

# Board of Adjustment Agenda

October 20, 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

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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 September 15, 2022 meeting.**

**October 20, 2022**

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
1.	2022-052	Shirley P. Rossi	R-75-s	3708 Norman Bridge Road (Covered deck)	1
2.	2022-048	Angelia Marie Williams	R-65-s	332 Green Leaf Drive (Attached carport)	2
3.	2022-049	Gregory Carroway	R-75-s	222 East Fairview Avenue (Plumbing in pool house)	3

*The next Board of Adjustment meeting is on November 17, 2022*

1. BD-2022-052 **PRESENTED BY:** Shirley P. Rossi

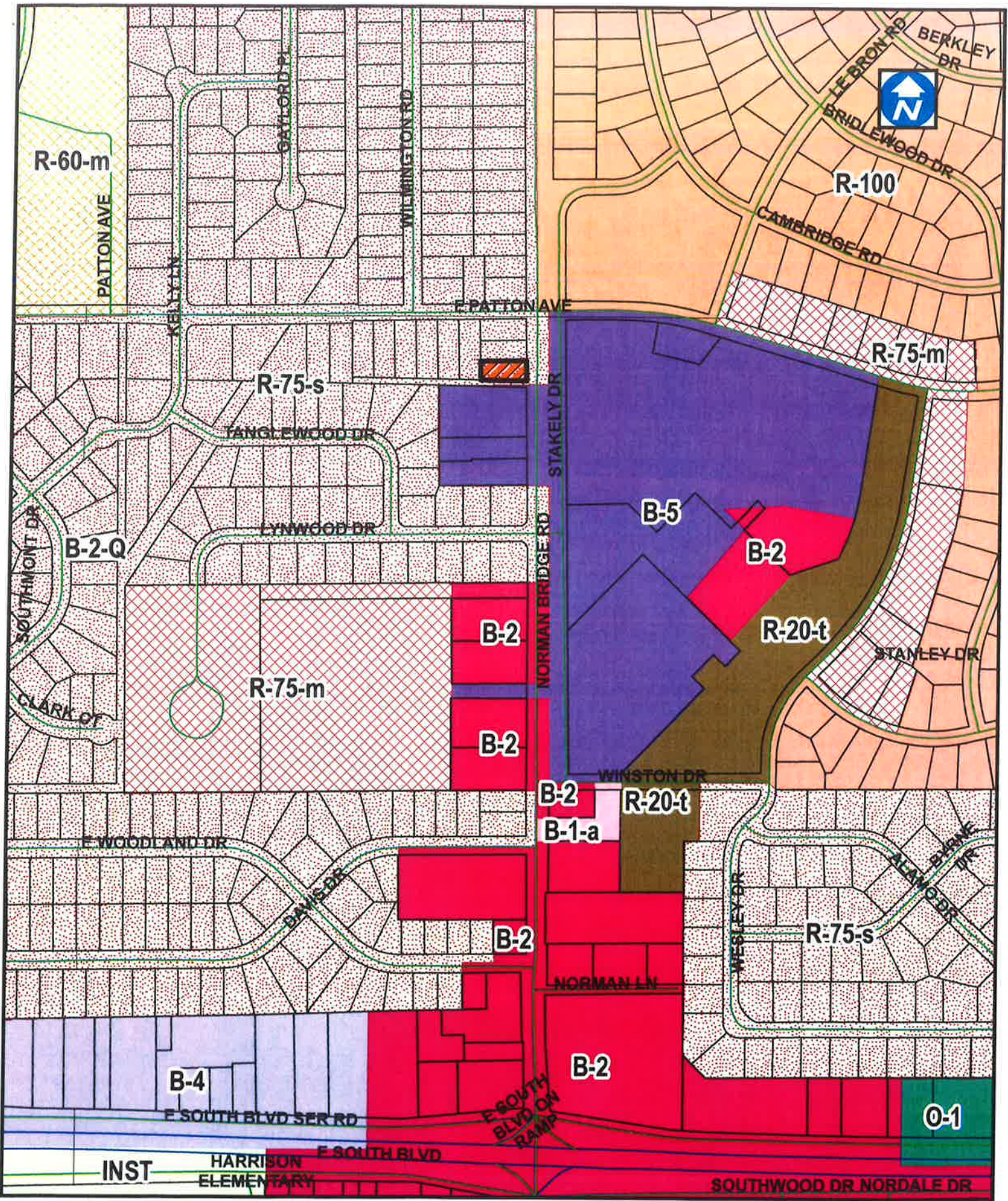
**REPRESENTING:** Same

**SUBJECT:** Request a side yard variance for an addition to the dwelling located at 3708 Norman Bridge Road in an R-75-s (Single-Family Residential) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to construct an addition (covered deck) to the dwelling that will come within 8 ft. of the side property line, whereas 10 ft. is required.

*The request is 2 ft. side yard variance for an addition to the dwelling.*

**COUNCIL DISTRICT: 5**



Site 

1 inch = 400 feet

Item 1A

LOT 3, BLOCK "4"  
CLOVERDALE ESTATES  
PLAT BOOK 8, PAGE 94  
(60.9')

N 01°16'26" W 60.57'

EX. WOOD  
PRIVACY  
FENCE

IPF-1"  
OPEN TOP

PROPOSED WOOD  
DECK (15.75' X  
9.75')[SHADED]

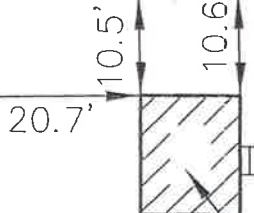
GARDEN

35' BUILDING

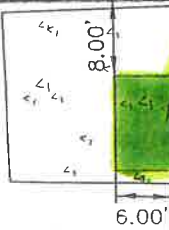
N88°30'56"E 149.88' (150.07')

IPF-1"  
OPEN TOP

136'± TO E.  
PATTON AVENUE



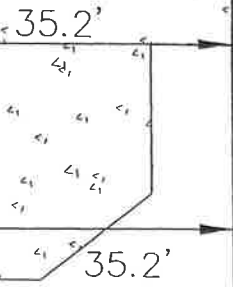
EX. 12'x10' BRICK  
SHED, (ON SLAB)



CARPORT

ONE STORY BRICK  
RESIDENCE

#3708  
LOT 3  
BLOCK "B"  
0.29 Ac±



S 00°37'25" E 65.84'  
(N 04°30' W 66')

NORMAN BRIDGE ROAD

136' R.O.W.

PUBLIC PAVED ROAD

EX. FENCE

N 89°27'41" W 149.21'

IRON  
FENCE

IPF-1/2"  
OPEN TOP

20' EASEMENT (S 89°27' W 150.1')

450'± TO  
LYNWOOD DRIVE

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

LEGAL DESCRIPTION:

LOT 3 OF SYFRETT SUBDIVISION NO. 1 AS THE  
SAME AS RECORDED IN PLAT BOOK 9 AT PAGE  
50 IN THE OFFICE OF THE JUDGE OF PROBATE,  
MONTGOMERY COUNTY, ALABAMA

**PROPERTY BOUNDARY  
SURVEY AND PROPOSED  
DECK SITE PLAN 3708  
NORMAN BRIDGE ROAD,  
MONTGOMERY, ALABAMA**

STATE OF ALABAMA  
COUNTY OF MONTGOMERY

I hereby certify that all parts of this survey  
and drawing have been completed in  
accordance with the current requirements of  
the Standards of Practice for Surveying in the  
State of Alabama to the best of my  
knowledge, information and belief, unless stated  
hereon.

This the 9TH day of AUGUST, 2022.

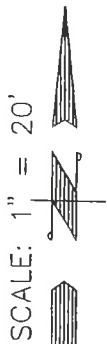
*O. Guthrie Jeffcoat, Jr.*  
O. GUTHRIE JEFFCOAT, JR., PE & PLS  
AL. REG. 9587



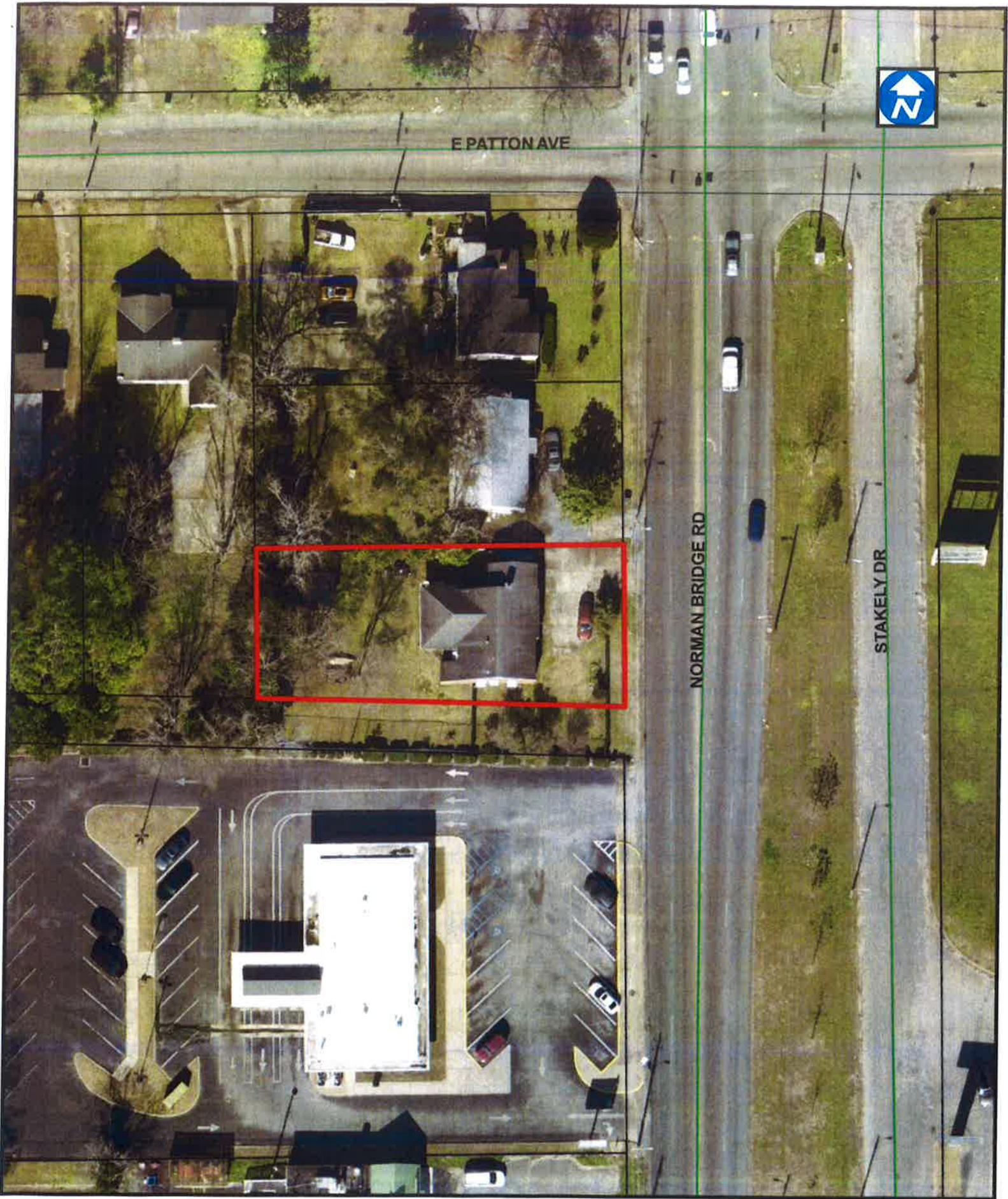
REV: 9/7/22  
FIELD SURVEY: 8/1  
PROJECT NAME: SH  
PROJECT NO.: SR-  
DWG NAME: 13124

SURVEYOR'S NAME  
SURVEYOR HAS  
IMPROVEMENTS  
NO UNDERGROUND  
OR OTHER IMP  
PART OF THIS S  
SHRUBS NOT L  
THIS SURVEY V  
BOUNDARY SU  
THE REGULAT  
REGIONAL, OR  
SIMILAR ENTIT  
THIS SURVEY V  
ABSTRACT OR  
INFORMATION,  
THERE MAY BE  
LINES, AGREEN  
MATTERS OF P  
SURVEY.

1B



LEG  
●  
O  
A  
P.  
P.  
R.  
C  
(  
C.



Site 

1 inch = 50 feet

Item IC

2. BD-2022-048 **PRESENTED BY:** Angelia Marie Williams

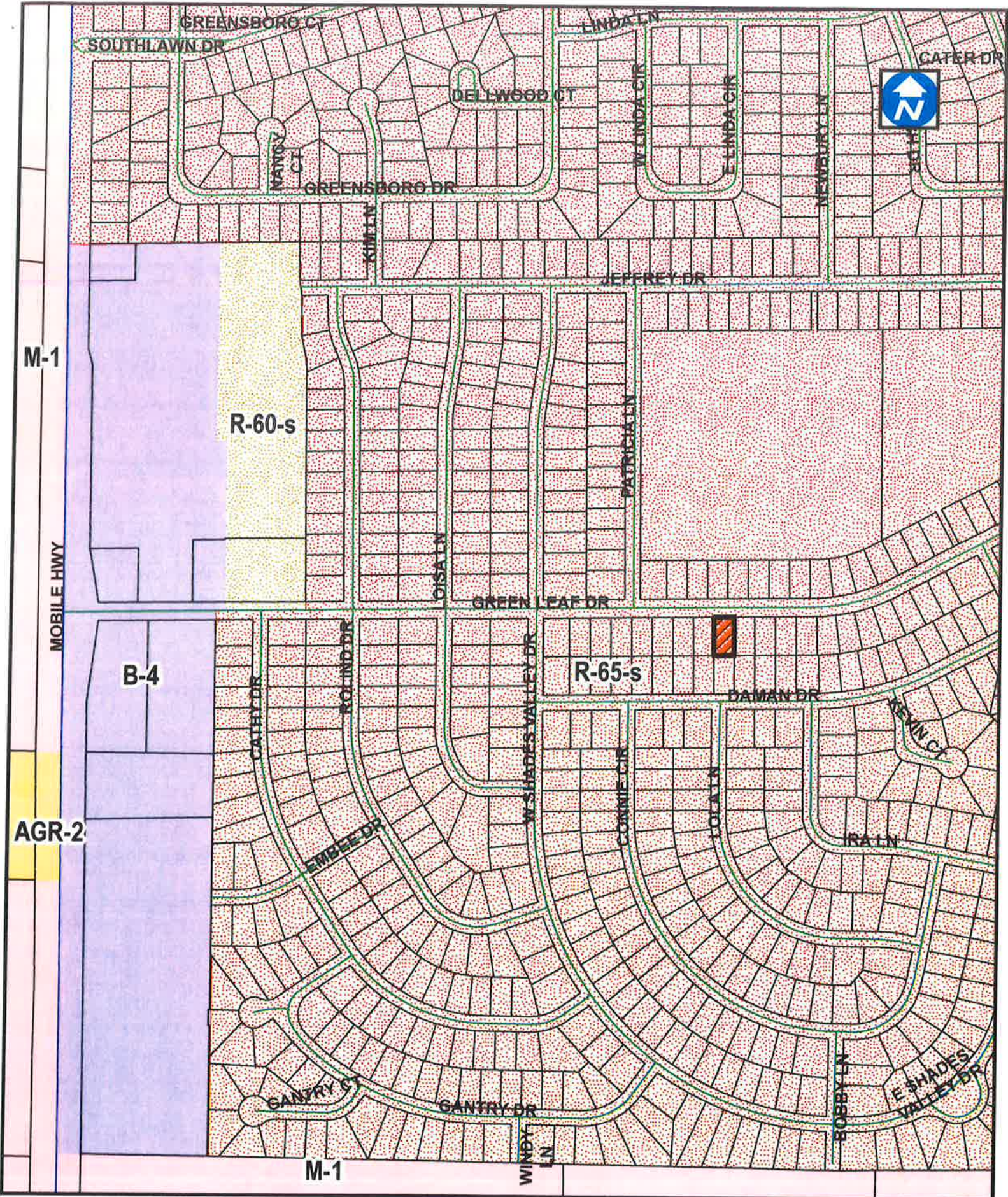
**REPRESENTING:** Same

**SUBJECT:** Request a side yard variance for an addition to the dwelling located at 332 Green Leaf Drive in an R-65-s (Single-Family Residential) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to construct an attached carport to come to the side property line, whereas 10 ft. is required. Gutters and downspouts will be installed, per applicant.

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

**COUNCIL DISTRICT:** 4

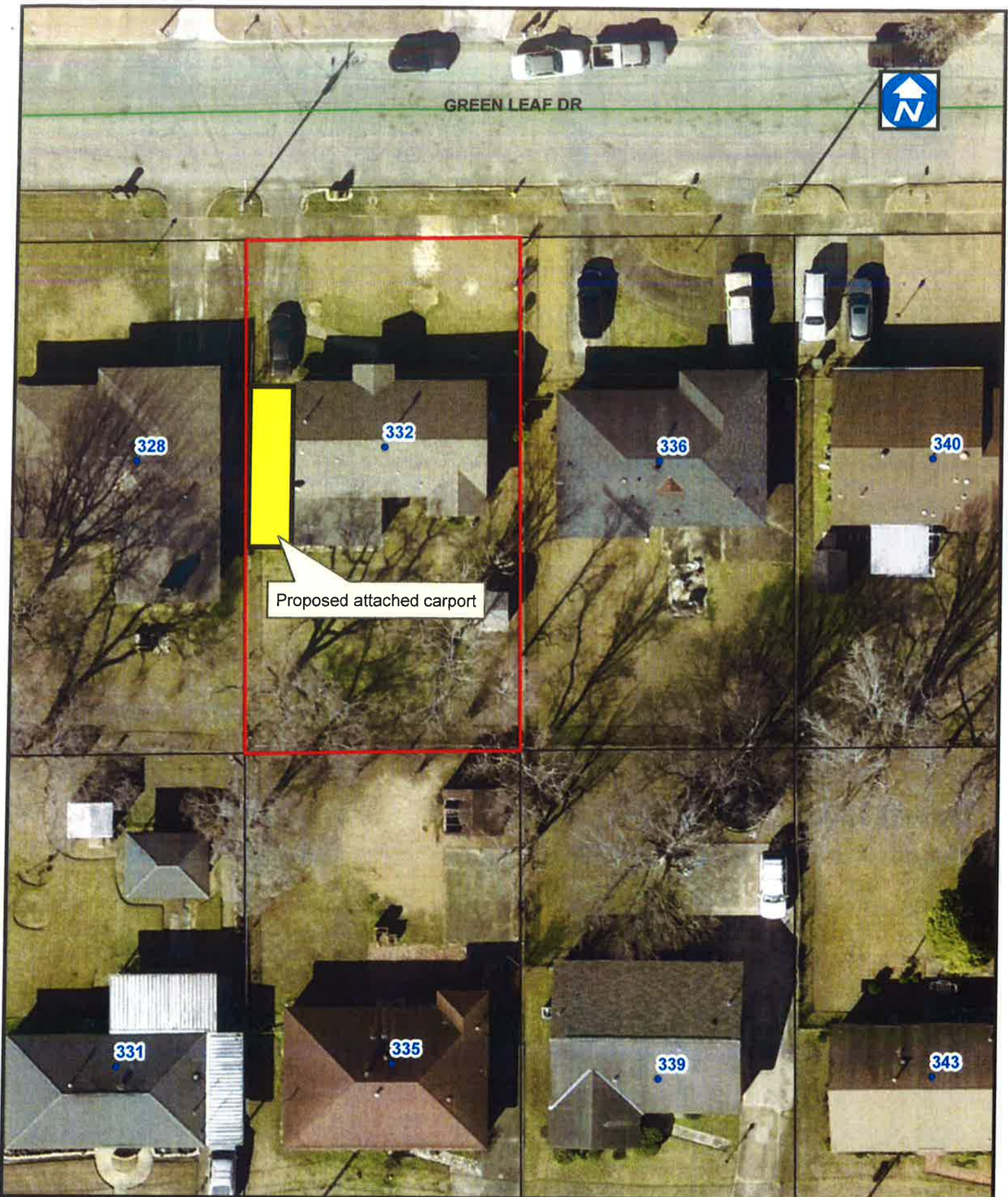


Site 

1 inch = 400 feet

Item 2A





GREEN LEAF DR



328

332

336

340

Proposed attached carport

331

335

339

343

Site 

1 inch = 30 feet

Item 2B

3. BD-2022-049 **PRESENTED BY:** Gregory Carroway

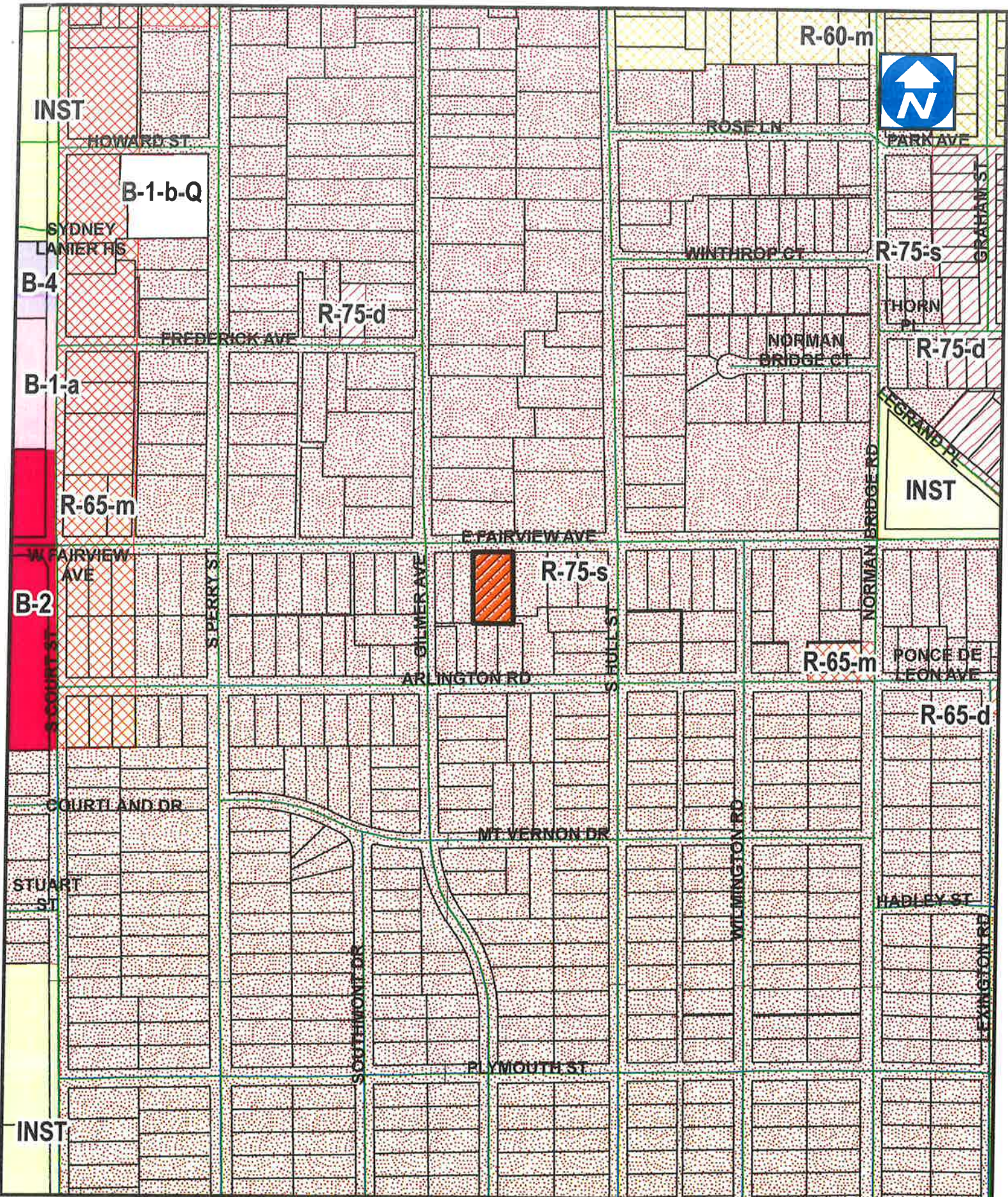
**REPRESENTING:** Same

**SUBJECT:** Request a coverage variance and a special exception for sanitary facilities in an accessory structure to be located at 222 East Fairview Avenue in an R-75-s (Single-Family Residential) Zoning District.

**REMARKS:** Request permission to install plumbing in an accessory structure (pool house). The accessory structure will be 1,600 sq. ft., whereas 675 sq. ft. is allowed.

*The request is a 928 sq. ft. coverage variance and a special exception for sanitary facilities in an accessory structure.*

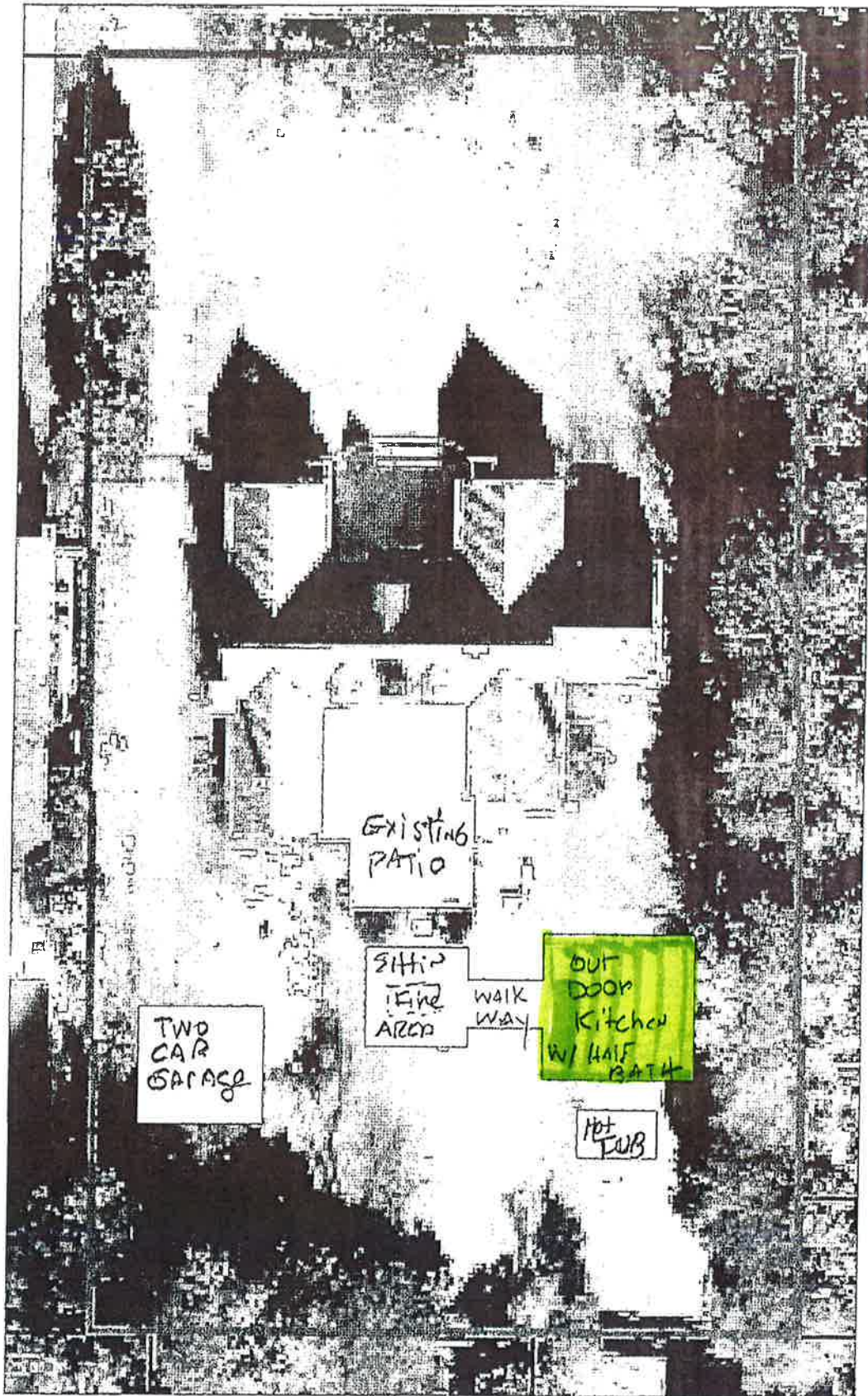
**COUNCIL DISTRICT:** 7



Site 

1 inch = 400 feet

Item 3A





E FAIRVIEW AVE



Site 

1 inch = 40 feet

Item 3C