

Board of Adjustment Agenda

October 19, 2023 – 5:00 p.m.

Council Auditorium

City Hall, 103 N. Perry St.

BOARD OF ADJUSTMENT MEMBERS

John Stanley, *Chairman*

George Howell, *Vice-Chairman*

Quentin Burke

Beau Holmes

Blake Markham

Bart Prince

Barry Robinson

Pickett Reese

Jennifer Shaw

Land Use Division

Warren Adams

Executive Secretary

- I. Chairman's Message**
- II. Approval of Minutes from the September 21, 2023 meeting.**

October 19, 2023

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
1.	2023-037	Fred Henderson	B-2	Taylor Road & Taylor Oaks Drive (Junior billboard)	1
2.	2023-042	James R. Young	R-75-s	8219 Lochwood Drive (Accessory structure)	2
3.	1970-139	David Slocum	M-1	5445 Atlanta Highway (Private school)	3
4.	1978-126	Kappa Alpha Psi	O-1	1949 Walnut Street (Variances to parking and landscaping)	4
5.	2023-041	Albert R. Hughes, Jr.	B-2	9000 EastChase Parkway (Variance to Landscape Ordinance)	5
6.	2020-016	Albert R. Hughes, Jr.	B-2	9020 EastChase Parkway (Variance to Landscape Ordinance)	6
7.	2023-043	Rasheka Sanders	M-1	3113 Old Selma Road (RV storage and living purposes)	7
8.	2017-022	Michael Brooks & Justin Baker	R-75-s	251 East Fairview Avenue (Chickens)	8
9.	1978-100	Mohammed Wahid	M-3	Northern Boulevard (Auto Salvage Yard)	9

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

1. BD-2023-037 **PRESENTED BY:** Fred Henderson

REPRESENTING: Same

SUBJECT: Request an appeal of the decision of the administrative official regarding an application for a billboard to be located at the southwest corner of Taylor Road and Taylor Oaks Drive in a B-2 (Commercial) Zoning District.

REMARKS: This request is being made to give the petitioner permission to construct a junior billboard on a 2 ft. strip of land. The parcel is 12 ft. in width, however there is a 10 ft. utility easement on the north side of the parcel which cannot be built on. The applicant submitted a development plan application and plans for the junior billboard which was denied (see attached letter and plans). Therefore, the applicant is appealing this decision of the administrative official.

The request is to override the decision of the administrative official and approve a junior billboard to be constructed.

CITY COUNCIL DISTRICT: 8



City of **Montgomery**, Alabama

Land Use Division
Warren Adams

Steven L. Reed
Mayor

City Council Members

Charles W. Jirright - President
Cornelius "CC" Calhoun - Pres. Pro Tem
Ed Grimes
Brantley W. Lyons
Marche Johnson

Audrey Graham
Oronde K. Mitchell
Clay McInnis
Glen O. Pruitt Jr.

July 6, 2023

Fred Henderson
6501 Troy Hwy.
Pike Road, AL 36064

RE: Taylor Oaks Drive
Application for Billboard

Dear Mr. Henderson:

I have received your application for a new billboard to be located on Parcel B of Verandas at Taylor Oaks Plat No. 1-A, which is located on the southwest corner of Taylor Road and Taylor Oaks Drive, and is in a B-2 (Commercial) Zoning District.

It is my opinion that the development of a billboard on this site would not be in the best interest of the City nor surrounding properties. The parcel is 12 ft. in width, with the north 10 ft. being a utility easement which cannot be built on. Although the property is zoned appropriately and the single-faced billboard may fit on the remaining 2 ft. on the south side of the property, this billboard would be immediately adjacent to a residential lot yet to be developed. When developed, the new house could potentially be within 5 ft. of the billboard if we were to approve it.

Therefore, after thorough review of the site and surrounding area, this application has been denied. If you wish to appeal my administrative decision, you may do so by applying to the Board of Adjustment within 30 days of the date of this letter.

Sincerely,

Warren Adams
Land Use Control Administrator



MALCOLM DR

B-3

TAYLOR OAKS LOOP

B-3

TAYLOR OAKS DR

HIGHLANDS BLVD

TAYLOR RD

PUD

PUD

Site 

1 inch = 100 feet

Item 1A

Montgomery County Parcel Viewer



Parcels (x)

Zoom

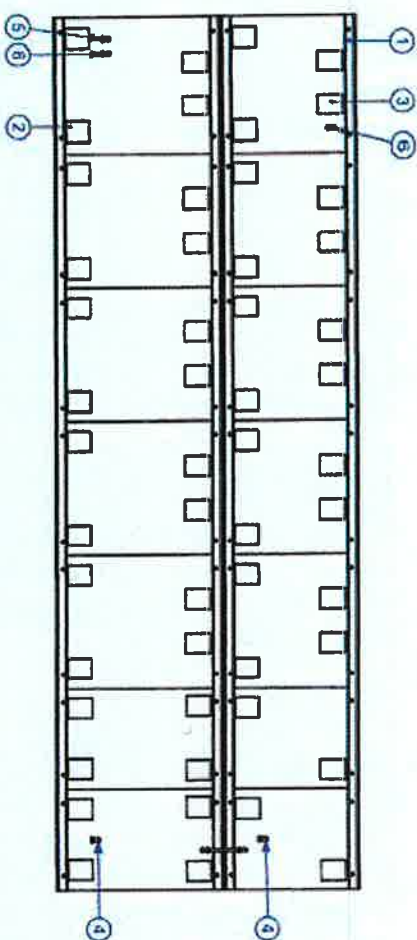
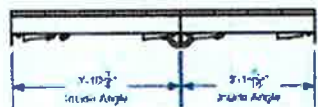
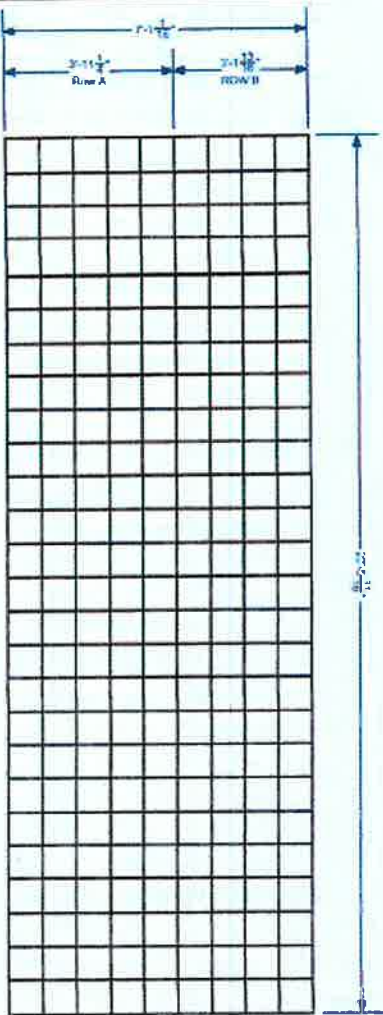
Clear

Parcel Number	Pin	Owner Name	Address	Address2	City
0909322000003002		HENDERSON	6501 TROY HWY		PIKE ROAD

1 - 1 of 1 results



Sign Location



Row A and Row B will be shipped separately to be assembled when installed on supporting structure.
Electrical input conduits shown for a 240 V configuration.

VANTAGE
IS A VANTAGE DISPLAY SOLUTION
THE CONTENTS SHOWN ARE NOT A REPRESENTATION OF THE COMPANY'S POLICY OR PRACTICE. DO NOT REPRODUCE BY ANY MEANS WITHOUT THE EXPRESS WRITTEN CONSENT OF VANTAGE. THE COMPANY ASSUMES NO LIABILITY FOR ANY DAMAGE OR LOSS OF DATA OR INFORMATION CAUSED BY THE USE OF THE CONTENTS SHOWN.

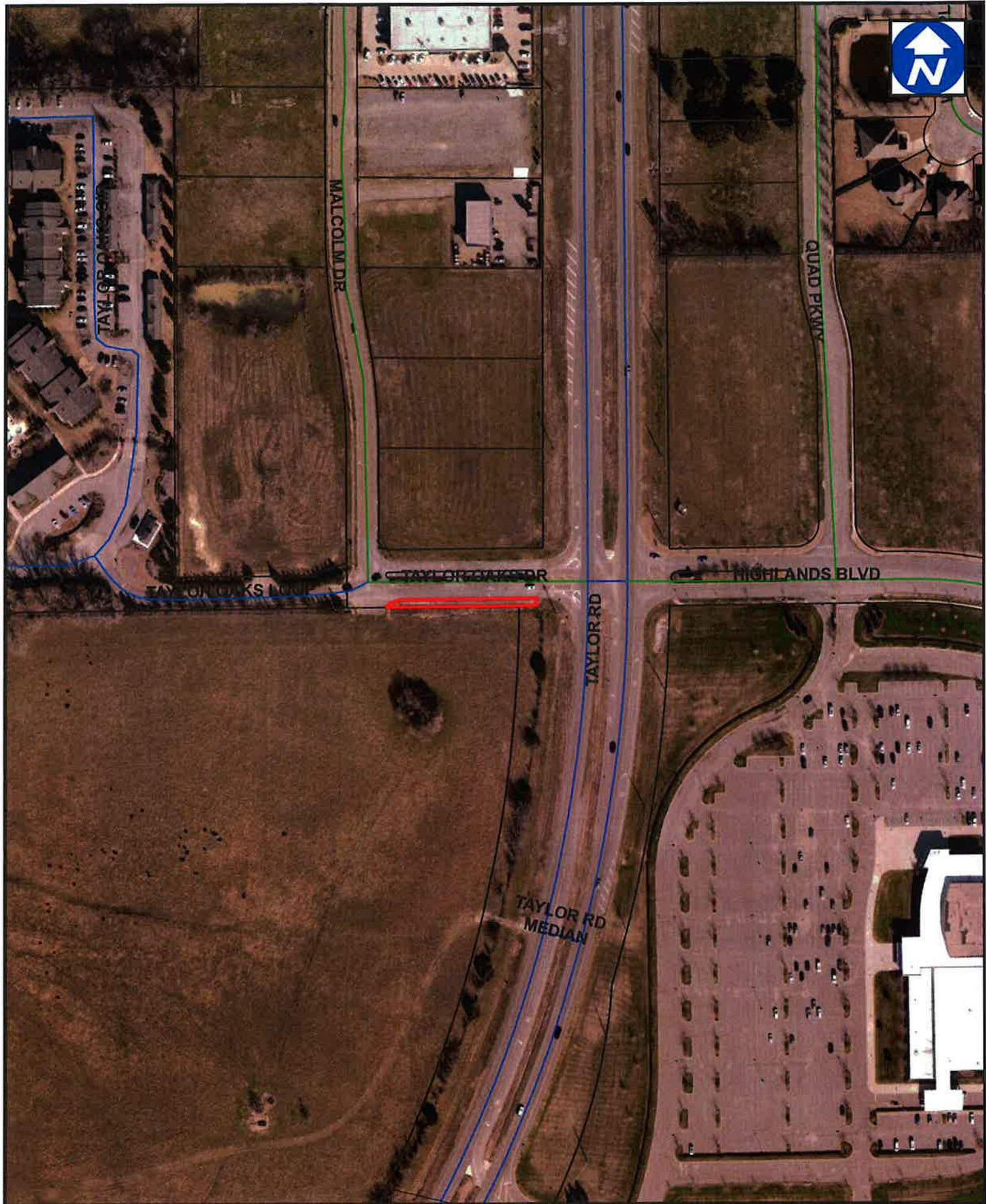
GENERAL NOTES

1. REFER TO INSTALLATION MANUAL FOR ADDITIONAL INFORMATION.
2. REMOVAL OF FASTENERS RELATING TO ANCHORS, DRILLING HOLES INTO THE CONCRETE OR SECURING OTHER MATERIALS DIRECTLY TO THE CONCRETE SHALL BE THE RESPONSIBILITY OF THE INSTALLER.
3. USE ONLY THE HORIZONTAL OR VERTICAL MOUNTING STRUCTURE. ALL INSTALLATIONS, INCLUDING STRUCTURE REMOVAL, MUST BE APPROVED BY A QUALIFIED STRUCTURAL ENGINEER.
4. DUE TO STRENGTH LIMITATION OF DISPLAY SUBSTRUCTURE, LARGER DISPLAYS WILL REQUIRE MULTIPLE DISPLAY SECTIONS. THE DISPLAYS MUST BE DESIGNED FOR PROTECTION AND SHIPPING AND MAY VARY WITH EACH DISPLAY.
5. DO NOT BLOCK THE INTAKE OR EXHAUST VENTS ON THE BACK OF THE DISPLAY WITH ANY PART OF STRUCTURE.
6. THE LED DISPLAYS ARE REAR VENTILATED. TO MAINTAIN WARRANTY COVERAGE, AIR MUST BE ALLOWED TO FLOW THROUGH THE DISPLAYS. ALL DISPLAYS, AIR VENTS, AIR DUCTS AND ADDITIONAL FANS MAY BE REQUIRED TO PROVIDE AN ACTIVE CHANNEL OF AIR FLOW THROUGH THE DISPLAYS. THE CHANNEL INCLUDES VENTS AND CHANNELS AROUND THE FACE THROUGH STRUCTURES THE DISPLAYS ARE MOUNTED ON.
7. ALLOW A MINIMUM OF 3" BEHIND THE DISPLAYS TO MAINTAIN PROPER VENTILATION. ADD 1" FOR EVERY 10 FEET OF RICH LENGTH.
8. OPEN VENTILATION SPACE IS REQUIRED ON THE TOP, BOTTOM AND SIDES OF THE DISPLAYS. THE SPACE IS REQUIRED FOR 10 FEET OF RICH LENGTH FOR THE TOP AND BOTTOM. THIS SPACE MUST BE EVENLY SPACED (SEE DIAGRAM IN INSTALLATION GUIDE).
9. ALLOW A MINIMUM OF 2" AROUND CABLET RINGS FOR CABLE AND 1" AROUND CABLET STRUTS FOR CABLES.
10. ALL WIRING MUST BE BETWEEN 22 F AND 120 F TO AVOID DAMAGING THE DISPLAY COMPONENTS.
11. VANTAGE LED IS NOT RESPONSIBLE FOR THE WIRING ELECTRICAL DISCONNECT.
12. DESIGN AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
13. ANY FEATURES NOT SHOWN ARE SUBJECT TO CHANGE WITHOUT NOTICE.
14. DISPLAY FINISH IS BLACK.

POE REQUIREMENTS FOR FACE

NO.	TYPE	WALL	CHURCH	OUTLIER
1	WALL	10.0	10.0	10.0
2	CHURCH	10.0	10.0	10.0
3	OUTLIER	10.0	10.0	10.0

FEATURE	1	2	3	4	5	6	7	8	9	10	11	12
IDENTIFICATION	1	2	3	4	5	6	7	8	9	10	11	12
1	1	2	3	4	5	6	7	8	9	10	11	12
2	1	2	3	4	5	6	7	8	9	10	11	12
3	1	2	3	4	5	6	7	8	9	10	11	12
4	1	2	3	4	5	6	7	8	9	10	11	12
5	1	2	3	4	5	6	7	8	9	10	11	12
6	1	2	3	4	5	6	7	8	9	10	11	12
7	1	2	3	4	5	6	7	8	9	10	11	12
8	1	2	3	4	5	6	7	8	9	10	11	12
9	1	2	3	4	5	6	7	8	9	10	11	12
10	1	2	3	4	5	6	7	8	9	10	11	12
11	1	2	3	4	5	6	7	8	9	10	11	12
12	1	2	3	4	5	6	7	8	9	10	11	12



Site ☐

1 inch = 200 feet

Item 1D

2. BD-2023-042 **PRESENTED BY:** James R. Young

REPRESENTING: Same

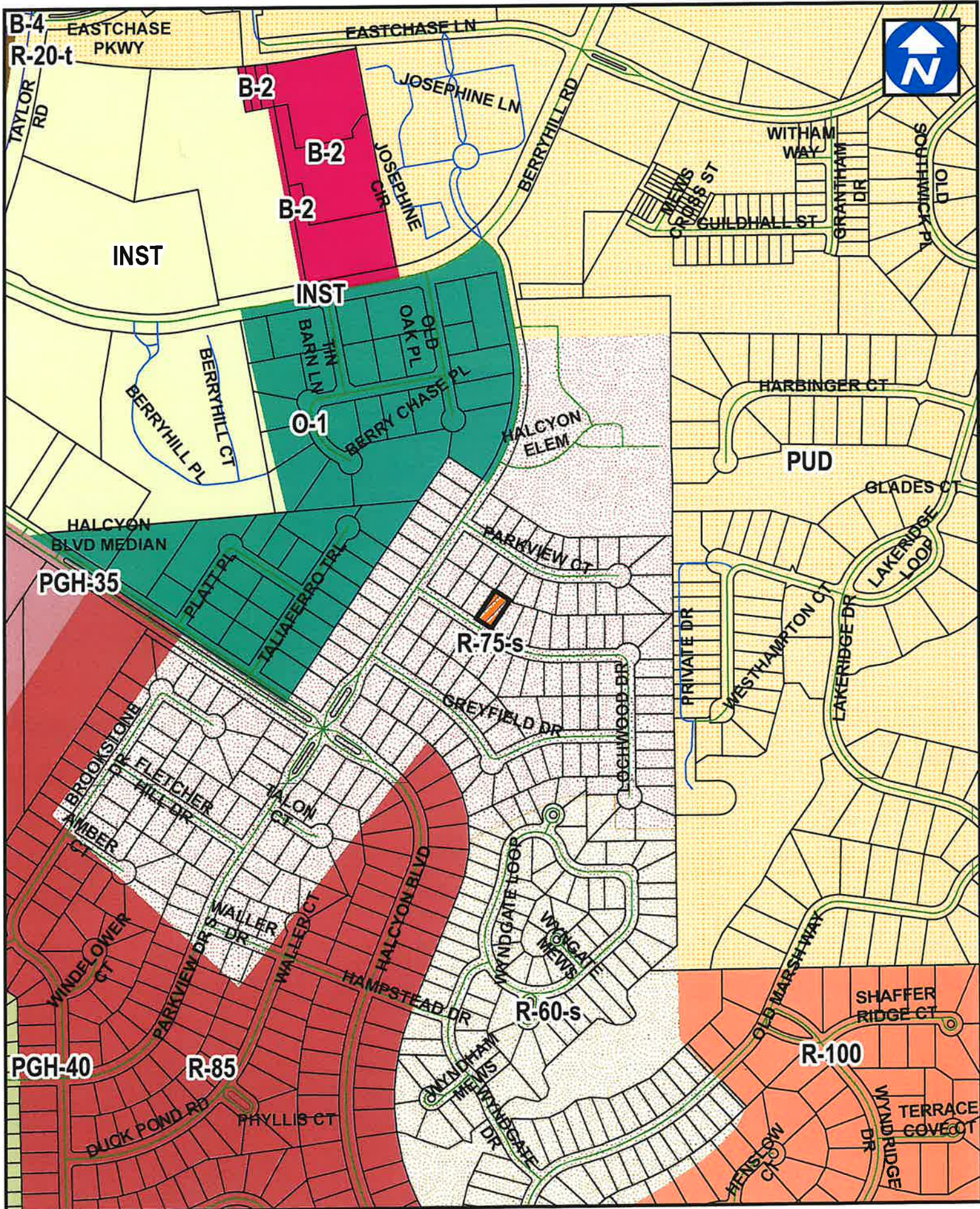
SUBJECT: Request a side yard variance for a new accessory structure to be located at 8219 Lochwood Drive in an R-75-s (Single-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to construct a 12 ft. x 24 ft. storage shed to come within 2 ft. of the side property line, whereas 5 ft. is required.

Staff comment(s): As of printing, we have not received Part II of the Variance request.

The request is a 3 ft. side yard variance.

COUNCIL DISTRICT: 9



Site 

1 inch = 500 feet

Item 2A



Site 

1 inch = 20 feet

Item 2B

3. BD-1970-139 **PRESENTED BY:** David Slocum

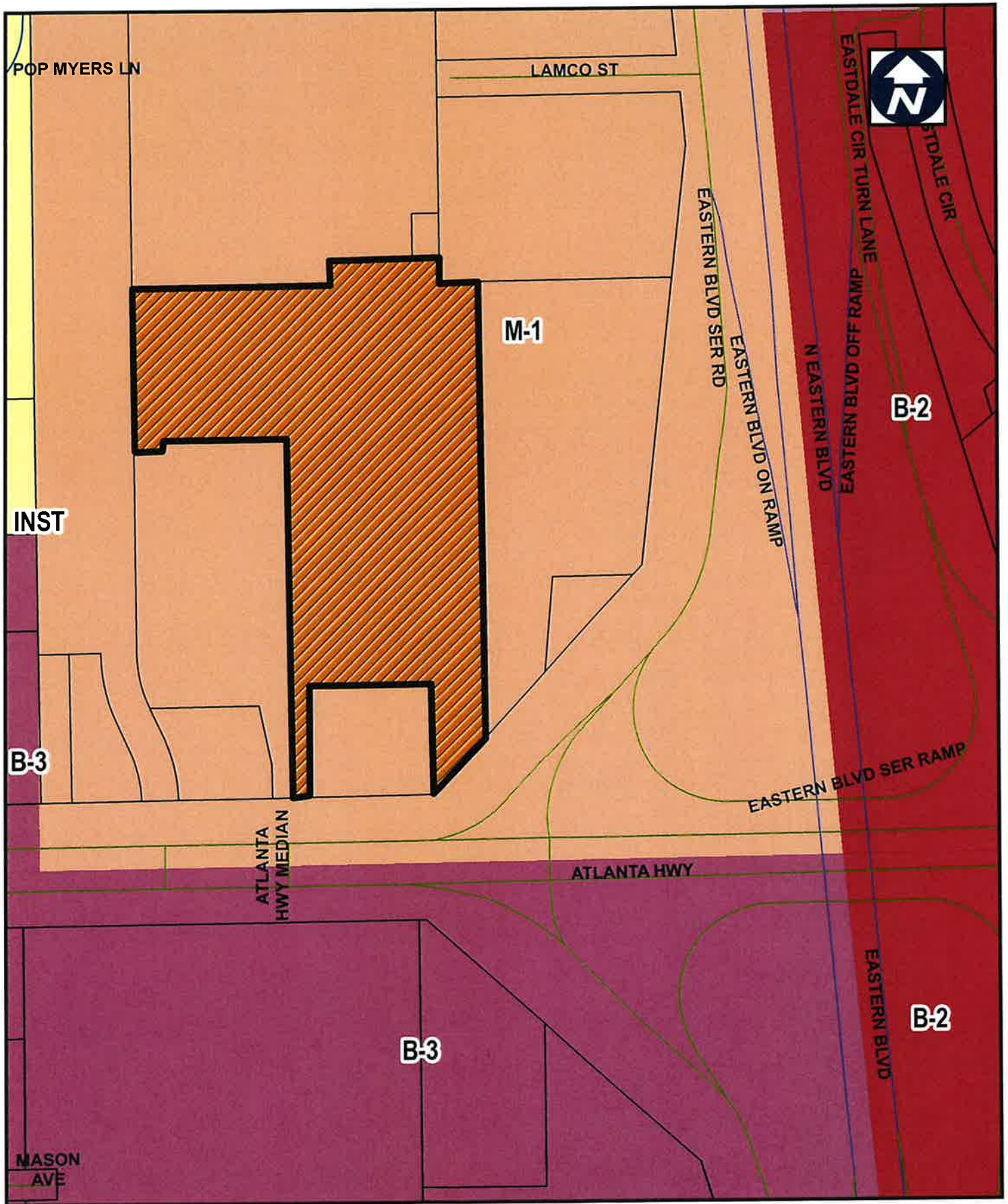
REPRESENTING: Faulkner University

SUBJECT: Request a special exception for a private school to be located at 5445 Atlanta Highway in a M-1 (Light Industry) Zoning District.

REMARKS: Request permission for a private school to operate in an existing building. The development plan being reviewed indicates a total of 521 parking spaces, including 12 ADA spaces, dedicated for the school

The request is a special exception for a private school.

COUNCIL DISTRICT: 1

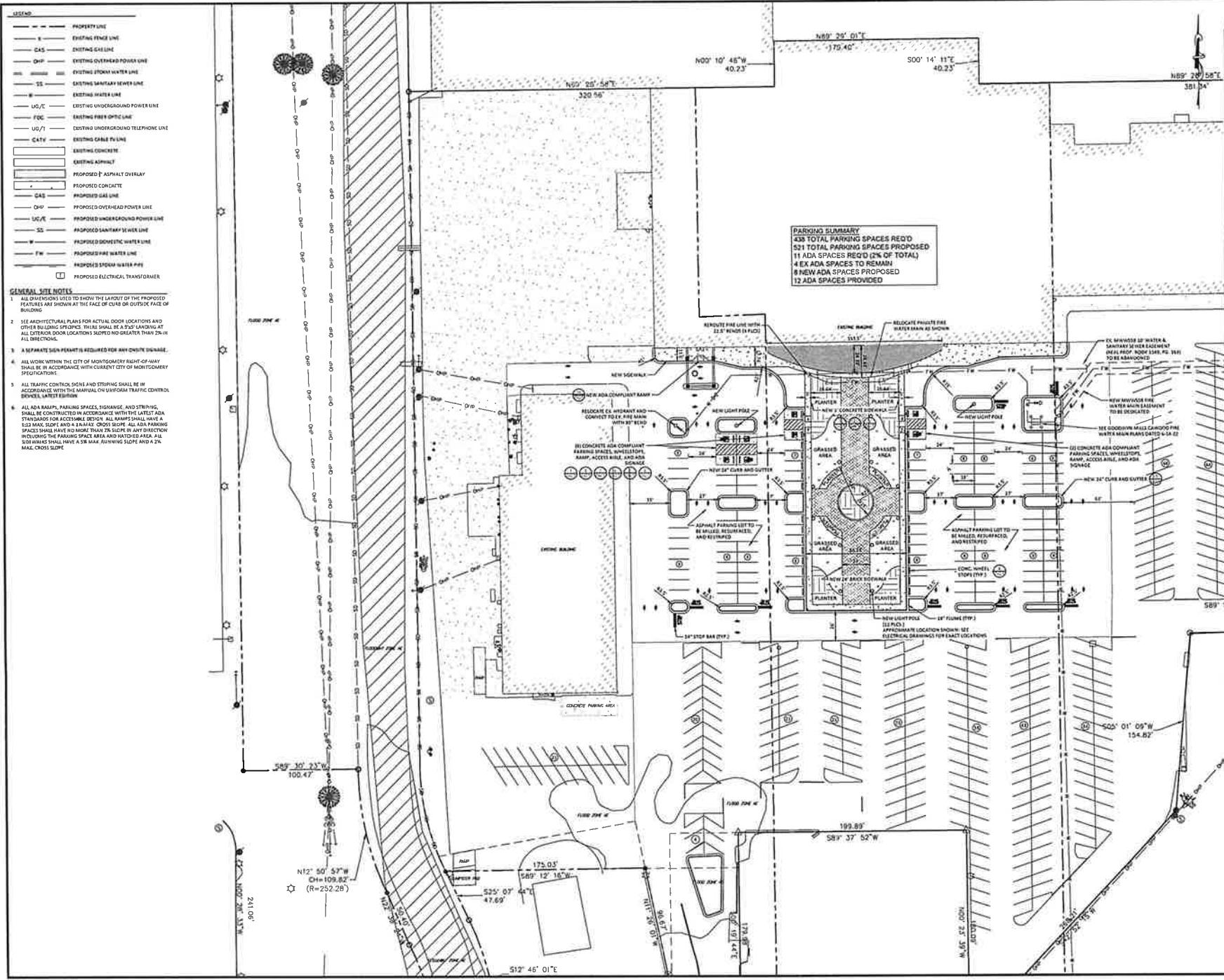


Site 

1 inch = 200 feet

Item 3A

3B



MARSHALL GROUP
MEL ROBERTSON
AUSTIN HARRIS
Montgomery, AL
334-377-4830

**SITE DEVELOPMENT PLANS FOR
FAULKNER CHS SITE IMPROVEMENTS
INITIAL PHASE
5445 ATLANTA HWY
MONTGOMERY, AL**

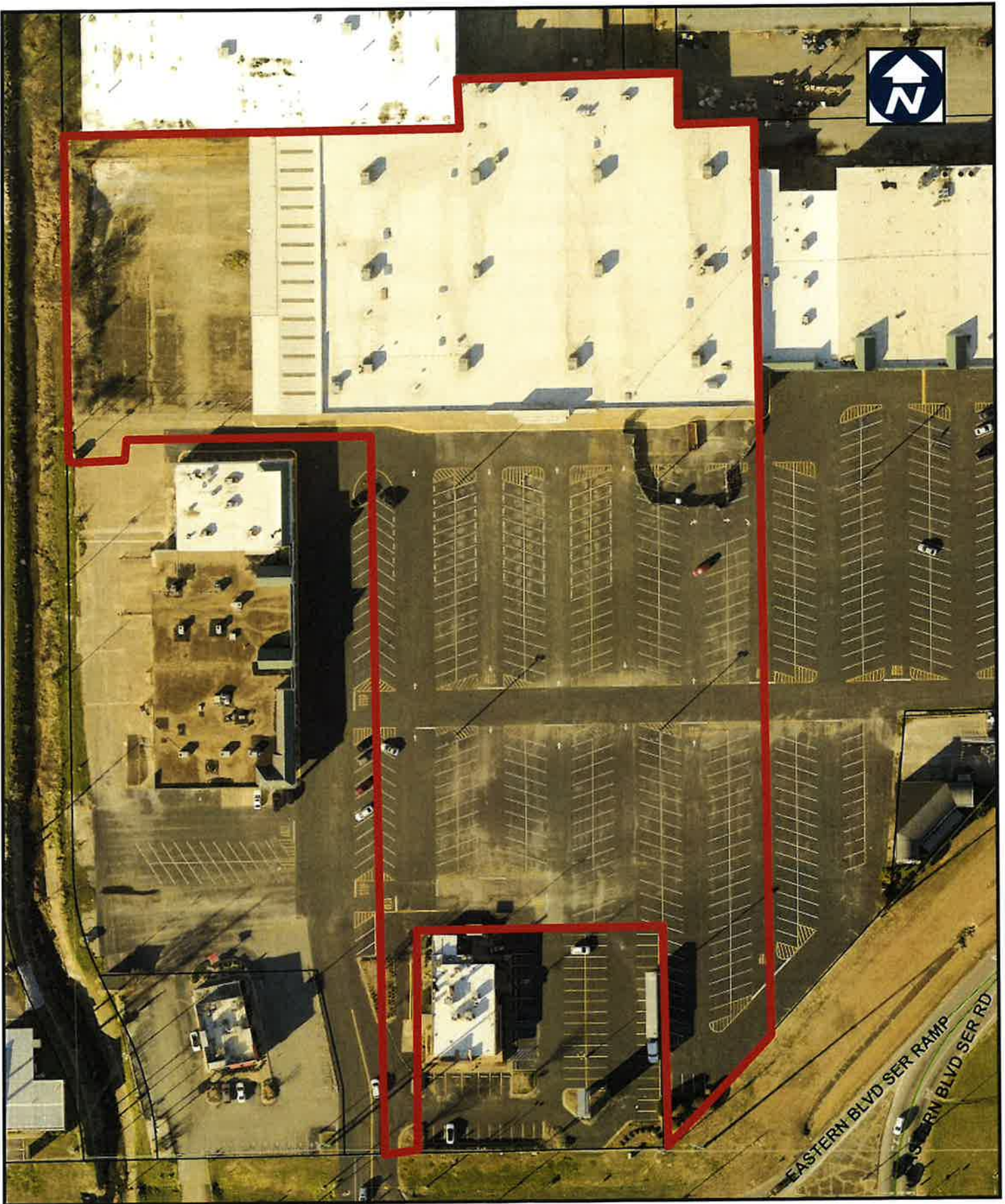


No.	Revision/Issue	Date

SITE PLAN & UTILITY PLAN



Project No: 024.030
Date: 9-9-22
C-2.0



Site 

1 inch = 100 feet

Item 3C

4. BD-1978-126 **PRESENTED BY:** Kappa Alpha Psi

REPRESENTING: Same

SUBJECT: Request a parking variance and a variance to the Landscape Ordinance (Ord. No. 33-2017) for a building located at 1949 Walnut Street in an O-1 (Office) Zoning District.

REMARKS: This request is being made to give the petitioner permission to provide 19 parking spaces, whereas 24 are required. During construction, the Engineering Department required additional retention requirements, which caused the parking deficiency. The applicant would also like to provide monkey grass on the north property line instead of the 4 ft. buffer of trees and bushes that are required by the Landscape Ordinance.

Land Use Division Comment(s): We are of the opinion that there is a hardship for the parking variance, due to retention requirements from the Engineering Department during construction; however, there is no hardship for the variance to the Landscape Ordinance.

The requests are a 5-space parking variance and a variance to the Landscape Ordinance to provide monkey grass on the north property line.

CITY COUNCIL DISTRICT: 7

Variance Request

Part II

Physical Location: 1949 Walnut Street

A variance is a deviation from the terms of the Zoning Ordinance that apply to a particular property. Variances may be appropriate where strict application of the regulations would create a hardship on the owner, due to unusual circumstances such as parcel shape, size or topography.

To aid staff in determining that the required hardship findings can be made in this particular case, please answer the following questions with regard to your request. **These findings must be made by the Board of Adjustment in order for a variance to be granted** (please attach a separate sheet if necessary).

Article III, Section 3 (c) requires you to demonstrate that a hardship exists by providing all of the following:

1. What special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district?

This fraternal organization owns the vacant lot directly across from 1949 Walnut Street

It is covered with crushed stone for parking approximately 40 cars.

2. What literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance?

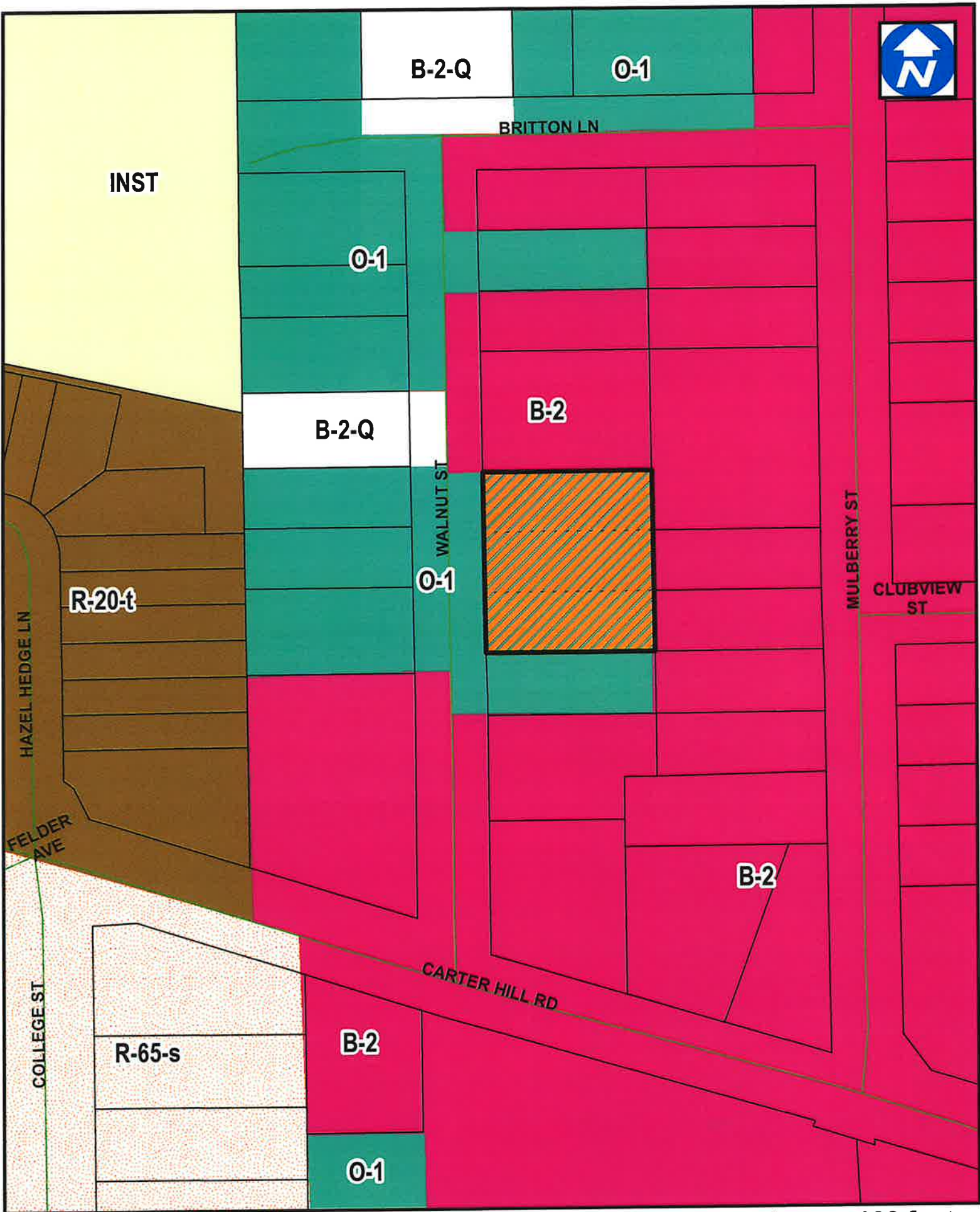
NA

3. Does the special conditions and circumstances result from the actions of the applicant?

NO the engineering department required additional retention requirements which caused the loss of 4 parking spaces

4. By granting the variance requested, will it grant to the applicant any special privilege that is denied by the Zoning Ordinance to other lands, structures, or buildings in the same district?

No



Site 

1 inch = 100 feet

Item 4B



Site 

1 inch = 50 feet

Item 4C

5. BD-2023-041 **PRESENTED BY:** Albert R. Hughes, Jr.

REPRESENTING: Ram Montgomery Hospitality Three, LLC (Home2 Suites)

SUBJECT: Request a variance to the Landscape Ordinance (Ord. No. 33-2017) for a building to be located at 9000 EastChase Parkway in a B-2 (Commercial) Zoning District.

REMARKS: This request is being made to give the petitioner permission to eliminate a 4 ft. landscape buffer along the south property line adjacent to the proposed Residence Inn parking lot.

The request is a variance to the Landscape Ordinance.

CITY COUNCIL DISTRICT: 9

Variance Request

Part II

Physical Location: 9000 Eastchase Parkway

A variance is a deviation from the terms of the Zoning Ordinance that apply to a particular property. Variances may be appropriate where strict application of the regulations would create a hardship on the owner, due to unusual circumstances such as parcel shape, size or topography.

To aid staff in determining that the required hardship findings can be made in this particular case, please answer the following questions with regard to your request. **These findings must be made by the Board of Adjustment in order for a variance to be granted** (please attach a separate sheet if necessary).

Article III, Section 3 (c) requires you to demonstrate that a hardship exists by providing all of the following:

1. What special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district?

The subdivision of the original property into two parcels created a buffer requirement that did not previously exist

and the buffer would prevent the development of the hoteliers' required parking.

2. What literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance?

The subdivision of the original property into two parcels created a buffer requirement that did not previously exist.

and the buffer would prevent the development of the hoteliers' required parking.

3. Does the special conditions and circumstances result from the actions of the applicant?

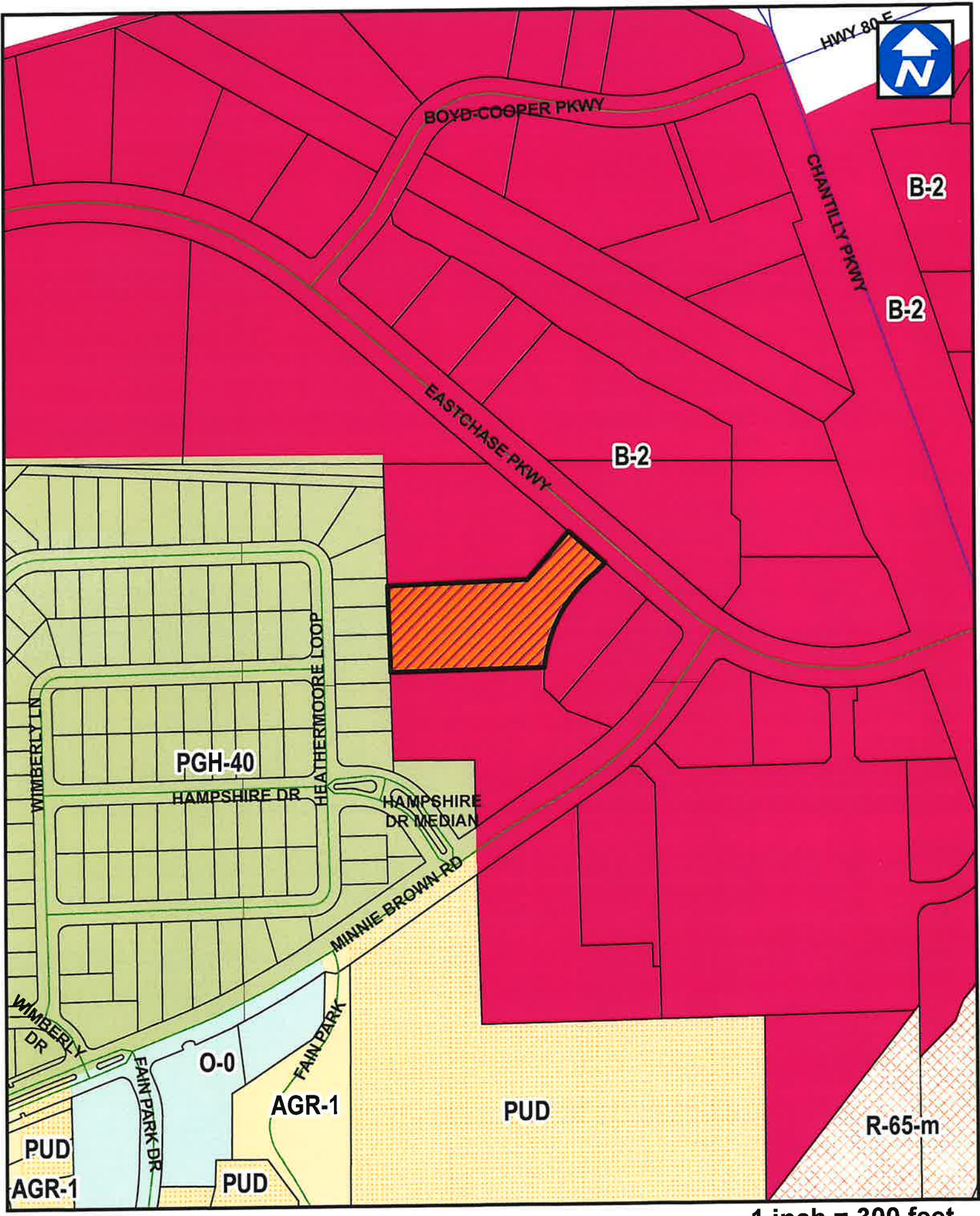
The subdivision of the original property into two parcels created a buffer requirement that did not previously exist.

and the buffer would prevent the development of the hoteliers' required parking.

4. By granting the variance requested, will it grant to the applicant any special privilege that is denied by the Zoning Ordinance to other lands, structures, or buildings in the same district?

The subdivision of the original property into two parcels created a buffer requirement that did not previously exist.

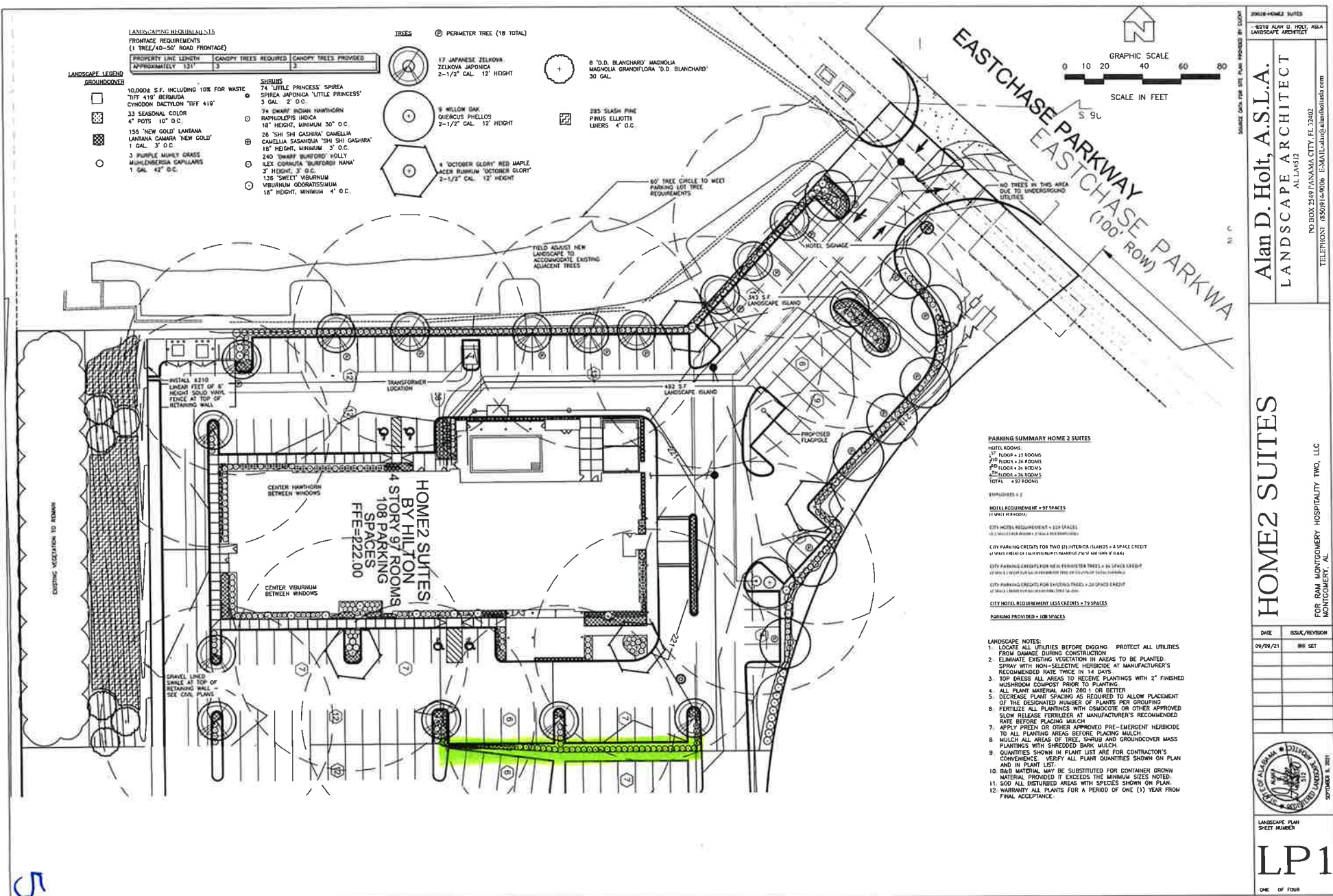
and the buffer would prevent the development of the hoteliers' required parking.



Site 

1 inch = 300 feet

Item 5B



LANDSCAPE REQUIREMENTS
FRONTAGE REQUIREMENTS
(1 TREE/40-50' ROAD FRONTAGE)

PROPERTY LINE LENGTH APPROXIMATELY	131'	3	3
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LANDSCAPE LEGEND

- 10,000 S.F. INCLUDING 10% FOR WASTE
- "TUFF 410" BEGONIA
- CYDODON DACTYLON "TUFF 410"
- 33 SEASONAL COLOR
- 4" POTS 10" D.C.
- 155 "NEW GOLD" LANTANA
- LANTANA CAMARA "NEW GOLD"
- 1 GAL. 3" O.C.
- 3 PURPLE MIMUS CRASS
- MIMUS CRASS CAPILLARIS
- 1 GAL. 42" O.C.

SHRUBS

- 74 "LITTLE PRINCESS" SPIREA
- SPIREA JAPONICA "LITTLE PRINCESS"
- 3 GAL. 2" O.C.
- 74 "SHI SHI CASHIRA" CAMELLIA
- CAMELLIA SASABONIA "SHI SHI CASHIRA"
- 18" HEIGHT, MINIMUM 3" O.C.
- 240 "DWARF BURFORD" HOLLY
- ILEX CORNUTA "BURFORD NANA"
- 3" HEIGHT, 3" O.C.
- 136 "SWEET VIBURNUM"
- VIBURNUM ODORATISSIMUM
- 18" HEIGHT, MINIMUM 4" O.C.

TREES

PERIMETER TREE (18 TOTAL)

- 17 JAPANESE ZELKOVA
- ZELKOVA JAPONICA
- 2-1/2" CAL. 12' HEIGHT
- 8 "D.D. BLANCHARD" MAGNOLIA
- MAGNOLIA GRANDIFLORA "D.D. BLANCHARD"
- 30 CAL.
- 285 SLASH PINE
- PINUS ELLIOTTI
- 4" O.C.
- 1 "OCTOBER GLORY" RED MAPLE
- ACER RUBRUM "OCTOBER GLORY"
- 2-1/2" CAL. 12' HEIGHT

PARKING SUMMARY HOME 2 SUITES

HOTEL ROOMS:
1ST FLOOR = 31 ROOMS
2ND FLOOR = 26 ROOMS
3RD FLOOR = 26 ROOMS
4TH FLOOR = 26 ROOMS
TOTAL = 97 ROOMS

EMPLOYEES = 2

HOTEL REQUIREMENT = 97 SPACES

(11 SPACES REQUIRED)

CITY HOTEL REQUIREMENT = 100 SPACES

(11 SPACES REQUIRED)

CITY PARKING CREDITS FOR TWO (2) INTERIOR ISLANDS = 4 SPACES CREDIT

(11 SPACES REQUIRED)

CITY PARKING CREDITS FOR TWO (2) INTERIOR ISLANDS = 4 SPACES CREDIT

(11 SPACES REQUIRED)

CITY PARKING CREDITS FOR EXISTING TREES = 20 SPACES CREDIT

(11 SPACES REQUIRED)

CITY HOTEL REQUIREMENT LESS CREDITS = 73 SPACES

PARKING PROVIDED = 108 SPACES

LANDSCAPE NOTES:

1. LOCATE ALL UTILITIES BEFORE DIGGING. PROTECT ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION.
2. ELIMINATE EXISTING VEGETATION IN AREAS TO BE PLANTED. SPRAY WITH NON-SELECTIVE HERBICIDE AT MANUFACTURER'S RECOMMENDED RATE THREE TIMES IN 14 DAYS.
3. TOP DRESS ALL AREAS TO RECEIVE PLANTINGS WITH 2" FINISHED MUSHROOM COMPOST PRIOR TO PLANTING.
4. ALL PLANT MATERIAL SHALL BE 2001 OR BETTER.
5. DECREASE PLANT SPACING AS REQUIRED TO ALLOW PLACEMENT OF THE DESIGNATED NUMBER OF PLANTS PER GROUPING.
6. FERTILIZE ALL PLANTINGS WITH COMPOST OR OTHER APPROVED SLOW RELEASE FERTILIZER AT MANUFACTURER'S RECOMMENDED RATE BEFORE PLACING MULCH.
7. APPLY PREEM OR OTHER APPROVED PRE-EMERGENT HERBICIDE TO ALL PLANTING AREAS BEFORE PLACING MULCH.
8. MULCH ALL AREAS OF TREE, SHRUB AND GROUNDCOVER MASS PLANTINGS WITH SHREDED BARK MULCH.
9. QUANTITIES SHOWN IN PLANT LIST ARE FOR CONTRACTOR'S CONVENIENCE. VERIFY ALL PLANT QUANTITIES SHOWN ON PLAN AND IN PLANT LIST.
10. B&B MATERIAL MAY BE SUBSTITUTED FOR CONTAINER GROWN MATERIAL PROVIDED IT EXCEEDS THE MINIMUM SIZES NOTED.
11. 500 ALL DISTURBED AREAS WITH SPECIES SHOWN ON PLAN.
12. WARRANTY: ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE.

2018-HOME2 SUITES

8015 ALAN D. HOLT, A.S.L.A.

LANDSCAPE ARCHITECT

ALAN D. HOLT, A.S.L.A.

NO. 350 PANAMA CITY, FL 32402

TELEPHONE: (904) 491-1000 EMAIL: alan@alanholt.com

HOME2 SUITES

FOR RAM MONTGOMERY HOSPITALITY TWO, LLC

MONTGOMERY, AL

DATE: 09/26/21

ISSUE/REVISION: 001 SET

LANDSCAPE PLAN

SHEET NUMBER

LP1

ONE OF FOUR



Site 

1 inch = 100 feet

Item 5D

6. BD-2020-016 **PRESENTED BY:** Albert R. Hughes, Jr.

REPRESENTING: Ram Montgomery Hospitality Three, LLC (Residence Inn)

SUBJECT: Request a variance to the Landscape Ordinance (Ord. No. 33-2017) for a building to be located at 9020 EastChase Parkway in a B-2 (Commercial) Zoning District.

REMARKS: This request is being made to give the petitioner permission to eliminate a 4 ft. landscape buffer along the north property line adjacent to the proposed Home2 Suites parking lot.

The request is a variance to the Landscape Ordinance.

CITY COUNCIL DISTRICT: 9

Variance Request Part II

Physical Location: 9020 Eastchase Parkway

A variance is a deviation from the terms of the Zoning Ordinance that apply to a particular property. Variances may be appropriate where strict application of the regulations would create a hardship on the owner, due to unusual circumstances such as parcel shape, size or topography.

To aid staff in determining that the required hardship findings can be made in this particular case, please answer the following questions with regard to your request. **These findings must be made by the Board of Adjustment in order for a variance to be granted** (please attach a separate sheet if necessary).

Article III, Section 3 (c) requires you to demonstrate that a hardship exists by providing all of the following:

1. What special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district?

The subdivision of the original property into two parcels created a buffer requirement that did not previously exist

and the buffer would prevent the development of the hoteliers' required parking.

2. What literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance?

The subdivision of the original property into two parcels created a buffer requirement that did not previously exist.

and the buffer would prevent the development of the hoteliers' required parking.

3. Does the special conditions and circumstances result from the actions of the applicant?

The subdivision of the original property into two parcels created a buffer requirement that did not previously exist.

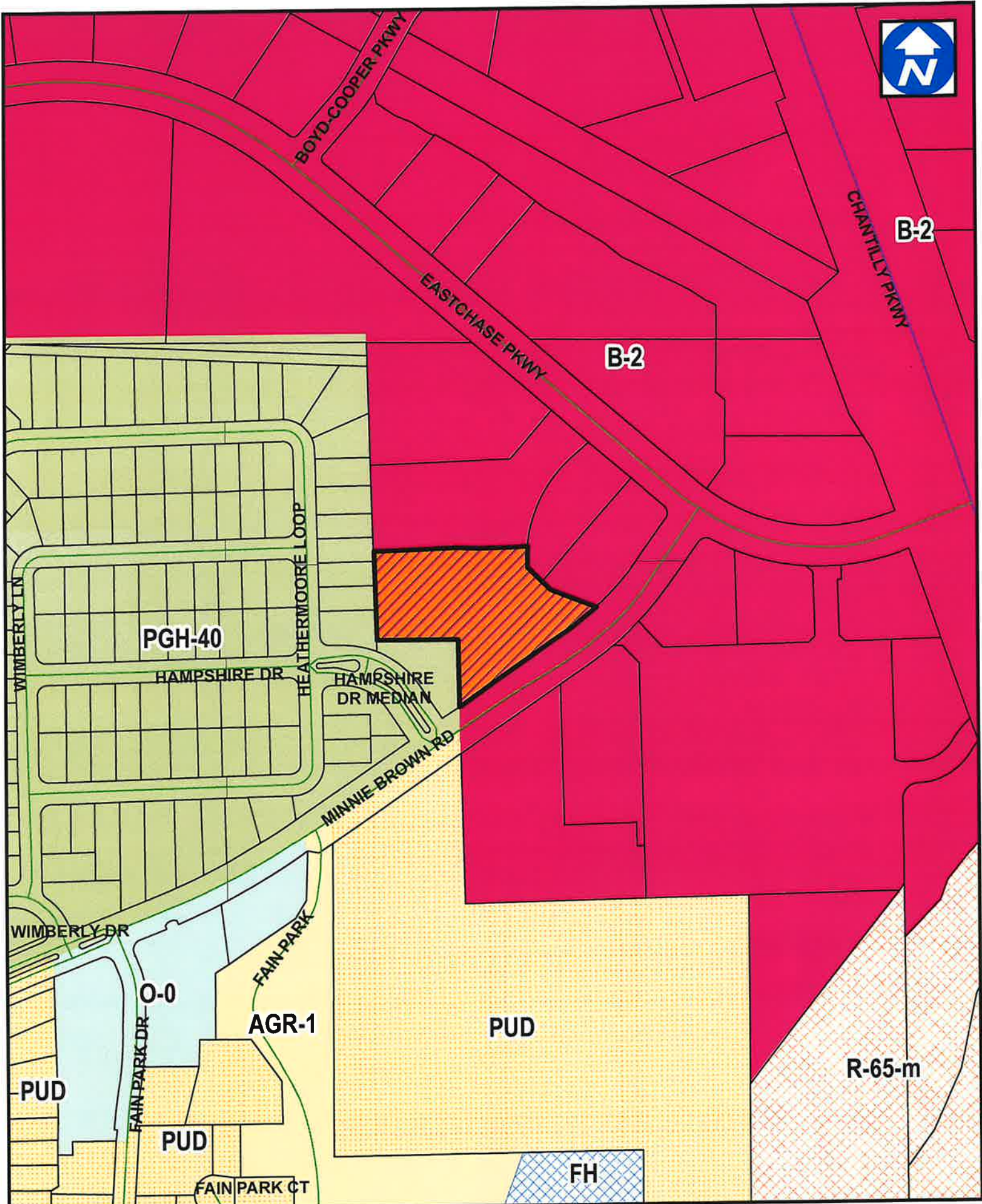
and the buffer would prevent the development of the hoteliers' required parking.

4. By granting the variance requested, will it grant to the applicant any special privilege that is denied by the Zoning Ordinance to other lands, structures, or buildings in the same district?

The subdivision of the original property into two parcels created a buffer requirement that did not previously exist.

and the buffer would prevent the development of the hoteliers' required parking.

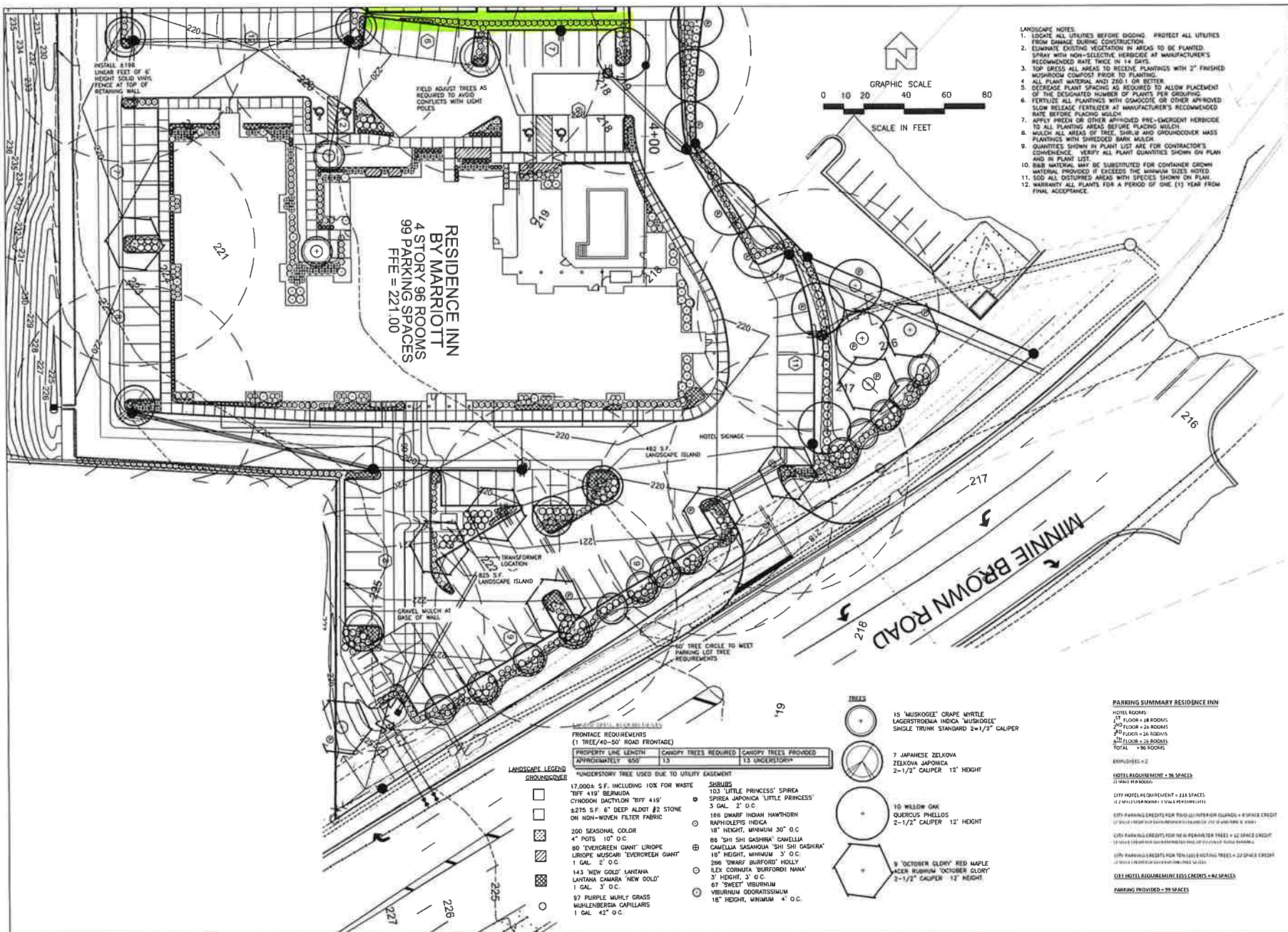
6A



Site 

1 inch = 300 feet
Item 6B

62



- LANDSCAPE NOTES
1. LOCATE ALL UTILITIES BEFORE DIGGING. PROTECT ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION.
 2. ELIMINATE EXISTING VEGETATION IN AREAS TO BE PLANTED. SPRAY WITH NON-SELECTIVE HERBICIDE AT MANUFACTURER'S RECOMMENDED RATE TWICE IN 14 DAYS.
 3. TOP DRESS ALL AREAS TO RECEIVE PLANTINGS WITH 2" FRESHED MUSHROOM COMPOST PRIOR TO PLANTING.
 4. ALL PLANT MATERIAL AND 250:1 OR BETTER.
 5. DECREASE PLANT SPACING AS REQUIRED TO ALLOW PLACEMENT OF THE DESIGNATED NUMBER OF PLANTS PER GROUPING.
 6. FERTILIZE ALL PLANTINGS WITH 50:50:50 OR OTHER APPROVED SLOW RELEASE FERTILIZER AT MANUFACTURER'S RECOMMENDED RATE BEFORE PLACING MULCH.
 7. APPLY FREEZE OR OTHER APPROVED PRE-EMERGENT HERBICIDE TO ALL PLANTING AREAS BEFORE PLACING MULCH.
 8. MULCH ALL AREAS OF TREE, SHRUB AND GROUNDCOVER MASS PLANTINGS WITH SHREDED BARK MULCH.
 9. QUANTITIES SHOWN IN PLANT LIST ARE FOR CONTRACTOR'S CONVENIENCE. VERIFY ALL PLANT QUANTITIES SHOWN ON PLAN AND IN PLANT LIST.
 10. BIRCH MATERIAL MAY BE SUBSTITUTED FOR CONTAINER GROWN MATERIAL PROVIDED IT EXCEEDS THE MINIMUM SIZES NOTED.
 11. SOO ALL DISTURBED AREAS WITH SPECIES SHOWN ON PLAN.
 12. WARRANTY ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE.

2007-RESIDENCE INN
 -2019 ALAN D. HOLT, A.S.L.A.
 LANDSCAPE ARCHITECT
 ALLAN512
 1000 S.W. 5th Avenue, Suite 1000
 MIAMI, FL 33130
 TEL: (305) 591-1000 FAX: (305) 591-1001

RESIDENCE INN
 BY MARRIOTT
 FOR RAM MONTGOMERY HOSPITALITY THREE, LLC
 MONTGOMERY, AL

DATE: 08/08/21
 ISSUE/REVISION: 000 SET

LANDSCAPE PLAN
 SHEET NUMBER
 LP1

FRONTAGE REQUIREMENTS
 (1 TREE/40'-50' ROAD FRONTAGE)

PROPERTY LINE LENGTH APPROXIMATELY	CANOPY TREES REQUIRED	CANOPY TREES PROVIDED
650'	13	13 UNDERSTORY*

- *UNDERSTORY TREE USED DUE TO UTILITY EASEMENT
- 17,000 S.F. INCLUDING 10% FOR WASTE
 TYP: 419' BERNARDIA
 CYDRODUM DUCHTOM TYP: 419'
 8275 S.F. 6" DEEP ALDOT #2 STONE
 ON NON-WOVEN FILTER FABRIC
- 200 SEASONAL COLOR
 4" POTS 10" O.C.
 80 'EVERGREEN GIANT' LIRIOPE
 LIRIOPE MUSCARI 'EVERGREEN GIANT'
 1 GAL. 2" O.C.
 143 'NEW GOLD' LANTANA
 LANTANA CANARIA 'NEW GOLD'
 1 GAL. 3" O.C.
 97 PURPLE MAHLY GRASS
 MAHLYBERGIA CAPILLARIS
 1 GAL. 42" O.C.
- SHRUBS
 123 'LITTLE PRINCESS' SPIREA
 SPIREA JAPONICA 'LITTLE PRINCESS'
 3 GAL. 2" O.C.
 180 DWARF INDIAN HAWTHORN
 RAPHIOLEPS INDICA
 18" HEIGHT, MINIMUM 30" O.C.
 88 'SHI SHI GASHIRA' CAMELLIA
 CAMELLIA SAKURADA 'SHI SHI GASHIRA'
 18" HEIGHT, MINIMUM 3" O.C.
 206 'TOWARF BURFORD' HOLLY
 ILEX CORNUTA 'BURFORD NANA'
 3" HEIGHT, 3" O.C.
 67 'SWEET VIBURNUM'
 VIBURNUM ODORATISSIMUM
 18" HEIGHT, MINIMUM 4" O.C.

- TREES
- 15 'MUSKOGEE' GRAPE MYRTLE
 LAGERSTROEMIA INDICA 'MUSKOGEE'
 SINGLE TRUNK STANDARD 2-1/2" CALIPER
 - 7 JAPANESE ZELKOVA
 ZELKOVA JAPONICA
 2-1/2" CALIPER 12' HEIGHT
 - 10 WILLOW OAK
 QUERCUS PHELLOPS
 2-1/2" CALIPER 12' HEIGHT
 - 8 'OCTOBER GLORY' RED MAPLE
 ACER RUBRUM 'OCTOBER GLORY'
 2-1/2" CALIPER 12' HEIGHT

PARKING SUMMARY RESIDENCE INN

HOTEL ROOMS:
 1ST FLOOR = 48 ROOMS
 2ND FLOOR = 24 ROOMS
 3RD FLOOR = 24 ROOMS
 4TH FLOOR = 24 ROOMS
 TOTAL = 96 ROOMS

EXAMPLES: #2
 HOTEL REQUIREMENT = 96 SPACES
 (1 SPACE PER ROOM)

CITY HOTEL REQUIREMENT = 118 SPACES
 (1 SPACE PER ROOM + 1 SPACE PER PARKING SPACE)

CITY PARKING CREDITS FOR TREES IN PARKING SPACES = 42 SPACES CREDIT
 (1 SPACE CREDIT FOR EACH TREE IN PARKING SPACE + 1 SPACE CREDIT FOR EACH TREE IN PARKING SPACE)

CITY PARKING CREDITS FOR TREES IN PARKING SPACES = 42 SPACES CREDIT
 (1 SPACE CREDIT FOR EACH TREE IN PARKING SPACE + 1 SPACE CREDIT FOR EACH TREE IN PARKING SPACE)

CITY PARKING CREDITS FOR TREES IN PARKING SPACES = 42 SPACES CREDIT
 (1 SPACE CREDIT FOR EACH TREE IN PARKING SPACE + 1 SPACE CREDIT FOR EACH TREE IN PARKING SPACE)

CITY HOTEL REQUIREMENT LESS CREDITS = 76 SPACES
 PARKING PROVIDED = 99 SPACES



Site 

1 inch = 100 feet

Item 6D

7. BD-2023-043 **PRESENTED BY:** Rasheka Sanders

REPRESENTING: Same

SUBJECT: Request a variance to store a recreational vehicle in the side yard and use it for living purposes at 3113 Old Selma Road in an M-1 (Light Industry) Zoning District.

REMARKS: This request is being made to give the petitioner permission to maintain the storage of a recreational vehicle (RV) in the required side yard. The applicant is requesting to continue to use the RV for living purposes.

The definition from the Zoning Ordinance states that recreational vehicles are ‘primarily designed and constructed to provide temporary living quarters for recreation, camping, or travel use.’

The request is a variance to store a recreational vehicle in the side yard and use it for living purposes.

COUNCIL DISTRICT: 4

Variance Request Part II

Physical Location: 3113 Old Selma Rd Montgomery AL

A variance is a deviation from the terms of the Zoning Ordinance that apply to a particular property. Variances may be appropriate where strict application of the regulations would create a hardship on the owner, due to unusual circumstances such as parcel shape, size or topography.

To aid staff in determining that the required hardship findings can be made in this particular case, please answer the following questions with regard to your request. **These findings must be made by the Board of Adjustment in order for a variance to be granted** (please attach a separate sheet if necessary).

Article III, Section 3 (c) requires you to demonstrate that a hardship exists by providing all of the following:

1. What special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district?

The land is too small to move it anywhere else on it.

I can not afford to buy privacy fence at this time.

2. What literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance?

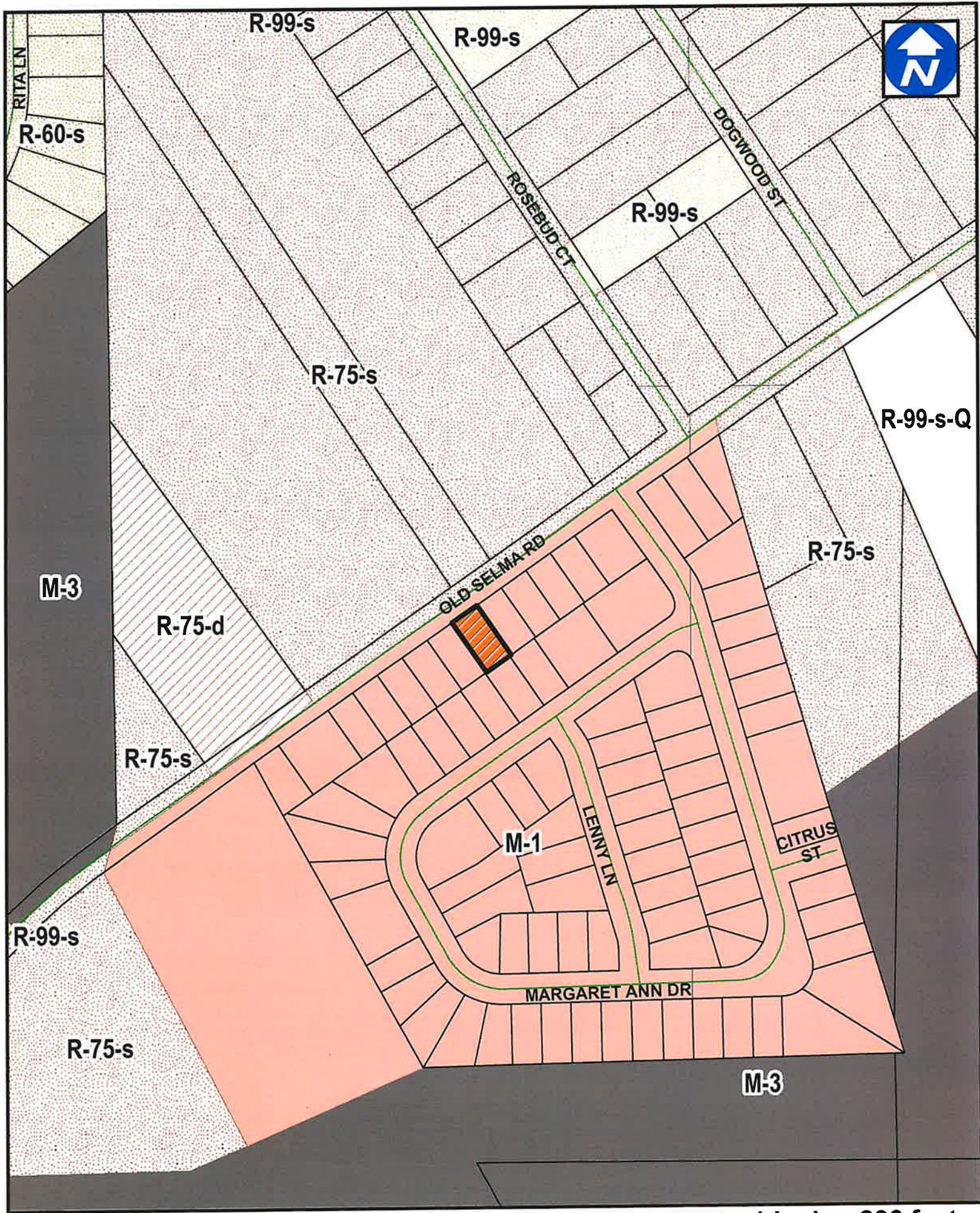
I live in my R.V. It is currently my home. Since I am currently unemployed, I can't just make it disappear. I would lose my home all together.

3. Does the special conditions and circumstances result from the actions of the applicant?

Yes, I have nowhere else to live.

4. By granting the variance requested, will it grant to the applicant any special privilege that is denied by the Zoning Ordinance to other lands, structures, or buildings in the same district?

The R.V. has been there for 5 years. It has never been a problem before. So, no. A regular neighbor complained, not the City of Montgomery. The City of Montgomery never complained.



Site 

1 inch = 200 feet

Item 7B



OLD SELMA RD

Site 

1 inch = 30 feet

Item 7C

8. BD-2017-022 **PRESENTED BY:** Michael Brooks & Justin Baker

REPRESENTING: Same

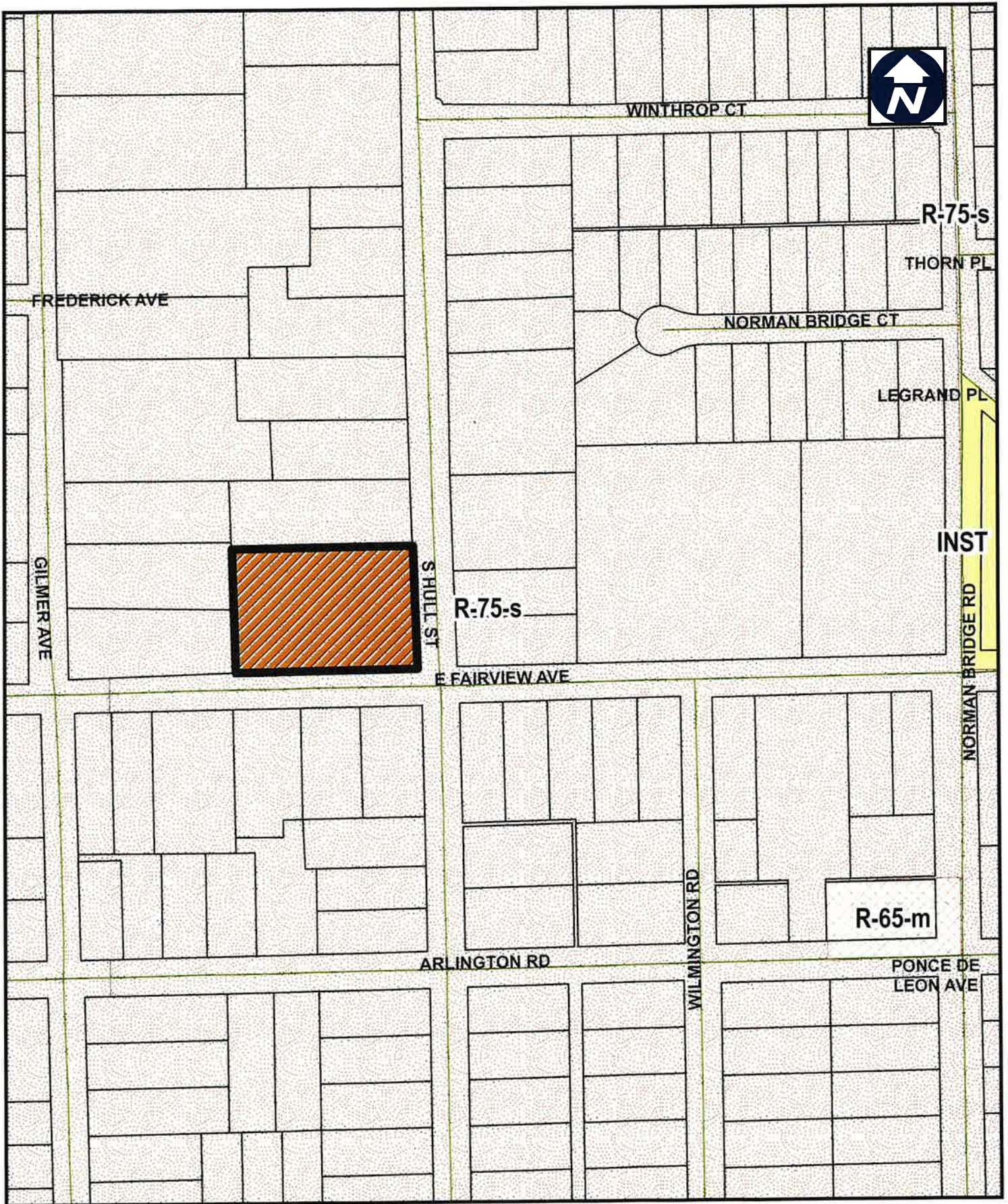
SUBJECT: Request a special exception to keep chickens on the property located at 251 East Fairview Avenue in an R-75-s (Single-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to keep up to six (6) chickens (no roosters). The Chicken Guidelines will be met per the applicant.

ARB approval?

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

CITY COUNCIL DISTRICT: 7



Site 

1 inch = 200 feet

Item 8A



Site 

1 inch = 100 feet

Item 88

9. BD-1978-100 **PRESENTED BY:** Mohammed Wahid

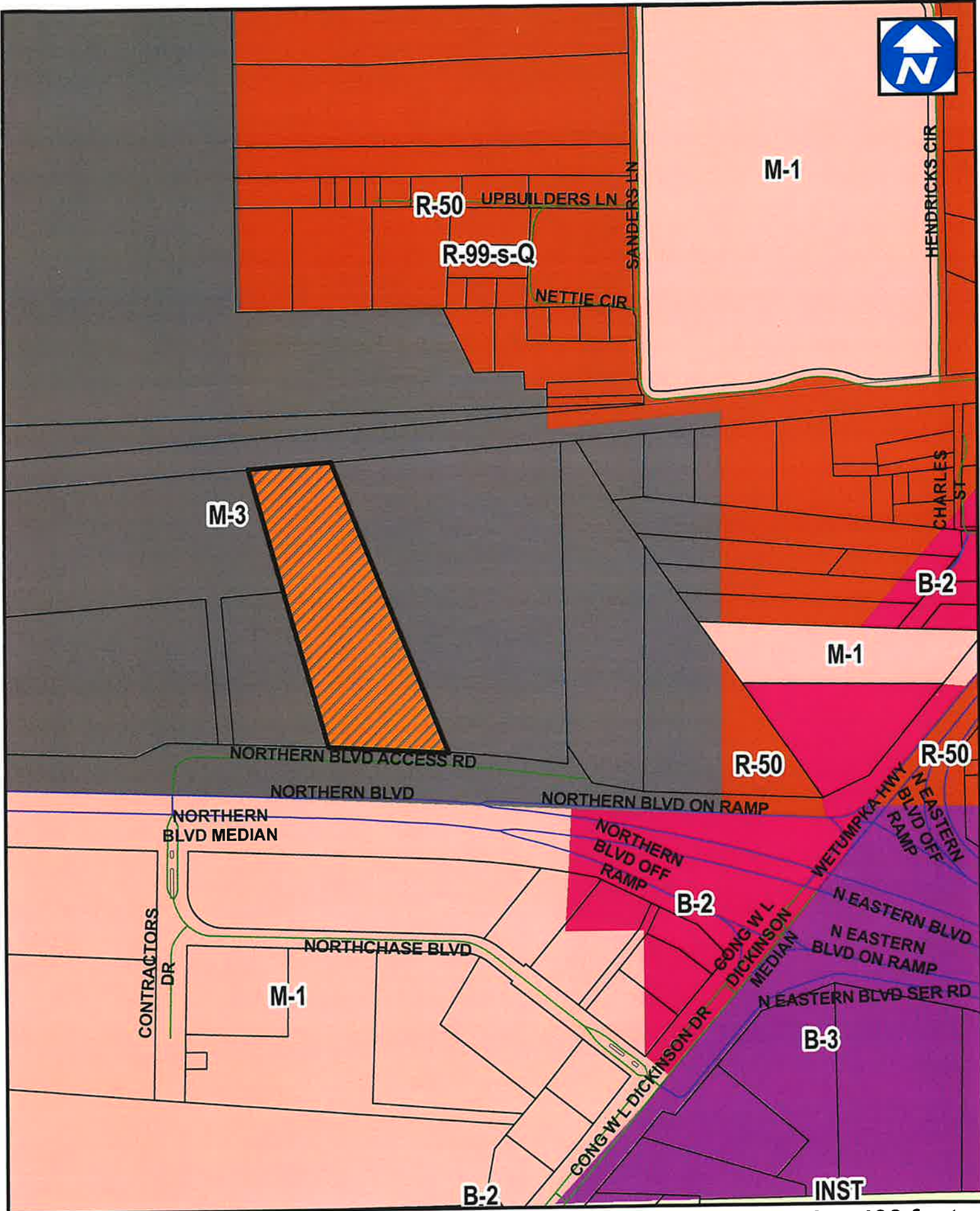
REPRESENTING: Al Hilal Recycling

SUBJECT: Request a special exception to operate an auto salvage yard on Northern Boulevard, approximately 1,500 ft. west of Wetumpka Highway, in an M-3 (General Industry) Zoning District.

REMARKS: This request is being made to give the petitioner permission to expand the existing salvage yard at 4425 Northern Boulevard onto this property.

The request is a special exception for an auto salvage yard.

CITY COUNCIL DISTRICT: 2



Site 

1 inch = 400 feet

Item 9A



Site 

1 inch = 200 feet

Item 9B