

Board of Adjustment Agenda

March 16, 2017 – 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 February 16, 2017 meeting

March 16, 2017

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
1.	2017-013	Flowers & White Engineering	B-2/B-4	Perry Hill Road @ Interstate Park Drive (ID Sign)	1
2.	1994-009	Kimberly Jordan Crist	PGH-40	6857 Brownwood Lane (Privacy fence)	2
3.	2017-012	Gregg Mason	R-85	3001 Medford Lane (Privacy fence)	3
4.	2017-011	Charles A. Aldridge	R-65-s	3215 Erinwood Place (Accessory structure)	4
5.	2017-015	Pastor Willie C. Gordon	B-2	3800 Norman Bridge Road (Church – special exception)	5
6.	2017-007	Southern Signcrafters	T5	201 Tallapoosa Street (Exception to SmartCode)	6
7.	1980-081	Kyle Kyser	T5	275 Lee Street (Exceptions to SmartCode)	7
8.	2017-014	Professional Engineering	AGR-1	4501 Bell Road (Church – special exception)	8

The next Board of Adjustment meeting is on April 20, 2017

1. BD-2017-013 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: David Bernstein

SUBJECT: Request a setback variances for a new ID sign to be located in the median at the intersection of Perry Hill Road and Interstate Park Drive in B-2 and B-4 (Commercial) Zoning Districts.

REMARKS: This request is being made to give the petitioner permission to construct a new ID sign within an existing landscape island. The ID sign will come within 3.8 ft. of both the north and south property lines, whereas a 10 ft. setback from street property lines is required.

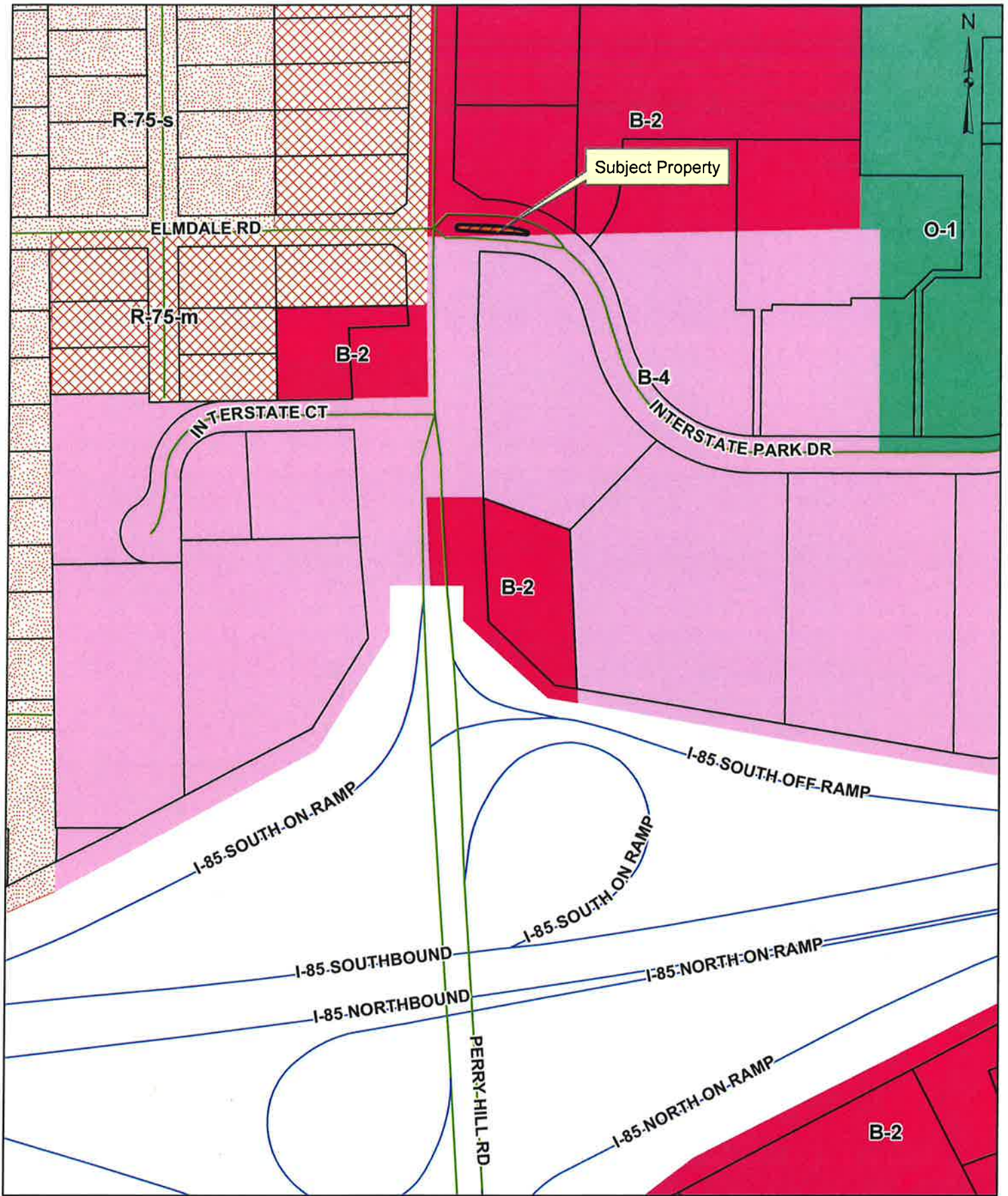
Planning Controls Comment(s): This median was once a part of the City's right-of-way; however was vacated at the February 17, 2017 City Council meeting.

The variances requested are a 6.2 ft. street setback variance from the north and south property lines.

COUNCIL DISTRICT: 1

COMMENTS _____

ACTION TAKEN: _____

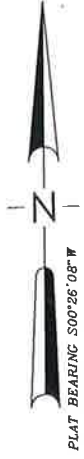


Site Location 

1 inch = 200 feet

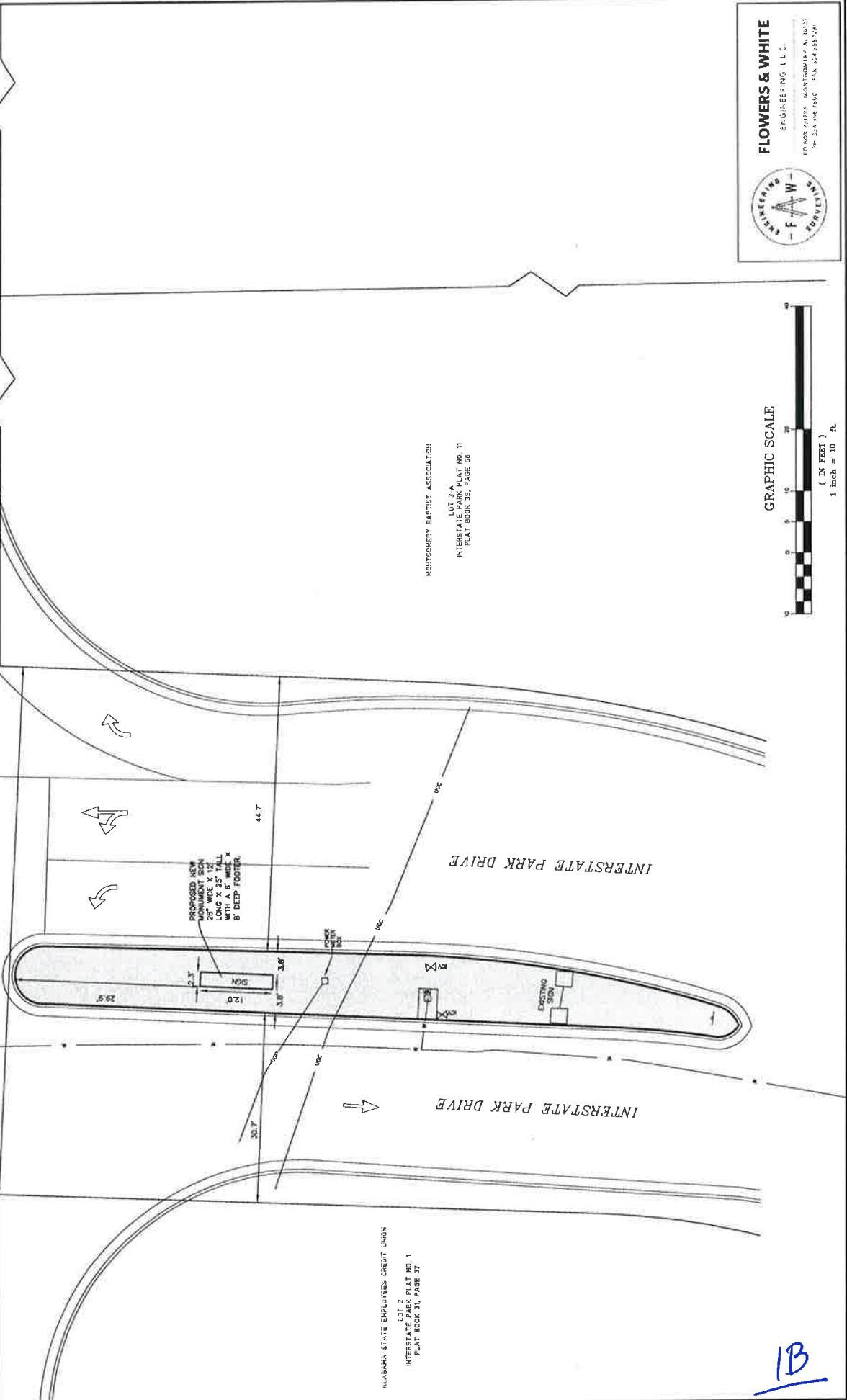
Item No. 1A

SIGN SETBACK VARIANCE FOR INTERSTATE PARK DRIVE



PERRY HILL ROAD

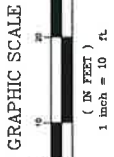
85.7'



PROPOSED MONUMENT SIGN
28' WIDE X 12' LONG X 25' TALL
WITH 6\"/>

ALABAMA STATE EMPLOYEES CREDIT UNION
LOT 2
INTERSTATE PARK PLAT NO. 1
PLAT BOOK 21, PAGE 27

MONTGOMERY BAPTIST ASSOCIATION
LOT 2-A
INTERSTATE PARK PLAT NO. 11
PLAT BOOK 21, PAGE 66



FLOWERS & WHITE
ENGINEERING, L.L.C.
10 BOX 21212 - MONTGOMERY, AL 36121
404-241-1981 FAX - 404-241-2529

1B



Site 

1 inch = 30 feet

Item IC

2. BD-1994-009 **PRESENTED BY:** Kimberly Jordan Crist

REPRESENTING: Same

SUBJECT: Request a height variance and street side yard variance for a privacy fence to be located at 6857 Brownwood Lane in a PGH-40 (Patio-Garden Home) Zoning District.

REMARKS: This request is being made to give the petitioner permission to relocate an existing privacy fence to come within 7 ft. 10 in. of the street side yard property line (Brownwood Court), whereas 20 ft. is required. The fence is 6 ft. in height, whereas 3 ft. height is allowed.

History: On January 20, 1994, the Board of Adjustment approved a 10 ft. street side yard variance (to come within 10 ft. of the property line). The original request was for a 15 ft. street side yard variance; however due to Traffic Engineering's comment that the fence at that location would create a visual obstruction to back out of the driveway, the Board only approved a 10 ft. variance, which would give them the visual clearance they needed.

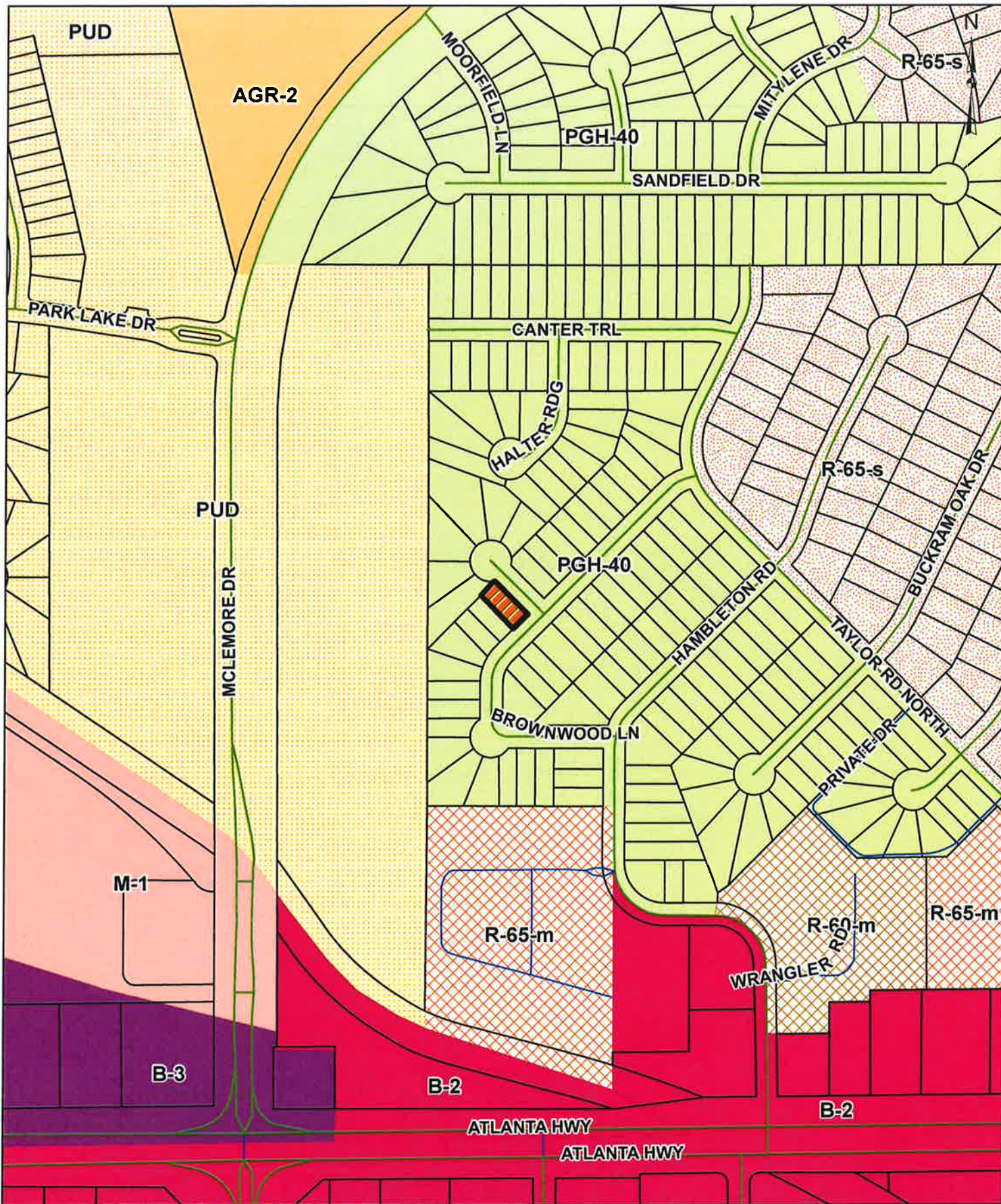
The current request will angle the fence at the front and rear corner closest to Brownwood Court. Traffic Engineering has approved the location of the fence for visibility.

The variances requested are a 12 ft. 2 in. street side yard variance and a 3 ft. height variance.

COUNCIL DISTRICT: 1

COMMENTS _____

ACTION TAKEN: _____



Site Location 

1 inch = 300 feet

Item No. 2A



Site Location

1 inch = 20 feet

Item No. 2B

3. BD-2017-012 **PRESENTED BY:** Gregg Mason

REPRESENTING: Same

SUBJECT: Request a height variance and front yard variance for a privacy fence to be located at 3001 Medford Lane in an R-85 (Single-Family Residential) Zoning District.

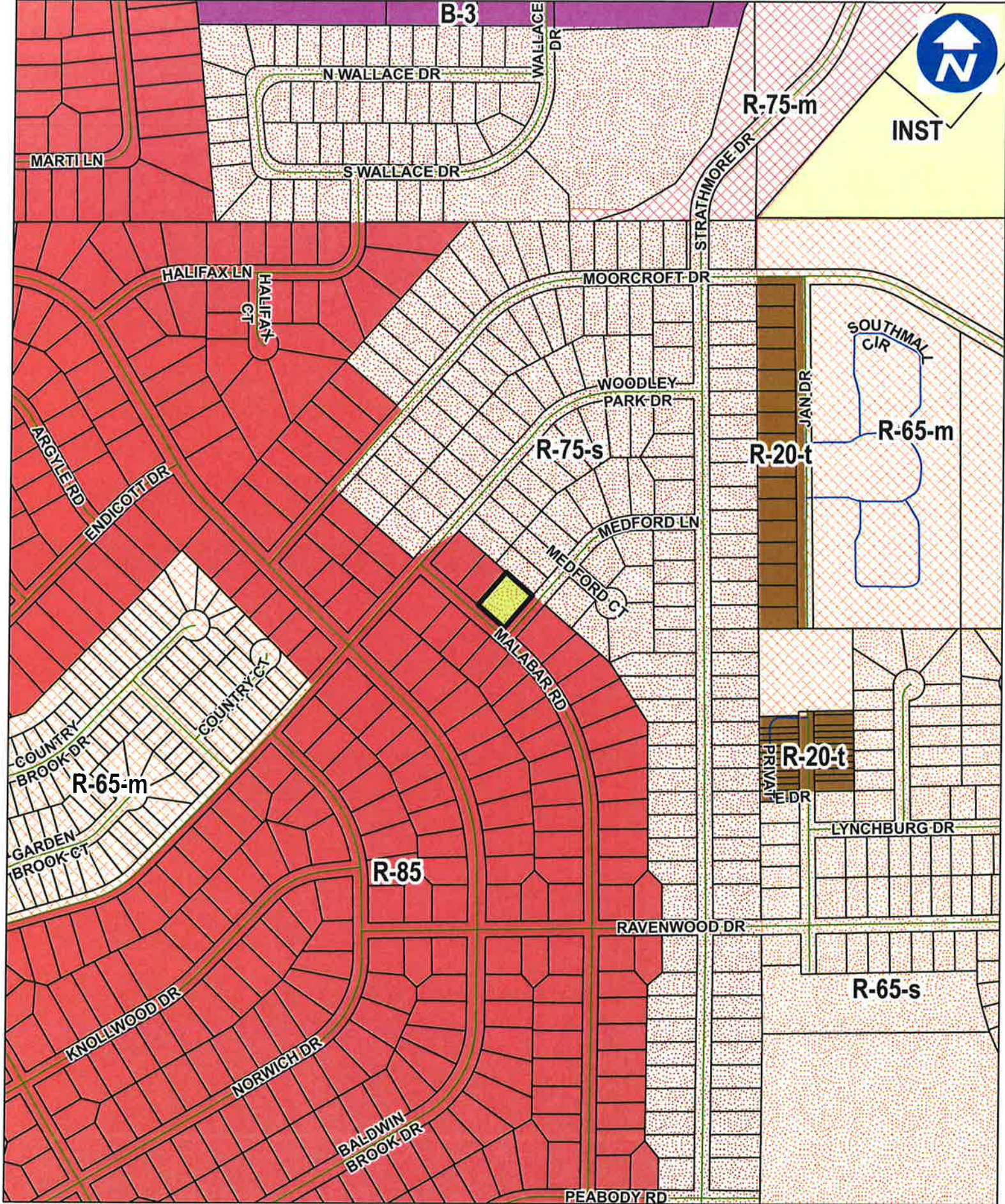
REMARKS: This request is being made to give the petitioner permission to construct a 6 ft. high wood privacy fence, whereas 3 ft. is allowed. The proposed fence will come within 19 ft. of the front property line (Malabar Road); whereas 30 ft. is required. Although the dwelling faces Medford Lane, Malabar Road is the legal front.

The variances requested are a 3 ft. height variance and an 11 ft. front yard variance.

COUNCIL DISTRICT: 6

COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 400 feet

Item 3A



Yellow dotted line is the portion that requires a height and ~~street side~~ front yard variance.

Site 

1 inch = 30 feet
Item 3B

4. BD-2017-011 **PRESENTED BY:** Charles A. Aldridge

REPRESENTING: Same

SUBJECT: Request a coverage variance for an accessory structure to be located at 3215 Erinwood Place in an R-65-s (Single-Family Residential) Zoning District.

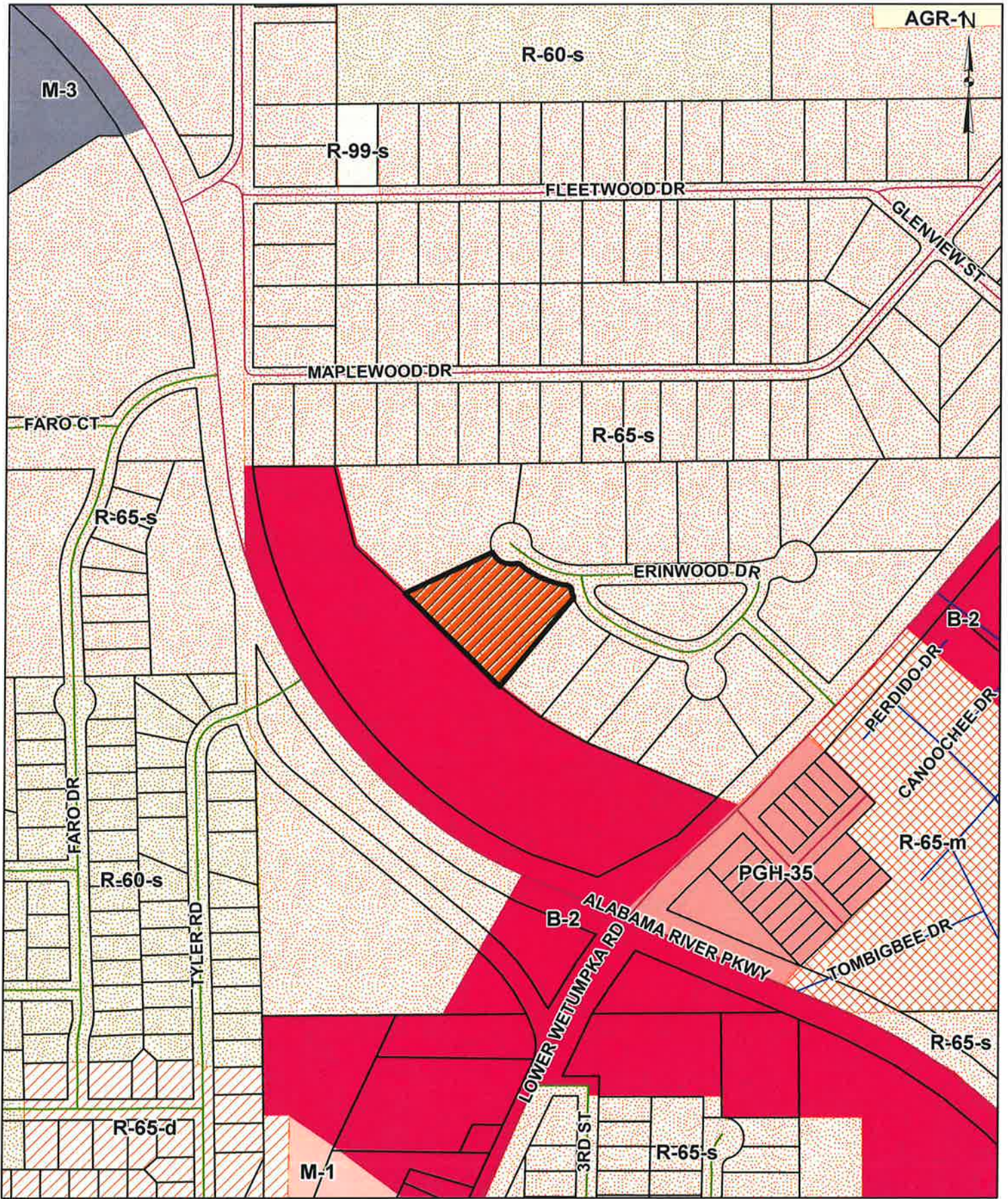
REMARKS: This request is being made to give the petitioner permission to construct a 1,008 sq. ft. (28 ft. x 36 ft.) detached accessory structure (garage), whereas 585 sq. ft. is allowed.

The variance requested is a 423 sq. ft. coverage variance.

COUNCIL DISTRICT: 3

COMMENTS _____

ACTION TAKEN: _____



Site Location 

1 inch = 300 feet

Item No. 4A



Site Location

1 inch = 60 feet

Item No. 4B

5. BD-2017-015 **PRESENTED BY:** Pastor Willie C. Gordon

REPRESENTING: Touch of Love Ministries

SUBJECT: Request a special exception for church use, setback variance, and approval of a master plan for an existing church located at 3800 Norman Bridge Road in a B-2 (Commercial) Zoning District.

REMARKS: This request is being made to give the petitioner permission to continue to operate an existing church and to add a 20 ft. x 27 ft. Fellowship Hall. The fellowship hall will come within 26 ft. of the Davis Drive property line, whereas 35 ft. is required. There will be a portion of the driveway relocated.

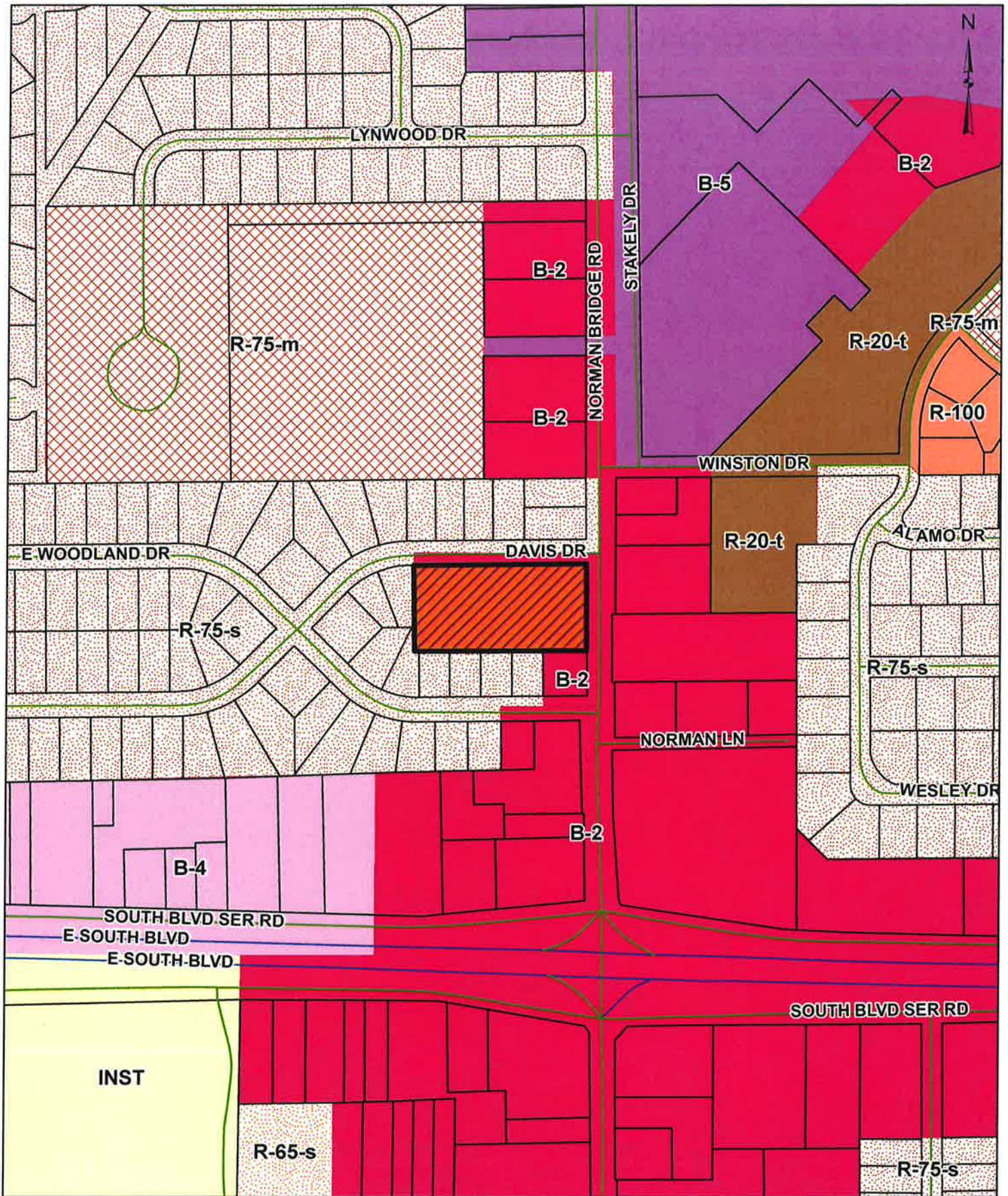
Planning Controls Comment(s): The church has been in operation since 2003 and was being used by a different church prior to that. In 2013, it was reviewed by Planning Controls and determined to be non-conforming. Since the church wishes to expand at this point it needs to seek a special exception and master plan approval to be in full compliance.

The requests are a special exception, a 9 ft. setback variance, and approval of the master plan.

COUNCIL DISTRICT: 5

COMMENTS _____

ACTION TAKEN: _____



Site Location 

1 inch = 300 feet

Item No. 5A



Site Location 

1 inch = 200 feet

Item No. 5B



Site Location

1 inch = 30 feet

Item No. 50

6. BD-2017-007 **PRESENTED BY:** Southern Signcrafters

REPRESENTING: Retirements Systems of Alabama

SUBJECT: Request an exception to SmartCode for new signage to be located at 201 Tallapoosa Street in a T5 (Urban Center Zone) Zoning District.

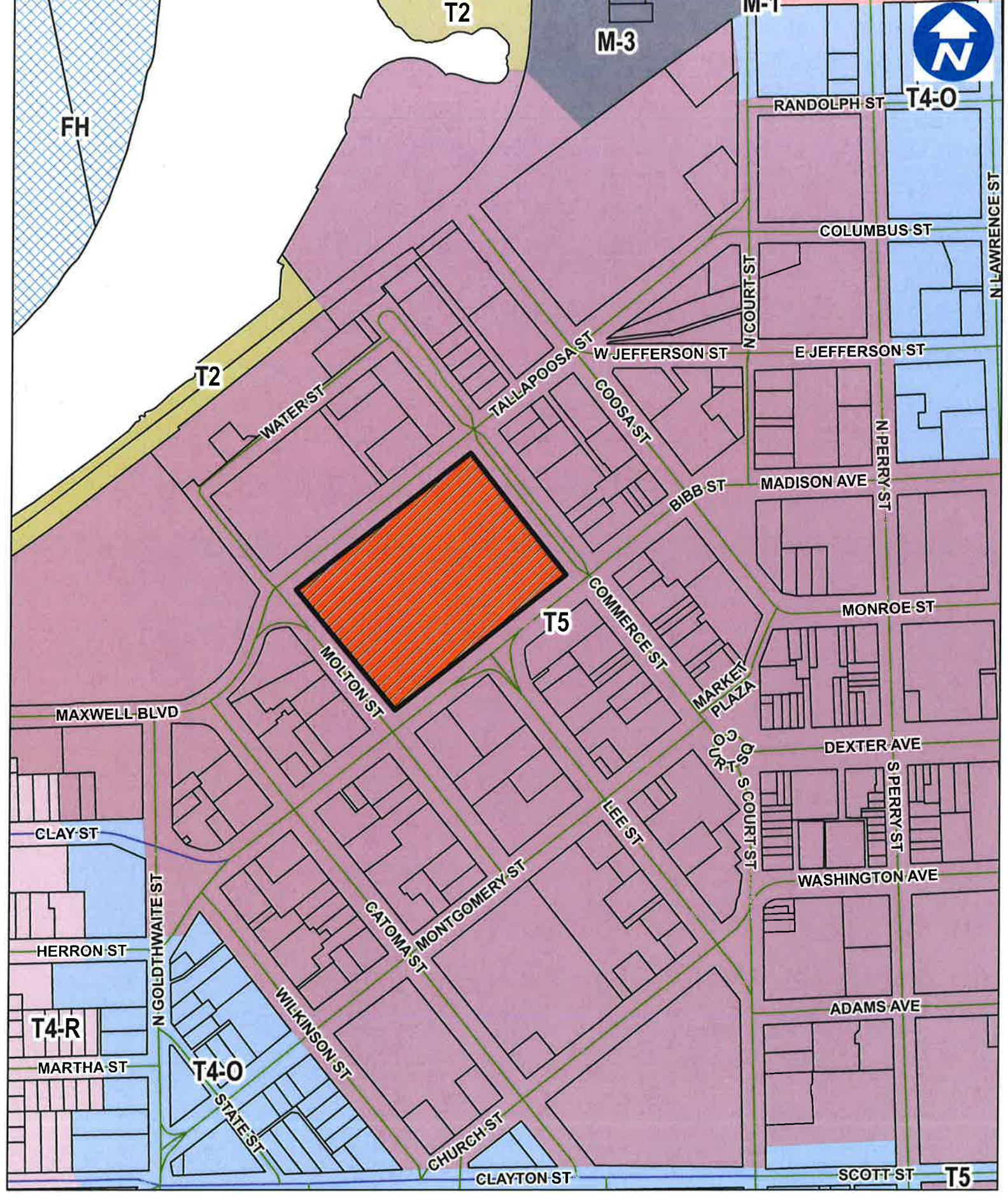
REMARKS: This request is being made to give the petitioner permission to install two (2) new ID signs that will be internally lit (halo lit), whereas Smart Code only allows external lighting. Sign #1 is a band sign for The House restaurant. Sign #2 is a blade sign for The Exchange bar. Both signs will be at the northwest corner of this property and both are in compliance with size requirements.

The request is approval for internal lighting for the new ID signs for The House and The Exchange.

COUNCIL DISTRICT: 3

COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 400 feet

Item 6A



Site 

1 inch = 200 feet

Item 608

Sign #1 – The House (band sign), Halo Lit Sign

Sign #2 – The Exchange (blade sign), Halo lighting around perimeter

60



#1

6D



Scale: 1/2"=1'-0"



Scale: 3/4"=1'-0"

SOUTHERN
SignCrafters
 INCORPORATED

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

TITLE: THE HOUSE - HALO LIT SIGN
 LOCATION: MONTGOMERY
 DATE: 10.19.2016
 SCALE: See Detail

APPROVAL SIGNATURE:
 DATE:
 NOTES:

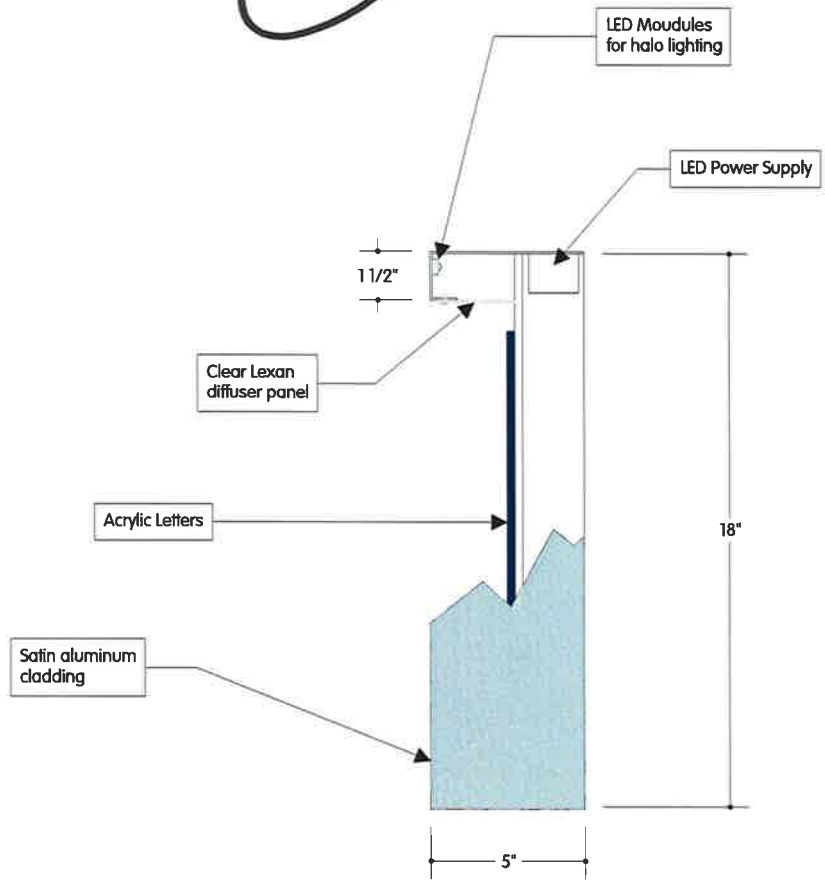


THIS DRAWING IS A COMPUTER GENERATED REPRESENTATION. ACTUAL SIGNAGE MAY VARY DUE TO STANDARD MANUFACTURING PRACTICES.

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

#1

65



Side View detail
Scale: 2"=1'-0"

SOUTHERN
SignCrafters
INCORPORATED

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

TITLE:	THE HOUSE - HALO LIT SIGN	APPROVAL SIGNATURE:
LOCATION:	MONTGOMERY	DATE:
DATE:	10.19.2016	NOTES:
SCALE:	See Detail	



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

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#2

1/10



1
2

Scale: 1/4"=1'-0"

2
2

Scale: 1/2"=1'-0"

SOUTHERN SignCrafters
INCORPORATED

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

TITLE:	EXCHANGE BAR & GRILL VERTICAL SIGN	APPROVAL SIGNATURE:	
LOCATION:		DATE:	
DATE:	10.19.2016	NOTES:	
SCALE:	SEE DETAIL		



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#2

69

LED halo lighting around perimeter

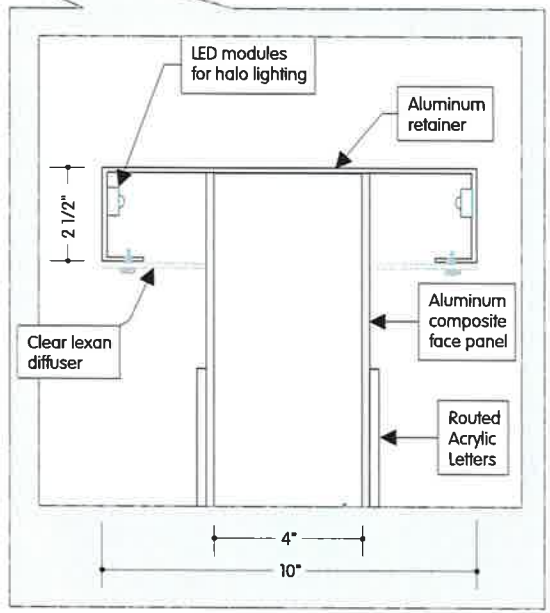


Routed Acrylic letters

Aluminum extrusion frame



Side View
Cut away detail



Close up detail of lighting

SOUTHERN
SignCrafters
INCORPORATED

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

TITLE:	EXCHANGE BAR & GRILL VERTICAL SIGN
LOCATION:	
DATE:	10.19.2016
SCALE:	SEE DETAIL

APPROVAL SIGNATURE:	
DATE:	
NOTES:	



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

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7. BD-1980-081 **PRESENTED BY:** Kyle Kyser

REPRESENTING: HIB Lee Street, LLC

SUBJECT: Request exceptions to SmartCode for a new building to be located at 275 Lee Street in a T5 (Urban Center Zone) Zoning District.

REMARKS: This request is being made to give the petitioner permission to construct a new hotel with the following *exceptions*:

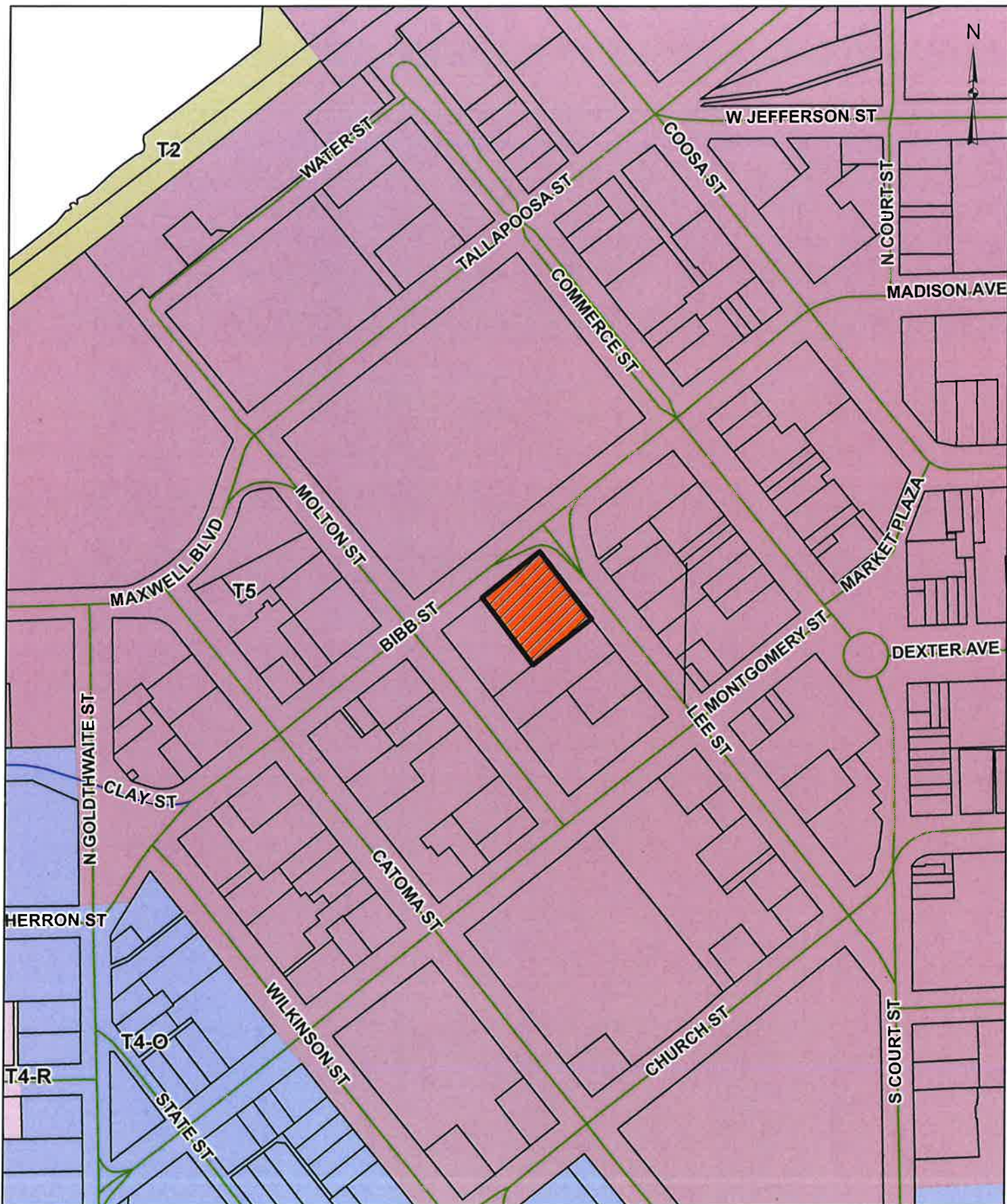
- Lot Coverage – Allow 90% lot coverage, whereas 80% (all impermeable surfaces) is allowed.
- Signage – Allow a 7 ft. high band sign above the main entrance, and 3 ft. 6 in. high band sign on the corner of Lee Street and Bibb Street, whereas 3 ft. height is allowed.
- Front Entrance – Allow a door that operates as a slider along the frontage, whereas they are prohibited in SmartCode.

The requests are an exception to allow 90% Lot Coverage; a 7 ft. high band sign above the main entrance and 3 ft. 6 in. high band sign on the corner of the building; and allow the main entrance door to operate as a slider along the frontage.

COUNCIL DISTRICT: 3

COMMENTS _____

ACTION TAKEN: _____



Site Location 

1 inch = 300 feet

Item No. 7A

2

2

2

BIBB STREET

FLASHING AUDIBLE SIGNAL AT CROSSING
COORDINATE WITH CITY
SEE SPECS
CITY OF MONTGOMERY
STANDARD CONCRETE
TURNOUT

PAVEMENT PATCH
SEE UTILITY PLAN

NEW 2' STOP BAR

RELOCATED YIELD SIGN

HANDICAP RAMP
(SEE DETAIL)

UPPER STORY
BUILDING LINE

5' SIDEWALK

Yield

NEW SIDEWALK

PAVEMENT PATCH
SEE UTILITY PLAN

CURB AND GUTTER
(SEE DETAIL)

PAINTED WHITE
STRIPES

CURB AND GUTTER ON
CONCRETE ISLAND (SEE
DETAIL)

15.00'

20.52'

15.00'

TURNDOWN SIDEWALK
(SEE DETAIL)

PAINTED WHITE
STRIPES

CURB AND GUTTER
(SEE DETAIL)

PAINTED WHITE
STRIPES 25' RADIUS

HANDICAP RAMP
(SEE DETAIL)

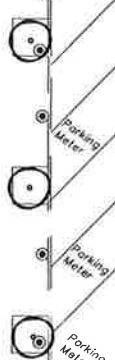
15.00'

CITY OF MONTGOMERY
STANDARD CONCRETE
TURNOUT

HANDICAP RAMP
(SEE DETAIL)

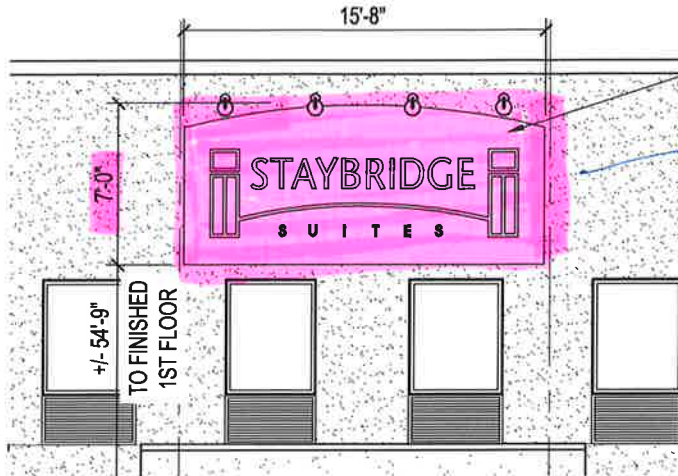
LEE STREET

Gas Company Building

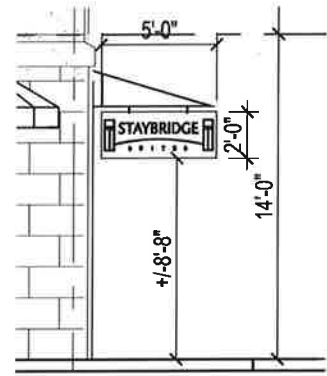
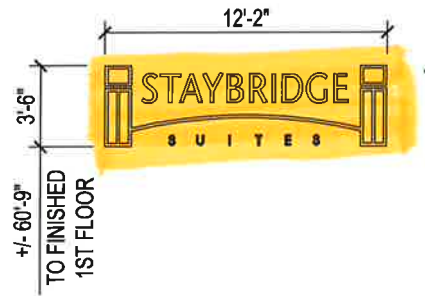


76

NOTE: ALL SIGNS ARE TO BE NON-LIT SIGNS - LIGHTING IS TO BE FROM BUILDING MOUNTED "SHEPARD'S CROOK" TYPE LIGHT FIXTURES FROM ABOVE THE SIGN.



1 MAIN BOX SIGN OVER FRONT ENTRANCE
1/8" = 1'-0"



2 CHANNEL LETTER SIGN AT CORNER
1/8" = 1'-0"

3 FLAG SIGN ON BIBB STREET
1/8" = 1'-0"



4 KEY ELEVATION - LEE STREET
1/32" = 1'-0"

Sliding Doors

DIMENSIONS INC.
ARCHITECTURE • INTERIORS • CONSTRUCTION SERVICES
E-MAIL: info@dimensions-architects.com
WEBSITE: http://www.dimensions-architects.com

DATE: 2/15/2017
PROJECT NO.: H16-381

SHEET TITLE:
**STAYBRIDGE SUITES
MONTGOMERY AL
SIGN APPLICATION ELEVATIONS**

JOB NAME:
STAYBRIDGE SUITES, MONTGOMERY AL

STATE OF ALABAMA
JOHN B. KEDZIEWSKI
7714
MOBILE, ALABAMA
REGISTERED ARCHITECT

John Kedziwski

P.R. No.:
SIGN
SHEET REF.:
A301
SCALE:
AS NOTED
ATTACHMENT
SIGN01



Site 

1 inch = 50 feet

Item 7D

8. BD-2017-014 **PRESENTED BY:** Professional Engineering Consultants

REPRESENTING: Stone Deliverance Church

SUBJECT: Request a special exception for church use and approval of a master plan for a new church to be located at 4501 Bell Road in an AGR-1 (Residential Agriculture) Zoning District.

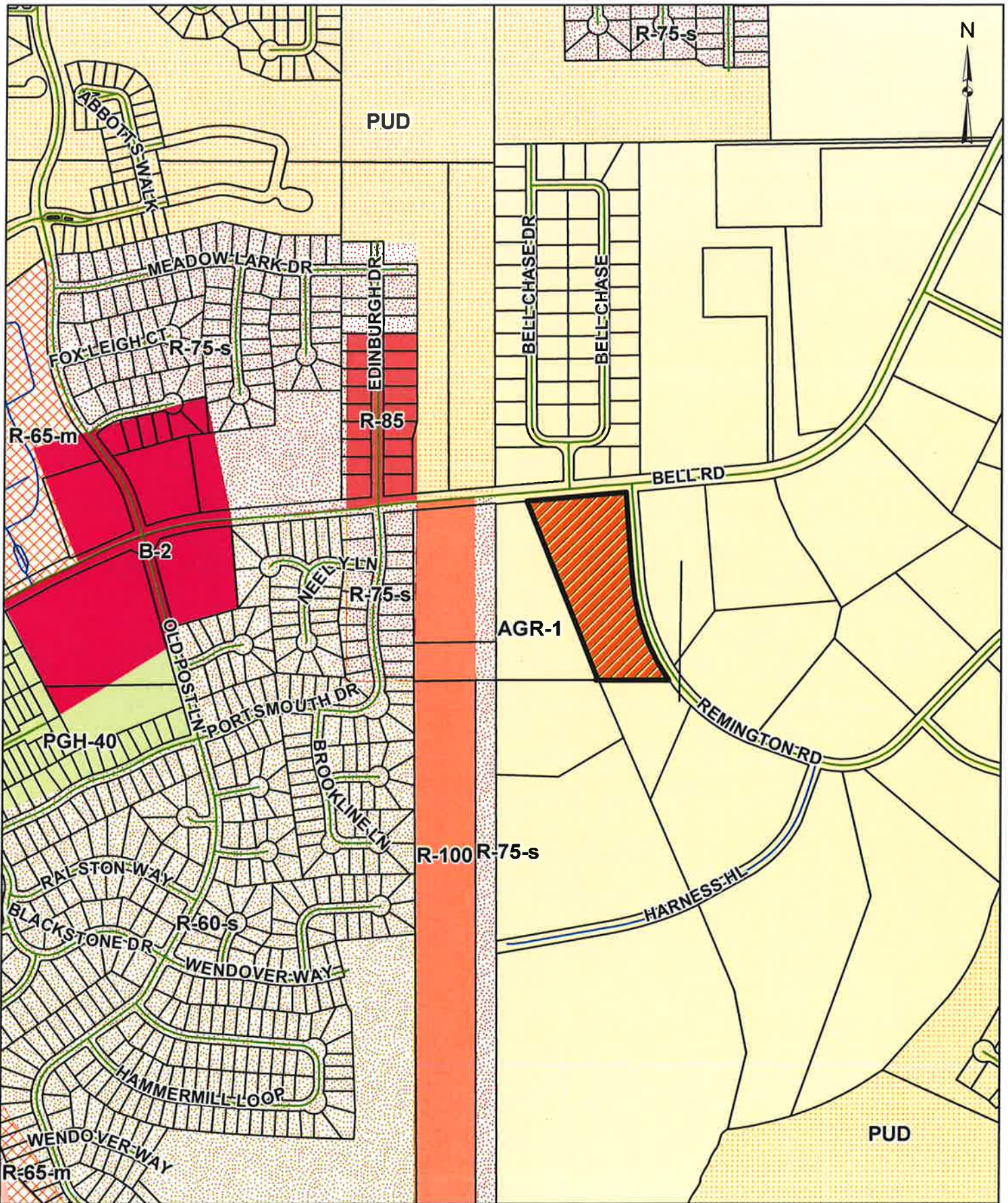
REMARKS: This request is being made to give the petitioner permission to construct an 8,755 sq. ft. building with a 675 sq. ft. canopy. There are 64 paved parking spaces indicated on the site plan, which exceeds the requirement for the 150 member congregation. There is one (1) full access drive to Remington Road.

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

COUNCIL DISTRICT: 8

COMMENTS _____

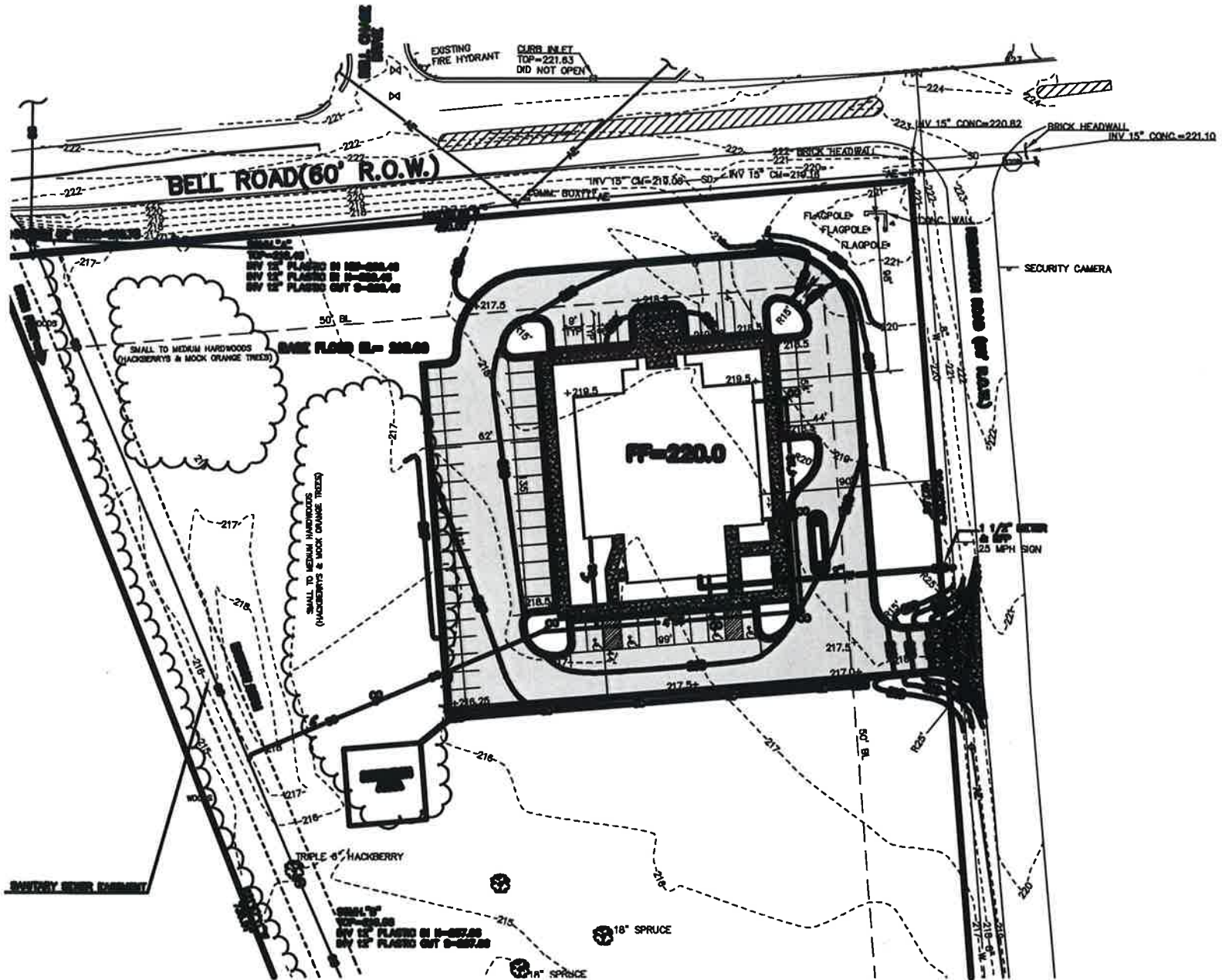
ACTION TAKEN: _____



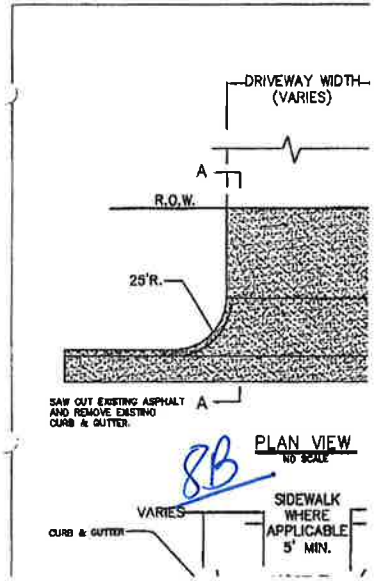
Site Location 

1 inch = 600 feet

Item No. 8A



THE DEPARTMENT REQUIREMENTS:
MINIMUM SQFT: 6,780 SQFT
TYPE OF CONSTRUCTION: MICH. BUILDING ON CONCRETE SLAB
TYPE OF OCCUPANCY: CHURCH
LAYER OF FLOOR: 1
SETBACK FROM PROPERTY LINE:
 FRONT- 6'
 SIDE- 6'
 REAR- 6'
LOCATION OF EXISTING OR REPOSED FIRE HYDRANTS: 100' TO THE NORTHWEST ALONG BELL RD EX 60'
 60' TO THE SOUTH ALONG BELLEVUE RD EX 60'
USE OF EXISTING AND/OR REPOSED UTILITIES: EXISTING MAIN IS 6"
 NEW LINE IS 6"





Site Location

1 inch = 300 feet

Item No. 80