

Board of Adjustment Agenda

June 18, 2015 – 5:00 pm

Council Auditorium

City Hall, 103 N. Perry St.

BOARD OF ADJUSTMENT MEMBERS

John Stanley, *Chairman*

K. T. Brown, *Vice-Chairman*

Beau Holmes

George C. Howell, Jr.

Steve Hughes

Bart Prince

Pickett Reese

Jennifer Shaw

Nathan Williams

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

- I. Chairman's Message
- II. Approval of Minutes from the May 21, 2014 meeting

June 18, 2015

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
1.	2015-038	Johnny Henderson	R-65-s	7116 Oak Side Drive (Chickens – special exception)	1
2.	2015-036	Deshowne Harris	B-3	500 Arba Street (Private School)	2
3.	2015-042	Thomas Short	R-100	3067 Ashley Avenue (Accessory Structures)	3
4.	2015-043	Johnny Raines, III	R-85	3778 Mosswood Road (Accessory Structure)	4
5.	2015-044	Eva A. Harris	PUD	1106 Old Breckenridge Lane (Accessory Structure)	5
6.	2008-098	Robert Mooty	R-100	3482 Southview Avenue (New Dwelling)	6
7.	2015-045	Rick Marks	R-125	2044 Myrtlewood Drive (New Dwelling)	7

The next Board of Adjustment meeting is on June 18, 2015

1. BD-2015-038 **PRESENTED BY:** Johnny Henderson

REPRESENTING: Same

SUBJECT: Request a special exception for chickens to be located at 7116 Oak Side Drive in an R-65-s (Single-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission for 10 chickens to be kept in the rear yard. If approved, the petitioner will install a coop in accordance with the Guidelines for Chickens.

The request is a special exception to keep 10 chickens.

This request was delayed at the May 21, 2015 meeting.

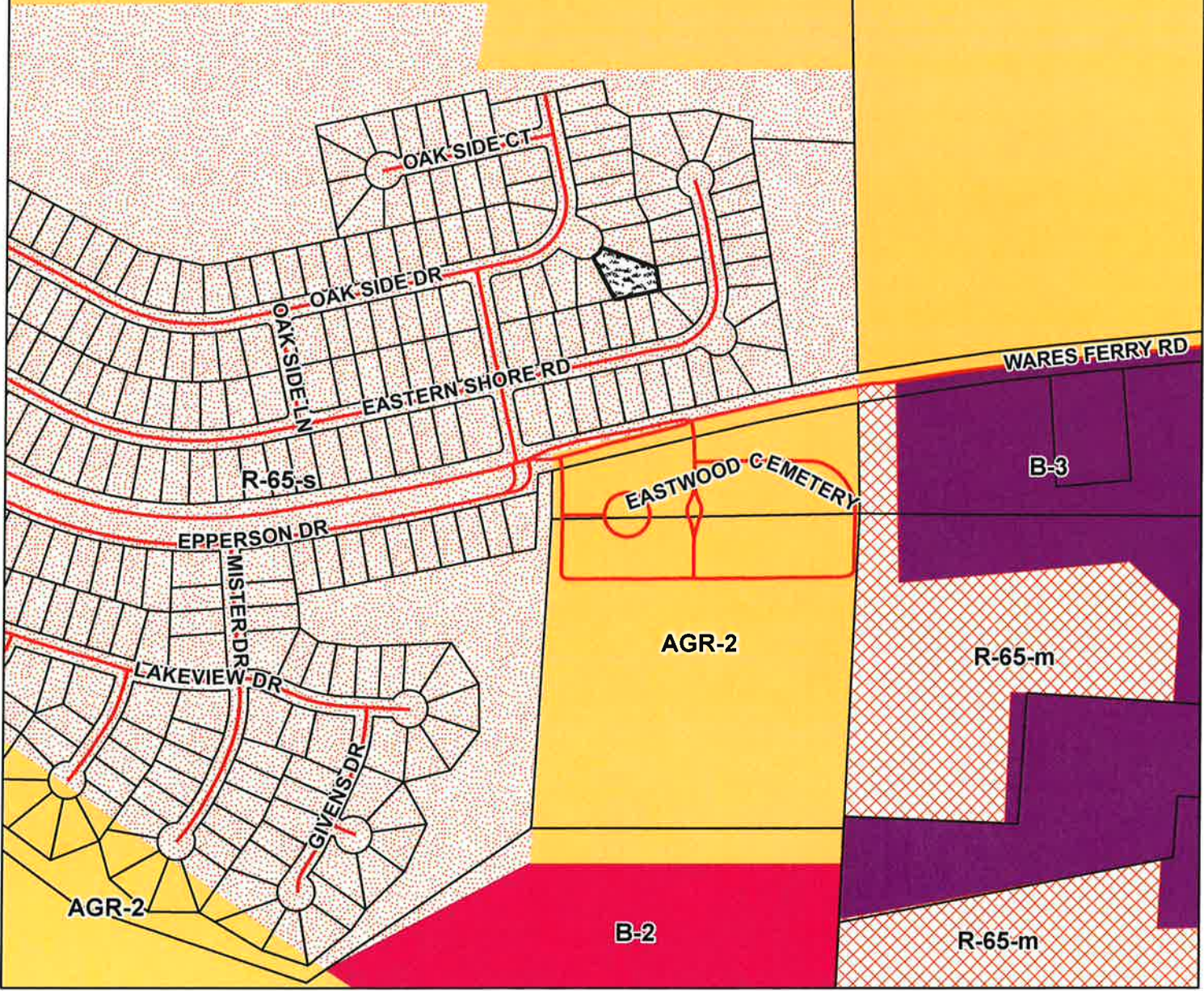
COUNCIL DISTRICT: 1

COMMENTS _____

ACTION TAKEN: _____

AGR-2

N



Site Location 

1 inch = 400 feet

Item No. 1A



Oak Side Dr.

Proposed Chicken Coop

SITE 

1 inch = 30 feet
Item 16

2. BD-2015-036 **PRESENTED BY:** Deshowne Harris

REPRESENTING: Eastern Oaks Academy

SUBJECT: Request a special exception for a private school, a parking variance, and setback variances for a new building to be located at 500 Arba Street in a B-3 (Commercial) Zoning District.

REMARKS: This request is being made to give the petitioner permission to operate a private school in the existing building, and to place a temporary classroom to the west of the main building that will come to the Nicrosi Street property line and within 10 ft. of the South Decatur Street property line, whereas 35 ft. is required from all property lines. There will be a total of 8 classrooms which require 40 parking spaces; however 12 parking spaces are proposed. There will be 7 full-time and 2 part-time employees, with 30 students maximum. Hours of operation are Monday – Friday, 5:30 a.m. – 6:00 p.m.

The requests are as follows:

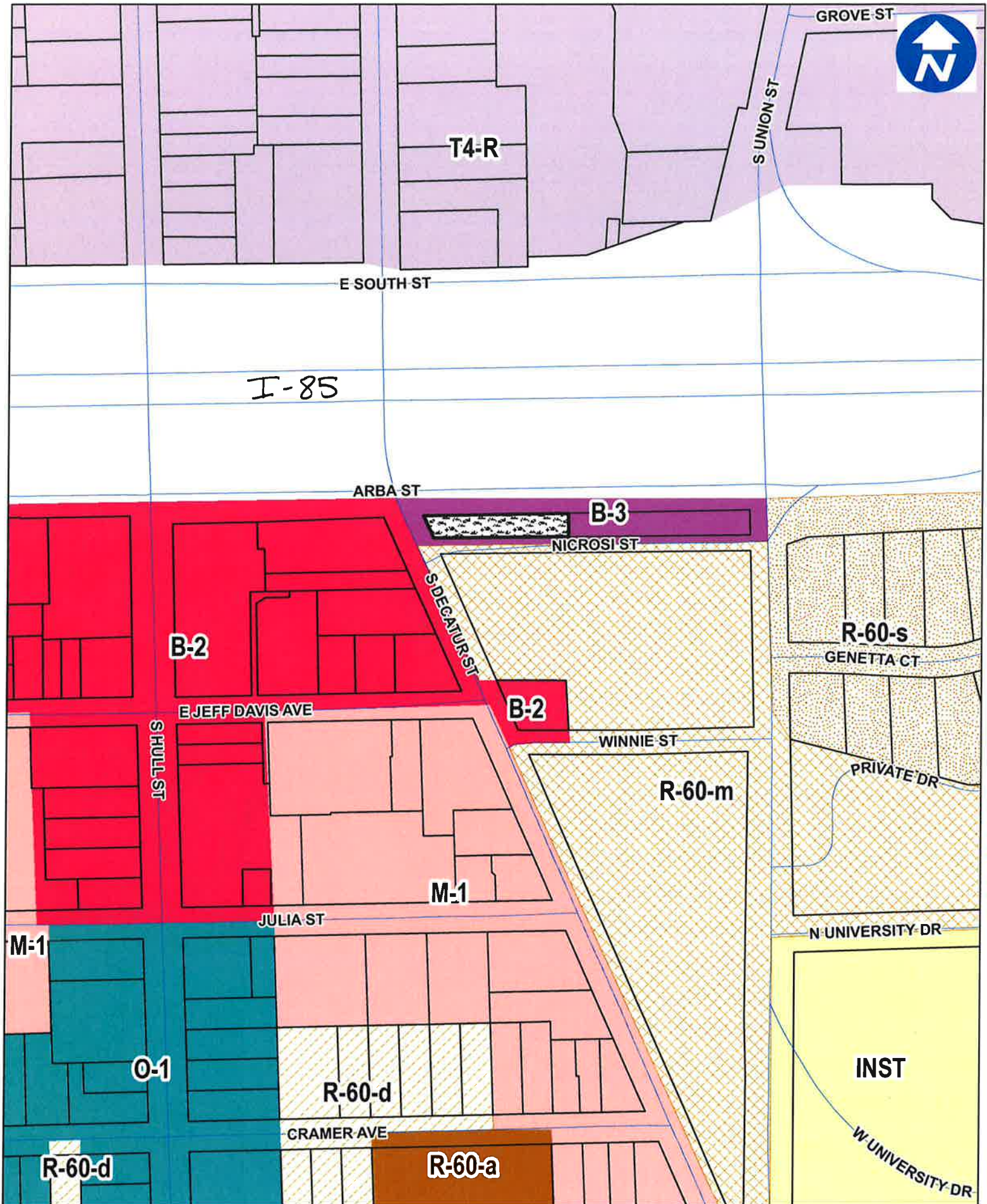
- A special exception for a private school;
- A 28 space parking variance; and
- Setback variances for the temporary classroom:
 - 35 ft. setback variance from Nicrosi Street
 - 25 ft. setback variance from South Decatur Street

This request was delayed at the May 21, 2015 meeting.

COUNCIL DISTRICT: 3

COMMENTS _____

ACTION TAKEN: _____



SITE 

1 inch = 200 feet

Item 2A



Site Location

1 inch = 50 feet

Item No. 2B

3. BD-2015-042 **PRESENTED BY:** Thomas Short

REPRESENTING: Same

SUBJECT: Request a separation variance between structures and a rear yard variance for existing accessory structures located at 3067 Ashley Avenue in an R-100 (Single-Family Residential) Zoning District.

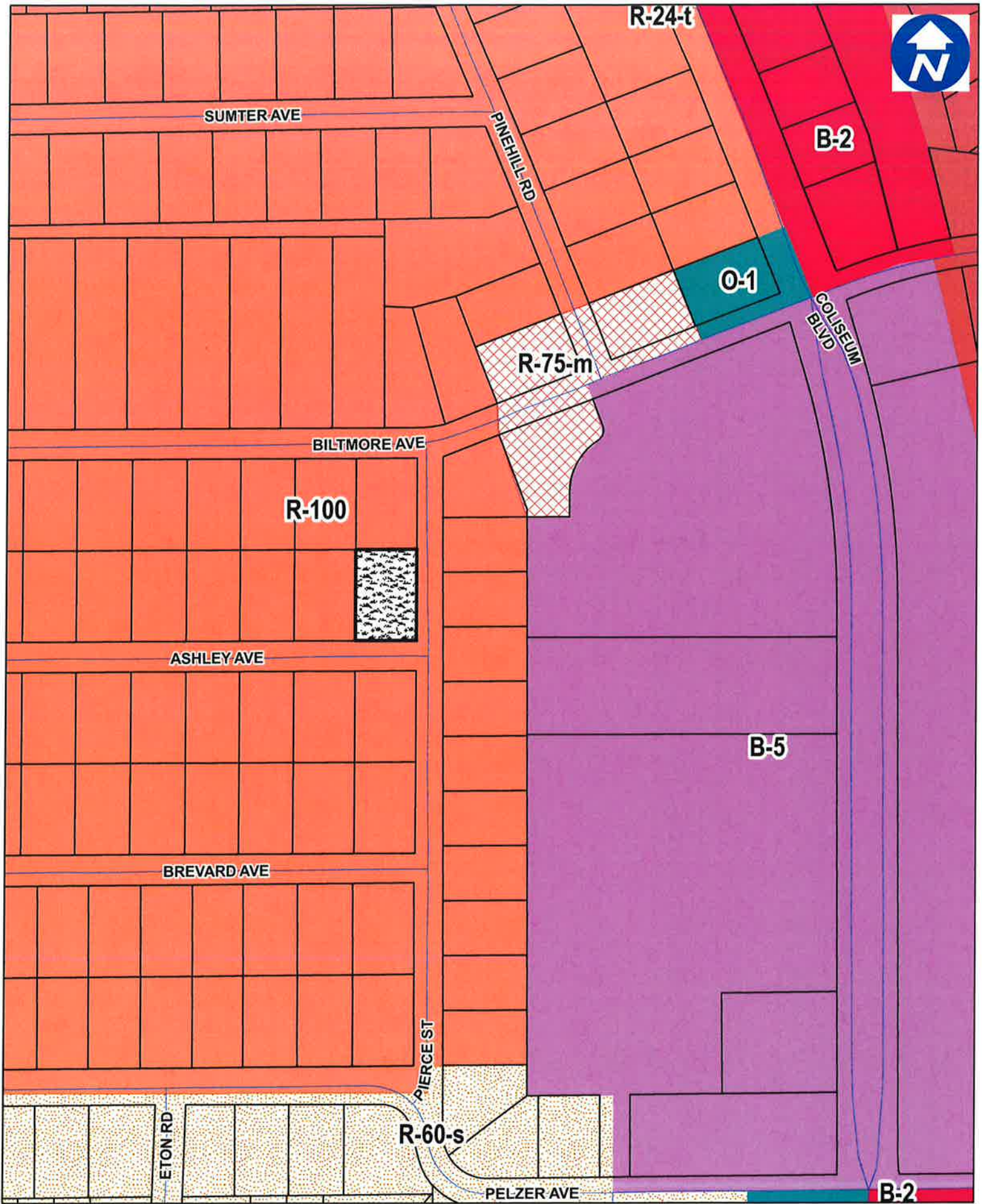
REMARKS: This request is being made to give the petitioner permission to maintain two accessory structures (pump house and storage building). There is 2 ft. between the structures, whereas 10 ft. is required. The storage building is 3 ft. off the rear property line, whereas 5 ft. is required.

The requests are an 8 ft. separation between structures variance and a 2 ft. rear yard variance.

COUNCIL DISTRICT: 2

COMMENTS _____

ACTION TAKEN: _____



SITE 

1 inch = 200 feet

Item 3A



Site Location

1 inch = 30 feet

Item No. 3B

4. BD-2015-043 **PRESENTED BY:** Johnny Raines, III

REPRESENTING: Mr. & Mrs. Quinton Ross

SUBJECT: Request a separation between structures variance and a side yard variance for a detached accessory structure to be located at 3778 Mosswood Road in an R-85 (Single-Family Residential) Zoning District.

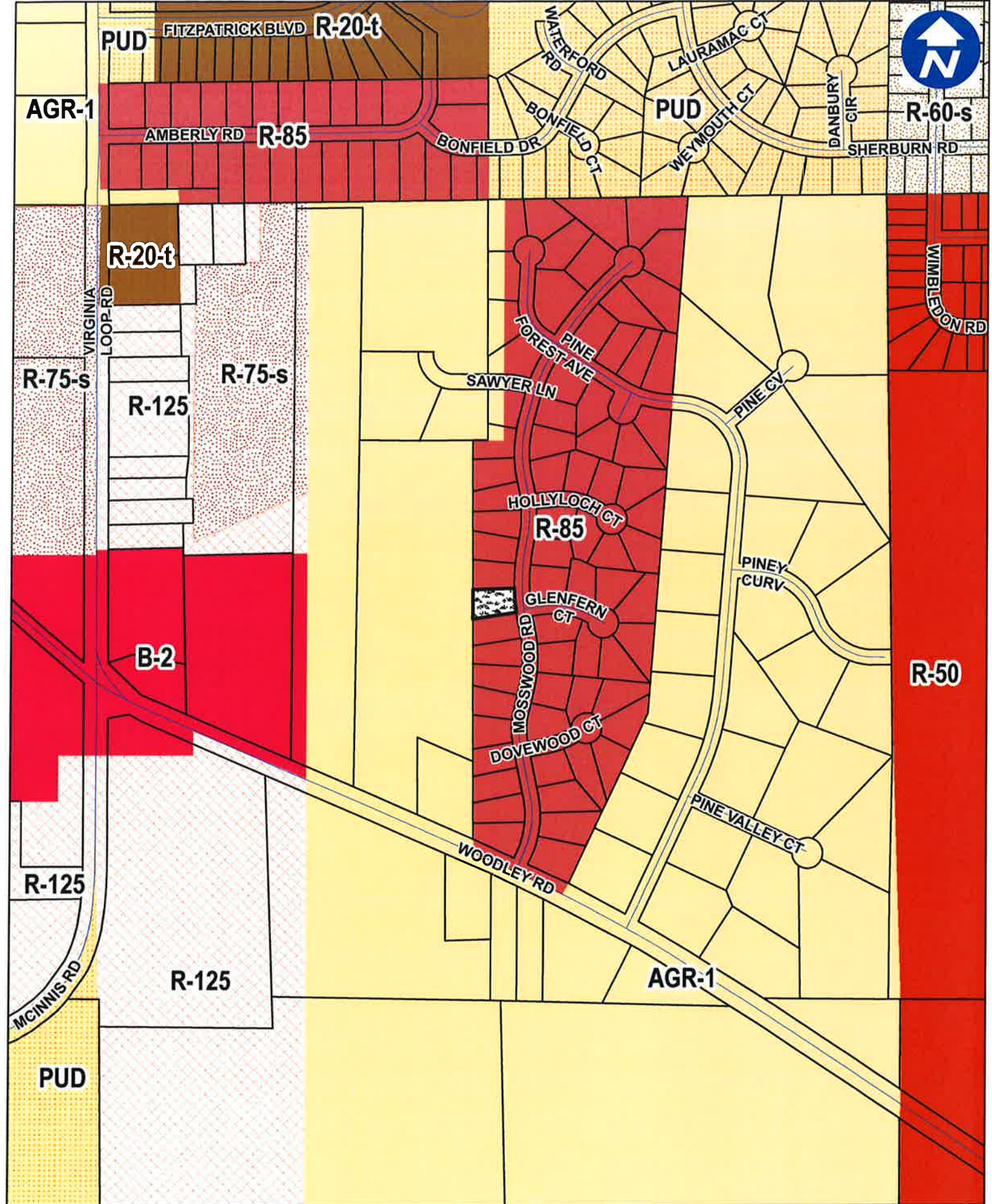
REMARKS: This request is being made to give the petitioner permission to construct a new 555 sq. ft. detached accessory structure (garage) that will come within 6 ft. of the main dwelling, whereas 10 ft. separation is required, and within 4 ft. of the side property line, whereas 5 ft. is required.

The requests are a 4 ft. separation between structures variance and a 1 ft. side yard variance.

COUNCIL DISTRICT: 6

COMMENTS _____

ACTION TAKEN: _____



SITE 

1 inch = 400 feet
 Item 4A



JBR DESIGN & CONSULTING, L.L.C.
MONTGOMERY, ALABAMA
354-548-2471

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DATE	REVISION

PROJECT NAME
ADDITIONS AND RENOVATIONS
to the
ROSS RESIDENCE
MONTGOMERY, ALABAMA

PROJECT NO. 14-109



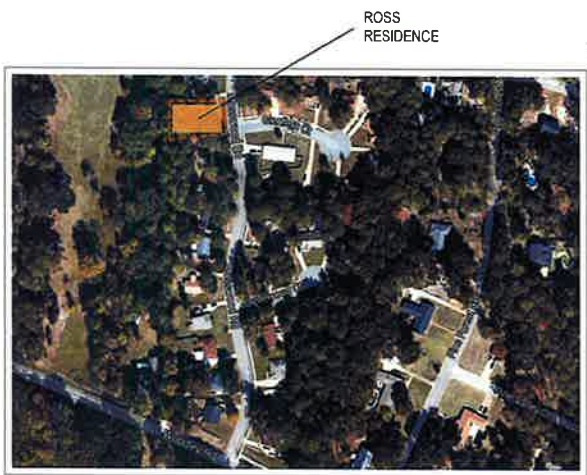
DRAWN BY

DATE
MAY 13, 2015

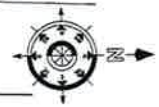
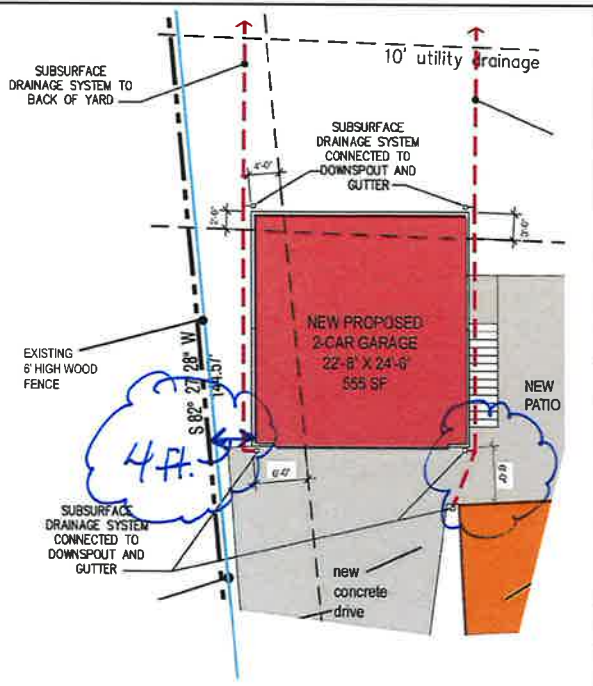
SHEET TITLE
SITE PLAN WITH
PROPOSED
GARAGE
LOCATION FOR
VARIANCE

SHEET NO

A0.1



LOCATION MAP - ROSS RESIDENCE
SCALE: N.T.S.





SITE 

1 inch = 60 feet
Item 4C

5. BD-2015-044 **PRESENTED BY:** Eva A. Harris

REPRESENTING: Same

SUBJECT: Request a separation variance between structures for a detached accessory structure to be located at 1106 Old Breckenridge Lane in a PUD (Planned Unit Development) Zoning District.

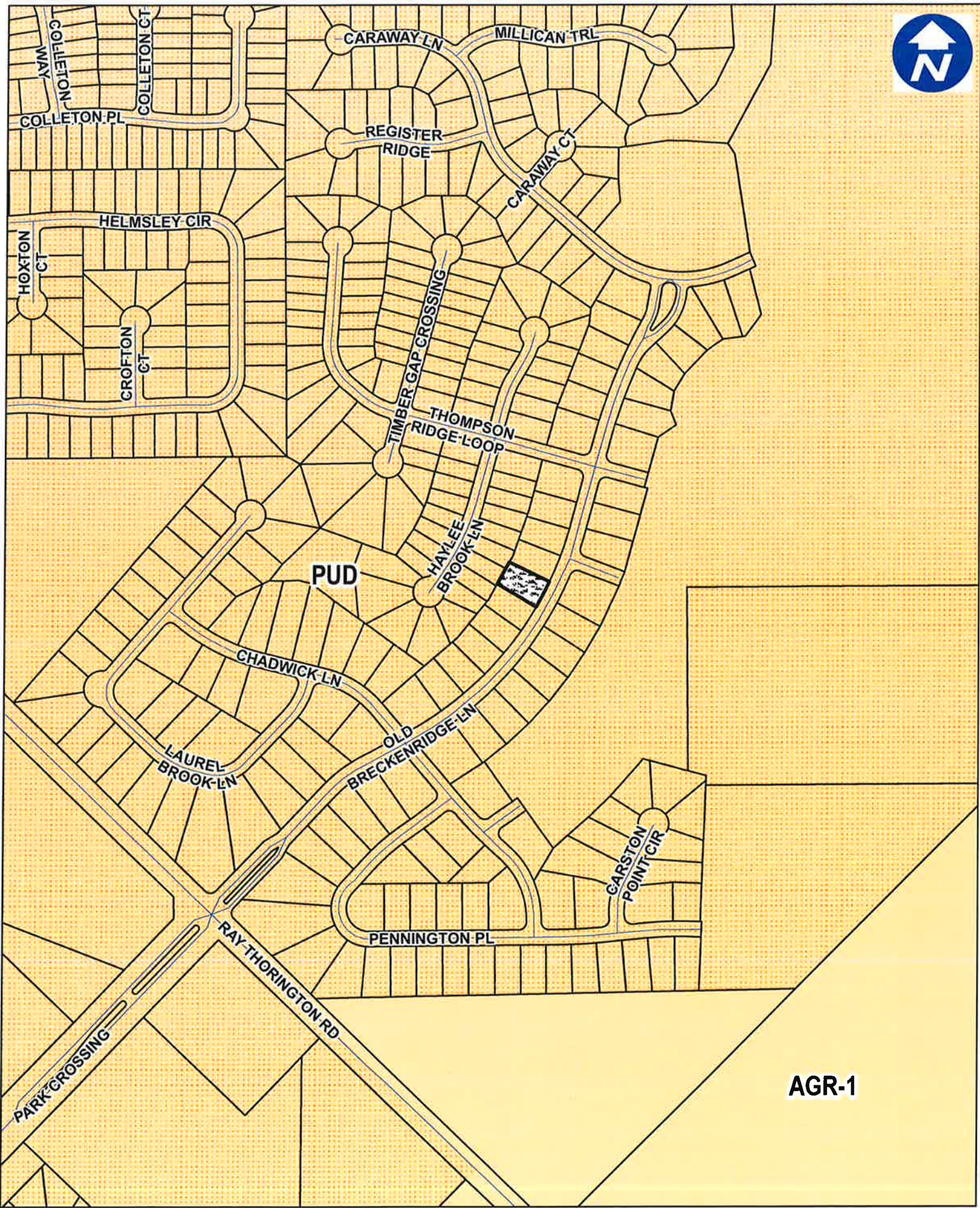
REMARKS: This request is being made to give the petitioner permission to construct a new accessory structure (pergola) in the rear yard. The roof of the pergola will not be attached to the main dwelling; therefore a 10 ft. separation variance between structures is required.

The request is a 10 ft. separation variance between structures.

COUNCIL DISTRICT: 9

COMMENTS _____

ACTION TAKEN: _____



SITE 

1 inch = 400 feet

Item 5A



Site Location

1 inch = 30 feet

Item No. 5B

6. BD-2008-098 **PRESENTED BY:** Robert Mooty

REPRESENTING: Same

SUBJECT: Request a side yard variance for a new dwelling to be located at 3482 Southview Avenue in an R-100 (Residential) Zoning District.

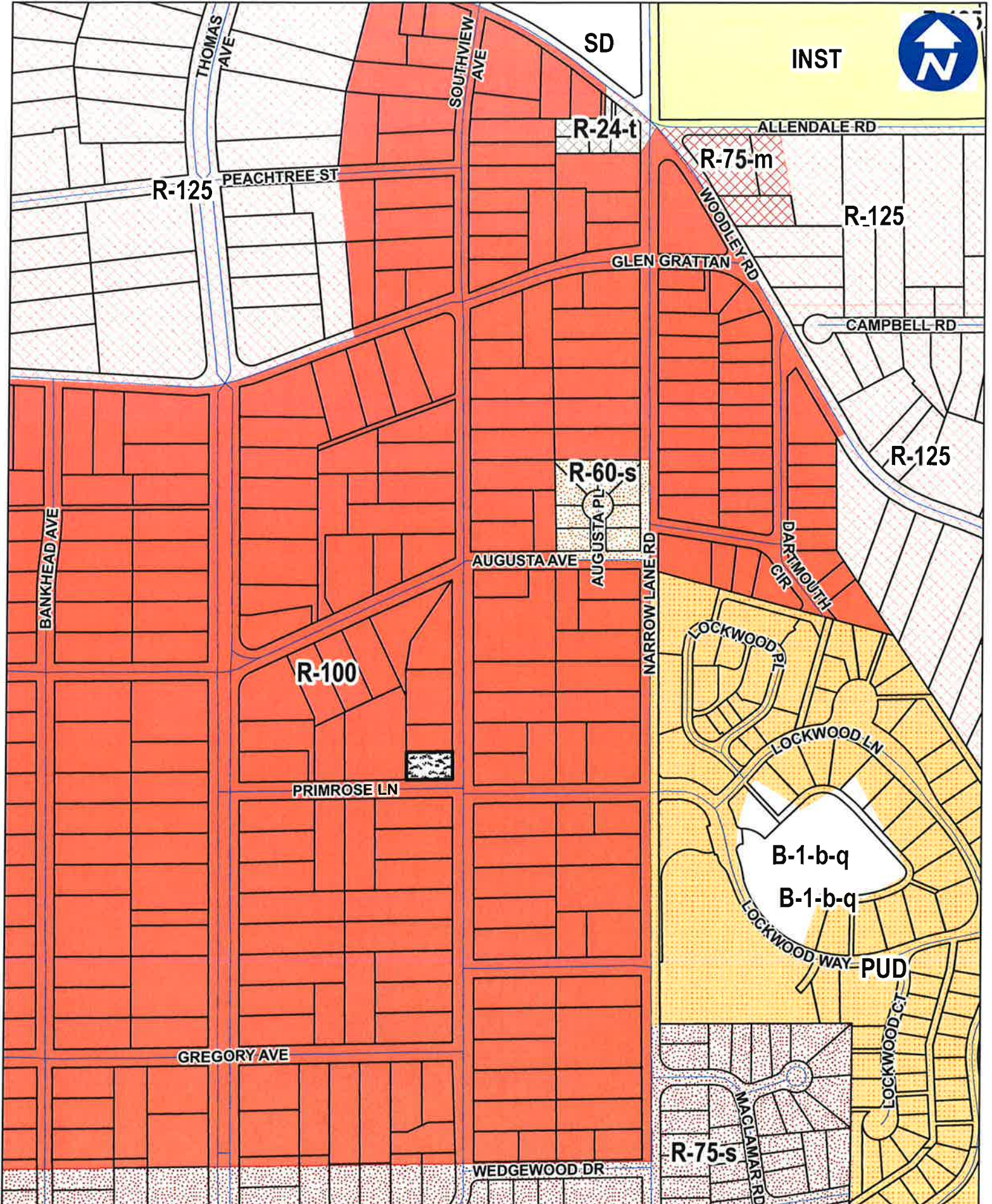
REMARKS: This request is being made to give the petitioner permission to construct a new dwelling to come to within 8 ft. of the interior side property line, whereas a 10 ft. 6 in. side yard is allowed.

A 25 ft. street side yard variance (Primrose Street) was previously granted.

COUNCIL DISTRICT: 7

COMMENTS _____

ACTION TAKEN: _____



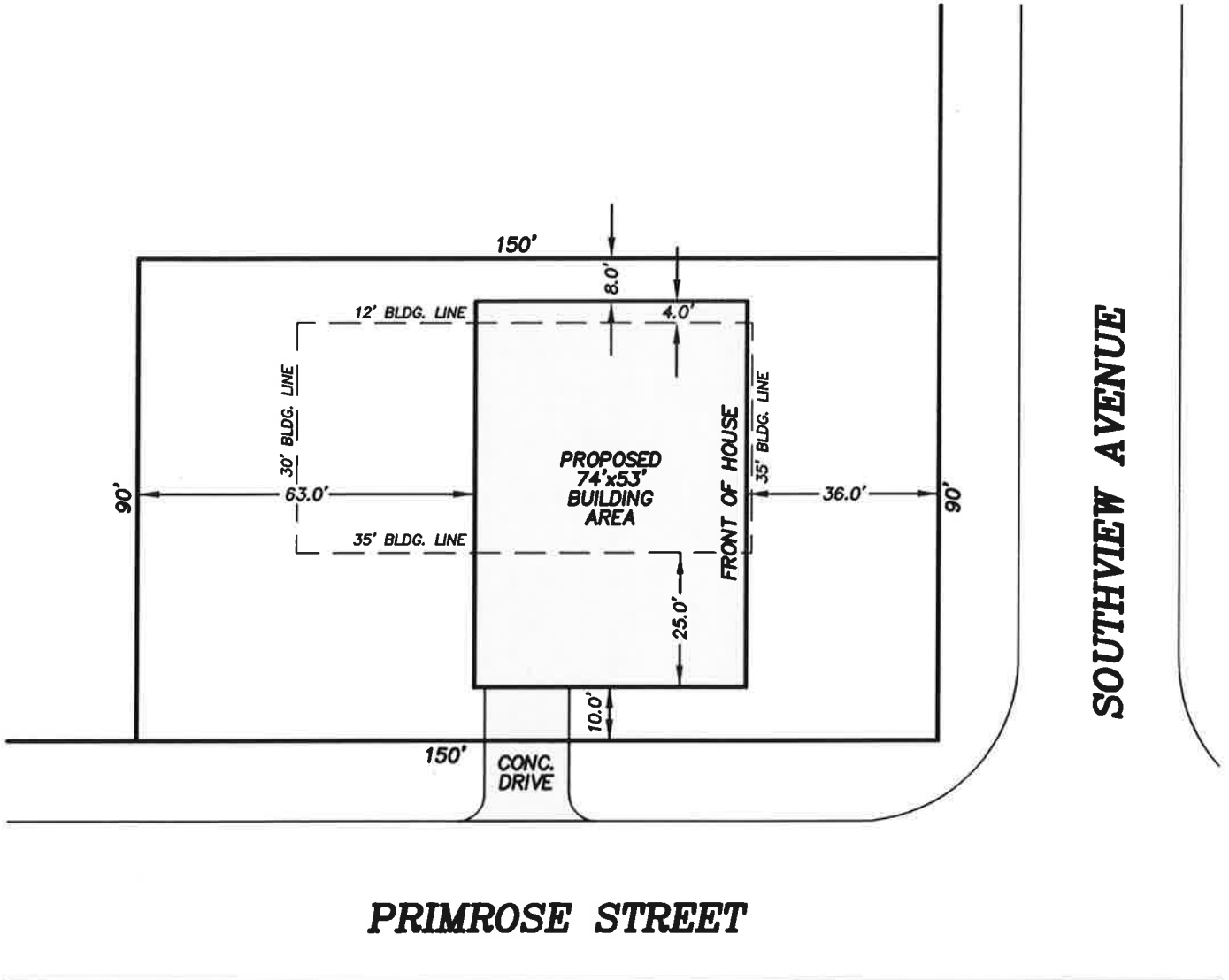
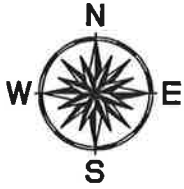
SITE 

1 inch = 400 feet

Item 60A

SITE PLAN
LOT 10, BLOCK 11
PLAT OF EDGEWOOD

3482 SOUTHVIEW AVENUE

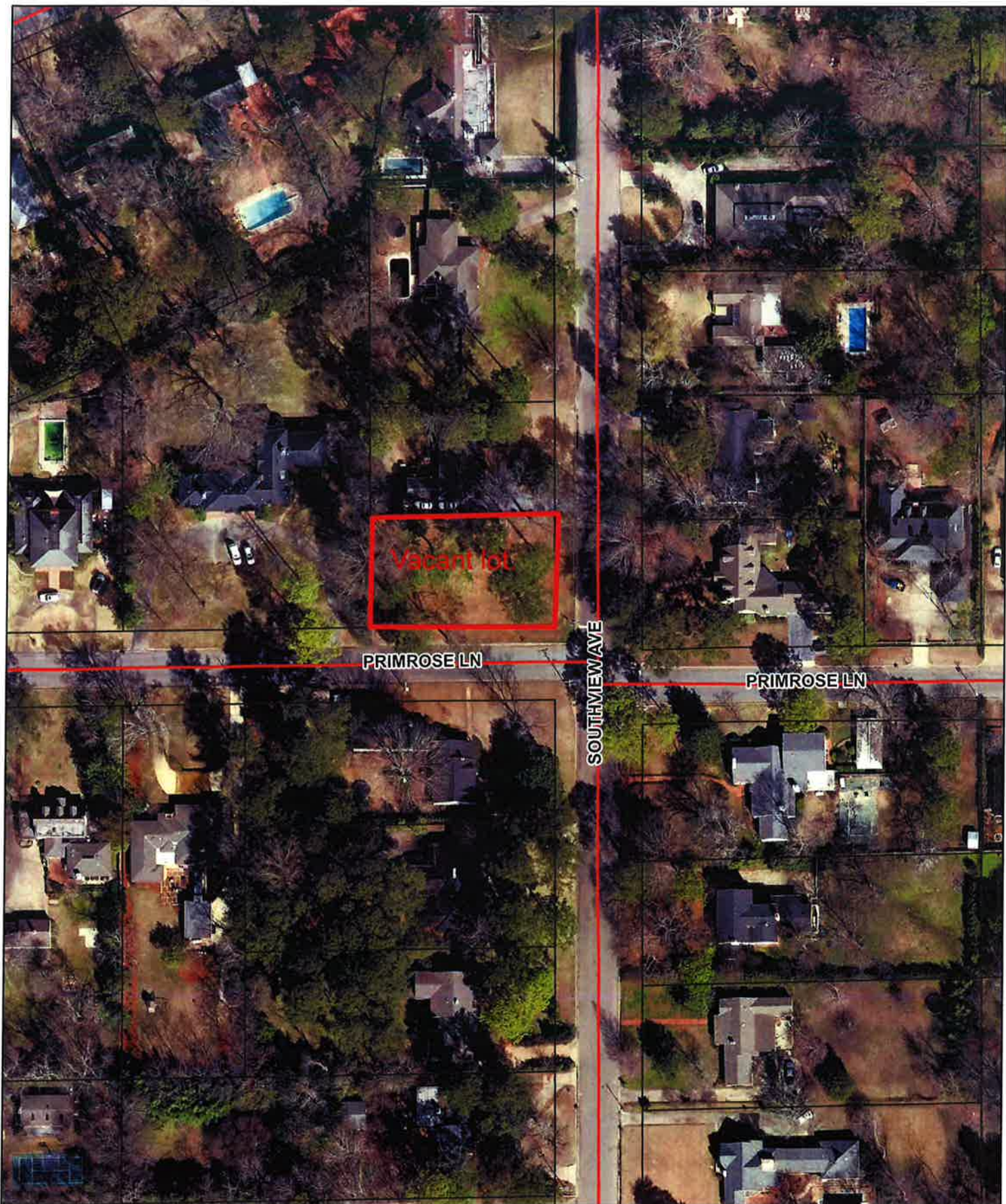


PRIMROSE STREET

SOUTHVIEW AVENUE

Drawn By: B. PYRTLE		2124 Moores Mill Road Suite 110 Auburn, Alabama 36830 Phone (334) 821-0105 www.precisionsurveying.biz	Seal
Scale: 1"=30'		File Name: 15-419-SP	<p align="center">SCALE IN FEET</p>

Date:
MAY 21, 2015



Site Location

1 inch = 100 feet

Item No. 6C

7. BD- 2015-045 **PRESENTED BY:** Rick Marks

REPRESENTING: Same

SUBJECT: Request a side yard variance for a new dwelling to be located at 2044 Myrtlewood Drive in an R-125 (Single-Family Residential) Zoning District.

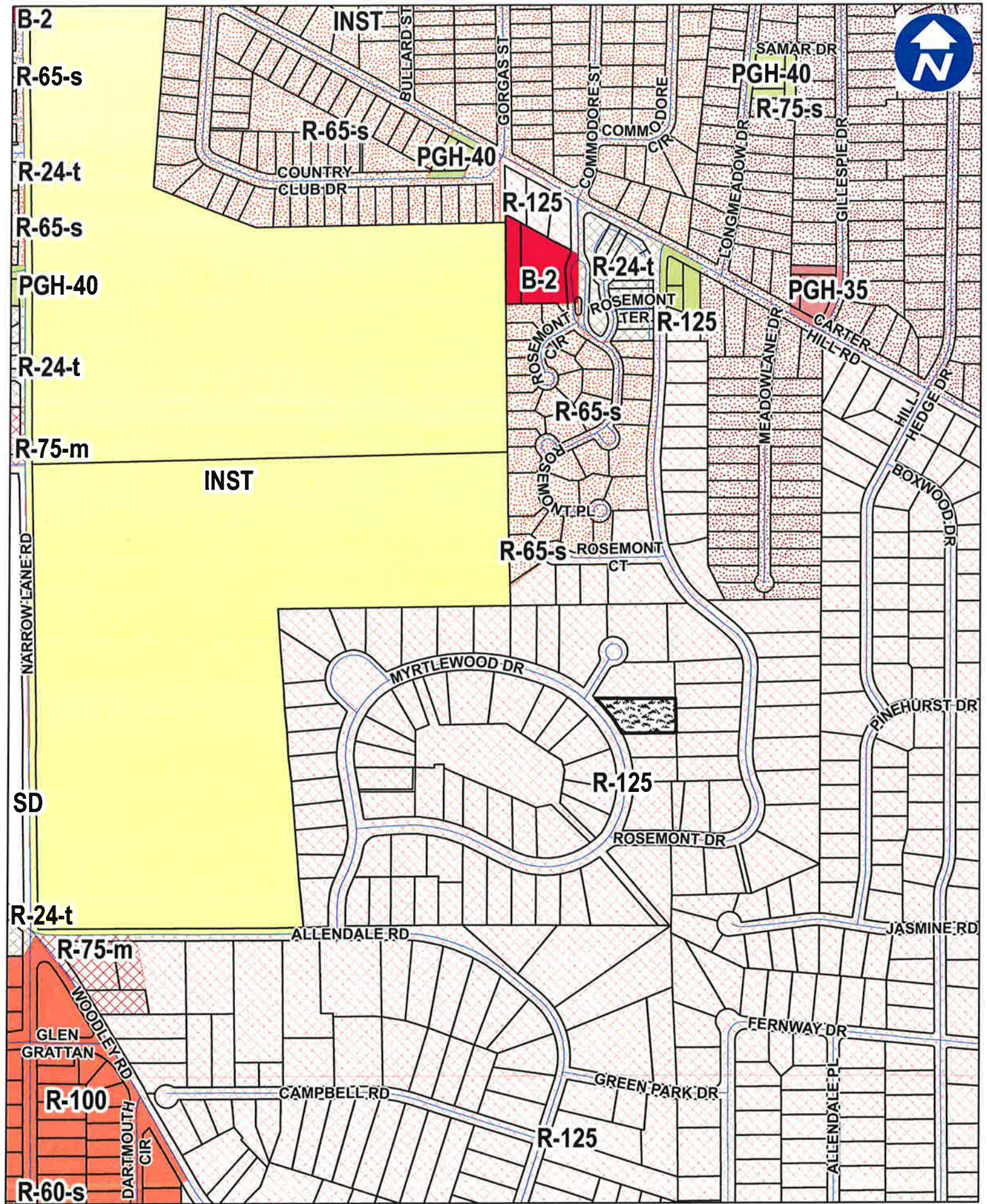
REMARKS: This request is being made to give the petitioner permission to construct a new dwelling that will come within 8 ft. of the side property, whereas 20 ft. is required.

The variance requested is a 12 ft. side yard variance.

COUNCIL DISTRICT: 7

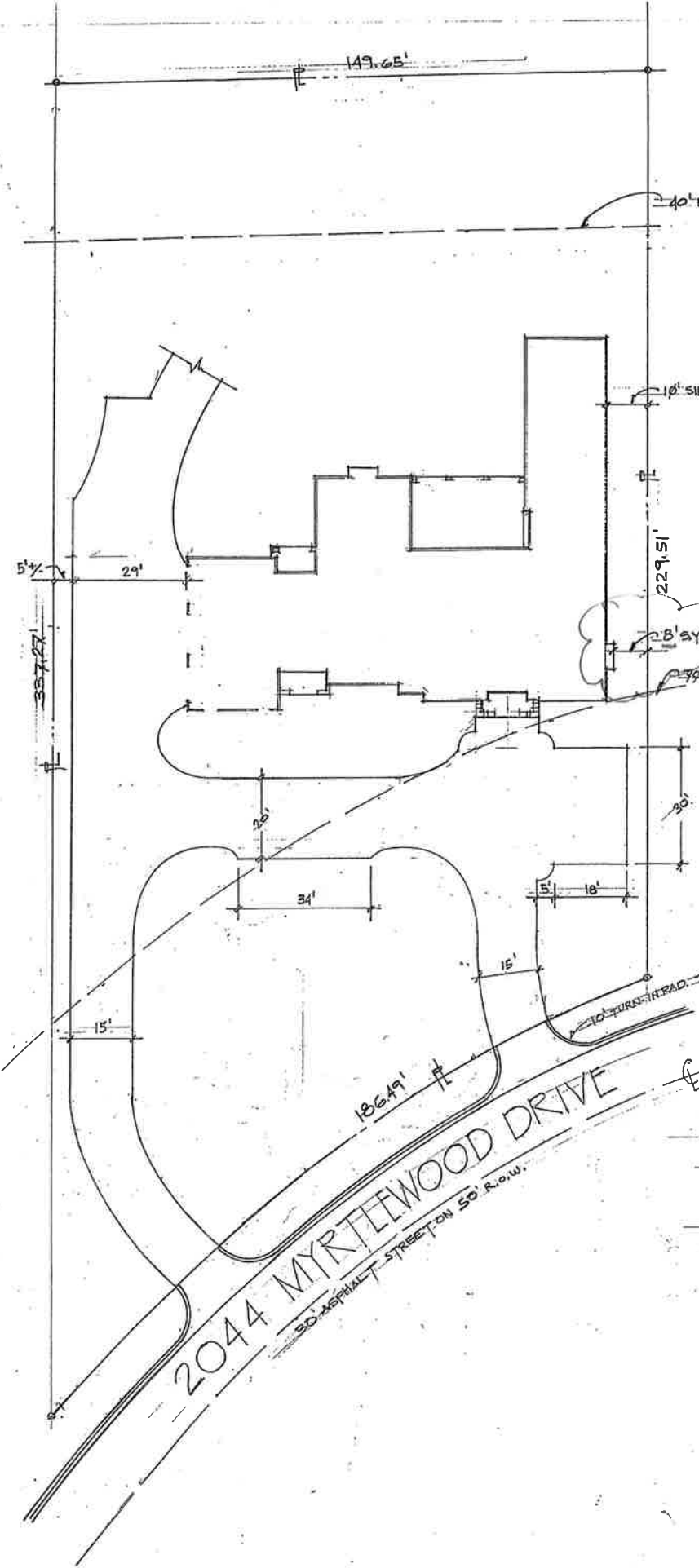
COMMENTS _____

ACTION TAKEN: _____



SITE 

1 inch = 500 feet
Item 7A



RICK MARKS PLAT N^o 1
 REPEAT OF LOT'S 26 & 25

SITE PLAN
 SCALE
 LOTS 26 & 25
 ROSEMONT ESTATES PLAT N^o 2
 MONTGOMERY, ALABAMA

7B



MYRTLEWOOD DR

House has been demolished

SITE 

1 inch = 50 feet
Item 7C