

Board of Adjustment Agenda

December 15, 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 November 17, 2016 meeting

December 15, 2016

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
1.	2016-018	Foshee Design & Construction, LLC	T5	36 Dexter Avenue (Exception to SmartCode Signage Standards)	1
2.	1992-209	Daniel Totty	R-85 & R-125	4545 McInnis Road (Livestock – cows)	2
3.	2016-062	Maurice Bass	R-100	3557 Le Bron Road (Privacy Fence)	3
4.	2016-063	Horatio Lee	R-65-m	1606 Edgar D. Nixon Avenue (New dwelling – side & front yard variances)	4
5.	1998-141	James L. Barton Jr.	R-125	3039 Boxwood Drive (Privacy Fence)	5

The next Board of Adjustment meeting is on January 19, 2017

1. BD-2016-018 **PRESENTED BY:** Foshee Design & Construction, LLC

REPRESENTING: Dexter Place

SUBJECT: Request an exception to SmartCode for new signage to be located at 36 Dexter Avenue in a T5 (Urban Center Zone) Zoning District.

REMARKS: This request is being made to give the petitioner permission to install signage on the awnings along Dexter Avenue. The Board approved signage on the awning for the tenant space for Island Delight (labeled Awning #5 Signage on elevation) at the May 19, 2016 meeting.

The petitioner is also requesting to install four (4) blade signs above the two main entrances on Dexter Avenue, whereas one (1) blade sign for each business entrance is allowed; therefore there will be a total of eight (8) blade signs attached to the façade (4 blades signs above 2 entrances). All blade signs are 15 sq. ft., which comply with SmartCode Signage Standards.

The request is an exception to SmartCode Signage Standards to allow signage on awnings, and an exception to allow six (6) additional blade signs.

This request was delayed by the Board at the November 17, 2016 meeting.

The Planning Controls Division is in the process of revising SmartCode Signage Standards to allow signage on awnings outright and to give developers an option to stack blade signs for a multi-tenant building as proposed in this request. If approved, all proposed signage above would comply with SmartCode.

COUNCIL DISTRICT: 3

COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 200 feet

Item 1A

13



Design By
JHF & D.B
Riverside
Date
10-6-16
Project Title

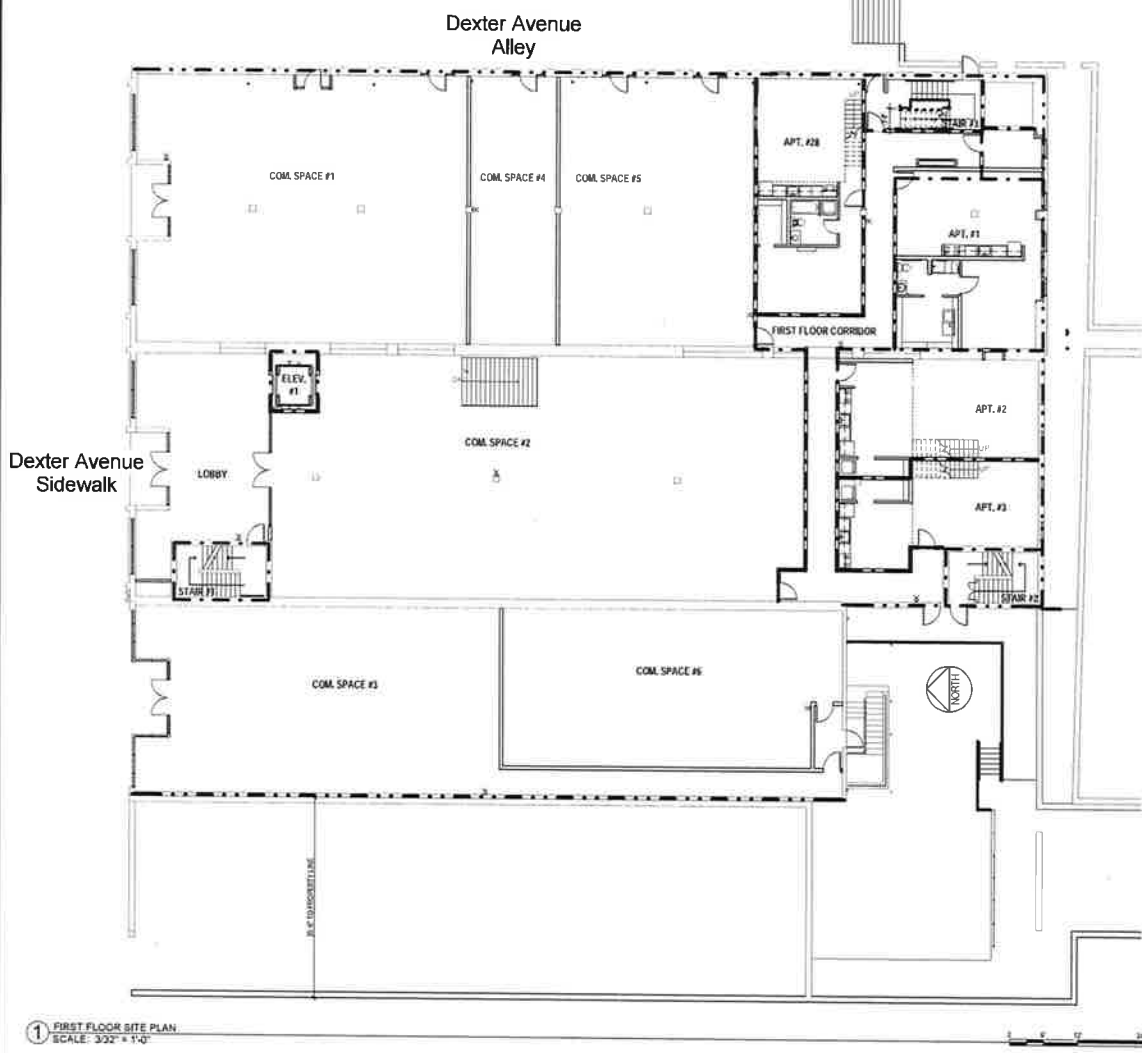
DEXTER PLACE
36 DEXTER AVENUE
MONTGOMERY, AL

Sheet Title

SITE PLAN

Sheet Number

A0

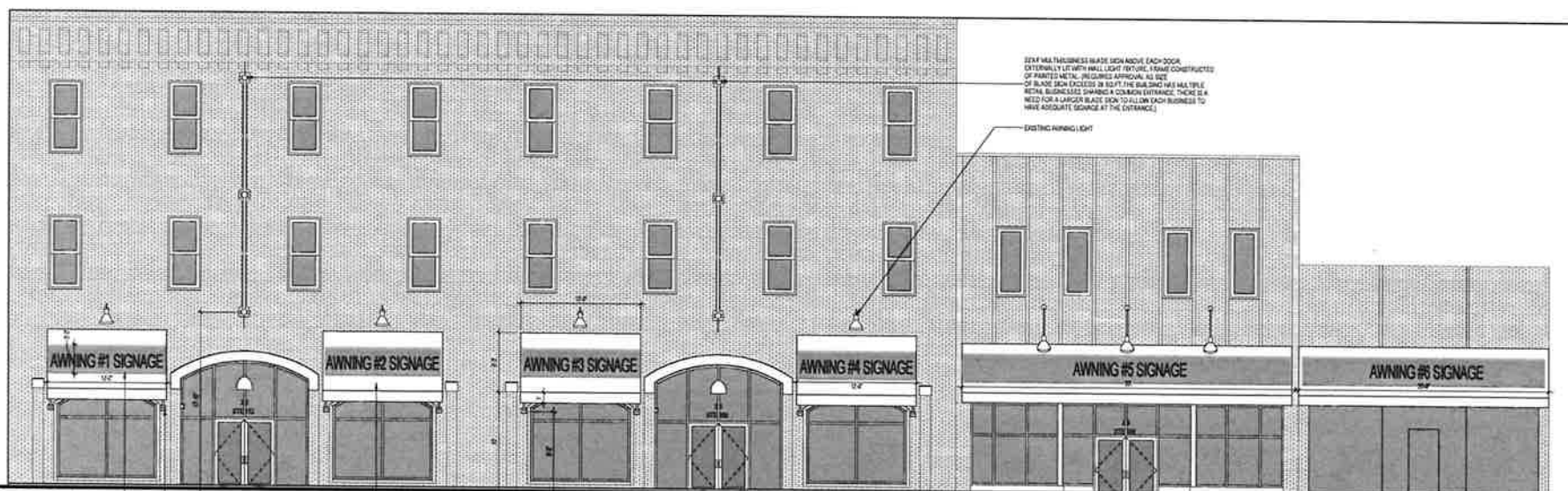


AERIAL SITE MAP (NOT TO SCALE)



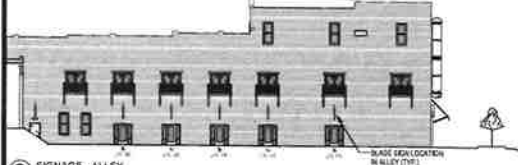
1 FIRST FLOOR SITE PLAN
SCALE: 3/32" = 1'-0"

101

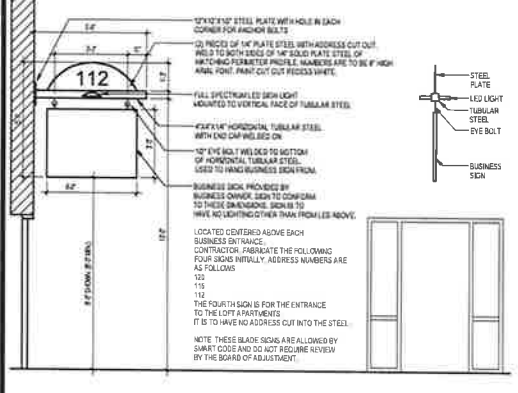


AWNING FRAMING SIGNAGE AREA (REQUIRES APPROVAL AS AWNING SIGNAGE IS NOT ADDRESSED IN SMART CODE)
 NO PART OF AWNING IS TO EXTEND BELOW INCLUDING SUPPORTS
 NEW A STEEL OPEN SIDE FRAMING OVER VERY TIGHT SIGHT BLINDS. FRAME BLACK FINISH IF POSSIBLE. ANODIZED ALUMINUM IF NOT. (SEE CODE AGREEMENT IN BLACK & BLUE) BY ARBITRATOR

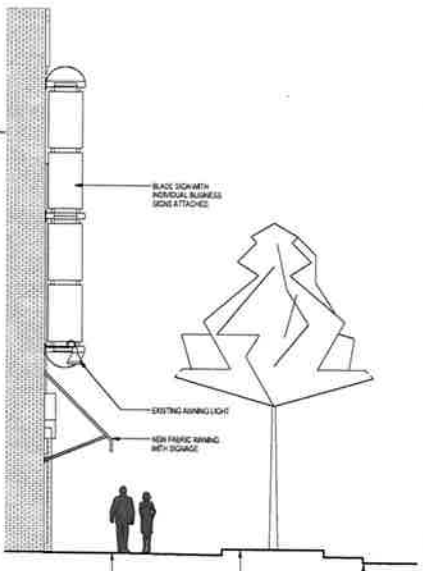
1 SIGNAGE - STREET ELEVATION
 SCALE: 3/16" = 1'-0"



3 SIGNAGE - ALLEY
 SCALE: 1" = 20'-0"



5 ALLEY ENTRANCE SIGN
 SCALE: 3/8" = 1'-0"



4 SIGNAGE - SIDE VIEW
 SCALE: 3/16" = 1'-0"



2 STREET SIDE 3D VIEW
 SCALE:



Design by
 JHF & CLB
 Revised
 Date
 12-16-16
 Project To Do

DEXTER PLACE
 36 DEXTER AVENUE
 MONTGOMERY, AL

Sheet Title

36 DEXTER AWNING
 SIGNAGE AND BLADE
 SIGNS

Sheet Number
 A1



1D



Design By
JHF & DJB
Revised
Date
12-8-18
Project No.

DEXTER PLACE
36 DEXTER AVENUE
MONTGOMERY, AL

Sheet No.

**36 DEXTER AWNING
SIGNAGE AND BLADE
SIGNS**

Sheet Number

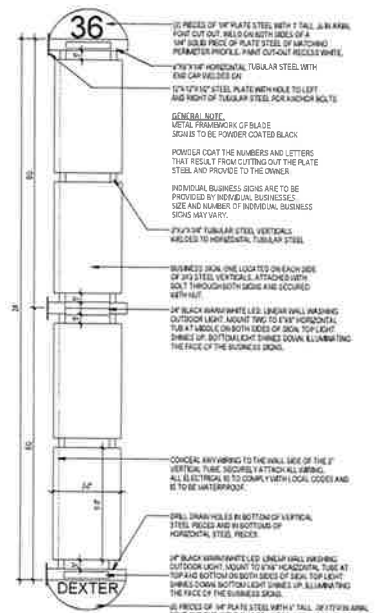
A2



Proposed Signage



Existing Building



1 BLADE SIGN - DETAIL
SCALE: 3/8" = 1'-0"

36

20" PIECES OF 1/4" PLATE STEEL WITH 1" TALL, 3/4" IN AREA
POKE OUT OVER WELD ON BOTH SIDES OF A
1/4" WIDE BY 1/4" THICK PIECE OF PLATE STEEL OF MATCHING
PERMITS PROFILE. PAINT OUT-POUR RECESS WHITE.

1 1/2" DIA. HORIZONTAL TUBULAR STEEL WITH
END CAP WELDED ON.

1/2" DIA. STEEL PLATE WITH HOLES TO LEFT
AND RIGHT OF TUBULAR STEEL FOR ANCHOR BOLTS.

GENERAL NOTE:
METAL FRAMEWORK OF BLADE
SIGNS TO BE POWDER COATED BLACK.

POWDER COAT THE NUMBERS AND LETTERS
THAT RESULT FROM CUTTING OUT THE PLATE
STEEL AND PROVIDE TO THE OWNER.

INDIVIDUAL BUSINESS SIGNS ARE TO BE
PROVIDED BY INDIVIDUAL BUSINESSES.
SIZE AND NUMBER OF INDIVIDUAL BUSINESS
SIGNS MAY VARY.

1 1/2" DIA. TUBULAR STEEL VERTICALS
WELDED TO HORIZONTAL TUBULAR STEEL.

BUSINESS SIGN ONE LOCATED ON EACH SIDE
OF 1 1/2" DIA. VERTICALS ATTACHED WITH
SLOT THROUGH BOTH SIGNS AND SECURED
WITH NUT.

1/4" BLACK W/WHITE P/LET LINEAR WALL W/SHIELD
OUTDOOR LIGHT. MOUNT TO 1 1/2" DIA. HORIZONTAL
TUBULAR STEEL ON BOTH SIDES OF SIGN. TOP LIGHT
SHIELDS UP. BOTTOM LIGHT SHIELDS DOWN. ILLUMINATING
THE FACE OF THE BUSINESS SIGN.

CONCRETE REINFORCING TO THE INFL. SIDE OF THE 1/2"
VERTICAL TUBE. SECURELY ATTACH ALL WIRING.
ALL ELECTRICAL IS TO COMPLY WITH LOCAL CODES AND
IS TO BE WATERPROOF.

DRILL SMALL HOLES IN BOTTOM OF VERTICAL
STEEL PIECES AND IN BOTTOM OF
HORIZONTAL STEEL PIECES.

1/4" BLACK W/WHITE P/LET LINEAR WALL W/SHIELD
OUTDOOR LIGHT. MOUNT TO 1 1/2" DIA. HORIZONTAL TUBE AT
TOP AND BOTTOM ON BOTH SIDES OF SIGN. TOP LIGHT
SHIELDS DOWN. BOTTOM LIGHT SHIELDS UP. ILLUMINATING
THE FACE OF THE BUSINESS SIGN.

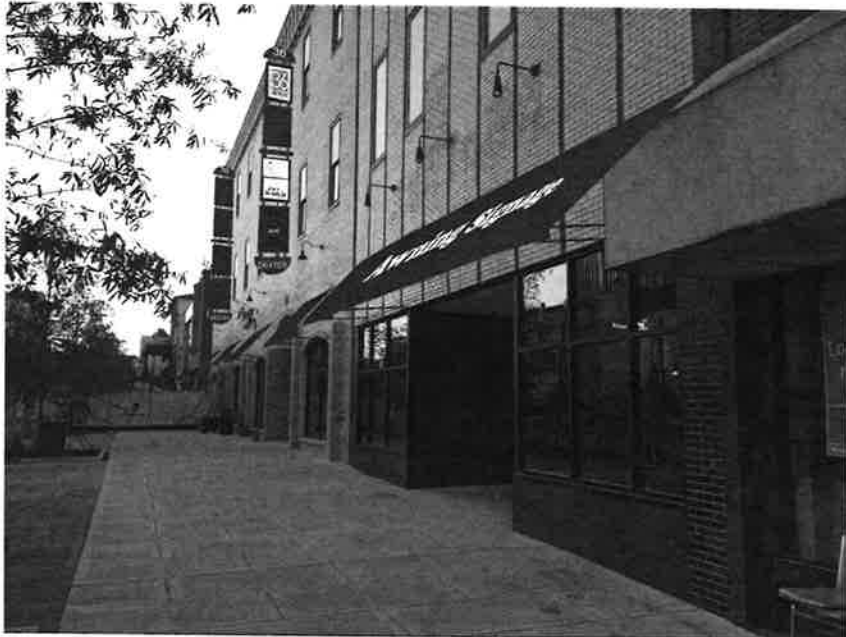
20" PIECES OF 1/4" PLATE STEEL WITH 1" TALL, 3/4" IN AREA
POKE OUT OVER WELD ON BOTH SIDES OF 1/4" WIDE BY 1/4" THICK
PIECE OF PLATE STEEL OF MATCHING PERMITS PROFILE.
PAINT OUT-POUR RECESS WHITE.

DEXTER

1E



Existing Building



Proposed Building



Design by
JHF & CJB
Revised
Date
12-6-16
Project Title

DEXTER PLACE
36 DEXTER AVENUE
MONTGOMERY, AL

Sheet Title

**36 DEXTER AWNING
SIGNAGE AND BLADE
SIGNS**

Sheet Number
A3





DEXTER AVE



WASHINGTON AVE

Site 

1 inch = 50 feet

Item IF

2. BD-1992-209 **PRESENTED BY:** Daniel Totty

REPRESENTING: Mary Traylor

SUBJECT: Request a special exception for livestock (cows) to be located at 4545 McInnis Road in R-85 (Single-Family Residential) and R-125 (Single-Family Residential) Zoning Districts.

REMARKS: This request is being made to give the petitioner permission to have cows on a 14 acre tract of land, whereas livestock is permitted on appeal in these zoning districts. The Board of Adjustment approved construction of a barn for horses at the April 1, 1999 meeting.

Allowed on appeal to the Board:

“F” Agriculture, poultry, and livestock raising, but not including the operation of chicken brooder houses; and provided no structure, pen or corral housing animals be located closer than 200 ft. to any property line.

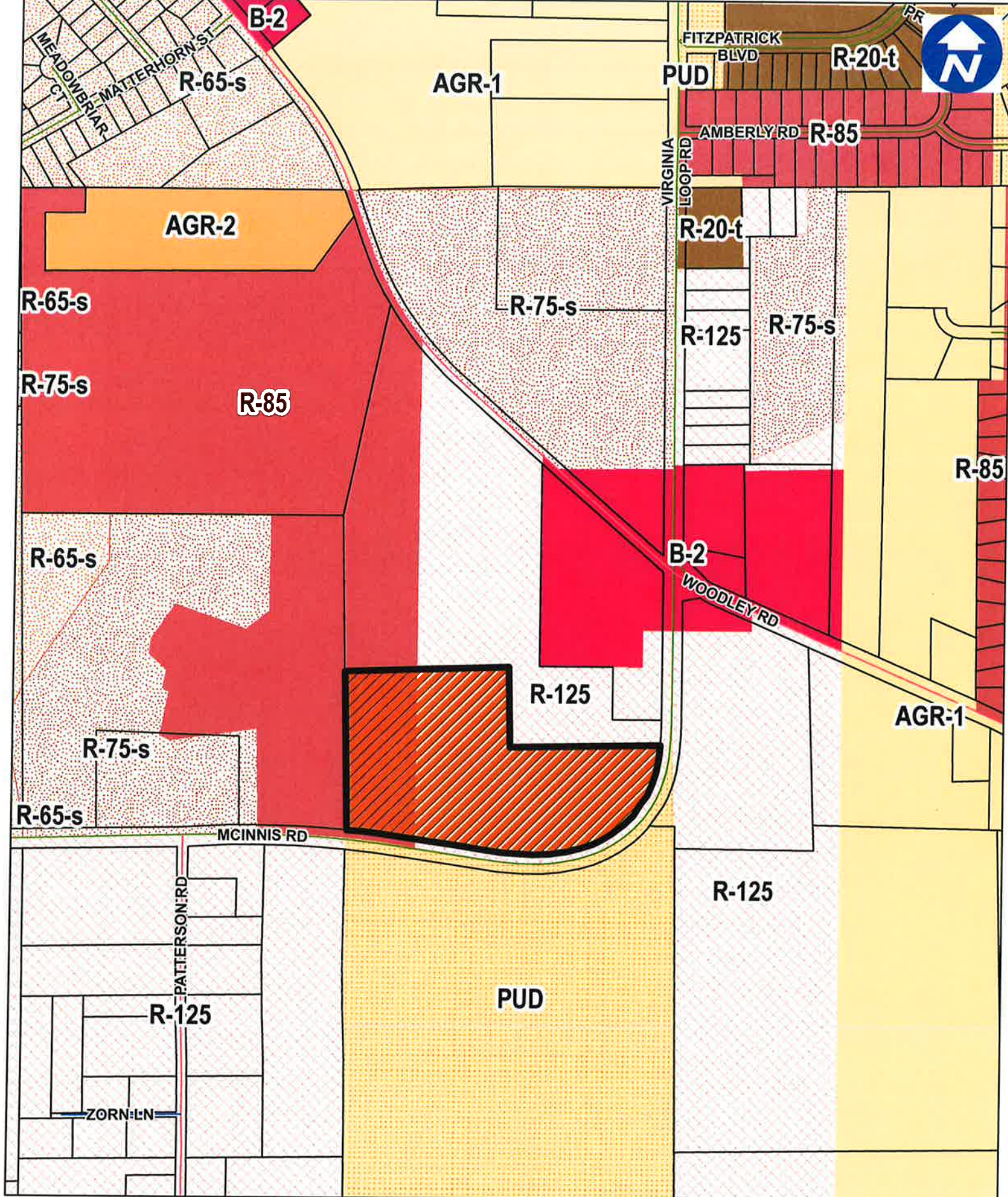
The request is a special exception to allow livestock.

This request was delayed at the November 17, 2016 meeting, due to no one being present to present the request.

COUNCIL DISTRICT: 6

COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 500 feet

Item 2A



Site Location

1 inch = 200 feet

Item No. 2B

3. BD-2016-062 **PRESENTED BY:** Maurice Bass

REPRESENTING: Same

SUBJECT: Request a street side yard variance and height variance for a privacy fence to be located at 3557 Le Bron Road in an R-100 (Single-Family Residential) Zoning District.

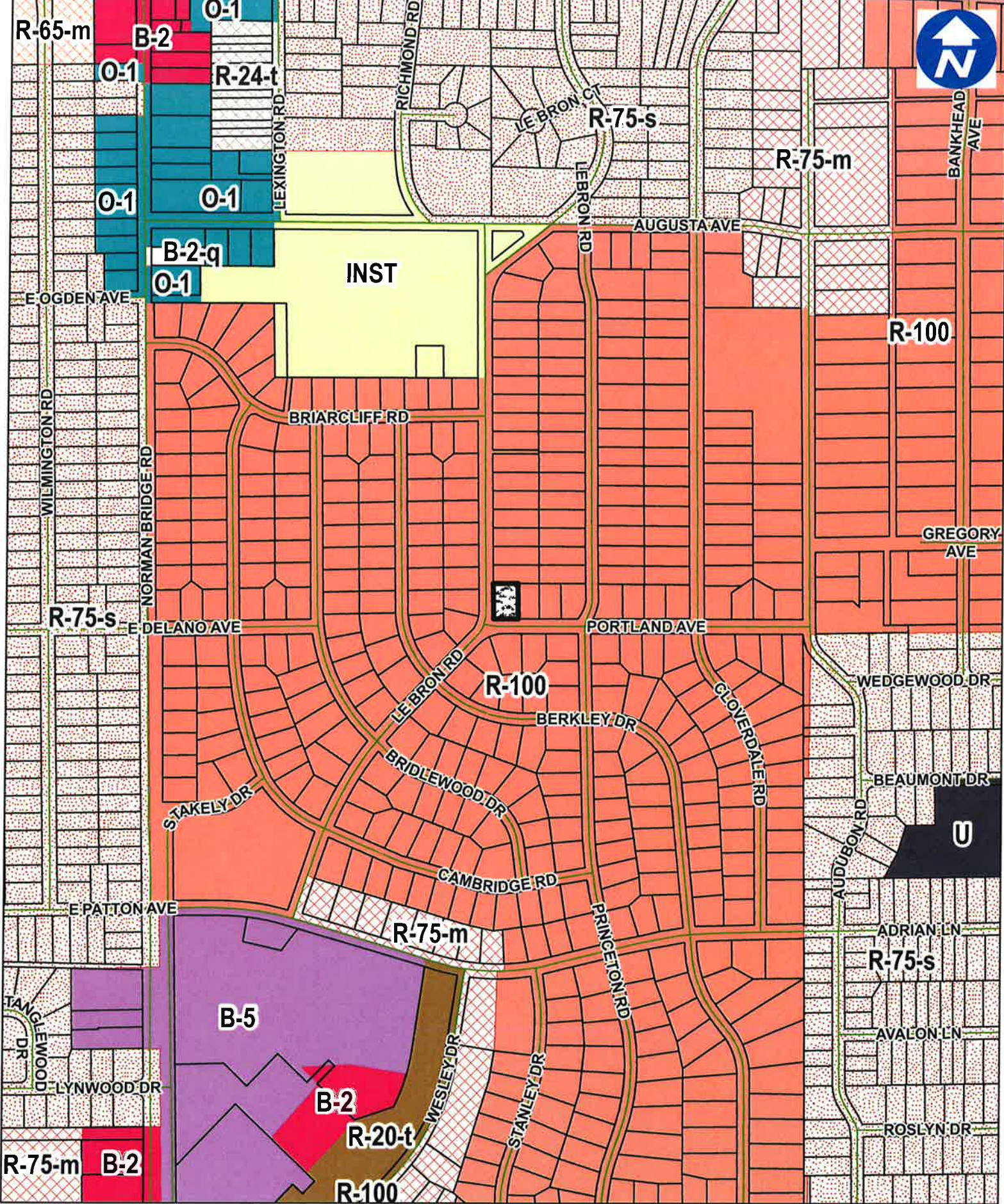
REMARKS: This request is being made to give the petitioner permission to construct a privacy fence to come to the street side yard (Le Bron Road) property line, whereas 35 ft. is required. The privacy fence will be 7 ft. in height, whereas 3 ft. is allowed.

The variances request are a 35 ft. street side yard setback variance and a 4 ft. height variance.

COUNCIL DISTRICT: 7

COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 500 feet

Item 3A



Site Location

1 inch = 30 feet

Item No. 3B

4. BD-2016-063 **PRESENTED BY:** Horatio Lee

REPRESENTING: All Collaborating to Serve

SUBJECT: Request a front yard variance for a new dwelling to be located at 1606 Edgar D. Nixon Avenue in an R-65-m (Multi-Family Residential) Zoning District.

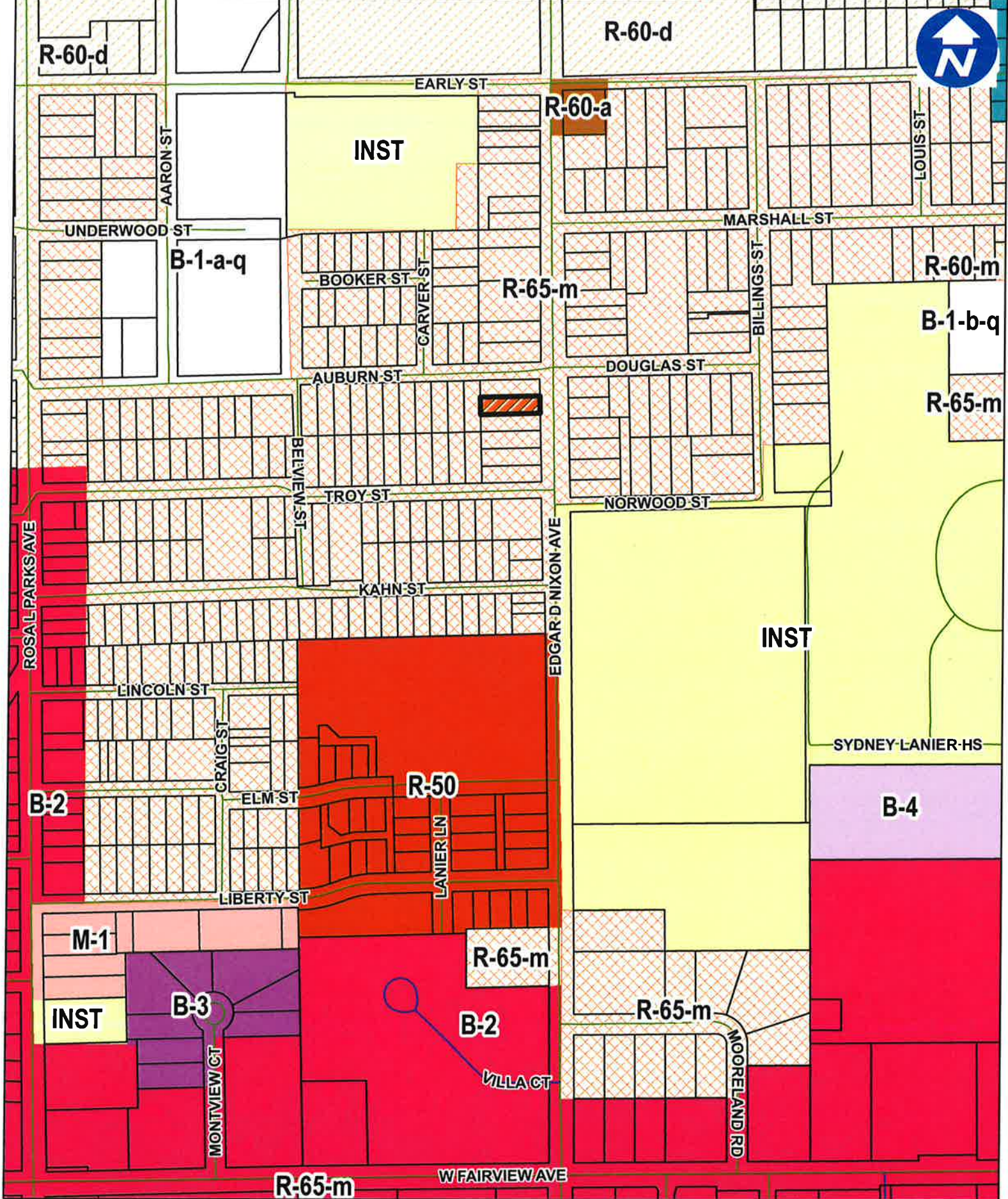
REMARKS: This request is being made to give the petitioner permission to construct a new dwelling to come within 20 ft. of the front property line, whereas 30 ft. is required. Due to the fact that this is a substandard lot (42 ft. in width, whereas 65 ft. minimum lot width is required) the side yards are 5 ft. on each side and the new dwelling will comply with the allowed side yards.

The request is a 10 ft. front yard variance.

COUNCIL DISTRICT: 7

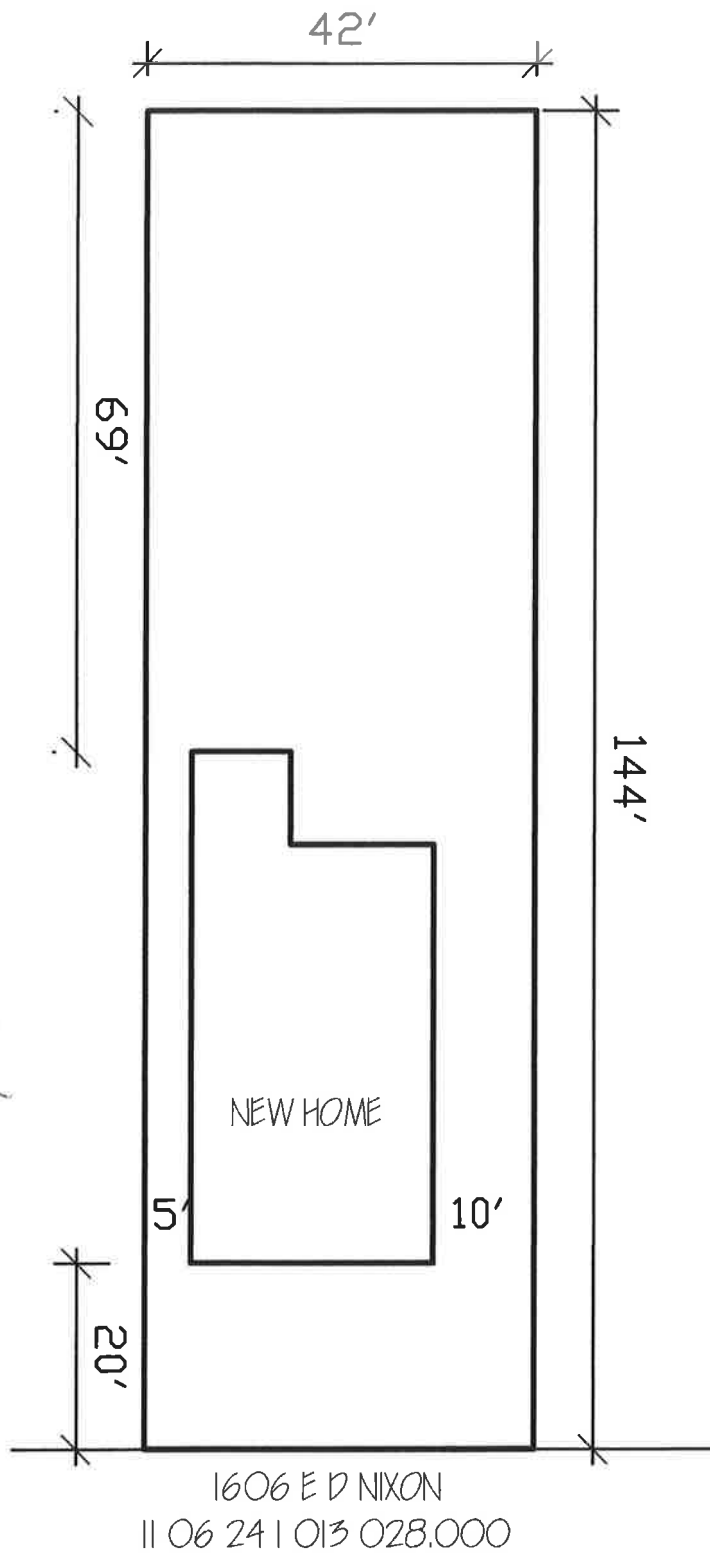
COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 300 feet
 Item 4A



EDGAR D NIXON AVE

4B



Site Location

1 inch = 30 feet

Item No. 4C

5. BD-1998-141 **PRESENTED BY:** James L Barton Jr.

REPRESENTING: Same

SUBJECT: Request a height variance for a new privacy fence to be located at 3039 Boxwood Drive in an R-125 (Single-Family Residential) Zoning District.

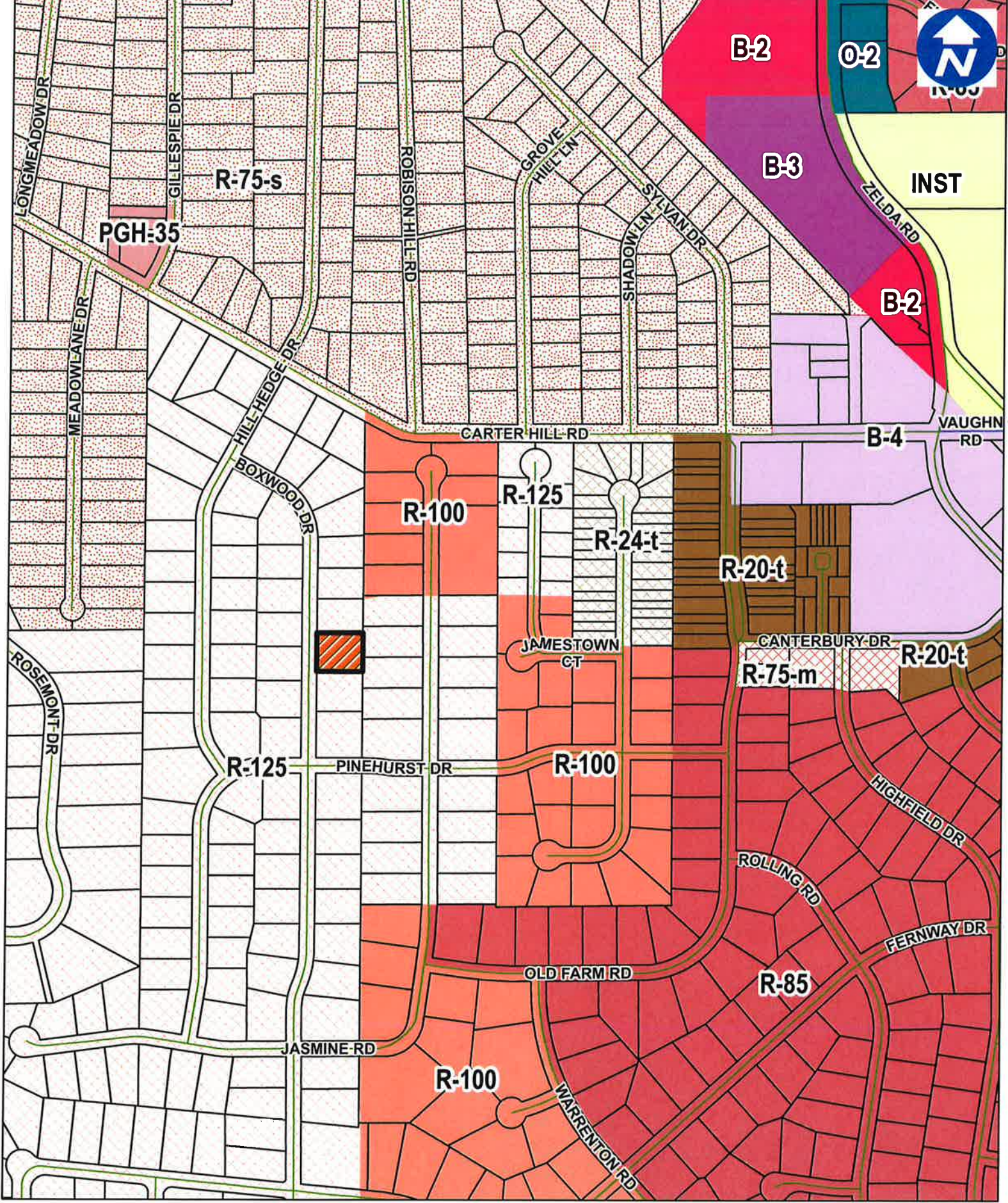
REMARKS: This request is being made to give the petitioner permission to construct an 8 ft. high privacy fence along a portion of the side property line, whereas a 7 ft. height is allowed.

The request is a 1 ft. height variance.

COUNCIL DISTRICT: 7

COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 400 feet

Item 5A



BOXWOOD DR



35 ft. of 8 ft. tall fence

Site 

1 inch = 30 feet

Item 5B