

Board of Adjustment Agenda

March 16, 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 January 19, 2023 meeting.

March 16, 2023

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
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2.	2023-005	Javier Mendoza Viveros	FH	5757 Washington Ferry Road (Mobile home)	2
3.	2023-006	Brandon Brazil	R-60-d	454 Clanton Avenue (Chickens)	3
4.	2023-007	Brisa Villa	R-65-d	2 Rotary Street (Privacy fence)	4
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6.	1983-026	Peggy Goodson	R-85	3903 Beardsley Drive (Privacy fence & Accessory Structure)	6
7.	2023-009	Joe Porter	AGR-1	11041 Atlanta Highway (Variance to Flood Ordinance & Accessory Structure)	7
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The next Board of Adjustment meeting is on April 20, 2023

1. BD-2023-004 **PRESENTED BY:** Jose Luis Cruz Lopez

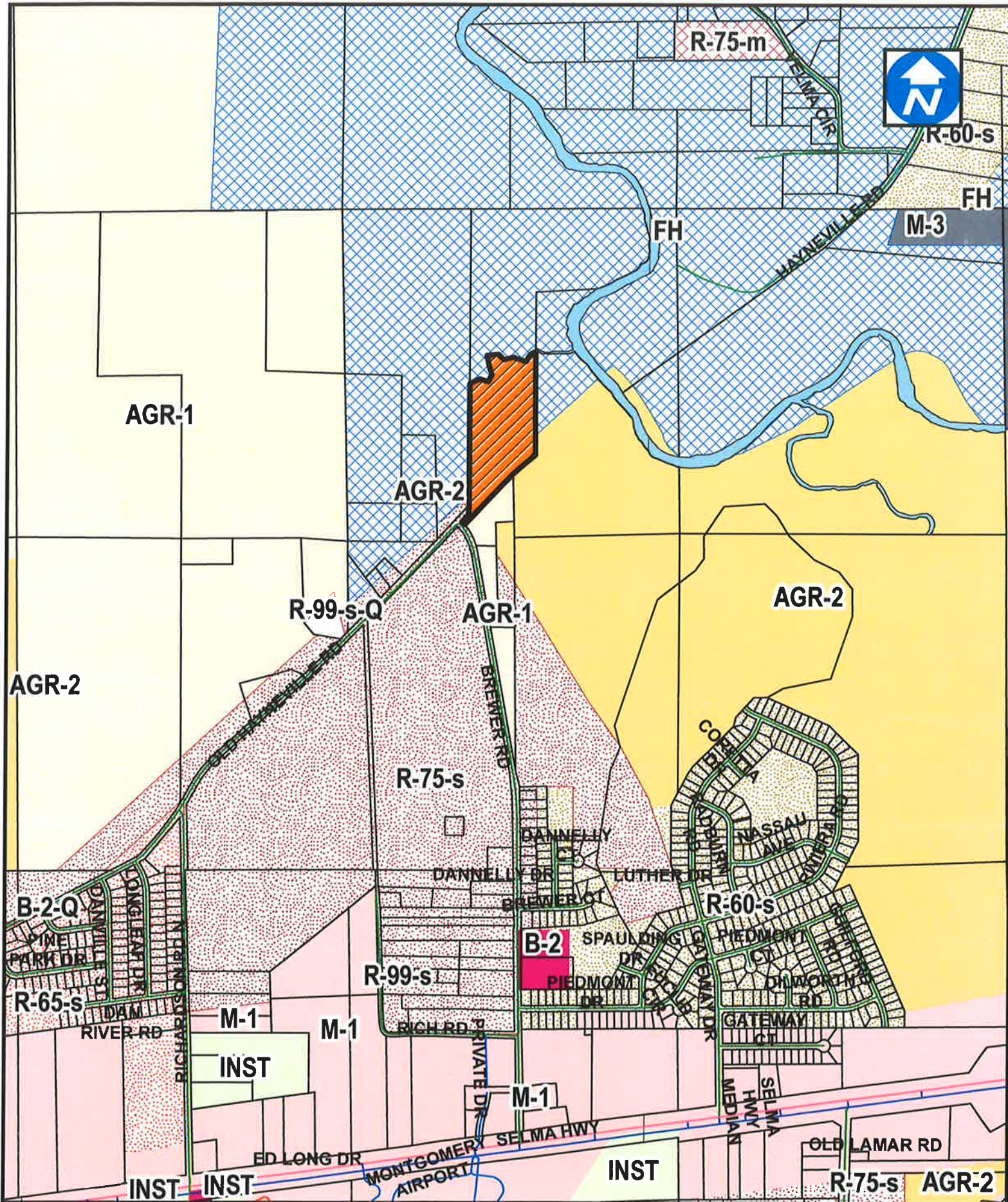
REPRESENTING: Same

SUBJECT: Request a special exception to place a mobile home for living purposes to be located at 3801 Brewer Road in an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: This request is being made to give the petitioner permission to place a mobile home on a 12+ acre parcel for living purposes. The mobile home will be a minimum of 200 ft. from Brewer Road and a minimum of 25 ft. off the west property line.

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

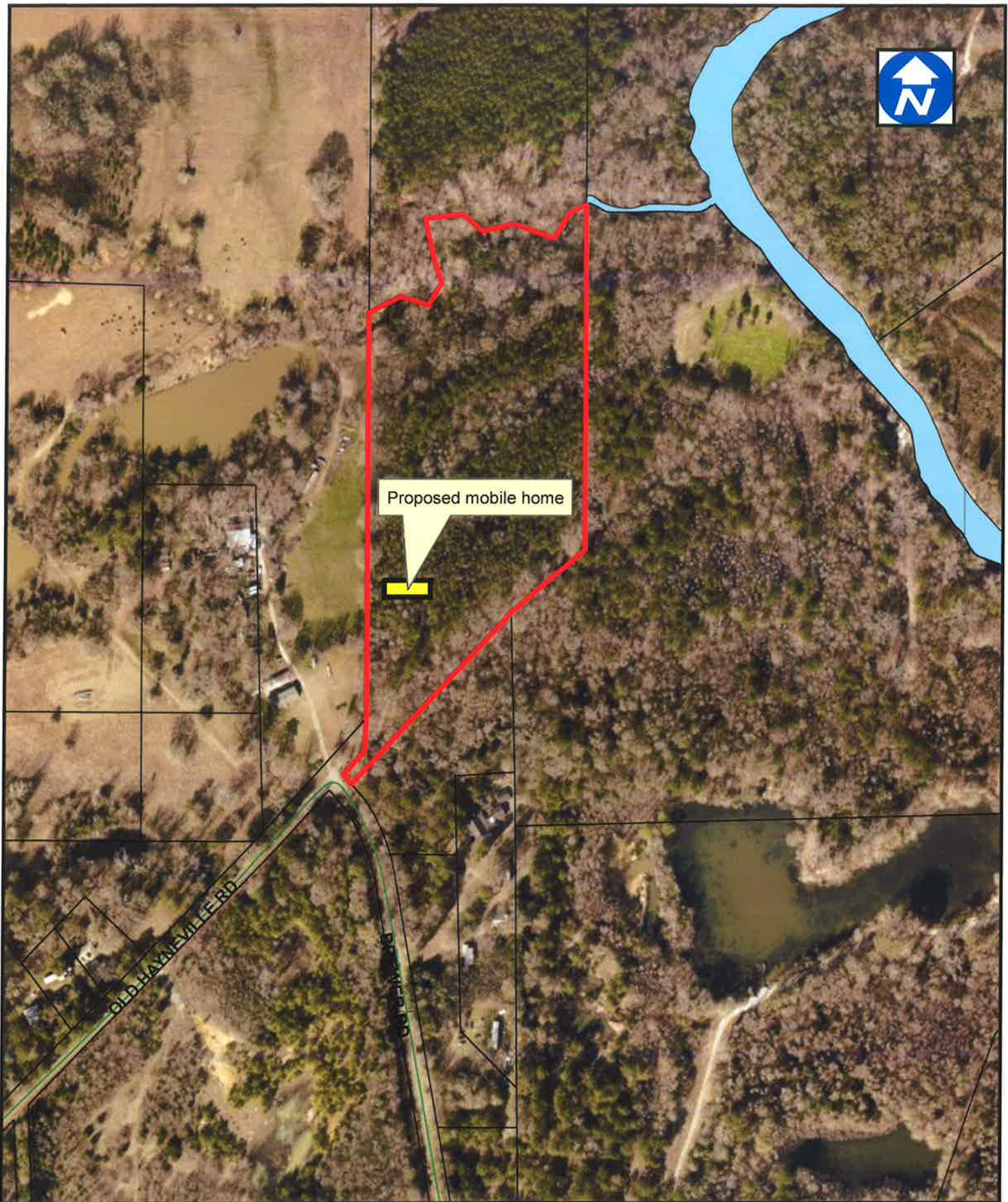
CITY COUNCIL DISTRICT: 4



Site 

1 inch = 1,000 feet

Item IA



Site 

1 inch = 300 feet

Item 1B

2. BD-2023-005 **PRESENTED BY:** Javier Mendoza Viveros

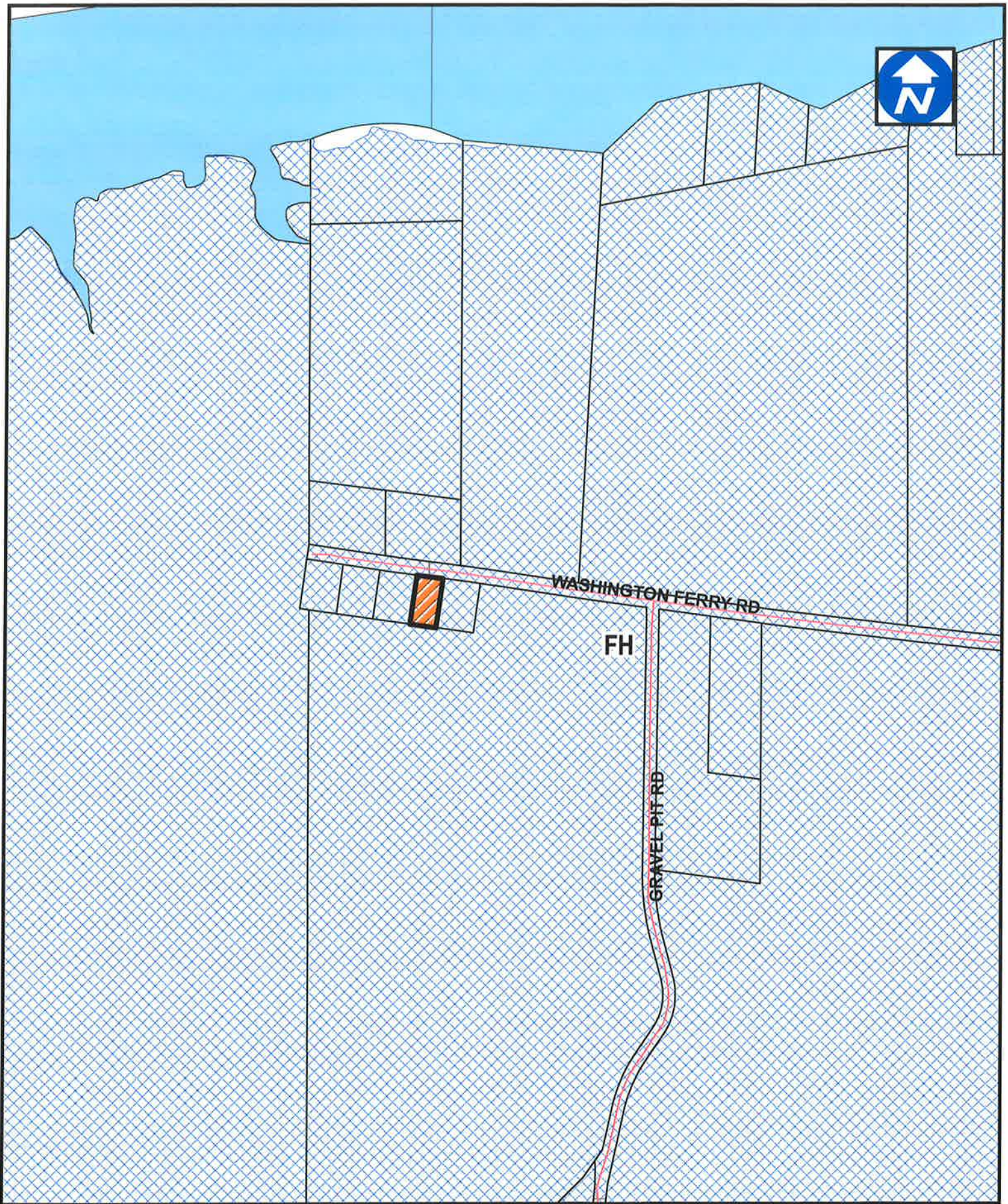
REPRESENTING: Same

SUBJECT: Request a special exception to place a mobile home for living purposes to be located at 5757 Washington Ferry Road in a FH (Flood Hazard) Zoning District.

REMARKS: This request is being made to give the petitioner permission to place a mobile home on a ½ acre parcel. The mobile home will replace an existing dwelling that will be demolished.

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

COUNTY COMMISSION DISTRICT: 2



Site 

1 inch = 500 feet

Item 2A



Site 

1 inch = 100 feet

Item 2B

3. BD-2023-006 **PRESENTED BY:** Brandon Brazil

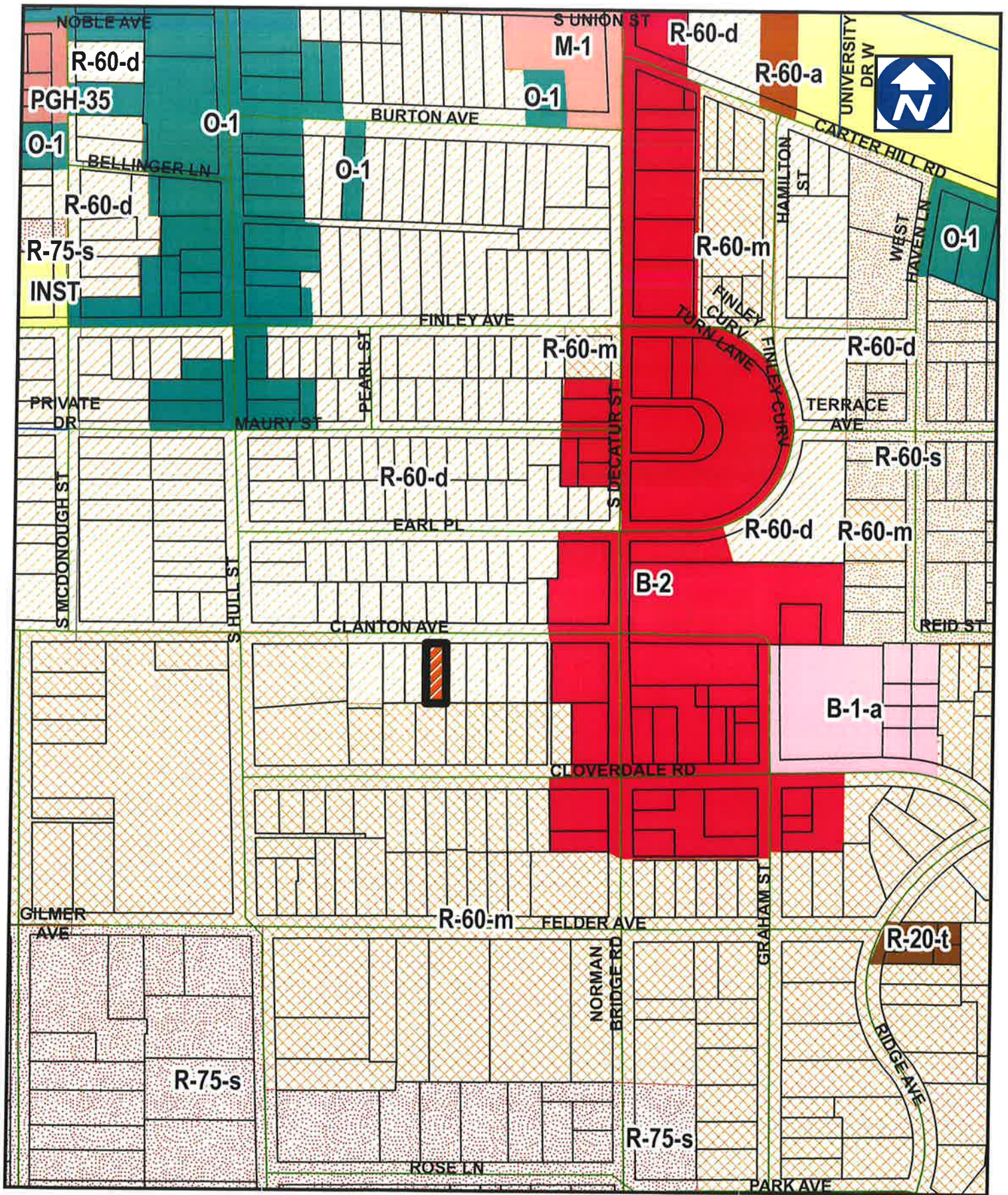
REPRESENTING: Same

SUBJECT: Request a special exception to keep chickens on the property located at 454 Clanton Avenue in a R-60-d (Duplex Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to keep four (4) chickens (no roosters). The Chicken Guidelines will be met per the applicant.

The request is a special exception to keep four (4) chickens.

CITY COUNCIL DISTRICT: 7

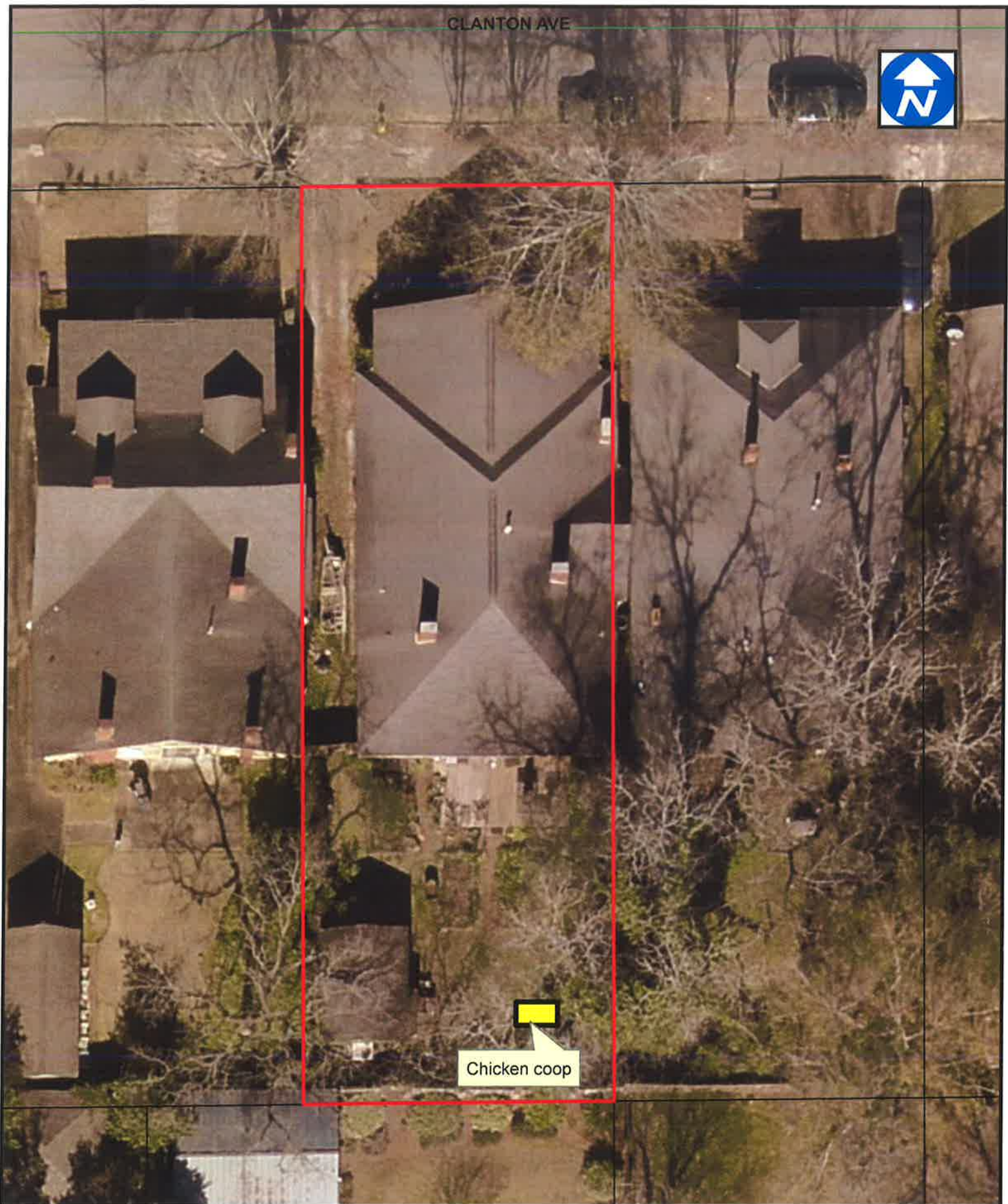


Site 

1 inch = 300 feet

Item 3A

CLANTON AVE



Site 

1 inch = 20 feet

Item 3B

4. BD-2023-007 **PRESENTED BY:** Brisa Villa

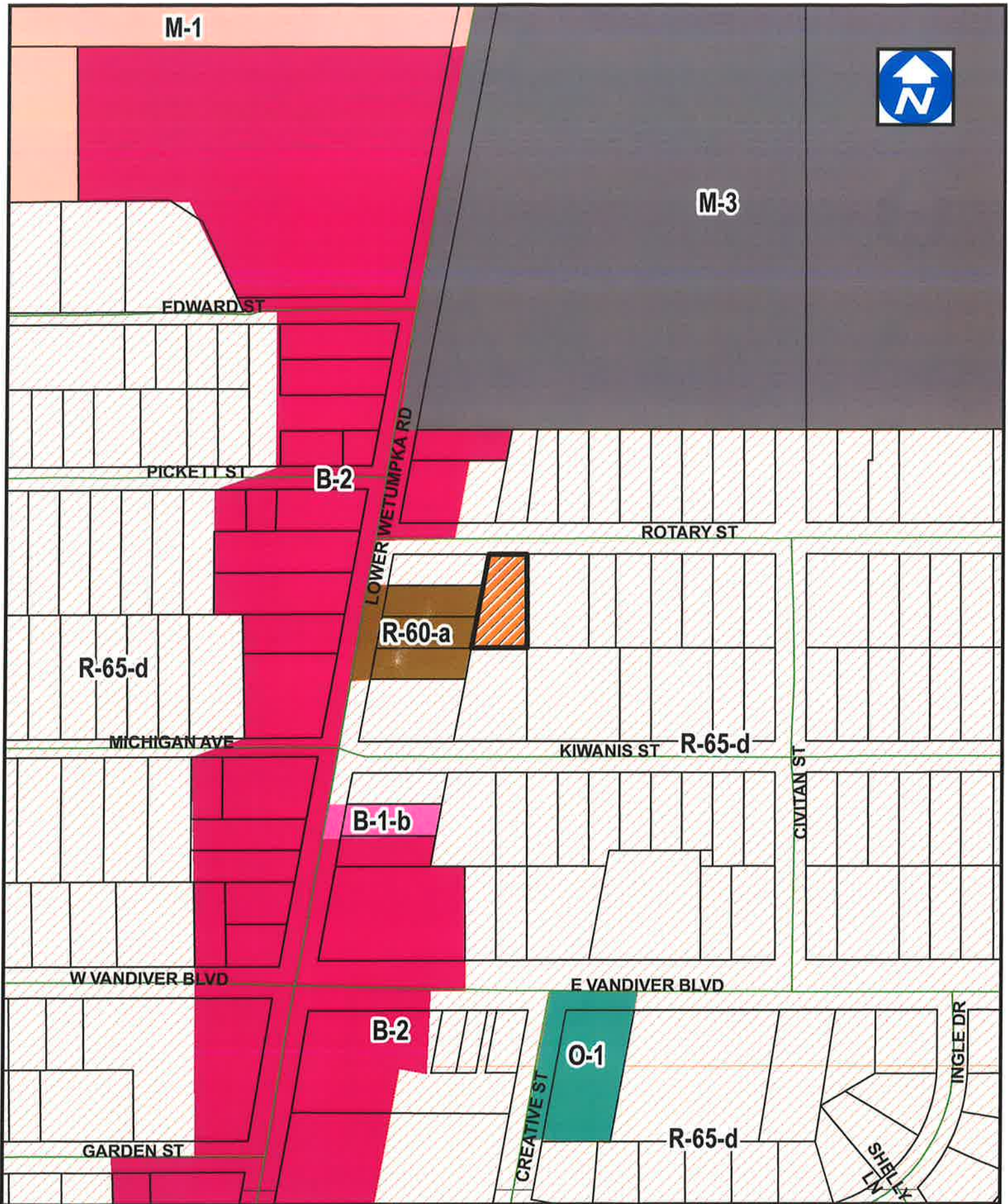
REPRESENTING: Same

SUBJECT: Request a height variance and front yard variance for a privacy fence located at 2 Rotary Street in an R-65-d (Duplex Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to maintain the 6 ft tall privacy fence on the west property line, whereas 3 ft. is allowed; and for the fence to come to the front property line, whereas 30 ft. is required. There is approximately 10-11 ft. ROW from the property line to the back of curb.

The request is a 3 ft. height variance and a 30 ft. front yard variance for a privacy fence.

CITY COUNCIL DISTRICT: 3



Site 

1 inch = 200 feet

Item 4A



ROTARY ST

6 ft. privacy fence

Site 

1 inch = 30 feet

Item 4B

5. BD-2023-008 **PRESENTED BY:** Hecate Energy Old Hayneville LLC

REPRESENTING: Same

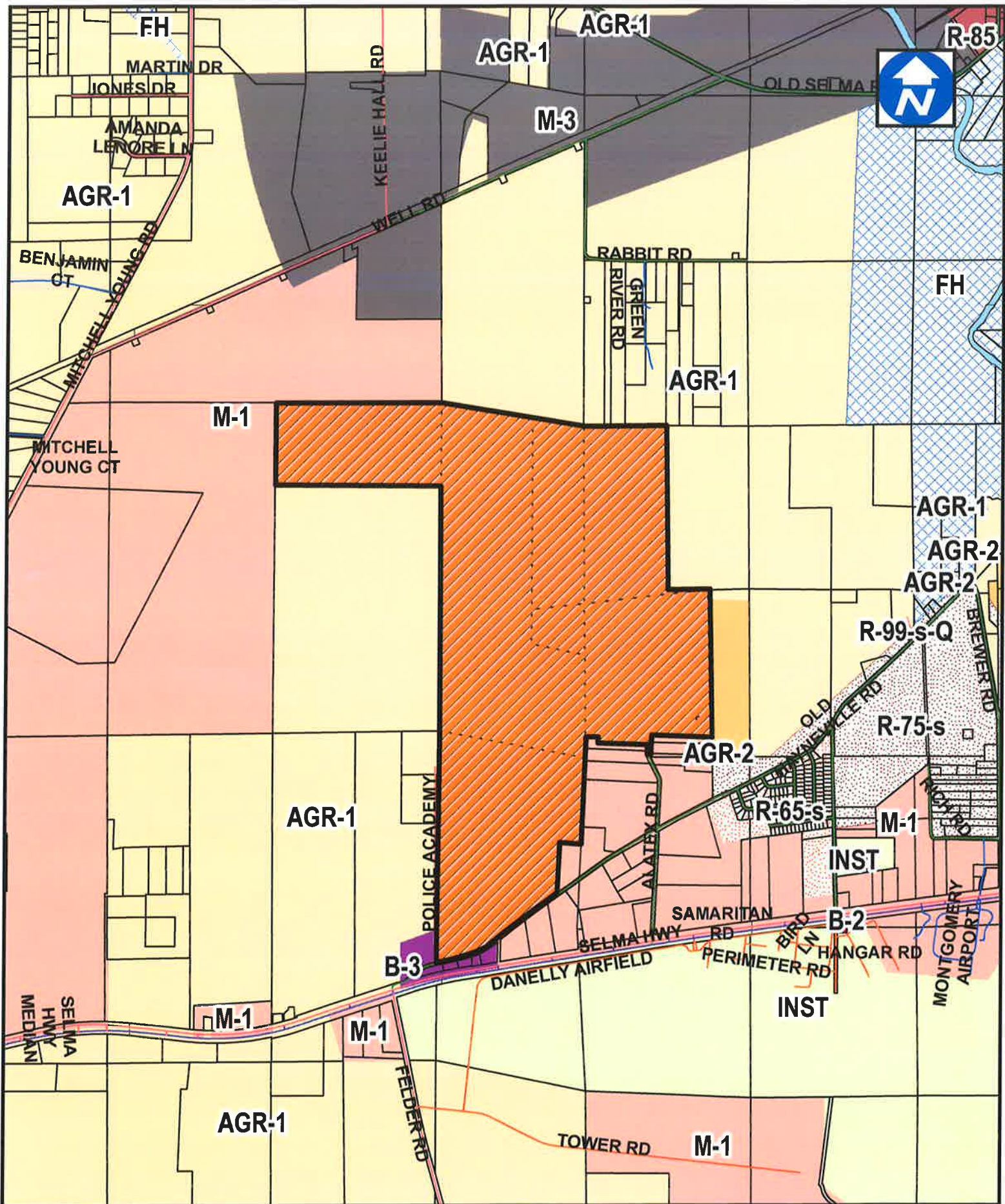
SUBJECT: Request a special exception for a solar power facility to be located on the north side of Old Hayneville Road, approximately 1,000 ft. northeast of Selma Highway, in an M-1 (Light Industry) Zoning District.

REMARKS: This request is being made to give the petitioner permission to operate a solar power facility. The energy will be sold to Alabama Power. A development plan will be submitted at a later date for review/approval.

The request is a special exception for a solar power facility.

CITY COUNCIL DISTRICT: 4 and Police Jurisdiction

COUNTY COMMISSION DISTRICT: 2



Site 

1 inch = 2,000 feet

Item 5A



Hecate Energy
 HECATE ENERGY
 621 W. RANDOLPH STREET
 CHICAGO, IL 60661
 hecateenergy.com

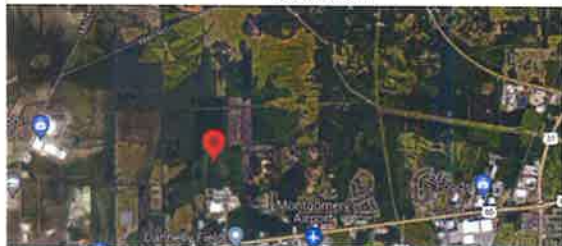
SITE INFORMATION

SITE NAME: OLD HAYNEVILLE (80 MW AC)
 APPROX. GPS LOCATION: LAT: 32.318274°
 (SOLAR SITE) LONG: -86.408417°
 APPLICANT: HECATE ENERGY
 621. W. RANDOLPH STREET
 CHICAGO, IL 60661

SYSTEM SPECIFICATIONS

SOLAR MODULE: ET SOLAR 540 W
 INVERTER(S): (23)SUNGROW SG3600
 RACKING: SINGLE AXIS TRACKER
 @ 33% GCR

PROJECT LOCATION



APPROXIMATE PV SYSTEM SIZING

ARRAY AREA	SOLAR MODULE				ARRAY SIZE (DC)
	AZIMUTH	RACKING TYPE	SIZE	COUNT	
GROUND	0	SINGLE AXIS TRACKER	540W	179982	97.190 MW

- NOTES:
- THIS CONCEPTUAL PLAN IS BASED SOLELY ON AERIAL PHOTOGRAPHS AND PROVIDED PLANS.
 - GROUND MOUNTED ELECTRICAL EQUIPMENT NOT SHOWN ON THIS PLAN, MAY INCLUDE, INVERTERS SWITCHGEAR, DC COMBINERS, AND/OR TRANSFORMERS
 - DOES NOT INCLUDE GEOTECHNICAL, FLOOD PLAIN, CULTURAL, ECOLOGICAL ANALYSIS
 - NOT FOR CONSTRUCTION



- LEGEND**
- PROJECT SITE LIMIT
 - EXISTING OVERHEAD POWER
 - APPROXIMATED DEVELOPMENT AREA
 - EXISTING ROAD
 - WETLANDS
 - PROPOSED FENCE
 - PROPOSED ACCESS ROAD
 - HECATE SUBSTATION
- SETBACKS TO THE FENCELINES**
- 50 FT FROM THE WETLANDS
 - 100 FT FROM BUILDINGS
 - 200 FT FROM RESIDENCES
 - 50 FT FROM ROAD EDGE
 - 50 FT FROM PROPERTY LINE
 - ASSUMED 20 FT BUFFER BETWEEN FENCELINES AND PANELS

**HECATE ENERGY
 OLD HAYNEVILLE
 AL
 US**

PROJECT NUMBER:

SITE ID:

SHEET TITLE:
PRELIMINARY LAYOUT

NO.	REVISION	DATE	INIT.
1	PRELIM LAYOUT	1/19/23	AL



ACTUAL DIMENSIONS AND DETAILS DEPEND ON SPECIFIC CONDITIONS OF THE SITE.

IF BAR IS NOT ONE INCH, PRINT IS NOT TO SCALE



Site 

1 inch = 1,000 feet

Item 5C

6. BD-1983-026 **PRESENTED BY:** Peggy Goodson

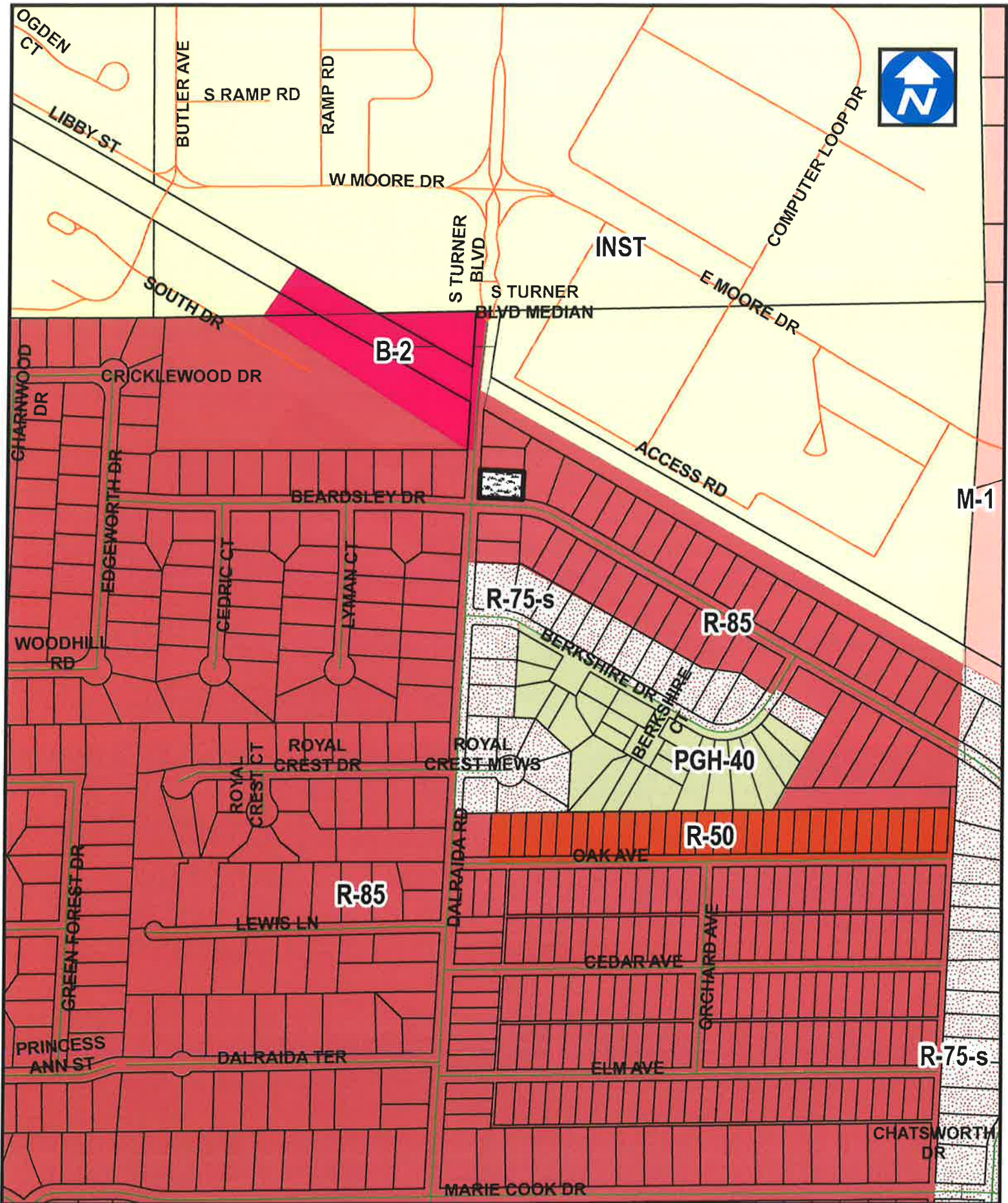
REPRESENTING: Same

SUBJECT: Request a height variance and front yard variance for a privacy fence, and a variance for an accessory structure to be located in the required front yard at 3903 Beardsley Drive in an R-85 (Single-Family Residential) Zoning District.

REMARKS: Please note, the legal front yard is Dalraida Road, even though the house faces and is addressed on Beardsley Drive. This request is being made to give the petitioner permission to extend a 6 ft. high privacy fence to come within 10 ft. of the front yard property line, whereas a 3 ft. height is allowed and a 35 ft. front yard is required. Also, a variance to allow a 12 ft. x 24 ft. accessory structure to be located in the required front yard (behind the privacy fence). There is not a coverage issue for the accessory structures (existing and new).

The requests are a 3 ft. height variance, a 25 ft. front yard variance, and a variance for the accessory structure to be located in the required front yard.

CITY COUNCIL DISTRICT: 2



Site 

1 inch = 400 feet

Item let



Site 

Option 1

1 inch = 20 feet

Item 6B



Site 

Option 2

1 inch = 20 feet

Item 6C

Existing sight line



LD

Proposed sight line



WE

7. BD-2023-009 **PRESENTED BY:** Joe Porter

REPRESENTING: Same

SUBJECT: Request a variance to the Flood Ordinance (Ord. 37-2005) and a separation between structures variances for accessory structures to be located at 11041 Atlanta Highway in an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: This request is being made to give the petitioner permission to place three (3) accessory structures on the property, that will be approximately 5 ft. apart from each other, whereas 10 ft. is required.

Base Flood Elevation (BFE) = 206 ft.

Finished Floor Elevation (FFE) = 208 ft. (required by Flood Ordinance)

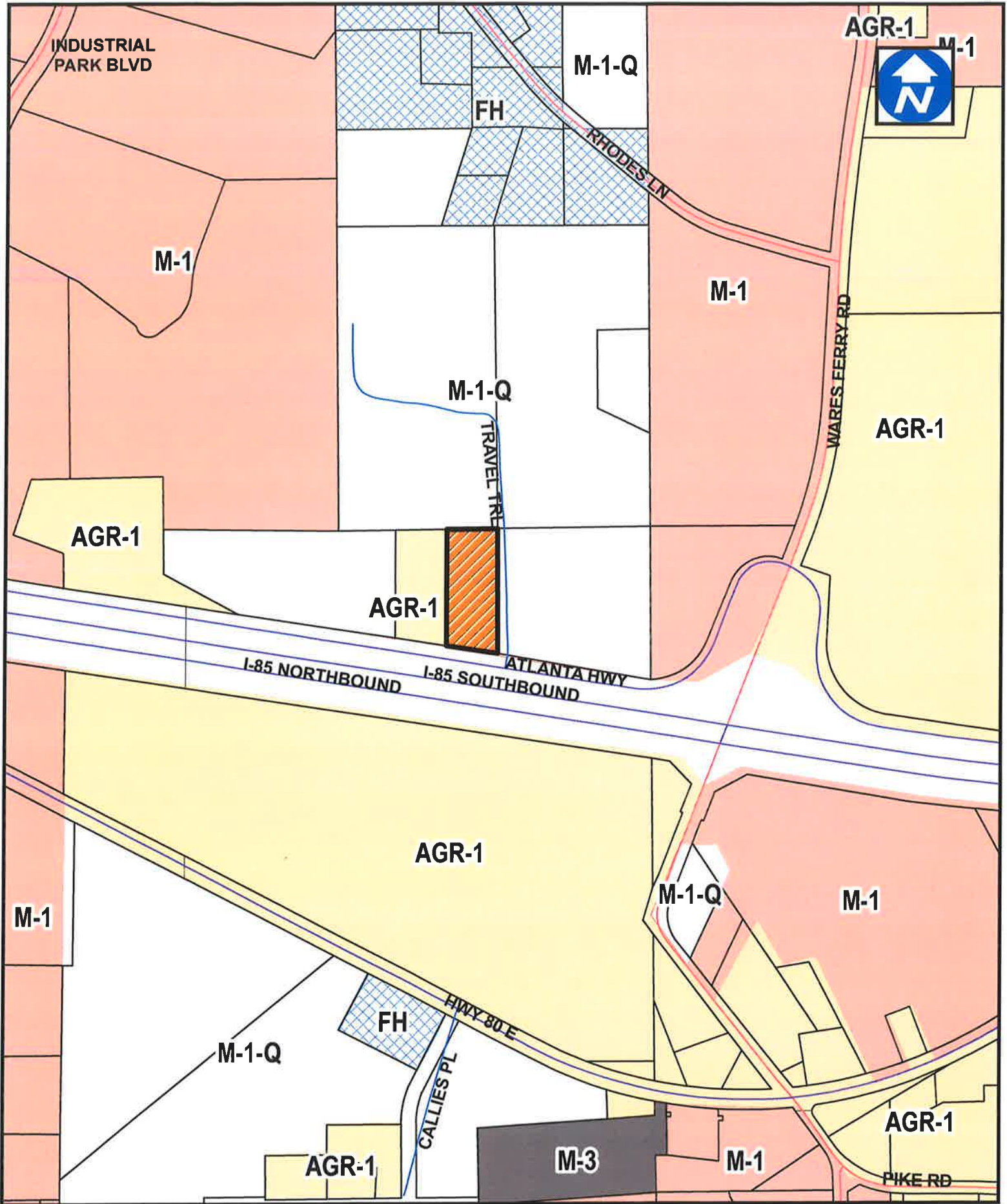
The applicant is requesting a 2 ft. variance to the Flood Ordinance to allow the accessory structures to be at 206 ft. FFE.

Engineering Comment(s): Recommend only allowing a 1 ft. variance that would allow the FFE of the structures to be at 207.00 ft.

The requests are a 2 ft. variance to the Flood Ordinance, and 5 ft. separation between structures variances.

COUNCIL DISTRICT: Police Jurisdiction

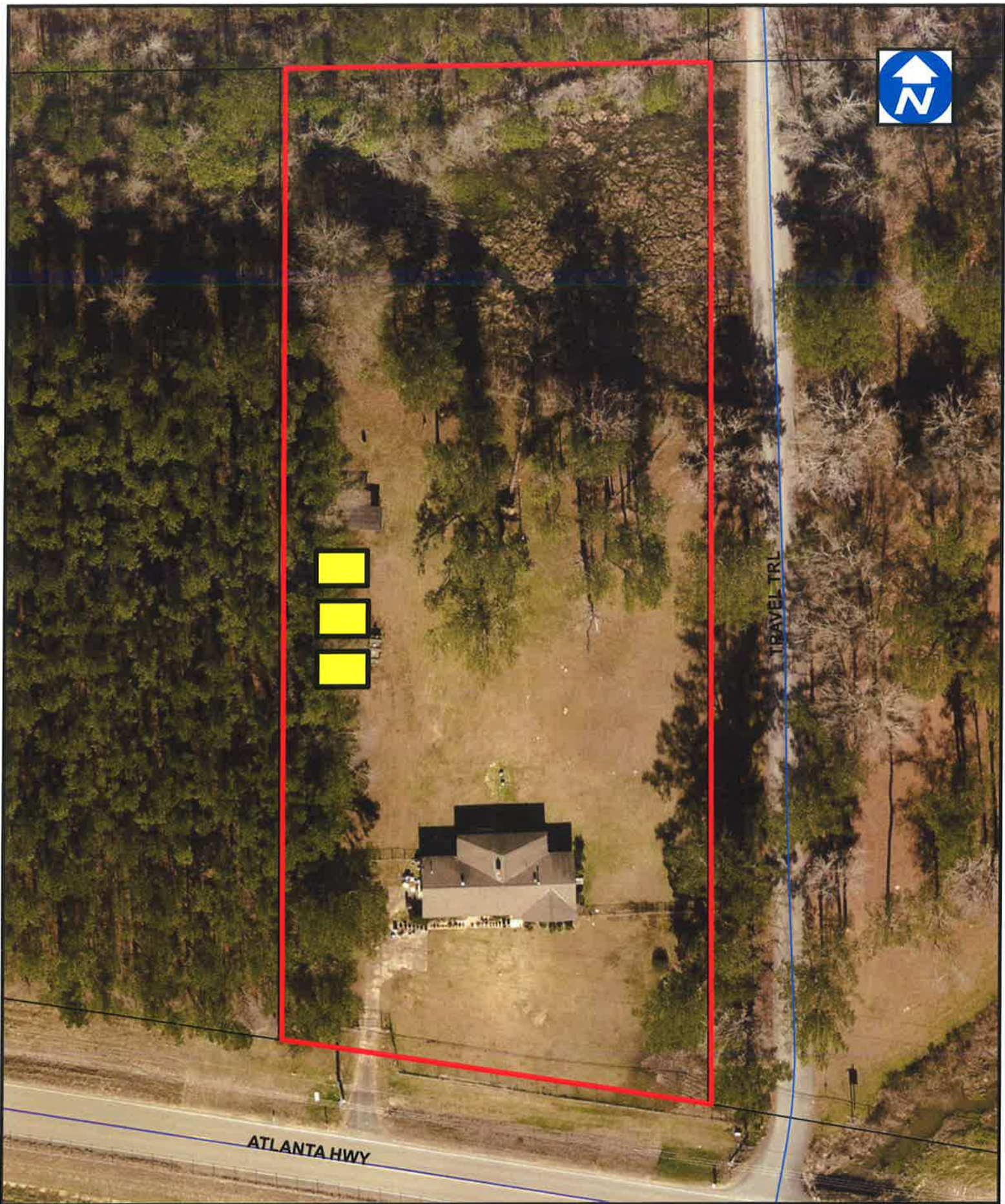
COUNTY COMMISSION DISTRICT: 5



Site 

1 inch = 500 feet

Item 7A



Site 

1 inch = 60 feet
Item T.B

8. BD-2022-050 **PRESENTED BY:** Chandra Arthur

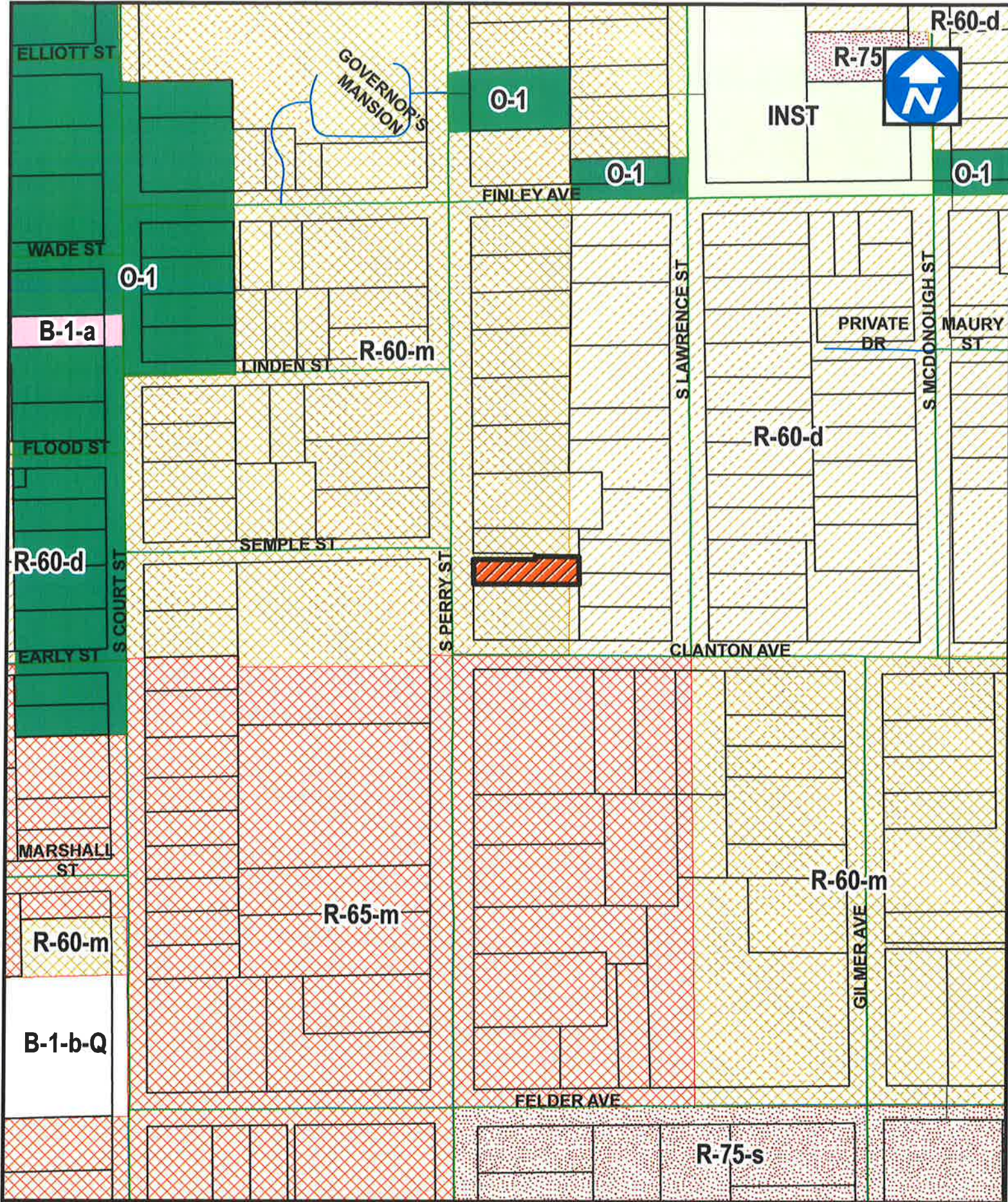
REPRESENTING: Same

SUBJECT: Request a height variance for a privacy fence located at 1339 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 maintain an 8 ft. tall privacy fence with 2 ft. lattice on top (10 ft. total), whereas 7 ft. is allowed. There is a substantial grade change between this property and the neighbor to the south, which causes a typical 6 ft. high privacy fence to be ineffective. One January 24, 2023 the Architectural Review Board approved this request subject to the fence stopping at the front corner of the house.

The request is a 3 ft. height variance.

COUNCIL DISTRICT: 3



Site 

1 inch = 200 feet

Item 8A



SEMPLE ST

PERRY ST



Proposed fence

CLANTON AVE

Site 

1 inch = 30 feet

Item 8B



86

9. BD-2023-010 **PRESENTED BY:** Roderick Webster

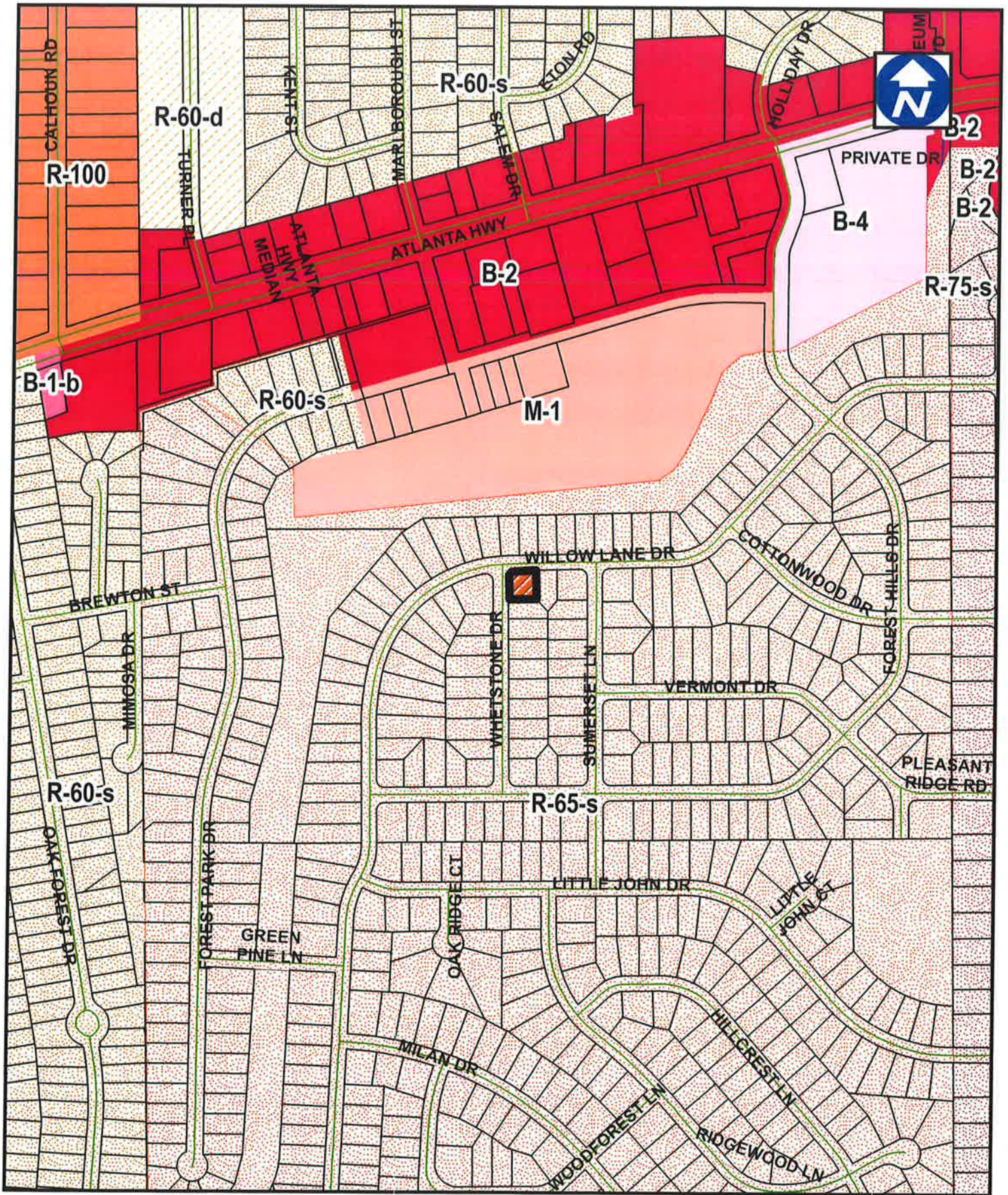
REPRESENTING: Same

SUBJECT: Request setback variances and a variance for an accessory structure to be located in the required front and side yards at 303 Whetstone 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 accessory structure in the required front and side yards. The accessory structure will come within 10 ft. of the front yard property line (Whetstone Drive), whereas 30 ft. is required; and will come within 3 ft. of the side yard property line, whereas 10 ft. is required.

The requests are a variance to allow an accessory structure in the required front and side yards, a 20 ft. front yard variance, and a 7 ft. side yard variance.

CITY COUNCIL DISTRICT: 1



Site 

1 inch = 400 feet

Item 9A



WILLOW LANE DR

WHEATSTONE DR

10'x20'

Site 

1 inch = 20 feet

Item 9B

10. BD-2023-011 **PRESENTED BY:** Reginald Miller

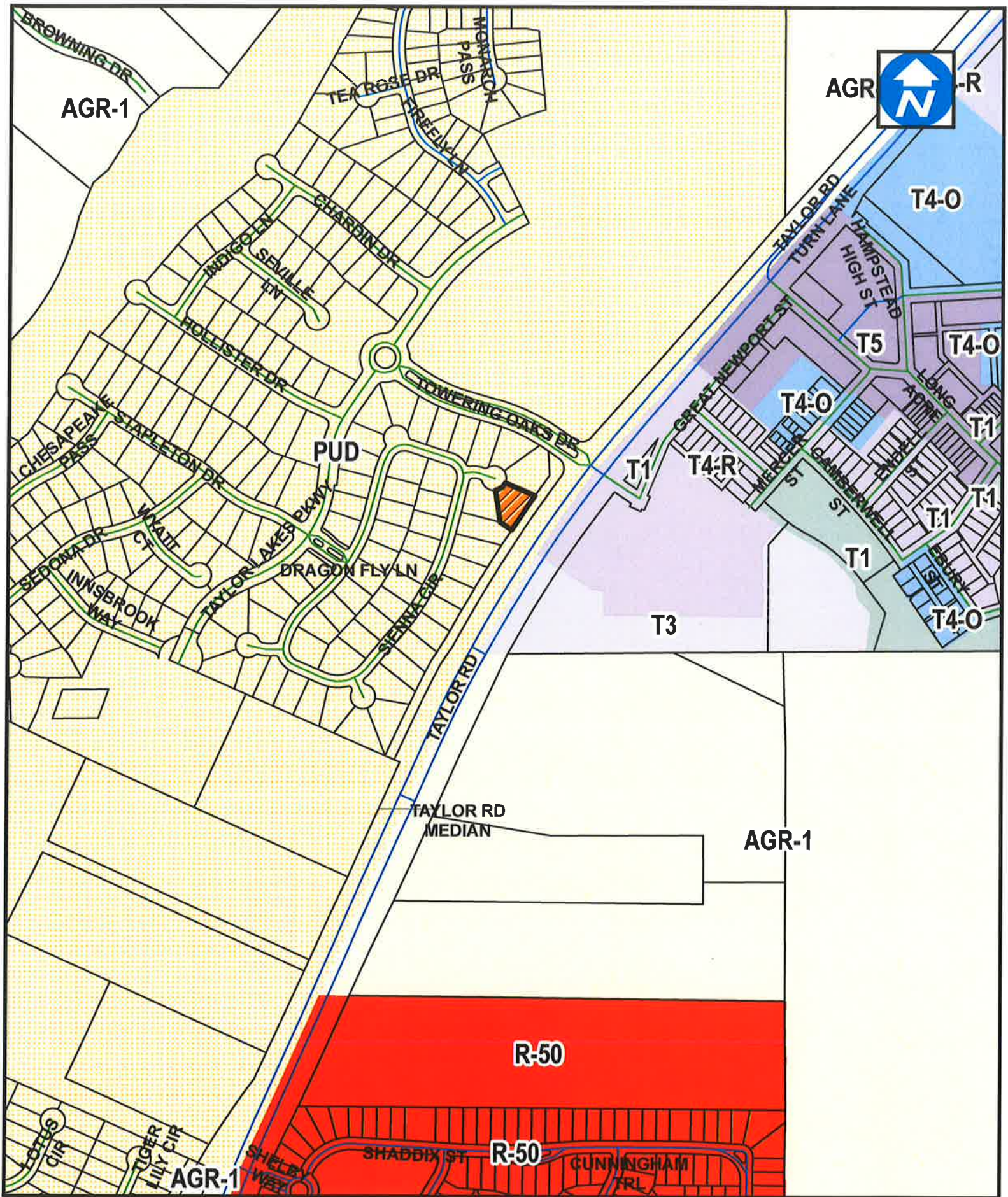
REPRESENTING: Same

SUBJECT: Request a special exception for plumbing in an accessory structure to be located at 5560 Sienna Circle in an PUD (Planned Unit Development) Zoning District.

REMARKS: Request permission to install plumbing for a half bathroom in an accessory structure (pool house).

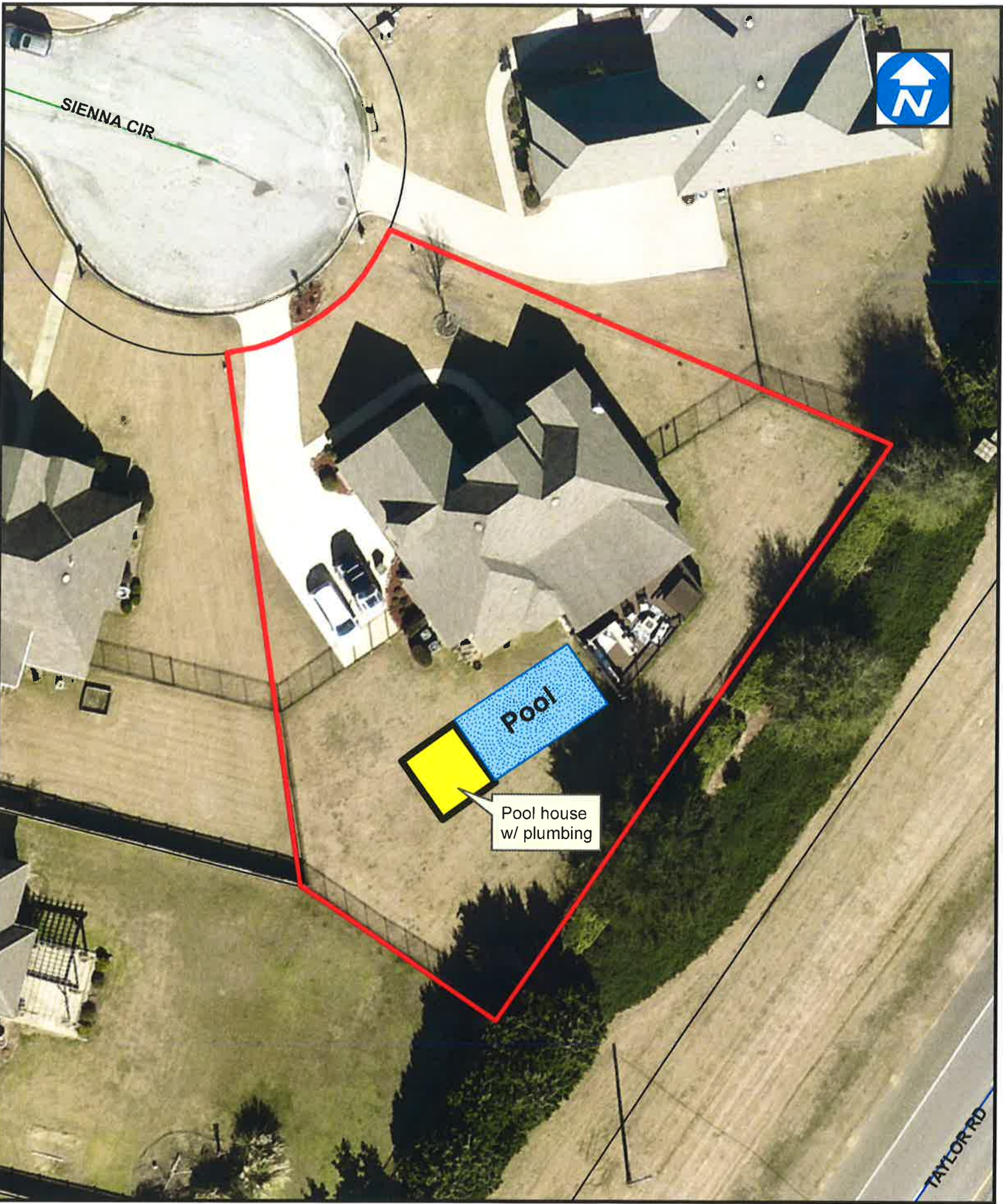
The request is a special exception for plumbing in an accessory structure.

CITY COUNCIL DISTRICT: 8



Site 

1 inch = 500 feet
Item 10A



SIENNA CIR

Pool

Pool house
w/ plumbing

TAYLOR RD

Site 

1 inch = 30 feet
Item 10B

11. BD-2023-012 **PRESENTED BY:** Cedar Hightower

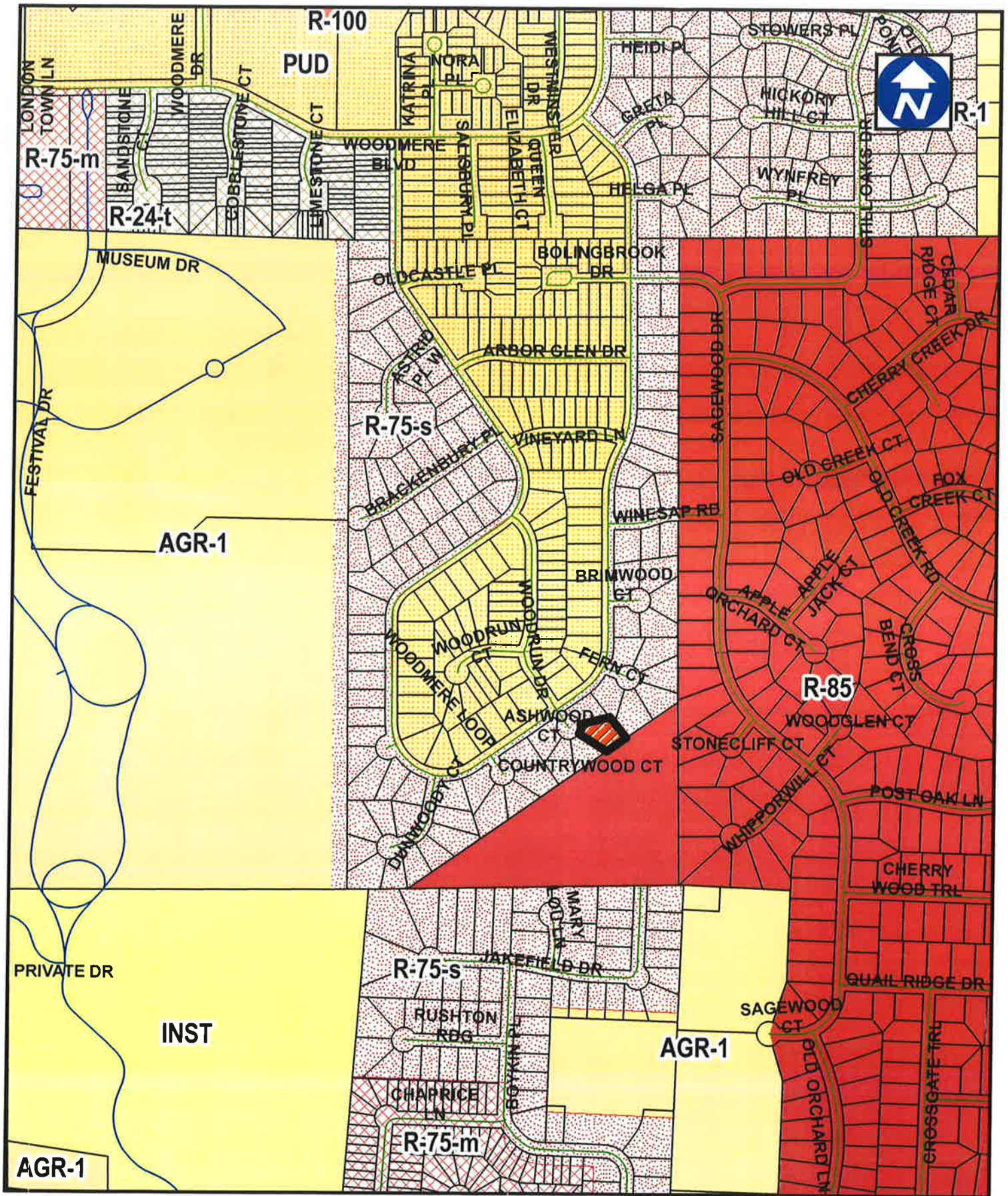
REPRESENTING: Same

SUBJECT: Request a special exception to keep chickens on the property located at 6109 Ashwood Court in an R-85 (Single-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to keep six (6) chickens (no roosters). The petitioner has been given the “Chicken Guidelines” and stated they will be followed.

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

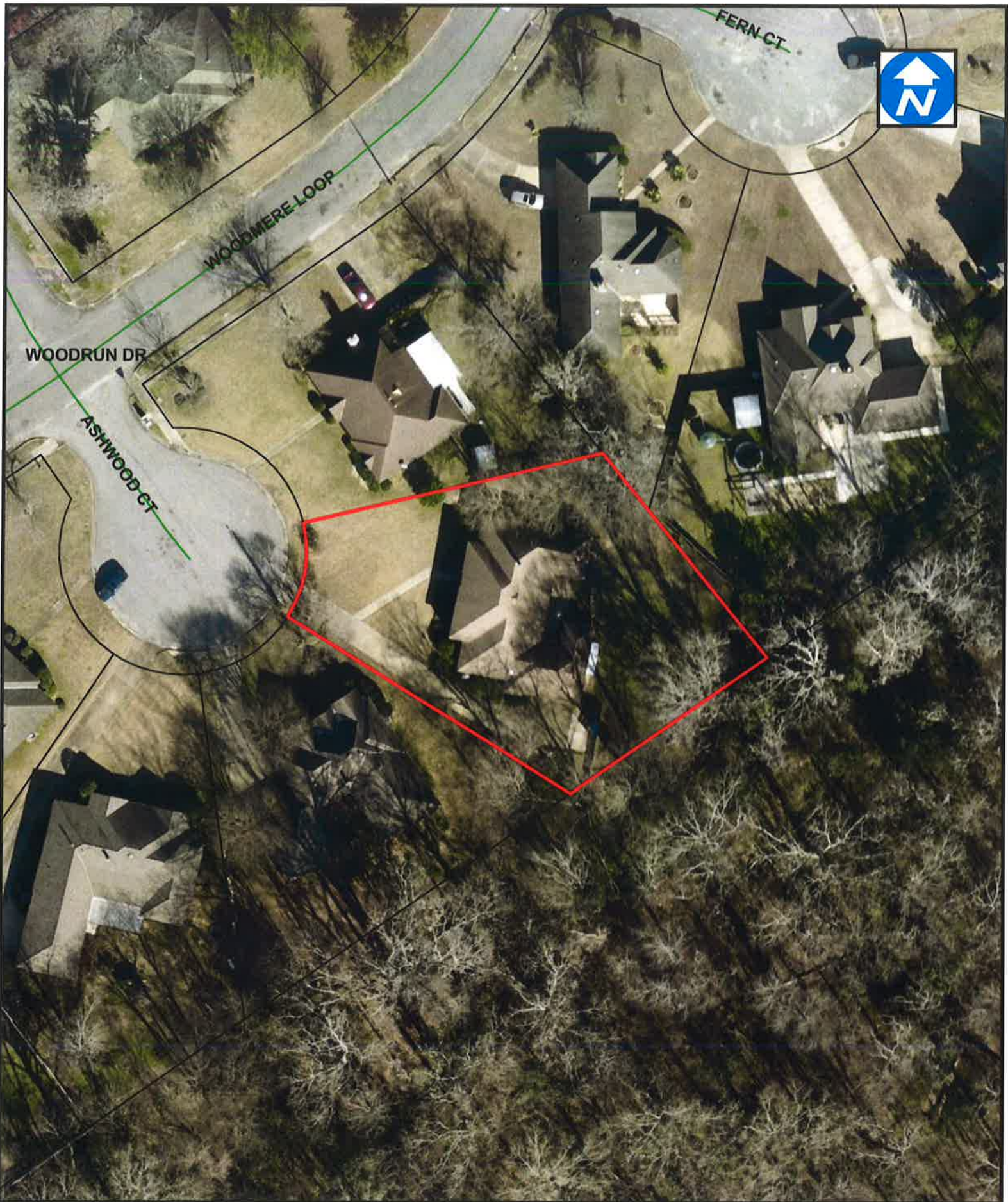
COUNCIL DISTRICT: 9



Site 

1 inch = 500 feet

Item 11A



Site 

1 inch = 50 feet

Item 11B

12. BD-1984-008 **PRESENTED BY:** Pilgreen and Bostick Engineering

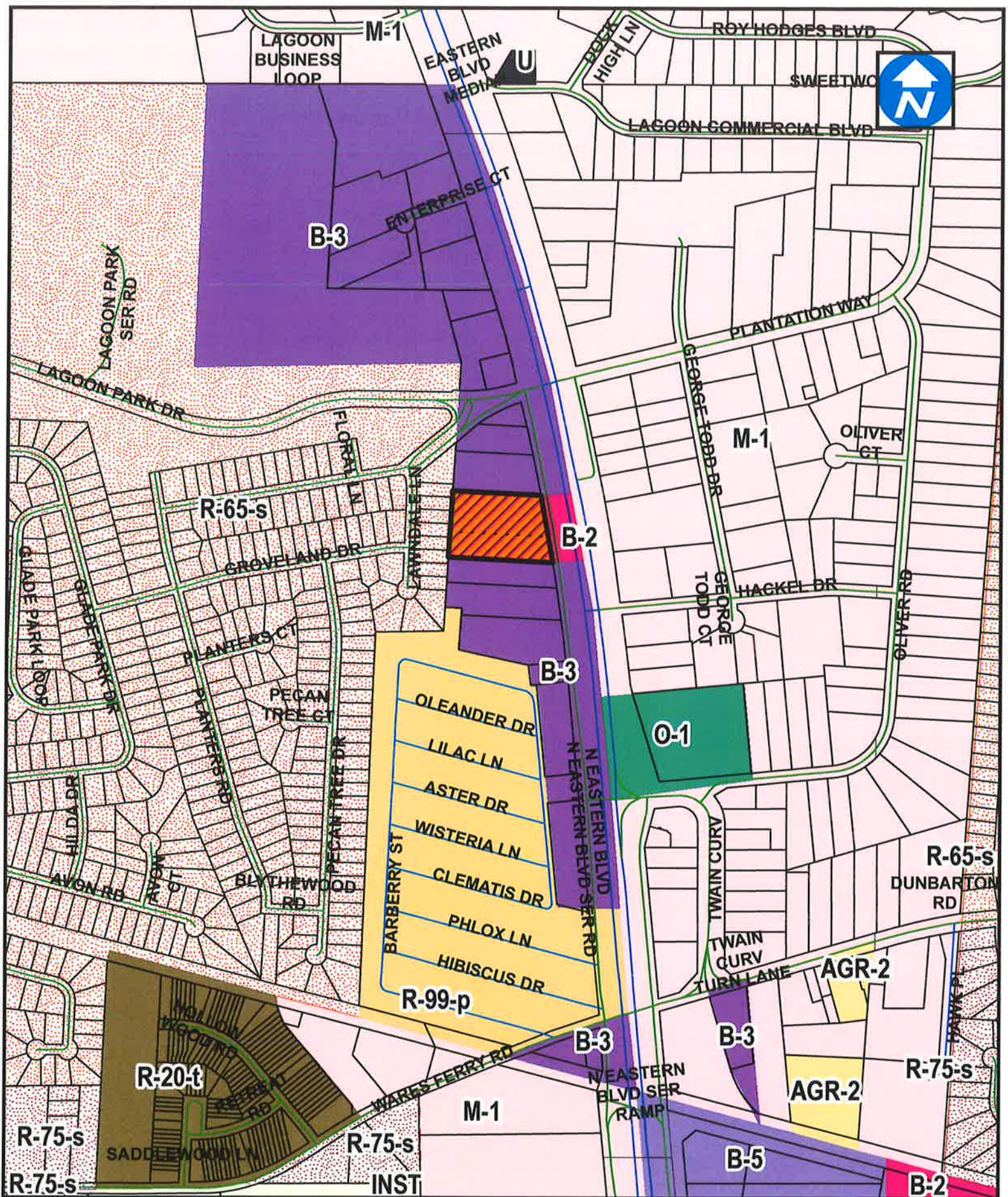
REPRESENTING: Power Sports of Montgomery

SUBJECT: Request a parking variance for a new building to be located at 535 North Eastern Boulevard in a B-2 (Commercial) Zoning District.

REMARKS: This request is being made to give the petitioner permission to provide a total of 71 parking spaces, whereas 130 spaces are required. The building on the south portion of this property will be demolished and a new building for warehouse and storage will be constructed, which will not require the parking required.

The request is a 59 space parking variance.

CITY COUNCIL DISTRICT: 2

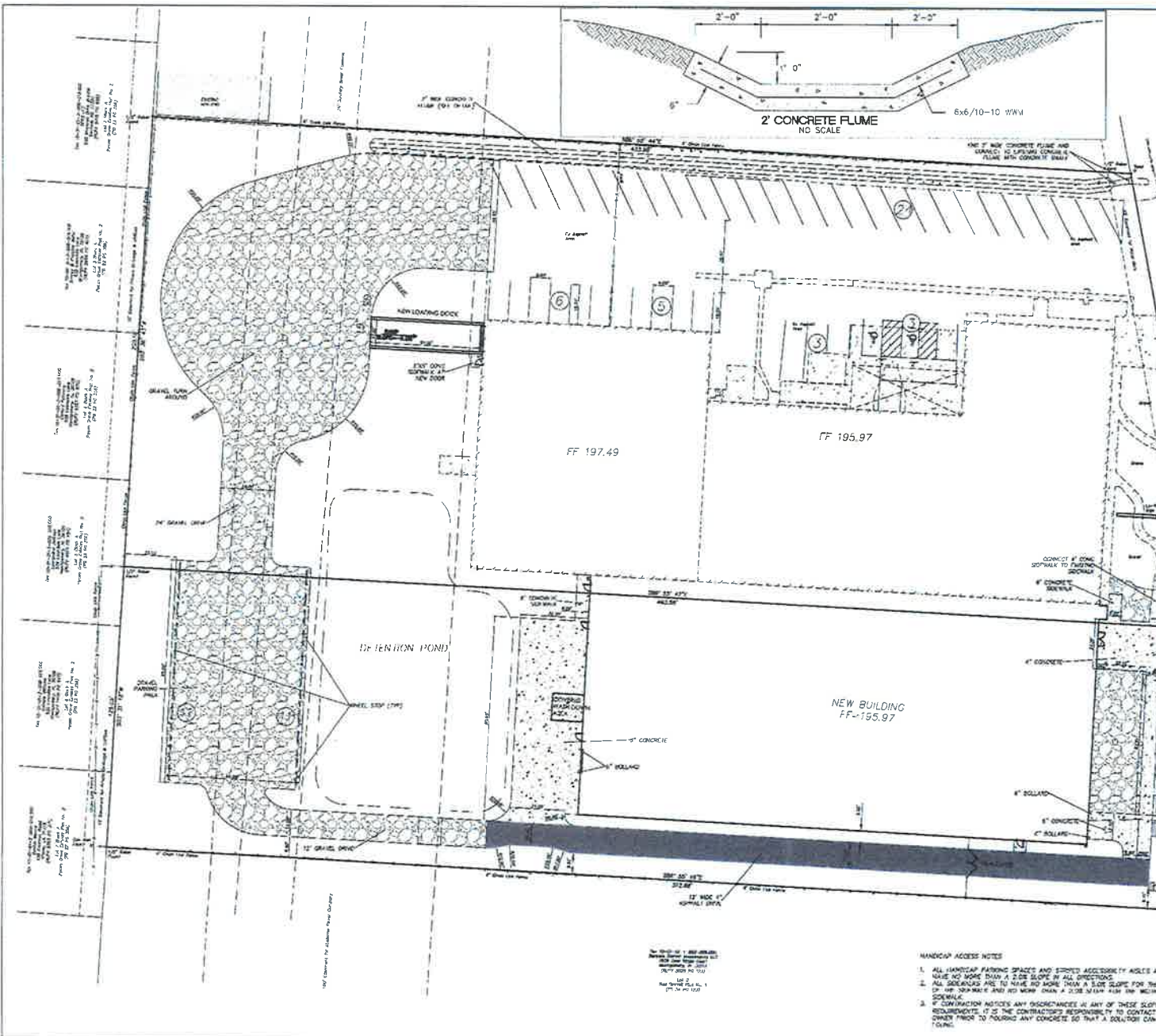


Site 

1 inch = 600 feet

Item 12A

22



ITEM	LEGEND	EXISTING	NEW
CURB & GUTTER	[Symbol]	---	---
EDGE OF DRIVEWAY	[Symbol]	---	---
EDGE OF PAVEMENT	[Symbol]	---	---
STORM DRAIN LINE	[Symbol]	---	---
CURB WALK	[Symbol]	---	---
GRAVEL SILET	[Symbol]	---	---
CLASMENT	[Symbol]	---	---
SAFETY SENE	[Symbol]	---	---
SAFETY MINOR	[Symbol]	---	---
RAIL LINE	[Symbol]	---	---
RAIL SYSTEM	[Symbol]	---	---
VALVE	[Symbol]	---	---
GRADE CONTROL	[Symbol]	---	---
PROX. SLOPE PIVATION	[Symbol]	---	---
DRAINAGE AREA	[Symbol]	---	---
SILT FENCE	[Symbol]	---	---
NET PROTECTION	[Symbol]	---	---

- NOTE: ASPHALT, CONCRETE PAVEMENT AND GRAVEL DRIVE BUILDUPS ARE TO BE PROVIDED BY SOLS ENGINEER
- Permit General Notes:
- 20 meters are to be installed off of ALDOT right-of-way.
 - All materials, when known, and liquid fuels should be flush with existing ground and be 100' from road.
 - Submit the District Permit Manager/Coordinator 48 hours prior to beginning work on ALDOT right-of-way.
 - The applicant shall submit the District Permit Manager/Coordinator upon completion of the permitted work to evaluate the punch list for completion of project.
 - The bond submitted with the permit will be good for one year after the work is accepted by ALDOT.
 - All traffic control shall be in accordance with Part 6 of the Manual on Uniform Traffic Control Devices (MUTCD) latest edition (if permit requires lane closure, lane closure must be made part of the permit).
 - Make appropriate signs and contact information.
 - Obtain appropriate survey data as found on all plans. (1) Approved permit and plans prepared by the Registered Professional Engineer, a Licensed Surveyor (2) Station Control Plans (3) Elevation Control Plans
 - All disturbed areas shall be re-graded or similar according to the Alabama Department of Transportation's Standards and Specifications for Highway Construction, Latest Edition. Any changes must be written, revised and/or re-approved for existing areas shall be re-graded.
 - All work shall meet or exceed ALDOT specifications.
 - All work on the ROW shall be in accordance with the latest edition of ALDOT Standard Specifications.
 - Electric lines and communication facilities shall conform with the latest applicable national Interstate safety code.
 - All development shall meet or exceed minimum setbacks as stipulated in either the current zoning ordinance or the current zoning ordinance as amended.
 - All trees over 4" diameter shall not be removed without written permission from ALDOT.
 - Adjacent property owners shall be notified of ALDOT right-of-way. Any property markers disturbed during construction shall be re-established by an Alabama licensed professional land surveyor at the contractor's expense.
 - The amount of work to be installed during construction of this permit is 2.2 acres (Total project area).
 - As required by Alabama Act 84-487, Call two working days before excavation 1-800-282-8523, Alabama One Location Center, Inc.
 - It shall be the contractor's responsibility to contact the various utility owners and determine the exact location of all utilities within the project, whether they are in the plan or not, before commencing work. The contractor shall be fully responsible for any damages which might be sustained by any utility to existing lines and services any and all utilities.
 - The contractor shall be responsible for any permanently existing landscaping (shrubs, lawns, ornamentals, etc.) disturbed during construction and shall be required to replant or re-landscape according to the Alabama Department of Transportation's Standards and Specifications for Highway Construction, Latest Edition.
 - All materials or methods which are not approved by the Alabama Department of Transportation shall be approved by the Alabama Department of Transportation.
 - The contractor shall be responsible for any utility marks (C, M, H, S, etc.) to be placed on the site and shall be responsible for the installation of the marks.
 - Properties which are to be retained in place, such as historical structures, trees, stone, walls or any other structures, shall not be disturbed unless noted and approved by ALDOT, ALDOT, etc.
 - The contractor shall obtain all permits necessary after delivery of other delivery trucks from the site and shall be responsible for the installation of the marks.
 - Low trees shall not be stored on the right-of-way easement, including trucking but, including trees, etc. on the right-of-way.
 - The contractor or permit applicant shall comply with the ALDOT of any applicable environmental laws or ordinances in the plan, specifications, general notes, or related contract documents.
 - All signs and signs to be installed shall be from ALDOT's property. The signs shall be placed from the roadside right-of-way. Equipment and materials shall not be stored on interstate right-of-way.

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED

MARKING SPACES:
 40' TO 45' MARKING SPACES
 DRIVEWAY PARKING SPACES
 40' TO 45' MARKING SPACES
 TOTAL MARKING SPACES

RECEIVED
 FEB 02 2023
 LAND USE DIVISION

- MANHOLES ACCESS NOTES
1. ALL MANHOLE PARKING SPACES AND STORED ACCESSIBILITY RIGS ARE TO HAVE NO MORE THAN A 2:12 SLOPE IN ALL DIRECTIONS.
 2. ALL DRIVEWAYS ARE TO HAVE NO MORE THAN A 2:12 SLOPE FOR THE LENGTH OF THE DRIVEWAY AND NO MORE THAN A 2:12 SLOPE FROM THE END OF THE DRIVEWAY.
 3. IF CONSTRUCTION NOTICES ANY DISCREPANCIES AT ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.

SHEET TITLE: Site Plan
 PROJECT: Power Sports of Montgomery
 535 & 515 Eastern Boulevard Frontage Road
 Montgomery, Alabama 36117

PBE PILGREEN AND BOSTICK
 ENGINEERING, INC.
 10276 Highway 85 East, Vestal, NY 13450
 TEL: (315) 772-7657 FAX: (315) 772-7658

DESIGNED BY: CAB	DRAWN BY: CAB	CHECKED BY: CAJ
DATE: 1-27-23	SCALE: 1" = 20'	PLANNO: 22-508
REV: _____	REV: _____	SHEET: 2 OF 7





Building to be demolished;
New building to be constructed

Site 

1 inch = 100 feet
Item 12C

13. BD-1957-221 **PRESENTED BY:** Goodwyn Mills Cawood

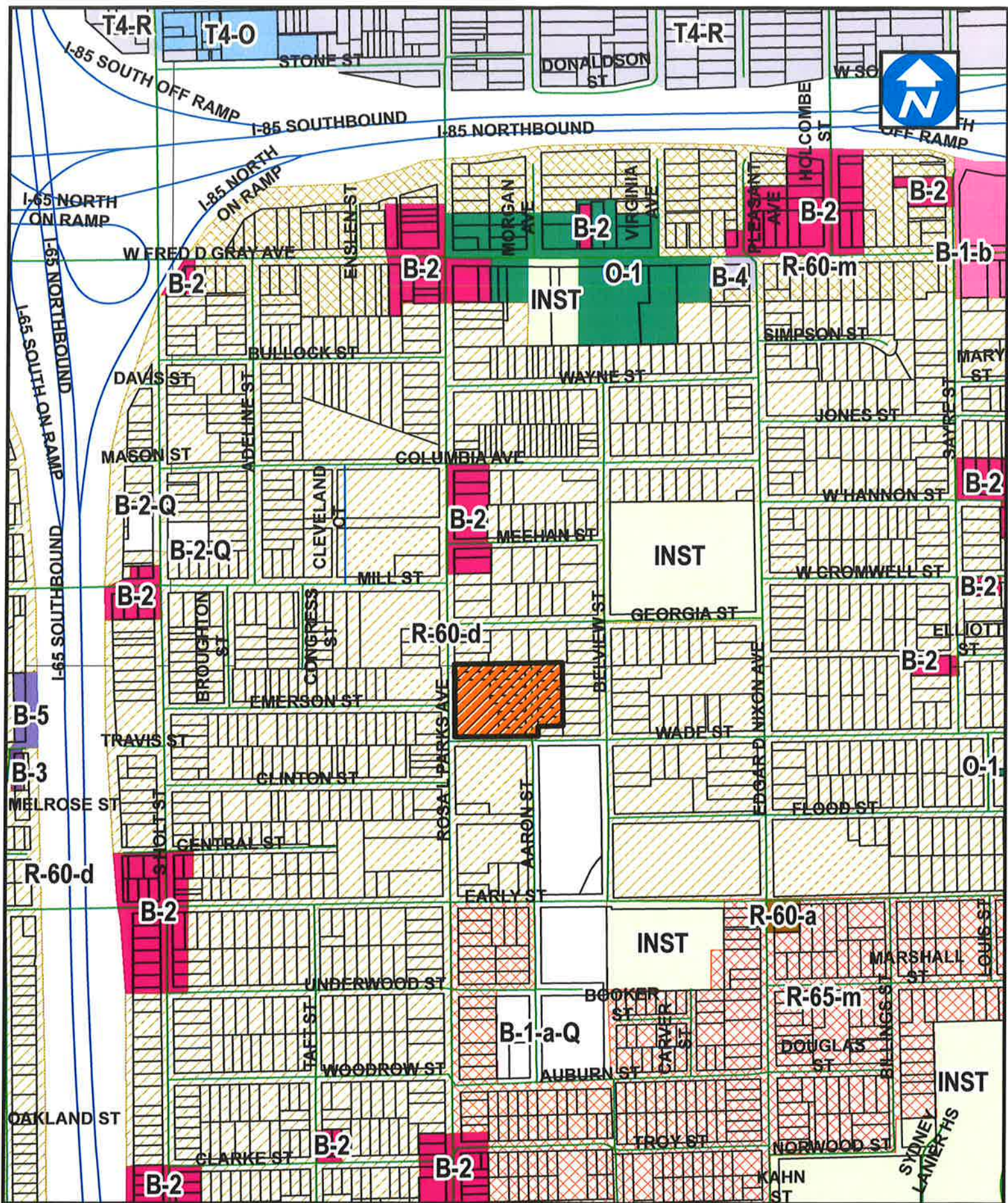
REPRESENTING: Young Men’s Christian Association (Cleveland Avenue YMCA)

SUBJECT: Request a special exception for an athletic field with lights, auxiliary structure and future parking on the properties located on the north side of Wade Street between Rosa L. Parks Avenue and Aaron Street, and on the east side of Aaron Street, approximately 40 ft. north of Wade Street, in B-1-a-Q (Central Business-Qualified) and R-60-d (Duplex Residential) Zoning Districts.

REMARKS: This request is being made to give the petitioner permission to construct a new multipurpose natural grass field surrounded by a 6 ft. high black vinyl fence and an auxiliary structure. There will be lights for the athletic field in the future. There are parking spaces along the west side of Aaron Street and future parking proposed on the east side of Aaron Street.

The request is a special exception for a multipurpose athletic field, auxiliary structure and future parking.

COUNCIL DISTRICT: 7

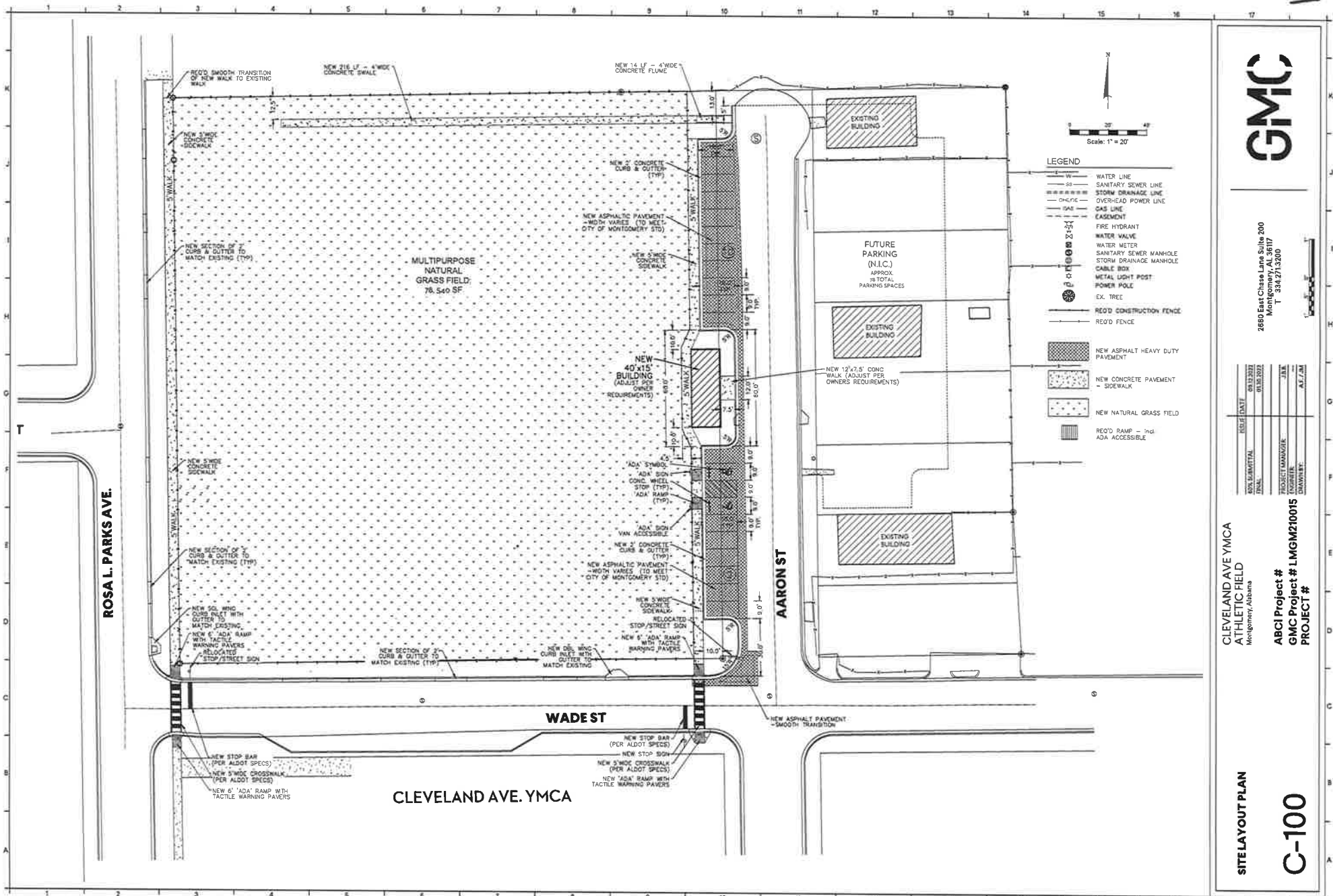


Site 

1 inch = 500 feet

Item 13A

13 B



GMC

2880 East Chase Lane Suite 200
 Montgomery, AL 36117
 T 334.271.3200

DATE	DESCRIPTION	BY	CHK
03.13.2022	ISSUE	JAK	
03.15.2022	FINAL	JAK	
	PROJECT MANAGER	JAK	
	ENGINEER	JAK	
	DRAWN BY	JAK	

CLEVELAND AVE YMCA
 ATHLETIC FIELD
 Montgomery, Alabama

ABC Project #
 GMC Project # LMG210015
 PROJECT #

SITE LAYOUT PLAN

C-100

This drawing and all shall remain the property of Goodwyn, Mills and Cavock, Inc. (GMC) and Goodwyn Mills Cavock LLC (GMCL). Unauthorized use of any kind including use on other projects is prohibited. In the event that a conflict arises between the sealed drawings and the electronic files, the sealed drawings will govern.

GEORGIA ST



EMERSON ST



ROSAL PARKS AVE

WADE ST

BELVIEW ST

CLINTON ST

AARON ST

FLOOD ST

Site 

1 inch = 100 feet

Item 130

14. BD-2023-015 **PRESENTED BY:** Veronica Amador

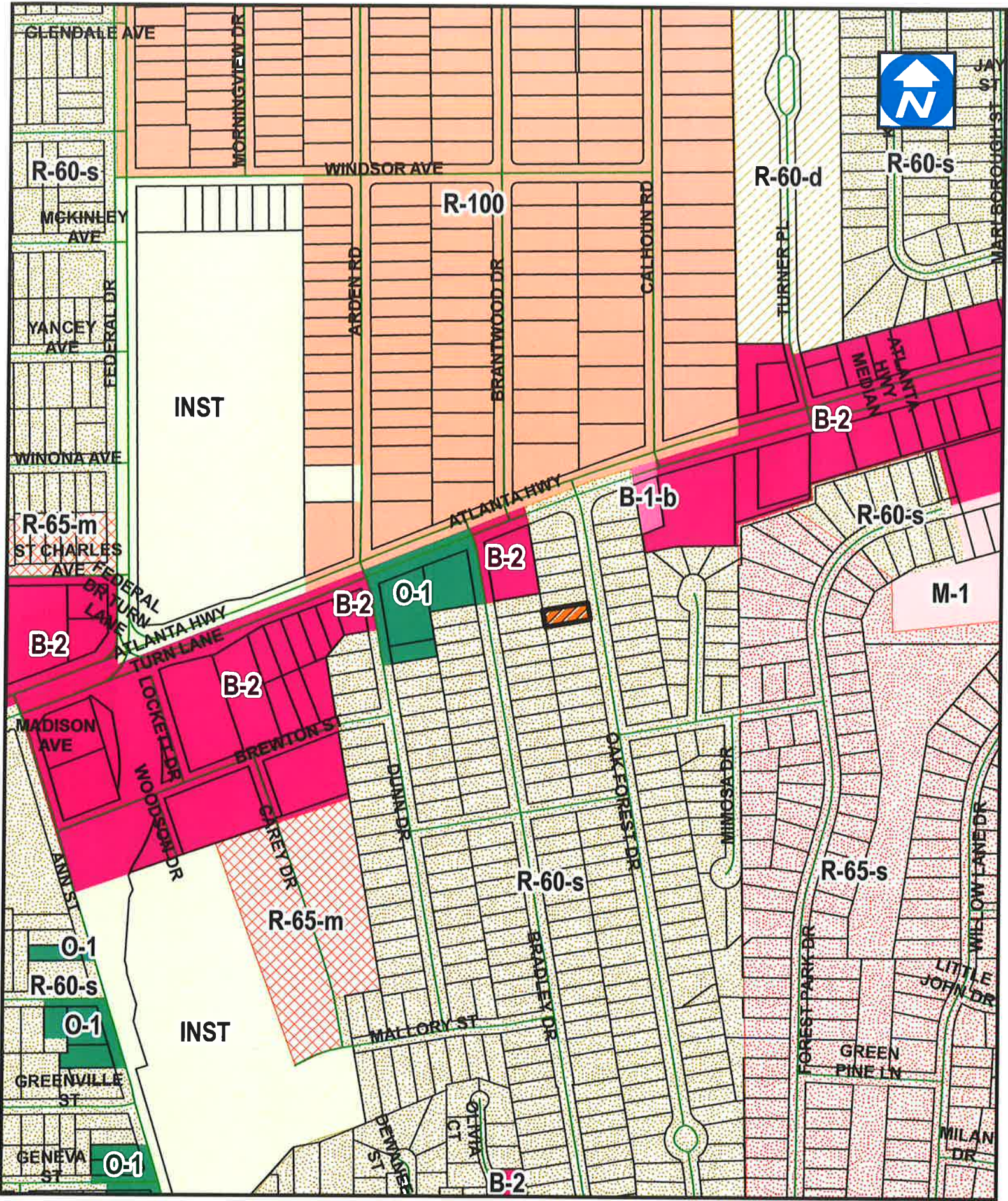
REPRESENTING: Same

SUBJECT: Request a special exception to keep barnyard fowl on the property located at 12 Oak Forest Drive in an R-60-s (Single-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to keep barnyard fowl on the property.

The request is a special exception for barnyard fowl.

CITY COUNCIL DISTRICT: 2



Site 

1 inch = 400 feet
Item 14A



OAK FOREST DR



Site 

1 inch = 30 feet

Item 14B

15. BD-2023-004 **PRESENTED BY:** Frank J. Tarrance

REPRESENTING: Same

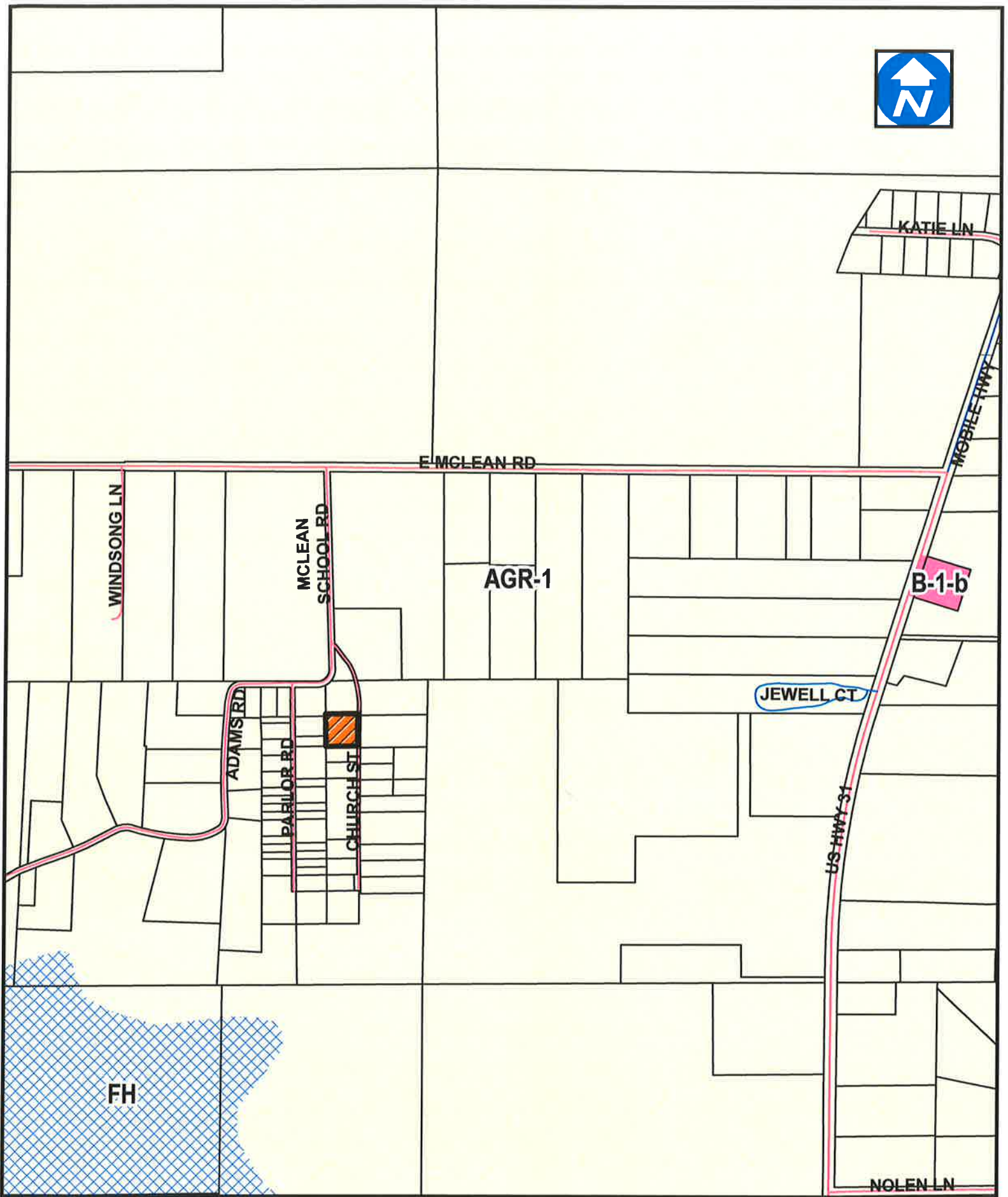
SUBJECT: Request a special exception to place a mobile home for living purposes to be located at 98 Church Street in an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: This request is being made to give the petitioner permission to place a mobile home on a 1-acre parcel with an existing dwelling. The mobile home will be at least 20 ft. from the dwelling.

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

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 2



Site 

1 inch = 800 feet

Item 15A



ADAMS RD

CHURCH ST

PARLOR RD



Approximate location
of mobile home

Site 

1 inch = 100 feet
Item 15B

16. BD-1988-031 **PRESENTED BY:** Tara Newton

REPRESENTING: Same

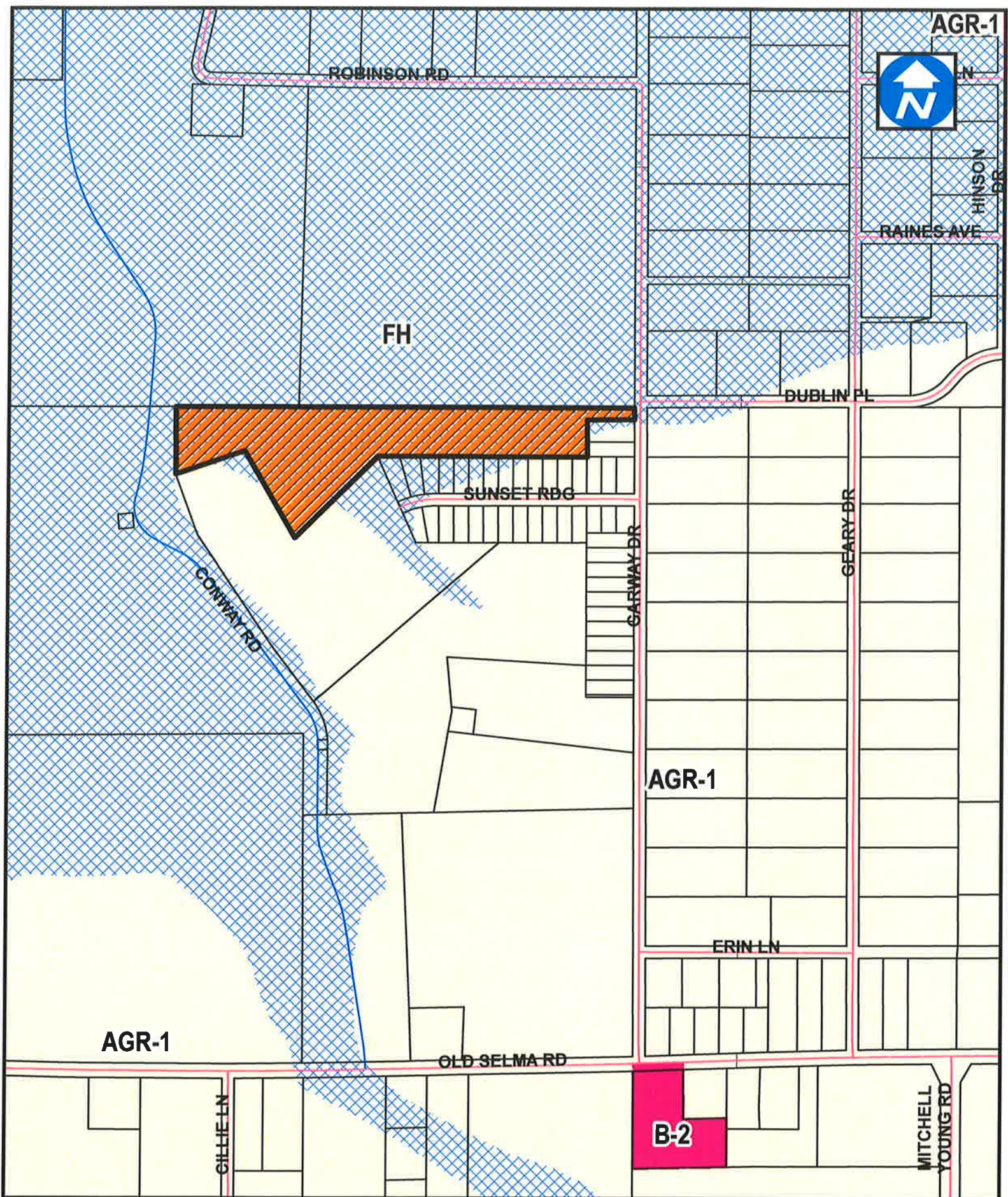
SUBJECT: Request a special exception for a mobile home for living purposes to be located at 315 Garway Drive in an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: This request is being made to give the petitioner permission to place a mobile home for living purposes on a 10-acre parcel with an existing dwelling.

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

CITY COUNCIL DISTRICT: Police Jurisdiction

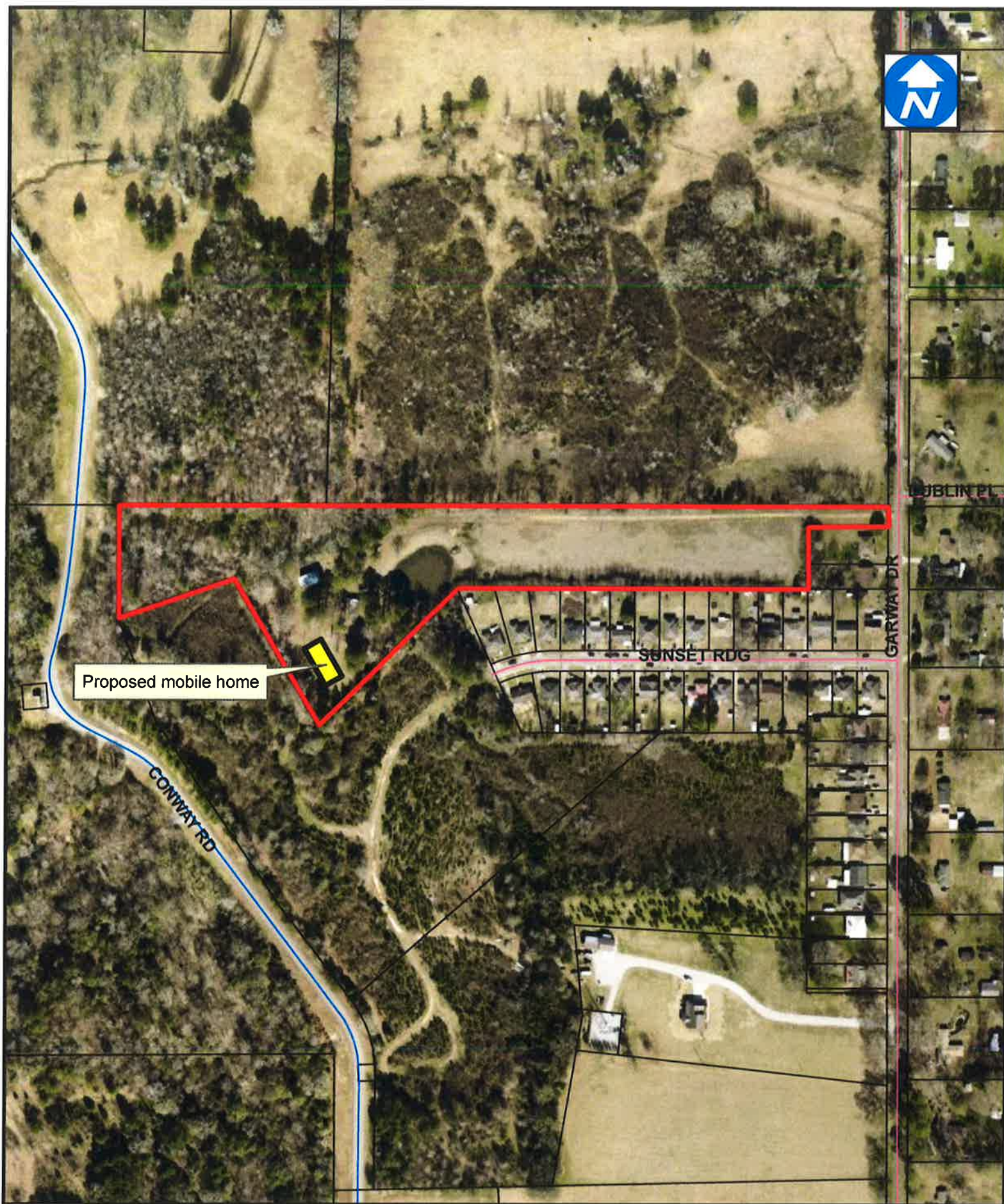
COUNTY COMMISSION DISTRICT: 2



Site 

1 inch = 500 feet

Item 16A



Proposed mobile home

Site 

1 inch = 300 feet
Item 116B

17. BD-2023-016 **PRESENTED BY:** Freeman & Adrienne Ray

REPRESENTING: Same

SUBJECT: Request side yard and rear yard variances for an addition to the dwelling located at 3078 Fieldcrest Drive in an R-85 (Single-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to construct a 24 ft. x 24 ft. garage addition. The applicant is requesting 2 options:

Option 1 (if HOA approves a front facing garage)

Garage will come within 5 ft. of the side property line, whereas 10 ft. is required; and within 10 ft. of the rear property line, whereas 30 ft. is required.

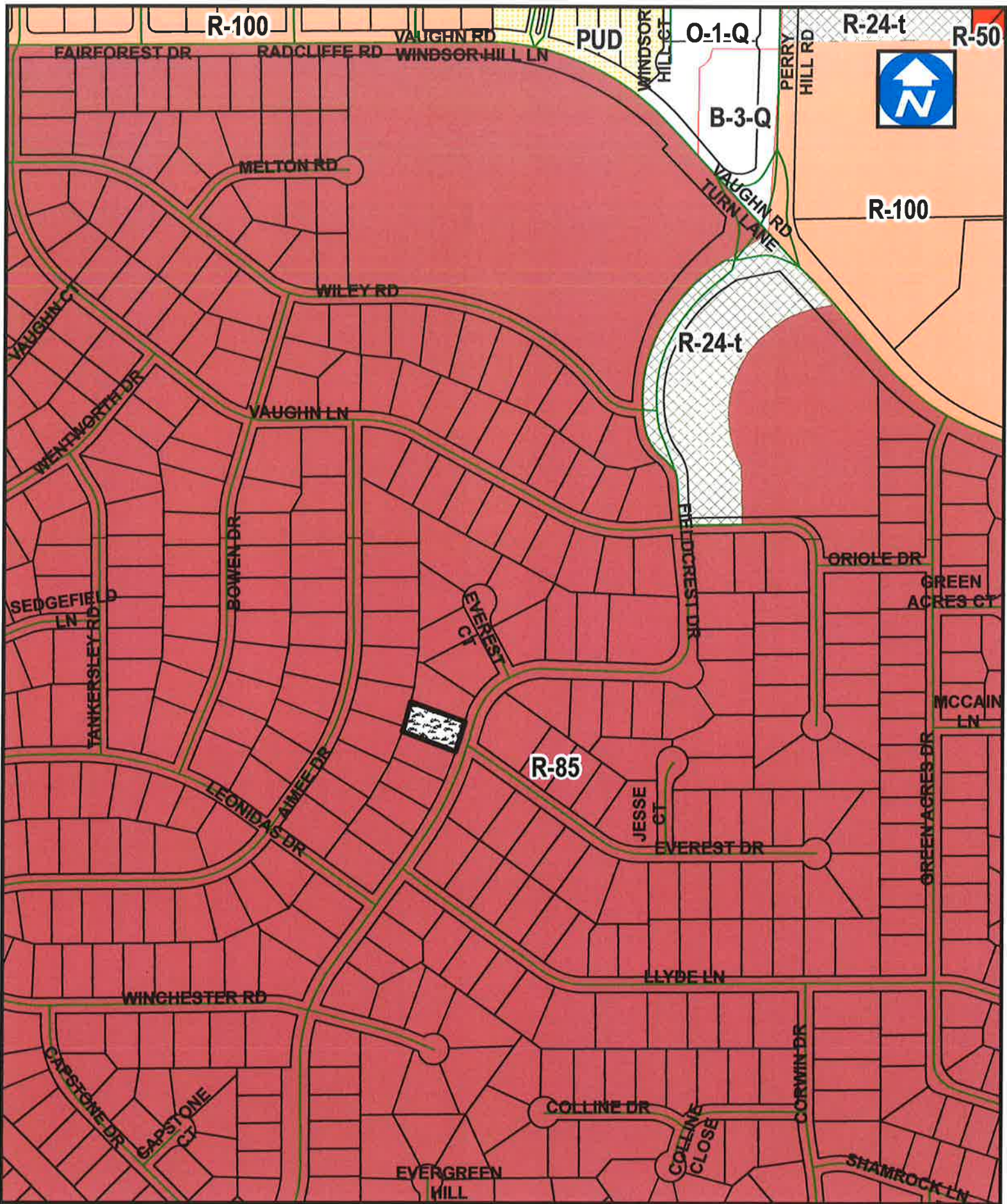
The request is a 5 ft. side yard variance and 20 ft. rear yard variance.

Option 2 (if HOA does not approve a front facing garage)

Garage will come within 10 ft. of the rear property line, whereas 30 ft. is required.

The request is a 20 ft. rear yard variance.

CITY COUNCIL DISTRICT: 5



Site 

1 inch = 400 feet

Item 17A



Option 1

Option 2

EVEREST DR

FIELDCREST DR

Site 

1 inch = 30 feet

Item 17B

18. BD-1974-044 **PRESENTED BY:** Thomas Parks, Jr.

REPRESENTING: Same

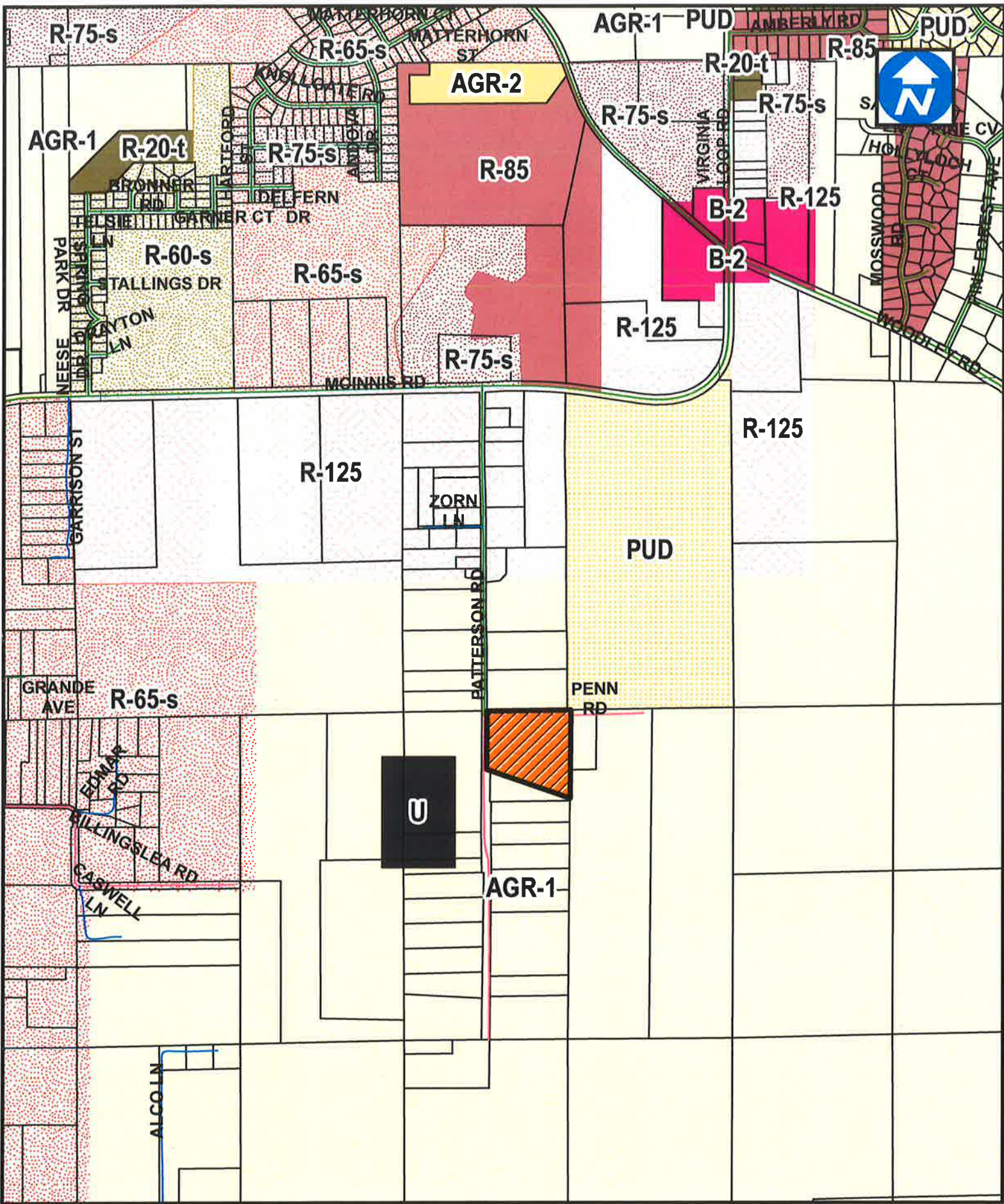
SUBJECT: Request a special exception to place a mobile home for living purposes to be located at northwest corner of Penn Road and Patterson Road in an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: This request is being made to give the petitioner permission to place an additional mobile home on a 9-acre parcel for living purposes. There are three (3) existing mobile homes on the parcel.

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

CITY COUNCIL DISTRICT: Police Jurisdiction

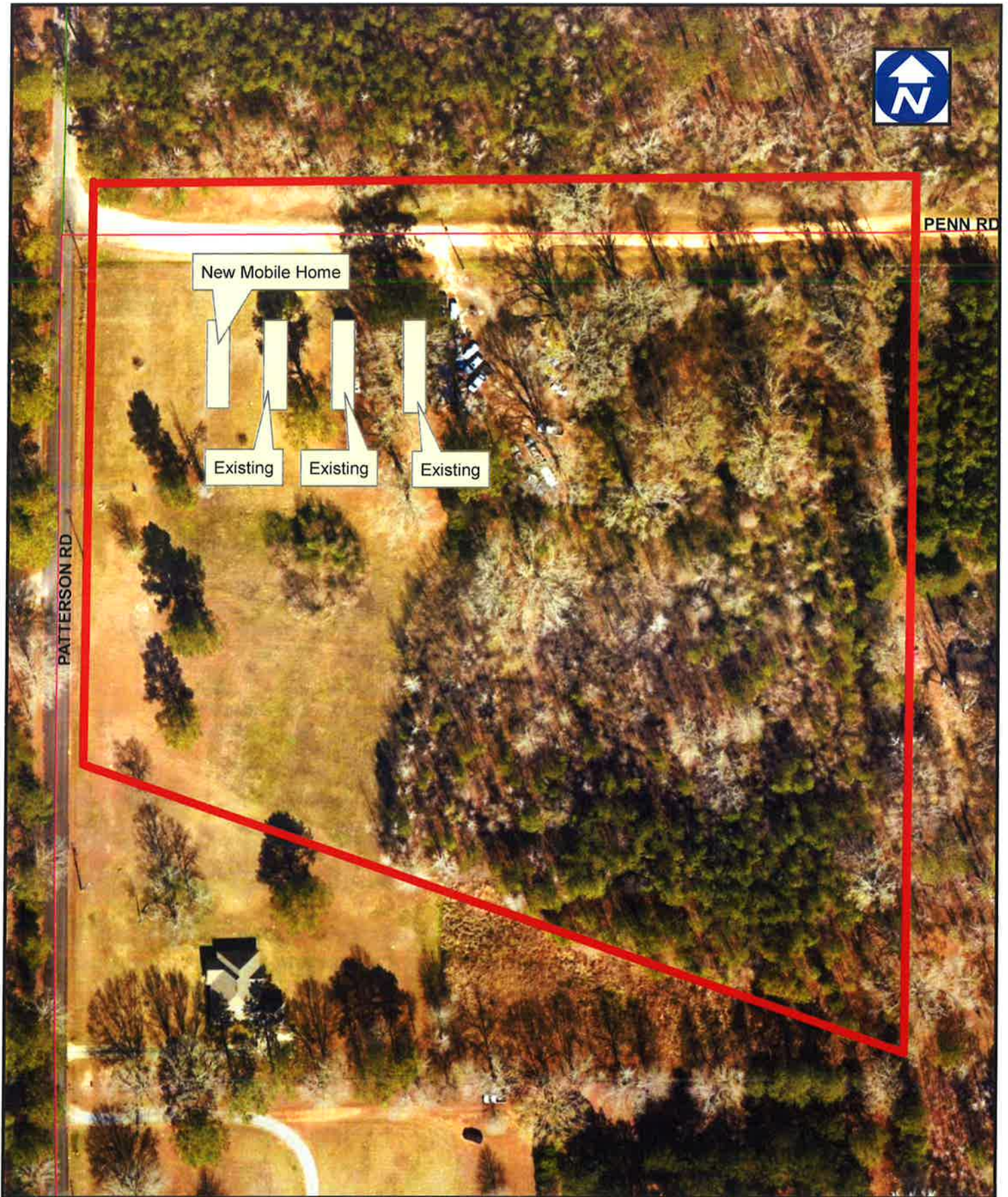
COUNTY COMMISSION DISTRICT: 2



Site 

1 inch = 1,000 feet

Item 18A



PENN RD

PATTERSON RD

New Mobile Home

Existing

Existing

Existing

Site 

1 inch = 100 feet

Item 18B

19. BD-2023-014 **PRESENTED BY:** Vicky & Michael Robinson

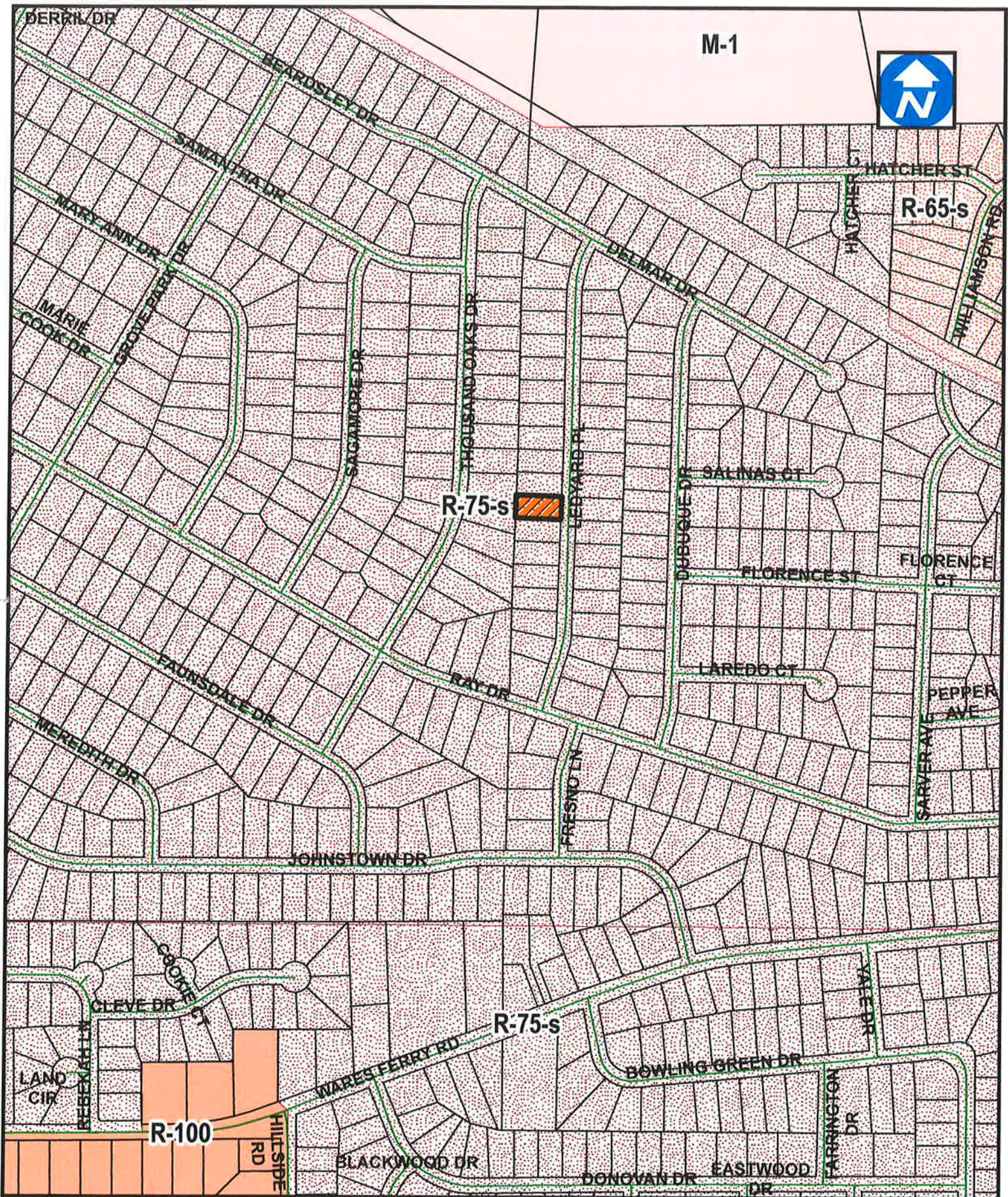
REPRESENTING: Same

SUBJECT: Request a height variance for a privacy fence to be located at 733 Ledyard Place in an R-75-s (Single-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to install a 9 ft. privacy fence around most of the backyard, whereas 7 ft. is allowed. There is a section in the southwest corner of the backyard that will be a chain link gate.

The request is a 2 ft. height variance to allow a 9 ft. tall privacy fence.

CITY COUNCIL DISTRICT: 2



M-1



Site 

1 inch = 400 feet

Item 19A



Proposed 9 ft.
privacy fence

LEDYARD PL

Site 

1 inch = 30 feet

Item 19B