

Board of Adjustment Agenda

July 21, 2016 – 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 June 16, 2016 meeting

July 21, 2016

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
1.	2016-036	Southern SignCrafters	O-1	6980 Winton Blount Boulevard (ID Sign)	1
2.	2016-034	Phillip Pouncey Builder	R-85	3049 Highfield Drive (Accessory Structure)	2
3.	2016-033	Maxine Taylor	R-75-s	450 Courtney Drive (Sanitary Facilities in Accessory Structure)	3
4.	2016-037	Robert & Denise Bashaw	R-65-m	3370 Lexington Road (Accessory Structure)	4
5.	2016-038	Kenyota Perryman	R-65-d	429 Edward Street (Privacy Fence)	5
6.	1957-207	Joe Petranka	R-75-s	608 East Fairview Avenue (ID Sign)	6
7.	2014-029	St. Stephens Baptist Church	R-65-d	1503 Hale Street (Rescind a special exception)	7
8.	1999-146	Dr. Mahmood Zaied	PHG-40	8786 Vaughn Road (Mosque/Community Center)	8

The next Board of Adjustment meeting is on August 18, 2016

1. BD-2016-036 **PRESENTED BY:** Southern SignCrafters

REPRESENTING: Central Alabama ENT Associates

SUBJECT: Request a height variance and front yard variance for a new ID sign to be located at 6980 Winton Blount Boulevard in an O-1 (Office) Zoning District.

REMARKS: This request is being made to give the petitioner permission to construct a 12 ft. high ID sign, whereas 6 ft. is allowed, and will come to the front property line, whereas 20 ft. is required.

The requests are a 6 ft. height variance and a 20 ft. setback variance.

COUNCIL DISTRICT: Police Jurisdiction

COMMENTS _____

ACTION TAKEN: _____

B-3

B-2

R-65-m

B-2-



ATLANTA HWY

ABRAMS DR

MITYLENE PARK LN

B-2

OATS DR

US POST OFFICE

MITYLENE PARK DR

WINTON M BLOUNT LOOP

WINTON BLOUNT BLVD

O-1

TAYLOR DR

ST LUKES DR

COPPERFIELD DR

B-2

R-60-s

INST

R-65-m

B-2

SYDNEY CURV

O-1

B-3

AUM-DR

INST

SENATORS-DR

SITE



1 inch = 400 feet

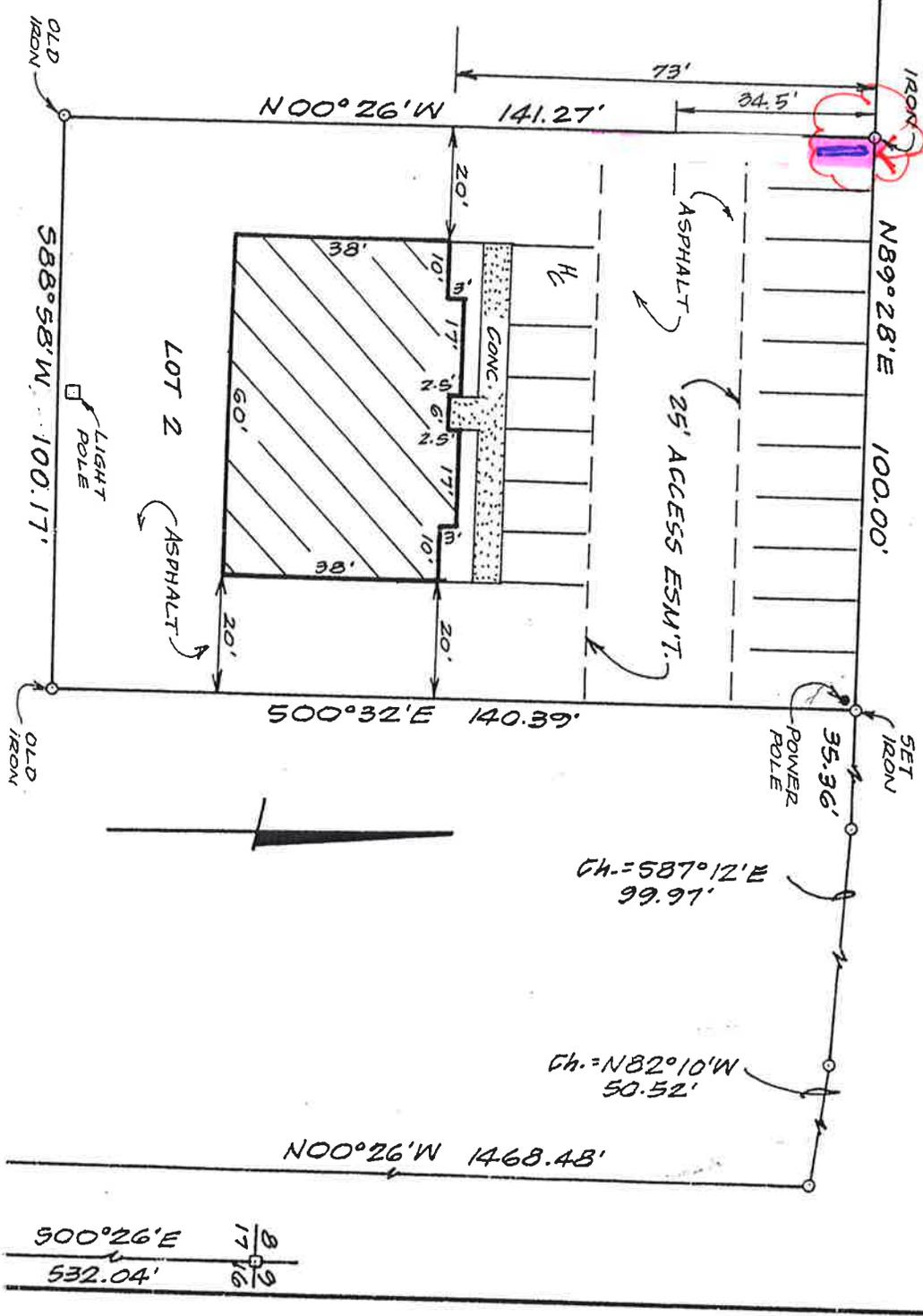
Item 1A

14-18 sq ft

Sign Location

Winton Blount Boulevard

2280.00 sq ft





SC 1 Proposed sign elevation - 48" x 72" Flag Mount sign.
Scale: 1/4"=1'-0"

SOUTHERN
SignCrafters
INCORPORATED

1165 Wetumpka Hwy Montgomery, AL Ph: 334-276-8817 Fax: 334-277-5778
Email: info@signcrafters.com

PROJECT	CENTRAL ALABAMA ENT ASSOCIATES
ADDRESS	6980 WINTON BLOUNT BLVD
DATE	04.12.2016
DESCRIPTION	See Detail

 THIS DRAWING IS A COMPUTER GENERATED REPRESENTATION. ACTUAL SIGNAGE MAY VARY DUE TO STANDARD MANUFACTURING PRACTICES.

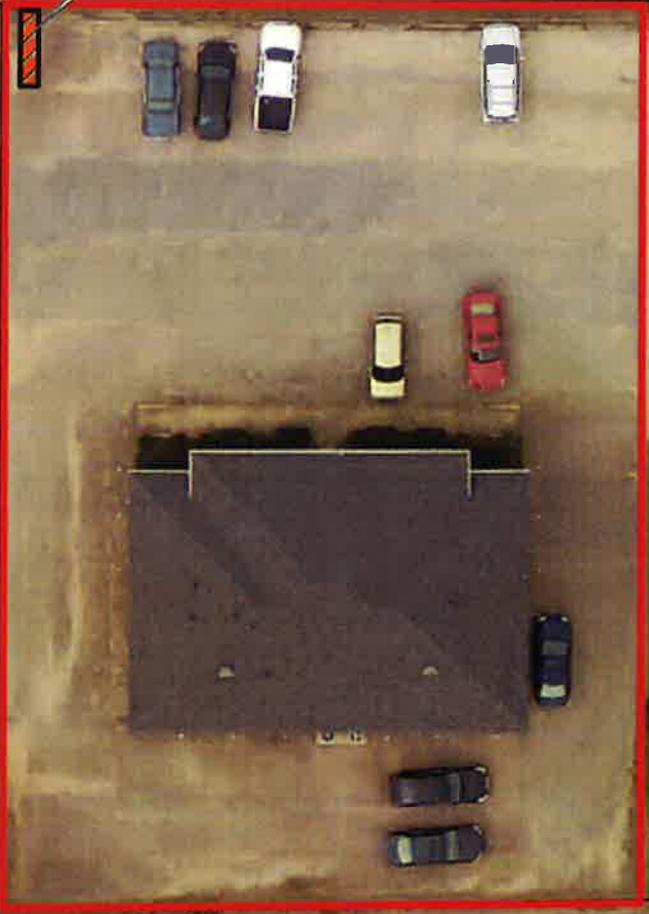
FOR A COMPLETE LIST OF SIGNAGE PRODUCTS AND SERVICES, PLEASE VISIT US AT WWW.SIGNCRAFTERS.COM. ALL RIGHTS RESERVED. © 2016 SIGNCRAFTERS, INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF SIGNCRAFTERS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS STRICTLY PROHIBITED. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS STRICTLY PROHIBITED.

1C



WINTON BLOUNT BLVD

Proposed Sign



SITE 

1 inch = 30 feet
Item 1D

2. BD-2016-034 **PRESENTED BY:** Phillip Pouncey Builder, Inc

REPRESENTING: Jay Wolf

SUBJECT: Request a coverage variance and a separation between structures variance for an accessory structure to be located at 3049 Highfield Drive in an R-85 (Single-Family Residential) Zoning District.

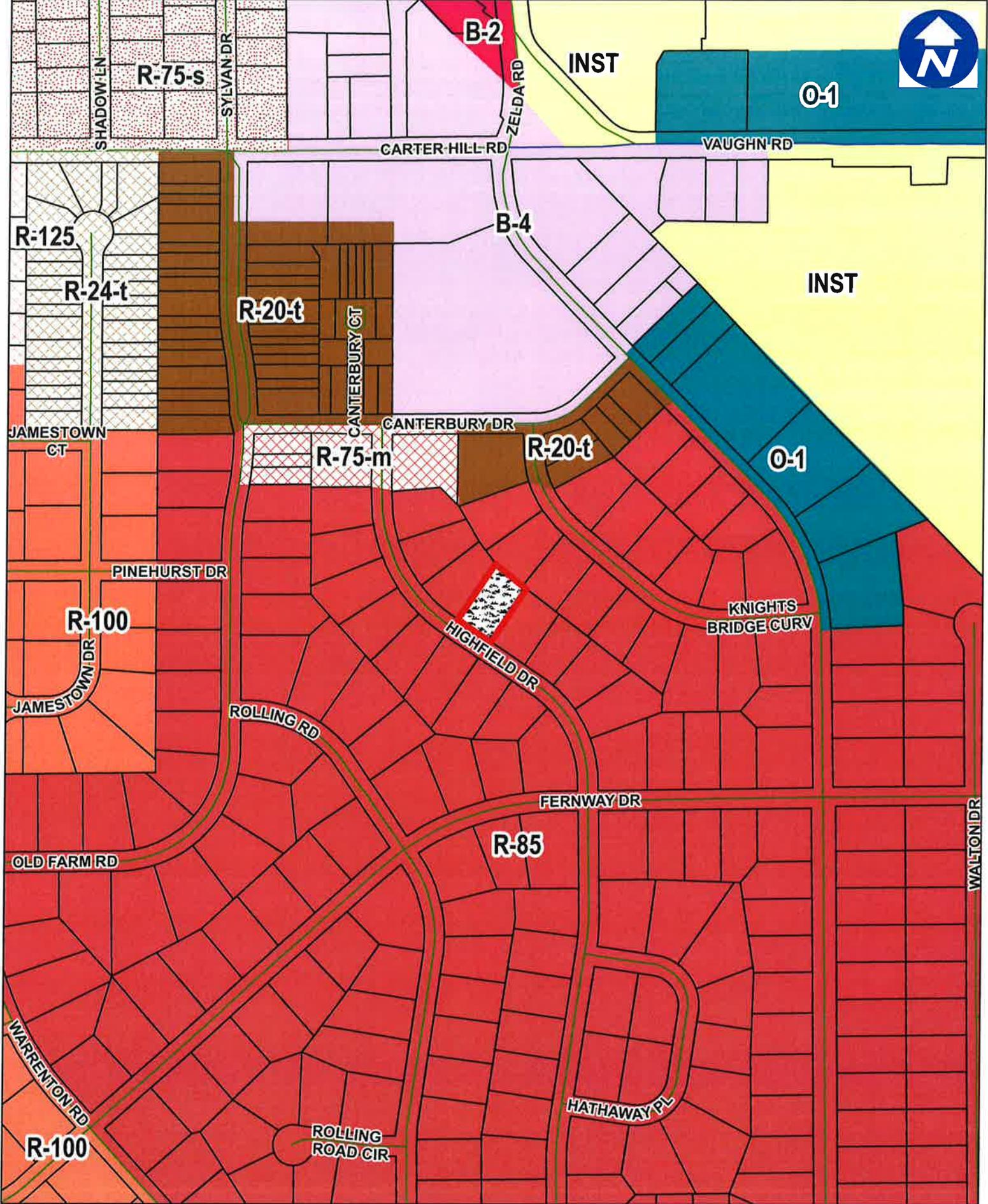
REMARKS: This request is being made to give the petitioner permission to construct a 912 sq. ft. (24 ft. x 32 ft.) accessory structure (carport) in the rear yard with an existing 144 sq. ft. (8 ft. x 18 ft.) accessory structure, whereas 765 sq. ft. coverage is allowed. The proposed accessory structure comes within 2 ft. of the main dwelling, whereas 10 ft. is required.

The requests are a 147 sq. ft. coverage variance, and an 8 ft. separation between structures variance.

COUNCIL DISTRICT: 7

COMMENTS _____

ACTION TAKEN: _____



SITE 

1 inch = 300 feet
Item 2A



VICINITY MAP NTS



3049 HIGHFIELD DR NTS

SURVEYOR'S NOTES:

NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS OR BUILDING FOUNDATIONS OR OTHER IMPROVEMENTS WERE MEASURED OR LOCATED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. TREES AND SHRUBS NOT LOCATED, UNLESS OTHERWISE SHOWN.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A RETRACEMENT AND/OR BOUNDARY SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.

THIS SURVEY WAS CONDUCTED WITHOUT REFERENCE TO AN ABSTRACT OR TITLE SEARCH BUT MATERIAL FROM SOURCE OF INFORMATION HERON WAS USED.

MAY BE SUBJECT TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN BY PUBLIC RECORDS AND/OR NOT PROVIDED THAT ARE NOT DEPICTED ON THIS SURVEY.

TIE FOR THIS SURVEY TAKEN FROM HISTORIC DEEDS AND OR PLATS.

LEGAL DESCRIPTION:

STATE OF ALABAMA
MONTGOMERY COUNTY

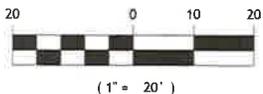
LOT 18, BLOCK "O" MAP OF PLAT NO.11 WESTMINSTER SUBDIVISION AS RECORDED IN PLAT BOOK 25, AT PAGE 5-A IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA.



IRON PIN FOUND

SOURCE OF INFORMATION:
FOLLOWING DEEDS AND OR PLATS RECORDED IN
MONTGOMERY COUNTY, ALABAMA:

- PLAT BOOK 25, PAGE 5-A



Alabama Land Surveyors, Inc.
752 S Memorial Drive, Prattville, AL 36047
334-264-0266 www.alabamalandsurveyors.us

NO.	REVISIONS	DATE

RETRACEMENT SURVEY

01 OF 01

3049 HIGHFIELD DRIVE
PHILLIP BOUNCEY BUILDERS
MONTGOMERY, ALABAMA
WESTMINSTER SUBDIVISION
PLATBOOK 25, PAGE 5-A

ALABAMA LAND SURVEYORS, INC. COPYRIGHT 2016, ALL RIGHTS RESERVED

TAX ID: 10 05 21 4 007 021.000
TRUST OF AILENN REAK
3041 HIGHFIELD DRIVE
LOT 17

TAX ID: 10 05 21 4 007 003.000
STANLEY RONEY 3057 3118
KNIGHTSBRIDGE CURVE
LOT 10



LEGEND	
[A]	AIR CONDITIONER
[B]	BENCHMARK
[C]	BOLLARD
[D]	CLEAN OUT
[E]	ELECTRIC BOX
[F]	GAS METER
[G]	GUY WIRE
[H]	LIGHT STANDARD
[I]	MAIL BOX
[M]	MEASURED
[P]	POWER METER
[Q]	POWER POLE
[R]	RECORDED
[S]	SANITARY MANHOLE
[SD]	SATELLITE DISH
[ST]	SEPTIC TANK
[T]	STORM MANHOLE
[U]	TELEPHONE PEDESTAL
[V]	TREE
[W]	WATER METER
[X]	WATER VALVE
[Y]	RETAINING WALL
[Z]	BARBED WIRE FENCE
[AA]	CHAIN LINK FENCE
[AB]	WOOD FENCE
[AC]	OVERHEAD POWER

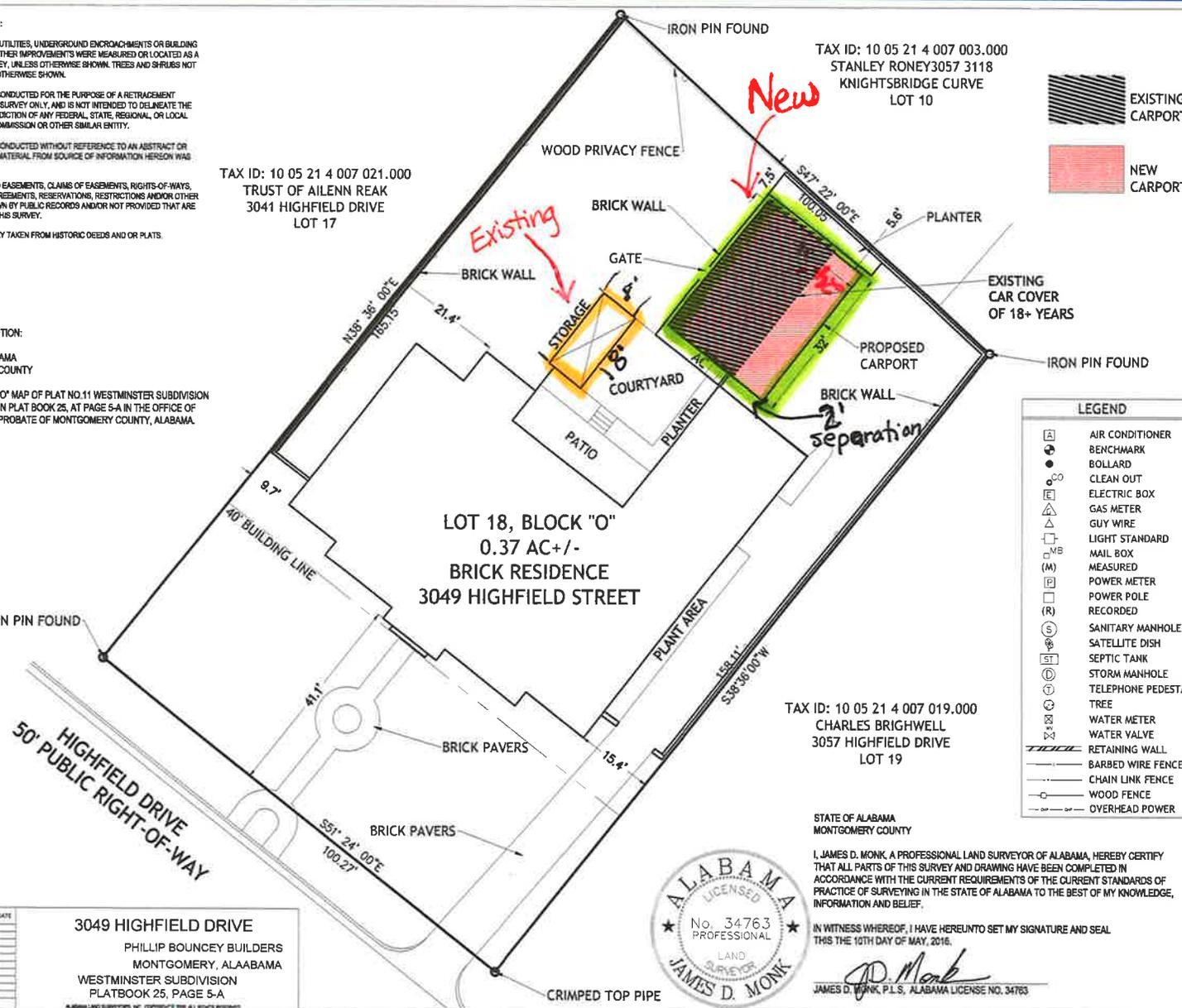
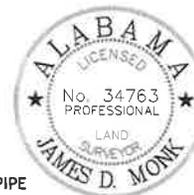
TAX ID: 10 05 21 4 007 019.000
CHARLES BRIGHWELL
3057 HIGHFIELD DRIVE
LOT 19

STATE OF ALABAMA
MONTGOMERY COUNTY

I, JAMES D. MONK, A PROFESSIONAL LAND SURVEYOR OF ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE CURRENT STANDARDS OF PRACTICE OF SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY SIGNATURE AND SEAL THIS THE 10TH DAY OF MAY, 2016.

J.D. Monk
JAMES D. MONK, P.L.S., ALABAMA LICENSE NO. 34763



JB



HIGHFIELD DR

SITE 

1 inch = 30 feet
Item 20

3. BD-2016-033 **PRESENTED BY:** Maxine Taylor

REPRESENTING: Same

SUBJECT: Request a coverage variance and a special exception for sanitary facilities in an accessory structure to be located at 450 Courtney Drive in an R-75-s (Single-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to construct an 864 sq. ft. (24 ft. x 36 ft.) accessory structure (garage/workshop/studio), whereas 675 sq. ft. is allowed, with sanitary facilities. The petitioner understands the accessory structure cannot be used for living purposes. The accessory structure meets all setbacks from property lines and any other structure.

The requests are a 189 sq. ft. coverage variance and a special exception for sanitary facilities in an accessory structure.

COUNCIL DISTRICT: 1

COMMENTS _____

ACTION TAKEN: _____

VETERANS
HOSPITAL

INST



PATIO PL

MONT
VISTA DR

R-75-s

STERLING DR

CHRYSTAN RD

DERBY LN

HOLLY RIDGE DR

N MOYE DR



PAXTON RD

SUNSET DR

R-75-s

R-75-s

MARQUETTE DR

MOYE DR

FARMINGTON RD

E MOYE DR

BELLEHURST DR

DU VAL DR

LARKIN LN

LARKIN CT

ROAN DR

BIENVILLE RD

R-50

ELIZA PL

SITE



1 inch = 400 feet

Item 3A



N MOYE DR

COURTNEY DR

E MOYE DR



Proposed 24' x 36'
Accessory Structure

SITE 

1 inch = 40 feet
Item 3B

4. BD-2016-037 **PRESENTED BY:** Robert and Denise Bashaw

REPRESENTING: Same

SUBJECT: Request a rear yard variance and side yard variance an accessory structure to be located at 3370 Lexington Road in an R-65-m (Multi-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to construct a 480 sq. ft. (20 ft. x 24 ft.) accessory structure to come within 2 ft. of both the rear and side property lines, whereas 5 ft. is required.

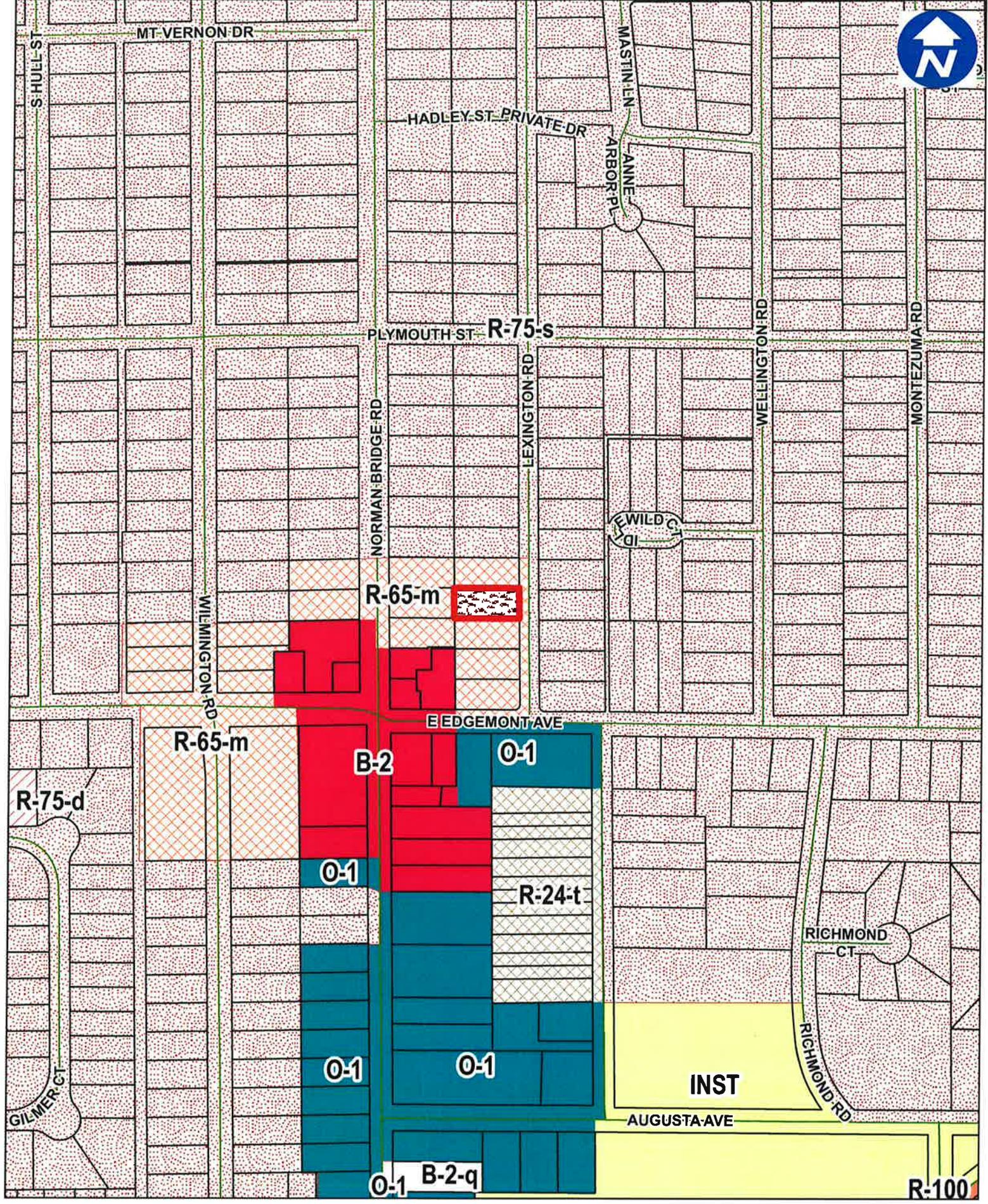
The Architectural Review Board approved the accessory structure at the June 28, 2016 meeting.

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

COUNCIL DISTRICT: 7

COMMENTS _____

ACTION TAKEN: _____



SITE 

1 inch = 300 feet

Item 4A



LEXINGTON RD



2 Foot off Side PL

20'x24' accessory structure

2 Foot off Rear PL

Site Location 

1 inch = 30 feet

Item No. 4B

5. BD-2016-038 **PRESENTED BY:** Kenyota Perryman

REPRESENTING: Same

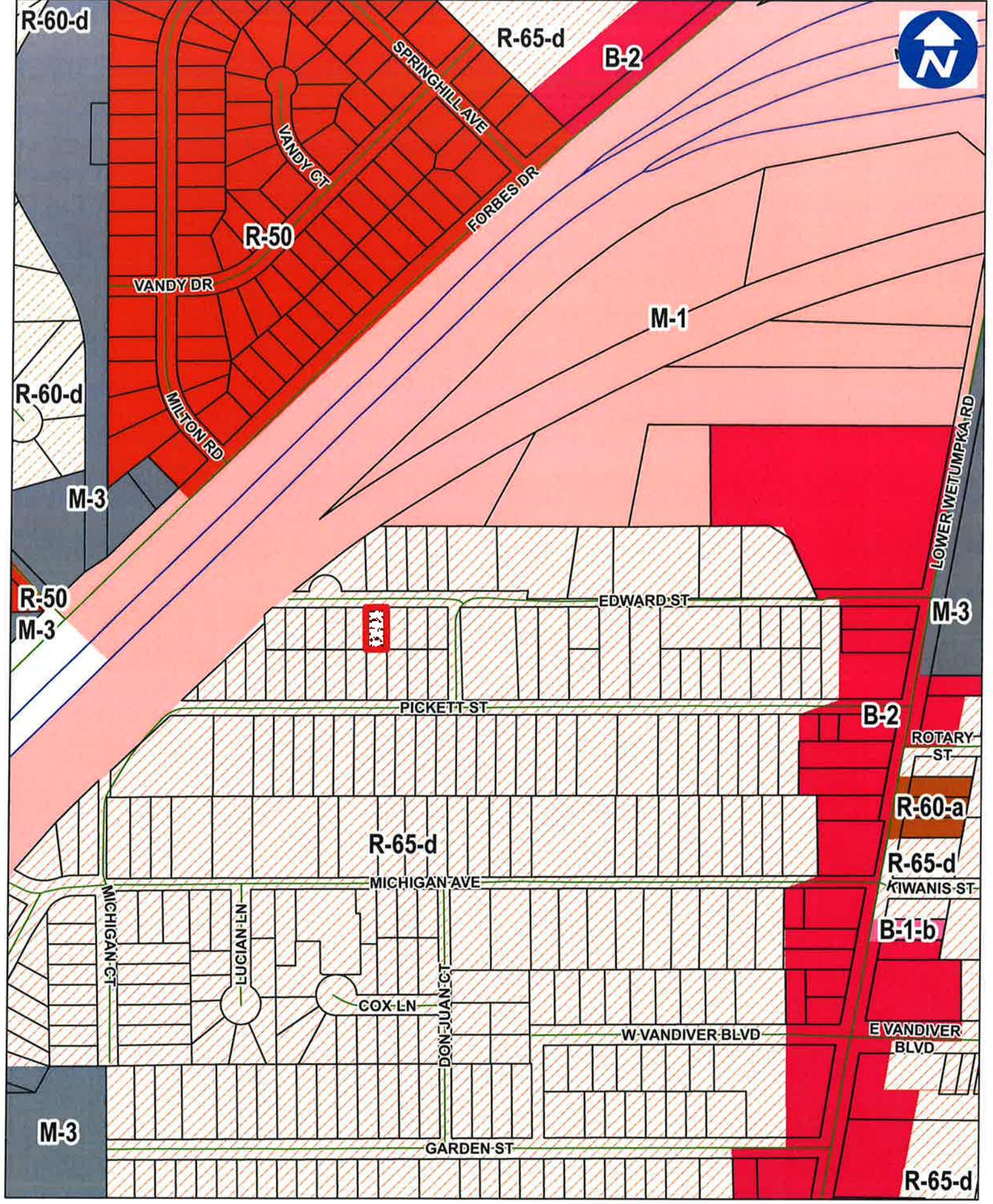
SUBJECT: Request a height variance for a privacy fence located at 429 Edward Street in an R-65-d (Duplex Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to maintain an 8 ft. tall privacy fence. The fence was constructed without a permit and came in as a complaint.

COUNCIL DISTRICT: 3

COMMENTS _____

ACTION TAKEN: _____



SITE 

1 inch = 300 feet

Item 5A



EDWARD ST



SITE 

1 inch = 20 feet
Item 5B

6. BD-1957-207 **PRESENTED BY:** Joe Petranka

REPRESENTING: Centerpoint Fellowship Church

SUBJECT: Request a setback variance for an ID sign to be located 608 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 construct a new ID sign to come within 6 ft. of the East Fairview Avenue property line, whereas 35 ft. is required.

The Architectural Review Board will hear this request at the July 26, 2016 meeting.

The variance requested is a 29 ft. setback variance.

COUNCIL DISTRICT: 7

COMMENTS _____

ACTION TAKEN: _____



PARK AVE R-60-m

R-75-s

WINTHROP CT

R-75-s

GRAHAM ST

THORN PL

RIDGE AVE

ELEN ST

R-75-d

CLOVERDALE RD

NORMAN BRIDGE CT

INST

LEGRAND PL

COLEMAN ST

E FAIRVIEW AVE



R-65-m

ARLINGTON RD

PONCE DE LEON AVE

R-65-d

MASTIN LN

R-75-s

HUBBARD ST

MT VERNON DR

LEXINGTON RD

MONTEZUMA RD

LE BRON RD

DESOTO ST

HADLEY ST PRIVATE DR

ANNE ARBOR PL

WELLINGTON RD

GLEN IRIS ST

SITE

1 inch = 300 feet

Item 60A



ELLEN ST

RIDGE AVE

E FAIRVIEW AVE

LEGRAND PL

MASSTIN LN

New ID Sign
6 ft. off property line



SITE 

1 inch = 60 feet
Item 6C

7. BD-2014-029 **PRESENTED BY:** St. Stephens Baptist Church

REPRESENTING: Same

SUBJECT: Request to rescind the approval of a special exception for church related use at 1503 Hale Street in an R-65-d (Duplex Residential) Zoning District.

REMARKS: The petitioner is requesting that the approval of a special exception for church related use be rescinded based on the fact that the activities taking place on the property are not in keeping with what the petitioner stated during her presentation, nor is the ministry associated with St. Stephens Baptist Church.

To Rescind (from Robert's Rules of Order)

The motion to Rescind is used when an assembly wants to annul some prior action and it's too late to reconsider the vote. Any action of a group can be rescinded regardless of the time that has elapsed.

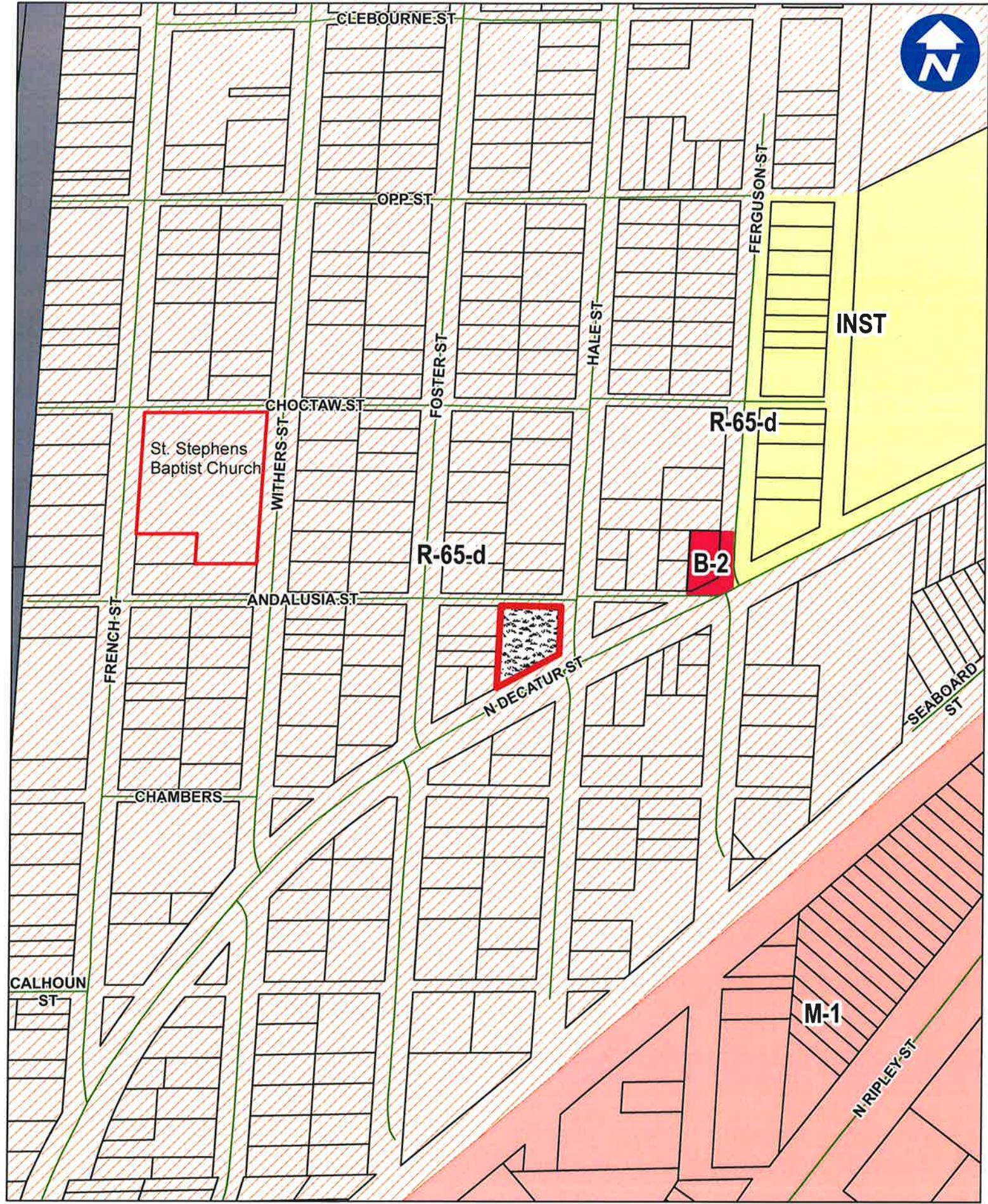
On May 15, 2014, the Board of Adjustment approved a special exception for church related use for Roselyn Braswell representing Life Ministry. Attached is what was submitted that she would be doing, and the minutes from the meeting.

The church's position is that Ms. Braswell's ministry is not based out of their church, and that activities are being held that are not in character with what she stated was going to take place on the property, and that activities are being held at various times of day and night (she stated there would be no night time activities). The types of activities that have been seen are a Bar-B-Que for a group named "Men of Distinction", fish fries, and other similar activities in which alcohol is involved. The church does not want its name associated with such activities.

COUNCIL DISTRICT: 3

COMMENTS _____

ACTION TAKEN: _____



SITE 

1 inch = 200 feet

Item 7A



SITE 

1 inch = 100 feet
Item 7B

April 17, 2014

Roselyn Braswell

10516 Duncannon Trail

Montgomery, Alabama 36117

(334) 294-0683

To whom it may concern:

I, Roselyn Braswell, appreciate the City of Montgomery for allowing me the opportunity to define the purpose of my ministry located in the Newtown community at 1503 Hale Street. The property on which the building is located has always been a place of familiarity in which we have used to host and execute a relaxing environment for friends and family throughout north Montgomery. Basically the ongoing problem that we have endured is the convenience of storing the supplies and donated items throughout the year.

We feel that our efforts concerning these activities are a pure non-profitable way of assisting the community at maintaining connectivity and establishing lifelong relationships while fulfilling the needs and wants of many.

This property has always served Newtown and other communities and events and social systems. Some of the obligations and responsibilities include:

1. Collect, store, and administer back to school uniforms and supplies which are donated by various people who have come out of the low income neighborhood and are able to give back to the community.
2. Collect and store donated clothing, shoes and toys for children for Christmas.
3. Teach children's bible study and provide tutoring assistance.
4. Sponsor an annual Easter egg hunt.
5. Help sponsor the Newtown community reunion. This year will be the twenty-one year anniversary.
6. Host a *Night Out* which promotes non- violence.
7. Host a *Candle Light* service for families who fall victim to violence or tragic death and on occasions, a repast.
8. Hold an annual celebration for hardworking mothers, fathers, and Honor students.
9. Provide an outreach service for teens and young adults which is geared toward sex education and pregnancy prevention.
10. Provide tutoring in preparation for the high school exit exam and achieving a GED.
11. Assist in job application and interview preparation skills to ensure employment qualification.
12. Host a monthly achievement ceremony for achieving set goals and encouraging motivation.
13. Quarterly Adopt Senior citizens who are in need of the basic necessities.
14. Organize a monthly *Keep Our Community Clean* which is done one day out of the month to pick up trash and debris in the neighborhood. Maintain empty lots by cutting grass and cutting back trees as needed.

7C

**Board of Adjustment Minutes
May 15, 2014**

1503 Hale Street

STANLEY: Item 3 is presented by Roselyn Braswell representing Life Ministry requested a special exception for church related use and setback variances for an existing storage building and pavilion located at 1503 Hale Street in an R-65-d (Duplex Residential) Zoning District.

BRASWELL: Yes, first I'd like to apologize for having the building already there before I knew what the regulations was for putting it there. The building will be used mainly for storage because during the year we collect items for kids going back to school (backpacks, paper, and that sort of items). And during Christmas time we collect a lot of bikes. I've got 17 bikes now in my living room, and I need a place to put them. And elderly people, we do food drives, we go out and buy them necessity items, not items that they want. We do things that they really need. The neighborhood, we store a couple of lawnmowers there, we cut the grass out in the neighborhood, like the students that get expelled from school, that's sort of like a punishment. When they go to our church, and they come through and the people let me do something with them to show them you just can't get away with doing stuff, you have punishment behind this. So, what they do is they come in and they give their Saturday to me and we clean up the neighborhood, pick up trash across the railroad tracks and stuff like that, and that sort of like keeps them from getting kicked out of school as much as they do. Coming from a neighborhood where, they call it low-income neighborhood, all the kids are looking for something that everybody else have. And I'm showing that they can get this by going to work, not selling drugs, not doing a whole lot of other stuff, we want you to do things the right way. So I started this, it was just a little thing that I started, when the kids would get out of school, and at the end of the year we would give them a party with a DJ, have hamburgers and hotdogs and it went from there. People saw that it was a good idea and they wanted us to continue to do this. Paying for storage, plus storing stuff at my house, it was beginning to get too much. And I thought it would be better for me to have a storage to store this stuff all in one place instead of everywhere. And so I put the storage unit out there not knowing what I had to do to put it out there. And I want to apologize for that, but I don't want to apologize for what I'm actually doing with it.

STANLEY: Well all you're doing with the storage building is storage, right.

BRASWELL: Yes sir.

STANLEY: Ok. The pavilion is there also, correct?

BRASWELL: Yes.

STANLEY: And you've given us a list of things you intend to use the pavilion for.

BRASWELL: Yes.

STANLEY: Ok. But you understand the storage building is strictly for storage, and not for any type of assembly or occupancy.

BRASWELL: No. No sir.

STANLEY: As required by the Building Code.

BRASWELL: Yes. Yes sir.

STANLEY: This building I assume you do not intend to put any plumbing in there.

BRASWELL: No sir.

STANLEY: And no flammable material, gasoline or things like that, that could create a real fire hazard.

BRASWELL: No. No sir.

STANLEY: Questions Board members? Yes Ms. Watkins?

WATKINS: What church is this?

BRASWELL: St. Stephens Baptist Church, 1609 Withers St.

WATKINS: I know where it is.

STANLEY: Any other questions?

HOWELL: Yes. What is the pavilion?

BRASWELL: What is it?

HOWELL: Yeah, is it a tent, is it a pole barn with poles and a roof on it, or what is it?

BRASWELL: No sir, it's a carport.

HOWELL: Oh, with a fiberglass roof and everything.

BRASWELL: Yes.

HOWELL: Ok, just curious.

STANLEY: Ok. But both of them are in, both of them are in place.

BRASWELL: Yes sir.

BROWN: And Mr. Chairman, she does have the necessary acreage, ground space in order to do the things she said. The only thing that I had a question on was the occupancy. Would anybody be coming in there, you know, to deal with whatever program they had? Because I was looking at some of the programs that she was saying, such as I wanted to tell her to be careful about cutting back on the trees. The city's real strict on trees. Other than that, I can see the other things going into operation.

STANLEY: Do you intend to use the pavilion at night? Or is it daytime activity only?

BRASWELL: It's daytime activities. Once the sun start going down....

STANLEY: So you don't have a lot of exterior lighting or anything like that.

BRASWELL: No, we do have lighting on the poles that I pay for. On the electric pole up there.

STANLEY: Right.

BRASWELL: I do have lighting. The lady, she came out and put up the double lights that are out there.

STANLEY: Just be sure they are directional and they apply to your property only. Sometimes adjacent property owners may be disturbed by that.

BRASWELL: Yes sir.

BROWN: Where are you going to do the tutoring?

BRASWELL: We usually do it under the pavilion and most the time I go back over to the church because the church is right across from that.

BROWN: I saw that. Thank you.

STANLEY: Any other questions?

WATKINS: Yes. She mentioned about the lawnmowers, they go around and cut yards, is that only in your community?

BRASWELL: Yes, that's in the community.

Several board members chuckled and asked did she need to get her grass cut.

STANLEY: Any other questions? Anyone in the audience? Anyone in the audience care to address this item or ask any questions?

BROWN: Entertain a motion?

STANLEY: Just one second. Anyone else on the Board? I'll entertain a motion.

BROWN: I move that we grant the special exception with all the specifics that we've outlined and asked questions of.

STANLEY: I have a motion to approve. Do I have a second?

HOWELL: Second.

STANLEY: Second from Mr. Howell. Any further discussion? All in favor, please raise your hand. It's unanimous.

ACTION: After thorough study and consideration and based on the facts as presented, motion was made by Ms. Brown to approve a special exception for church related use and the following variances: a 28.44 ft. setback variance to the west property line; a 2.8 ft. setback variance to the north property line (Andalusia Street); and a 8.56 ft. setback variance to the east property line (Hale Street). Mr. Howell seconded the motion and the motion carried by the following vote:

AYES	:	UNANIMOUS	9
NAYS	:	NONE	0
RECUSED	:	NONE	0
ABSTAINED	:	NONE	0
ABSENT	:	NONE	0

8. BD-1999-146 **PRESENTED BY:** Dr. Mahmood Zaied

REPRESENTING: East Montgomery Islamic Society LLC

SUBJECT: Request a special exception for a mosque/community center to be located at 8786 Vaughn Road in PGH-40 (Patio-Garden Home) and PUD (Planned Unit Development) Zoning Districts.

REMARKS: This request is being made to give the petitioner permission to construct a 6,000 sq. ft. multi-purpose building. There are 64 paved parking spaces indicated on the site plan, which exceeds the requirements for the 208 person capacity of the common area (the common area has been designated as the religious assembly area by the architect). There is one (1) access drive to Vaughn Road. All applicable requirements will be met.

See attached letter from petitioner.

Planning Controls Comment(s): There is no signage or refuse container indicated or approved.

COUNCIL DISTRICT: Police Jurisdiction

COMMENTS _____

ACTION TAKEN: _____

RECEIVED

JUN 21 2016

PLANNING CONTROLS DIVISION

June 14, 2016

City of Montgomery Planning Board

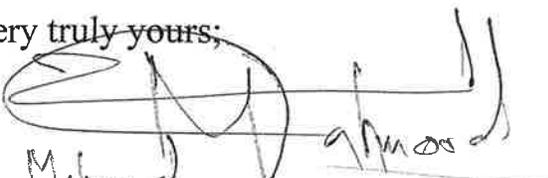
Re: Building to be erected on East Montgomery Islamic Society LLC 4.92 acre site.

Dear Sirs:

The East Montgomery Islamic Society wishes to erect a 6,000 square foot building on their property on Vaughan Road. This building will have several purposes. It will serve as a Mosque, a meeting place, and a community center. All neighbors are welcome to use the community center. The community center will have pool tables and ping pong inside and volleyball outside. There are 16 Doctors who have houses in Deer Creek that will be part of the activities in the community center.

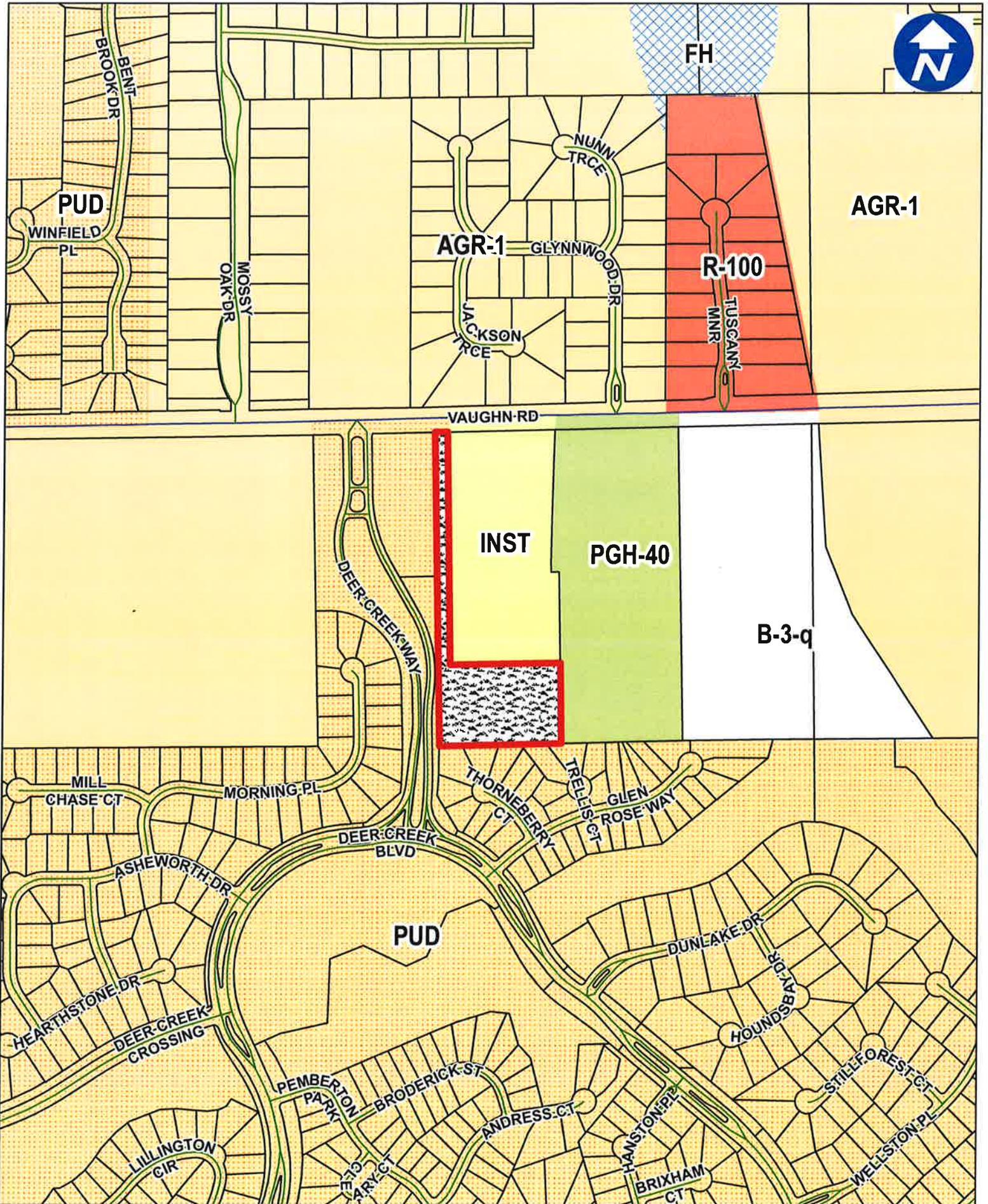
East Montgomery Islamic Society is interested in being good neighbors and blending in with the neighborhood. We have consulted Montgomery Alabama's Urban forester to follow his recommendations as to screening and noise reduction. These recommendations are incorporated in our plans. We would be open to entertaining requests by the neighborhood as to any suggestions that would help harmony with our neighbors in the neighborhood;.

very truly yours;



Mohamaed
Dr. Mohamaed Zaied

8A



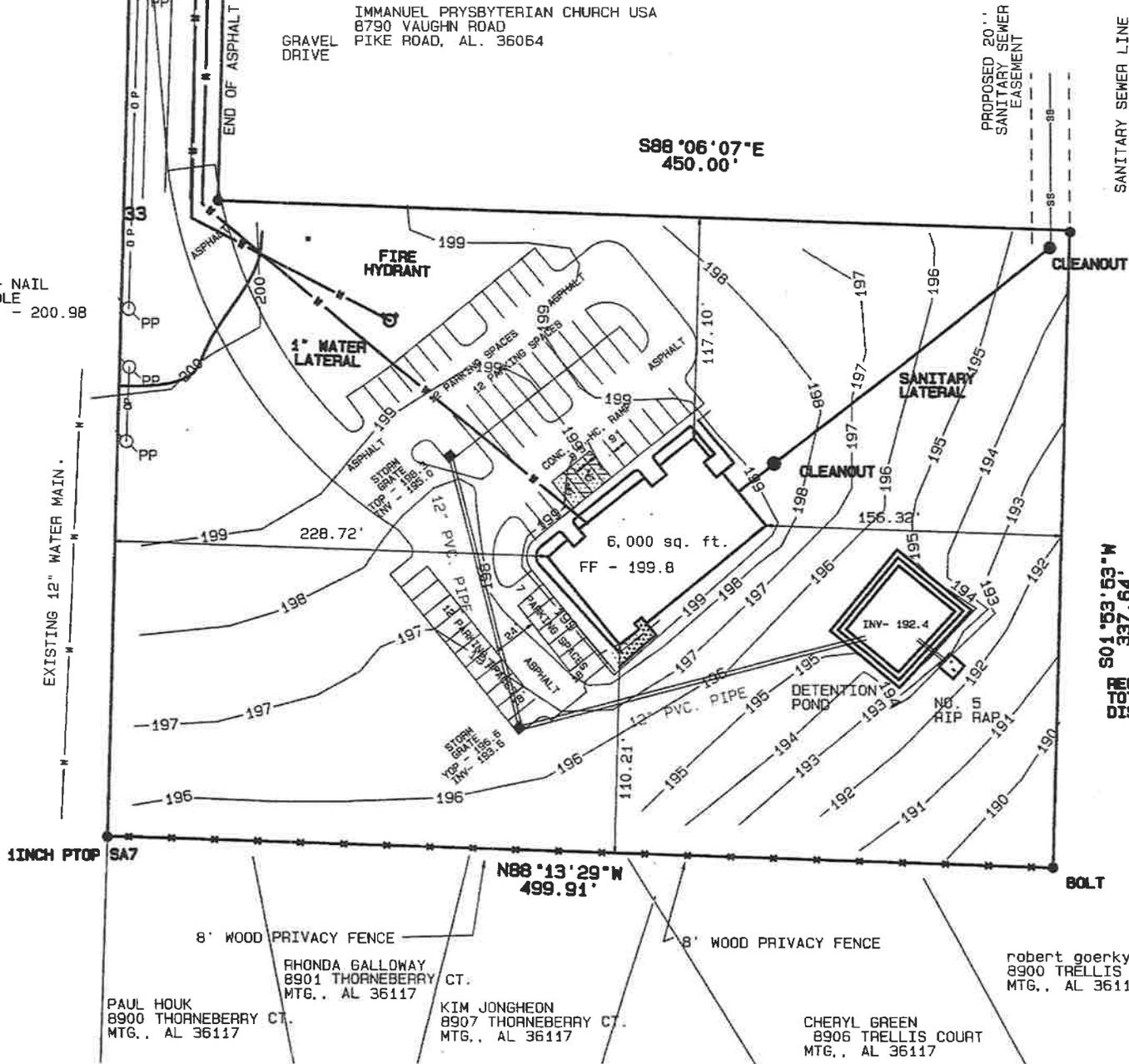
SITE 

1 inch = 500 feet
Item 8B

2
A

↑ Access to Vaughn Rd.

BM. - NAIL
IN POLE
ELEV. - 200.98



CHRISTCHURCH
301 DEXTER AVENUE
MTG., AL. 36104

S01°53'53"W
397.64'

REQUIRED RETENTION - 2025 CF.
TOTAL POND RETENTION - 4,063 CF.
DISCHARGE FROM PIPE - 3.76 CFC.

robert goerky
8900 TRELIS COURT
MTG., AL 36117

CHERYL GREEN
8906 TRELIS COURT
MTG., AL 36117

KIM JONGHEON
8907 THORNEBERRY CT.
MTG., AL 36117

RHONDA GALLOWAY
8901 THORNEBERRY CT.
MTG., AL 36117

PAUL HOUK
8900 THORNEBERRY CT.
MTG., AL 36117

80



SITE 

1 inch = 300 feet

Item 8D