

Board of Adjustment Agenda

August 18, 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 July 21, 2016 meeting

August 18, 2016

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
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3.	2016-036	Southern SignCrafters	O-1	6980 Winton Blount Boulevard (ID Sign)	3
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5.	2016-049	Flowers & White Eng.	R-125	2213 Rosemont Court (Variances for new dwelling)	5
6.	2016-039	Pilgreen Engineering	R-50	E. D. Nixon Avenue (Blanket Variance – Lanier Place 2)	6
7.	2016-041	John Wesley Romine Jr.	R-75-s	3131 Le Bron Road (Accessory Structure)	7
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13.	2016-043	Felipe Lima	R-65-d	209 Gardendale Drive (Chickens & Turkeys)	13
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The next Board of Adjustment meeting is on September 15, 2016

1. 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.

This request was delayed at the July 21, 2016 meeting.

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

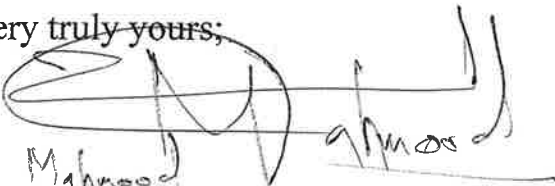
Re: Building to be erected on East Montgomery Islamic Society LLC 4.92 acre site.

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.

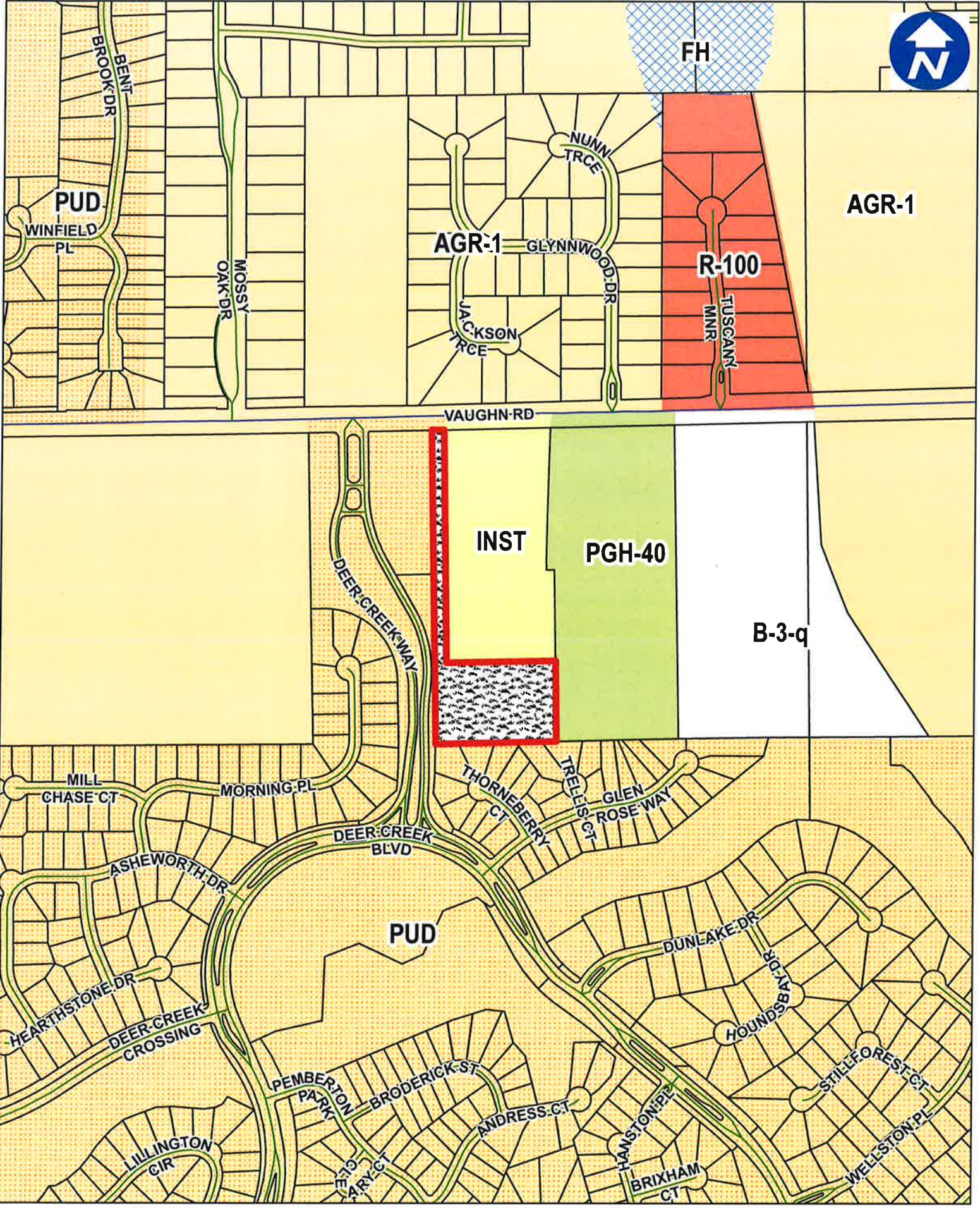
East Montgomery Islamic Society is interested in being good neighbors and blending in with the neighborhood. We have consulted Montgomery Alabama's Urban forester to follow his recommendations as to screening and noise reduction. These recommendations are incorporated in our plans. We would be open to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

very truly yours;

A handwritten signature in black ink, appearing to read 'Mohamaed Zaied', written over a horizontal line.

Dr. Mohamaed Zaied

IA



SITE 

1 inch = 500 feet

Item JB

4
N

↑ Access to Vaughn Rd.

IMMANUEL PRYSBYTERIAN CHURCH USA
8790 VAUGHN ROAD
PIKE ROAD, AL. 36064
GRAVEL DRIVE

S88°06'07"E
450.00'

PROPOSED 20" SANITARY SEWER EASEMENT

SANITARY SEWER LINE

BM. - NAIL IN POLE
ELEV. - 200.98

EXISTING 12" WATER MAIN

1 INCH P TOP SA7

N88°13'29"W
499.91'

BOLT

8' WOOD PRIVACY FENCE

8' WOOD PRIVACY FENCE

PAUL HOUK
8900 THORNEBERRY CT.
MTG., AL 36117

RHONDA GALLOWAY
8901 THORNEBERRY CT.
MTG., AL 36117

KIM JONGHEON
8907 THORNEBERRY CT.
MTG., AL 36117

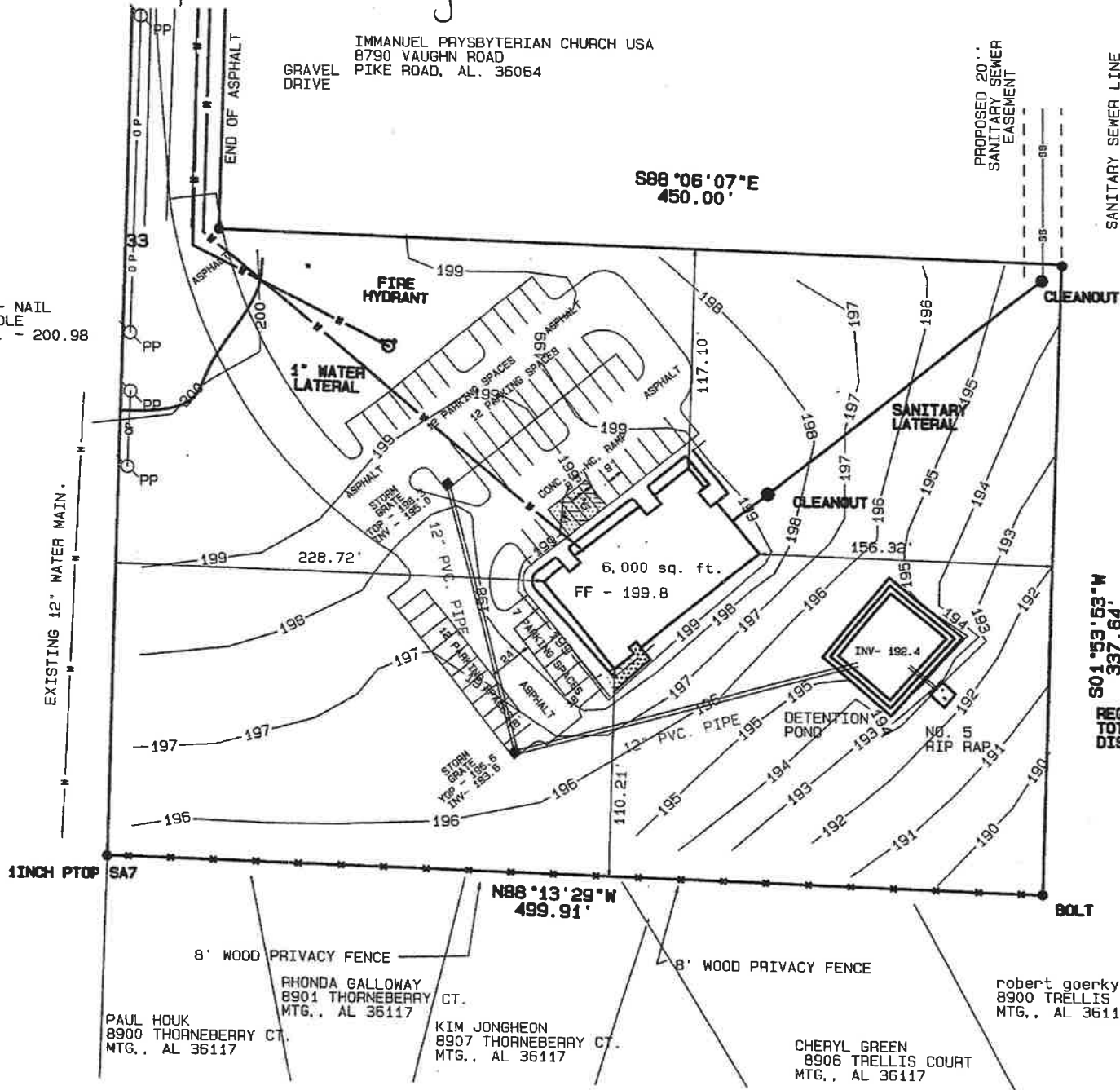
CHERYL GREEN
8906 TRELIS COURT
MTG., AL 36117

robert goerky
8900 TRELIS COURT
MTG., AL 36117

CHRISTCHURCH
301 DEXTER AVENUE
MTG., AL. 36104

S01°53'53"W
337.64'

REQUIRED RETENTION - 2025 CF.
TOTAL POND RETENTION - 4,063 CF.
DISCHARGE FROM PIPE - 3.78 CFC.





SITE 

1 inch = 300 feet
Item 1P

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

REPRESENTING: Same

SUBJECT: Request a separation between structures variance for 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 accessory structure to come within 8 ft. 6 in. of the main dwelling, whereas 10 ft. is required.

At the July 21, 2016 meeting, the Board approved a 189 sq. ft. coverage variance to construct an 864 sq. ft. accessory structure, and a special exception for sanitary facilities in the accessory structure.

When a building permit was applied for, it was discovered that there is a 10 ft. easement for utilities and drainage on the rear of the property which cannot be built on. The plan showed the accessory structure to be 7 ft. off the rear property line; however now since it needs to be 10 ft. off the rear property line to accommodate the easement, it moves the accessory structure within 8 ft. 6 in. of the main dwelling, whereas 10 ft. separation between structures is required.

The request is a 1 ft. 6 in. separation between structures variance for 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

R-75-s

SUNSET DR

FARMINGTON RD

E MOYE DR

R-75-s

MARQUETTE DR

MOYE DR

BELLEHURST DR

DU VAL DR

LARKIN LN

LARKIN CT

BIENVILLE RD

R-50

ELIZA PL

SITE



1 inch = 400 feet

Item 24



NIMOYE DR

COURTNEY DR

EIMOYE DR



8 ft. 6 in.
between structures

24'x36'
accessory
structure

10 ft. off PL

SITE 

1 inch = 30 feet
Item 2B

3. 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 an 11 ft. high monument ID sign, whereas 6 ft. is allowed, and will come to the front property line, whereas 20 ft. is required. The original request was for a 12 ft. tall flag mount sign.

This request was delayed at the July 21, 2016 meeting.

The requests are a 5 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 LOP

WINTON BLOUNT BLVD

O-1

ST LUKES DR

TAYLOR 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 3A

3B




SC 1 Proposed sign elevation - Monument Sign
Scale: 1/4"=1'-0"

SOUTHERN
SignCrafters
INCORPORATED

3165 Wetumpka Hwy Montgomery, AL Ph: 334-279-8817 Fax: 334-277-5778
Email: soscrafter@aol.com

TITLE:	CENTRAL ALABAMA ENT ASSOCIATES	APPROVAL SIGNATURE:	
LOCATION:	6980 WINTON BLOUNT BLVD	DATE:	
DATE:	08.04.2016	NOTES:	
SCALE:	See Detail		

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

THIS DESIGN AND ENGINEERING IN DEPTH AND CONCEPT IS THE EXCLUSIVE PROPERTY OF SOUTHERN SIGNCRAFTERS, INC. SHOULD THE DESIGN OR DETAILS BE INCORPORATED INTO THE FINAL PRODUCT AND SAID PRODUCT NOT BE FURNISHED BY SOUTHERN SIGNCRAFTERS, INC., THEN THE OWNER OR OWNER'S WILL BE RESPONSIBLE FOR THE COST AND RISK FOR THE SERVICES.


Other signs in the area



30

SOUTHERN
SignCrafters
 INCORPORATED
 3165 Wetumpka Hwy Montgomery, AL Ph: 334-279-8817 Fax: 334-277-5778
 Email: ssigncrafters@aol.com

TITLE:	CENTRAL ALABAMA ENT ASSOCIATES	APPROVAL SIGNATURE:	
LOCATION:	6980 WINTON BLOUNT BLVD	DATE:	
DATE:	06.08.2016	NOTES:	
SCALE:	3/16" = 1'-0"		

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

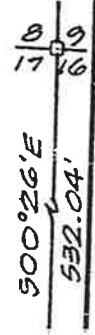
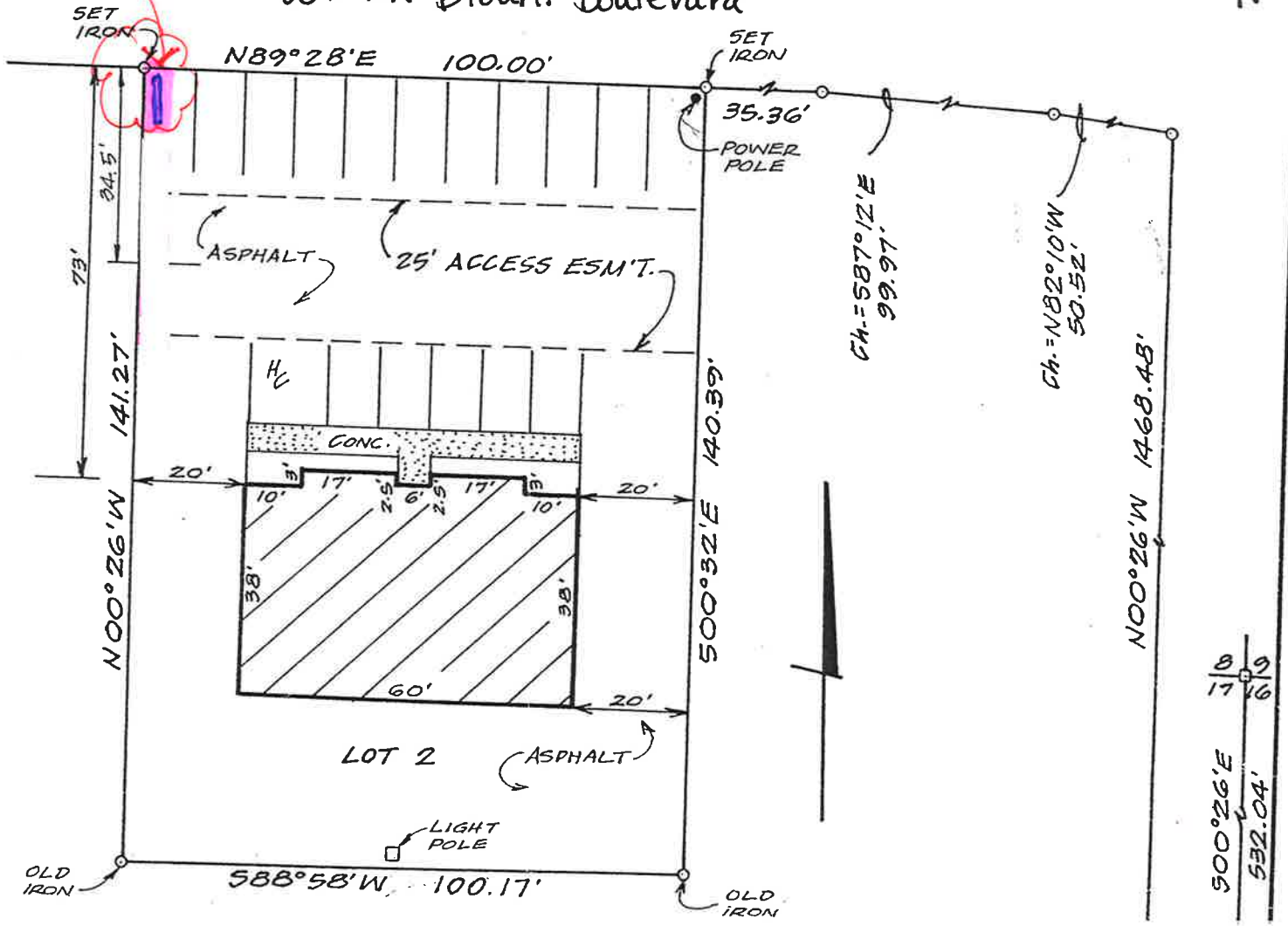
THIS DESIGN AND ENGINEERING IN DETAIL AND CONCEPT IS THE EXCLUSIVE PROPERTY OF SOUTHERN SIGNCRAFTERS, INC. SHOULD THE DESIGN OR IDEAS BE INCORPORATED INTO ANY FINAL PRODUCT AND SAID PRODUCT NOT BE FURNISHED BY SOUTHERN SIGNCRAFTERS, INC. THEN THE OWNER OR OWNERS WILL BE RESPONSIBLE FOR THE COSTS INCURRED FOR THESE SERVICES.

14-18 ft
Sign location

2280.00
229 ft



Winton Blount Boulevard





US POST OFFICE

WINTON BLOUNT BLVD

MITYLENE
PARK DR

Proposed Sign



Site 

1 inch = 60 feet

Item 3E

4. 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.

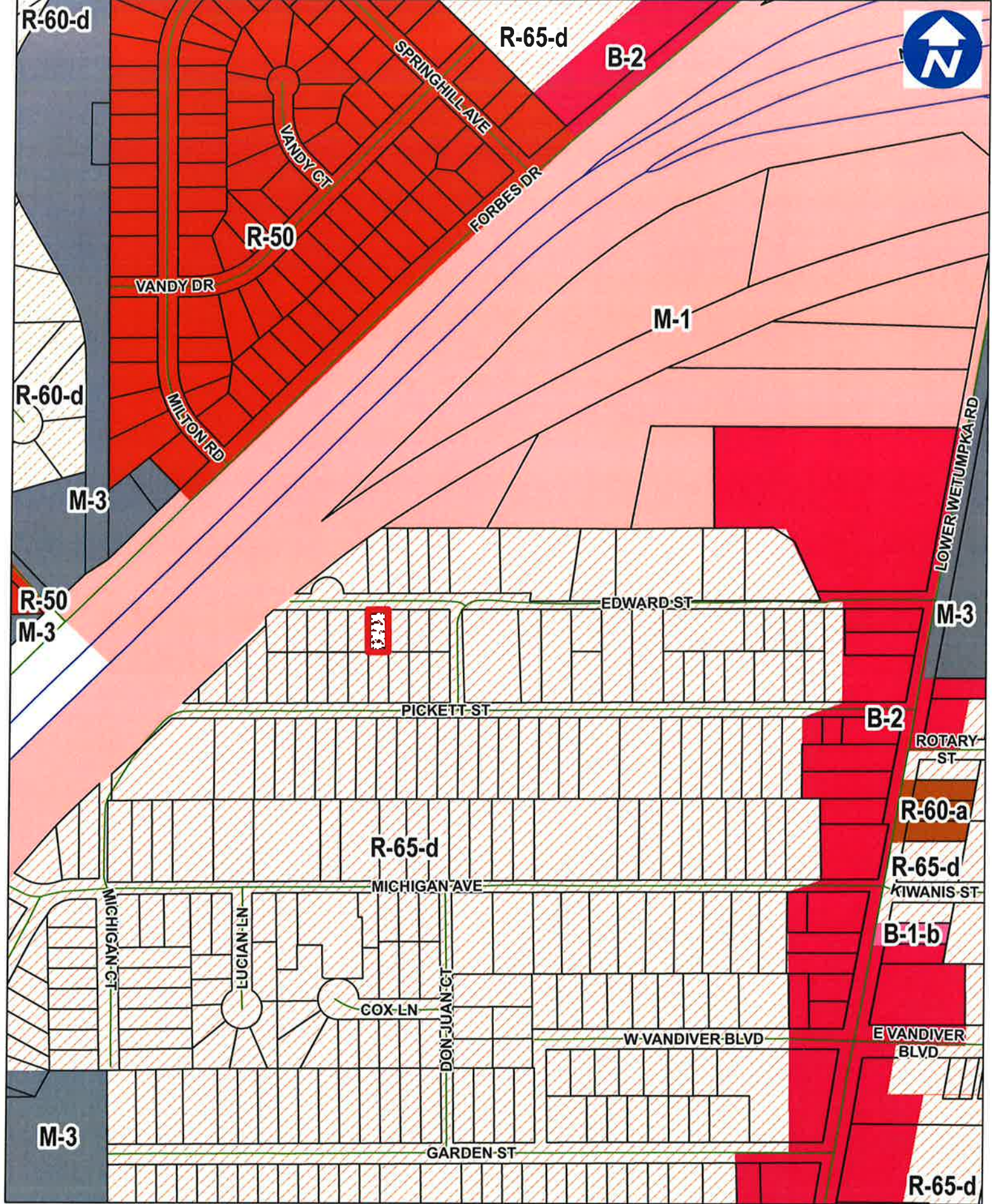
REMARKS: This request is being made to give the petitioner permission to maintain an 8 ft. tall privacy fence. The fence was constructed without a permit and came in as a complaint.

This request was delayed at the July 21, 2016 meeting, due to no one being present to present the request.

COUNCIL DISTRICT: 3

COMMENTS _____

ACTION TAKEN: _____



SITE 

1 inch = 300 feet

Item 4A



EDWARD ST



SITE 

1 inch = 20 feet

Item 4B

5. BD-2016-049 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Mark & Leslie Bishop

SUBJECT: Request front yard, rear yard, and side yard variances for a new dwelling to be located at 2213 Rosemont Court in an R-125 (Single-Family Residential) Zoning District.

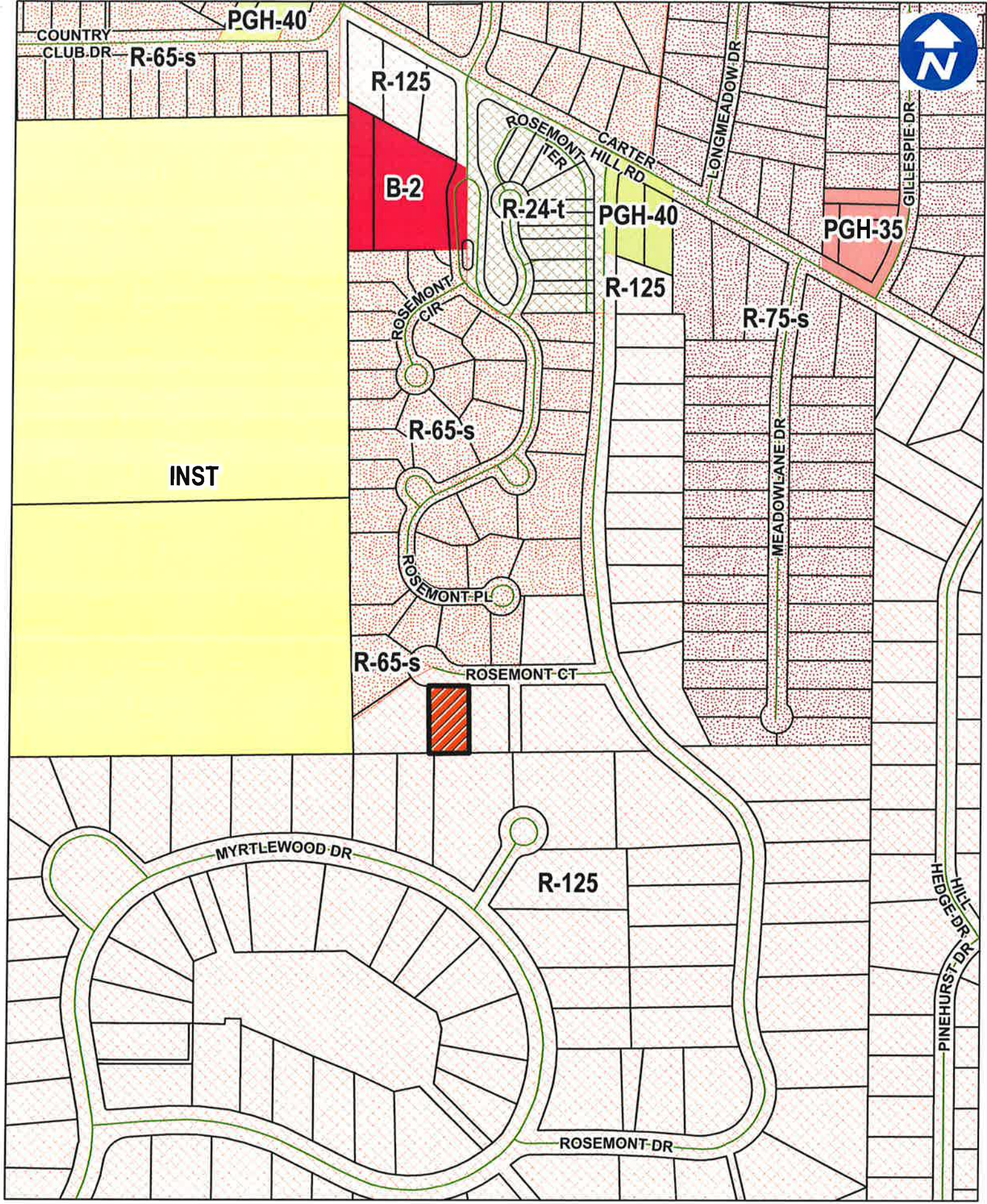
REMARKS: This request is being made to give the petitioner permission to construct a new dwelling to come within 40 ft. of the front property line, whereas 50 ft. is required; within 25 ft. of the rear property line, whereas 40 ft. is required; and within 10 ft. of the side (east) property line, whereas 13 ft. is required for this sub-standard lot.

The requests are a 10 ft. front yard variance, 15 ft. rear yard variance, and 3 ft. side (east) yard variance.

COUNCIL DISTRICT: 7

COMMENTS _____

ACTION TAKEN: _____



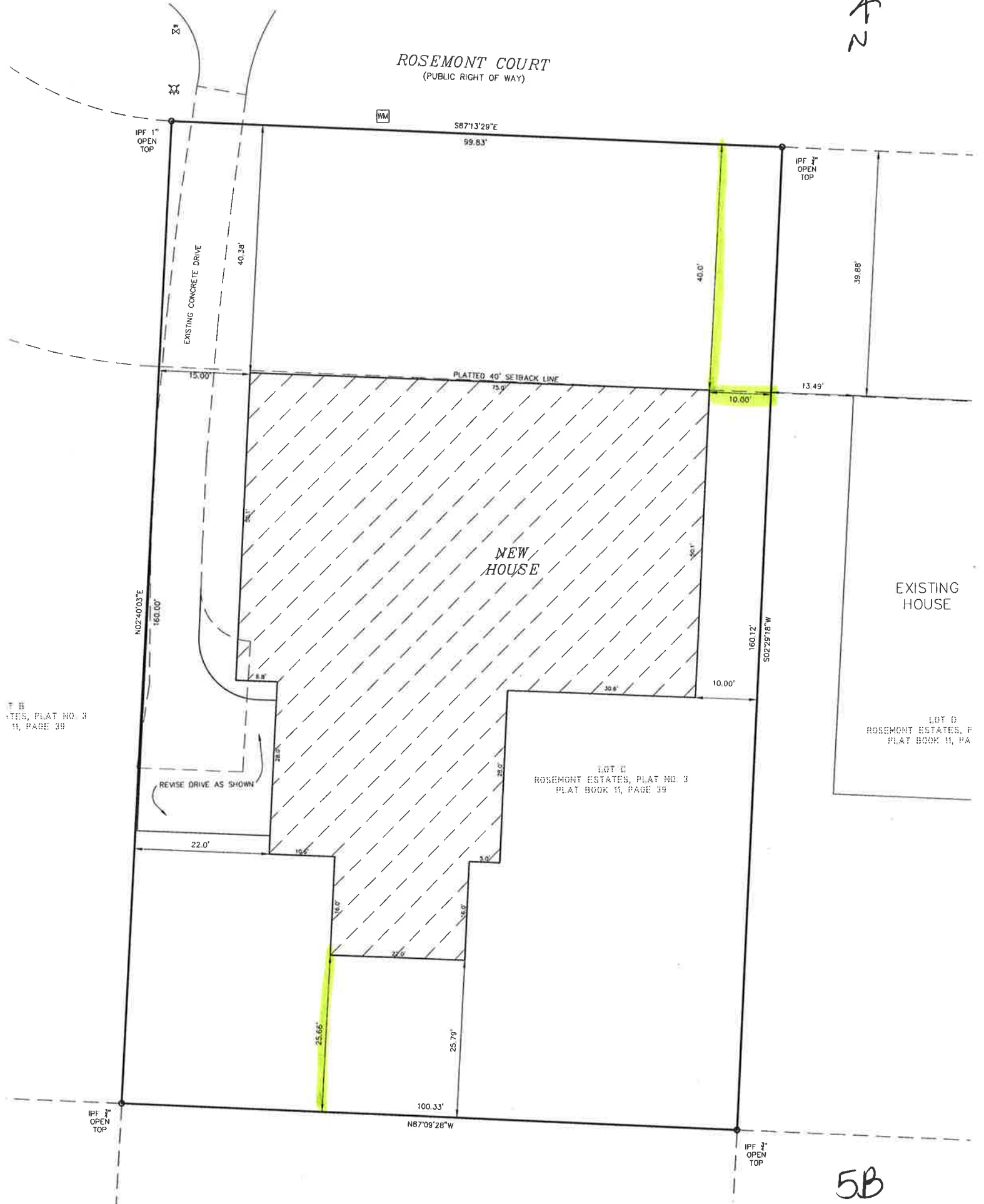
SITE 

1 inch = 300 feet

Item 5A

2A

ROSEMONT COURT
(PUBLIC RIGHT OF WAY)



ROSEMONT ESTATES, PLAT NO. 3
PAGE 11, PAGE 12

LOT C
ROSEMONT ESTATES, PLAT NO. 3
PLAT BOOK 11, PAGE 12

LOT D
ROSEMONT ESTATES, PLAT NO. 3
PLAT BOOK 11, PAGE 12

5B



ROSEMONT PL

ROSEMONT CT



MYRTLEWOOD DR

SITE 

1 inch = 60 feet

Item 50

6. BD-2016-039 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: City of Montgomery

SUBJECT: Request a blanket variance (front yard, rear yard, and side yard variances) for property located on the west side of E. D. Nixon Avenue, approximately 150 ft. north of Liberty Street (Lanier Place Plat No. 2), in an R-50 (Single-Family Residential) Zoning District.

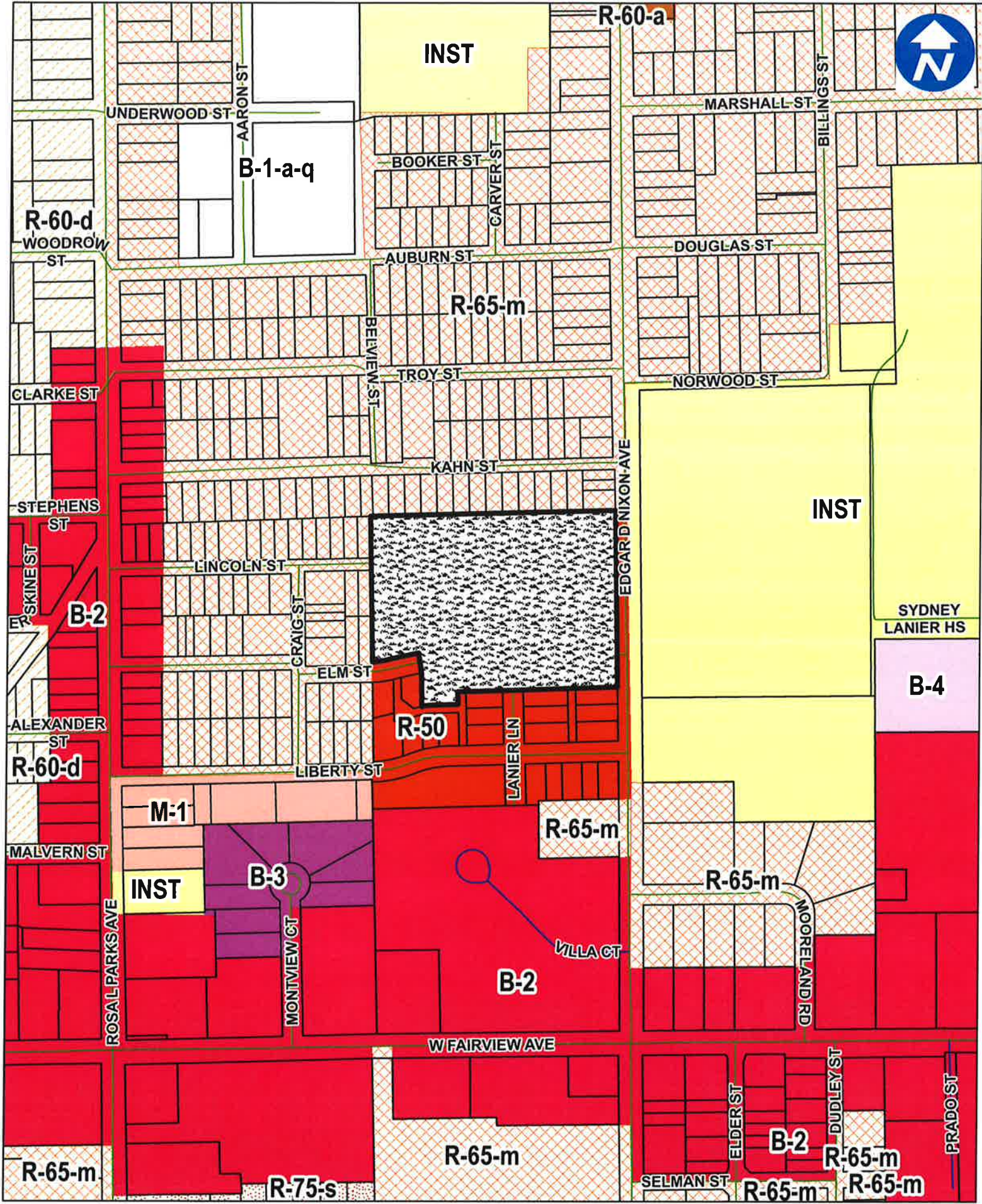
REMARKS: This request is being made to give the petitioner permission to construct dwellings to come within 10 ft. of the front property line, whereas 20 ft. is required; within 10 ft. of the rear property line, whereas 20 ft. is required; and within 5 ft. of each side property line, whereas 5 ft. and 9 ft. side yards are required.

The variances requested are a 10 ft. front yard variance; a 10 ft. rear yard variance; and a 4 ft. side yard variance.

COUNCIL DISTRICT: 7

COMMENTS _____

ACTION TAKEN: _____

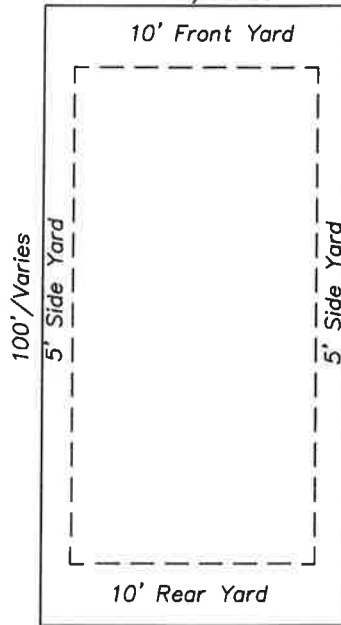


SITE

1 inch = 300 feet
 Item 6A

Street

50' /Varies



Rear



PILGREEN ENGINEERING, INC.

10270 Highway 80 East, Montgomery, Alabama 36117
TEL: (334) 272-2697 FAX: (334) 244-8618

Lanier Place Plat 2

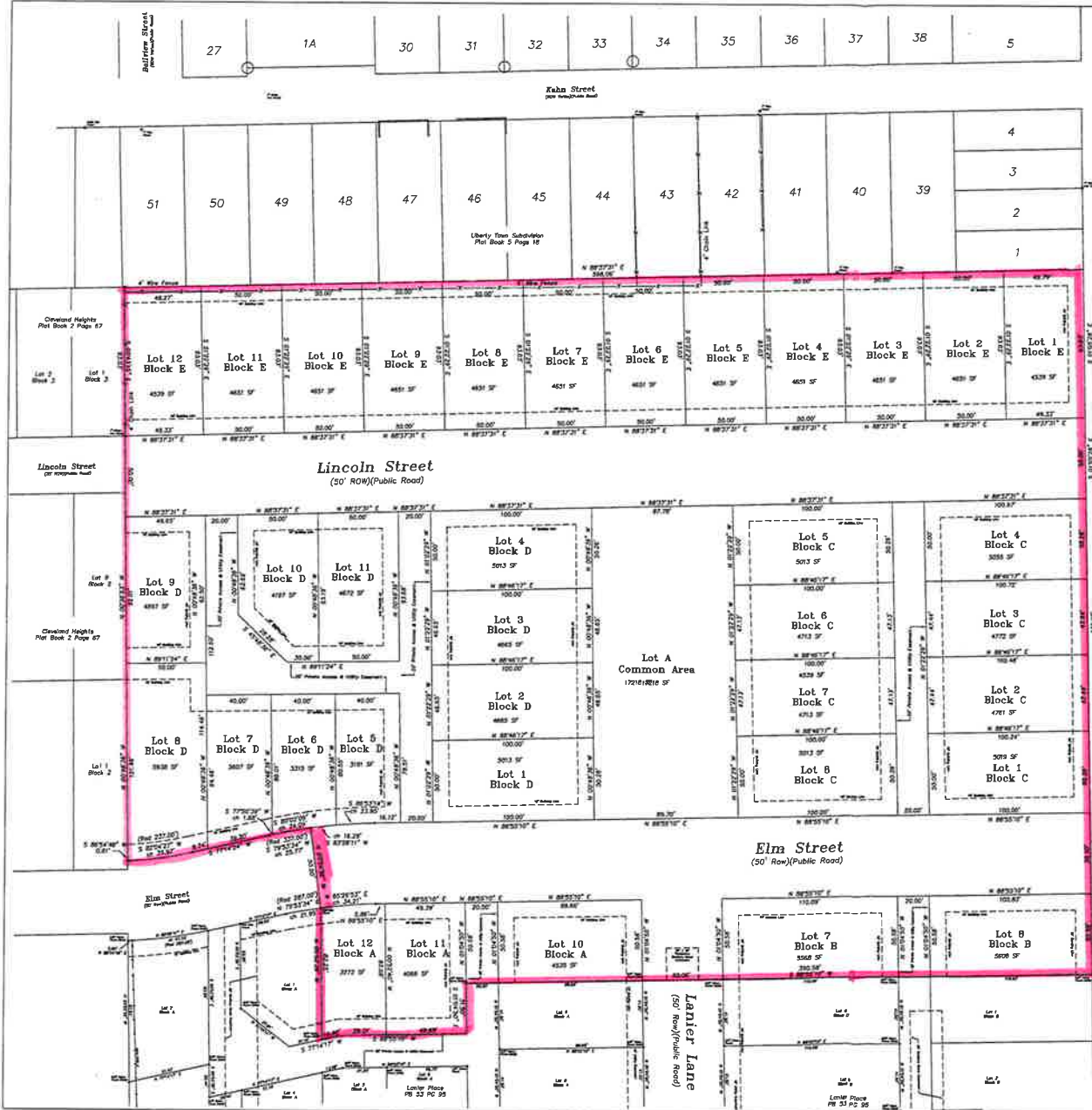
Proposed Setbacks

16-076

7-18-16

1 of 1

6B



Lanier Place Plat No. 2

Located in the Northeast 1/4
 Section 24, Township 16 North, Range 17 East
 Montgomery County, Alabama
 Containing 5.84 AC±

Pilgreen Engineering, Inc.
 MONTGOMERY ALABAMA
 June 2016 1" = 30'

Drawn By	Office Check	Field Check	Field Check	Scale	Date
MTB	MTB	M.A.	M.A.	1" = 30'	16-07-16

STATE OF ALABAMA)
 MONTGOMERY COUNTY)
 I, MARVIN T. BLETCHER, A REGISTERED LAND SURVEYOR OF MONTGOMERY, ALABAMA, HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP IS TRUE AND CORRECT; THAT ALL CORNERS ARE MARKED WITH IRON PINS OR CONCRETE MONUMENTS AND THAT THEY ACTUALLY EXIST.
 I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.
 ACCORDING TO MY SURVEY THIS THE ____ 28 ____ DAY OF ____ JUNE ____ 2016.

MARVIN T. BLETCHER
 ALABAMA REG. NO. 14726

STATE OF ALABAMA)
 MONTGOMERY COUNTY)
 THE UNDERSIGNED, THE CITY OF MONTGOMERY, ALABAMA, OWNER OF THE PROPERTY COMPRISING THIS PLAT, HEREBY JOINTLY AND SEVERALLY SIGNED THE FOREGOING SURVEYOR'S CERTIFICATE, PLAN AND MAP AND APPROVES SAID PLAT THIS ____ DAY OF ____ 2016.
 THE CITY OF MONTGOMERY, ALABAMA

BY: _____
 TROY STRANGE
 AS ITS MAYOR

STATE OF ALABAMA)
 MONTGOMERY COUNTY)
 I, THE UNDERSIGNED AUTHORITY, A JOINTLY PUBLIC IN AND FOR THE STATE AT LARGE, HEREBY CERTIFY THAT TROY STRANGE, WHOSE NAME AS MAYOR OF THE CITY OF MONTGOMERY, ALABAMA, IS SIGNED TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAN AND MAP, AND WHOSE IS KNOWN TO ME, SOLEMNLY BEFORE ME ON THIS DATE, THAT BEING AWARE OF THE CONTENTS OF SAID CERTIFICATE, PLAN AND MAP, EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.
 GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS ____ DAY OF ____ 2016.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE MONTGOMERY COUNTY ENGINEER FOR RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA, ____ DAY OF ____ 2016.

BY: _____
 GEORGE E. SPEARS
 MONTGOMERY COUNTY ENGINEER

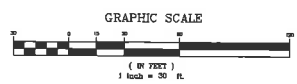
THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, ON ____ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA 11-29-22.

BY: _____
 THOMAS H. FRYSON, JR.
 EXECUTIVE SECRETARY

E.D. Nixon Avenue
 (60' ROW)(Public Road)



NOTES:
 All utility and private access easements shown herein, if any, are for the use of any utility which may require them. These easements include the rights of ingress and egress for maintenance of the property facilities and appurtenances indicated therein. All private drainage easements shown herein, if any, are for surface drainage as needed, installation and maintenance of property in these easements are not the responsibility of the City of Montgomery, Alabama.
 All easements or rights of way needed within private streets, and private access easements, shown on this plat, if any, are hereby dedicated to the City and/or County of Montgomery, Alabama for public use.
 These easements include the rights of ingress and egress for City and County employees for maintenance use. These easements include the rights of ingress and egress for any individual easement shown.
 Private drainage easements shown on this plat, if any, are to be maintained on each lot by that lot's property owner. No other lot or private drainage easements.
 Easements for sanitary sewer and water mains shown herein, if any, or if not previously dedicated, are hereby dedicated to the Water Board and Sanitary Sewer Board of the City of Montgomery, including all easements and easements for ingress and egress for the installation and maintenance of sanitary sewer and water lines and their appurtenances. No permanent structure may be placed or attached on any part of these easements.
 Streets shown herein, if not previously dedicated, are hereby tendered for dedication to public use.
 Common Area Parcel A and the Private Access and Utility Easements shown on this Plat shall be maintained by the City of Montgomery until a Homeowners Association can be formed. At that time the maintenance of the facilities and improvements within these easements will become the responsibility of the Homeowners Association.





SITE 

1 inch = 200 feet
Item 6D

7. BD-2016-041 **PRESENTED BY:** John Wesley Romine Jr.

REPRESENTING: Same

SUBJECT: Request a side yard variance for a detached accessory structure to be located at 3131 Le Bron Road in an R-75-s (Single-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to construct a 20 ft. x 20 ft. detached accessory structure (carport) to come within 4 ft. of the side property line, whereas 5 ft. is required. The previous carport was destroyed by a falling tree.

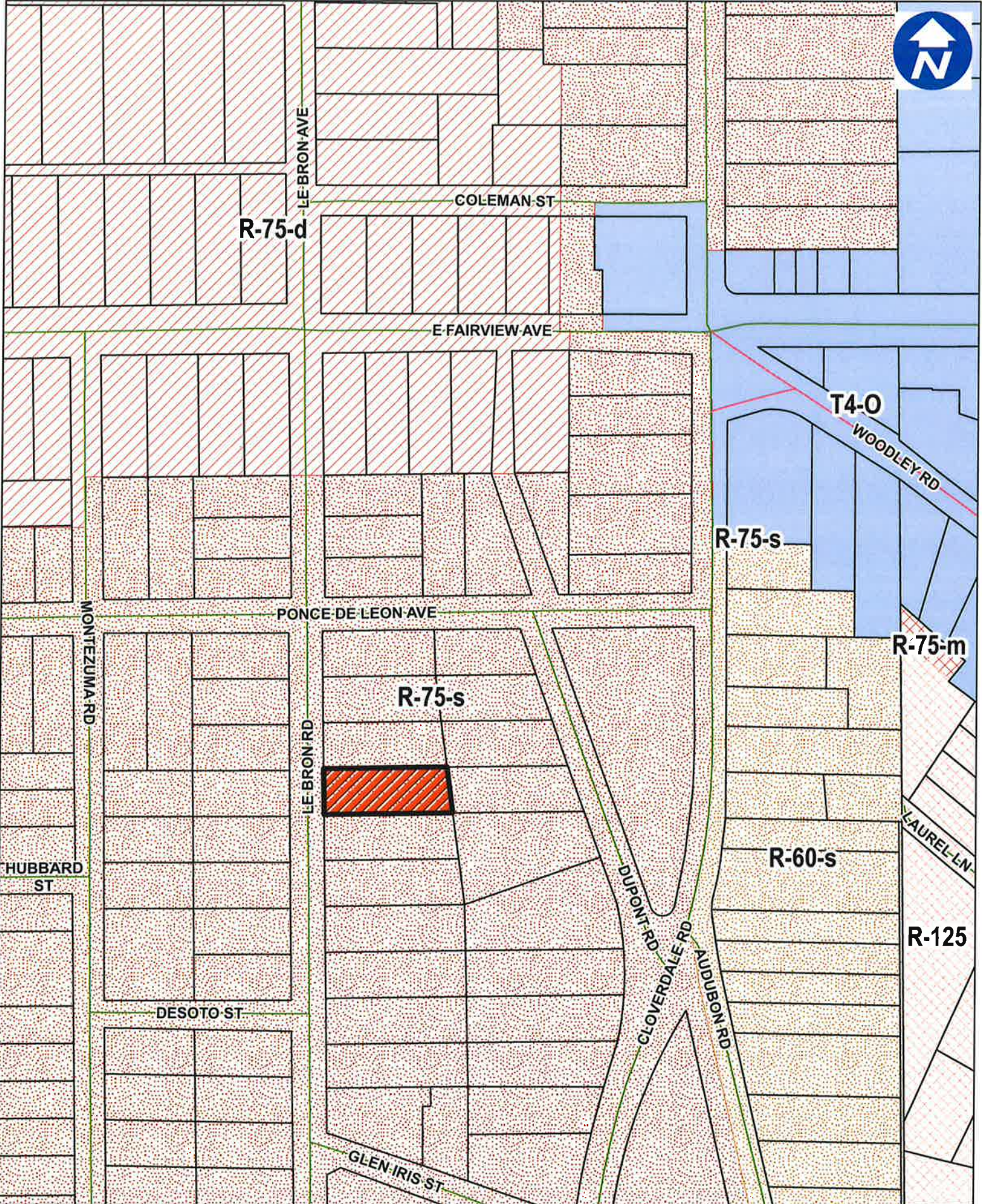
The Architectural Review Board approved the carport at the July 26, 2016 meeting.

The variance requested is a 1 ft. side yard setback variance.

COUNCIL DISTRICT: 7

COMMENTS _____

ACTION TAKEN: _____



SITE 

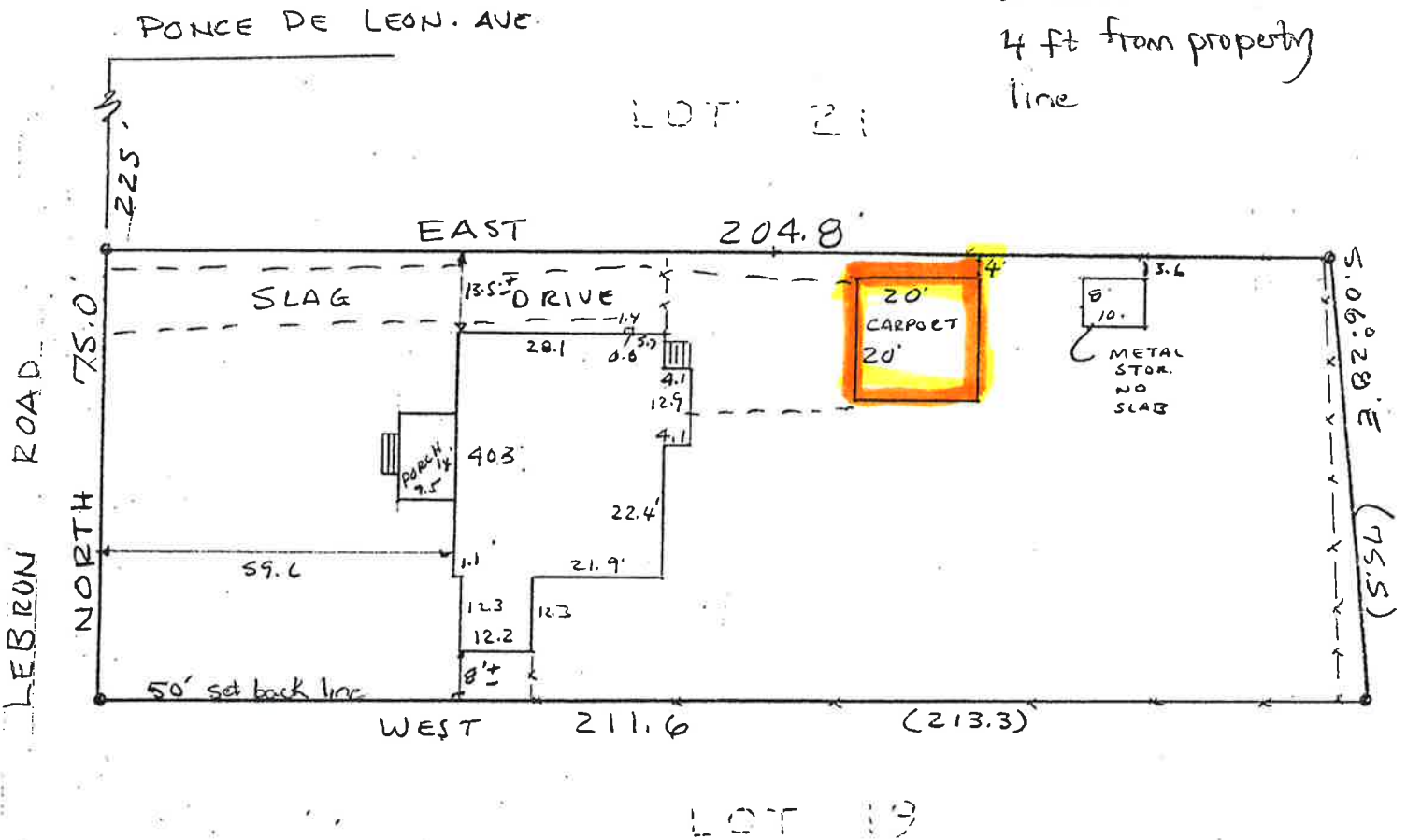
1 inch = 200 feet
Item 7A



SCALE: 1" = 30'

- FOUND IRON PIN
- SET IRON PIN
- () ACTUAL

We would request to build on same 4 ft from property line



STATE OF ALABAMA
COUNTY OF MONTGOMERY

I, M.P. HAYDEN, LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT MAP OR PLAT OF LOT 20 B/LK. 11, MAP OF SOUTH CLOVERDALE PLAT NO. 1

AS THE SAME IS RECORDED IN P.G. 4 AT PAGE 71 IN THE OFFICE OF THE JUDGE OF PROBATE MONTGOMERY COUNTY, ALABAMA; THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA. UNLESS OTHERWISE SHOWN, THE BUILDINGS NOW ERECTED ON SAID PROPERTY ARE WITHIN THE BOUNDARIES OF SAME; THERE ARE NO ENCROACHMENTS BY BUILDINGS ON THE ADJOINING PROPERTY; THERE ARE

7B



Proposed
20'x20' carport

SITE 

1 inch = 40 feet

Item TC

8. BD-2016-044 **PRESENTED BY:** Adell Wright

REPRESENTING: Same

SUBJECT: Request a special exception for a mobile home to be located on the east side of Cantelou Road, approximately 3,000 ft. north of Selma Highway, in AGR-1 (Residential Agriculture) and FH (Flood Hazard) Zoning Districts.

REMARKS: This request is being made to give the petitioner permission to keep the mobile home that was placed on a .031 acre parcel without a permit. The mobile home is at least 50 ft. off the front property line, according to the petitioner. There are other mobile homes in the area.

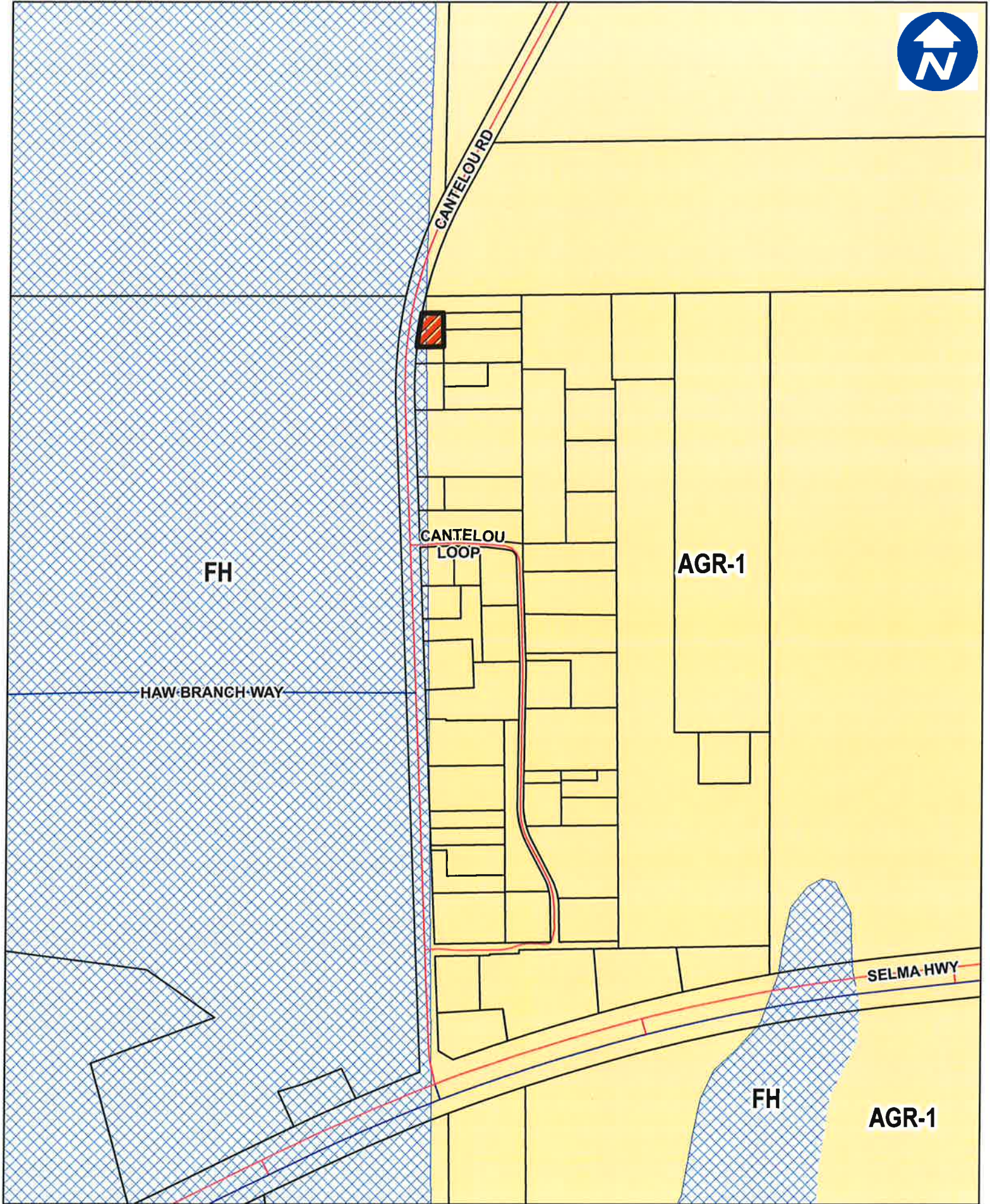
COMPLAINT

The request is a special exception for a mobile home.

COUNCIL DISTRICT: Police Jurisdiction

COMMENTS _____

ACTION TAKEN: _____



SITE 

1 inch = 500 feet

Item 8A



SITE 

1 inch = 200 feet

Item 8B

9. BD-2016-046 **PRESENTED BY:** Divine Touch Ministries Worldwide

REPRESENTING: Same

SUBJECT: Request a special exception for church use on the property located at 1 Harness Hill* in an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: This request is being made to give the petitioner permission to use 3 parcels of land containing 27.80 acres for church use. A master plan will be submitted at a later date.

**Private Street*

COUNCIL DISTRICT: 6

COMMENTS _____

ACTION TAKEN: _____



PGH-40
R-60-s

R-85

AGR-1

R-85

R-75-s

R-100

R-75-s

B-2

R-65-m

R-60-s

M-1

PGH-40

R-65-m

R-60-s

R-65-m

PGH-40

M-1

AGR-2

AGR-1

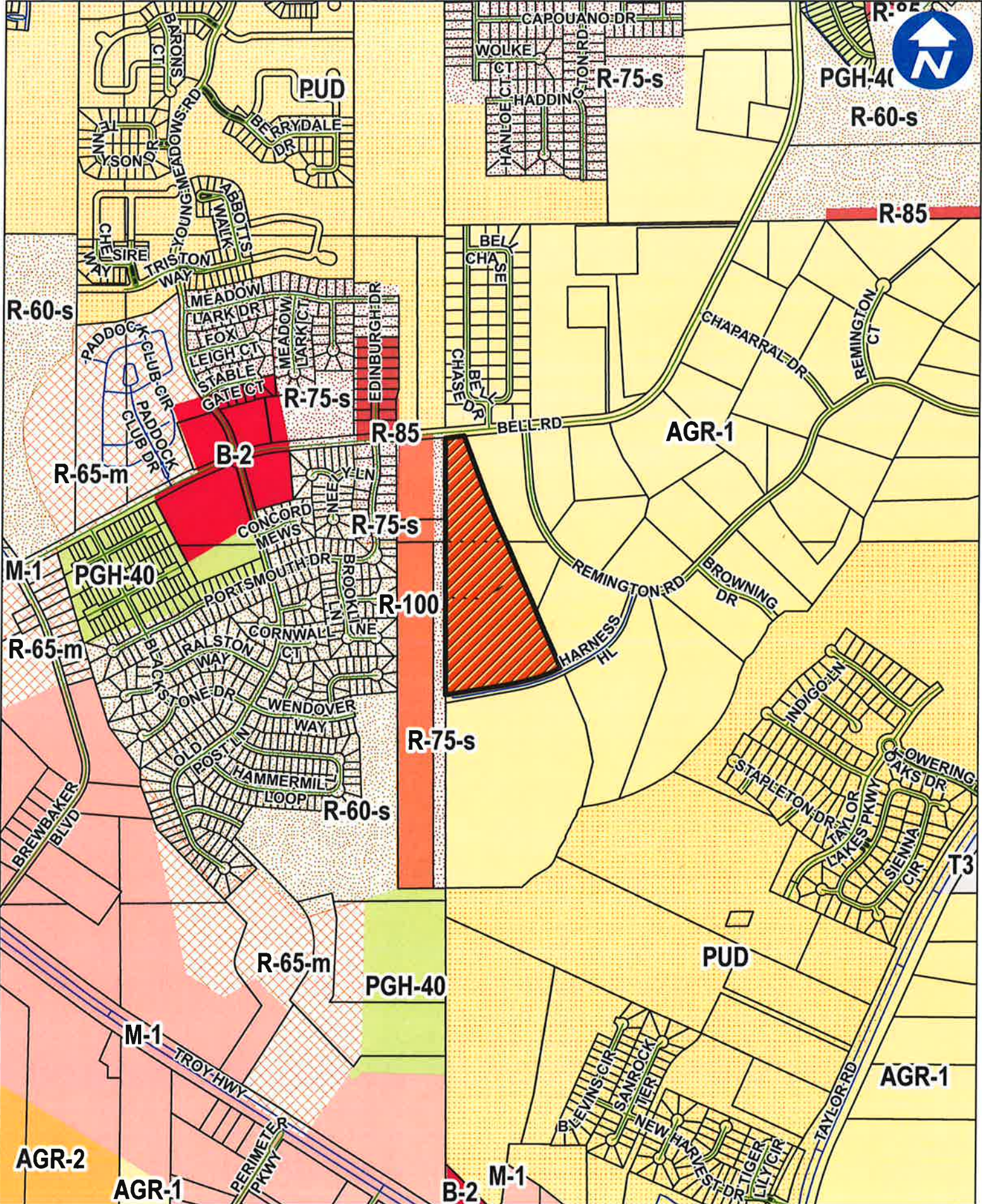
B-2 M-1

PUD

AGR-1

SITE 

1 inch = 1,000 feet
Item 9A





SITE 

1 inch = 500 feet

Item 9B

10. BD-2016-042 **PRESENTED BY:** Eulalio Santos Macario Nolasco

REPRESENTING: Church Iglesia Mission Evangelica Del Principe De Paz

SUBJECT: Request a special exception for church use in a building located at 3458 Eastdale Circle in a B-2 (Commercial) Zoning District

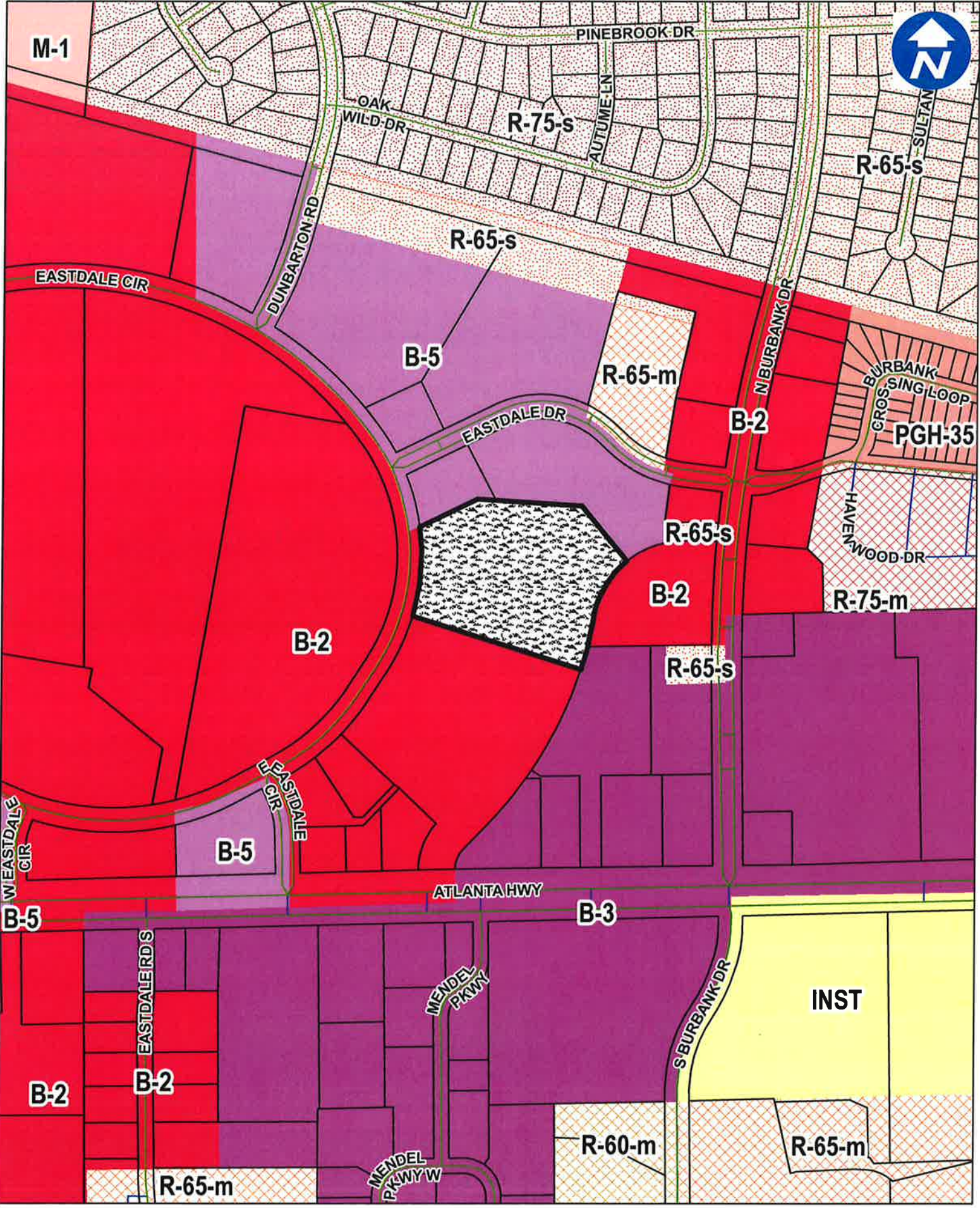
REMARKS: This request is being made to give the petitioner permission to operate a church in a multi-tenant building. There are currently 15 church members, with 10 parking spaces dedicated to the leased space, which would allow up to 50 members.

The request is a special exception for church use.

COUNCIL DISTRICT: 1

COMMENTS _____

ACTION TAKEN: _____



SITE 

1 inch = 400 feet
Item 10A



EASTDALE DR

Proposed Church

EASTDALE CIR

SITE 

1 inch = 100 feet
Item 10B

11. BD-2016-047 **PRESENTED BY:** Charles Bush

REPRESENTING: Same

SUBJECT: Request a street side yard variance for an addition to a dwelling located at 1247 Felder Avenue in an R-65-s (Single-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to construct an addition to the dwelling to come to the street side property line (Belmont Avenue), whereas 30 ft. is required.

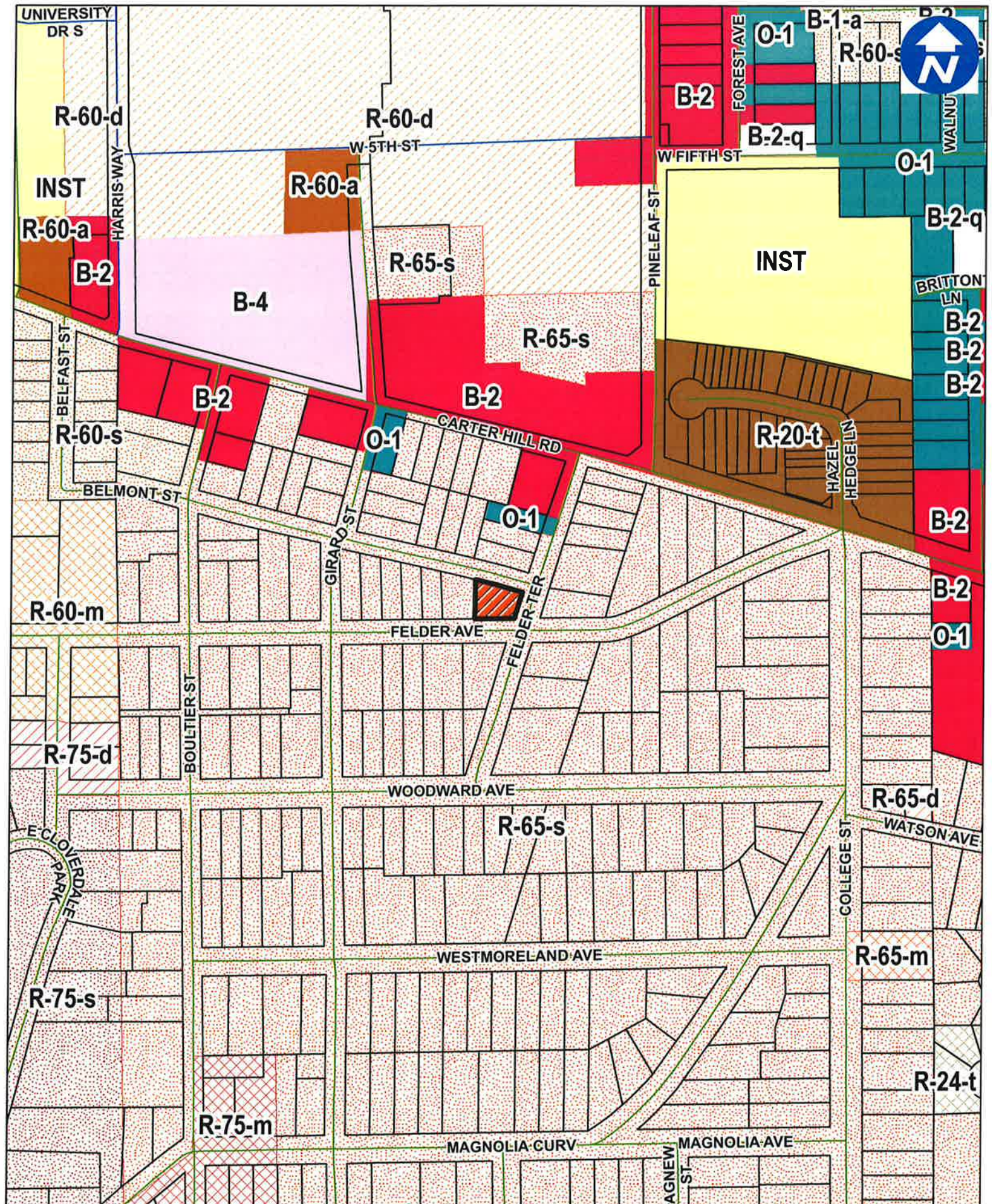
The Architectural Review Board approved this plan at the July 26, 2016 meeting.

The request is a 30 ft. street side yard variance.

COUNCIL DISTRICT: 3

COMMENTS _____

ACTION TAKEN: _____



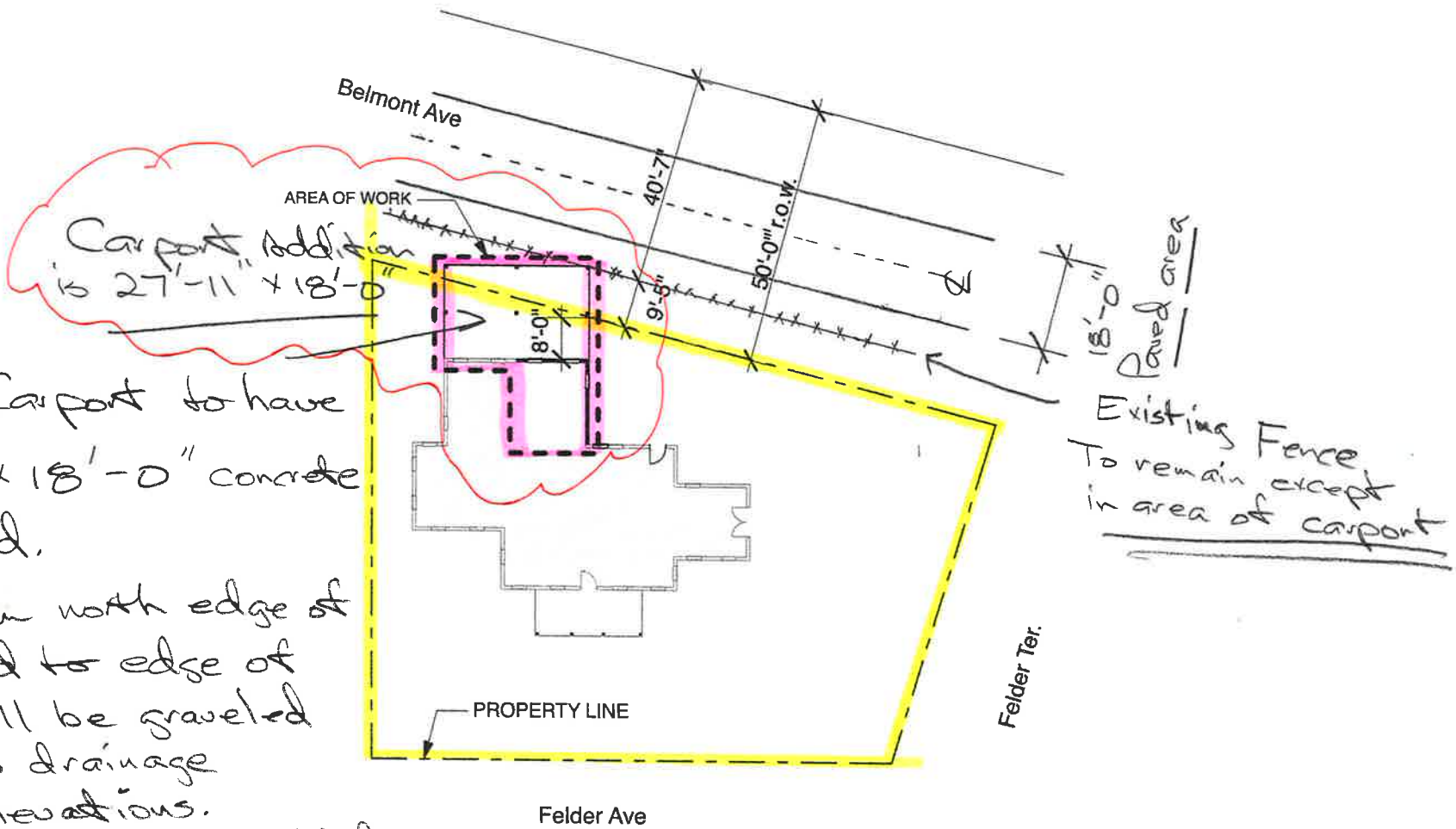
SITE 

1 inch = 300 feet

Item 11A

4
2

11B



Carport Addition
is 27'-11" x 18'-0"

Area @ Carport to have
28'-0" x 18'-0" concrete
parking pad.

Area from north edge of
parking pad to edge of
street will be gravelled
and follow drainage
swale elevations.

Drainage pipe to be added
as necessary.

Existing Fence
To remain except
in area of carport

SCALE: 1/32" = 1'-0"

Carport

Contact Information:
Charles Bush
xxx.xxx.xxx

Home Renovation
1247 Felder Avenue
Montgomery, AL 36106

P.001

Site Plan Notes



SITE 

1 inch = 30 feet

Item 11C

12. BD-2016-040 **PRESENTED BY:** Tony Connell

REPRESENTING: Same

SUBJECT: Request a special exception to keep chickens at 601 Putnam Street in an R-60-s (Single-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to keep seven (7) chickens. The chicken coop is located 5 ft. off the rear property line, whereas the guidelines suggest a 10 ft. setback. The petitioner has had the chicken for 4+ years and has no roosters. There are letters of support from the neighbor in the rear, as well as others in the area.

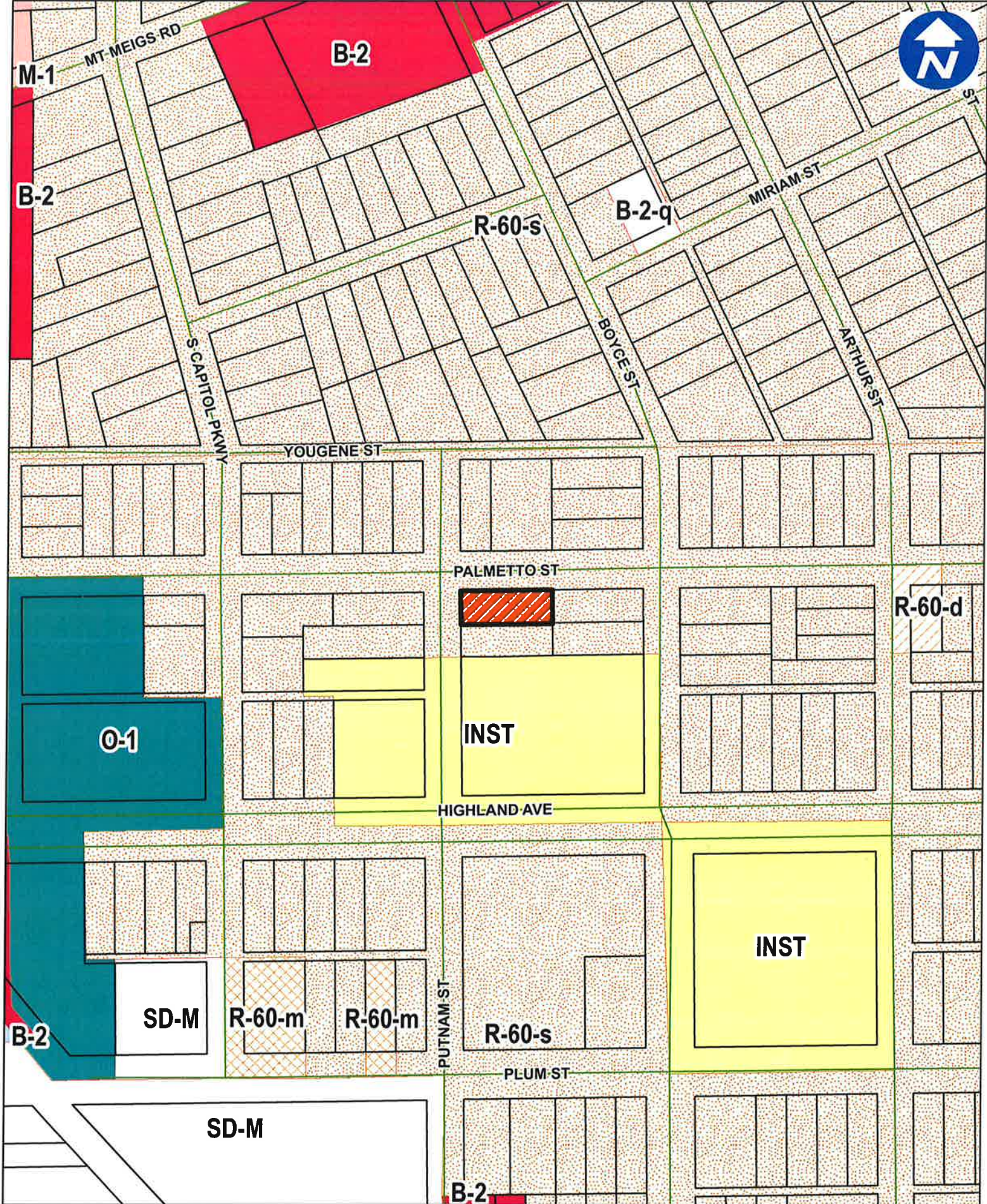
COMPLAINT

The request is a special exception to keep seven (7) chickens.

COUNCIL DISTRICT: 3

COMMENTS _____

ACTION TAKEN: _____



SITE 

1 inch = 200 feet
Item 12A



PUTNAM ST

PALMETTO ST



Chicken
Coop

SITE 

1 inch = 40 feet
Item 12B

13. BD-2016-043 **PRESENTED BY:** Felipe Lima

REPRESENTING: Same

SUBJECT: Request a special exception to keep chickens and turkeys at 209 Gardendale Drive in an R-65-d (Duplex Residential) Zoning District.

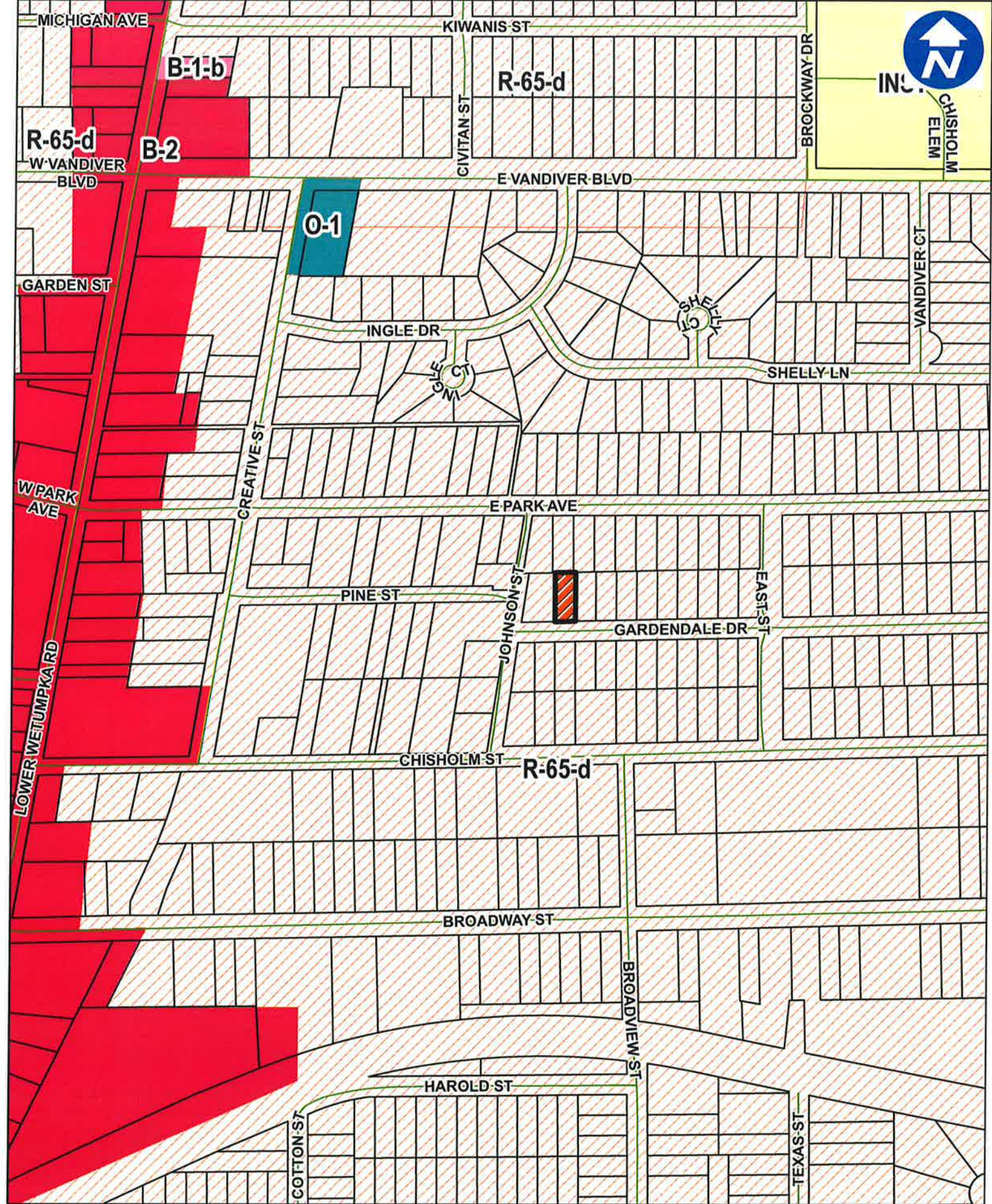
REMARKS: This request is being made to give the petitioner permission to keep 15 chickens and 4 turkeys. The petitioner stated he has had the chickens/turkeys for several years. The location of the coop meets the Chicken Guidelines. **COMPLAINT**

The request is a special exception to keep 15 chickens and 4 turkeys.

COUNCIL DISTRICT: 3

COMMENTS _____

ACTION TAKEN: _____



INC. CHISHOLM ELEM

SITE 

1 inch = 300 feet

Item 13A



JOHNSON ST

Chicken
Coop

GARDENDALE DR

SITE 

1 inch = 30 feet
Item 13B

14. BD-2016-045 **PRESENTED BY:** Jennifer Barringer

REPRESENTING: Sys-Con, LLC

SUBJECT: Request an exception to SmartCode for a mechanical repair shop to be located at 121 North Goldthwaite Street in a T4-O (General Urban Zone) Zoning District.

REMARKS: This request is being made to give the petitioner permission to operate a repair shop as described in the attachment.

The request is an exception to the SmartCode to allow a mechanical repair shop.

COUNCIL DISTRICT: 3

COMMENTS _____

ACTION TAKEN: _____

The proposed future use of the existing building/warehouse located at 121 N. Goldthwaite Street will be the following:

1. 40-50% of the front of the building will be used as commercial retail/office type space
2. 50-60% of the remaining part of the building will be used as a "shop" to do routine maintenance work on automation machine parts that we provide maintenance for. This area will employ no more than 10 workers. Some of the things that will be done are:
 - a. Assembly of new parts and equipment in order to test for issues or problems before sending to job site
 - b. Some repair work to existing parts and equipment
 - c. Remodeling and reworking of some automation parts and equipment as needed for improvement purposes
 - d. Light welding work could be required use in order to perform some repair work
 - e. Small forklifts will be used in the unloading, loading, and moving of some parts and equipment
3. Improvements and updates in keeping with the area will be done to existing exterior façade and grounds.

FH



T2

WATER ST

TALLAPOOSA ST

MOLTON ST

T5

COMMERCE ST

MAXWELL BLVD

BIBB ST

T5

CLAY ST

LEE ST

HANRICK ST

HERRON ST

CATOMA ST



N GOLDTHWAITE ST

MONTGOMERY ST

MARTHA ST

WILKINSON ST

STATE ST

CHURCH ST

T4-0

CLAYTON ST

T4-R

HAMNER ST

CLAYTON PARK

S GOLDTHWAITE ST

WARREN CT

CAROLINE ST

T4-R

T4-0

WINTER PL

HOLCOMBE ST

SAYRE ST

MOBILE ST

MILDRED ST

T4-R

T4-R

ROSA L PARKS AVE

MORGAN AVE

VIRGINIA AVE

PLEASANT AVE



SITE

1 inch = 400 feet

Item 14B



SITE 

1 inch = 100 feet
Item 14C

15. BD-2016-048 **PRESENTED BY:** Neal Butler

REPRESENTING: Same

SUBJECT: Request a special exception to keep one (1) horse on the property located at 4181 Wares Ferry Road in an R-75-s (Single-Family Residential) Zoning District.

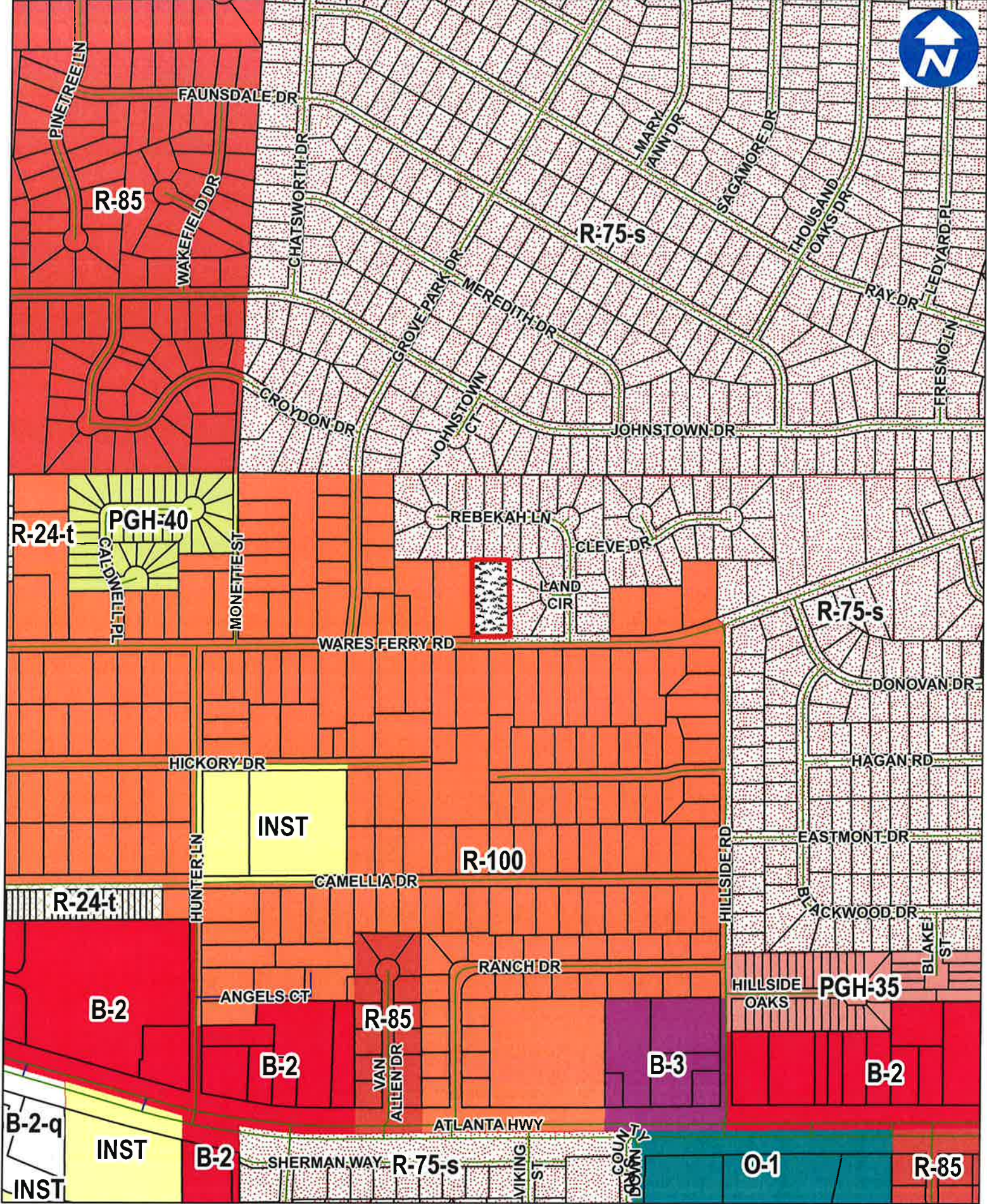
REMARKS: This request is being made to give the petitioner permission to keep one (1) horse on the property.

The request is a special exception to keep one (1) horse.

COUNCIL DISTRICT: 1

COMMENTS _____


ACTION TAKEN: _____



SITE 

1 inch = 500 feet
Item 15A



SITE 

1 inch = 100 feet
Item 15B