

Board of Adjustment Agenda

January 19, 2023 – 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 November 17, 2022 meeting.

(December 15, 2022 meeting cancelled due to no quorum)

January 19, 2023

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
1.	2022-055	Columbia Waters	PGH-40	3836 Berkshire Drive (Carport addition to dwelling)	1
2.	1985-312	Scott Steen	R-125	2084 Myrtlewood Drive (Addition to dwelling)	2
3.	2023-001	LaShundra Griswold	PUD	10771 Lismore Circle (Privacy fence)	3
4.	1995-206	Collin Denton	FH	360 Booth Road (Mobile home)	4
5.	1987-356	Bishop Patterson Jr.	B-3	5958 Monticello Drive (Church)	5
6.	2021-025	Gloria McElroy-Taylor	B-4	2415 East South Boulevard (Church & outreach ministry)	6
7.	2017-009	Melissa Mahone	B-3	29 Carol Villa Drive (Church)	7
8.	2023-002	Goodwyn, Mills & Cawood	B-2	10510 Chantilly Parkway (Height & story variances)	8
9.	2023-003	Manna Beverages & Ventures	M-1/M-3	Wasden Road (Special exception – Alcohol manufacturing, storage & bottling)	9
10.	1962-103	The Salvation Army	B-2	1300 East South Boulevard (Church, Shelter & Outreach Ministry)	10
11.	1969-199	ARC of Bessemer, Inc.	B-3	995 West South Boulevard (Transitional Housing / Reintegration Facility)	11

III. Election of Officers

The next Board of Adjustment meeting is on February 16, 2023

1. BD-2022-055 **PRESENTED BY:** Columbia Waters

REPRESENTING: Same

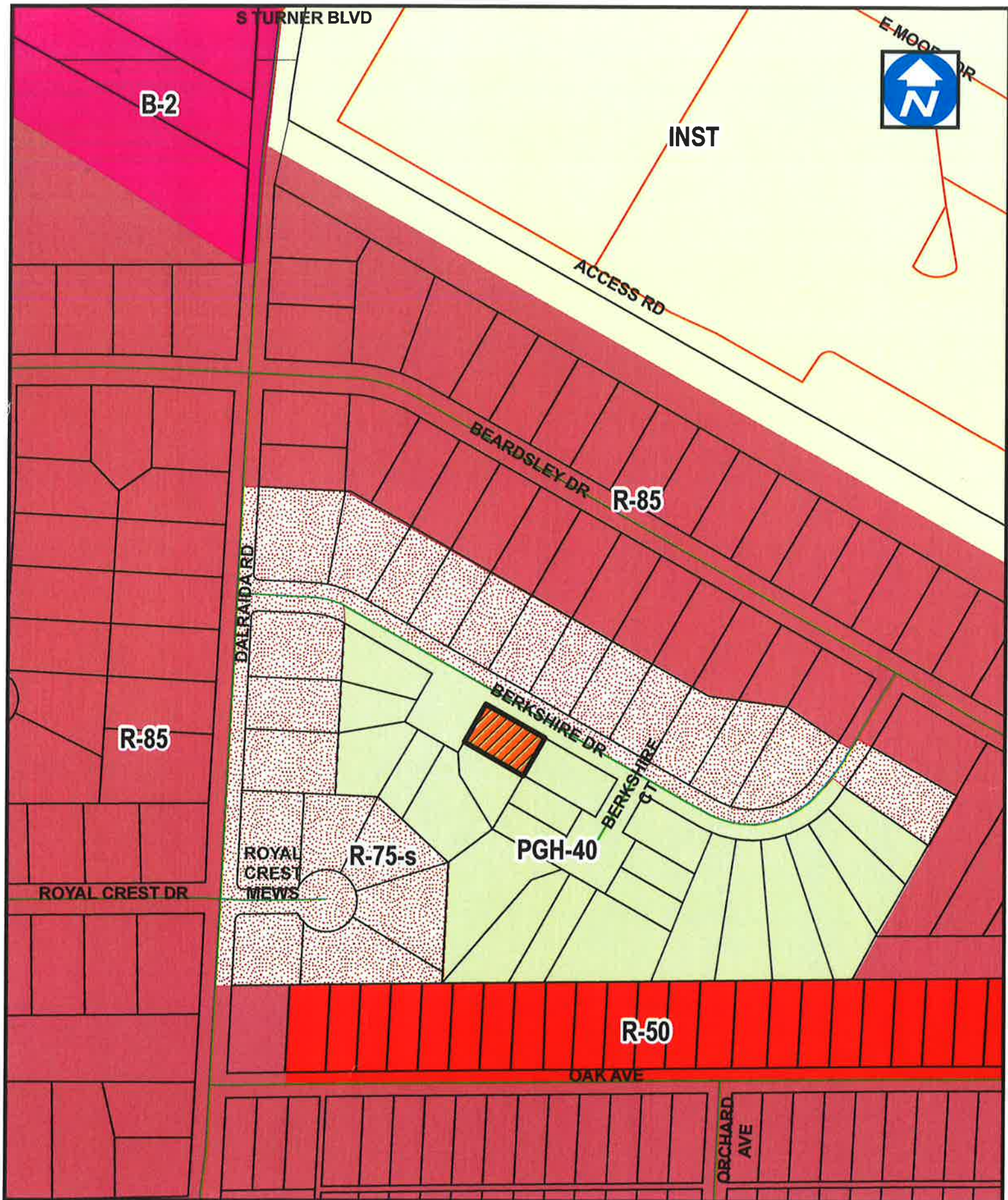
SUBJECT: Request a side yard variance for an addition to the dwelling located at 3836 Berkshire Drive in a PGH-40 (Patio Garden Home) Zoning District.

REMARKS: This request is being made to give the petitioner permission to construct an attached open carport on the south side of the property to come within 1 ft. of the side property line, whereas 10 ft. is required.

This request was delayed at the November 17, 2022 meeting due to the applicant not being present. The December 15, 2022 meeting was canceled due to no quorum.

The request is a 9 ft. side yard variance.

COUNCIL DISTRICT: 2



Site 

1 inch = 200 feet

Item HA



BERKSHIRE DR



Proposed carport

Site 

1 inch = 20 feet

Item 1B

2. BD-1985-312 **PRESENTED BY:** Scott Steen

REPRESENTING: Rebecca & Jason Baker

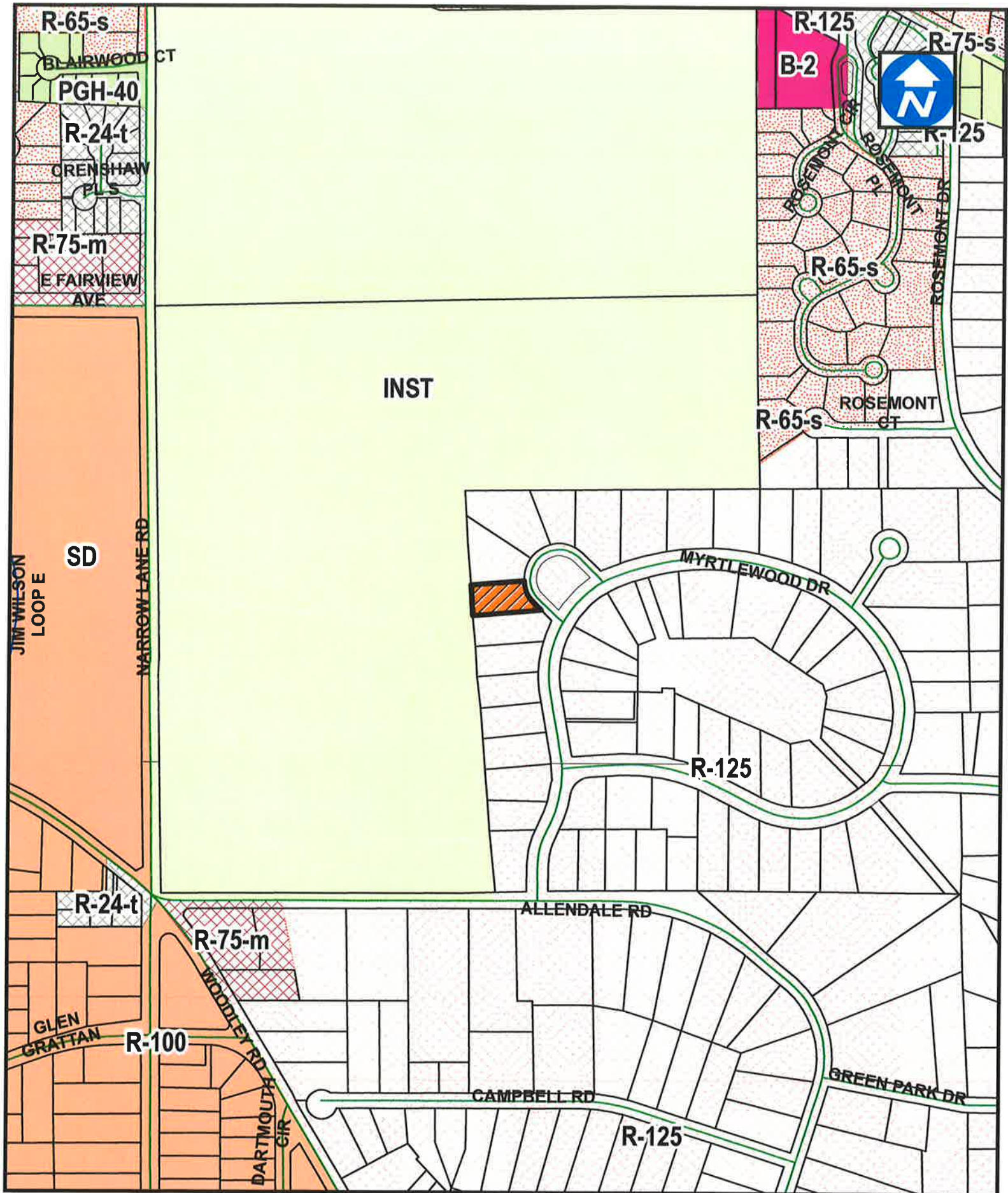
SUBJECT: Request a side yard variance and rear yard variance for an addition to the dwelling located at 2084 Myrtlewood Drive in an R-125 (Single-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to construct a new attached carport/storage room addition on the north side of the dwelling. The carport will come within 1 ft. 3 in. of the side property line (north side), whereas 13 ft. is required (per modification table). The new storage room will come within 10 ft. 6 in. of the rear property line, whereas 40 ft. is required.

The December 15, 2022 meeting was canceled due to no quorum.

The requests are an 11 ft. 9 in. side yard variance and a 29 ft. 6 in. rear yard variance.

CITY COUNCIL DISTRICT: 7

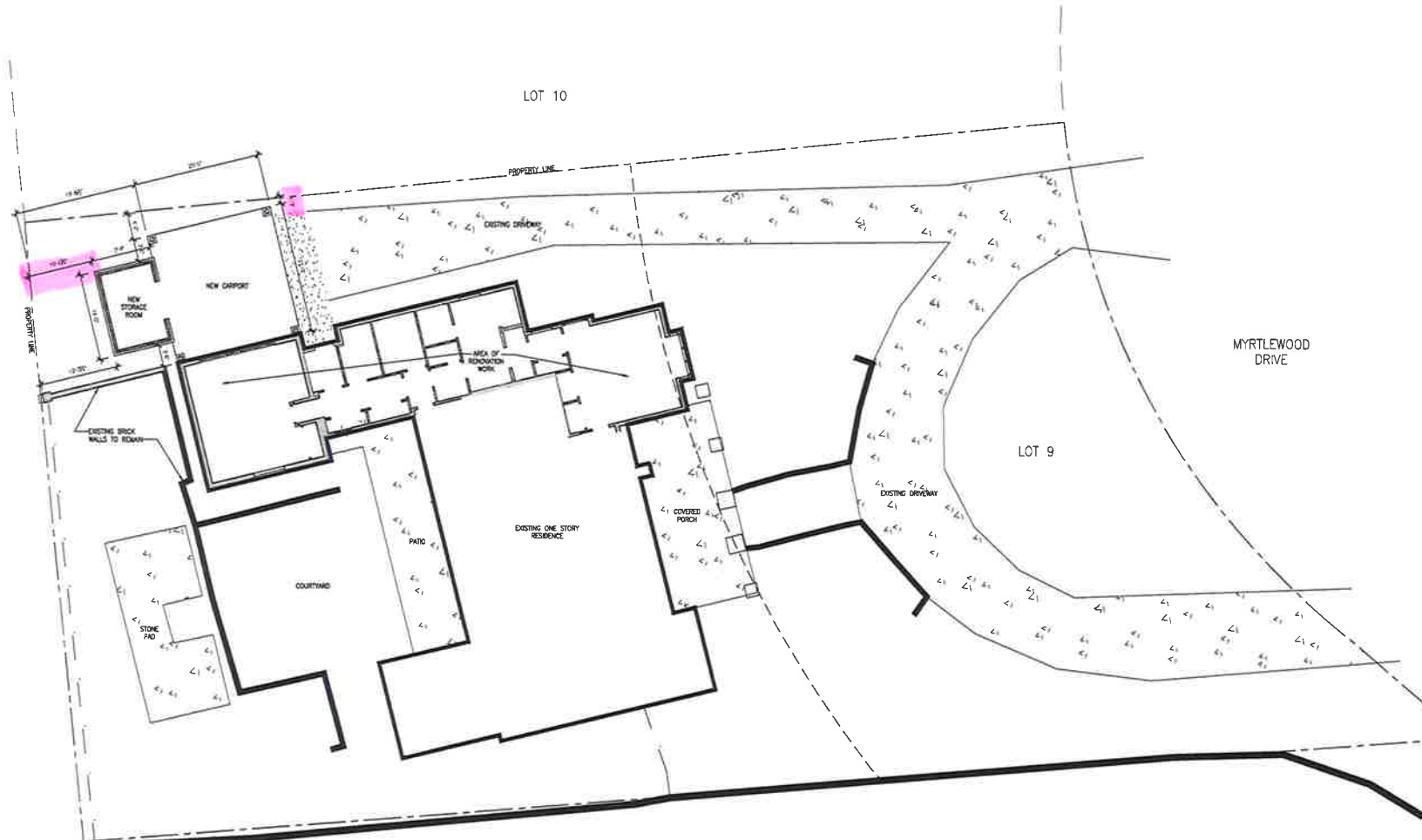


Site 

1 inch = 400 feet

Item 2A

1
2
A




SITE PLAN
 SCALE: 1/8" = 1'-0"



steenhaus



3001 Carter Hill Road
 Montgomery, Alabama 36111
 Scott Steen, AIA, LEED AP

**A RENOVATION
 FOR THE BAKER FAMILY**

2084 MYRTLEWOOD DRIVE
 MONTGOMERY, ALABAMA 36111

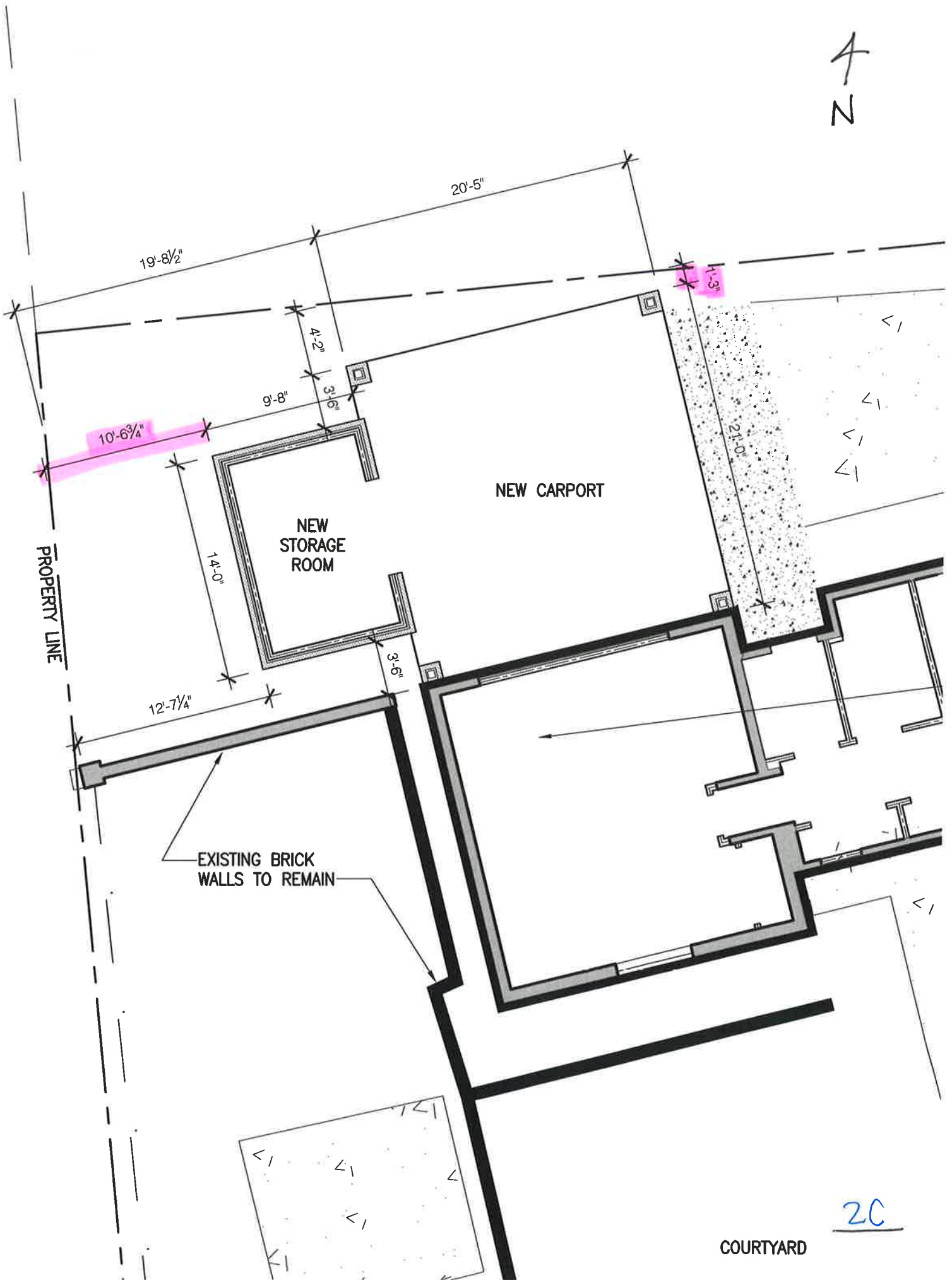
**CONSTRUCTION
 DRAWINGS**

Project Number: BAKER
 Date: NOVEMBER 16, 2022
 Drawn by: SS / HS
 Revisions:

Sheet Description
SITE PLAN

Sheet Number

S1.1



20

COURTYARD



WATTLEWOOD DR

Site 

1 inch = 40 feet

Item 2D

3. BD-2023-001 **PRESENTED BY:** LaShundra Griswold

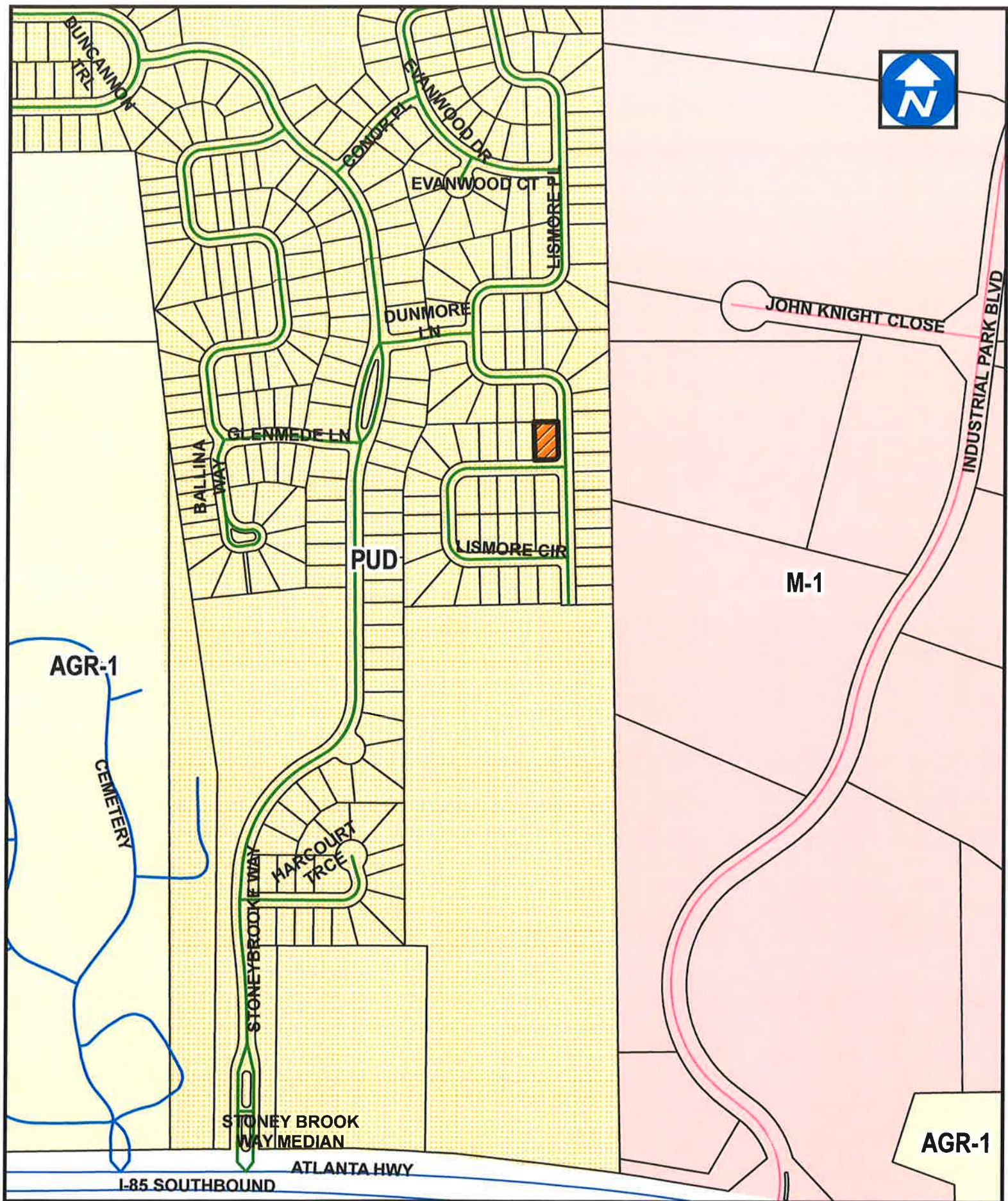
REPRESENTING: Same

SUBJECT: Request a height variance and street side yard variance for a new privacy fence to be located at 10771 Lismore Circle in an PUD (Planned Unit Development) Zoning District.

REMARKS: This request is being made to give the petitioner permission to construct a 6 ft. privacy fence, whereas 3 ft. is allowed. The proposed fence will come within 17 ft. of the street side yard property line (Lismore Place), whereas 20 ft. is required.

The requests are a 3 ft. height variance and a 3 ft. side yard variance.

CITY COUNCIL DISTRICT: 1



Site 

1 inch = 400 feet

Item 3A

DUNMORE LN



LISMORE PI

LISMORE CIR



Site 

1 inch = 100 feet

Item 3C

4. BD-1995-206 **PRESENTED BY:** Collin Denton

REPRESENTING: John Denton

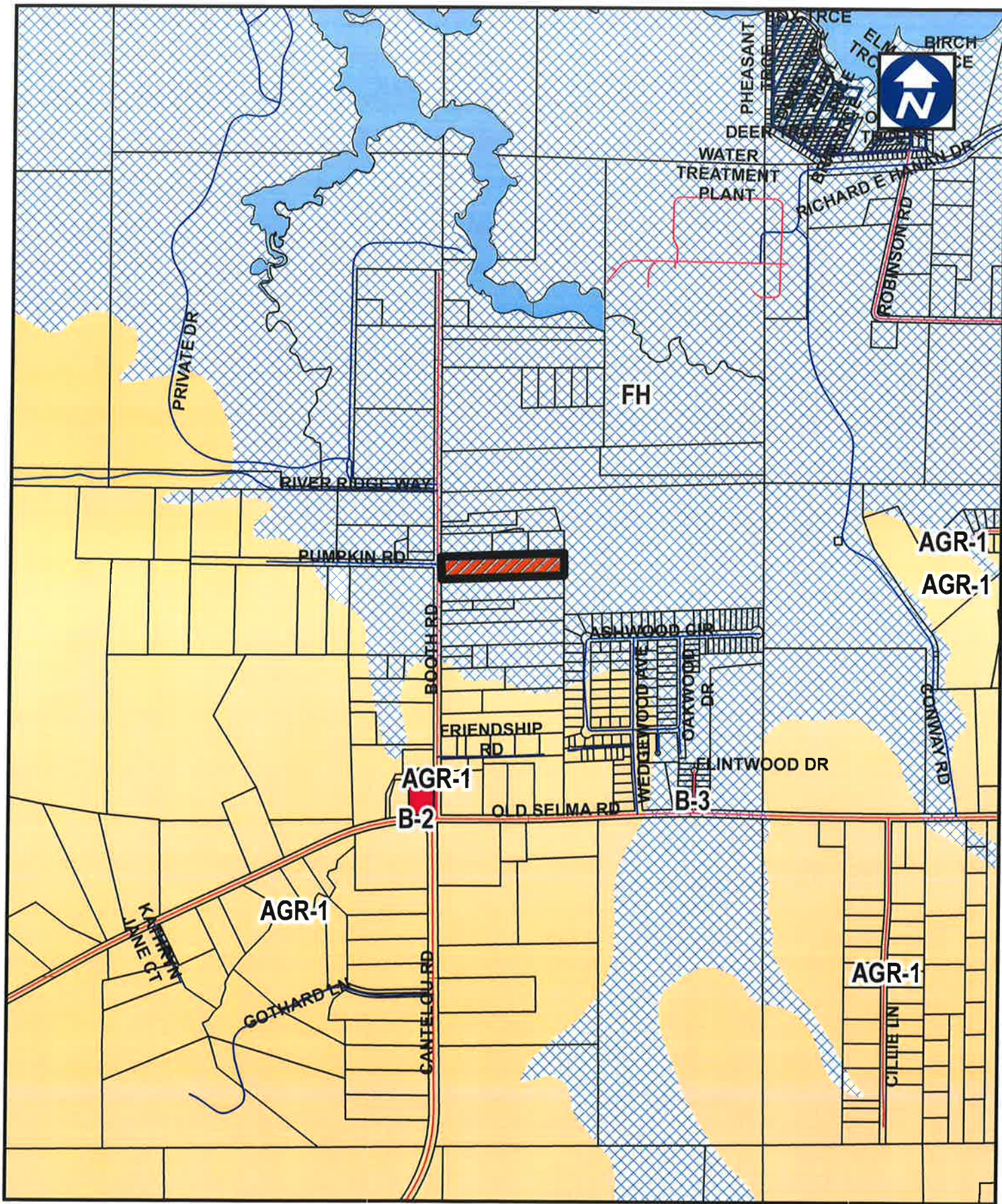
SUBJECT: Request a special exception to place a mobile home for living purposes on the property located at 360 Booth Road in a FH (Flood Hazard) Zoning District.

REMARKS: This request is being made to give the petitioner permission to place an additional mobile home on a 4+ acre parcel. The mobile home will be located between an existing mobile home (approved 11/16/1995) and existing single-family dwelling.

The request is a special exception for an additional mobile home for living purposes.

CITY COUNCIL DISTRICT: Police Jurisdiction

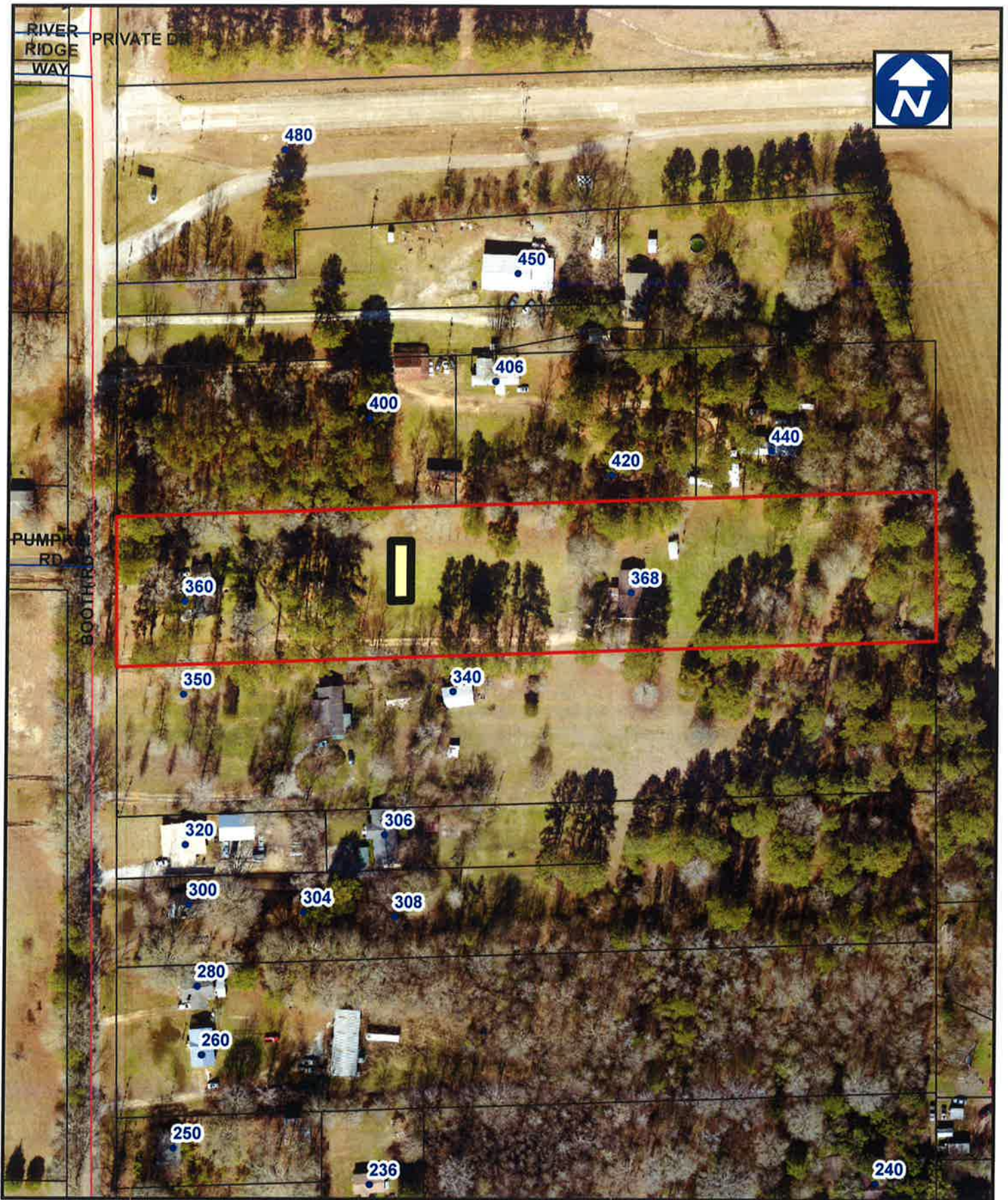
COUNTY COMMISSION: 2



Site 

1 inch = 1,000 feet

Item 4A



Site 

1 inch = 150 feet

Item 4B

5. BD-1987-356 **PRESENTED BY:** Bishop Patterson Jr.

REPRESENTING: Same

SUBJECT: Request a special exception for a church to be located in a multi-tenant building located at 5958 Monticello Drive in a B-3 (Commercial) Zoning District.

REMARKS: This request is being made to give the petitioner permission to use the tenant space for church use. There are approximately 25 members.

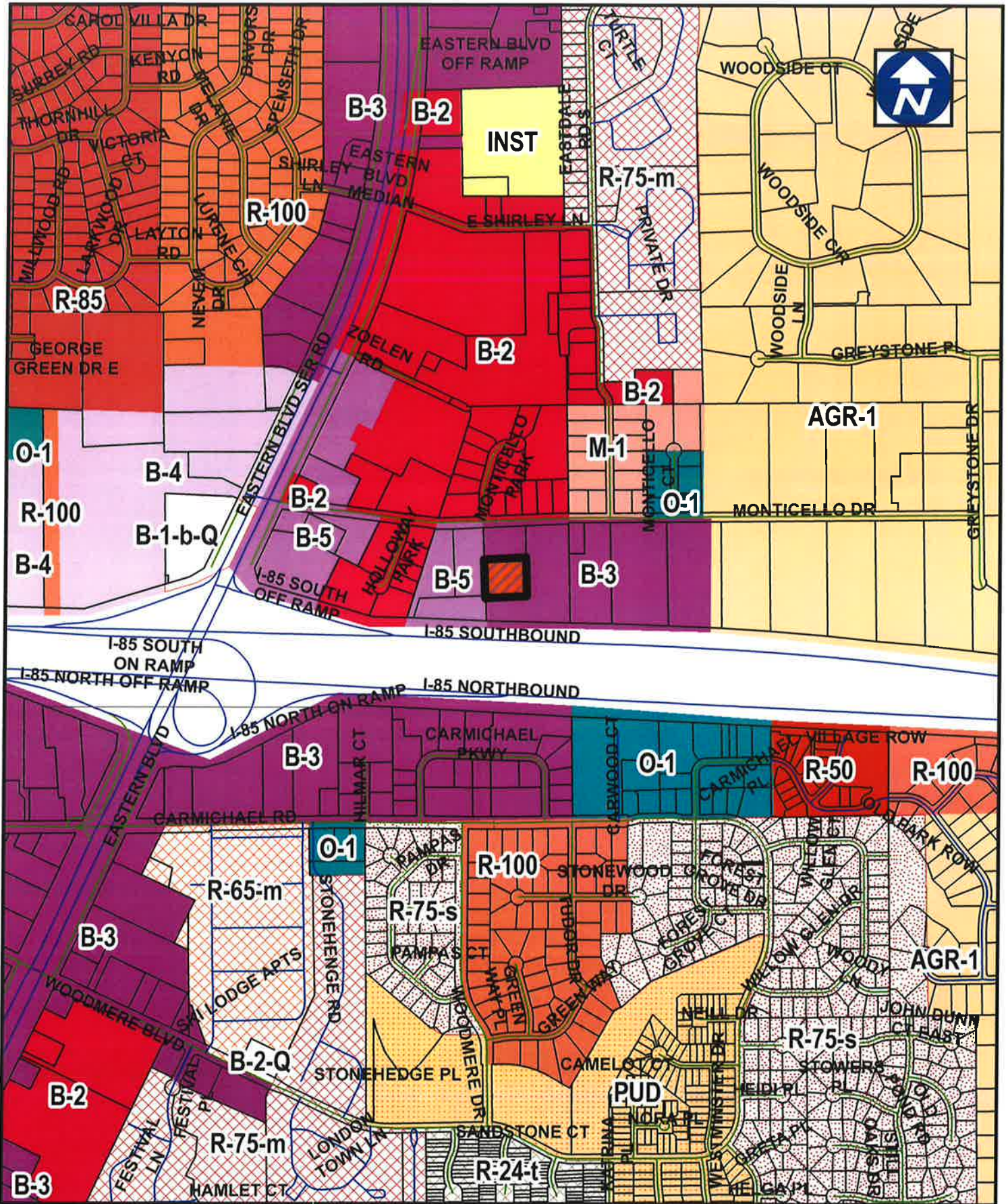
Service Hours

Sunday 9:00 a.m.-11:00 a.m.

Revival twice a year for 3 days each

The request is a special exception for church use.

COUNCIL DISTRICT: 9



Site 

1 inch = 800 feet

Item 5A



Site 

1 inch = 50 feet

Item 58

6. BD-2021-025 **PRESENTED BY:** Gloria McElroy-Taylor

REPRESENTING: Charity Bible Ministries

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

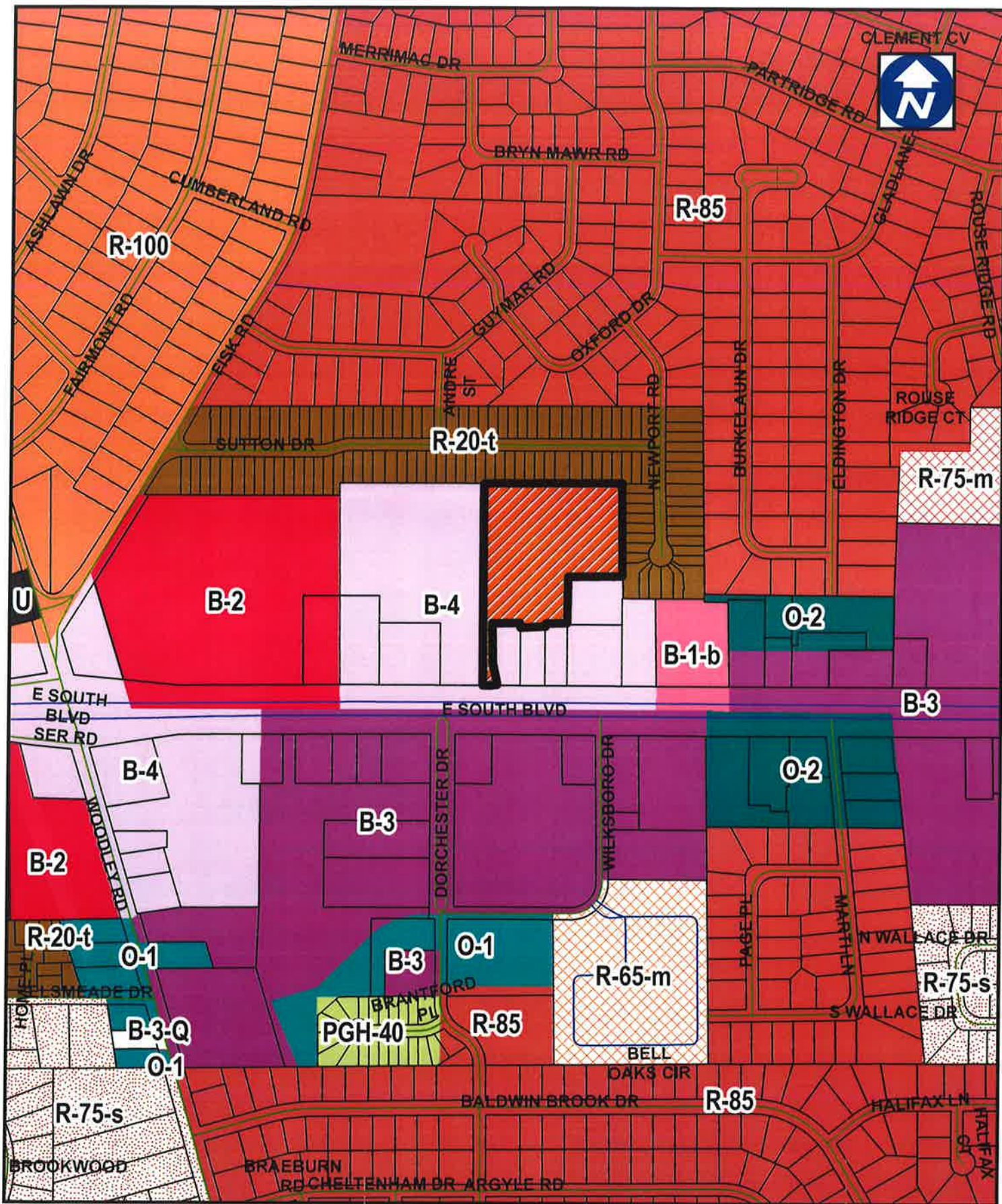
REMARKS: This request is being made to give the petitioner permission to use Unit S for church and outreach ministry as follows:

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 6A



Unit S

E SOUTH BLVD

Site 

1 inch = 100 feet

Item LOB

7. BD-2017-009 **PRESENTED BY:** Melissa Mahone

REPRESENTING: Same

SUBJECT: Request a special exception for a church to be located in a multi-tenant building located at 29 Carol Villa Drive in a B-3 (Commercial) Zoning District.

REMARKS: This request is being made to give the petitioner permission to use the tenant space for church use. There are approximately 15-20 members.

Service Hours

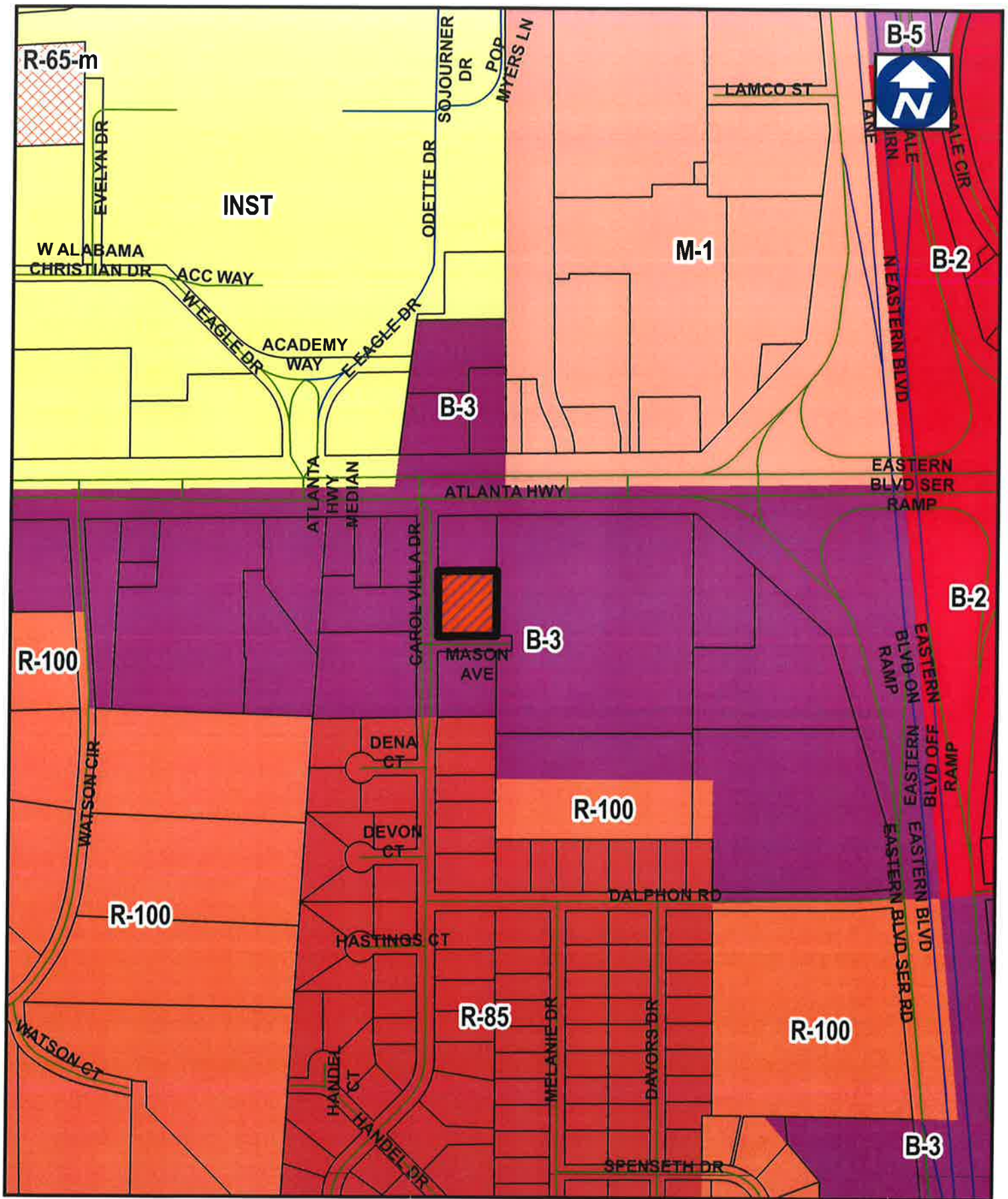
Sunday 9:00 a.m.-12:00 p.m.

Wednesday 7:00 p.m.-9:00 p.m.

Friday 7:00 p.m.-9:00 p.m.

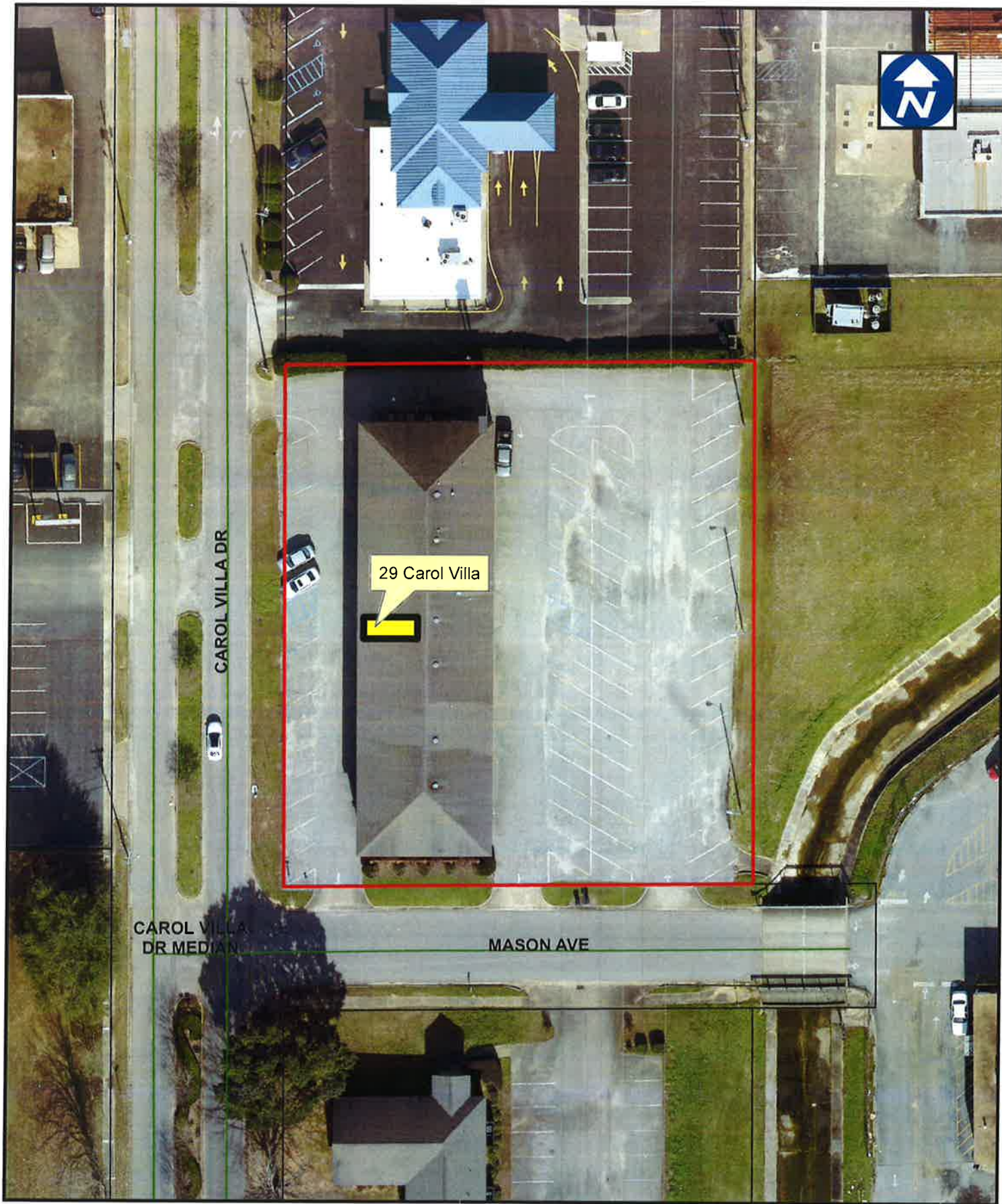
The request is a special exception for church use.

COUNCIL DISTRICT: 1



Site 

1 inch = 400 feet
 Item TA



Site 

1 inch = 50 feet

Item 7B

8. BD-2023-002 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: One Real Estate Investment

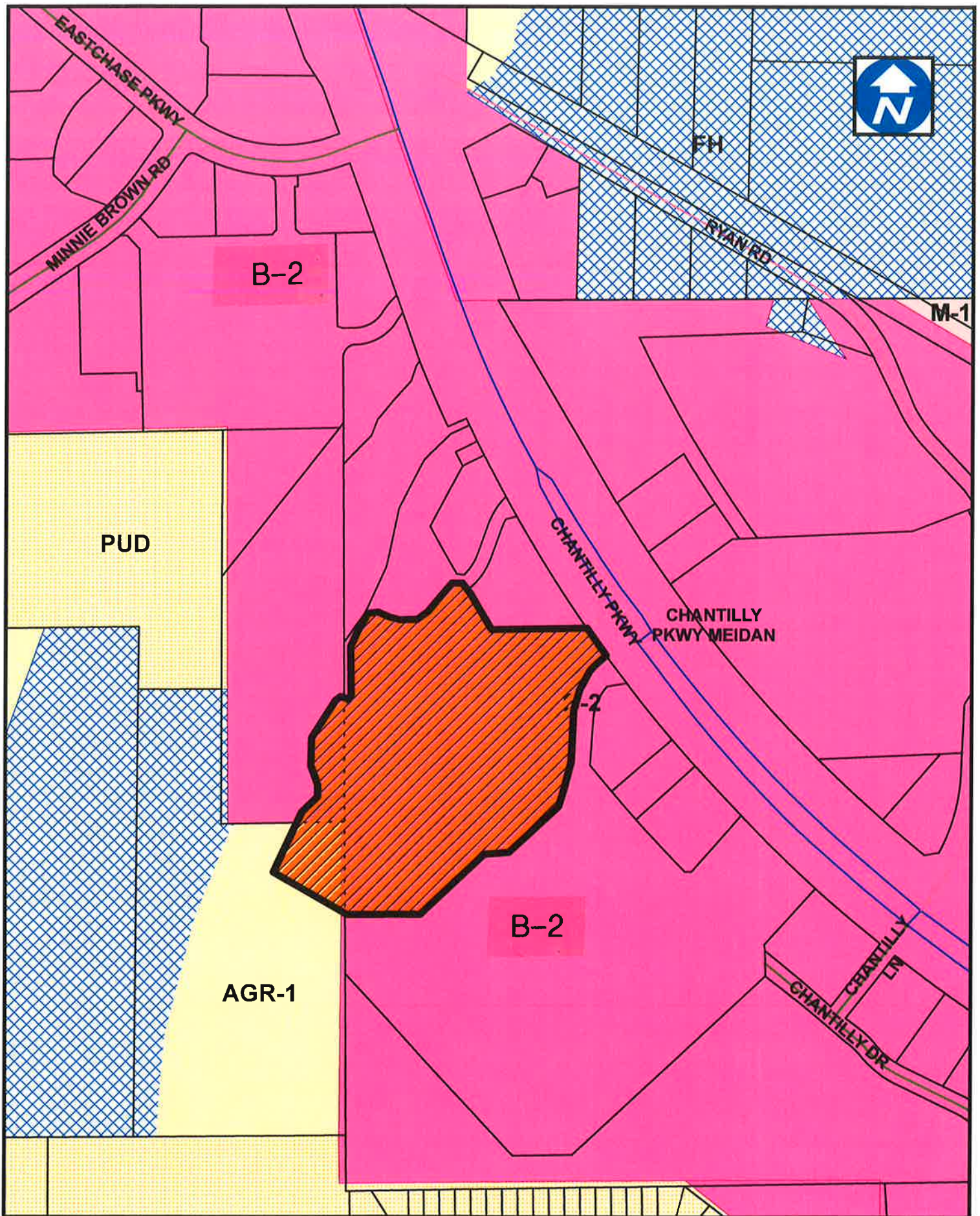
SUBJECT: Request a height variance and story variance for an apartment complex to be located at 10510 Chantilly Parkway in a B-2 (Commercial) *{proposed R-65-m}* Zoning District.

REMARKS: This request is being made to give the petitioner permission to construct a new 39 ft. high, 3-story apartment complex, whereas 35 ft. and 2 stories is allowed.

The Planning Commission will hear the rezoning request on January 26, 2023.

The requests are a 4 ft. height variance and a 1-story variance.

CITY COUNCIL DISTRICT: 9

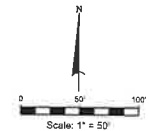
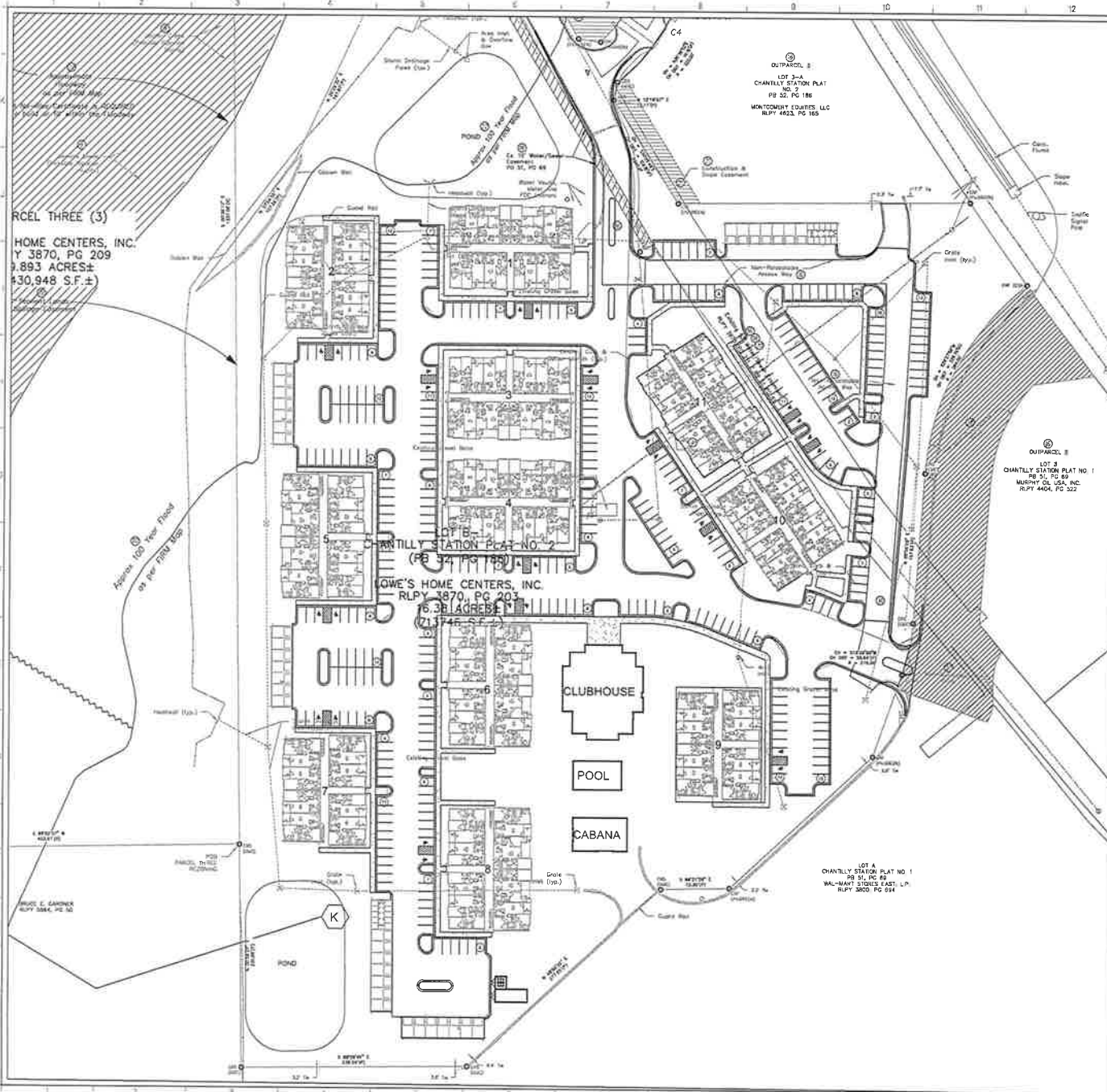


BOARD OF ADJUSTMENT
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 8A



Site Data

Site Area	1,277,614.80 s.f.
Building Area*	154,921.92 s.f.
Total Impervious	405,664.1 s.f.
Proposed Parking	
Regular	354
Handicap	26
Garage	35
Total	415
Coverage	31.75%
Parking Ratio	1.57/Apartment

* Area per story (8 units per story)
24 apartments per unit=264 units



ISSUE	DATE
30% SUBMITTAL	
60% SUBMITTAL	
90% SUBMITTAL	
FINAL PROJECT MANAGER	
DESIGNER	
DRAWN BY	

LOWES PARCEL SITE

GMC Project #CMGM220171

CONCEPTUAL SITE PLAN

C-102

- CITY OF MONTGOMERY
DEVELOPMENT PLAN NOTES
- BEFORE WORK BEGINS WITHIN RIGHT-OF-WAY (ROW), CONTACT CITY ENGINEERING CHIEF CITY INSPECTOR CHARLIE HARRIS 48 HOURS PRIOR TO CONSTRUCTION AT (410) 264-6127.
 - ENGINEERING DEPARTMENT SHALL NOT ISSUE A C.O. UNTIL THE AS BUILT EVALUATION AND CERTIFICATION DOCUMENTATION IS SUBMITTED AND APPROVED BY THE CITY.
 - ALL UTILITY CONNECTIONS MADE WITH EXISTING CITY STREETS MUST BE BORER LABELS UNLESS OTHERWISE DETERMINED BY CITY MAINTENANCE DEPARTMENT (602-2885). AN APPROVAL LETTER FROM MAINTENANCE WILL BE REQUIRED BEFORE DEVELOPMENT PLAN CAN BE APPROVED BY ENGINEERING.
 - ANY STREET CUTS REQUIRE A CITY STANDARD PAVEMENT PATCH AND 50 FOOT LONG FULL STREET WIDTH ASPHALT OVERLAY.
 - BEFORE ANY STREET CUTS, CONTACT DONALD THOMAS WITH CITY MAINTENANCE AT 860 3727.
 - DIRECT ALL STORMWATER, INCLUDING ROOF DRAINS, TO STREET ROW OR TO DRAINAGE EASEMENT.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ADEQUATE EROSION/SEDIMENTATION CONTROL DURING ALL PHASES OF CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR KEEPING MUD AND DEBRIS OFF CITY STREETS AND ROW. CLEAN UP IS REQUIRED DAILY.
 - CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF DRIVEWAYS, SIDEWALK AND/OR CURBS AND GUTTER DAMAGED DURING CONSTRUCTION.
 - ANY CHANGES OR REVISIONS MADE TO SITE PLANS MUST BE SUBMITTED FOR APPROVAL.
 - ALL AREAS OF ROW THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH SOG, ASPHALT OR CONCRETE, WHICHEVER ENGINEERING DEPARTMENT DEEMS NECESSARY.
 - CONVERT ALL GRATE INLETS TO 12" TYPE INLETS.
 - ALL EXISTING DRIVEWAY CURBS ADJACENT TO THE DRIVEWAY SHALL BE REMOVED AND REPLACED WITH 24" ASPHALT CURB AND GUTTER. THE NEW CURB LINE SHALL MATCH ON THE EXISTING CURB LINE. ALL ASPHALT ADJACENT TO THE PROPOSED CURB AND GUTTER SHALL BE SAW CUT THE FULL DEPTH OF THE ASPHALT TO PROVIDE A CLEAN EDGE. SHOULD THE ASPHALT BE TORN OR A HIGH EDGE CREATED, THE CONTRACTOR SHALL BE REQUIRED TO REPAIR THE FULL STREET WIDTH AT HIS OWN EXPENSE. THIS DETERMINATION SHALL BE MADE BY THE CITY ENGINEERING DEPARTMENT.
 - PROVIDE HANDICAP RAMPS AT ALL SIDEWALK AND COMMERCIAL DRIVEWAY INTERSECTIONS WITH NEW BRICK PAVED-AND-DOWNS. THE RAMP SECTION SHALL BE POURED WITH A 1" MIN MONOLITHIC CONCRETE BASE LAYER ALLOWING FOR A SAND LAYER THAT SHALL SEAL THE BRICKS AND FINISHED WITH A POLYMER GROUT.
 - EXISTING DRIVEWAYS, SIDEWALK AND/OR CURBS AND GUTTER ALONG THE RIGHT-OF-WAY OF THE PROJECT THAT ARE FOUND TO BE IN POOR CONDITION, SHALL BE REPLACED AS PART OF THE PROJECT DEVELOPMENT AT THE COST OF THE OWNER AS DETERMINED BY THE CITY REPRESENTATIVE.



BOARD OF ADJUSTMENT
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 80

9. BD-2023-003 **PRESENTED BY:** Manna Beverages & Ventures, LLC

REPRESENTING: Same

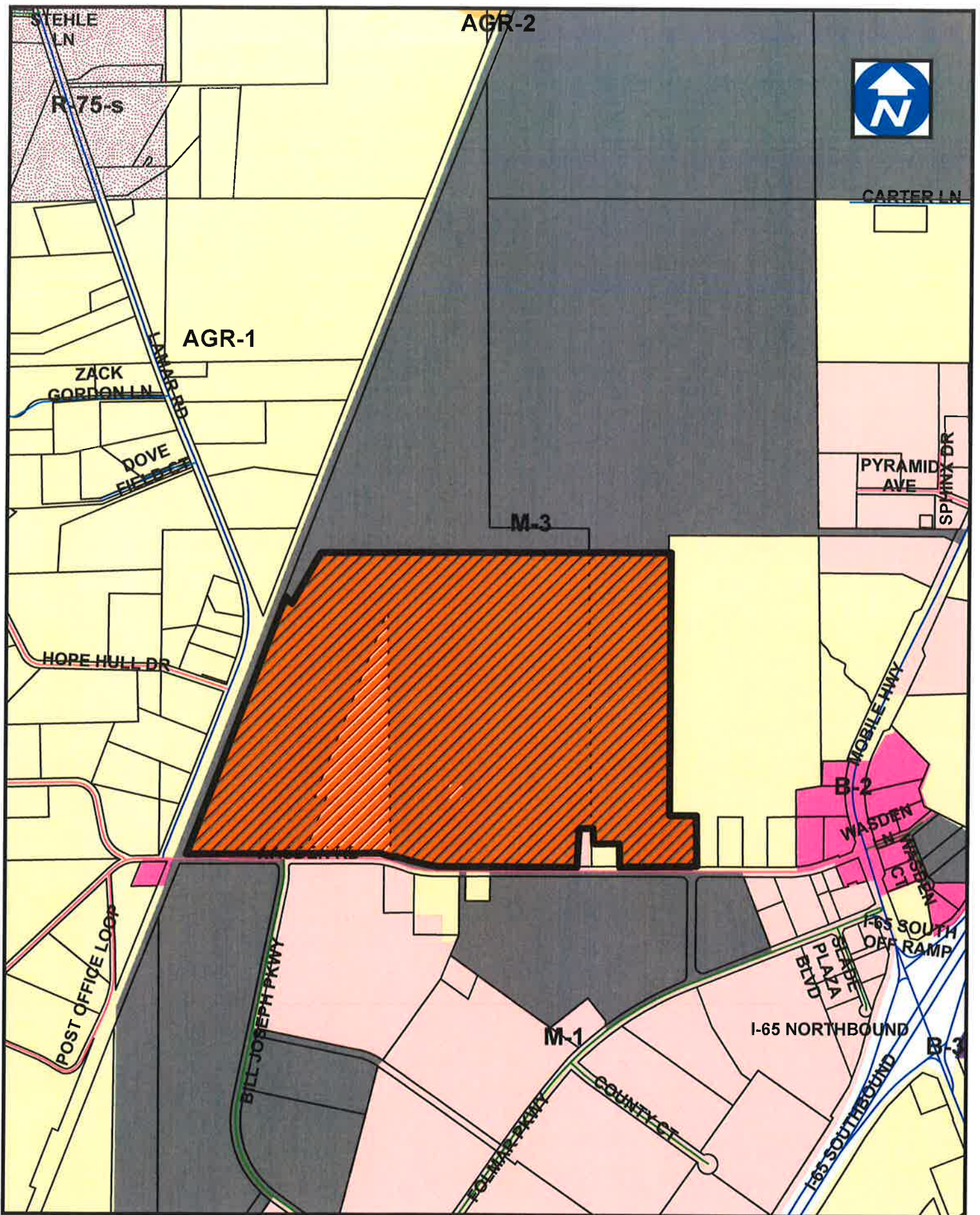
SUBJECT: Request a special exception for the manufacturing, storage and bottling of alcohol to be located on the north side of Wasden Road, approximately 2,000 ft. west of Mobile Highway, in M-1 (Light Industrial) *{proposed M-3}* and M-3 (General Industrial) Zoning Districts.

REMARKS: This request is being made to give the petitioner permission to operate a new facility for the manufacturing, storage and bottling of alcohol. On the conceptual site plan included, it is the 'Project South' property in blue.

The request is a special exception for manufacturing, storage and bottling of alcohol.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 2

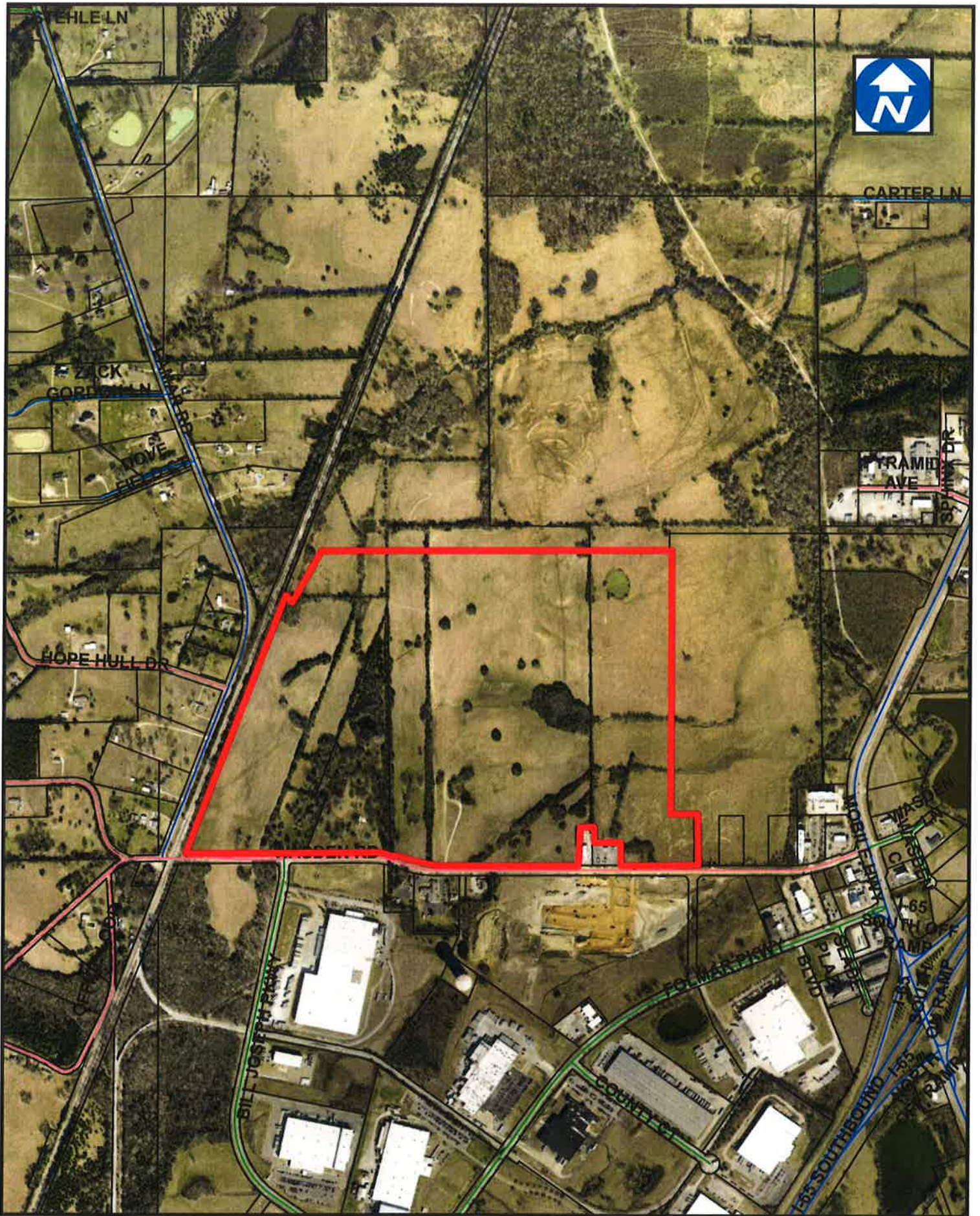


BOARD OF ADJUSTMENT
1 inch = 1,000 feet

SUBJECT PROPERTY



ITEM NO. 9A



BOARD OF ADJUSTMENT
1 inch = 1,000 feet

SUBJECT PROPERTY



ITEM NO. 90

10. BD-1962-103 **PRESENTED BY:** Major Harvey Johnson

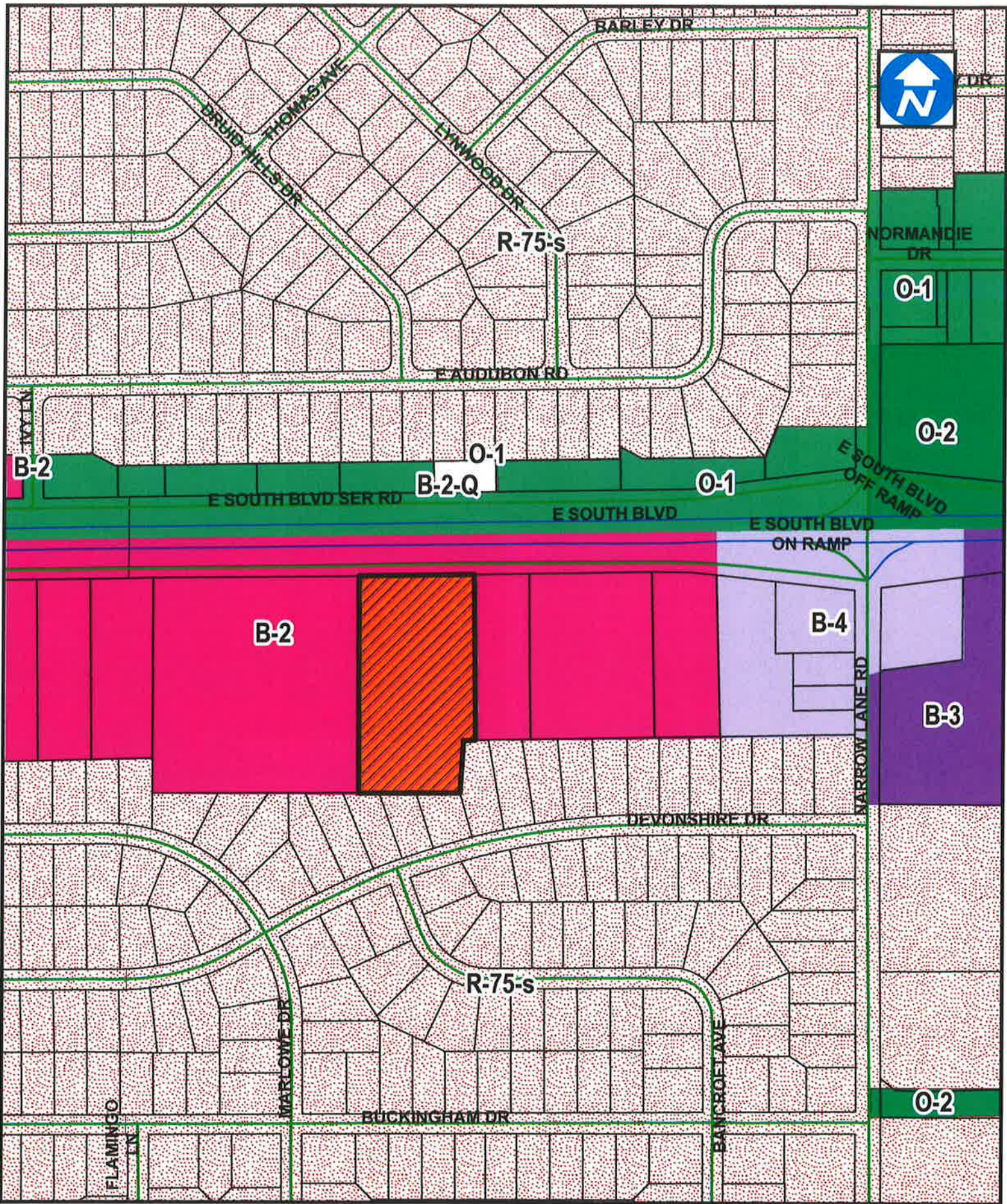
REPRESENTING: The Salvation Army

SUBJECT: Request a special exception for an emergency shelter/transitional housing and related outreach services to be located at 1300 East South Boulevard in a B-2 (Commercial) Zoning District.

REMARKS: This request is being made to give the petitioner permission to relocate The Salvation Army to this location and will provide the following: administration of Salvation Army programs in this region, Social Services, direct services to local community members in the form of utilities, rent, food, etc. Center of Hope emergency shelter and transitional housing, life navigational coaches, support groups and ancillary services. Also, disaster equipment, training and organization of service. Additional services and programs will be phased in later. The Church ministry will remain at the Ann and Highland location. In the future there may be a proposal for a Family Store operation as well.

This request is a special exception for an emergency shelter/transitional housing and related outreach services.

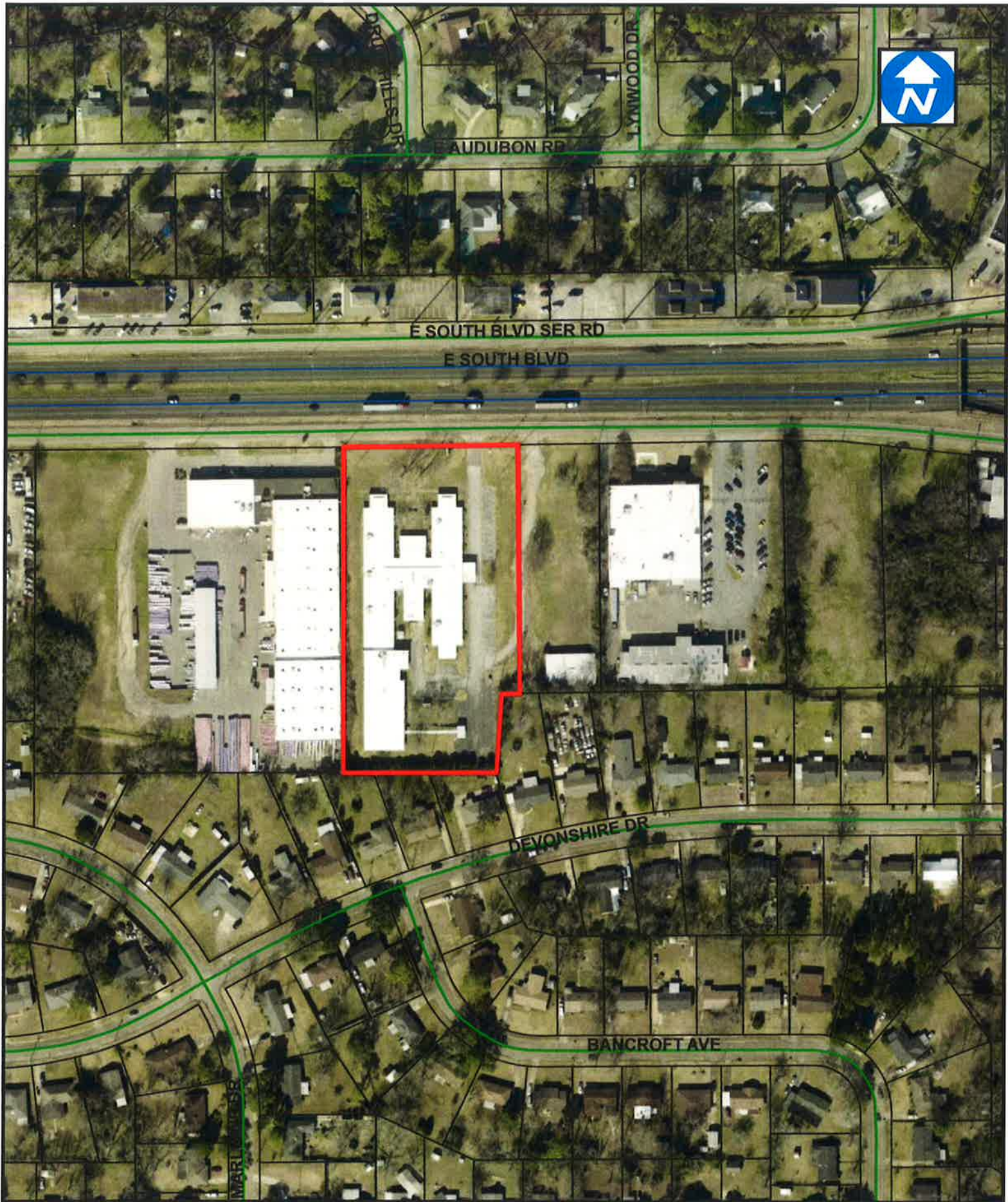
CITY COUNCIL DISTRICT: 5



Site 

1 inch = 300 feet

Item 10A



Site 

1 inch = 200 feet

Item 10B

11. BD-1969-199 **PRESENTED BY:** ARC of Bessemer, Inc.

REPRESENTING: Same

SUBJECT: Request a special exception for transitional housing/reintegration facility for veterans to be located at 995 West South Boulevard in a B-3 (Commercial) Zoning District.

REMARKS: This request is being made to give the petitioner permission to operate a reintegration facility for veterans, for 5 or more individuals.

The request is a special exception for transitional housing/reintegration facility for veterans.

CITY COUNCIL DISTRICT: 4

Half Fold

Outside

TRIM LINE


BACK COVER (4.5 in)

FRONT COVER (4.5 in)

9 x 8 trim size

Print Both Pages
Align Arrow to Verify
Correct Orientation

Working to End
Veteran Homelessness



They Fought for Us.
Now We're Fighting for Them.

If you or someone you know is a
homeless veteran in need of housing or
employment assistance, please contact
us to find out how we can help.



ARC of Bessemer
Veteran Housing Program
1616 5TH Ave North
Bessemer, AL 35020
(205) 434-1566
www.arcofbessemer.com
jlevanarcobessemer@yahoo.com

OUTSIDE


FOLD

SAFE ZONE

SAFE ZONE

THE
HOMELESS
VETERANS'
REINTEGRATION
PROGRAM



Back Cover

Front Cover

154

INSIDE

TRIM LINE



Alliance Reentry Centers (ARC) offers hope to veterans and their families struggling with homelessness. Our urgent situation, transitional, and long-term supportive housing program is designed to provide veterans with temporary transitional housing and also offers employment assistance to help veterans get back on their feet again. Our organization has safe, drug-free, alcohol-free facilities for male and female veterans. Our housing and supportive services programs give veterans a stable base from which to find or hold a job, continue their physical or mental recovery, and, ultimately, return to independent living. Alliance Reentry Centers offers the following services:

- Housing
- Employment
- Transportation to and from Job Site
- Filing VA Disability Claims
- Assistance with Criminal Justice Issues
- Counseling and Coaching
- Substance Abuse Recovery

Why are there so many homeless veterans?

Veterans returning from combat roles and support service frequently struggle with PTSD, disabling physical injuries, or few transferable skills often can't find or keep jobs. With no salary to support them, military families face a high foreclosure rate. Lack of support services and social isolation after discharge also contribute to homelessness. It's a vicious cycle. Joblessness leads to homelessness, which leads to hopelessness, substance abuse and/or depression, which limit the veteran's ability to find a new job. The statistics are daunting:

- Veterans make up 11% of all homeless Americans.
- On any given night it is estimated that 40,000 veterans are without shelter.
- According to HUD, the 2020 Point-In-Time Report for Alabama, Veteran homelessness increased by 12.7%.



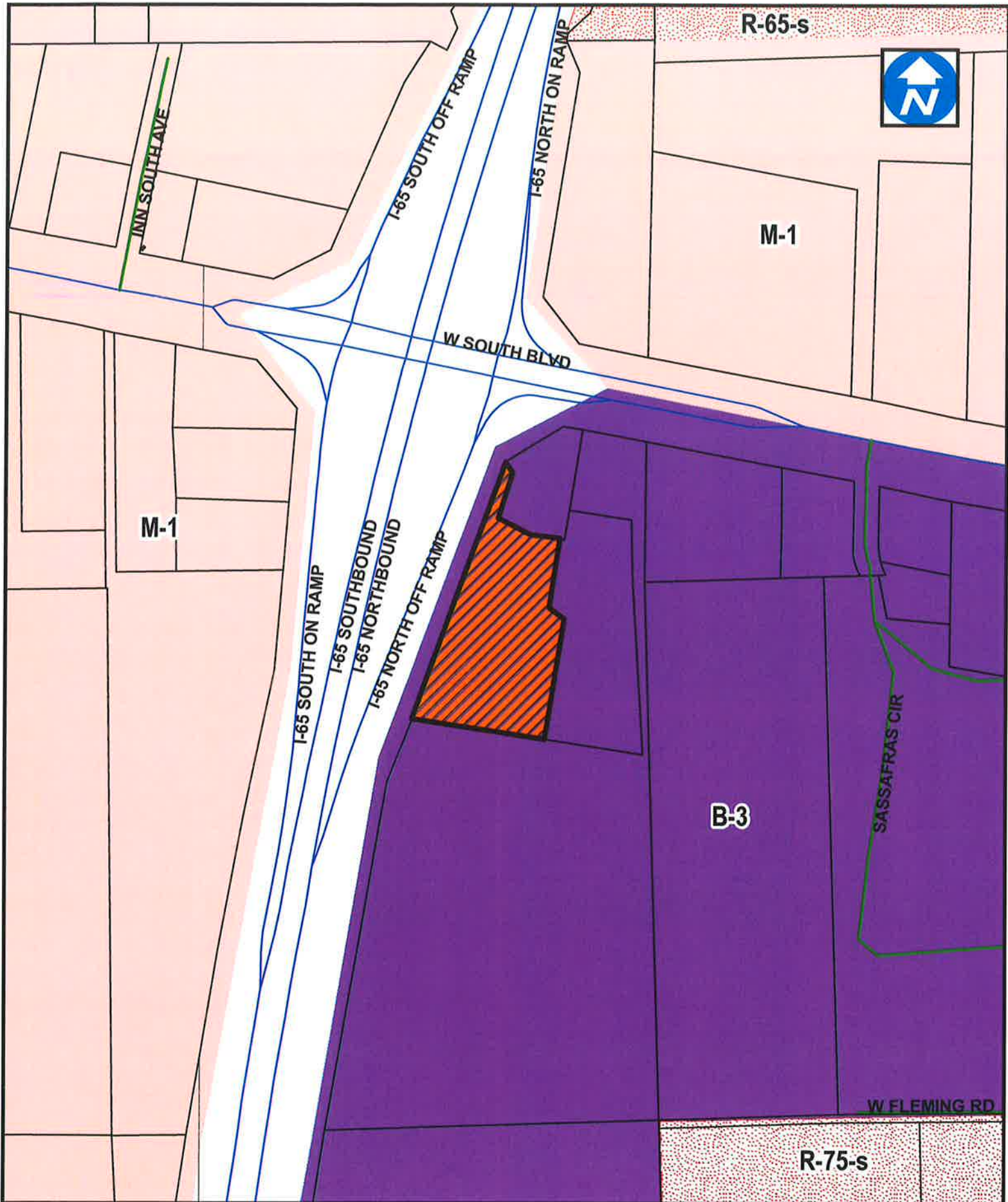
We are here to help break the cycle. The goal of the Alliance Reentry Centers Veteran Housing Program is to provide a means to stop chronic homelessness among Veteran. Achieving this goal is complex, requiring more than putting a roof over their heads. It requires a unified approach that addresses the "Total Veteran" and his or her needs, and we address those needs.

Print Both Pages
Align Arrow to Verify
Correct Orientation

FOLD

-SAFE ZONE-

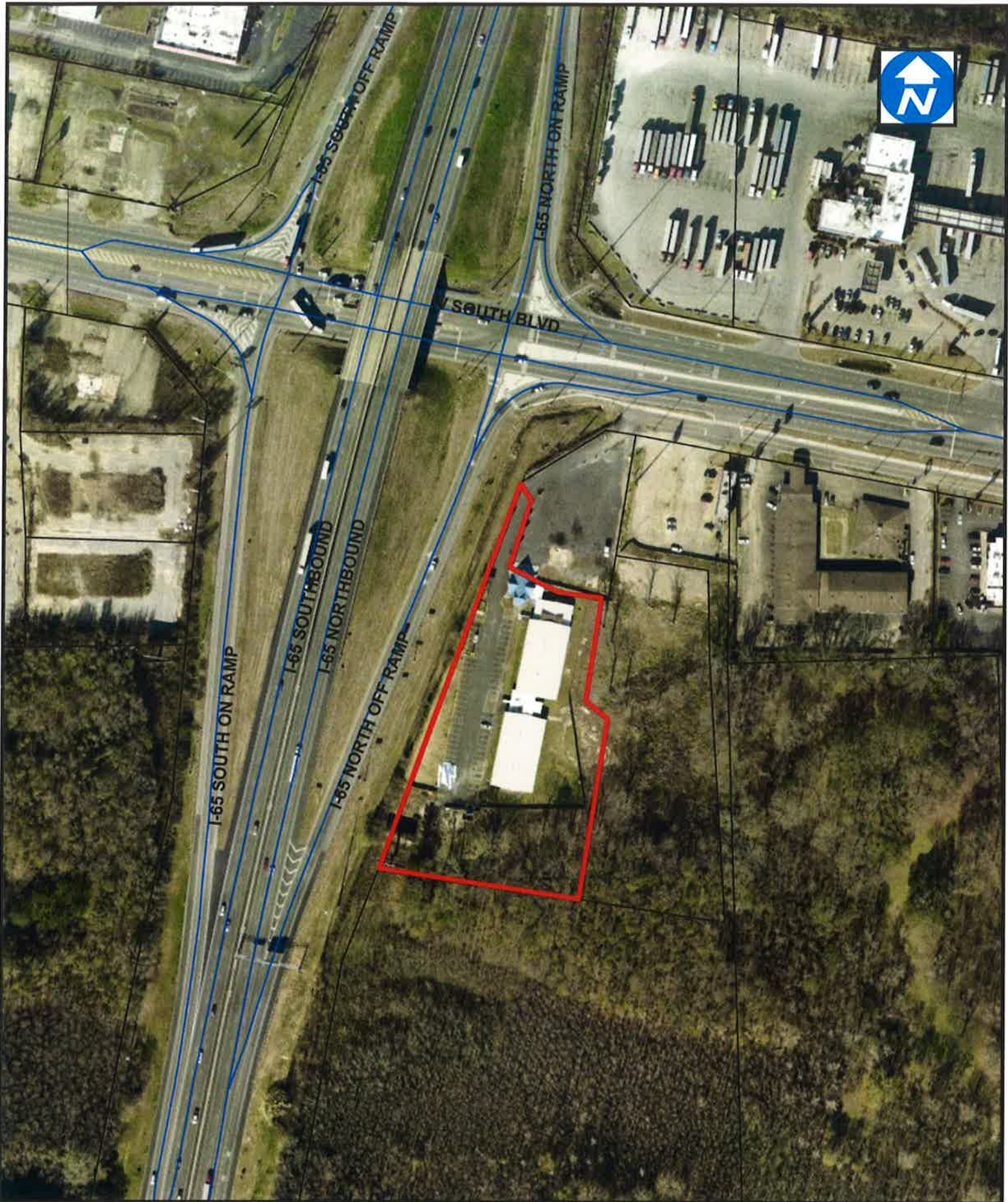
-SAFE ZONE-



Site 

1 inch = 300 feet

Item 11C



Site 

1 inch = 200 feet

Item 11D