

# Board of Adjustment Agenda

August 20, 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

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**Planning Controls 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 July 16, 2014 meeting**

**August 20, 2015**

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
1.	2015-054	Robert D. Felton	PUD	8528 Ryan Ridge Loop (Privacy fence)	1
2.	2015-053	John A. Harris	R-75-s	530 Farmington Road (Accessory structure)	2
3.	2015-052	Bridget & Joedy Lognion	R-75-s	3602 Sir Michael Drive (Recreational vehicle & carport)	3
4.	2015-055	Willie Owens	AGR-2	Plantation Road (Mobile home)	4
5.	2015-056	Robbie Washer	R-60-s	2188 Wyndgate Loop (Addition to dwelling)	5
6.	2015-057	Pamela Nichols	R-65-s	204 Cedar Street (Special exception – pigs)	6

*The next Board of Adjustment meeting is on September 17, 2015*

1. BD-2015-054 **PRESENTED BY:** Robert D. Felton

**REPRESENTING:** Same

**SUBJECT:** Request a street side yard variance for a privacy fence to be located at 8528 Ryan Ridge Loop in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to construct a privacy fence to come within 10 ft. of the street side yard property line (Kyle Court), whereas 25 ft. is required.

*The variance requested is a 15 ft. street side yard variance.*

**COUNCIL DISTRICT:** 9

**COMMENTS** \_\_\_\_\_

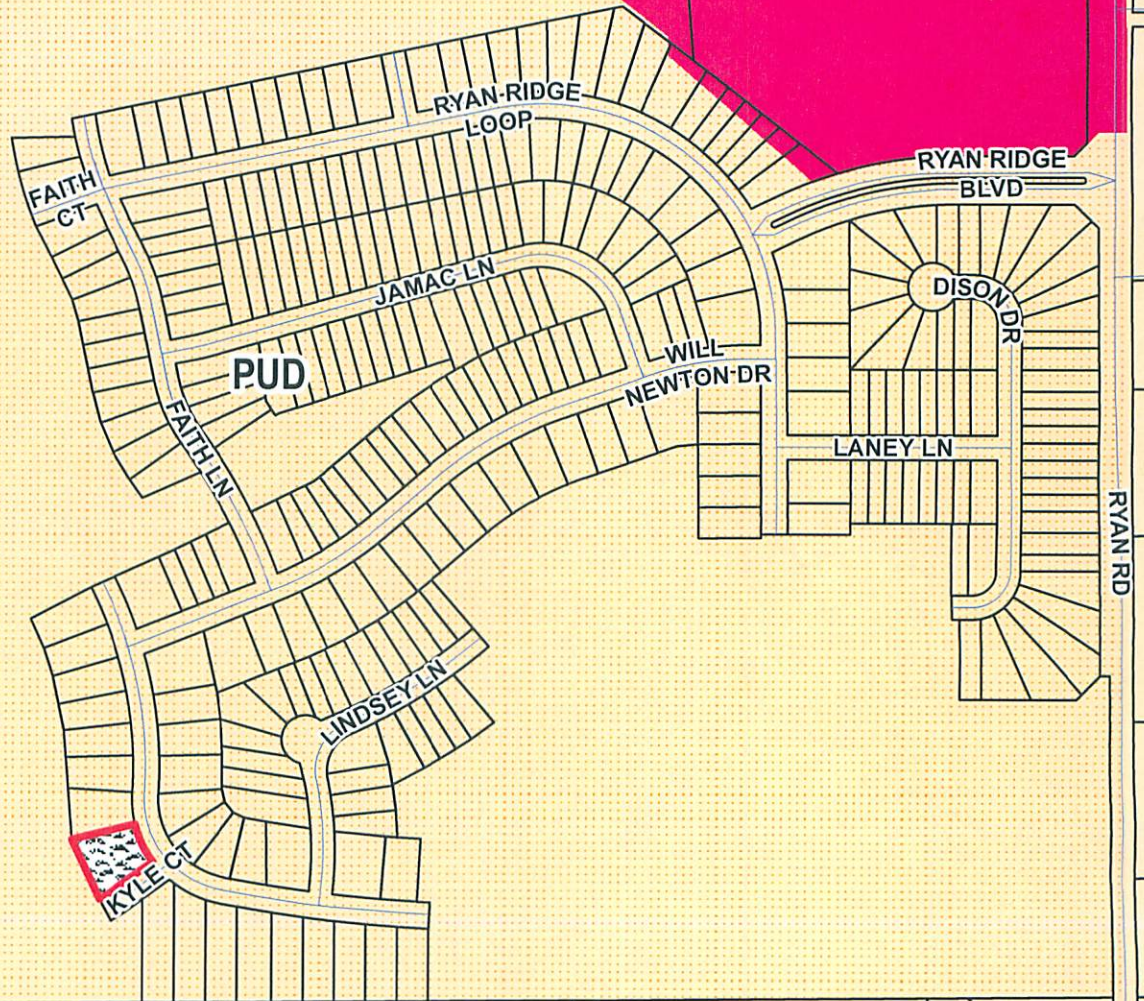
**ACTION TAKEN:** \_\_\_\_\_

AGR-1



B-2

B-2



PUD

AGR-1

FH

R-60-m

SITE



1 inch = 400 feet

Item 1A



Site Location

1 inch = 50 feet

Item No. 1B

2. BD-2015-053 **PRESENTED BY:** John A. Harris

**REPRESENTING:** Same

**SUBJECT:** Request a side yard variance, rear yard variance, and a separation variance between structures for an accessory structure to be located at 530 Farmington Road in a R-75-s (Single-Family Residential) Zoning District.

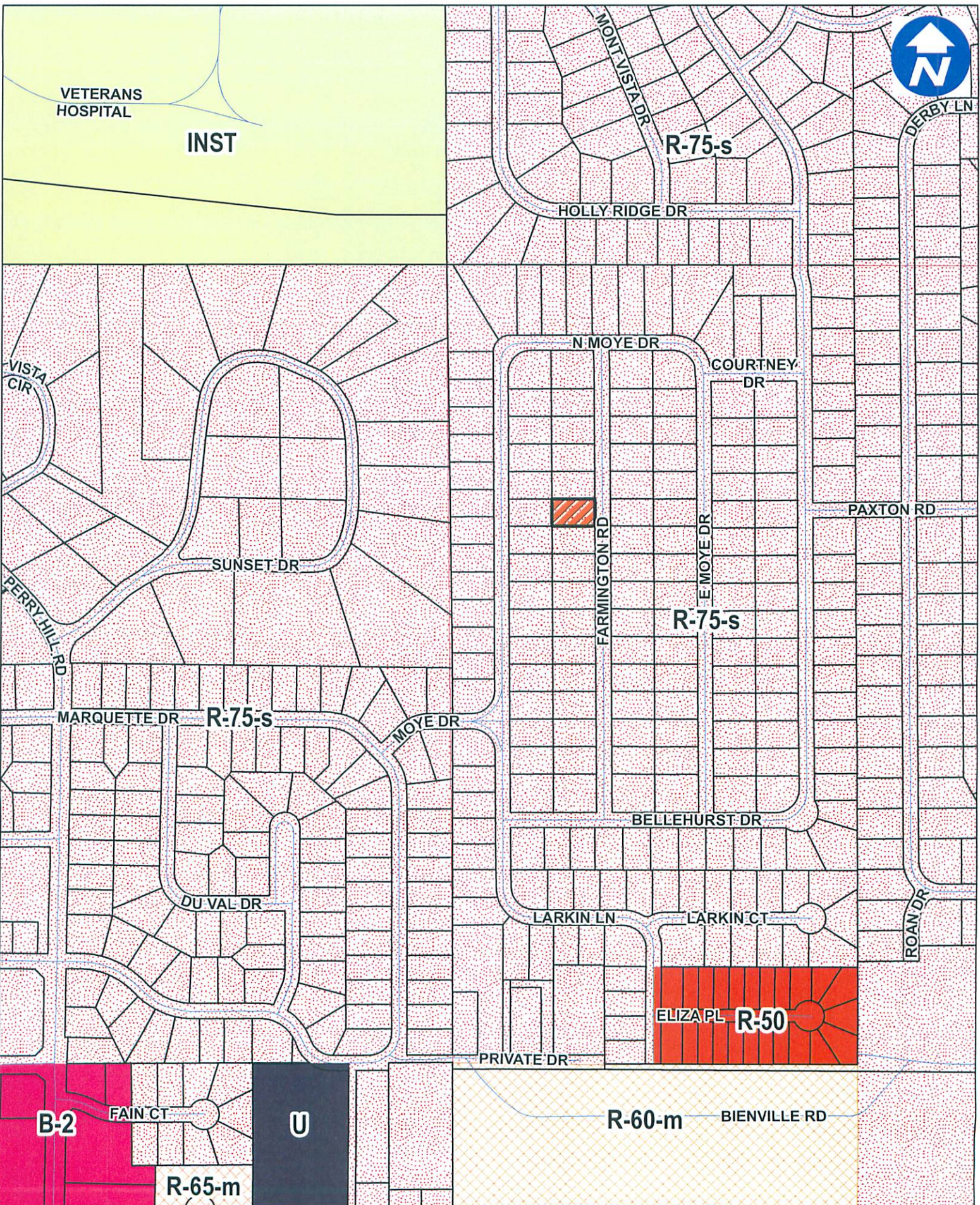
**REMARKS:** This request is being made to give the petitioner permission to construct an 8 ft. x 10 ft. accessory structure, which is being rebuilt on an existing slab. The accessory structure will come within 3 ft. of the side yard property line and within 3 ft. of the rear property line, whereas 5 ft. is required on both. The accessory structure will come within 8 ft. of an existing accessory structure, whereas a 10 ft. separation is required.

*The variances requested are a 2 ft. side yard variance, a 2 ft. rear yard variance, and a 2 ft. separation variance between structures.*

**COUNCIL DISTRICT:** 1

**COMMENTS** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_



SITE 

1 inch = 400 feet  
Item 2A



SITE 

1 inch = 30 feet  
Item 2B



3. BD-2015-052 **PRESENTED BY:** Bridget & Joedy Lognion

**REPRESENTING:** Same

**SUBJECT:** Request a variance to store a recreational vehicle in the street side yard, a street side yard variance, a rear yard variance, and a separation variance between structures for a carport to be located at 3602 Sir Michael Drive, in an R-75-s (Single-Family Residential) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to store a recreational vehicle in the street side yard under the proposed carport. The carport is 18 ft. x 21 ft. and will come within 7 ft. 10 in. of the street side yard property line (Karen Road), whereas 30 ft. is required. The carport will come within 3 ft. of the rear property line, whereas 5 ft. is required, and within 6 ft. 9 in. of an existing accessory structure, whereas a 10 ft. separation is required.

**This came in as a complaint.**

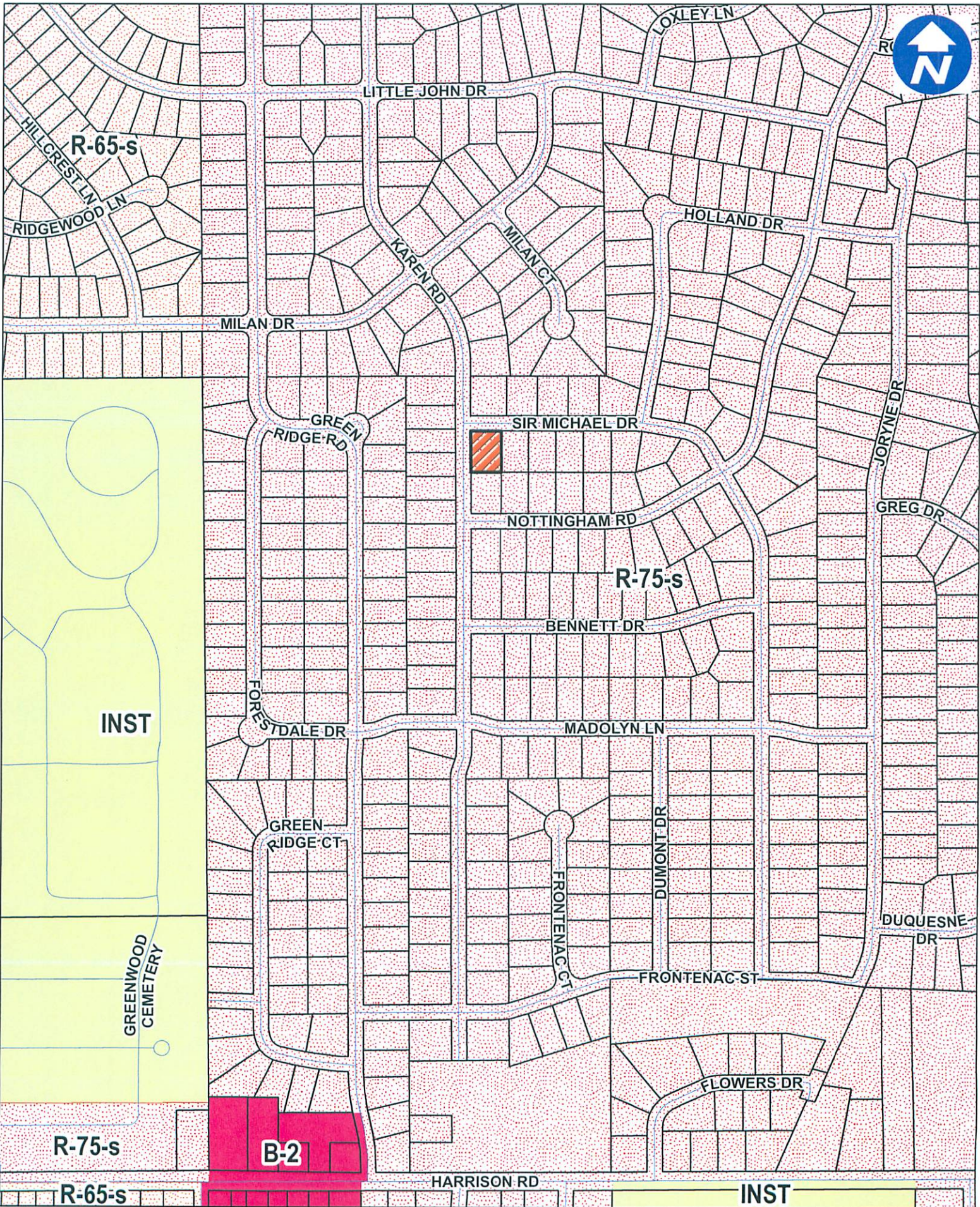
*The variances requested are as follows:*

- *A special exception to store an RV in the street side yard*
- *A 22 ft. 2 in. street side yard variance*
- *A 2 ft. rear yard variance*
- *A 3 ft. 3 in. separation variance between structures*

**COUNCIL DISTRICT: 1**

**COMMENTS** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_



SITE 

1 inch = 400 feet  
Item 3A

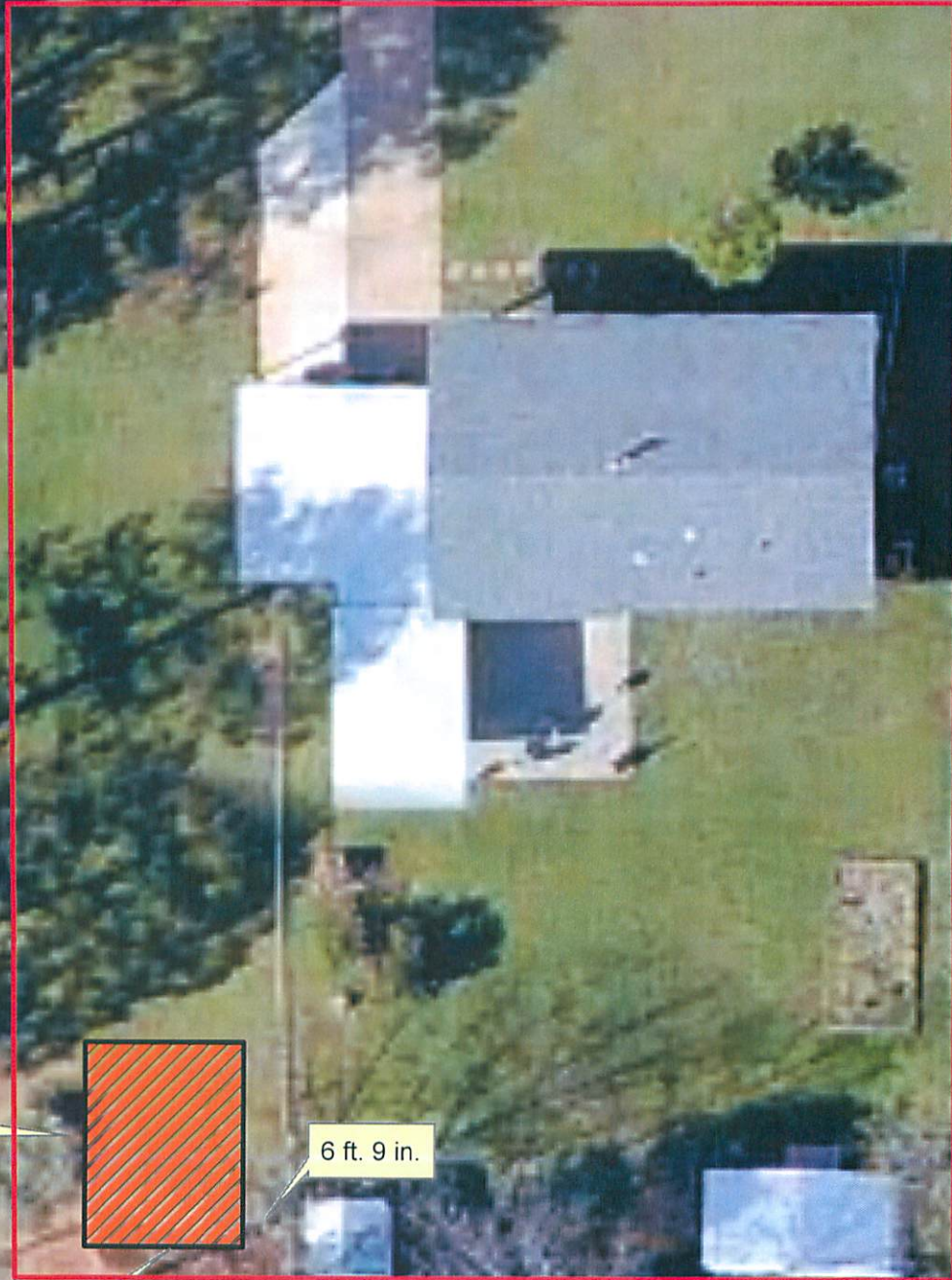
Example of similar carport



SIR MICHAEL DR



KAREN RD



7 ft. 10 in.

6 ft. 9 in.

3 ft.

SITE 

1 inch = 20 feet  
Item 3C

4. BD-2015-055 **PRESENTED BY:** Willie Owens

**REPRESENTING:** Same

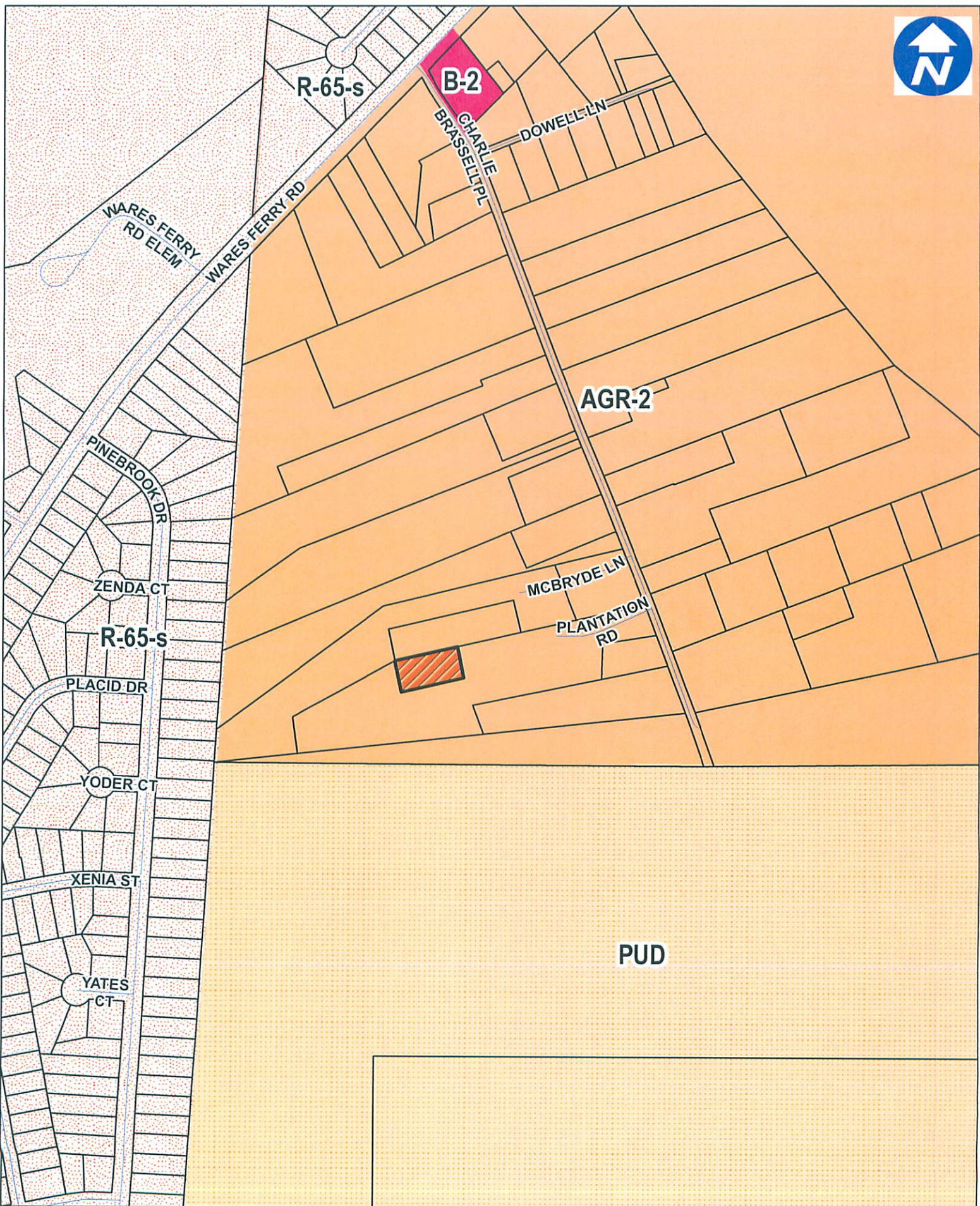
**SUBJECT:** Request a special exception for a mobile home to be located on a parcel of land located approximately 300 ft. west of the end of Plantation Road in an AGR-2 (General Agriculture) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to place a 16 ft. x 80 ft. mobile home for living purposes on ½ acre parcel of land. The mobile home will meet all required setbacks.

**COUNCIL DISTRICT:** 1

**COMMENTS** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_



SITE 

1 inch = 400 feet  
Item 4A



Proposed mobile home

SITE 

1 inch = 200 feet  
Item 4B

5. BD-2015-056 **PRESENTED BY:** Robbie Washer

**REPRESENTING:** Eradean Jeter

**SUBJECT:** Request a side yard variance for an addition to a dwelling located at 2188 Wyndgate Loop in an R-60-s (Single-Family Residential) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to construct an addition that will come within 7 ft. 3 in. of the side property line, whereas 10 ft. is required.

*The request is a 2 ft. 9 in. side yard variance.*

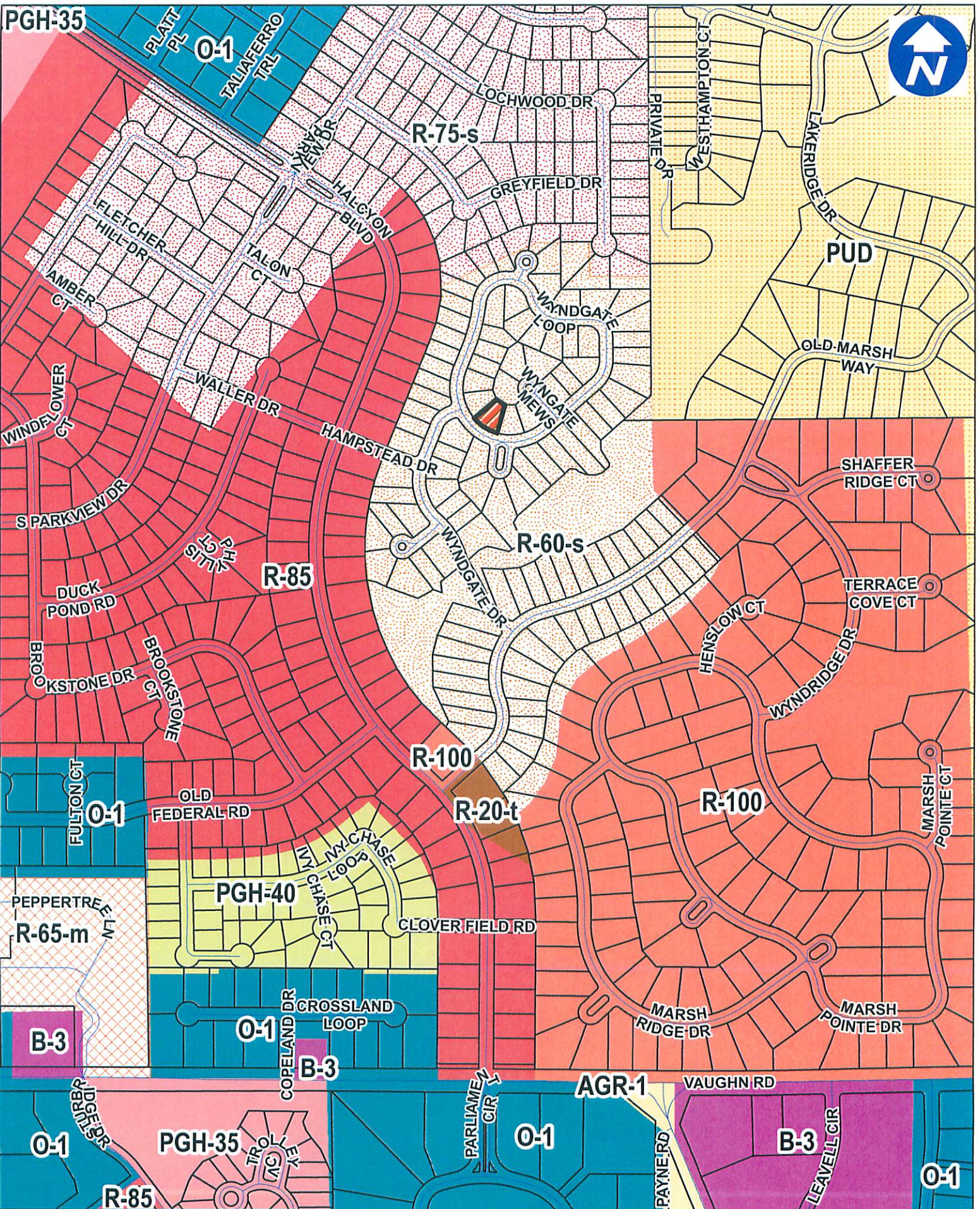
**COUNCIL DISTRICT:** 9

**COMMENTS** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_

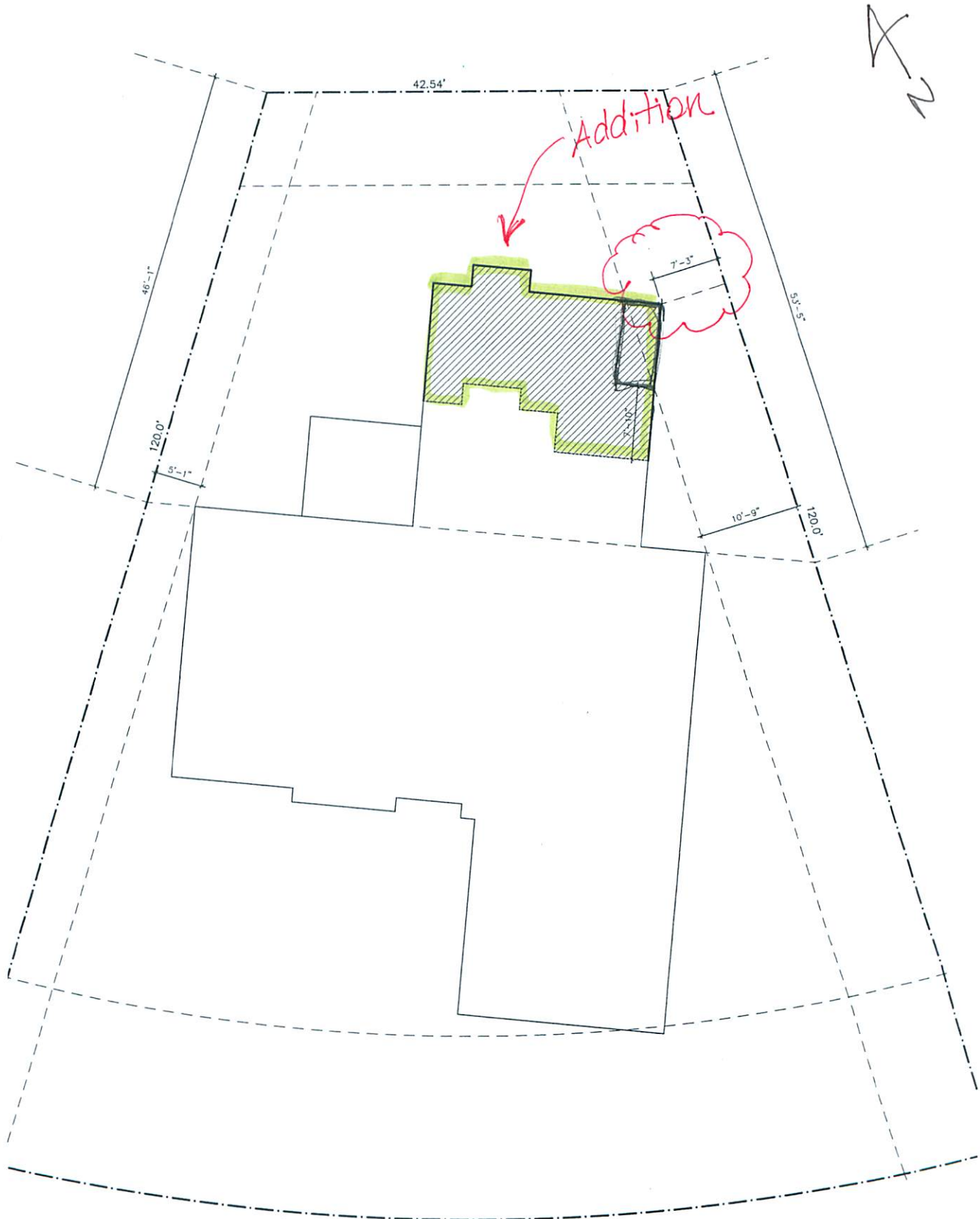


PGH-35



SITE 

1 inch = 500 feet  
Item 5A



Wyndgate Loop

**SCHMATIC SITE PLAN**  
SCALE 1" = 10'-0"

5B



SITE 

1 inch = 30 feet  
Item 5C

6. BD-2015-057 **PRESENTED BY:** Pamela Nichols

**REPRESENTING:** Same

**SUBJECT:** Request a special exception to keep pot-bellied pigs on the property located at 204 Cedar Street in an R-65-s (Single-Family Residential) Zoning District.

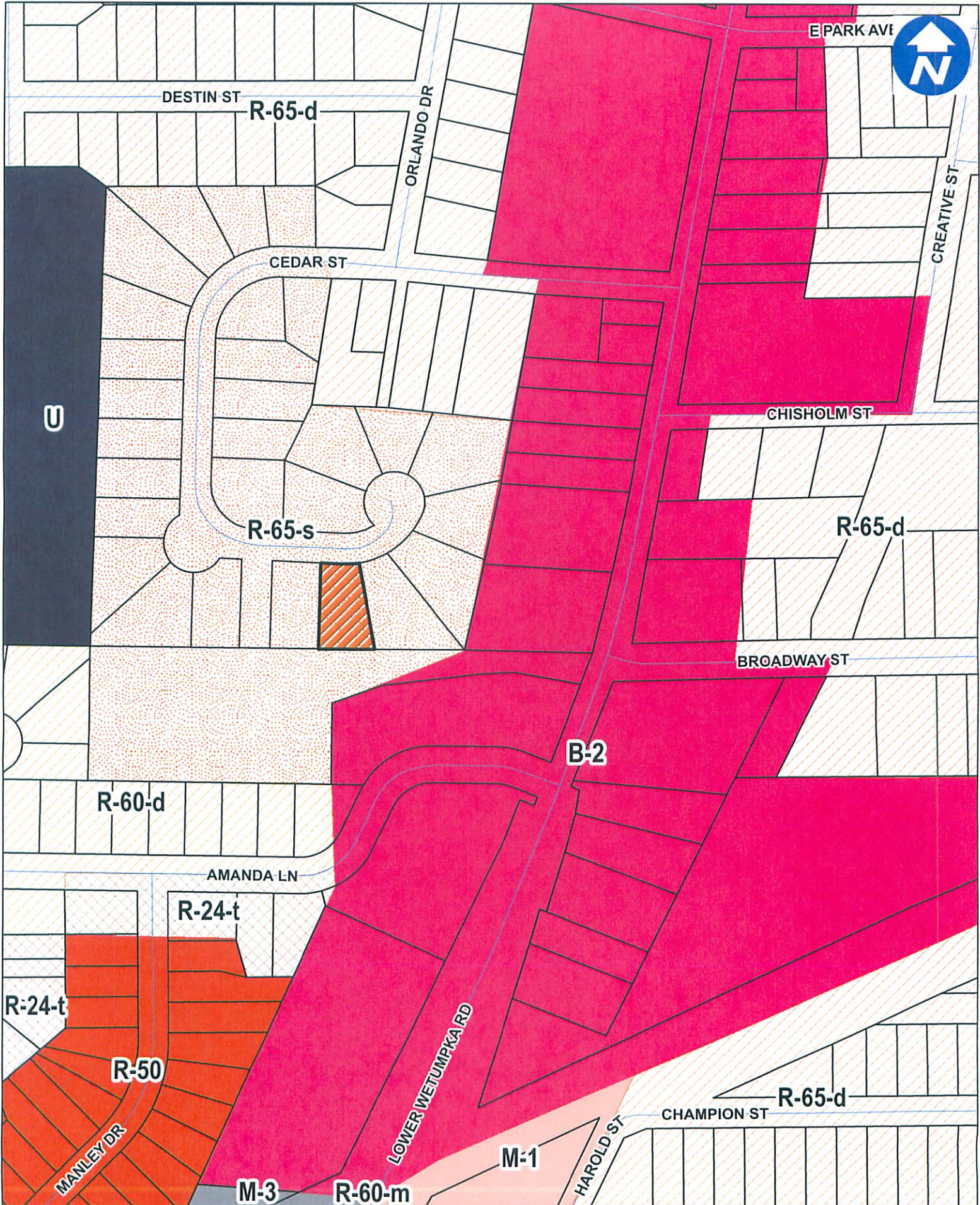
**REMARKS:** This request is being made to give the petitioner permission to keep two (2) pot-bellied pigs as pets in the back yard, within an enclosed area under a covered area.

**This came in as a complaint.**

**COUNCIL DISTRICT:** 3

**COMMENTS** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_



SITE 

1 inch = 200 feet  
 Item 6A

65





6/1



6D





CEDAR ST

SITE

1 inch = 50 feet  
Item 6E