

Board of Adjustment Agenda

April 15, 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

**Land Use Division
25 Washington Ave., 4th Floor
Montgomery, AL 36104
(334)625-2722**

I. Chairman's Message

II. Approval of Minutes from the March 18, 2021 meeting.

April 15, 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.	2021-022	Donald L. Yancey	R-75-s	3236 Cloverdale Road (Privacy fence)	2
3.	2021-024	John Anderson	R-65-d	1655 Crouson Street (Privacy fence)	3
4.	2021-023	Meadows Construction	AGR-1	10825 North Palomino Drive (Side yard variance)	4
5.	2021-026	Karen Highland	R-60-s & FH	Hatfield Road (Recreational vehicle)	5
6.	2021-027	Ashley Jernigan	O-1	901 South Hull Street (Privacy fence)	6
7.	2021-018	Johnny Perkins	R-65-s	3117 Ravenwood Drive (Multiple variances)	7

The next Board of Adjustment meeting is on May 20, 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.

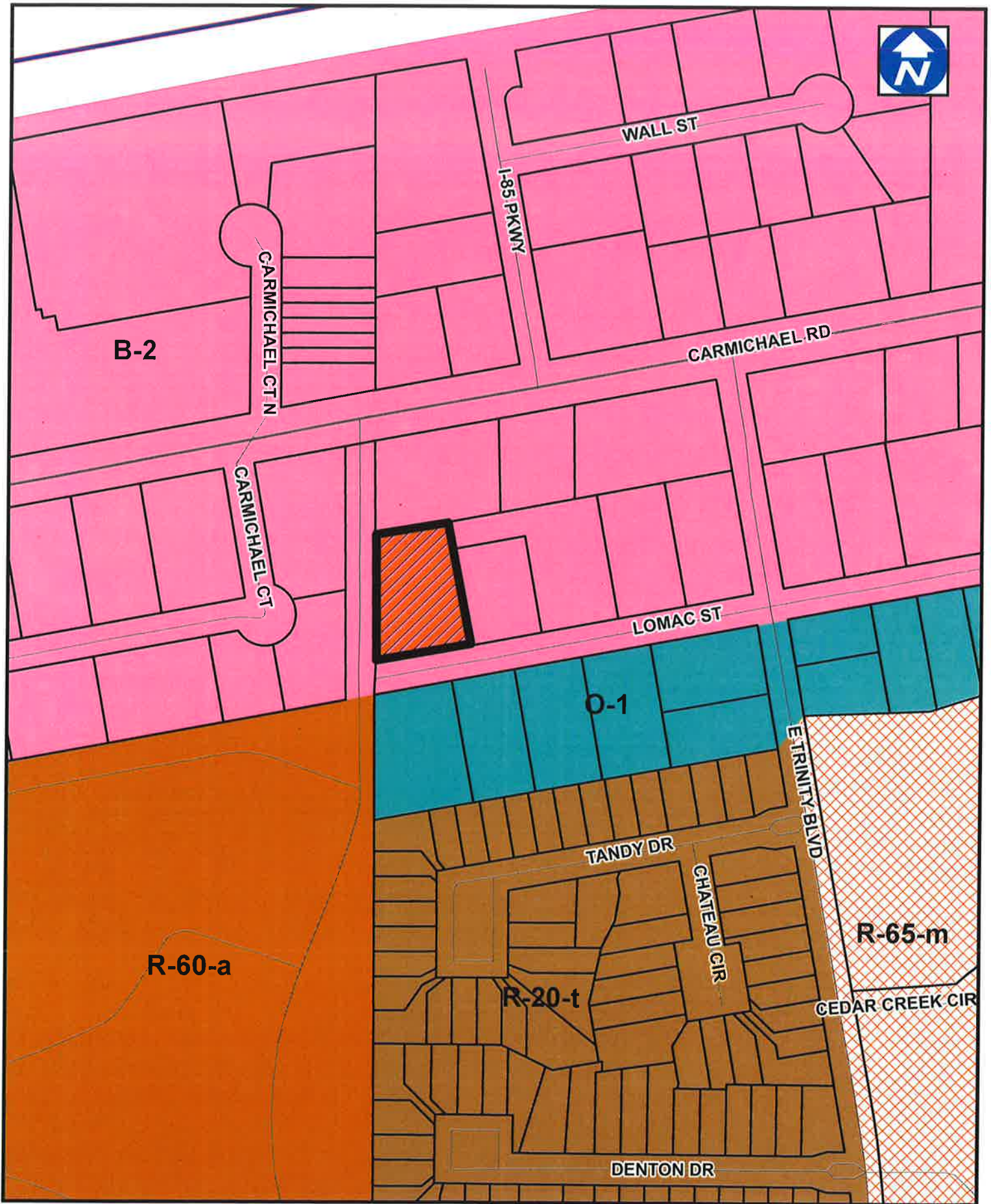
REMARKS: This request is being made to give the petitioner permission to operate a 40-50 bed assisted living facility. There will be a maximum of 10 employees and security will be provided at all times. Lighting from the building illuminates the parking lot.

This request was delayed by the Board at the last meeting on January 21st 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 18th meeting. The item was delayed at the March 18th meeting due to no one being present to present the request.

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-2021-022 **PRESENTED BY:** Donald L. Yancey

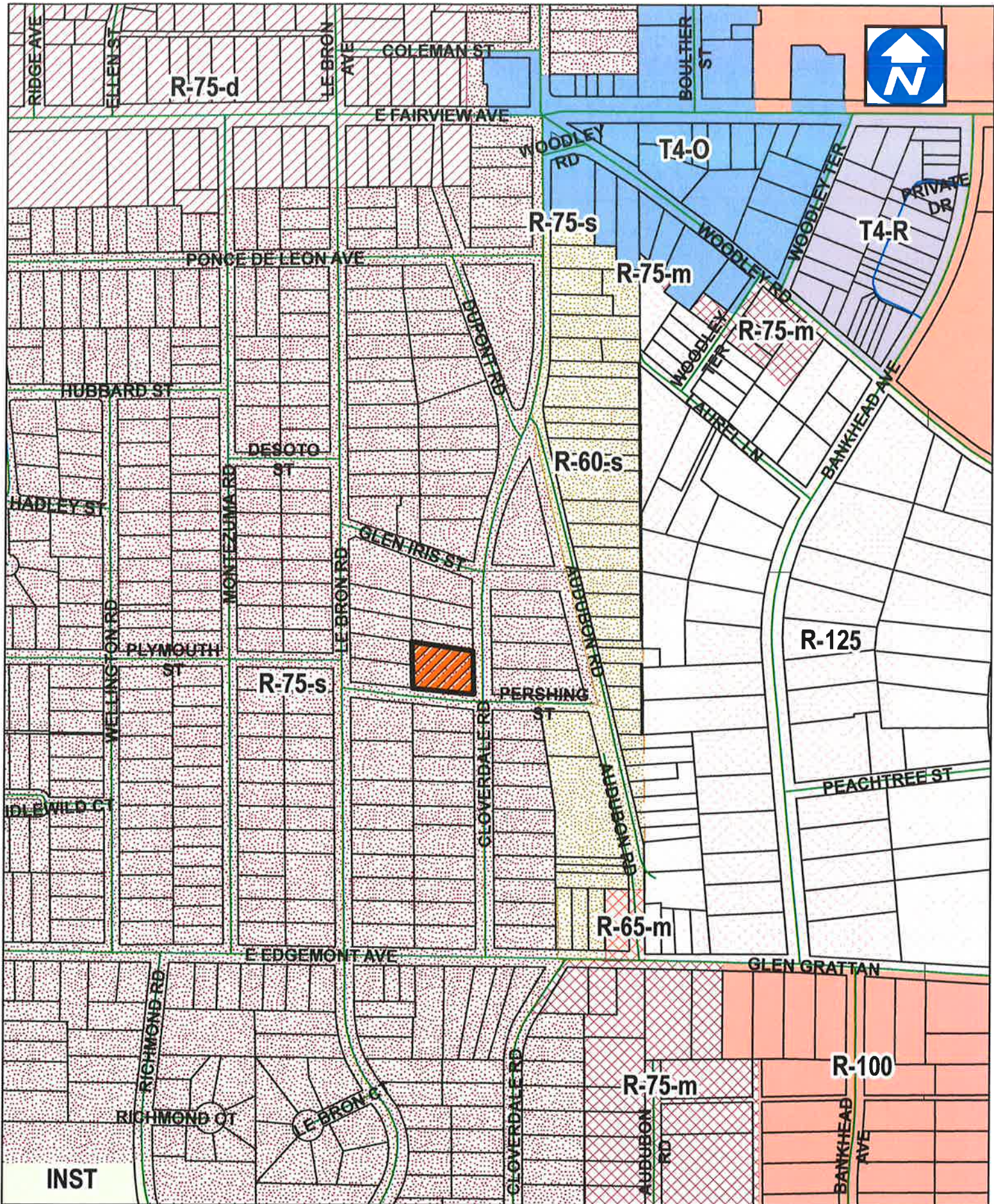
REPRESENTING: Same

SUBJECT: Request a street side yard variance for a new privacy fence to be located at 3236 Cloverdale 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 new privacy fence to come within 4 ft. of the street side yard property line (Pershing Street), whereas 30 ft. is required.

The request is a 26 ft. street side yard variance.

COUNCIL DISTRICT: 7



Site 

1 inch = 400 feet

Item 2A



Approximate location
of privacy fence

PERSHING ST

GLOVERDALE RD

Site 

1 inch = 50 feet

Item 2B

Complaint

3. BD-2021-024 **PRESENTED BY:** John Anderson

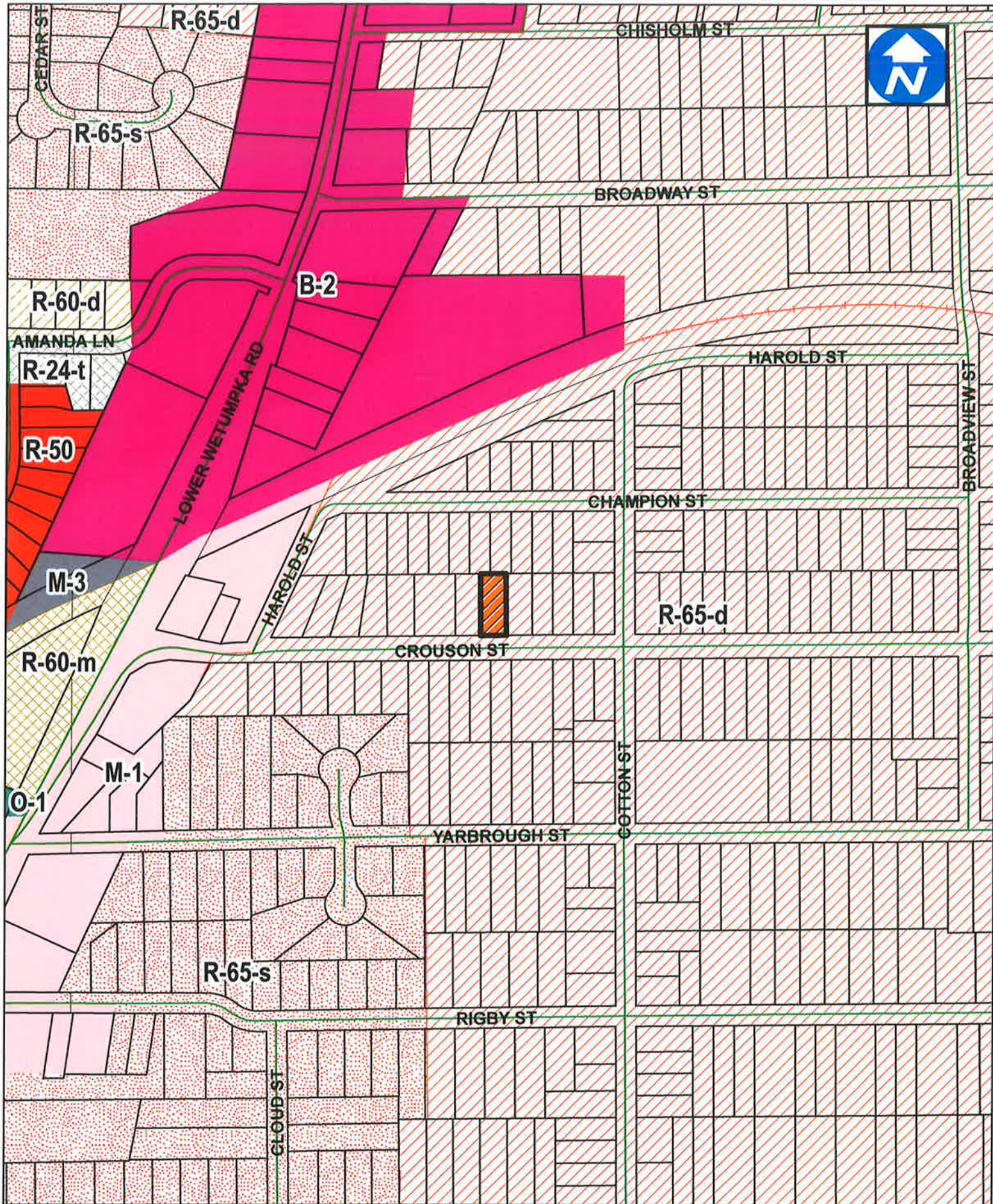
REPRESENTING: Same

SUBJECT: Request a front yard variance and a height variance for a privacy fence located at 1655 Crouson Street in an R-65-d (Duplex Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to maintain an existing privacy fence. The fence is on the east and west property lines and is 6 ft. in height, whereas a 3 ft. height is allowed, and comes to the front property line, whereas 30 ft. is required.

The requests are a 3 ft. height variance and a 30 ft. front yard variance.

COUNCIL DISTRICT: 2



Site 

1 inch = 300 feet

Item 3A



Privacy fence

CROUSON ST

Site 

1 inch = 30 feet

Item 3B

4. BD-2021-023 **PRESENTED BY:** Meadows Construction

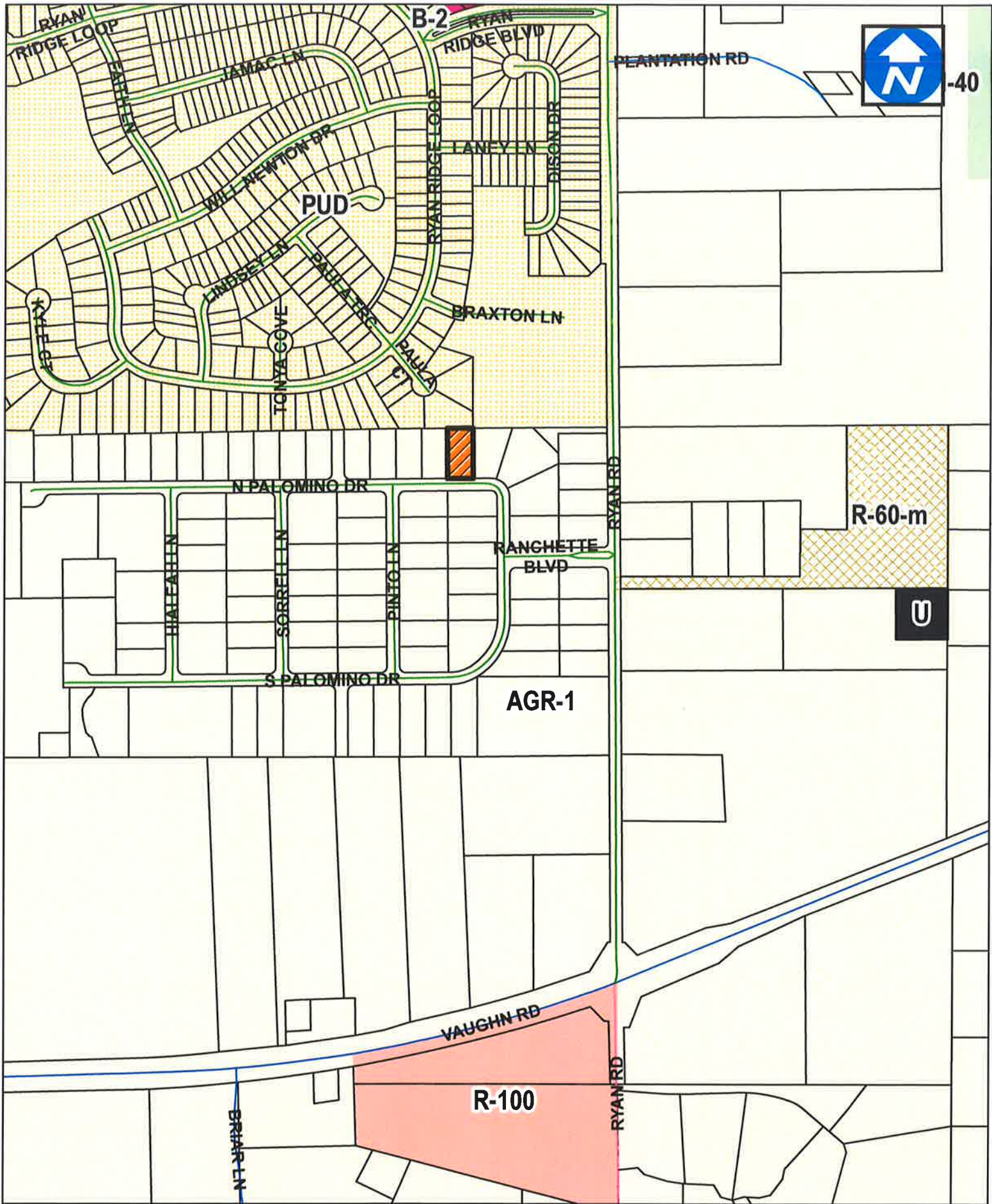
REPRESENTING: J. Ralph Meadows

SUBJECT: Request a side yard variance for a new dwelling to be located at 10825 North Palomino Drive in an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: This request is being made to give the petitioner permission to construct a new dwelling that will come within 15 ft. of both side property lines, whereas 25 ft. is required.

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

COUNCIL DISTRICT: 9



Site 

1 inch = 500 feet
 Item 4A

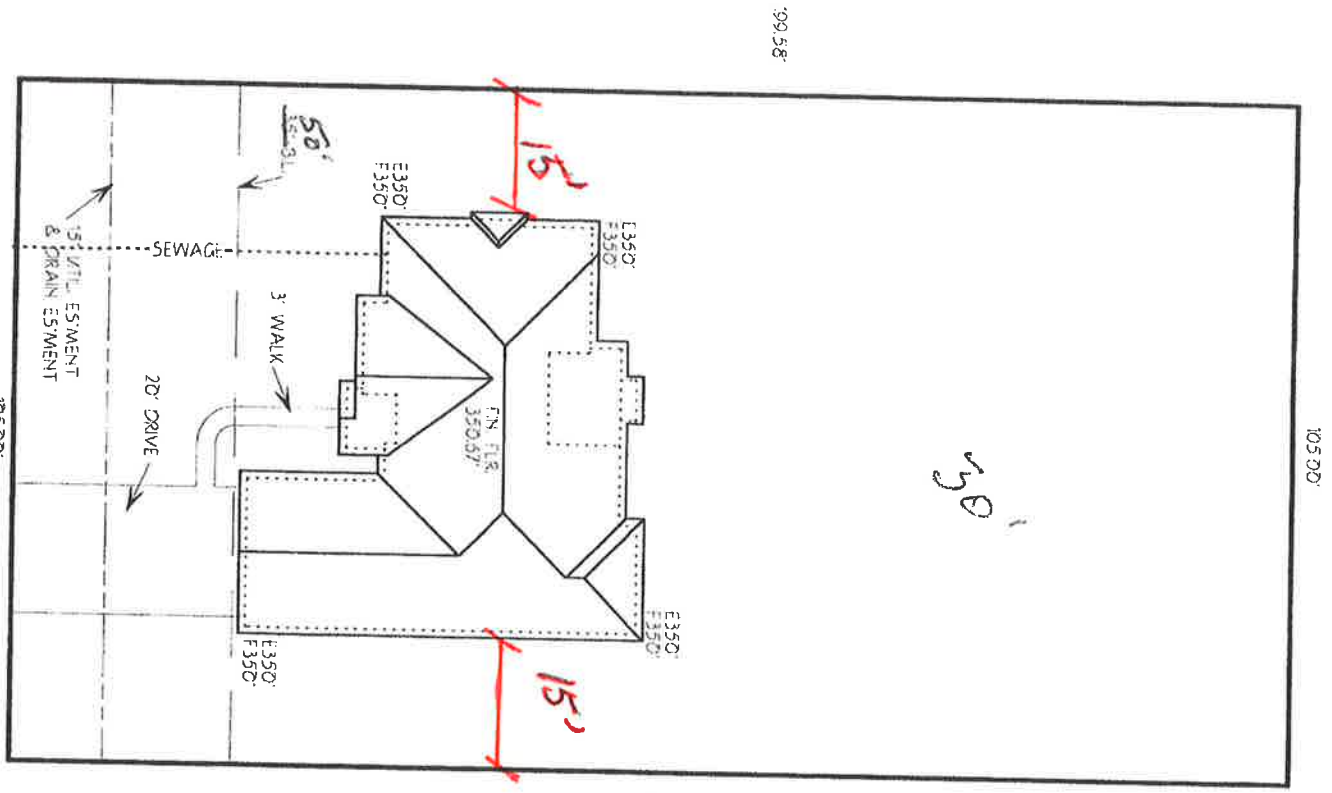
FB

A RESIDENCE BY
MEADOWS CONSTRUCTION



SITE PLAN
SCALE 1"=30'-0"

RANCHETTE ESTATES
LOT #9 / BLOCK 'B'
MONTGOMERY, AL.



10825 PALOMINO DRIVE NORTH



Site 

1 inch = 100 feet

Item 4C

5. BD-2021-026 **PRESENTED BY:** Karen Highland

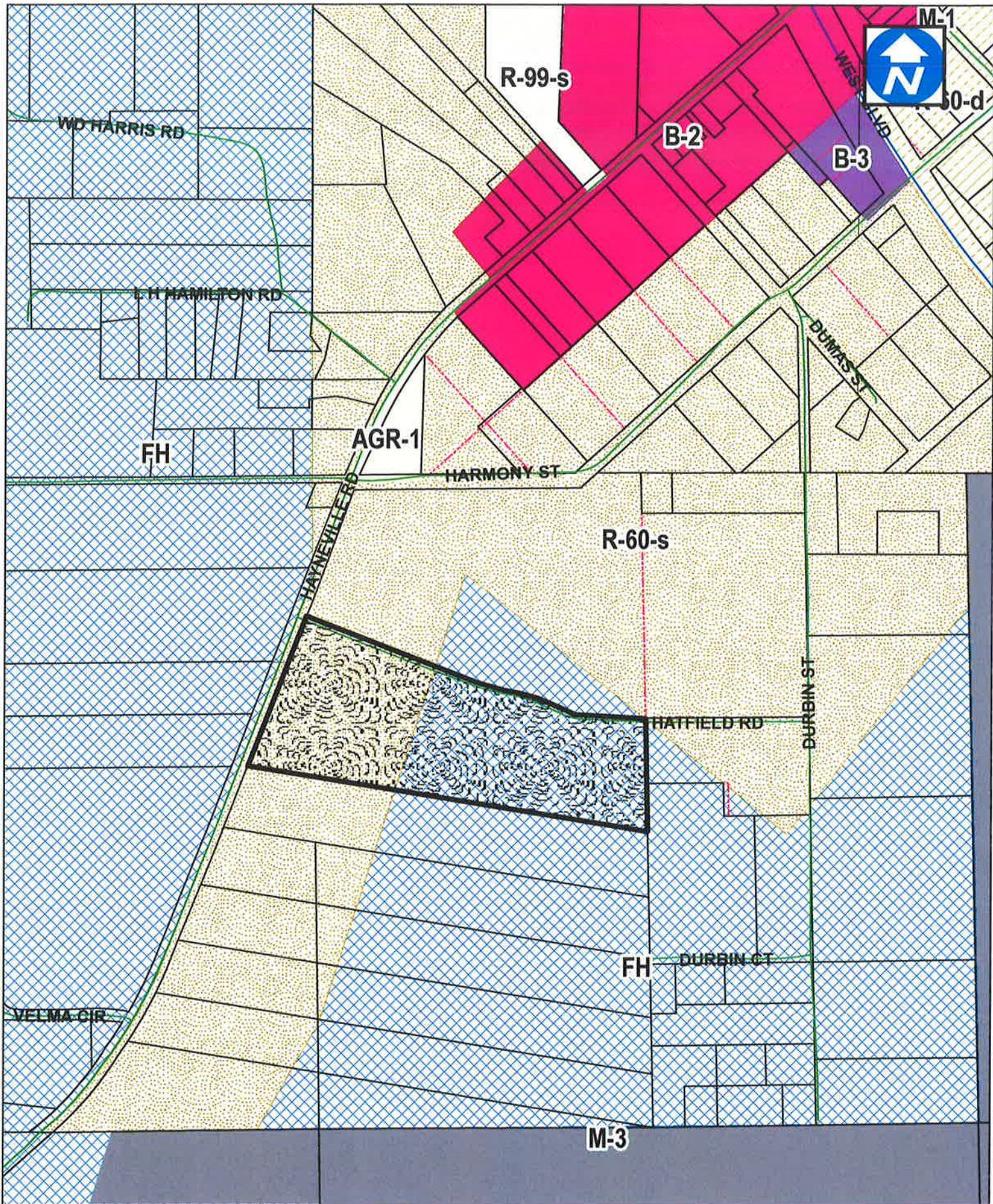
REPRESENTING: Same

SUBJECT: Request a special exception to store a recreational vehicle on a vacant parcel located on the southeast corner of Hayneville Road and Hatfield Road in R-60-s (Single-Family Residential) and FH (Flood Hazard) Zoning Districts.

REMARKS: This request is being made to give the petitioner permission to temporarily store a recreational vehicle on a 17 acre parcel of land. The recreational vehicle will be used as a convenience (to keep refreshments and have a place to rest) while clearing the land to eventually build a home on. The petitioner stated that it will not be used for living purposes.

The request is a special exception to store a recreational vehicle on vacant property.

COUNCIL DISTRICT: 4



Site 

1 inch = 500 feet

Item 5A



Site 

1 inch = 300 feet

Item 5B

6. BD-2021-027 **PRESENTED BY:** Ashley Jernigan

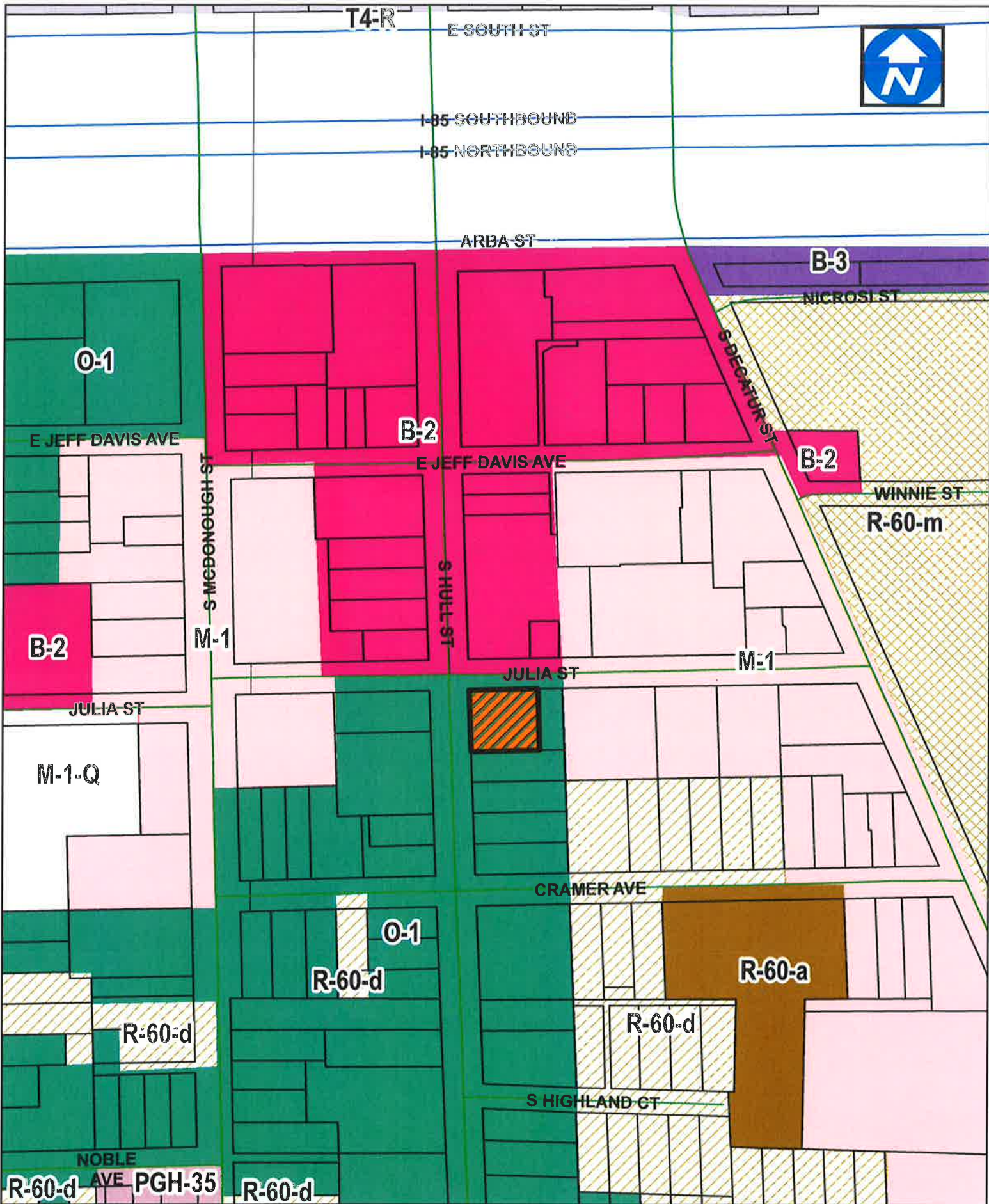
REPRESENTING: Same

SUBJECT: Request a height variance, front yard variance and street side yard variance for a privacy fence to be located at 901 South Hull Street in an O-1 (Office) Zoning District.

REMARKS: This request is being made to give the petitioner permission to construct a wood privacy fence (stained wood fence, not black as in pictures) around the property. A portion of the fence in the front will be 5 ft. in height and the rest of the fence will be 7 ft. in height. The fence will come to the front property line (South Hull Street) and will come within 5 ft. of the street side property line (Julia Street), whereas 20 ft. is required for both. The fence will be in line with the building on the Julia Street side.

The request is a 4 ft. height variance, 20 ft. front yard variance (South Hull Street), and a 15 ft. street side yard variance (Julia Street).

COUNCIL DISTRICT: 3



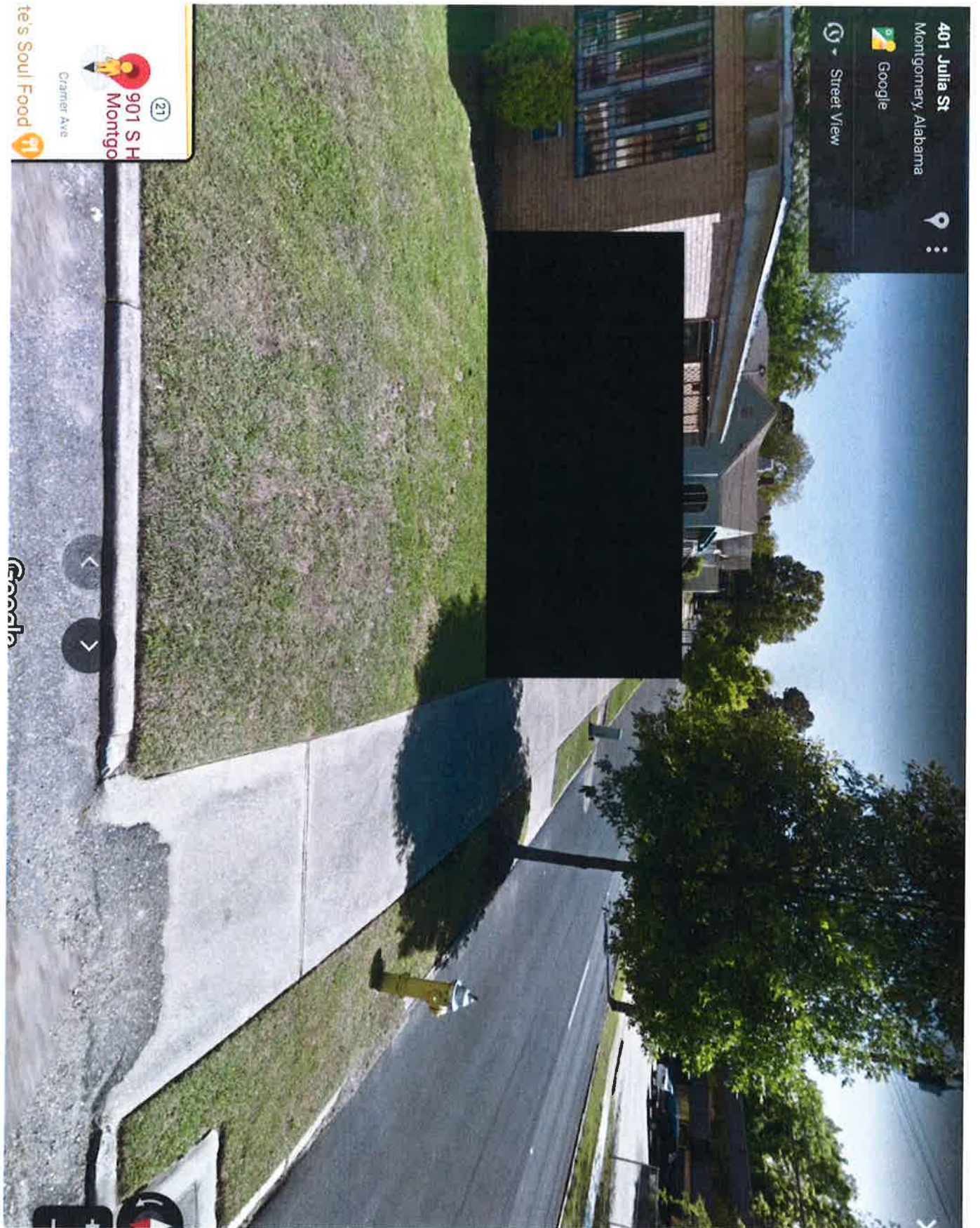
Site 

1 inch = 200 feet

Item lot



6B



6C

401 Julia St
Montgomery, Alabama



Street View

(21)
901 S H
Montgo
Cranford Ave

te's Soul Food

Google



JULIA ST

S HULL ST

5 ft.

7 ft.



Site 

1 inch = 20 feet

Item 6D

COMPLAINT

7. BD-2021-018 **PRESENTED BY:** Johnny Perkins

REPRESENTING: Same

SUBJECT: Request a coverage variance, rear yard variance, side yard variance, and a separation between structures variance for accessory structures located at 3117 Ravenwood Drive in an R-65-s (Single-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to maintain the following three (3) accessory structures:

Building A – 30 ft. 30 ft. x 40 ft. detached garage
2 ft. off side property line
1 ft. off rear property line
2 ½ ft. from Building B

Building B – 10 ft. x 16 ft. storage building – comes to the rear property line

Building C – 10 ft. x 10 ft. gazebo – 4 ft. off side property line

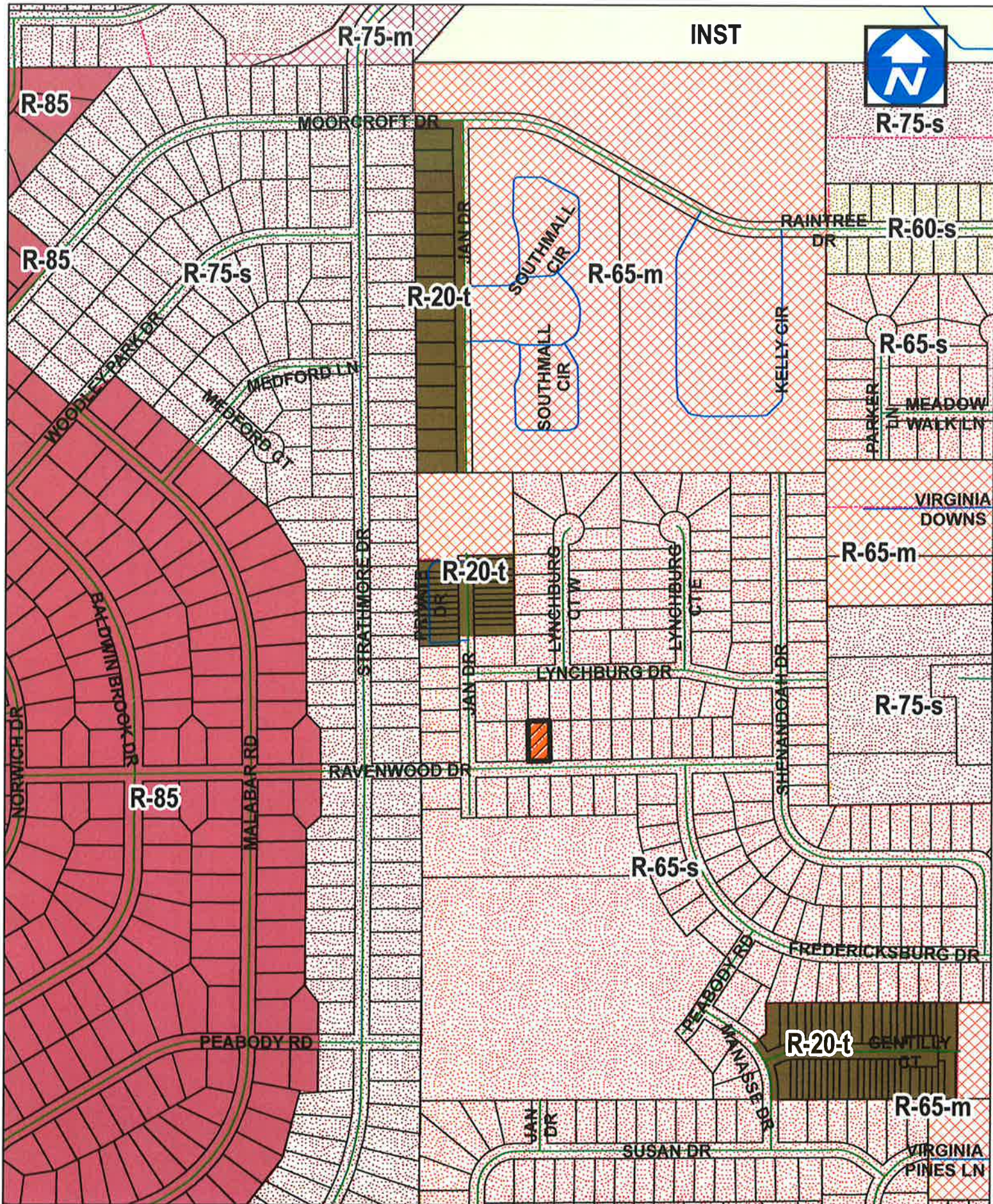
2 ½ ft. between Building A and Building B

2 ft. between Building B and Building C

The requests are:

- 875 sq. ft. coverage variance (585 sq. ft. is allowed, total coverage 1,460 sq. ft.)
- 5 ft. rear yard variance
- 3 ft. side yard variance
- 8 ft. separation between structures variance (whereas 10ft. is required)

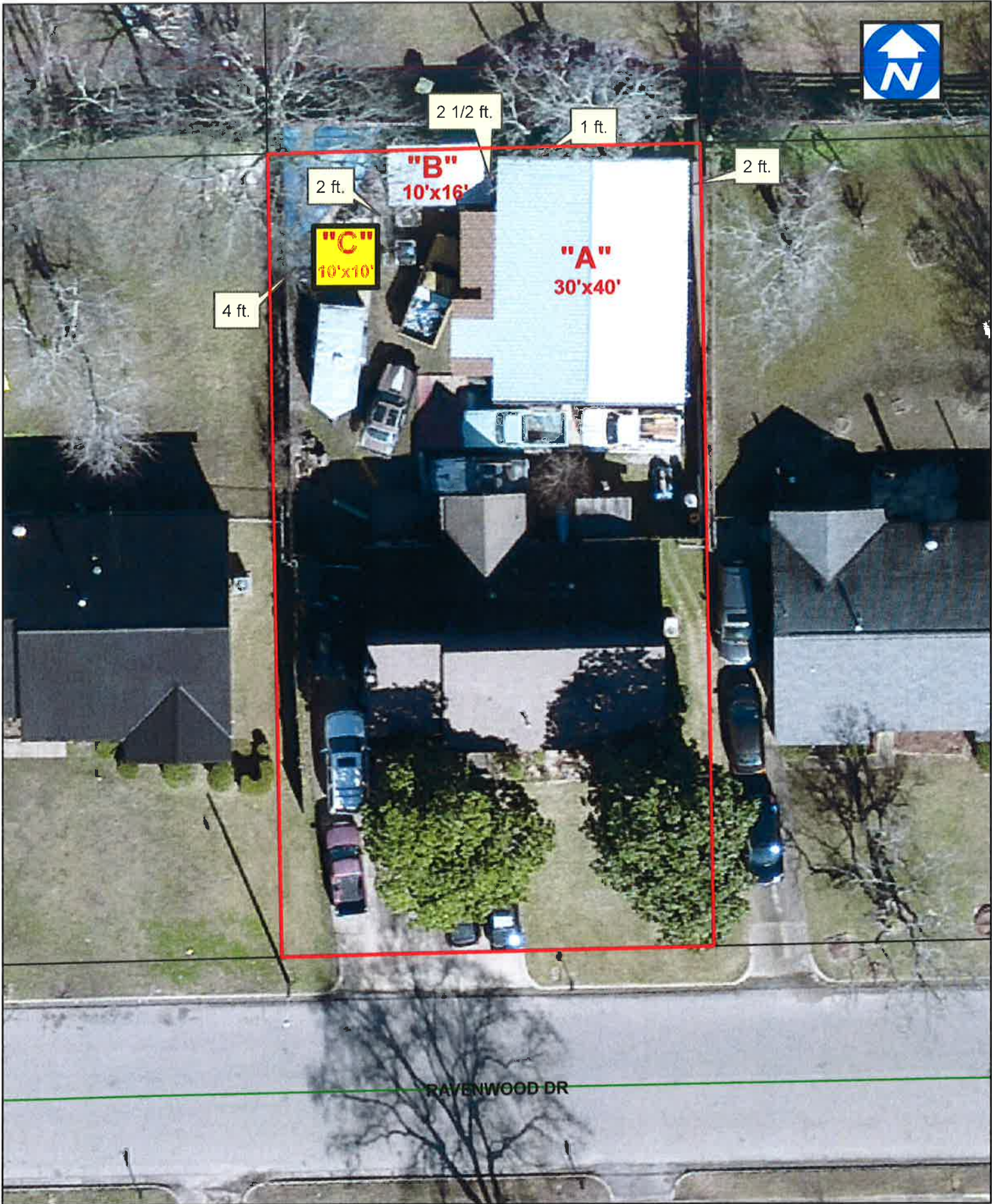
COUNCIL DISTRICT: 6



Site 

1 inch = 400 feet

Item 7A



Site 

1 inch = 20 feet
Item 7B