

# Board of Adjustment Agenda

November 4, 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

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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 21, 2021 meeting.**

**November 4, 2021**

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
1.	2021-056	La'Sheika Williams	M-1	6160 Brewbaker Boulevard (Private school & church)	1
2.	2021-046	Goodwyn Mills & Caewood	PUD	7449 EastChase Parkway (Front yard variance)	2
3.	1964-179	Mark Alan Bishop Jr.	R-125	3156 Thomas Avenue (Side yard variance)	3
4.	2021-063	Sam Sewell IV	R-60-m	1324 South Perry Street (Multiple variances)	4
5.	2021-064	Randy Osborne	R-60-d	2303 Ajax Street (Accessory structure)	5
6.	2021-018	Johnny Perkins	R-65-s	3117 Ravenwood Drive (Privacy fence)	6

***The next Board of Adjustment meeting is on December 16, 2021***

1. BD-2021-056 **PRESENTED BY:** La'Sheika Williams

**REPRESENTING:** New Wine Ministries

**SUBJECT:** Request a special exception for a church and private school to be located in an existing building located at 6160 Brewbaker Boulevard in an M-1 (Light Industrial) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to operate a church/private school. Narrative attached. There are approximately 25 members, which requires five (5) parking spaces. There are eight (8) striped parking spaces in the front and the availability for 16 more parking spaces in the back.

Church

Sunday service: 10:00 a.m. – 2:00 p.m.

Private School/Daycare hours (*Daycares are outright permitted*)

Monday – Friday: 6:00 a.m. – 5:30 p.m.

*At the October 21, 2021, the Board delayed this item so the petitioner can provide a site plan showing the location of all available parking in the front and rear of the property*

The request is a special exception for a church/private school use.

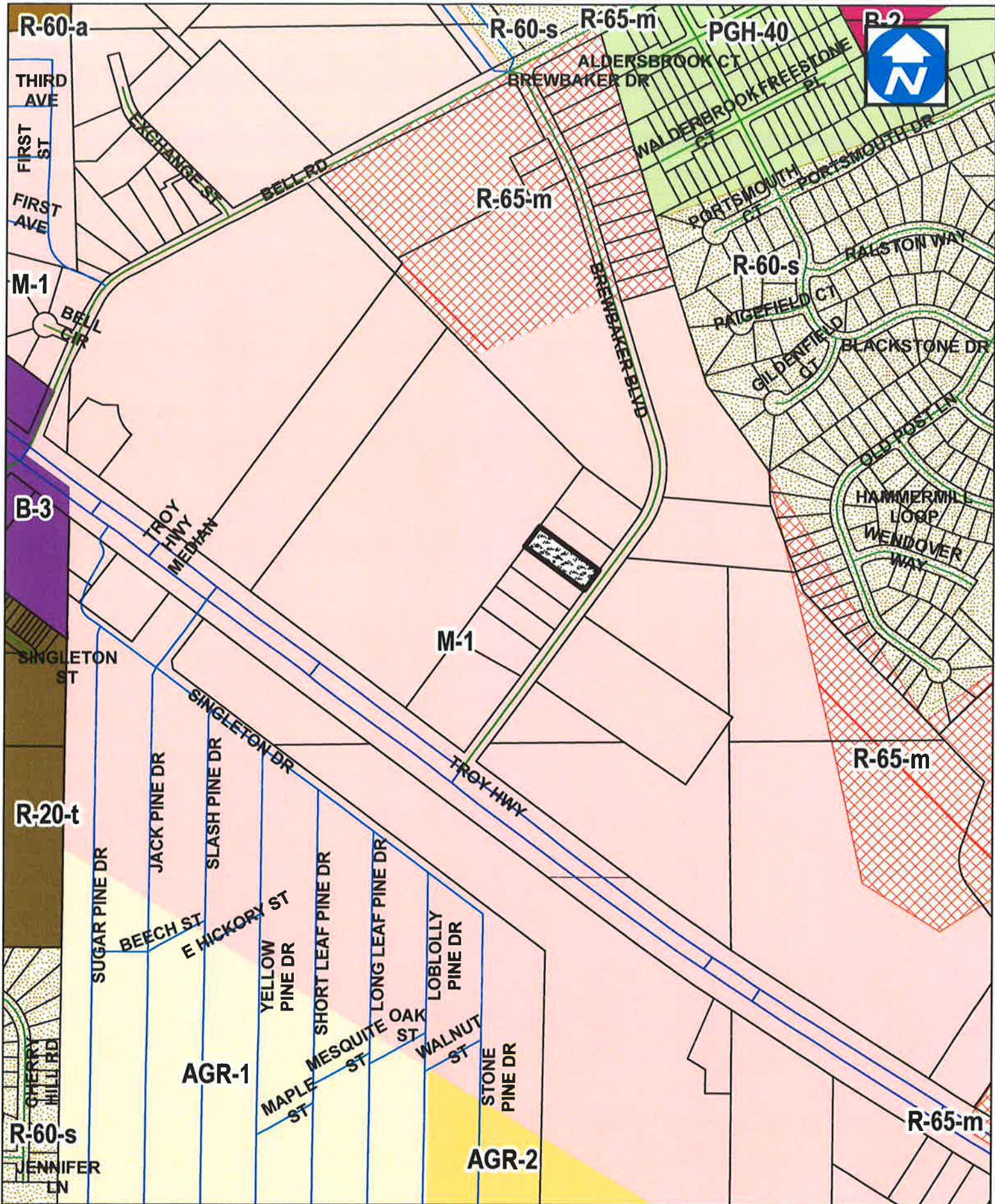
**CITY COUNCIL DISTRICT: 6**

## **New Wine Ministries Request for Variance:**

New Wine Ministry is a faith base organization that's been established for 20 years. We are a ministry that server its members and community. We have an outreach for the adolescence, broken men, and women. We also have a food ministry that server the ministry and the community. We server by the word "*Matthew 25:31-40*", taking care of them in need.

Recently due to the pandemic our members needed a place to bring their children for care and education. So, New Wine Ministries opened their sanctuary for virtual schooling and daycare to meet the need of the members and the community. Our hours of operation for Virtual/Daycare are Monday-Friday 6:00 am-5:30pm, and Worship Sunday 10:00am-2:00pm. We provide a safe, loving, and positive atmosphere, we hope for a positive mindset. A positive mindset server our community well.

The building at 6160 Brewbaker Blvd, provides us with the space for virtual schooling, day care, and worship service "church", to continue to help and server or members and community. We are hopeful you will agree. We desire to encourage, unite, and server our members and the community.



Site 

1 inch = 500 feet  
Item 1B



Site 

1 inch = 40 feet

Item IC

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

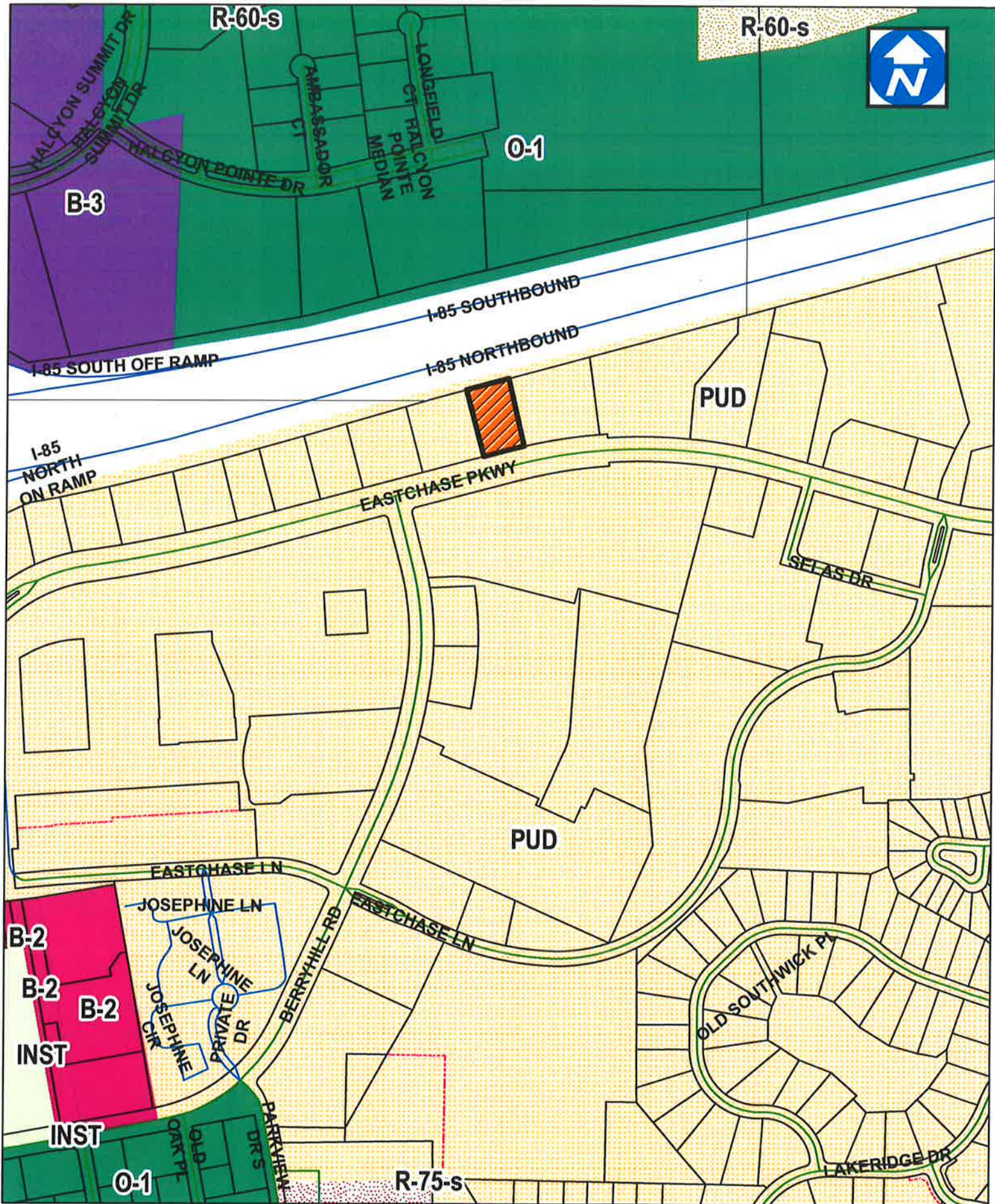
**REPRESENTING:** Baptist Health

**SUBJECT:** Request a front yard variance for a new ID sign to be 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 install a monument sign that will come to the front property line, whereas 10 ft. is required. Jim Wilson & Associates, Inc. has approved the design and location of the sign.

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

**CITY COUNCIL DISTRICT: 9**



Site 

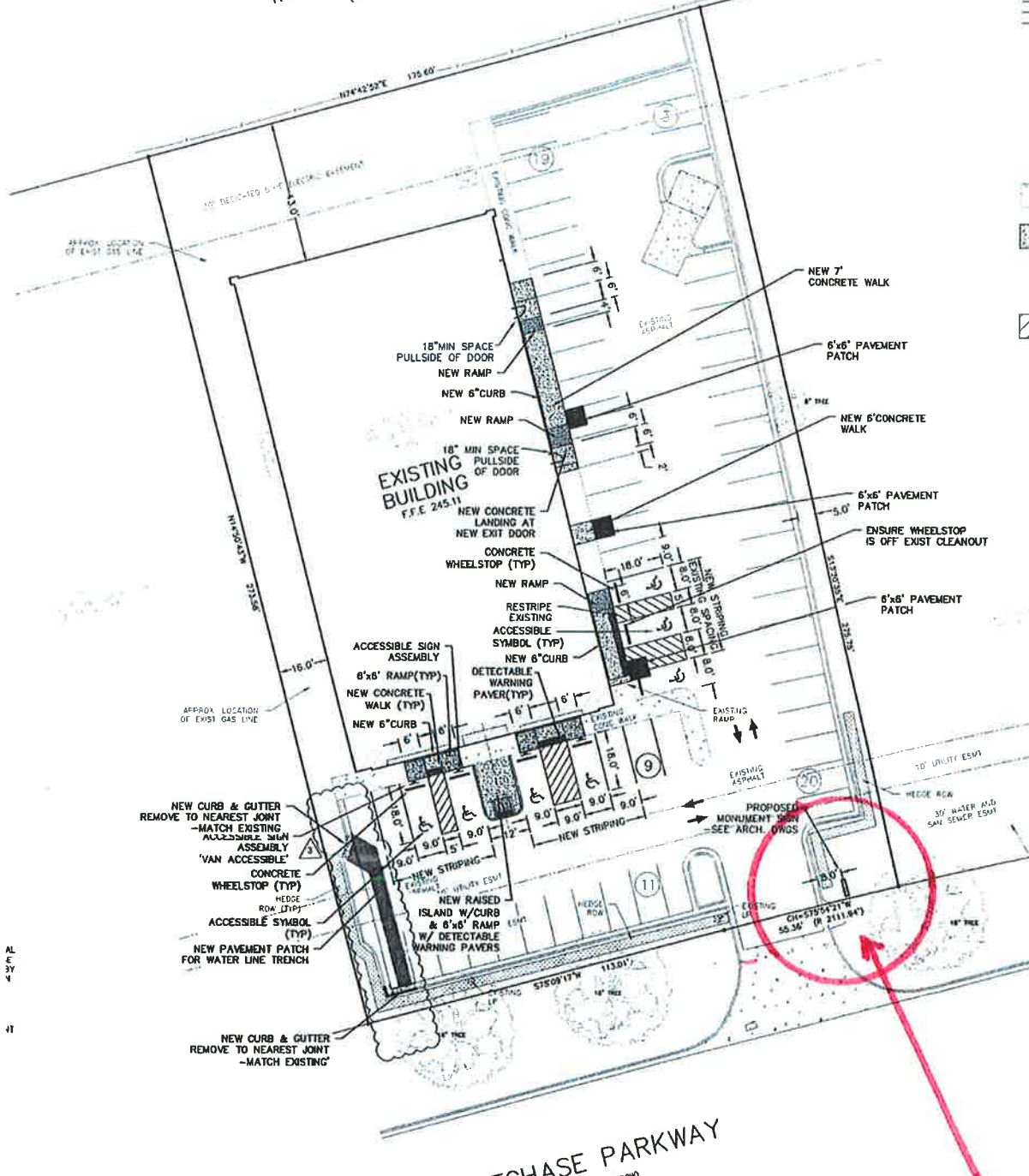
1 inch = 500 feet  
 Item 2A



INTERSTATE 85  
(ROW VARIES)

**LEGEND**

---	PROPERTY LINE
- - -	EASEMENT
— W —	WATER LINE
— S —	SANITARY SEWER LINE
— SD —	STORM DRAINAGE LINE
— CATV —	CABLE/TELEPHONE LINE
— GAS —	GAS LINE
— OHP —	OVERHEAD POWER LINE
— F —	FENCE LINE
— B —	BOLLARD / GUARD POST
— V —	WATER VALVE
— H —	FIRE HYDRANT
— M —	WATER METER
— S —	SANITARY SEWER MANHOLE
— SC —	SANITARY SEWER CLEANOUT
— SM —	STORM DRAINAGE MANHOLE
— CB —	CABLE BOX
— L —	METAL LIGHT POST
— T —	TRANSFORMER BOX
— I —	IRRIGATION CONTROL VALVE
— T —	EX. TREE
—	EXIST. CONCRETE SIDEWALK
—	NEW CONCRETE SIDEWALK
—	NEW PAVEMENT PATCH
—	NEW RAMP 1:12
—	NEW ADA PARKING ACCESS



**ISSUE DATE**

FINAL	2021-07-12
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BAPTIST HEALTH SPORTS MEDICINE/PT FACILITY  
7449 EASTCHASE PARKWAY

10/25/21

LOCATION OF NEW  
MONUMENT SIGN.  
APPROVED.

*Paul Bartlett*  
Jim Wilson & Associates, LLC

SITELAYOUT  
PLAN

2B



Site 

1 inch = 50 feet

Item 2C

3. BD-1964-179 **PRESENTED BY:** Mark Alan Bishop Jr.

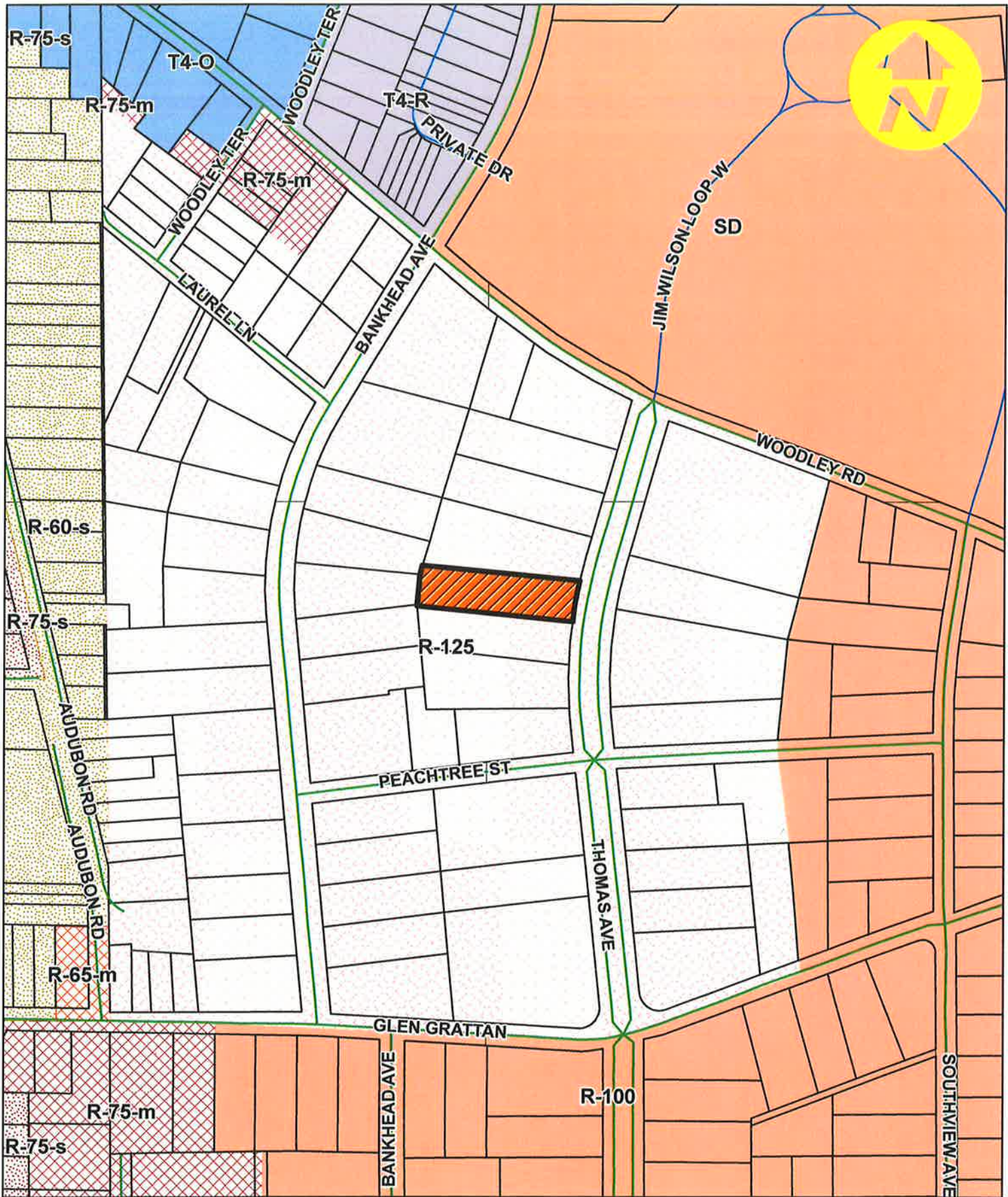
**REPRESENTING:** Same

**SUBJECT:** Request a side yard variance for an addition to a dwelling located at 3156 Thomas Avenue in an R-125 (Single-Family Residential) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to construct an addition to come within 10 ft. 6 in. of the side property line, whereas 13 ft. is required using the modification table for a sub-standard lot. The lot is 100 ft. in width.

*The request is a 2 ft. 6 in. side yard variance.*

**CITY COUNCIL DISTRICT:** 7



Site Location 

1 inch = 300 feet

Item No. 3A



Proposed Addition

10 ft. 6 in. off PL

THOMAS AVE  
THOMAS AVE

Site Location 

1 inch = 60 feet

Item No. 3B

4. BD-2021-063 **PRESENTED BY:** Sam Sewell IV

**REPRESENTING:** Same

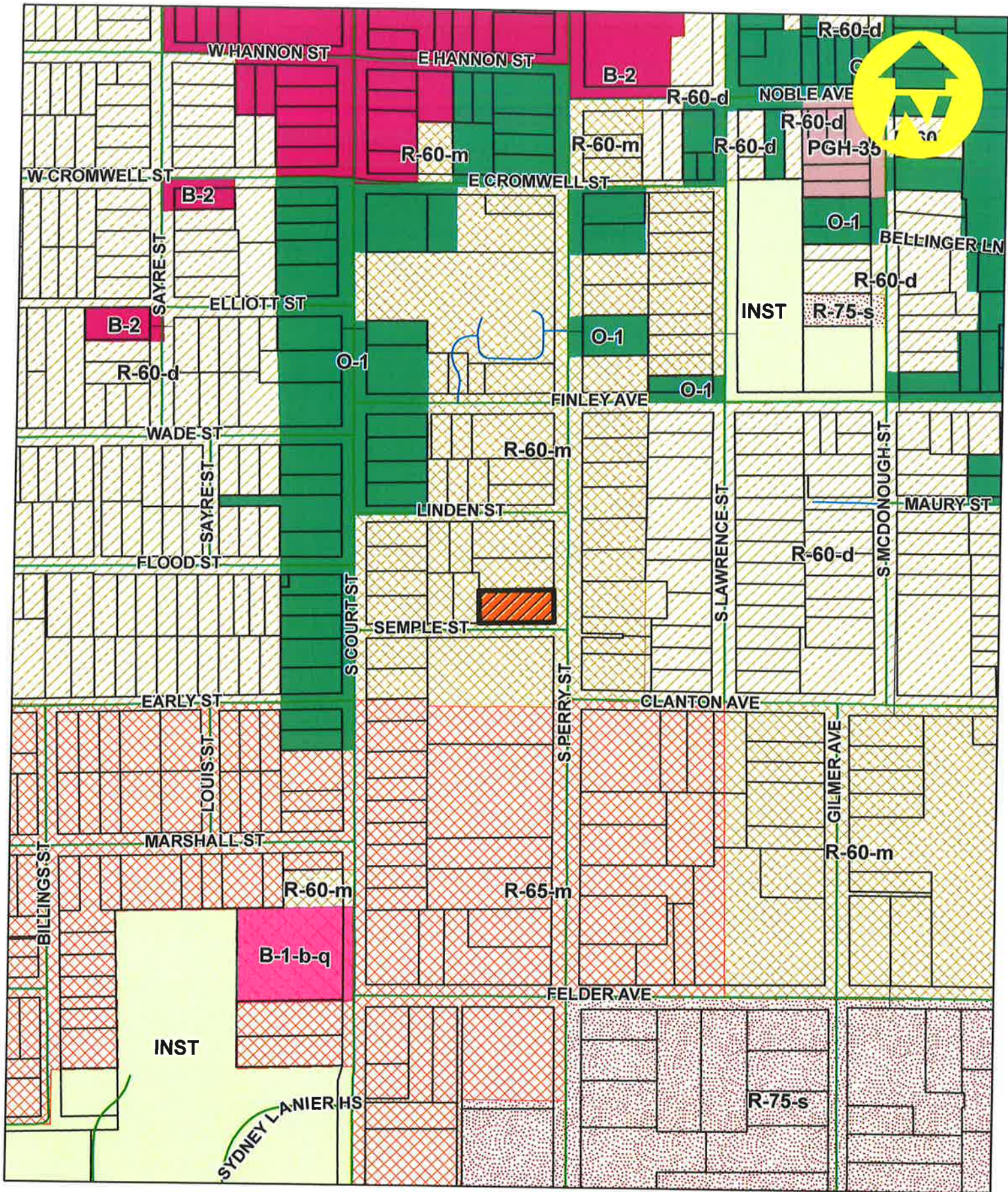
**SUBJECT:** Request a height variance and a street side yard variance for two (2) new walls to be located at 1324 South Perry Street in an R-60-m (Multi-Family Residential) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to construct two (2) 6 ft. high brick walls. Wall #1 runs along the Semple Street property line and Wall #2 runs along a portion of the rear yard property line and extends out to the Semple Street property line, whereas a 20 ft. street side yard is required and 3 ft. height is allowed.

**Land Use Division:** The Architectural Review Board approved the above request at the October 26, 2021 meeting.

*The request is a 3 ft. height variance and a 20 ft. street side yard variance for two (2) walls.*

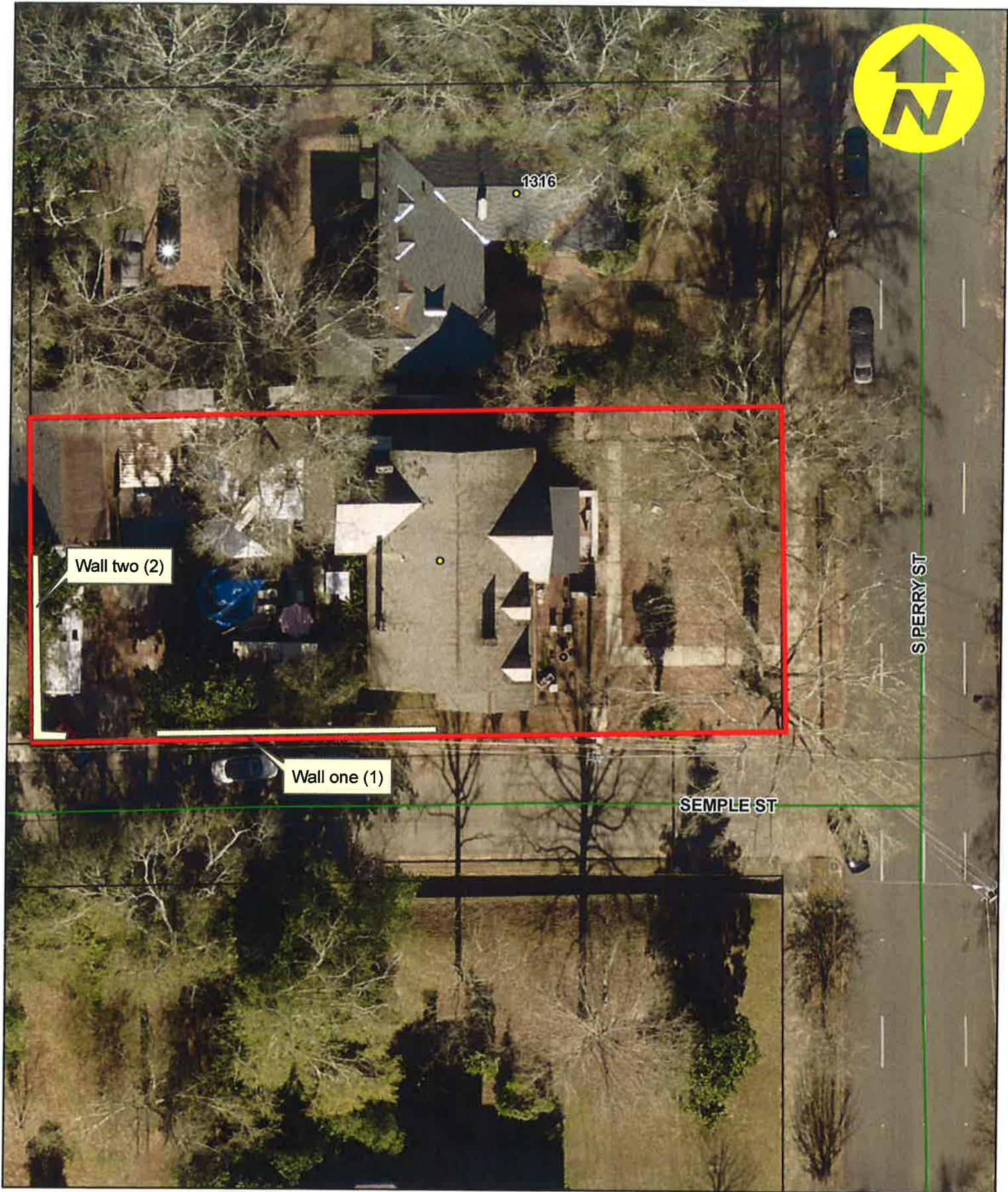
**COUNCIL DISTRICT: 3**



Site Location 

1 inch = 300 feet

Item No. 4A



Site Location

1 inch = 30 feet

Item No. 4B



5. BD-2021-064 **PRESENTED BY:** Randy Osborne

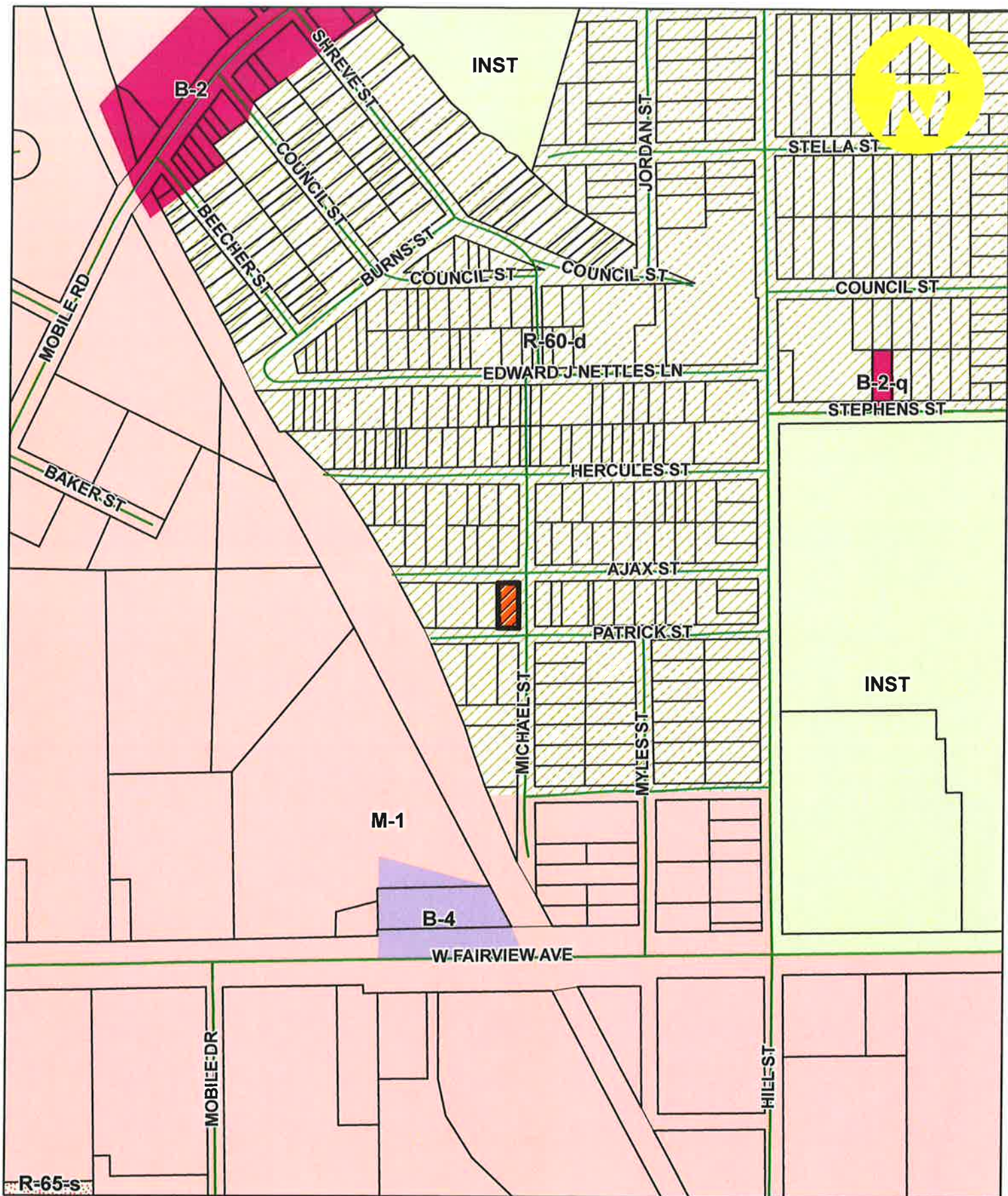
**REPRESENTING:** Same

**SUBJECT:** Request a special exception to maintain an accessory structure without a main dwelling and a side yard variance for the accessory structure located at 2303 Ajax Street in an R-60-d (Duplex Residential) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to maintain an accessory structure without a main dwelling. The accessory structure comes within 4 ft. of the side yard property line, whereas 5 ft. is required.

*The requests are a special exception for an accessory without a main dwelling and a 1 ft. side yard variance.*

**COUNCIL DISTRICT:** 4



Site Location 

1 inch = 300 feet

Item No. 5A



Site Location 

1 inch = 30 feet

Item No. 5B

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

**REPRESENTING:** Same

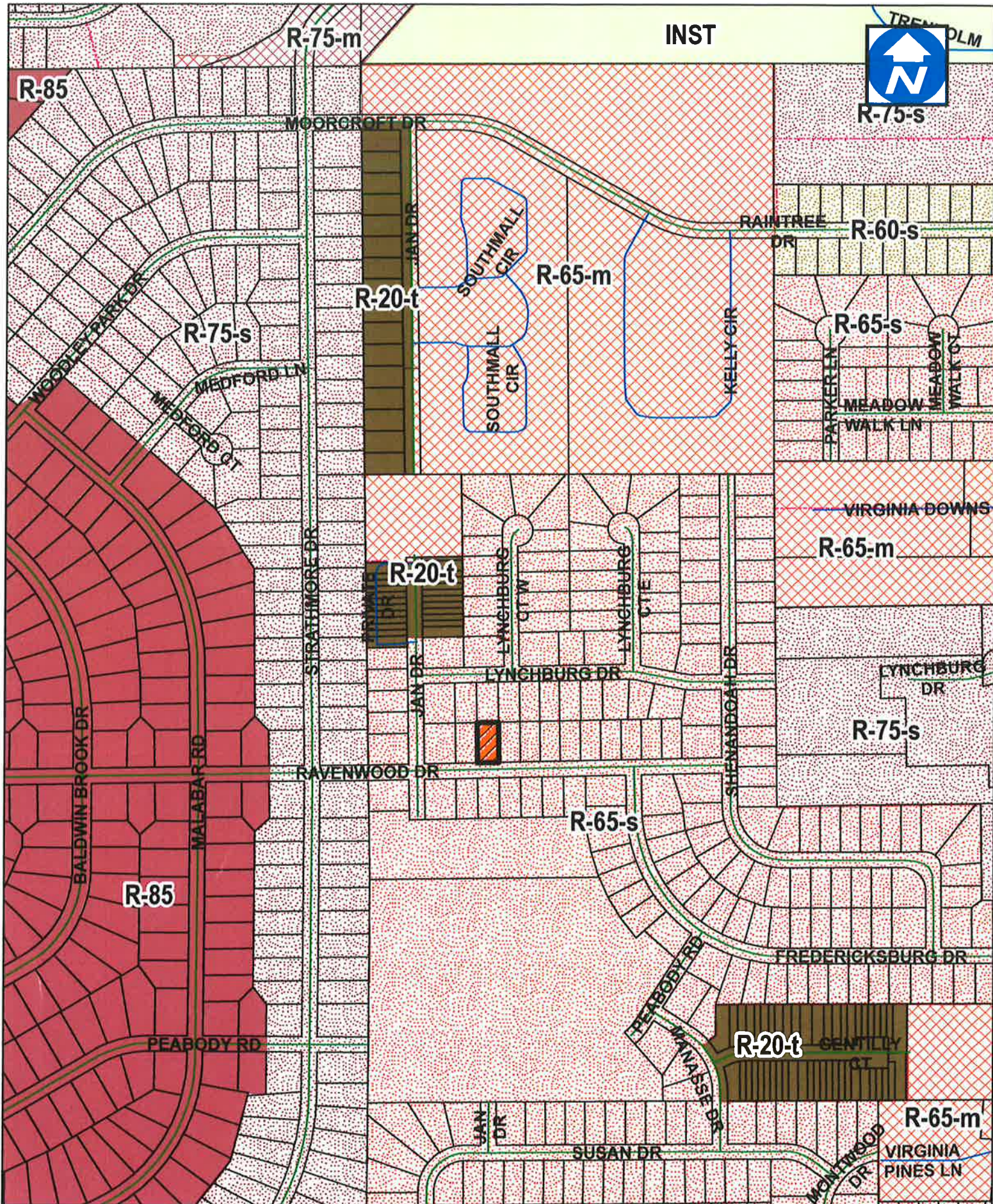
**SUBJECT:** Request a height variance for a new privacy fence to be located at 3117 Ravenwood Drive in an R-65-s (Single-Family Residential) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to construct a 10 ft. high privacy fence, whereas 7 ft. is allowed, around the perimeter of the rear yard.

**Staff Comment(s):** On September 16, 2021, the Board heard a request to keep three (3) accessory structures in the rear yard. The Board approved one (1) accessory structure and denied the other two (2), giving the applicant until December 16, 2021 to remove the denied buildings. One of the denied buildings is over the property line and the applicant cannot install a privacy fence on his property if the building is still there.

*The request is a 3 ft. height variance.*

**COUNCIL DISTRICT: 6**



Site 

1 inch = 400 feet

Item lot



Proposed 10 ft. fence

RAVENWOOD DR.

Site Location 

1 inch = 30 feet

Item No. 60B