

Board of Adjustment Agenda

March 17, 2022 – 5:00 p.m.

Council Auditorium

City Hall, 103 N. Perry St.

BOARD OF ADJUSTMENT MEMBERS

John Stanley, *Chairman*

K. T. Brown, *Vice-Chairman*

Amerika Blair

Beau Holmes

George C. Howell, Jr.

Blake Markham

Bart Prince

Pickett Reese

Jennifer Shaw

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

I. Chairman's Message

II. Approval of Minutes from the February 17, 2022 meeting.

March 17, 2022

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
1.	2022-003	Mickey Griffin	M-3	Parallel Street (Concrete Ready Mix Facility)	1
2.	2022-012	Michael S. Burk	M-1	I-65 South Ramp (Pylon Sign)	2
3.	2022-010	Carson Baird	B-3	1781 Cong. W. L. Dickinson (Parking variance)	3
4.	2022-013	Lewis Bell Jr.	R-65-d	34 Cox Lane (Livestock)	4
5.	2022-014	Patrick Moss	M-3	1350 Air Base Boulevard (Ordinance No. 17-2014)	5
6.	1974-168	Bonnie Toole	R-75-m	1213 Beth Manor Drive (Privacy fence)	6
7.	2022-015	Cassie Johnson	R-75-s	1158 Freemont Drive (Privacy fence)	7

The next Board of Adjustment meeting is on April 21, 2022

1. BD-2022-003 **PRESENTED BY:** Mickey Griffin

REPRESENTING: SRM

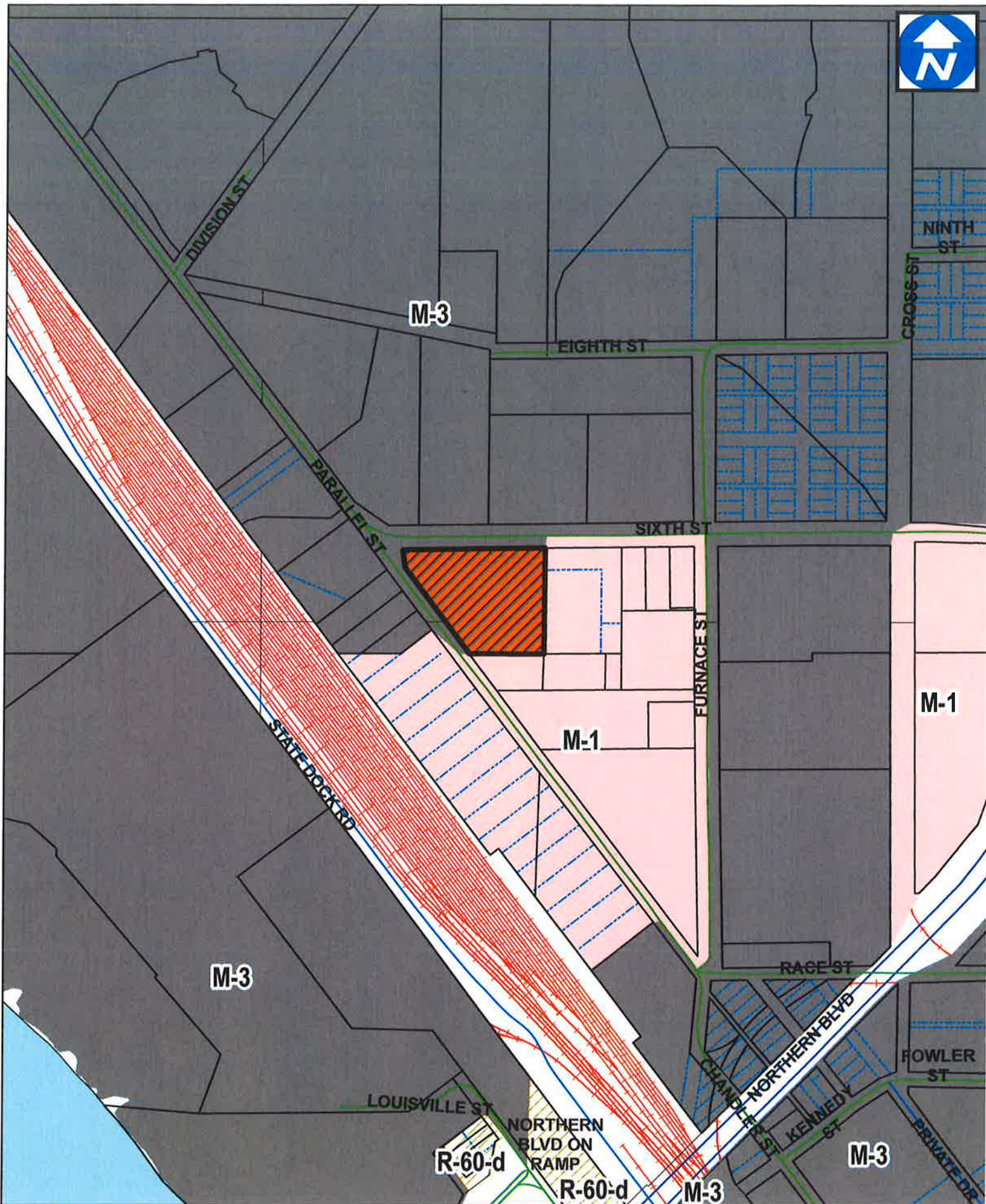
SUBJECT: Request a special exception to operate a concrete ready mix facility to be located at the southeast corner of Parallel Street and Sixth Street in an M-3 (General Industry) Zoning District.

REMARKS: This request is being made to give the petitioner permission to operate a concrete ready mix facility.

Staff Comment(s): A development plan will be required if approved.

The request is a special exception for a concrete ready mix facility.

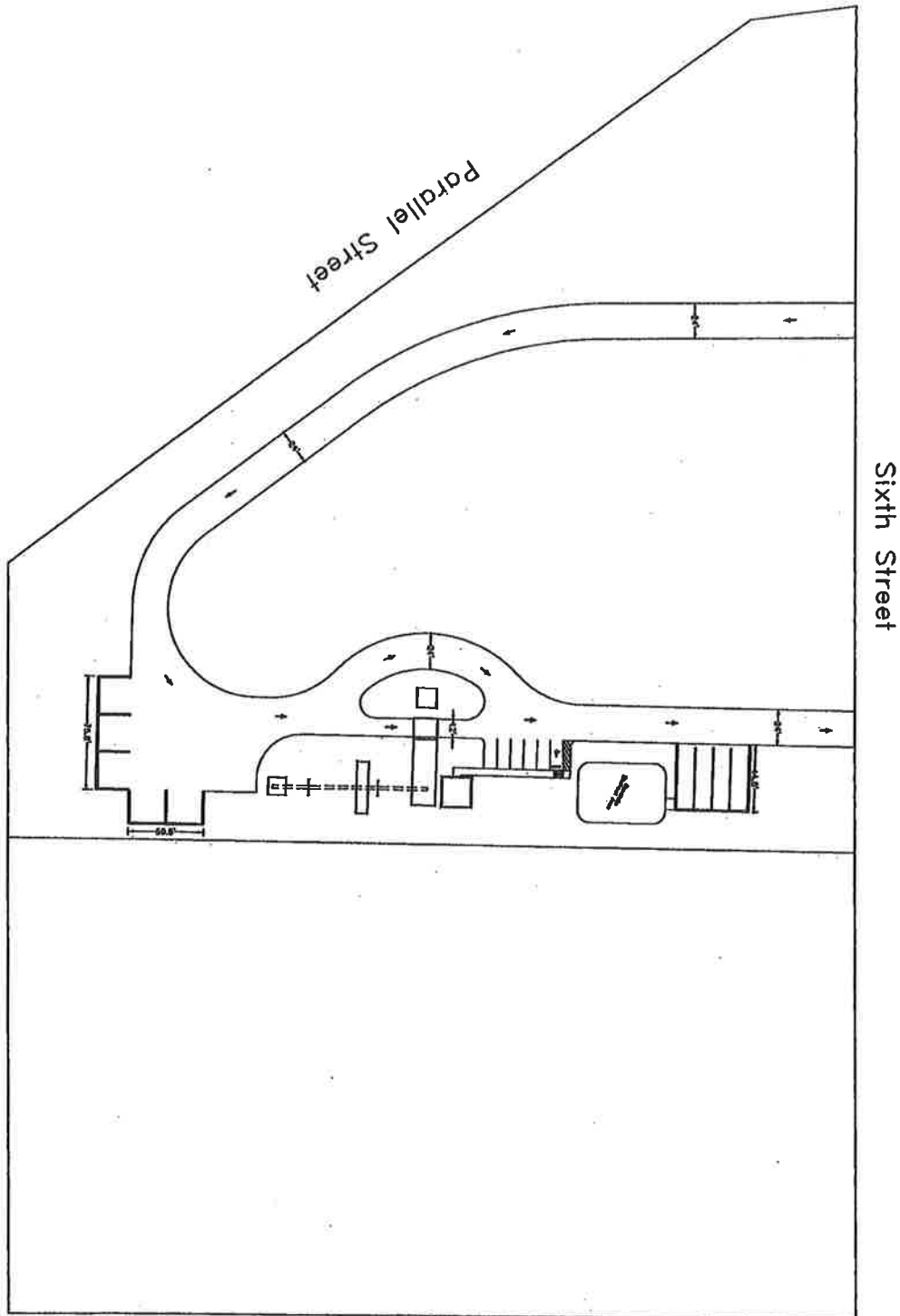
COUNCIL DISTRICT: 3



Site 

1 inch = 500 feet

Item 1A



A-2

1B



IC



Site 

1 inch = 400 feet

Item 1D

2. BD-2022-012 **PRESENTED BY:** Michael S. Burk

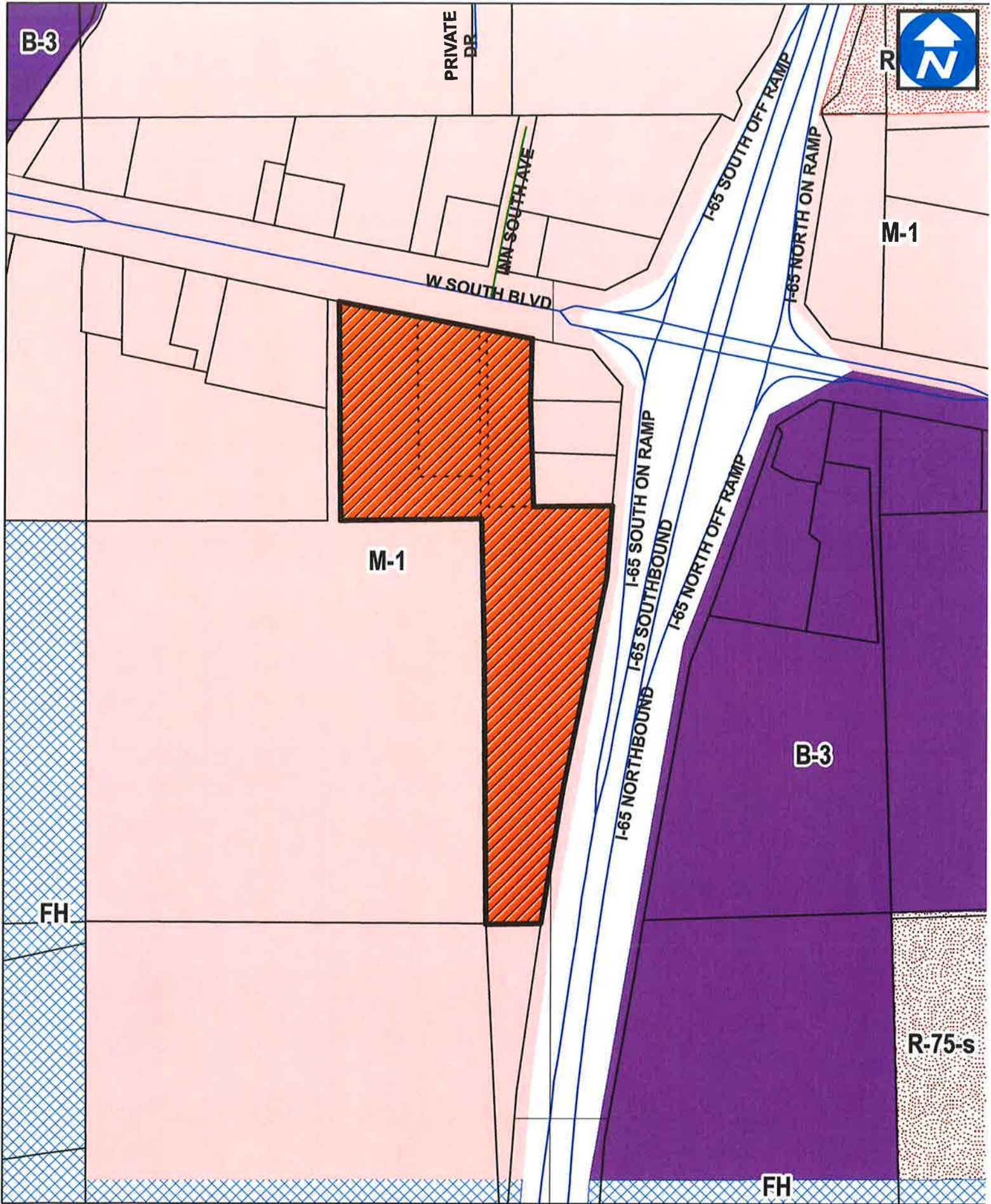
REPRESENTING: QuikTrip Corporation

SUBJECT: Request a height variance for a pylon sign to be located on the west side of the I-65 South On-Ramp, approximately 1,000 ft. south of West South Boulevard, in an M-1 (Light Industrial) Zoning District.

REMARKS: This request is being made to give the petitioner permission to erect a 120 ft. pylon sign along the I-65 South right-of-way, whereas a 45 ft. height is allowed.

The request is a 75 ft. height variance.

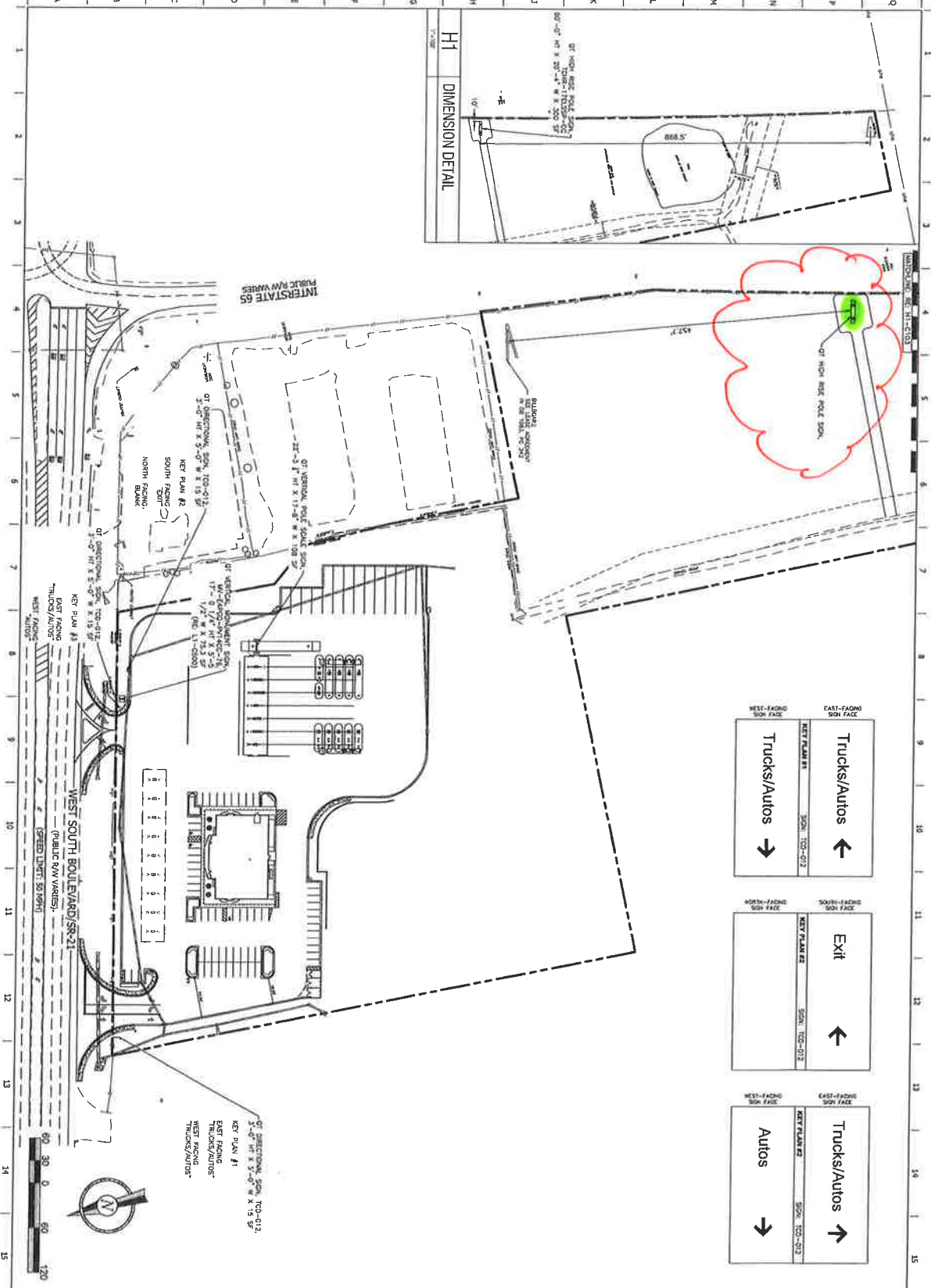
CITY COUNCIL DISTRICT: 4



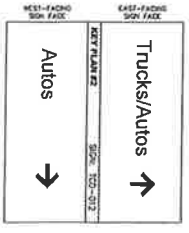
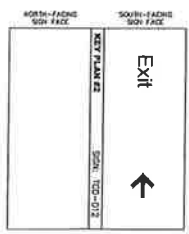
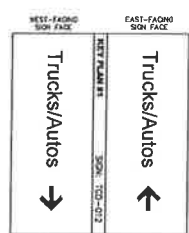
Site 

1 inch = 400 feet

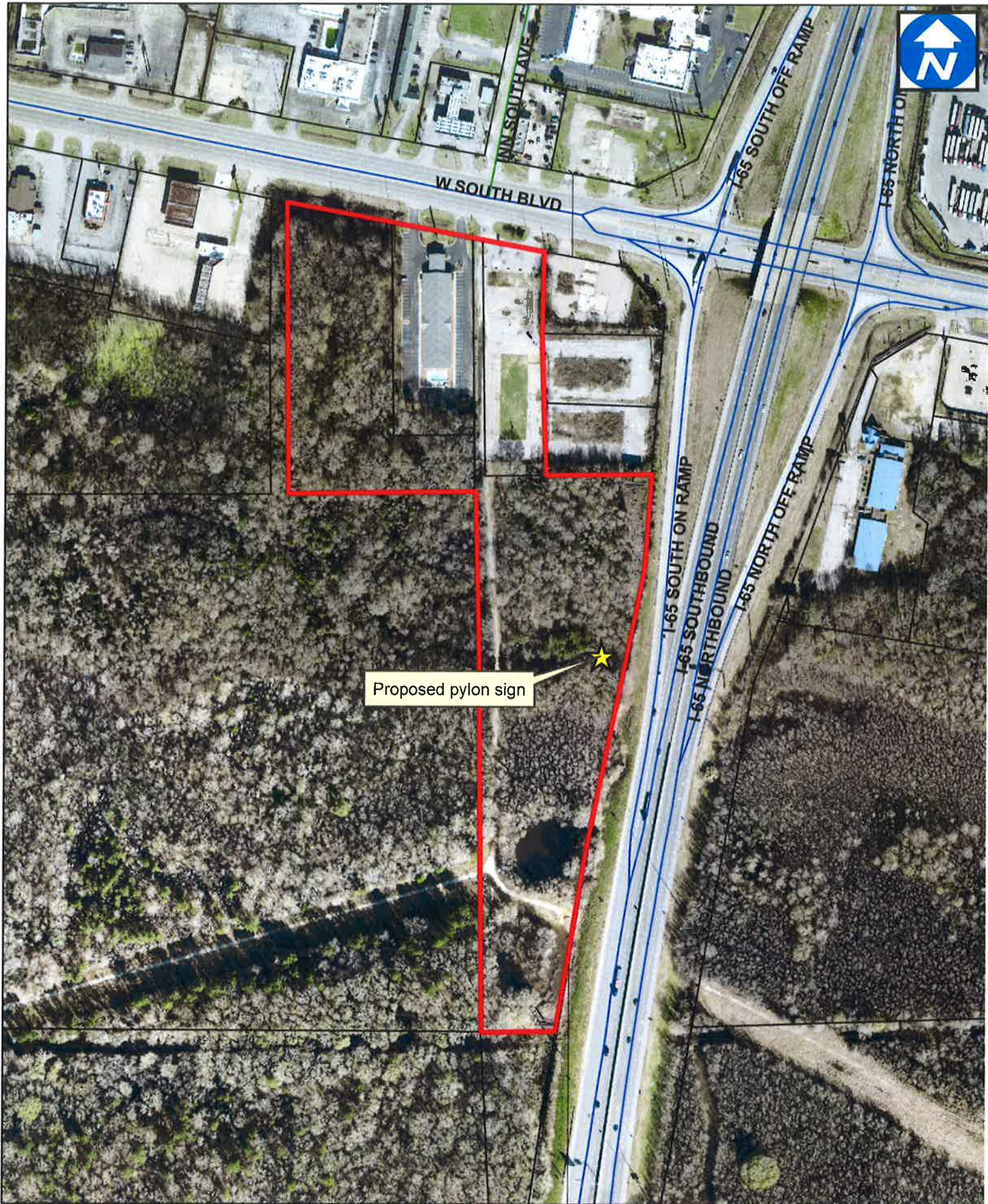
Item 2A



H1
DIMENSION DETAIL



<p>QuikTrip No. 7174 W. SOUTH BOULEVARD MONTGOMERY, AL</p>	
<p>DATE: 02/01/2022</p>	<p>DATE: 02/01/2022</p>
<p>DESCRIPTION: SIGNAGE</p>	<p>DESCRIPTION: SIGNAGE</p>
<p>PROJECT: 7174 - QUIKTRIP</p>	<p>PROJECT: 7174 - QUIKTRIP</p>
<p>DATE: 02/01/2022</p>	<p>DATE: 02/01/2022</p>
<p>BY: JL</p>	<p>BY: JL</p>
<p>CHECKED: JL</p>	<p>CHECKED: JL</p>
<p>APPROVED: JL</p>	<p>APPROVED: JL</p>
<p>ORIGINAL ISSUE DATE:</p>	<p>ORIGINAL ISSUE DATE:</p>
<p>SHEET TITLE: SIGNAGE PLAN</p>	<p>SHEET NUMBER: C101</p>



Proposed pylon sign

Site 

1 inch = 300 feet
Item 2C

3. BD-2022-010 **PRESENTED BY:** Carson Baird

REPRESENTING: Same

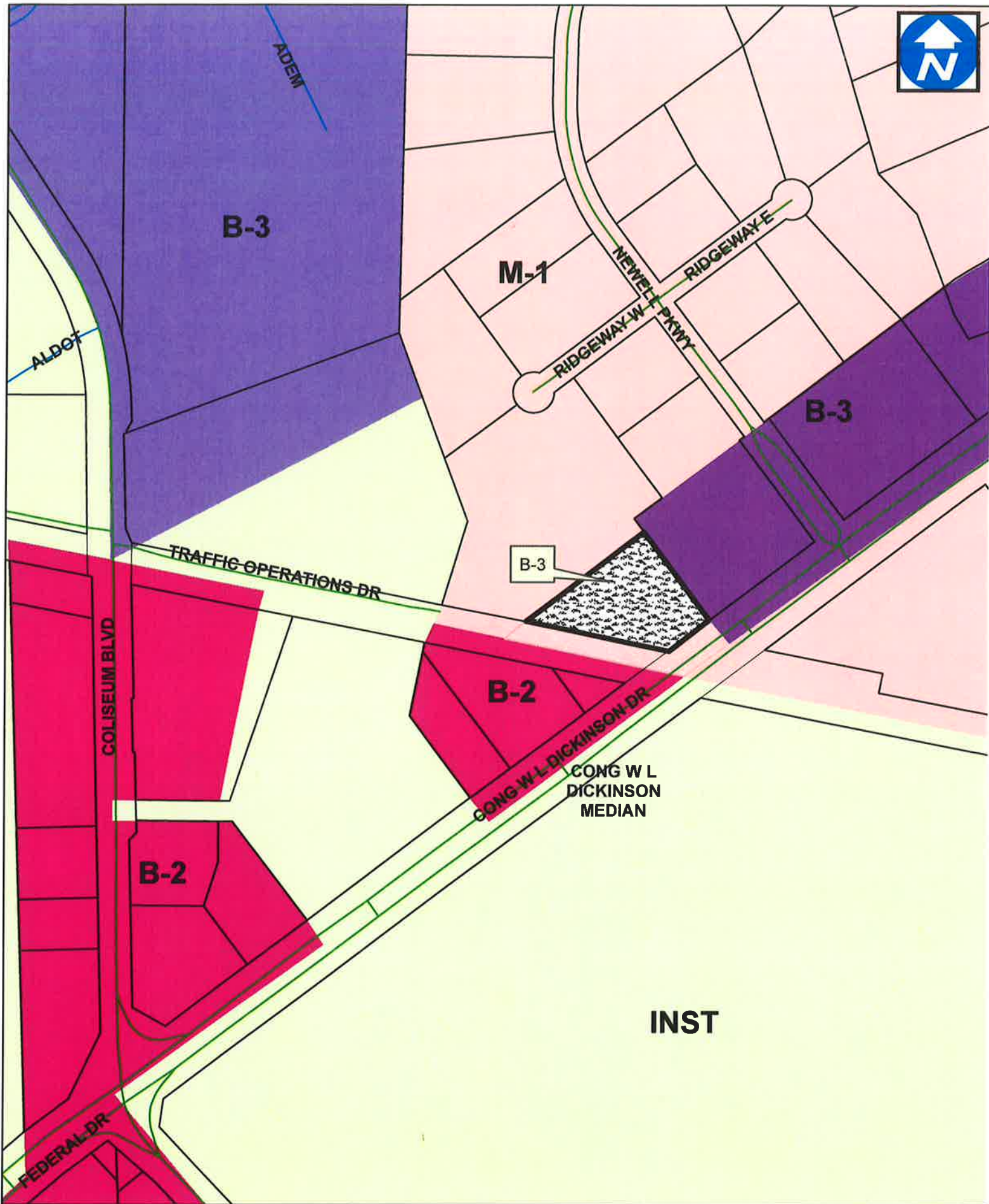
SUBJECT: Request a parking variance for a building located at 1781 Cong. W. L. Dickinson Drive in a B-3 (Commercial) Zoning District.

REMARKS: This request is being made to give the petitioner permission to maintain 53 parking spaces with an existing building, whereas 125 spaces are required.

Staff Comment(s): The property was previously zoned M-1-Q (restricted to wholesale paper distributors). The property has been rezoned to B-3 to allow auto repair. The variance will bring the property in compliance under the current zoning.

The request is a 72 space parking variance.

CITY COUNCIL DISTRICT: 2



Site 

1 inch = 300 feet

Item 3A



Site 

1 inch = 200 feet

Item 3B

4. BD-2022-013 **PRESENTED BY:** Lewis Bell Jr.

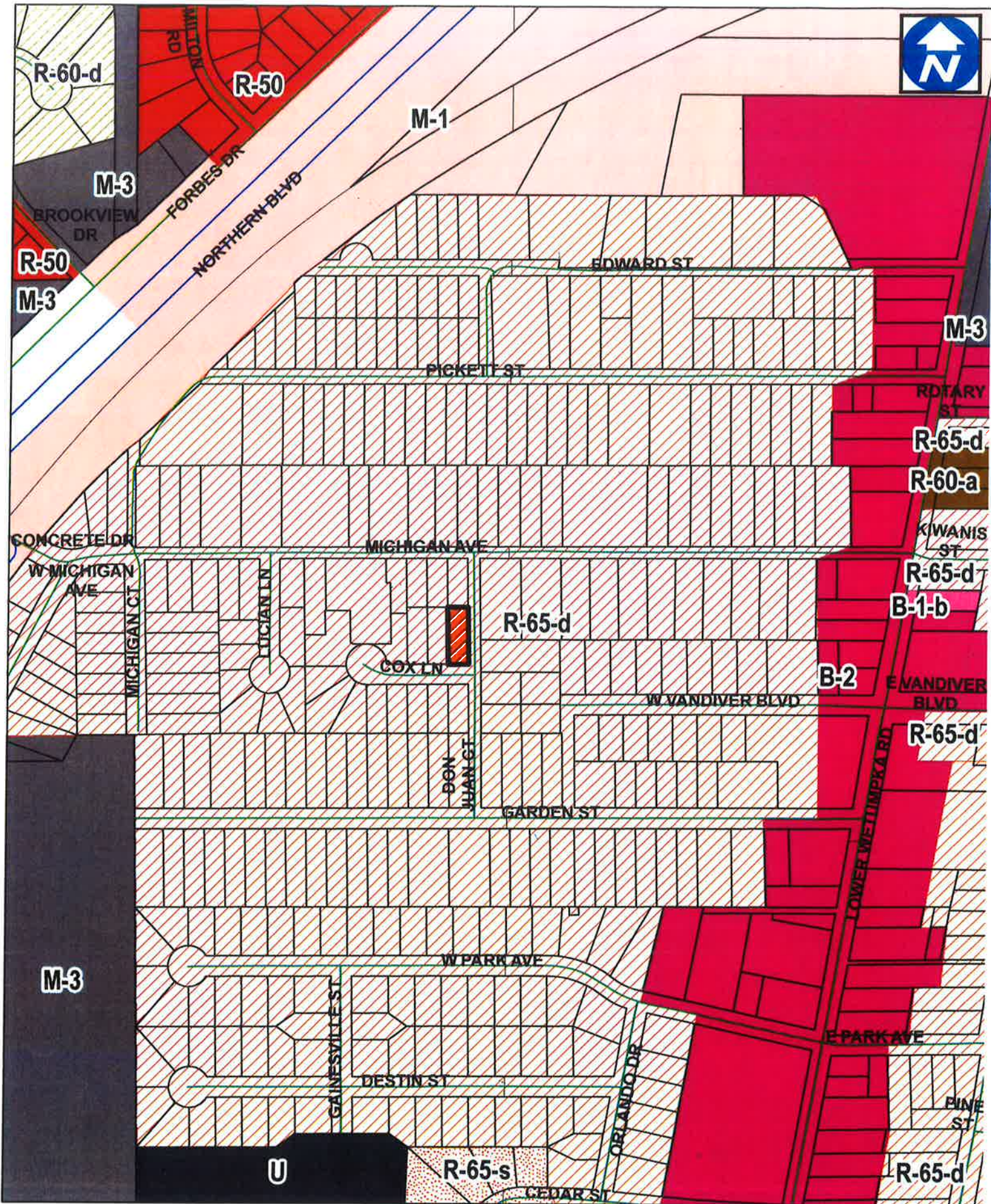
REPRESENTING: Same

SUBJECT: Request a special exception to keep various livestock and poultry located at 34 Cox Lane in an R-65-d (Duplex Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to keep 3 emus, 5 turkeys, and 12 doves.

The request is to keep 3 emus, 5 turkeys, and 12 doves.

CITY COUNCIL DISTRICT: 3



Site 

1 inch = 300 feet

Item 4A



Site 

1 inch = 40 feet

Item 4B

5. BD-2022-014 **PRESENTED BY:** Patrick Moss

REPRESENTING: Same

SUBJECT: Request a variance to Ord. No. 17-2014 to operate an event center in a multi-tenant building located at 1350 Air Base Boulevard in an M-3 (General Industrial) Zoning District.

REMARKS: This request is being made to give the petitioner permission to operate an event center which will serve alcoholic beverages on premise. An event center is outright permitted in this zoning district, however to obtain a liquor license a variance is required. The closest door of the tenant space is approximately 95 ft. to the nearest residential district line, whereas 250 ft. is required.

Activities

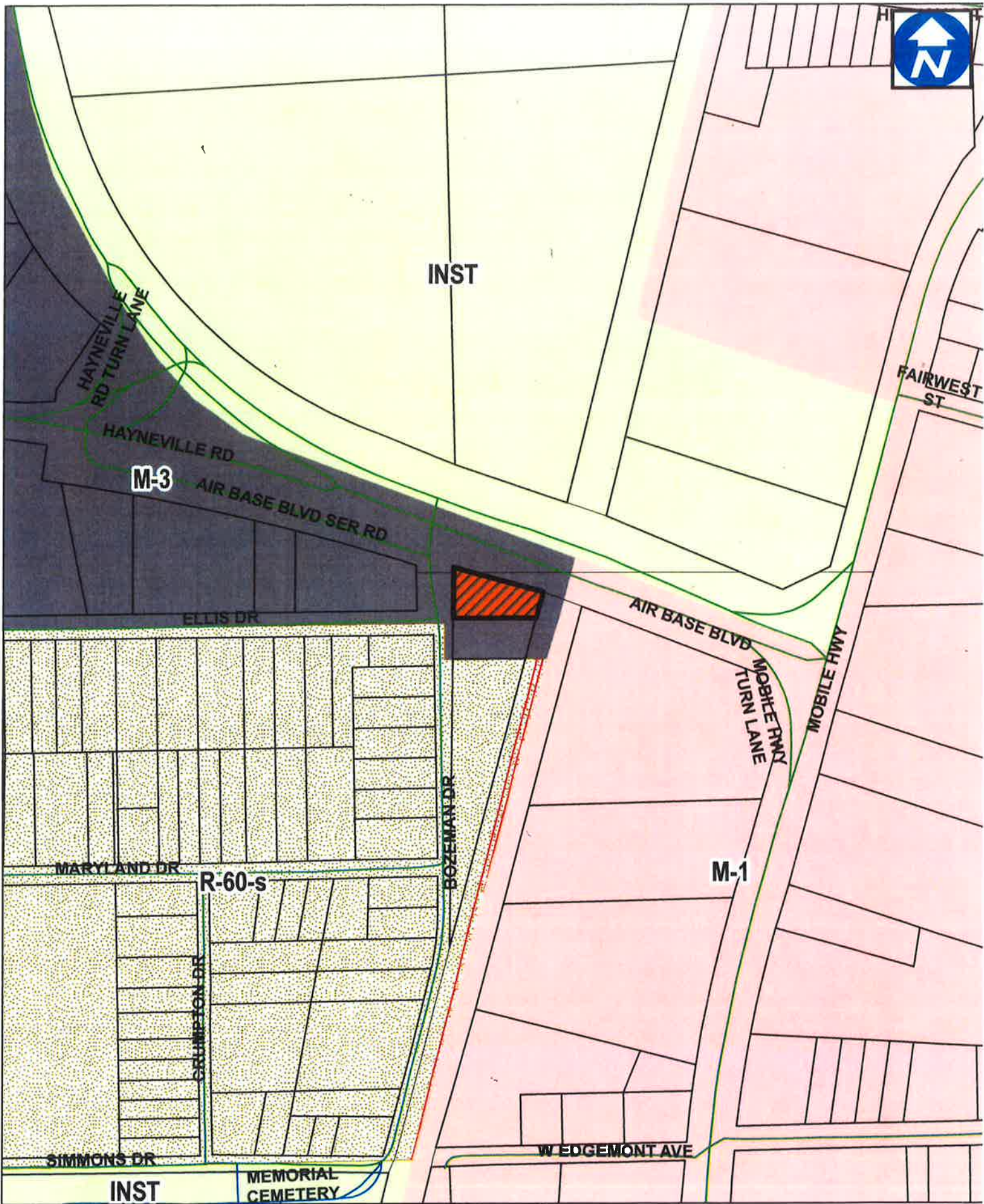
Birthday parties, bachelor/bachelorette parties, meetings and other small venue events. There will be outside events such as pony rides and inflatables for kids.

Ordinance No. 17-2014

NOTE: Buildings housing clubs, lounges, taverns, dance halls, musical entertainment facilities and other similar places of assembly, which serve alcoholic beverages on premise (excluding restaurants) as defined in Chapter 3, Section 3-1 of the Code of Ordinances of the City of Montgomery, Alabama, the minimum setback for structures shall be 250 ft. from any residential district boundary or planned unit development residential boundary (based on approved master plan). The distance for setback shall be measured from the closest door of the building, or closest door of a tenant space in a multi-tenant building, to any residential or PUD residential district line. Facilities operating prior to the adoption of this ordinance shall be considered legal non-conforming.

The request is a 155 ft. variance to Ord. No. 17-2014 to allow the event center to come within 95 ft. of a residential district line.

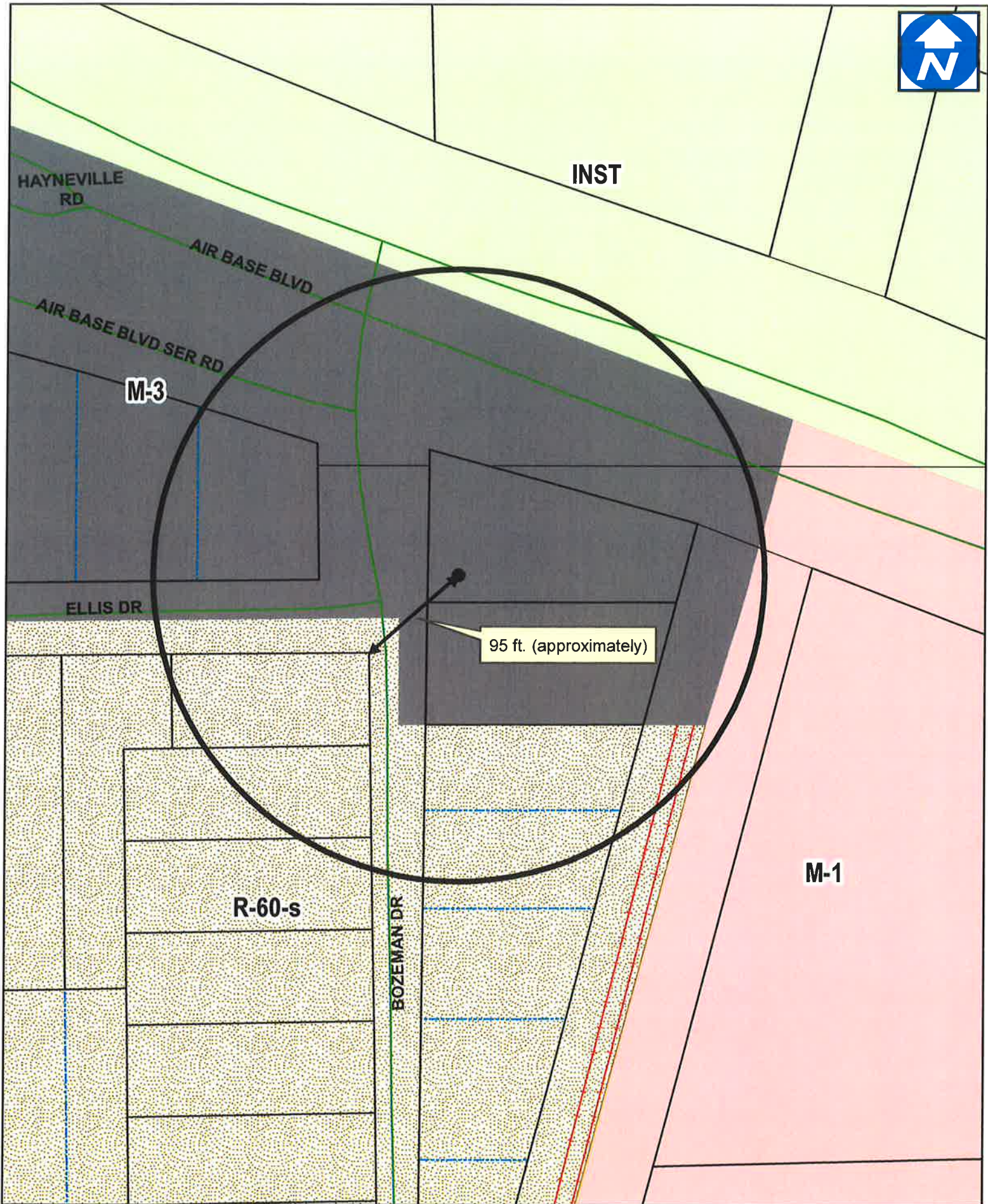
CITY COUNCIL DISTRICT: 4



Site 

1 inch = 300 feet

Item 5A

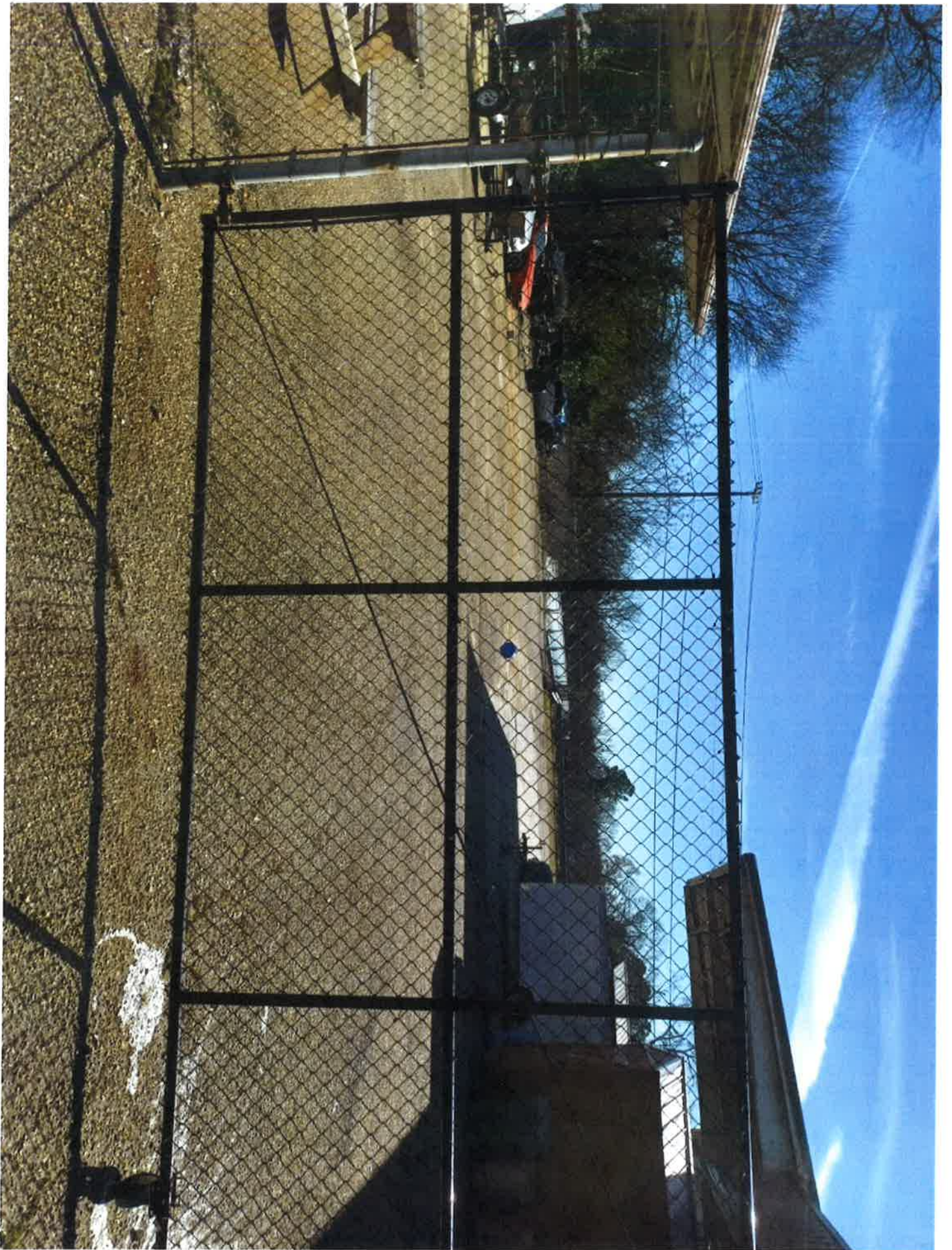


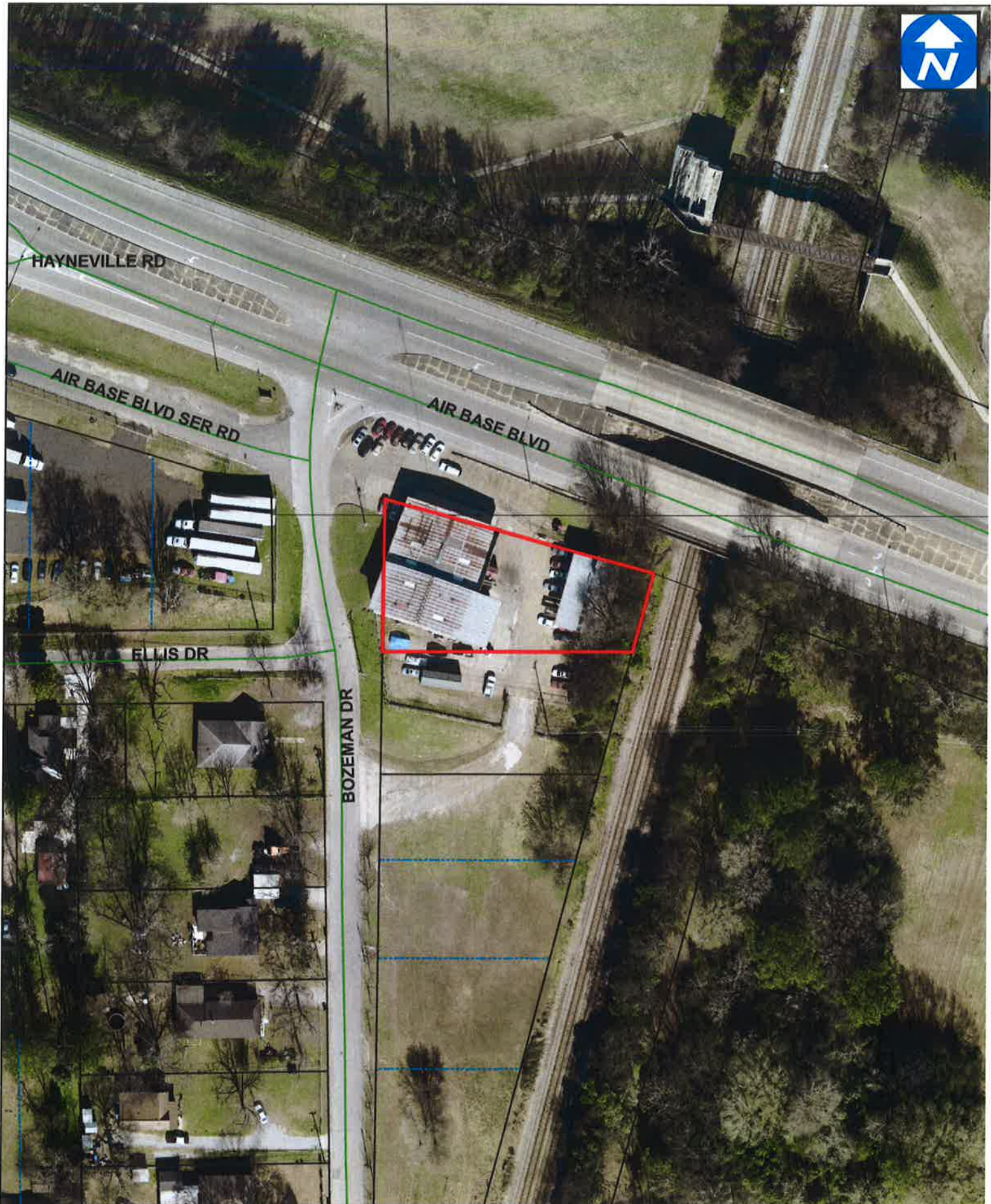
250 ft. buffer

1 inch = 100 feet

Item 5B







Site 

1 inch = 100 feet

Item 5E

6. BD-1974-168 **PRESENTED BY:** Bonnie Toole

REPRESENTING: Same

SUBJECT: Request a height variance, front yard variance and street side yard variance for a privacy fence located at 1213 Beth Manor Drive in an R-75-m (Multi-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to maintain an 8 ft. tall privacy fence, whereas 7 ft. is allowed. The fence comes to the front yard property line (Beth Manor Drive) and the street side yard property line (Interstate Court), whereas 30 ft. is required for both.

Staff Comment(s): If approved, it should be stipulated that the right-of-way should be established to ensure that the fence is not encroaching.

The request is a 1 ft. height variance, a 30 ft. front yard variance and a 30 ft. street side yard variance.

CITY COUNCIL DISTRICT: 1



R-75-s

R-75-m

B-2

B-2

INTERSTATE CT

B-4

B-2

FARWOOD DR

I-85 SOUTH ON RAMP

I-85 SOUTHBOUND

I-85 NORTHBOUND

I-85 NORTH ON RAMP

I-85 SOUTH OFF RAMP

INTERSTATE PARK DR

BETH MANOR DR

AVONDALE RD

ELMDALE RD

PERRY HILL RD

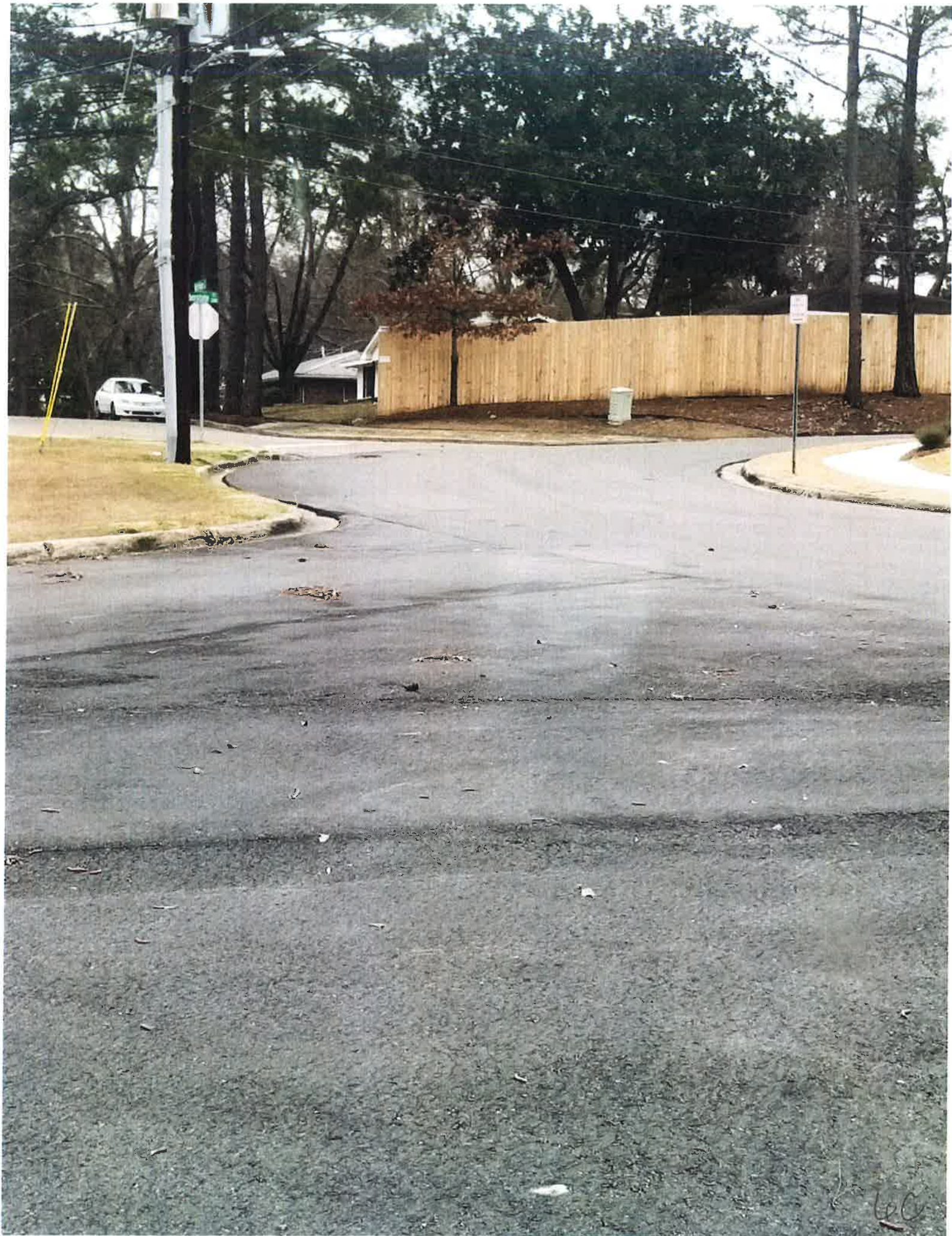
Site 

1 inch = 200 feet

Item 6A



6B





BETH MANOR DR

Privacy Fence

INTERSTATE CT

Site 

1 inch = 40 feet

Item 6D

7. BD-2022-015 **PRESENTED BY:** Cassie Johnson

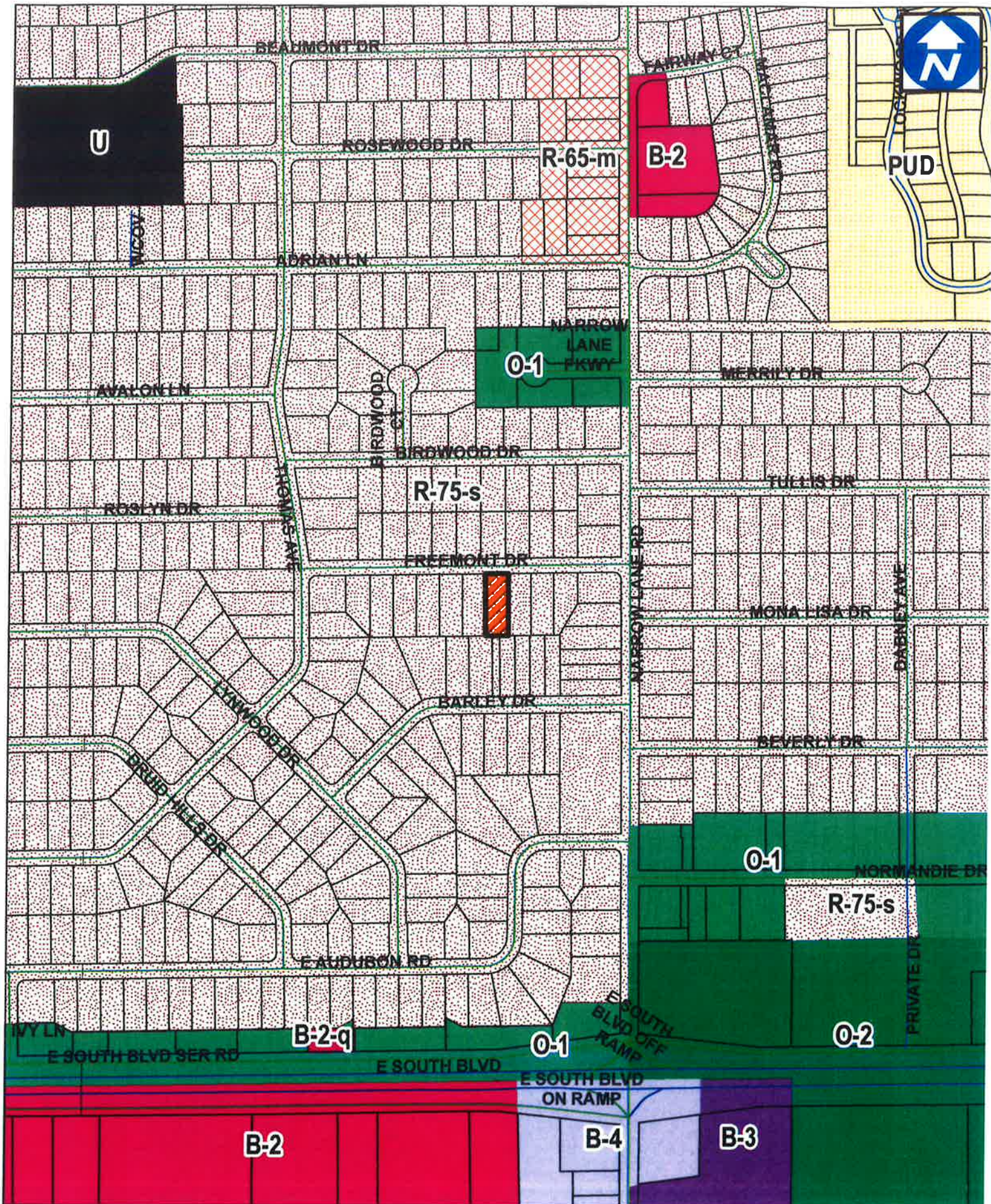
REPRESENTING: Same

SUBJECT: Request a height variance and front yard variance for a privacy fence located at 1158 Freemont Drive in an R-75-s (Single-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to maintain a 6 ft. high privacy fence, whereas a 3 ft. height is allowed. The fence comes to the front property line (Freemont Drive), whereas 30 ft. is required.

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

CITY COUNCIL DISTRICT: 5



Site 

1 inch = 400 feet

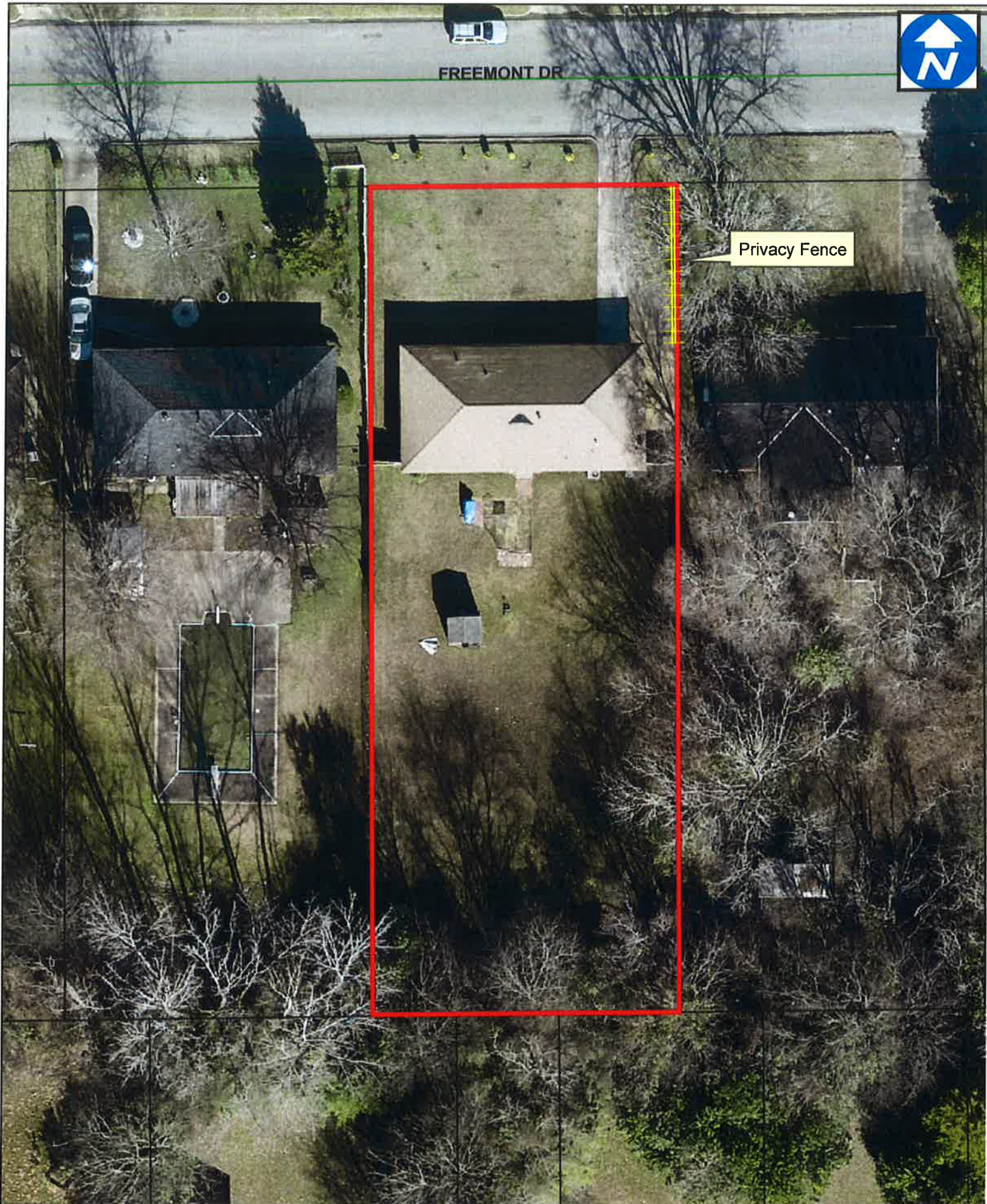
Item 7A



SRS AIRBAG

TB





FREEMONT DR



Privacy Fence

Site 

1 inch = 30 feet

Item 7D