

Board of Adjustment Agenda

August 19, 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*

Regina Coley

Beau Holmes

George C. Howell, Jr.

Cory Johnson

Blake Markham

Bart Prince

Pickett Reese

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

I. Chairman's Message

II. Approval of Minutes from the July 15, 2021 meeting.

August 19, 2021

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
1.	2021-18	Johnny Perkins	R-65-s	3117 Ravenwood Drive (Multiple variances)	1
2.	2017-020	Stacy Tranthum	R-60-s	2226 McCarter Avenue (Chickens)	2
3.	1982-141	David Brandt	T-5	401 North Perry Street (Signage)	3
4.	2001-019	Gloria McElroy-Taylor	B-4	2415 East South Boulevard (Church)	4
5.	2021-045	Pilgreen Engineering	O-2	220 Capitol Commerce Blvd (Parking variance)	5
6.	2021-046	Goodwyn, Mills & Cawood	PUD	7449 EastChase Parkway (Parking variance)	6

The next Board of Adjustment meeting is on September 16, 2021

COMPLAINT

4/15/21 – BOA delayed until the 6/17/21 meeting requesting survey of property.

6/17/21 – BOA delayed until 7/15/21 meeting because petitioner had not gotten a survey.

7/15/21 – Petitioner provided survey at the meeting. BOA delayed to give staff time to review.

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

REPRESENTING: Same

SUBJECT: Request a coverage variance, rear yard variances, side yard variances, and a separation between structures variances 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” – 1,220 sq. ft. (approximately 30 ft. x 40 ft. detached garage)
3.32 ft. off side property line
4.44 ft. off rear property line

Building “B” – 158 sq. ft. (approximately 10 ft. x 16 ft. storage building)
1.75 ft. off rear property line

Building “C” – 343 sq. ft. (approximately 16 ft. x 21 ft. storage building)
2.05 ft. off side property line
0.70 ft. over the rear property line.

1.09 ft. separation between Building A and Building B

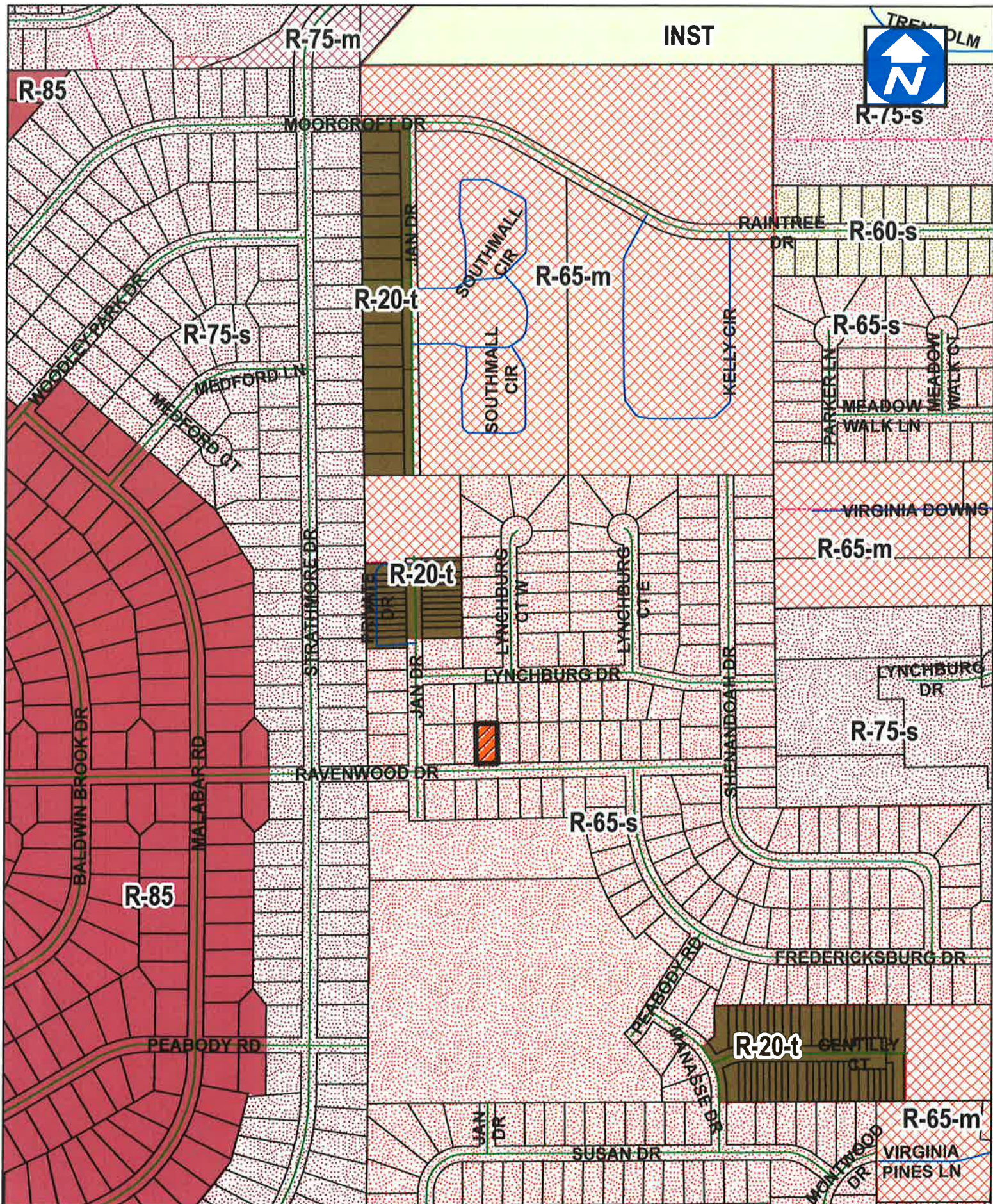
0.84 ft. separation between Building B and Building C

The requests are:

- 1,136 sq. ft. coverage variance (585 sq. ft. is allowed, total coverage 1,721 sq. ft.)
- 0.56 ft. rear yard variance and a 1.68 ft. side yard variance for building “A”
- 3.25 ft. rear yard variance for building “B”
- 2.95 ft. side yard variance for building “C”. Building “C” is 0.70 ft. over the rear property line
- 8.91 ft. separation variance between buildings “A” and “B”
- 9.16 ft. separation variance between buildings “B” and “C”

A building permit was issued on 1/29/2019 for a 20 ft. x 30 ft. detached building; however a 30 ft. x 40 ft. detached building was constructed and final inspections were never requested by the owner.

COUNCIL DISTRICT: 6



Site 

1 inch = 400 feet

Item 1A

SURVEYOR'S NOTES:

SURVEYOR HAS NOT MADE ANY ATTEMPT TO LOCATE IMPROVEMENTS ON LAND (INCLUDING CEMETERIES).

NO UNDERGROUND UTILITIES, SEPTIC TANKS/SEPTIC SYSTEMS, UNDERGROUND ENCROACHMENTS, OR BUILDING FOUNDATIONS OR OTHER IMPROVEMENTS WERE MEASURED OR LOCATED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. TREES AND SHRUBS NOT LOCATED, UNLESS OTHERWISE SHOWN.

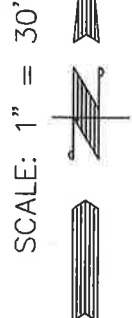
THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A BOUNDARY SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.

THIS SURVEY WAS CONDUCTED WITHOUT REFERENCE TO AN ABSTRACT OR TITLE SEARCH BUT MATERIAL FROM SOURCE OF INFORMATION ABOVE WAS USED.

THERE MAY BE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD THAT ARE NOT DEPICTED ON THIS SURVEY.

LEGEND:

- IPS — IRON PIN SET (1/2" IRON WITH PLASTIC ID CAP READING "JEFFCOAT 9587 ")
- IPF — IRON PIN FOUND
- X—X— — FENCE LINE
- △ — CALCULATED POINT
- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCEMENT
- R.O.W. — RIGHT OF WAY
- CH. — CHORD
- () — PLAT OR DEED CALL
- C.T. — CRIMP TOP PIPE
- O.T. — OPEN TOP PIPE

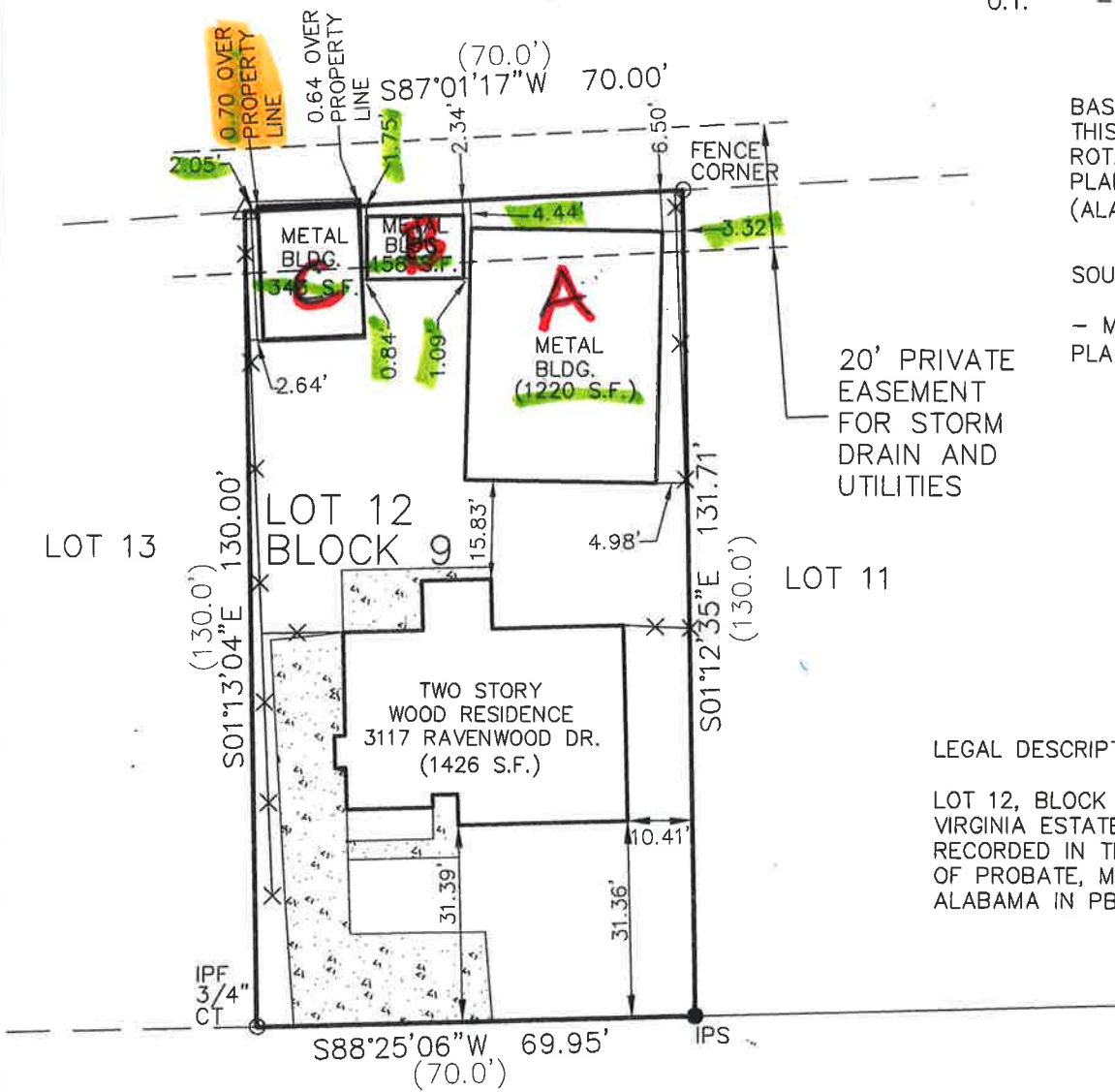


BASIS OF BEARING:
THIS SURVEY HAS BEEN ROTATED TO MATCH THE STATE PLANE COORDINATE SYSTEM (ALABAMA EAST REGION)

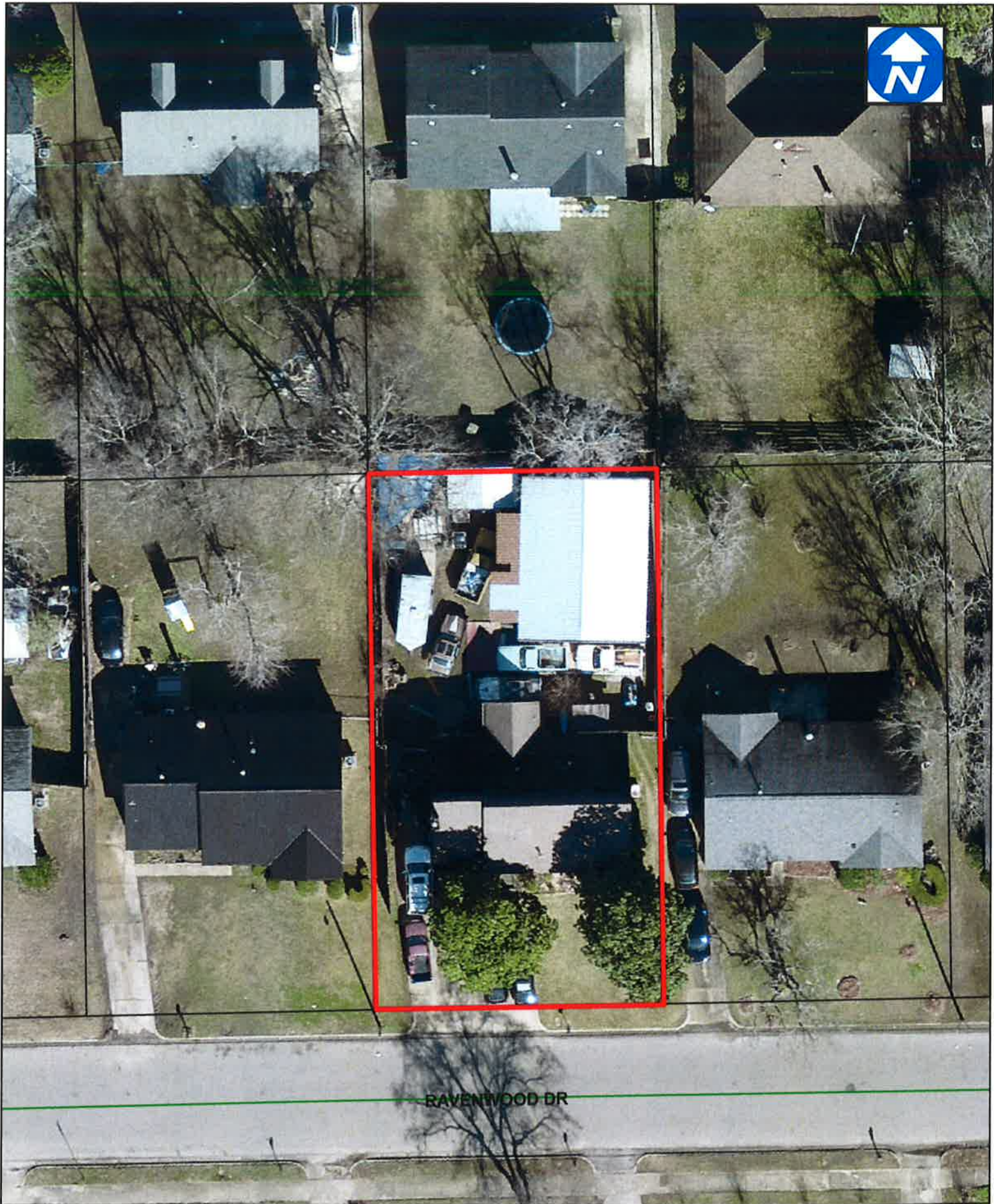
SOURCE OF INFORMATION:
— MAP OF VIRGINIA ESTATES PLAT NO. 3 (PB. 27, PAGE 1)

LEGAL DESCRIPTION:

LOT 12, BLOCK 9 OF THE MAP OF VIRGINIA ESTATES PLAT NO. 3 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PB. 27 AT PAGE 1



RAVENWOOD DRIVE
(50' ROW)



RAVENWOOD DR

Site 

1 inch = 30 feet

Item IC

2. BD-2017-020 **PRESENTED BY:** Stacy Tranthum

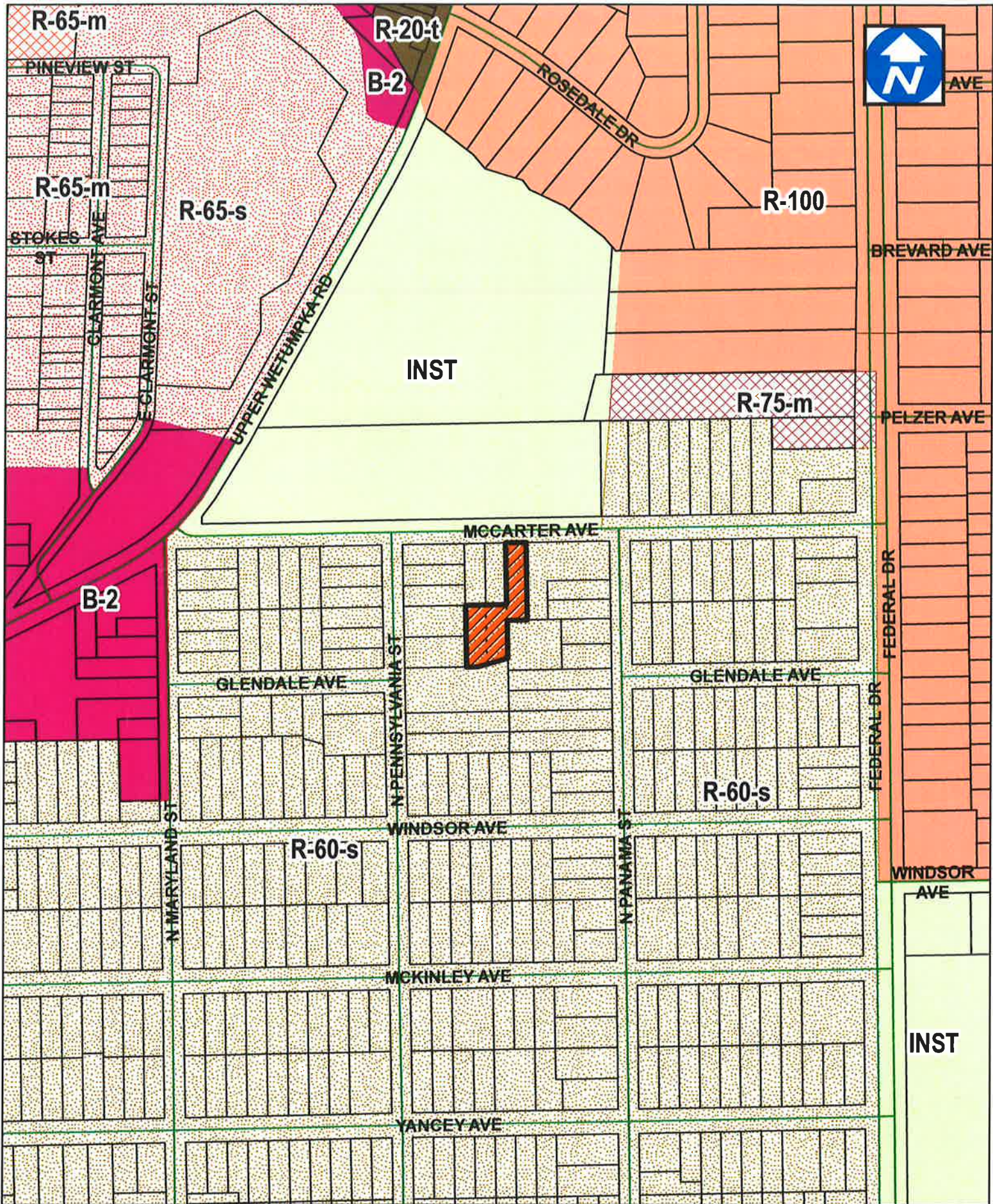
REPRESENTING: Same

SUBJECT: Request a special exception to keep chickens on the properties located at 2226 McCarter Avenue and the two (2) adjacent vacant lots at the southwest corner in an R-60-s (Single-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to keep six (6) chickens. The three (3) lots combined are approximately a ½ acre.

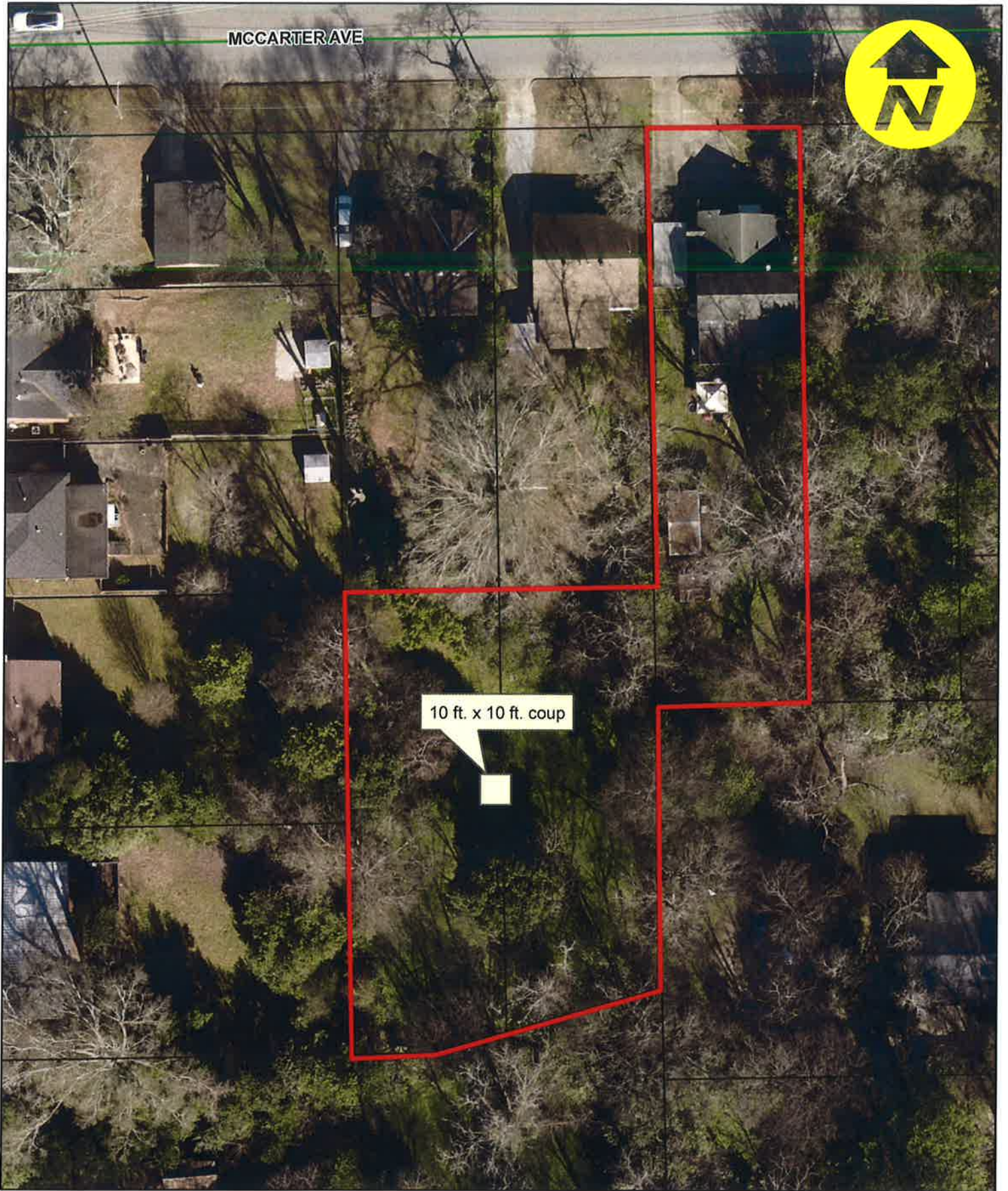
The request is a special exception to keep six (6) chickens.

COUNCIL DISTRICT: 3



Site 

1 inch = 300 feet
 Item 2A



MCCARTER AVE



10 ft. x 10 ft. coup

Site Location

1 inch = 40 feet

Item No. 2B

3. BD-1982-141 **PRESENTED BY:** David Brandt (Fravert Services)

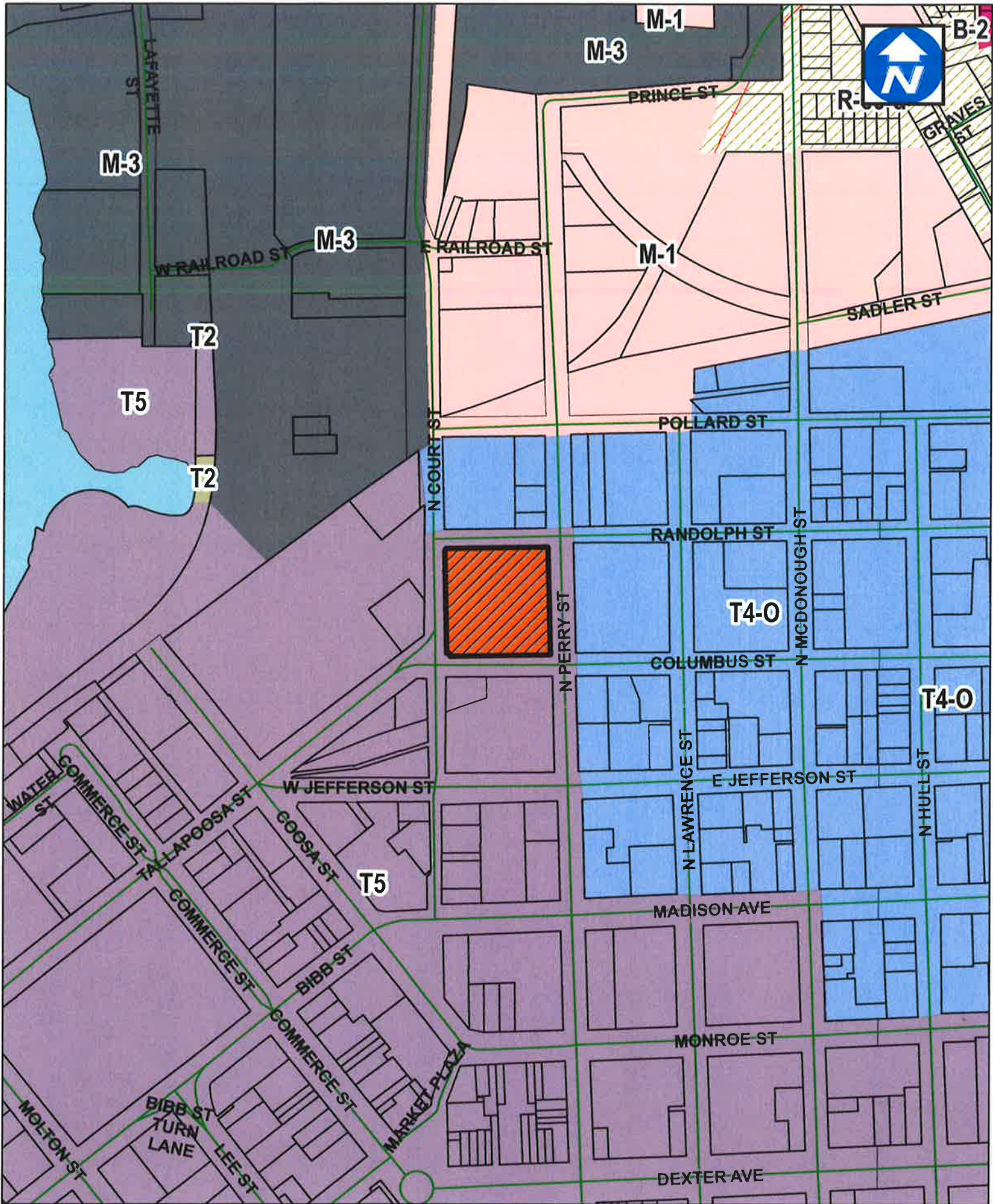
REPRESENTING: Equal Justice Initiative

SUBJECT: Request an exception to SmartCode for new signage to be located at 401 North Perry Street in a T5 (Urban Core Zone) Zoning District.

REMARKS: This request is being made to give the petitioner permission to install a 5.87 ft. tall band sign, whereas a 3 ft. height is allowed.

The request is a 2.87 ft. height exception for a band sign.

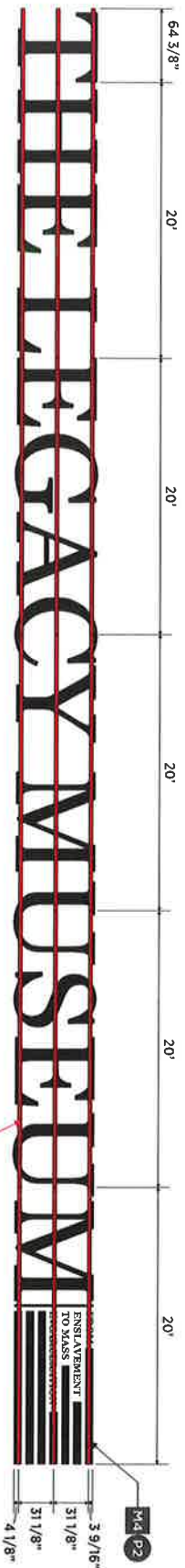
COUNCIL DISTRICT: 3



Site 

1 inch = 400 feet

Item 3A



2 DETAIL
SCALE: 1/8" = 1'

Horizontal 1"x3" tubing support structure installed in 20' lengths @ 3 locations behind panel system. Additional structure may be required for small text and bars

1 ELEVATION
SCALE: 1/16" = 1'



STATUS
Production Ready

Copyright ©2017 Fravert Services, Inc. Thank you for allowing Fravert Services, Inc. the opportunity to present designs for your signage project. All design, drawings, measurements and data indicated are based on the drawings and the responsibility of Fravert Services, Inc. and were created, revised and developed for use on and in connection with the indicated project. Drawings or revisions of these signs or signage system have no bearing on your compliance or use of these signs or signage system. Fravert Services, Inc. is not responsible for any errors or omissions. Fravert Services, Inc. is not responsible for any errors or omissions.



RANDOLPH ST

N COURT ST

N PERRY ST

TALLAPOOSA ST

TALLAPOOSA ST

Site 

1 inch = 100 feet

Item 3C

4. BD-2001-019 **PRESENTED BY:** Gloria McElroy-Taylor

REPRESENTING: Charity Bible Ministries

SUBJECT: Request a special exception church use and outreach ministry to be located at 2415 East South Boulevard (Unit S) in a B-4 (Commercial) Zoning District.

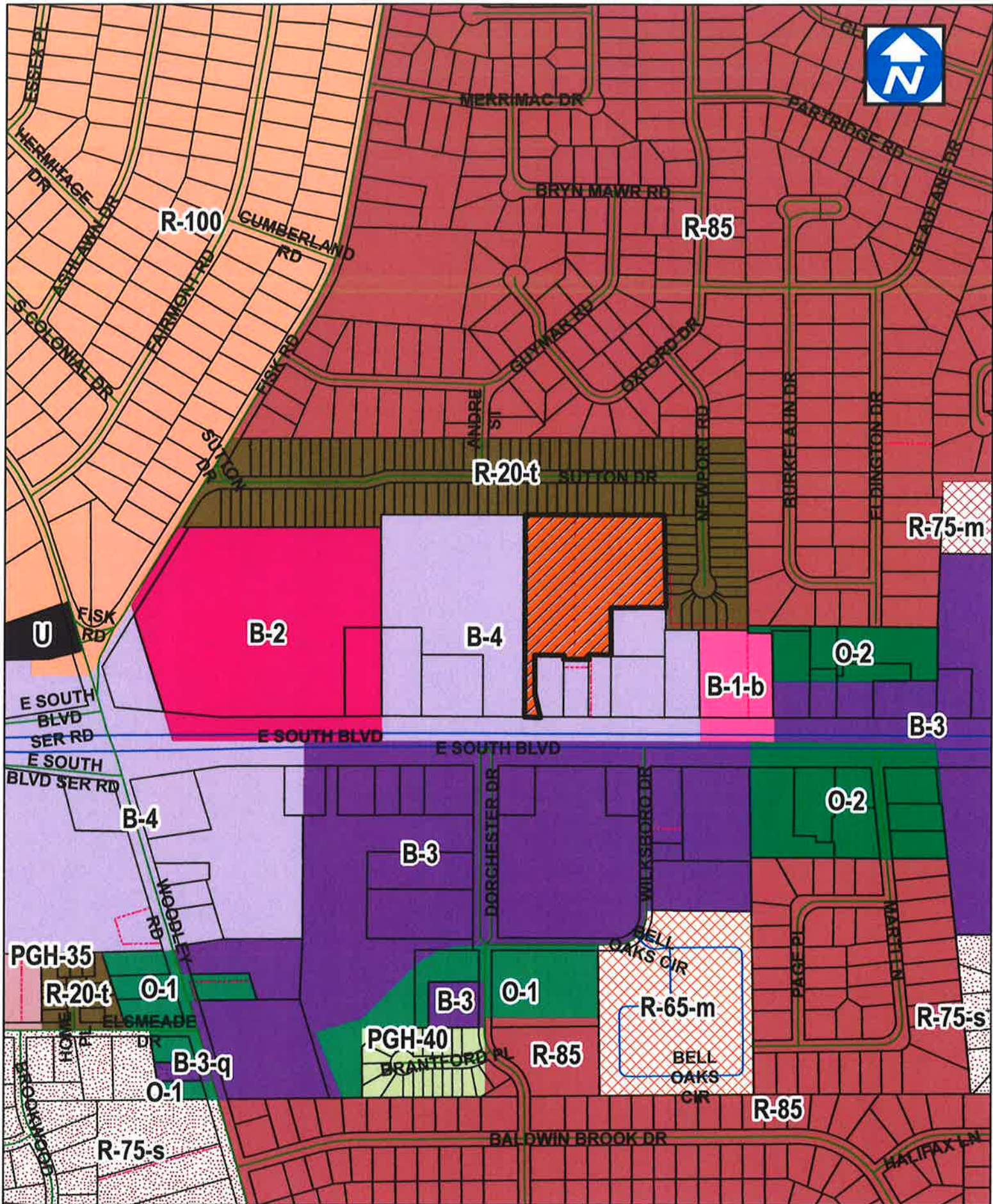
REMARKS: This request is being made to give the petitioner permission to operate a church and outreach ministry in a multi-tenant building. There are approximately 16 current church members. There is crossover (lit) parking for the shopping center.

Services and activities:

- Sunday Service: 10:00 a.m. – 1:00 p.m.
- Wednesday Bible Study: 6:00 p.m. – 8:00 p.m.
- Saturday: approximately 4 hours for those who cannot get to programs during normal hours
- After school mentoring and tutoring (focusing on reading and science)
- Summer enrichment program
- Parenting workshop focusing on single parents
- Single parent conference (twice a year)
- Food pantry & Clothing closet:
 - Monday-Friday, 3:00 p.m. – 6:00 p.m. and Saturday 10:00 a.m. – 3:00 p.m.

The request is a special exception for church use and outreach ministry.

COUNCIL DISTRICT: 5



Site 

1 inch = 500 feet

Item 4A



SUTTON DR

Unit S

Site 

1 inch = 100 feet

Item 418

5. BD-2021-045 **PRESENTED BY:** Pilgreen Engineering

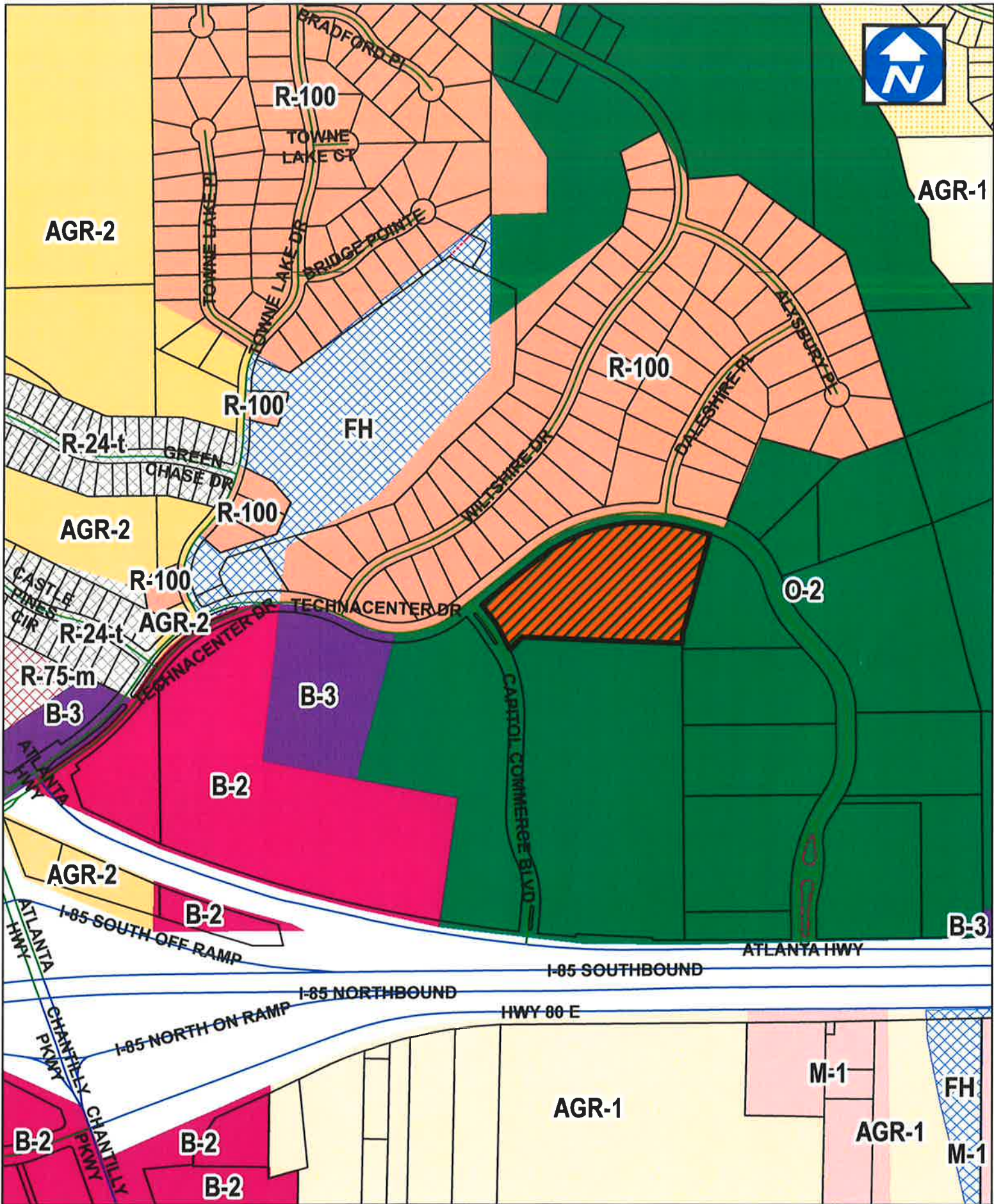
REPRESENTING: Local Government Health Insurance Board

SUBJECT: Request a parking variance for a new building to be located at 220 Capitol Commerce Boulevard in an O-2 (Office Park) Zoning District.

REMARKS: This request is being made to give the petitioner permission to provide 65 parking spaces for a future 25,000 sq. ft. building, whereas 125 parking spaces are required. There are 45 employees, the petitioner has indicated that the parking lot can be expanded in the future if needed.

The request is a 60 space parking variance.

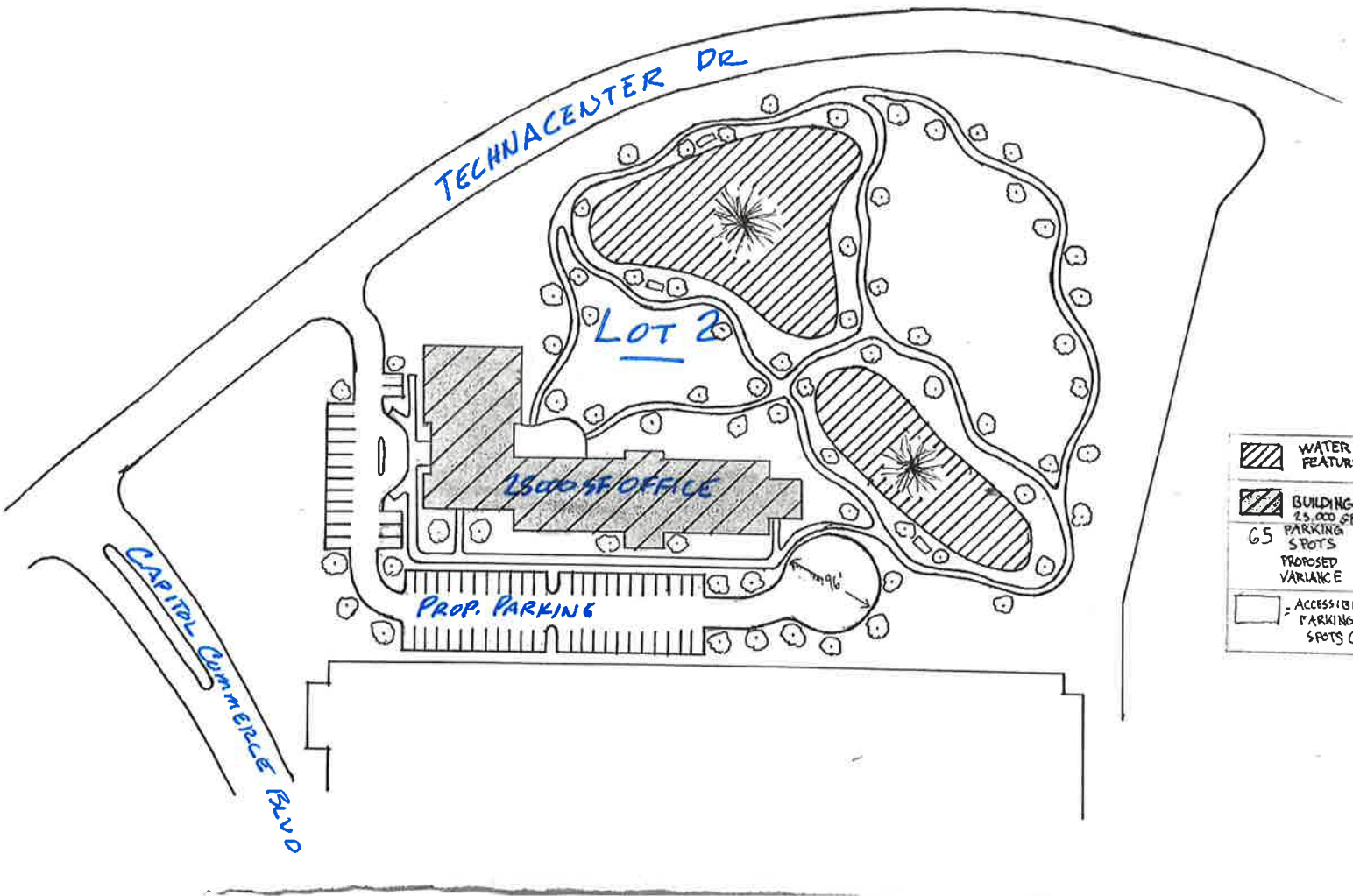
COUNCIL DISTRICT: 1



Site 

1 inch = 500 feet

Item 5A



	WATER FEATURE
	BUILDING 28,000 SF
	PARKING SPOTS 65 PROPOSED VARIANCE
	ACCESSIBLE PARKING SPOTS (3)



Site 

1 inch = 300 feet

Item 50

6. BD-2021-046 **PRESENTED BY:** Goodwyn, Mills & Cawood

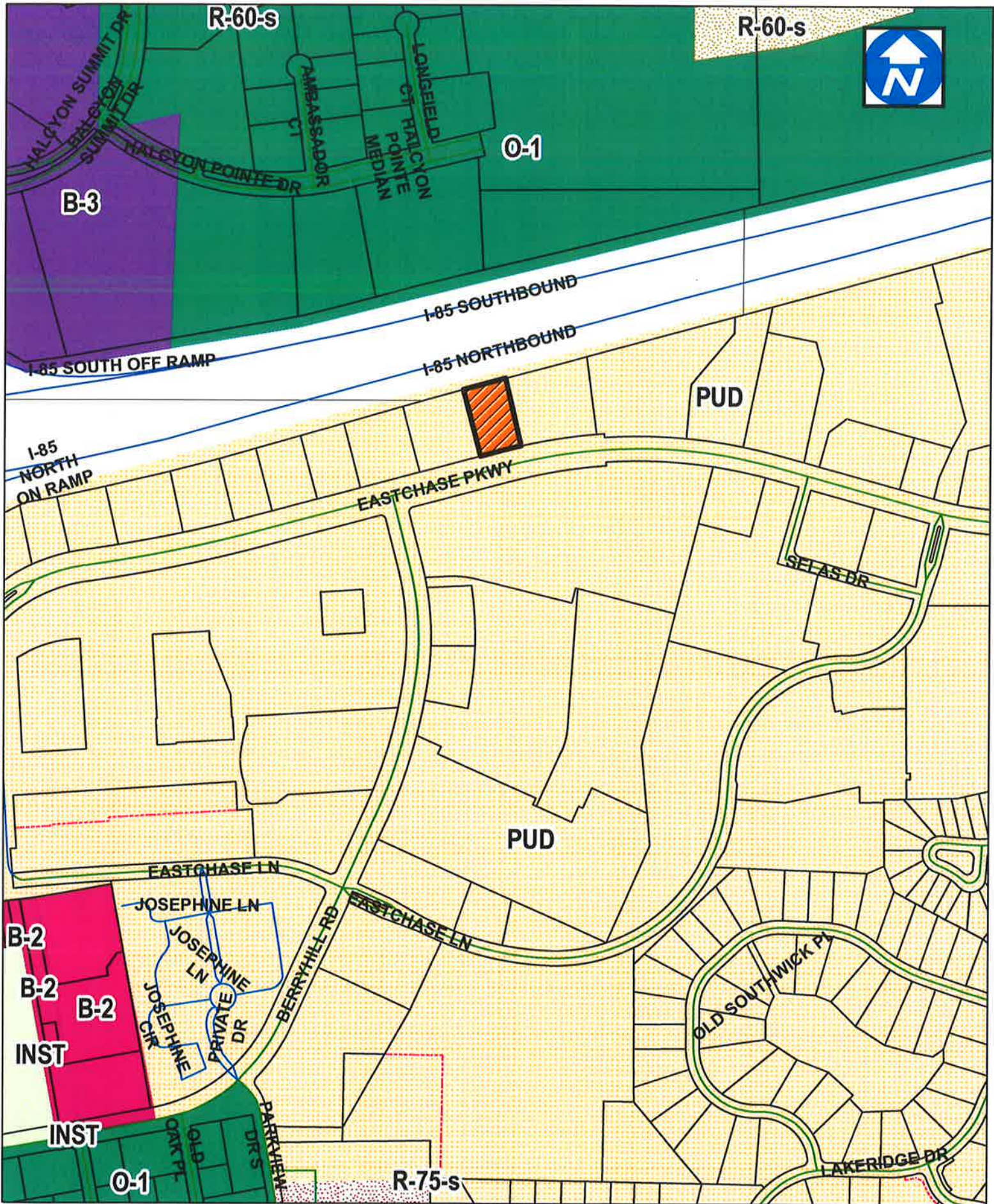
REPRESENTING: The Health Care Authority for Baptist Health

SUBJECT: Request a parking variance for a building located at 7449 EastChase Parkway in a PUD (Planned Unit Development) Zoning District.

REMARKS: This request is being made to give the petitioner permission to reduce the parking spaces from 65 spaces to 63 spaces, whereas 64 spaces are required. The building is going to be used for a sports medicine/physical therapy facility, so additional handicap spaces are being designated.

The request is a one (1) space parking variance.

COUNCIL DISTRICT: 9



Site 

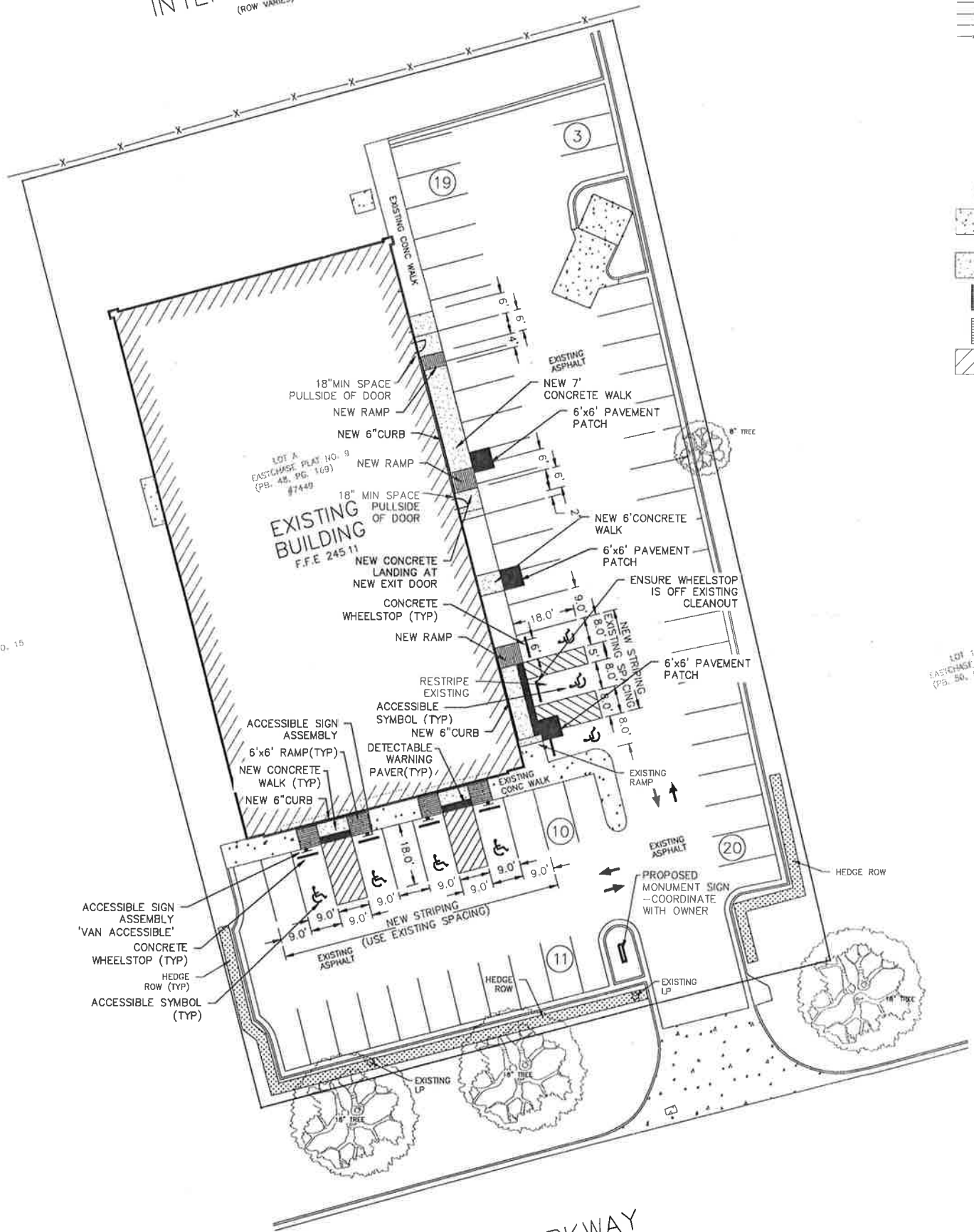
1 inch = 500 feet

Item 6A

NOT TO SCALE

INTERSTATE 85 (ROW VARIES)

LEGEND



LOT A
EASTCHASE PLAT NO. 9
(PB. 48, PG. 169)
#7449

EXISTING BUILDING
F.F.E 245 11

LOT 1
EASTCHASE PLAT NO. 15
(PB. 50, PG. 17)

LOT 11
EASTCHASE PLAT 1
(PB. 50, PG. 12F)

ACCESSIBLE SIGN ASSEMBLY
'VAN ACCESSIBLE'
CONCRETE WHEELSTOP (TYP)
HEDGE ROW (TYP)
ACCESSIBLE SYMBOL (TYP)

PROPOSED MONUMENT SIGN
-COORDINATE WITH OWNER

EASTCHASE PARKWAY (130' ROW)

LeB



Site 

1 inch = 50 feet

Item 6C