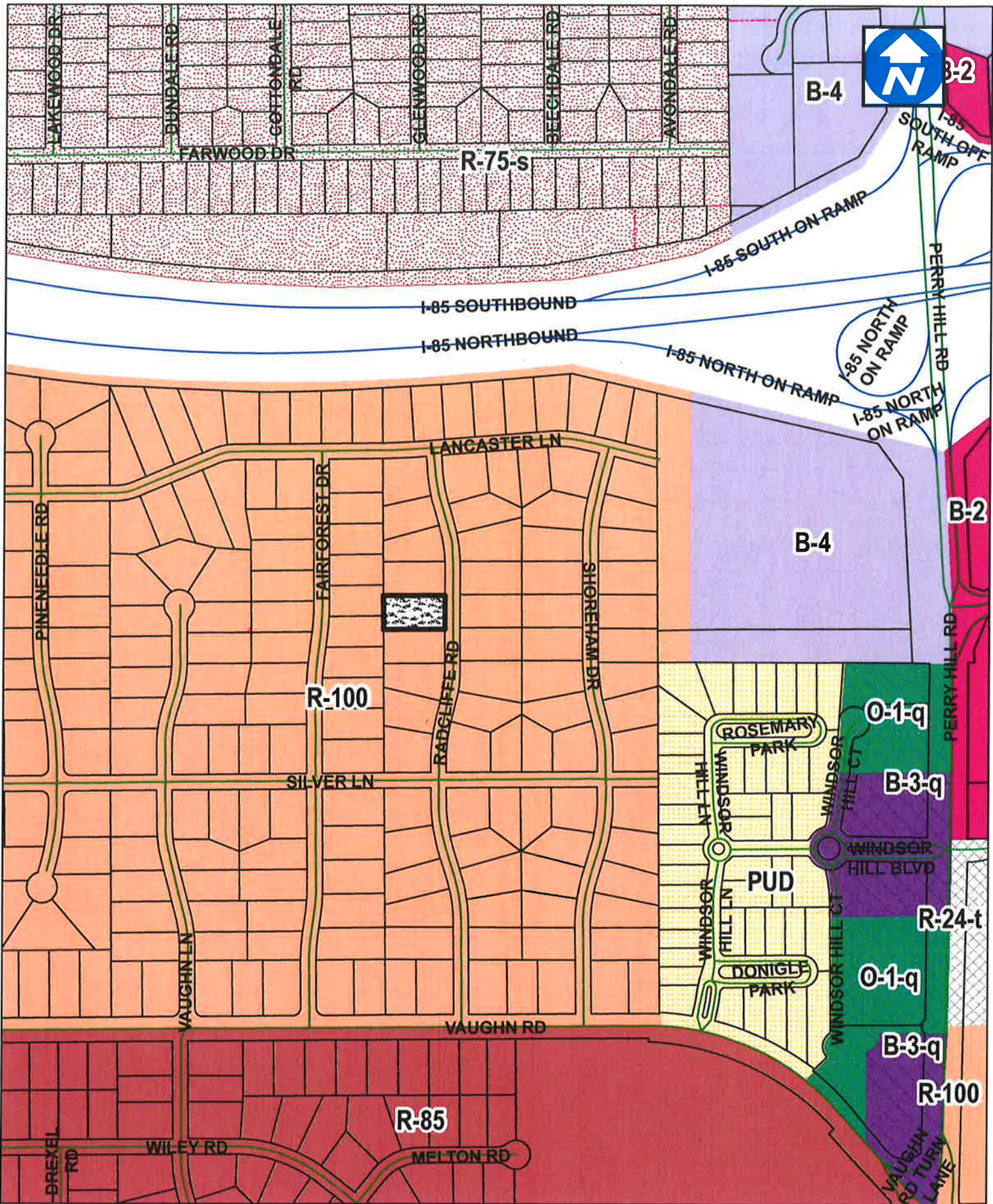
**SUBJECT:** Request a height variance for a new privacy fence to be located at 1724 Radcliffe Road in an R-100 (Single-Family Residential) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to construct an 8 ft. high privacy fence, whereas 7 ft. is allowed.

*The request is 1 ft. height variance.*

**COUNCIL DISTRICT:** 7





Site 

1 inch = 400 feet

Item 3A





Proposed 8' fence

RADCLIFFE RD

Site 

1 inch = 40 feet

Item 3B



4. BD-1991-063 **PRESENTED BY:** Hester Davis

**REPRESENTING:** Willie Jordan

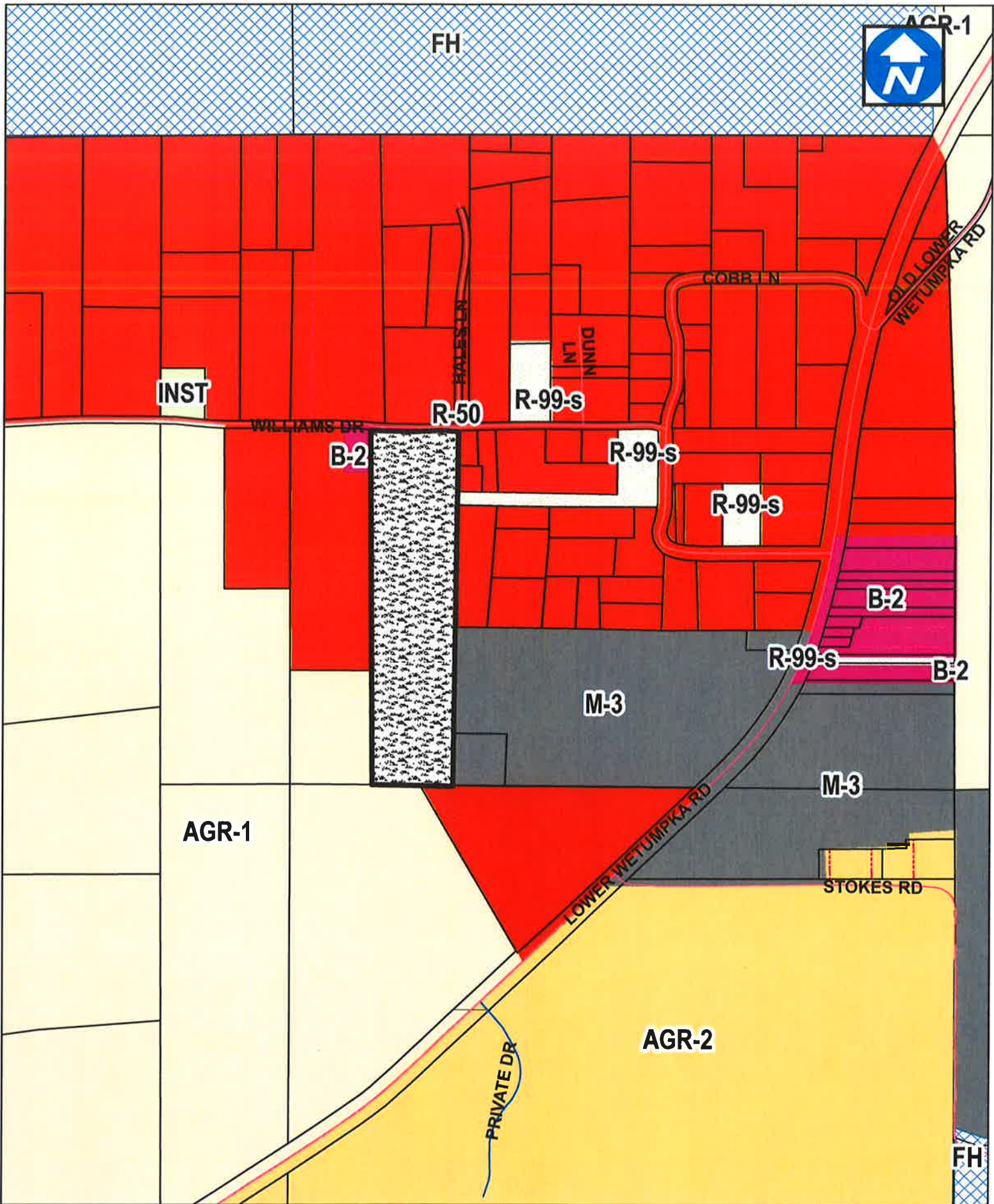
**SUBJECT:** Request a special exception to place an additional mobile home for living purposes at 321 Williams Road in an AGR-1 (Residential Agriculture) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to place a mobile home for living purposes on an 11.28 acre parcel of land. The mobile home will be placed behind a mobile home that was approved May 2, 1991 by the Board of Adjustment.

The Planning Commission and City Council rezoned this property recently specifically for a mobile home.

*The request is a special exception for an additional mobile home.*

**COUNTY COMMISSION DISTRICT: 4**



Site 

1 inch = 500 feet

Item 4A





Proposed mobile home

Site 

1 inch = 200 feet  
Item 4B



**COMPLAINT**

5. BD-2021-015 **PRESENTED BY:** Airflow Awning

**REPRESENTING:** Jessie Walters

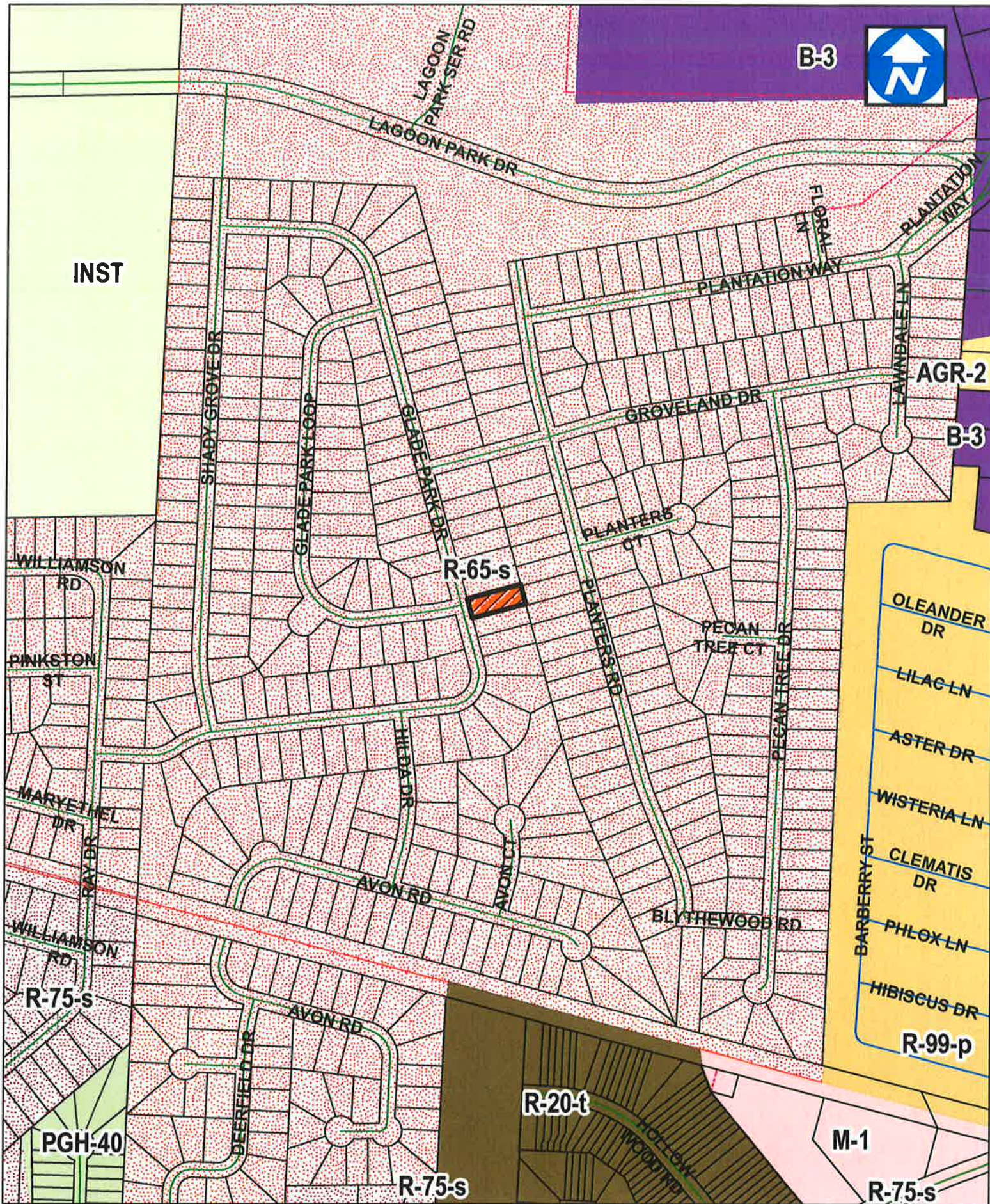
**SUBJECT:** Request a side yard variance for an addition to the dwelling located at 480 Glade Park Drive in an R-65-s (Residential) Zoning District.

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

*The request is a 10 ft. side yard variance.*

**COUNCIL DISTRICT: 2**





INST

B-3



AGR-2

B-3

R-65-s

OLEANDER DR

LILAC LN

ASTER DR

WISTERIA LN

CLEMATIS DR

PHLOX LN

HIBISCUS DR

R-99-p

M-1

R-75-s

R-20-t

R-75-s

R-75-s

PGH-40

Site 

1 inch = 400 feet

Item 5A





Site 

1 inch = 30 feet

Item 5B



6. BD-2021-020 **PRESENTED BY:** Nancy Price

**REPRESENTING:** Same

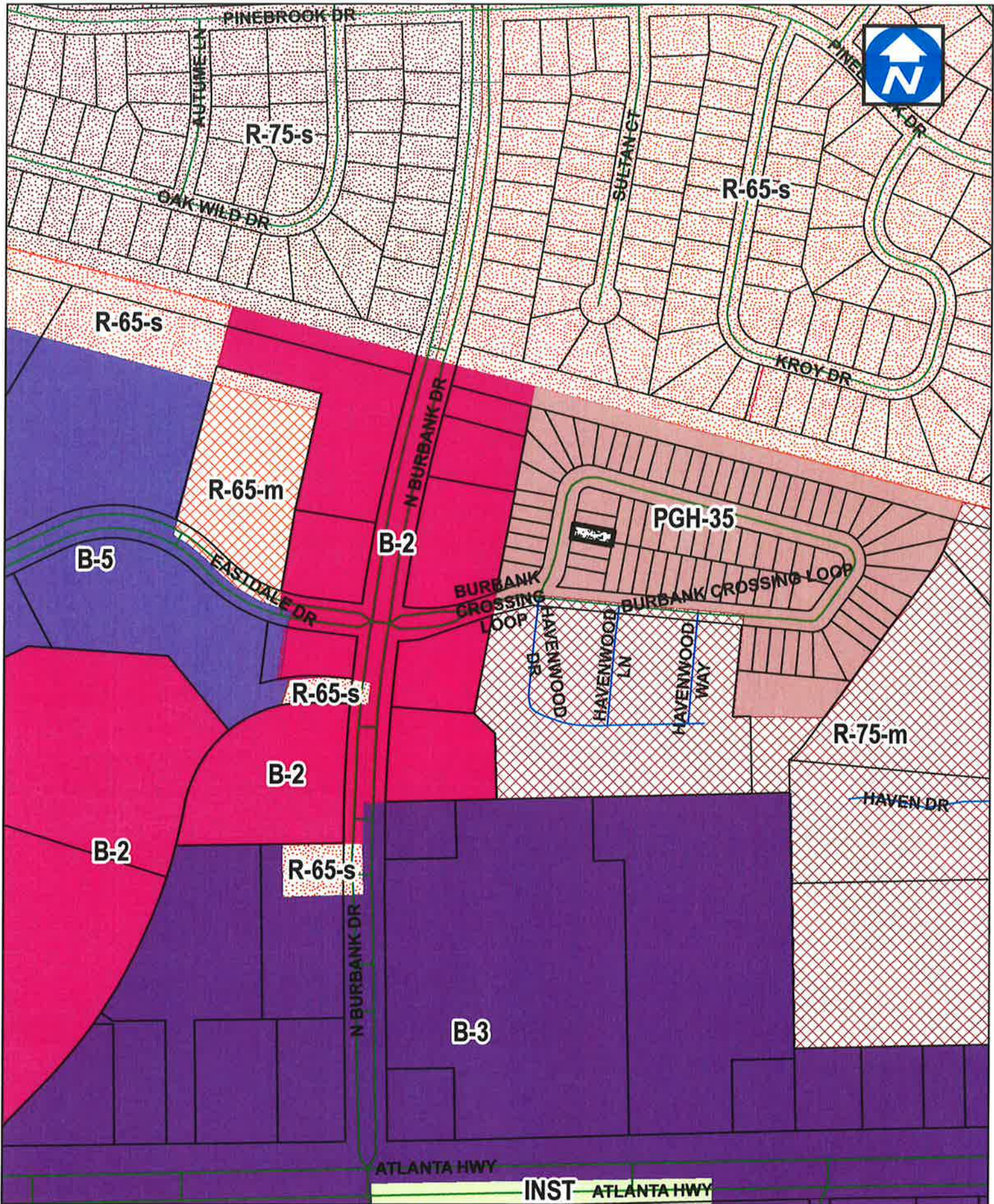
**SUBJECT:** Request a side yard variance and separation between structures variance for a storm shelter to be located at 6325 Burbank Crossing Loop in a PGH-35 (Patio Garden Home) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to place a storm shelter on the side of the dwelling that will come 3 ft. of the side property line, whereas a 7 ft. side yard is required. The shelter is 4 ft. x 8 ft. and will be placed on a 6 ft. x 10 ft. concrete pad. The shelter is 6 ft. in height.

*The request is a 4 ft. side yard variance, and a 10 ft. separation between structures variance.*

**COUNCIL DISTRICT:** 9





Site 

1 inch = 300 feet

Item LA





BURBANK CROSSING LOOP



Approximate location of storm shelter

Site 

1 inch = 20 feet

Item 6B

7. BD-2021-019 **PRESENTED BY:** Koniqueka Thompson

**REPRESENTING:** Same

**SUBJECT:** Request a special exception for a beauty and barber school to be located at 6005 Monticello Drive in an M-1 (Light Industrial) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to operate a beauty and barber school.

**Hours of Operation**

Day Classes:

Monday-Friday, 8:30 a.m. – 3:30 p.m., and every other Saturday.

Night Classes:

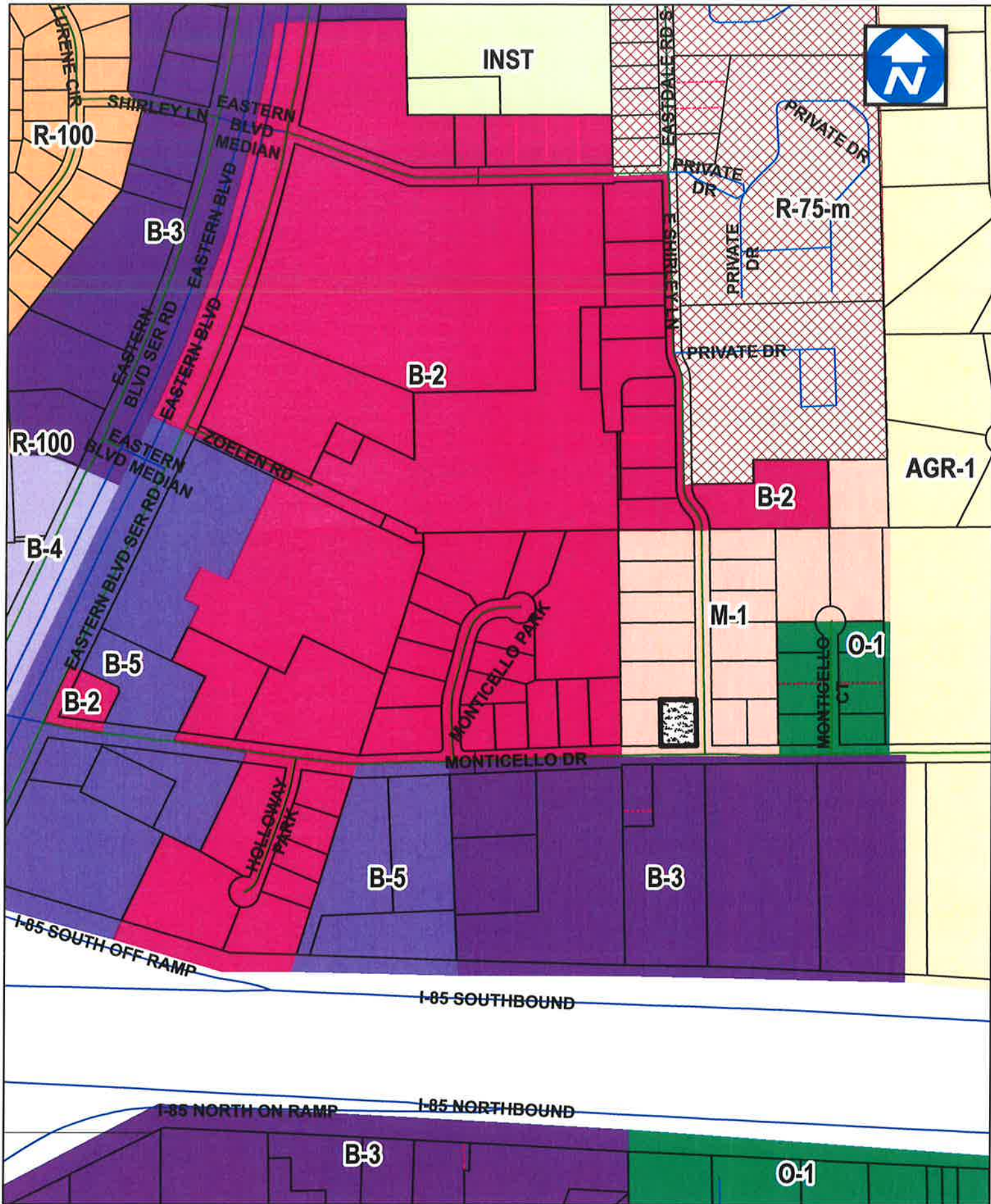
Monday-Thursday, 5:30 p.m. – 9:30 p.m.

There will be approximately 15-20 students for day classes and night classes. No classes will be held on Sunday. There are 20 parking spaces provided in front of the building and an area on the east side of the building for additional parking.

*The request is a special exception for a beauty and barber school.*

**COUNCIL DISTRICT: 9**





Site 

1 inch = 400 feet  
 Item 7A





Site 

1 inch = 100 feet

Item 7B