

Board of Adjustment Agenda

April 20, 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 March 16, 2017 meeting

April 20, 2017

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
1.	2017-014	Professional Engineering	AGR-1	4501 Bell Road (Church – special exception & master plan approval)	1
2.	2017-021	Gary Owens	R-100	112 Mountainview Drive (Addition to dwelling)	2
3.	2017-020	Stacy Trantham	R-60-s	2226 McCarter Avenue (Privacy fence)	3
4.	1972-105	Monique Williams	B-2	1921 Walnut Street (Variance to Ord. 17-2014)	4
5.	2017-023	Ryan Cummings	R-85	1948 Parkview Drive South (Privacy fence)	5
6.	1990-236	Susanne S. Trest	R-100	2911 Woodley Road (ID sign for church)	6
7.	2017-019	Willie Huff	R-85	3758 Honeysuckle Road (Addition to dwelling)	7
8.	2017-018	Tonyetta Sailars	B-4	3656 South Perry Street (Place of Assembly & Variance to Ord. 17-2014)	8
9.	2017-017	Deena Sanders	R-75-m	2400 Central Parkway (Front yard variances)	9
10.	2017-016	Norma Wood	R-85	3615 Jackson Ferry Road (Accessory Structure)	10
11.	1992-010	Tony Kim	R-65-s & B-2	3261 Alabama River Parkway (Addition to building)	11
12.	2017-024	Krupesh Patel	PUD	7208 Fairwoods Place (Sanitary facilities in accessory structure & outdoor kitchen)	12
13.	1992-060	Doris Nichols	M-1	4303-A Norman Bridge Road (Church – special exception)	13

The next Board of Adjustment meeting is on May 18, 2017

1. 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.

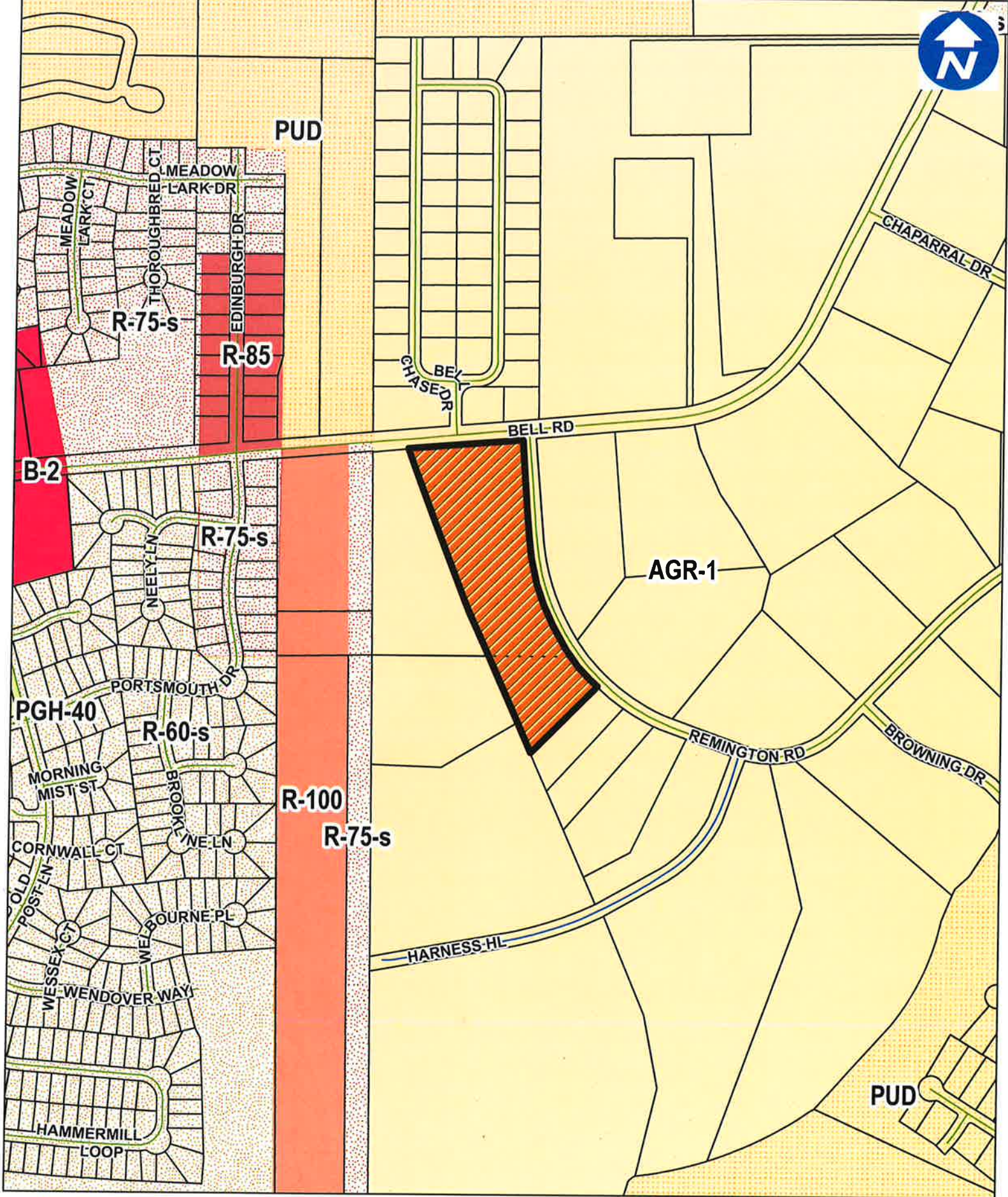
REMARKS: This request is being made to give the petitioner permission to construct an 8,755 sq. ft. building with a 675 sq. ft. canopy. There are 64 paved parking spaces indicated on the site plan, which exceeds the requirement for the 150 member congregation. There is one (1) full access drive to Remington Road. There is a future pavilion, a future pastorium, and an 8 ft. wide community walking trail indicated on the site plan, which will all be south of the church. The refuse container is at the southwest corner of the parking lot, and there is a new sign at the northeast corner of the property.

This request was delayed at the March 16, 2017 meeting to meet with the neighbors and come back with a more definitive master plan to address items such as: buffers/landscaping, signage, location of dumpster, lighting, drainage, etc.

COUNCIL DISTRICT: 8

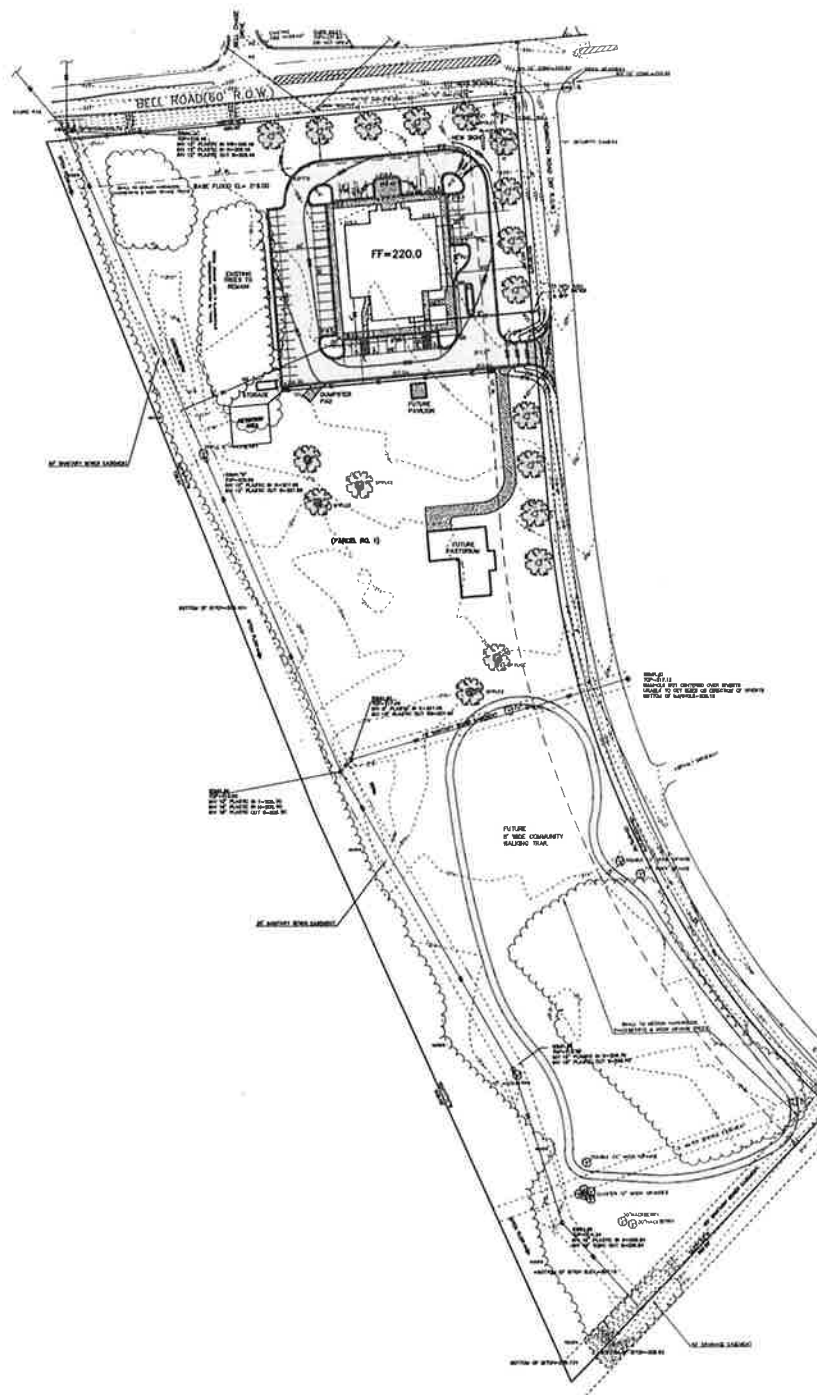
COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 514 feet
Item 1A



LEGEND

DESCRIPTION	SYMBOL
BUILDING	[Solid rectangle]
DRIVE	[Dashed line]
PAVE & BUTTER	[Dotted line]
CONCRETE PAVEMENT	[Horizontal dashed line]
ASPHALT PAVEMENT	[Vertical dashed line]
SEWER MAIN	[Circle with 'S']
SEWER SERVICE LINE	[Circle with 'S']
GAS MAIN	[Circle with 'G']
GAS SERVICE LINE	[Circle with 'G']
STORM MAIN	[Circle with 'S']
STORM SERVICE LINE	[Circle with 'S']
WATER MAIN	[Circle with 'W']
WATER SERVICE LINE	[Circle with 'W']
ELECTRIC (OVERHEAD)	[Circle with 'E']
ELECTRIC (UNDERGROUND)	[Circle with 'E']
WATER METER	[Circle with 'W']
FIRE HYDRANT	[Circle with 'F']
POWER POLE	[Circle with 'P']
LIGHT POLE	[Circle with 'L']
TELEPHONE POLE	[Circle with 'T']
WALL	[Circle with 'W']
TRIPPING SIGN	[Circle with 'T']
BARRIER POST	[Circle with 'B']
METAL COLLAR	[Circle with 'M']
FLOOD LIGHT	[Circle with 'F']
BUSH	[Circle with 'B']
HEDGE ROW	[Circle with 'H']
TREE	[Circle with 'T']
SOIL PRO FOUND	[Circle with 'S']
FENCE	[Circle with 'F']

NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY, REFERENCE TO THE EXISTING PLANS FOR THE PROJECT HAS BEEN MADE. THE UNDERGROUND UTILITIES SHOWN COULD BE DEEPER THAN INDICATED. CHECK IN FIELD OR BY OTHER MEANS. THE LOCATION OF UTILITIES AND IN THE FIELD LOCATIONS INDICATED AS SHOWN IN THIS PLAN. THE UTILITIES ARE LOCATED AS CLOSELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE "SHOWN" WILL NOT NECESSARILY LOCATE ALL OF THE UNDERGROUND UTILITIES.

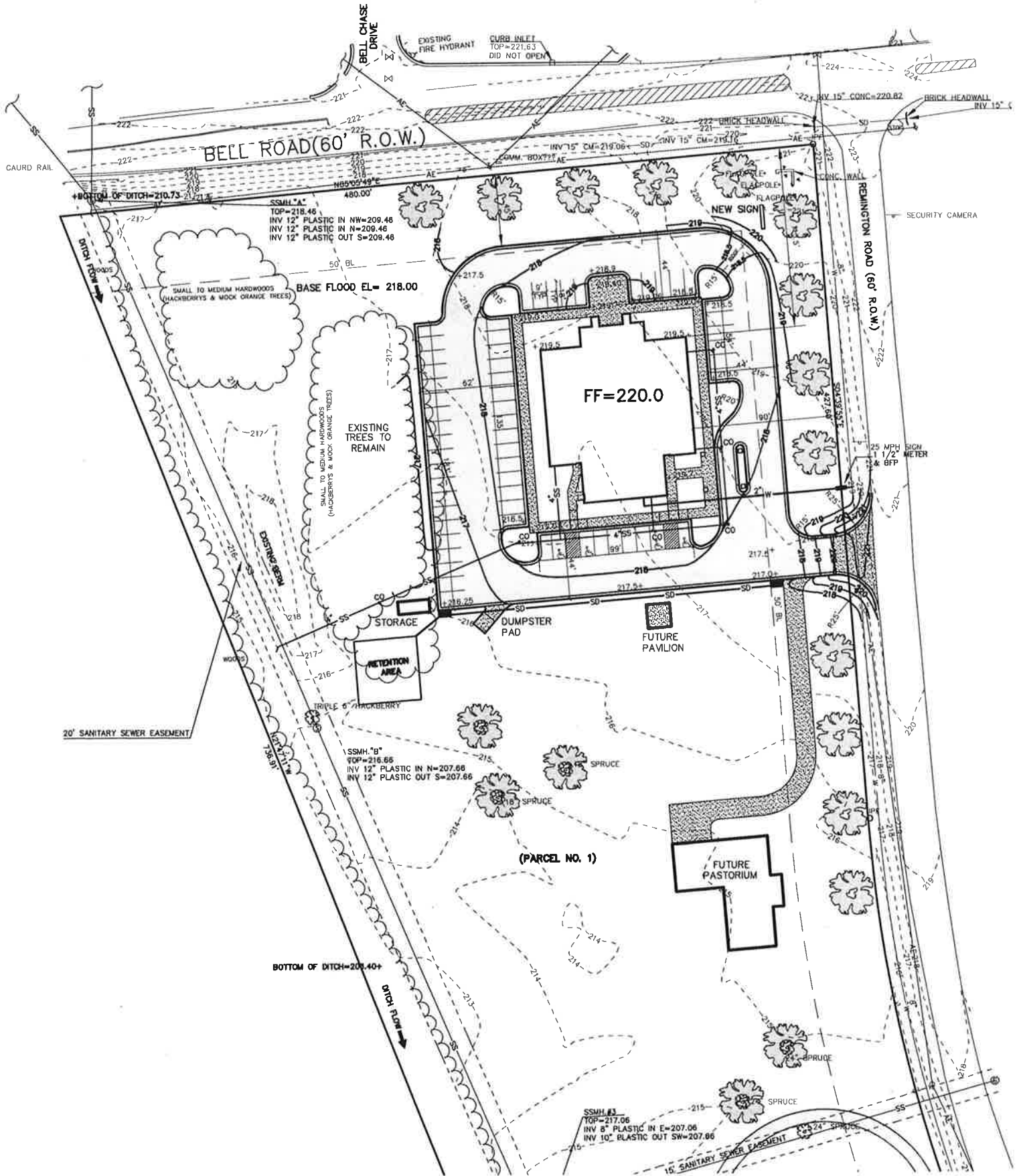
NOTE: HORIZONTAL AND VERTICAL CONTROL BASED ON ADJUT. CORN. STATION. BASE ELEV. IS - 298.00

A
MASTER PLAN
FOR
STONE DELIVERANCE TEMPLE

SCALE: 1"=50'

PEC
 PROFESSIONAL ENGINEERING CONSULTANTS, LLC
 132 South Independence Street
 Montgomery, Alabama 36104
 Phone: (205) 822-1235 PEC JOB #1-061
 Fax: (205) 947-7300

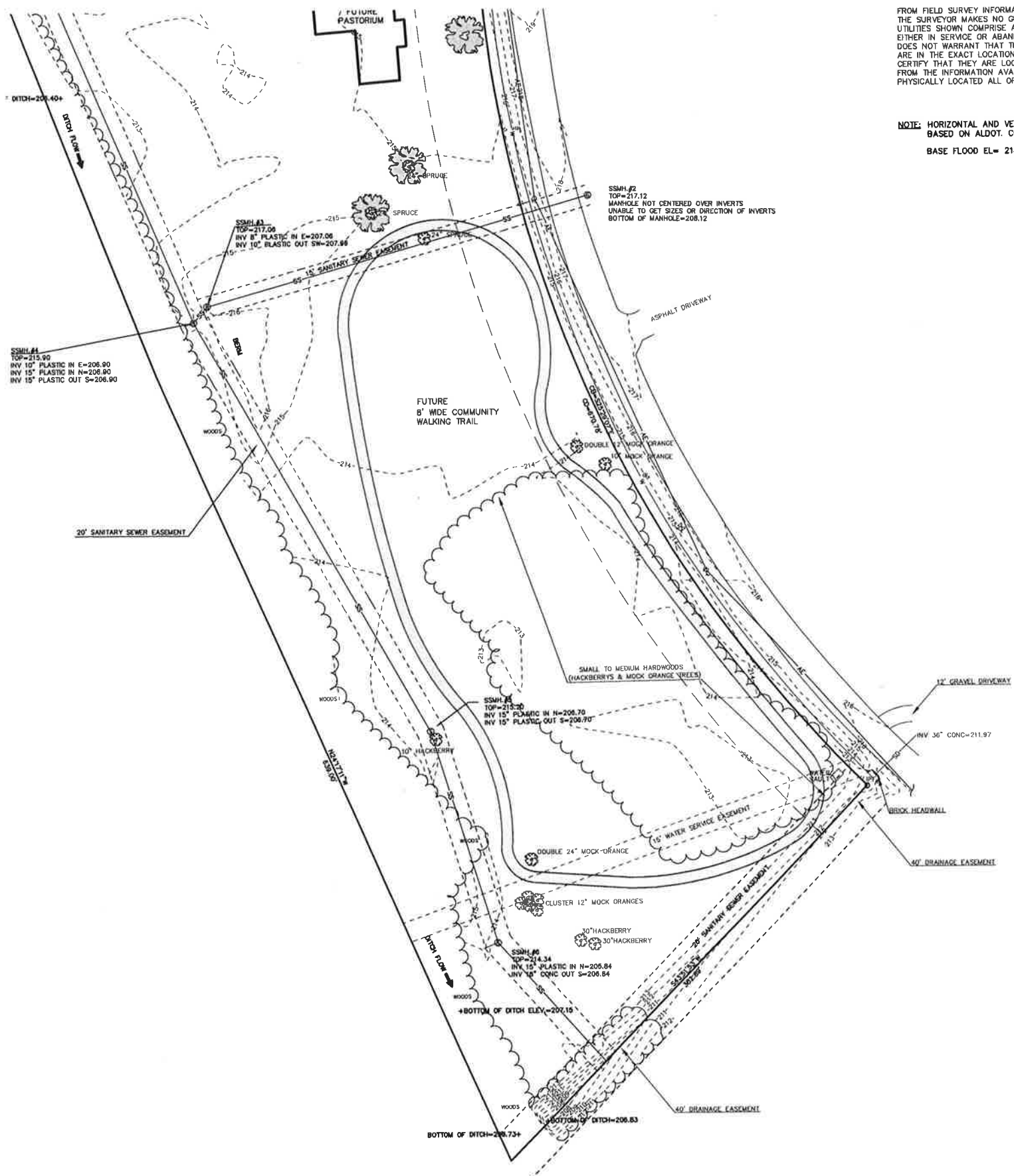
LB



10

FROM FIELD SURVEY INFORMATION THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL UTILITIES EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES ARE IN THE EXACT LOCATION NOR CERTIFY THAT THEY ARE LOCATED FROM THE INFORMATION AVAILABLE. PHYSICALLY LOCATED ALL UTILITIES.

NOTE: HORIZONTAL AND VERTICAL CURVES BASED ON ALDOT CORRS
 BASE FLOOD EL= 218.00



10



Site 

1 inch = 300 feet

Item IE

2. BD-2017-021 **PRESENTED BY:** Gary Owens

REPRESENTING: Curtis & Rachel Wells

SUBJECT: Request a side yard variance for an addition to a dwelling located at 112 Mountainview Drive in an R-100 (Single-Family Residential) Zoning District.

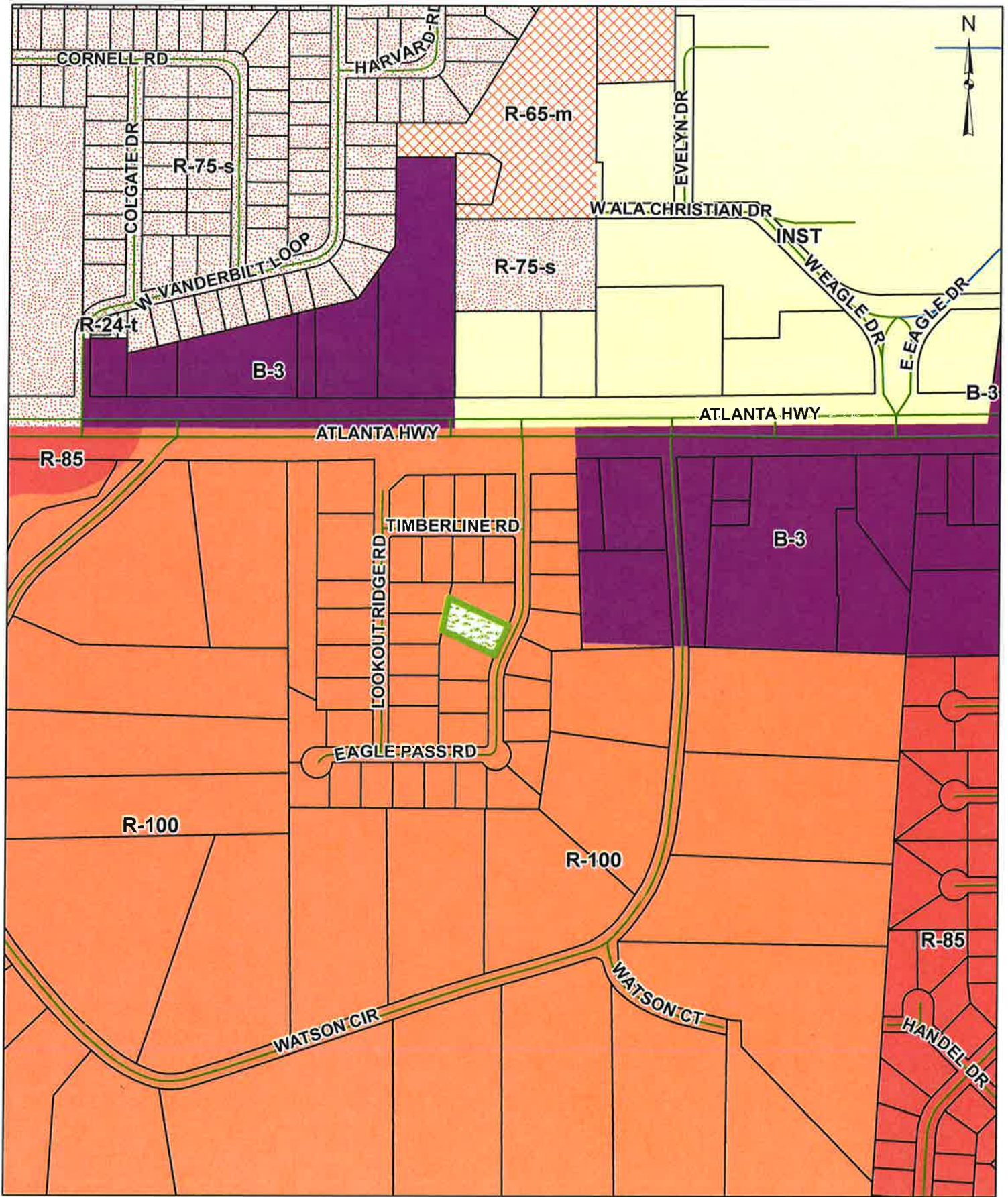
REMARKS: This request is being made to give the petitioner permission to construct an attached pergola to come within 3 ft. of the side property line, whereas 12 ft. is required.

The variance requested is a 9 ft. side yard variance.

COUNCIL DISTRICT: 1

COMMENTS _____

ACTION TAKEN: _____



Site Location 

1 inch = 400 feet

Item No. 2A



Site Location

1 inch = 30 feet

Item No. 26

3. BD-2017-020 **PRESENTED BY:** Stacy Trantham

REPRESENTING: Robert Henderson & Stacy Trantham

SUBJECT: Request a height variance and front yard variance for a privacy fence to be located at 2226 McCarter Avenue in an R-60-s (Single-Family Residential) Zoning District.

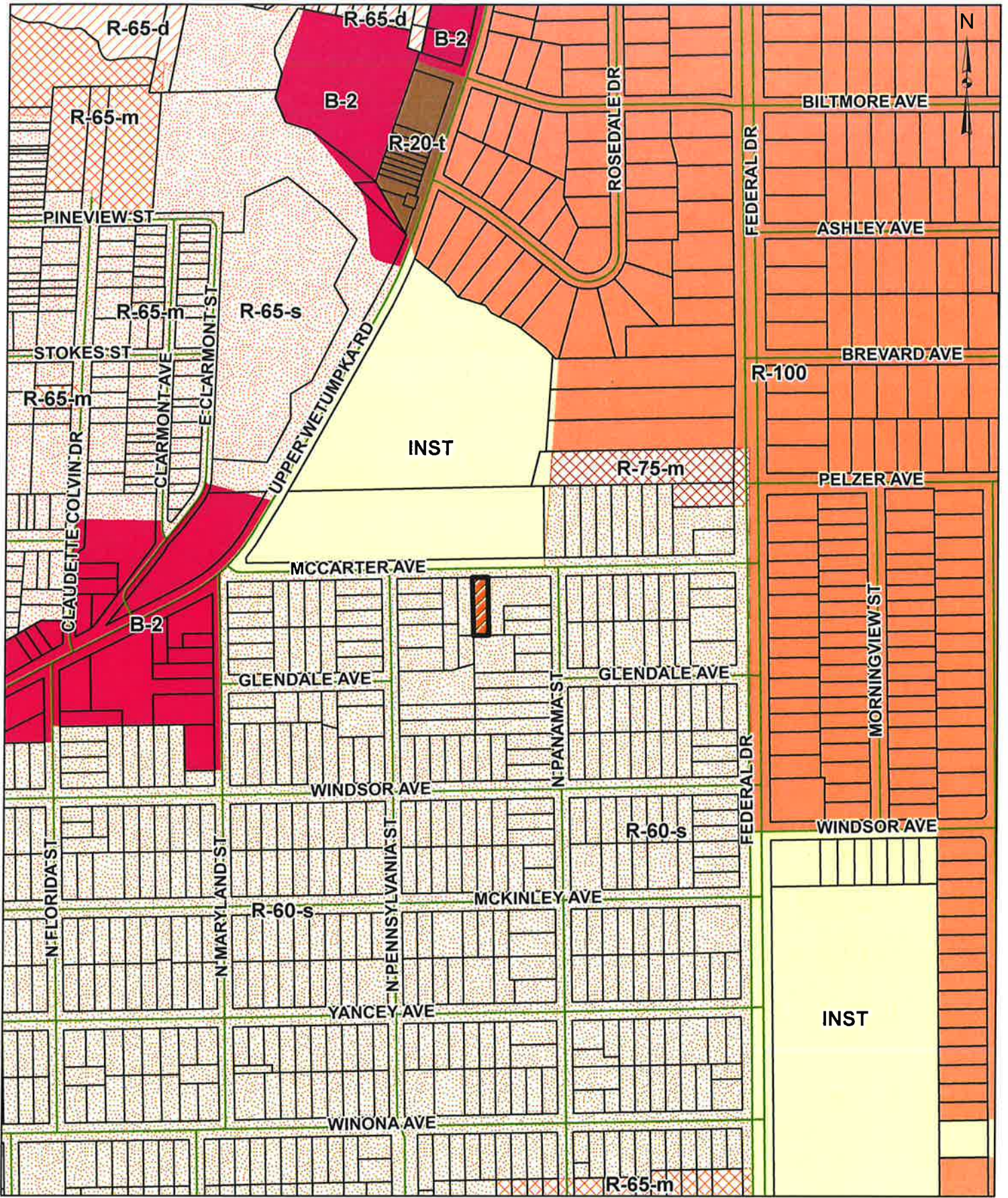
REMARKS: This request is being made to give the petitioner permission to erect a 4 ft. tall vinyl privacy fence to come to the front property line, whereas a 3 ft. height is allowed and a 20 ft. front yard is required.

The variances requested are a 1 ft. height variance and a 20 ft. front yard variance.

COUNCIL DISTRICT: 3

COMMENTS _____

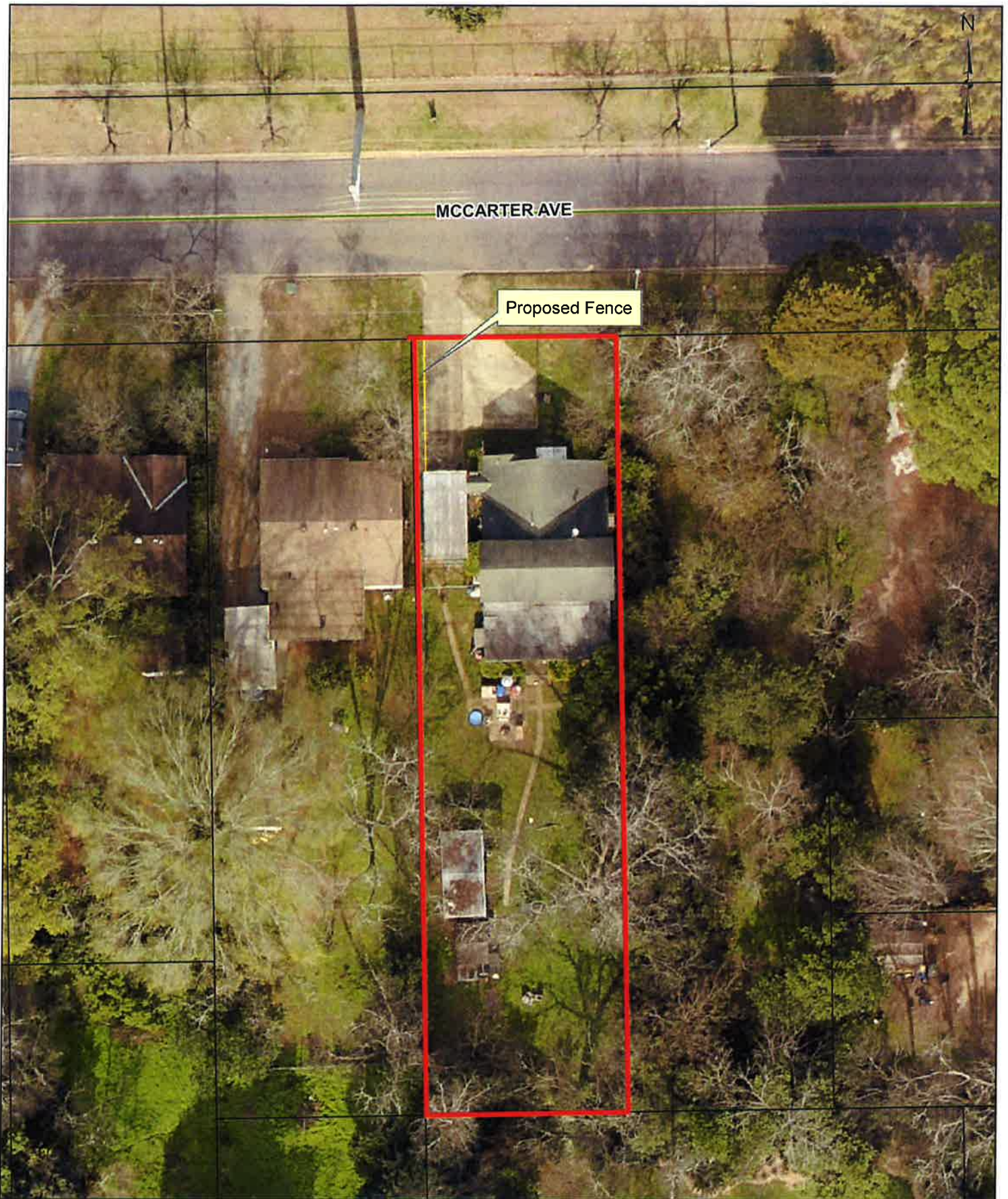
ACTION TAKEN: _____



Site Location 

1 inch = 400 feet

Item No. 3A



Site Location

1 inch = 30 feet

Item No. 3B

4. BD-1972-105 **PRESENTED BY:** Monique Williams

REPRESENTING: Same

SUBJECT: Request a variance to Ordinance No. 17-2014 for a tenant space in a multi-tenant building located at 1921 Walnut Street in a B-2 (Commercial) Zoning District.

REMARKS: This request is being made to give the petitioner permission to operate an event center that will have alcoholic beverages on the premises. The front entrance is 230 ft. from the nearest residential district line, whereas 250 ft. is required.

Ord. No. 17-2014

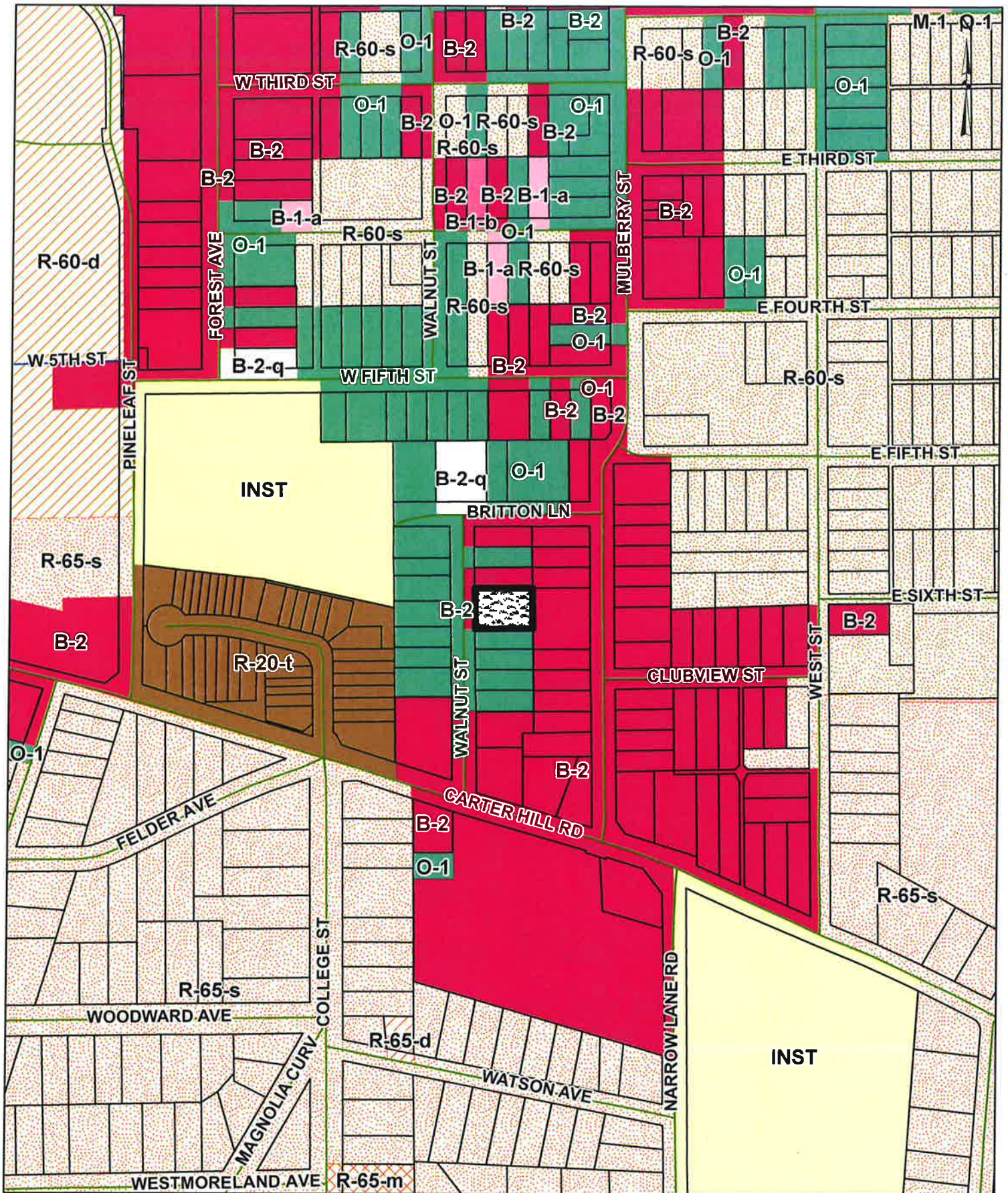
Buildings housing clubs, lounges, taverns, dance halls, musical entertainment facilities and other similar places of assembly, which serve alcoholic beverages on premise (excluding restaurants) as defined in Chapter 3, Section 3-1 of the Code of Ordinances of the City of Montgomery, Alabama, the minimum setback for structures shall be 250 ft. from any residential district boundary or planned unit development residential boundary (based on approved master plan). The distance for setback shall be measured from the closest door of the building, or closest door of a tenant space in a multi-tenant building, to any residential or PUD residential district line. Facilities operating prior to the adoption of this ordinance shall be considered legal non-conforming.

The request is a 20 ft. variance to Ord. No 17-2014

COUNCIL DISTRICT: 3

COMMENTS _____

ACTION TAKEN: _____

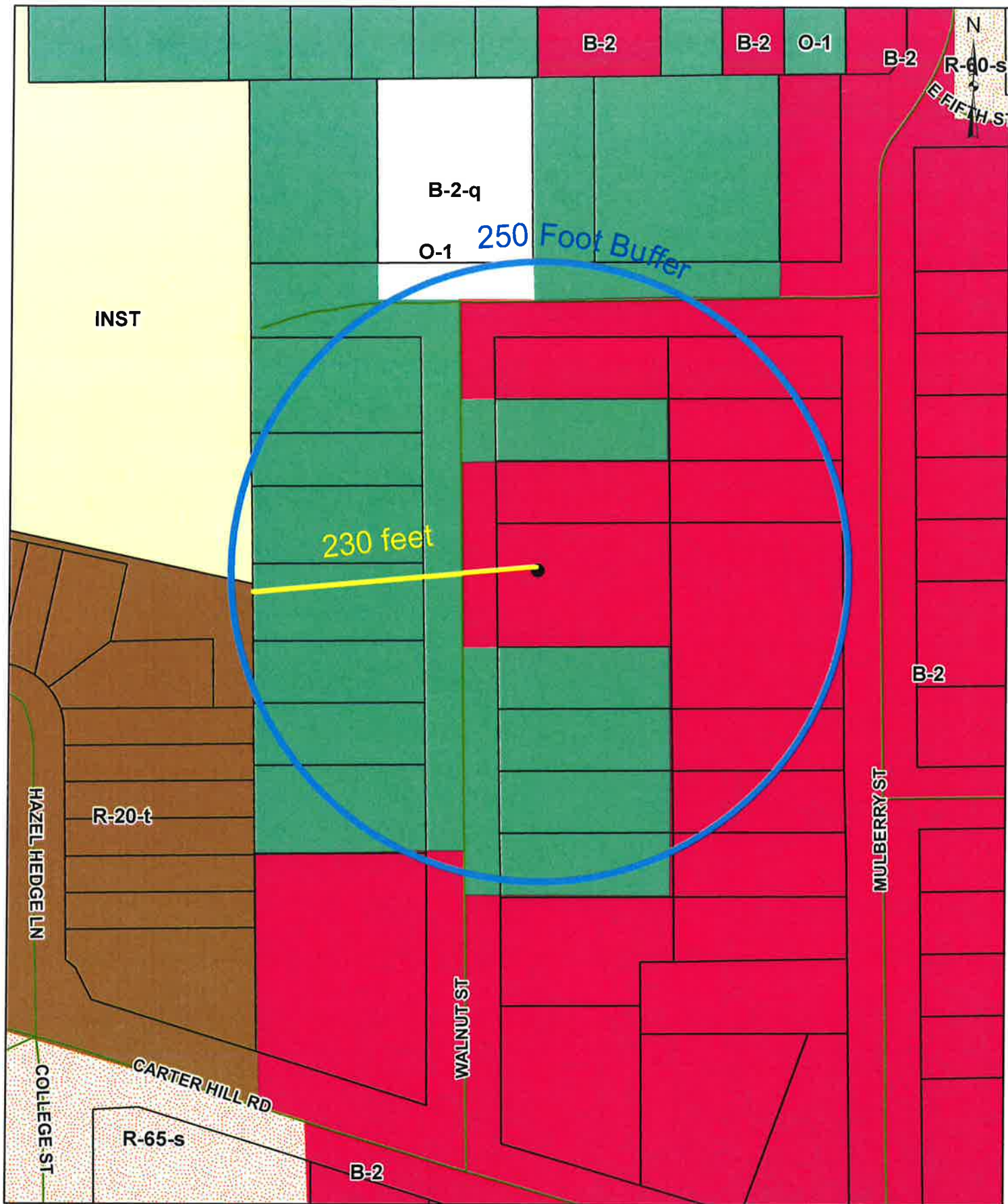


Site Location



1 inch = 300 feet

Item No. 4A

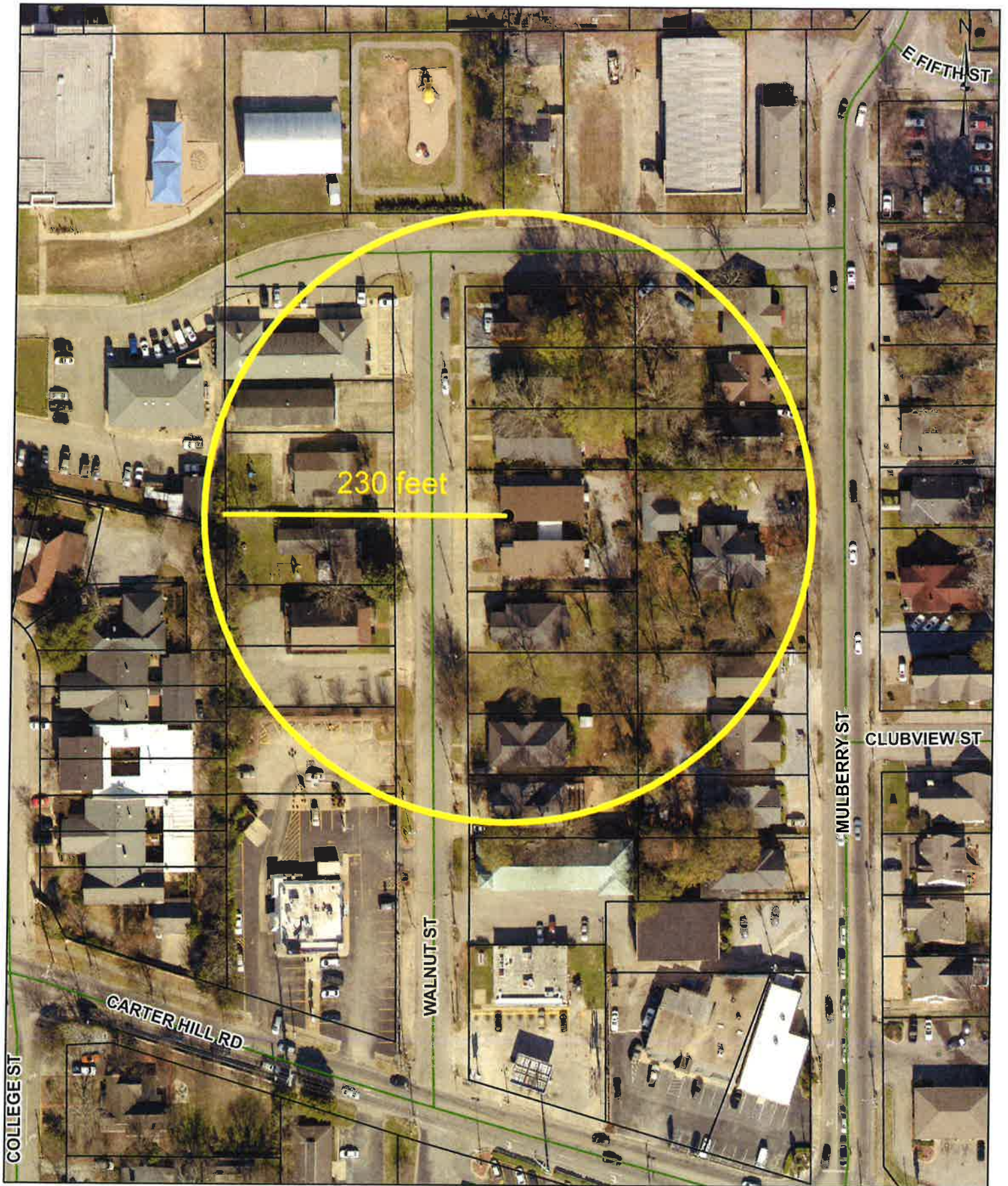


Site Location



1 inch = 100 feet

Item No. 4B



Site Location



1 inch = 100 feet

Item No. 4C

5. BD-2017-023 **PRESENTED BY:** Ryan Cummings

REPRESENTING: Ryan & Maecoria Cummings

SUBJECT: Request a height variance and a front yard variance for a privacy fence located at 1948 Parkview Drive South in an R-85 (Single-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to maintain an existing privacy fence that comes to the front property line, whereas 35 ft. is required. The fence is 5 ft. in height starting at the front property line, going back 28 ft., then increases to 8 ft. in height. Privacy fences are allowed to be 3 ft. in height a depth of 35 ft. from the front property line, then is allowed to be 7 ft. in height. **COMPLAINT**

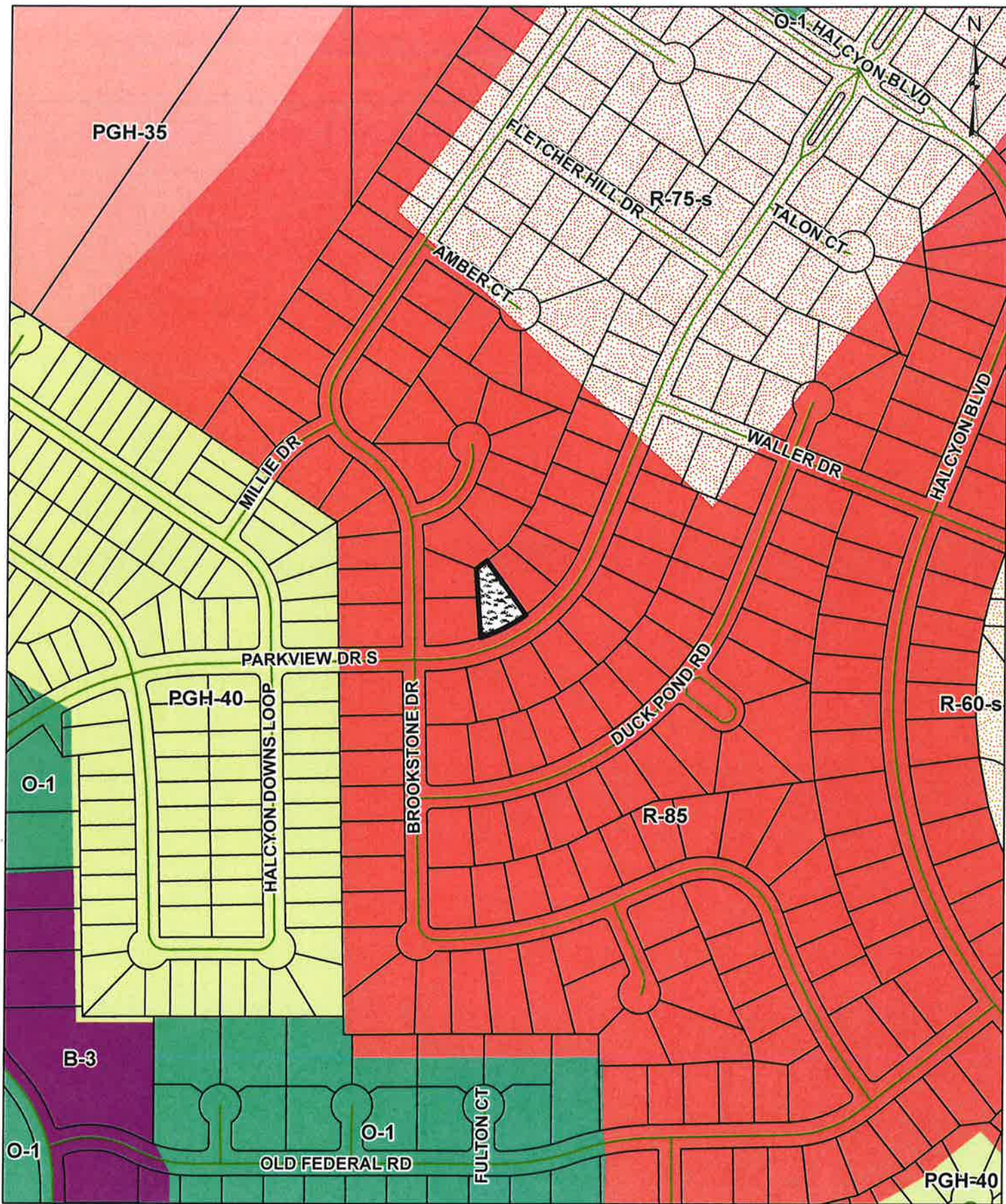
Traffic Engineering has inspected the fence and found no line of sight issues.

The variances requested are a 2 ft. height variance for the first 28 ft. from the front property line, then a 5 ft. height variance for the next 7 ft., then a 1 ft. height variance for the rest; and a 35 ft. front yard variance.

COUNCIL DISTRICT: 9

COMMENTS _____

ACTION TAKEN: _____



Site Location 

1 inch = 300 feet

Item No. 5A



Site Location

1 inch = 30 feet

Item No. 5B

6. BD-1990-236 **PRESENTED BY:** Susanne S. Trest

REPRESENTING: Church of the Holy Comforter

SUBJECT: Request a setback variance for a new ID sign to be located at 2911 Woodley Road in an R-100 (Single-Family Residential) Zoning District.

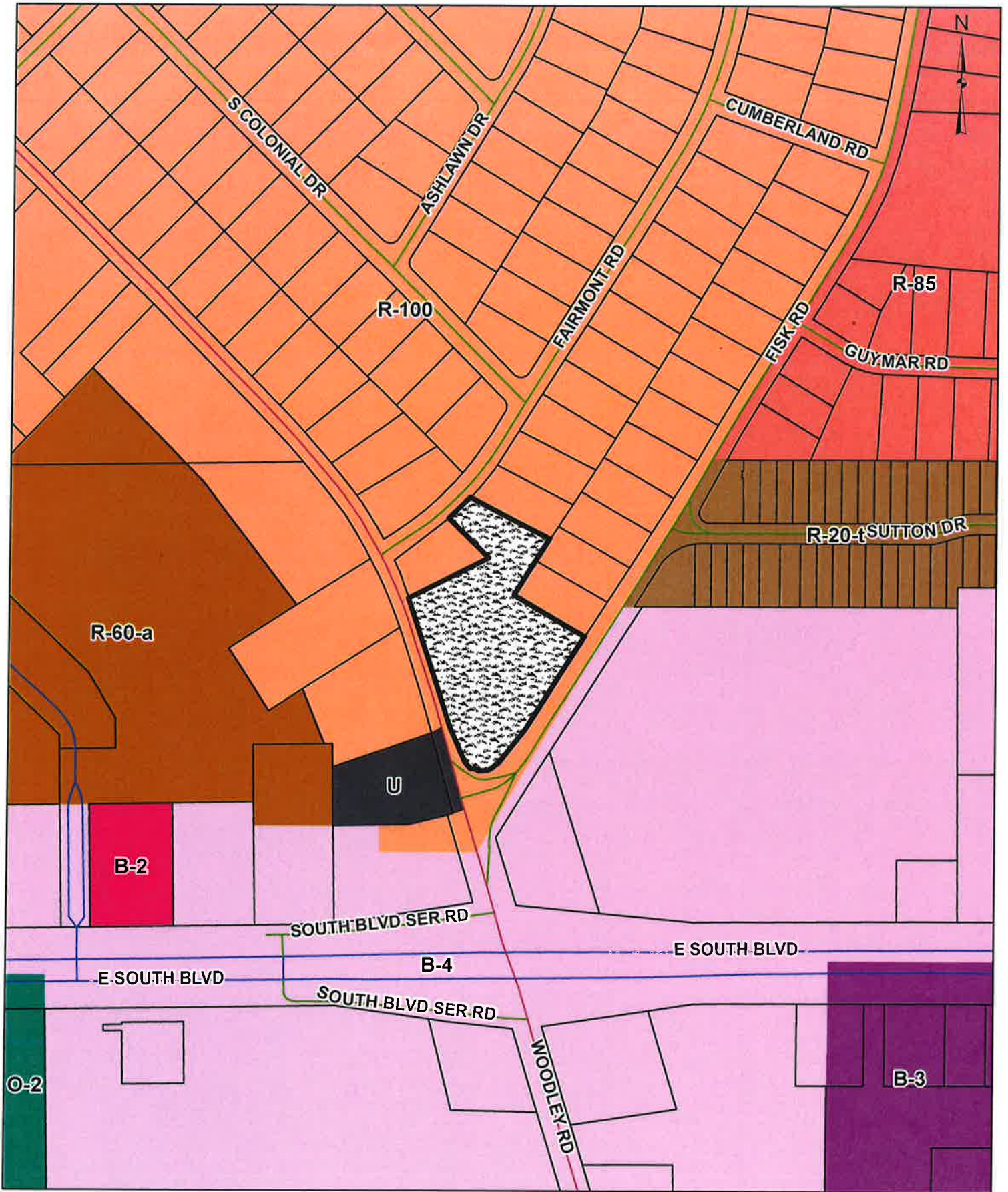
REMARKS: This request is being made to give the petitioner permission to construct a new ID sign. The face of the sign is 4 ft. x 6 ft. with a 2 ft. x 6 ft. reader board included. The sign frame is approximately 10 ft. x 8 ft. The proposed ID sign will come within 10 ft. of the Fisk Road and Woodley Road intersection, whereas a 35 ft. setback is required.

The variance requested is a 25 ft. setback variance for a new ID sign.

COUNCIL DISTRICT: 5

COMMENTS _____

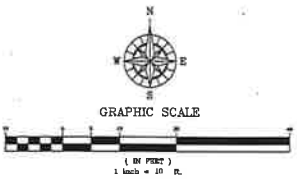
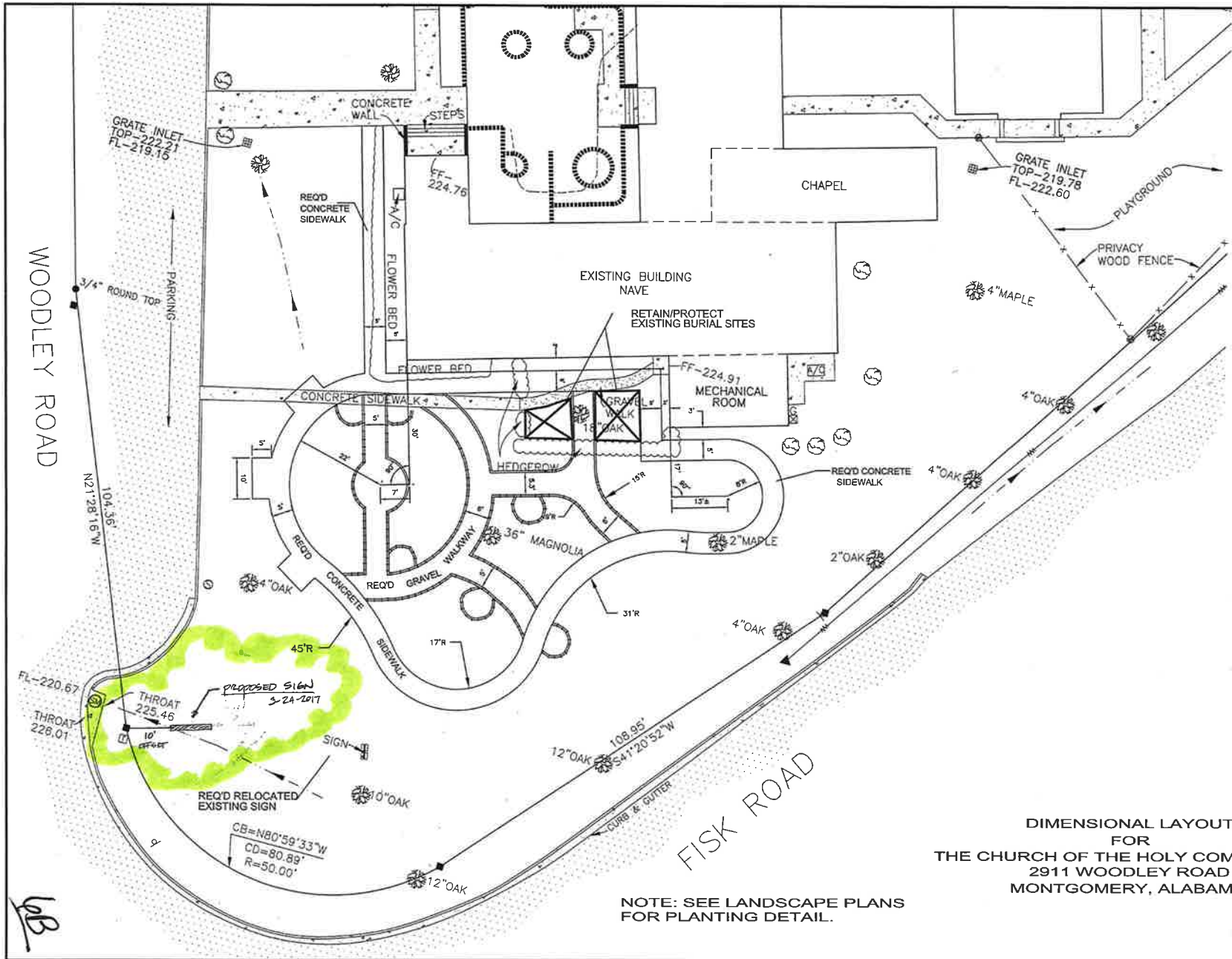
ACTION TAKEN: _____



Site Location 

1 inch = 300 feet

Item No. 6A



LEGEND:

- EXISTING ASPHALT
- EXISTING CONCRETE
- FOUND IRON PIN
- FENCE CORNER
- FENCE
- FOUND CONCRETE MARKER (6" x 6")
- TELEPHONE BOX
- SIGN
- LIGHT POLE
- TREE
- SHRUB
- EXISTING CONTOUR
- SPOT ELEVATION
- DRAINAGE SWALE
- STORM PIPE
- INLET
- STORM MANHOLE
- STEEL POLE
- POWER POLE / LINE / GUY
- GAS METER
- FINISHED SPOT ELEVATION

**DIMENSIONAL LAYOUT
FOR
THE CHURCH OF THE HOLY COMFORTER
2911 WOODLEY ROAD
MONTGOMERY, ALABAMA**

NOTE: SEE LANDSCAPE PLANS FOR PLANTING DETAIL.

NOTE: UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.



WOODLEY ROAD

FIISK ROAD

LB



TekStar Color
20mm 24x80
CABINET SIZE: 4'x6'


CAPABILITIES
 1 TO 3 ROWS
 5.5" TO 18.9" CHARACTERS
 Matrix height recommended for text only

6' MAN

6c

Header Vinyl: Blue 36	Paint Color: White	Approved as shown
Text Color: White	Draft: White	_____
Cowling Text Vinyl:	SIGN DESIGN #	Date _____
GRAPHICS DISCLAIMER: This custom artwork is not intended to provide an exact match between ink, vinyl, paint, or LED color. Brickwork, masonry and landscaping is not included in the proposal. Measurements shown are approximations; dimensions of final product may vary. LED images shown are simulated to replicate optimum viewing distance. Sign is designed to be illuminated at all times. Sketches are based off of this premise.		Approved with listed changes

		Date _____

 stewart signs America's Premier Sign Company	1/2"=1'
	Sk: 797062-2
	Cust: 1757880
	3/13/2017
	DR/jHoward
PROPOSAL	
ORIGINAL DESIGN DO NOT DUPLICATE	
PH. 1-800-237-3928 - FAX 1-800-485-4280	





Site Location 

1 inch = 100 feet

Item No. 6D

7. BD-2017-019 **PRESENTED BY:** Willie Huff

REPRESENTING: Same

SUBJECT: Request a side yard variance for an addition to a dwelling located at 3758 Honeysuckle Road in an R-85 (Single-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to construct a 22 ft. x 28 ft. attached carport that will come to the side property line, whereas 10 ft. is required.

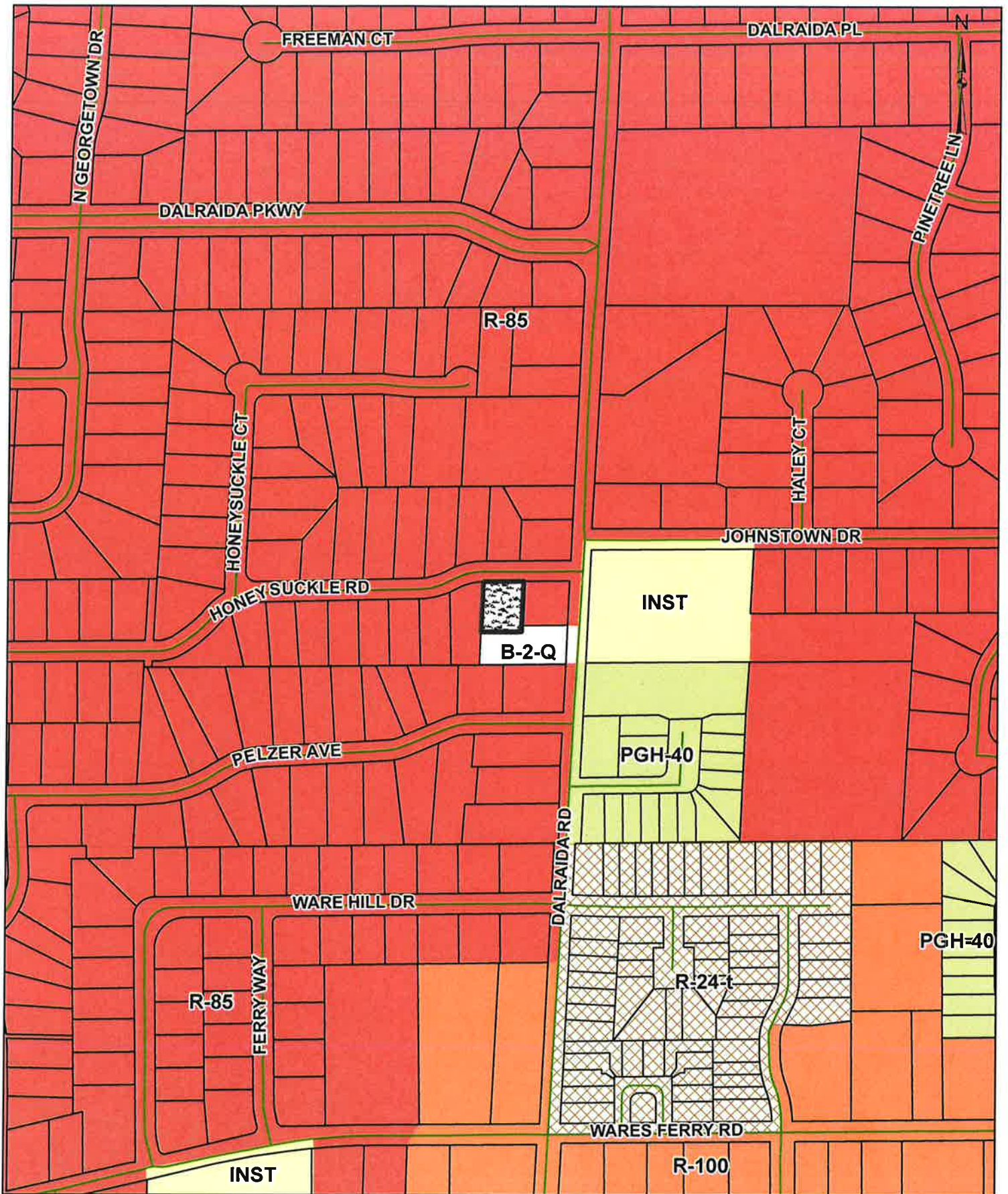
Planning Controls Comment(s): Gutters and downspouts will be required to direct drainage from the adjoining property.

The request is a 10 ft. side yard variance.

COUNCIL DISTRICT: 2

COMMENTS _____

ACTION TAKEN: _____



Site Location 

1 inch = 300 feet

Item No. 7A



Site Location

1 inch = 30 feet

Item No. 7B

8. BD-2017-018 **PRESENTED BY:** Tonyetta Sailars

REPRESENTING: The Compound

SUBJECT: Request a special exception for a place of amusement and assembly, and a variance to Ordinance No. 17-2014 for a tenant space in a multi-tenant building located at 3656 South Perry Street in a B-4 (Commercial) Zoning District.

REMARKS: This request is being made to give the petitioner permission to operate a private club that will have alcoholic beverages on the premises. Per the petitioner, the club will be operated by and for family members, and will not be open to the public. The front entrance is 100 ft. from the nearest residential district line, whereas 250 ft. is required.

Ord. No. 17-2014

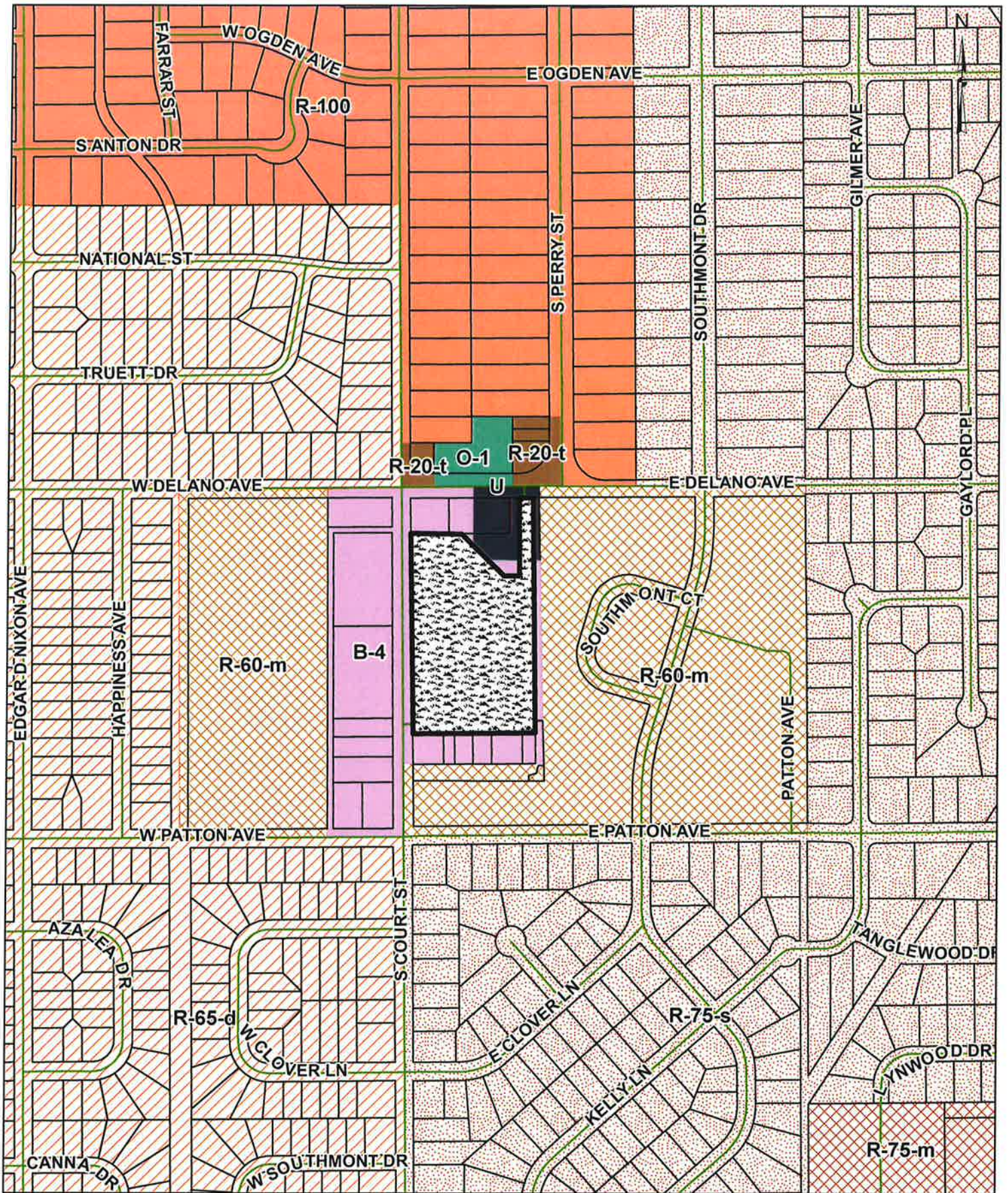
Buildings housing clubs, lounges, taverns, dance halls, musical entertainment facilities and other similar places of assembly, which serve alcoholic beverages on premise (excluding restaurants) as defined in Chapter 3, Section 3-1 of the Code of Ordinances of the City of Montgomery, Alabama, the minimum setback for structures shall be 250 ft. from any residential district boundary or planned unit development residential boundary (based on approved master plan). The distance for setback shall be measured from the closest door of the building, or closest door of a tenant space in a multi-tenant building, to any residential or PUD residential district line. Facilities operating prior to the adoption of this ordinance shall be considered legal non-conforming.

The request is a 150 ft. variance to Ord. No. 17-2014

COUNCIL DISTRICT: 7

COMMENTS _____

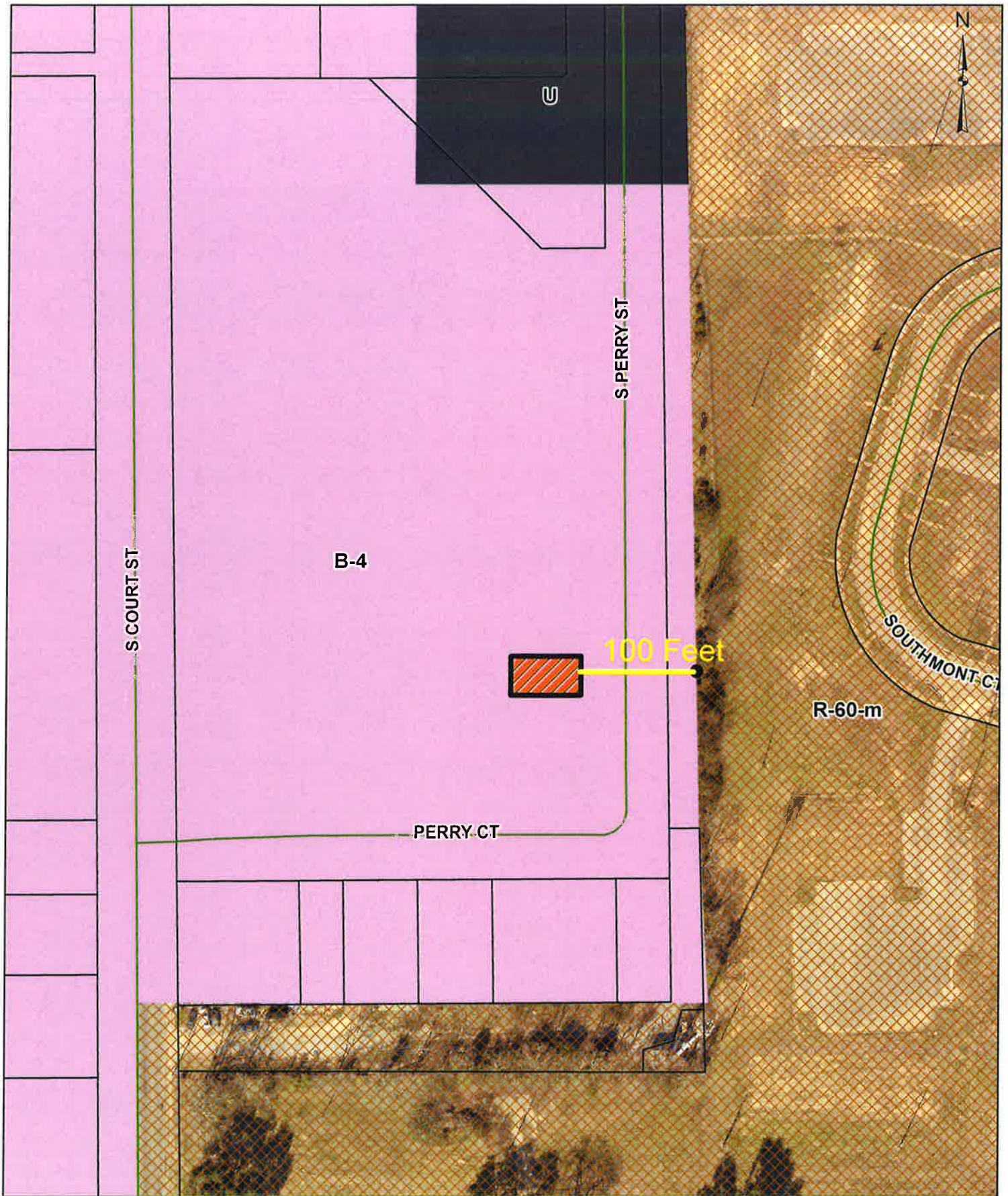
ACTION TAKEN: _____



Site Location 

1 inch = 400 feet

Item No. 8A



Site Location 

1 inch = 100 feet

Item No. 8B



Site Location 

1 inch = 100 feet

Item No. 8C

9. BD-2017-017 **PRESENTED BY:** Deena Sanders

REPRESENTING: BMA Properties, LLC

SUBJECT: Request a front yard variance for two (2) buildings located at 2400 Central Parkway in an R-75-m (Multi-Family Residential) Zoning District.

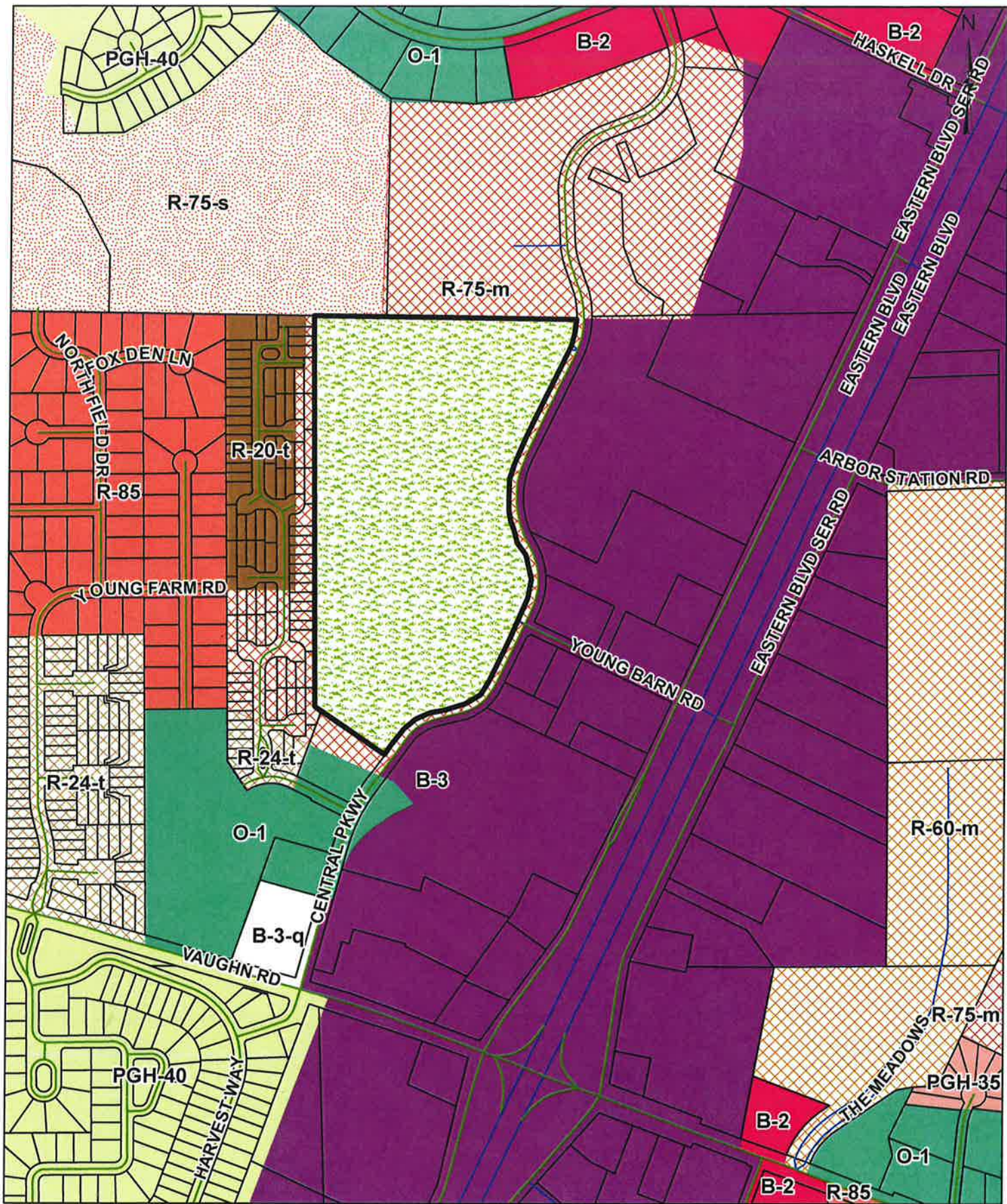
REMARKS: This request is being made to give the petitioner permission to maintain an existing apartment building (Building 3) that comes within 29.6 ft. of the front property line, and a garage building (in front of Building 23) that comes within 29.9 ft. of the front property line, whereas 30 ft. is required for both

The variances requested are a 0.4 ft. front yard variance (apartment building) and a 0.1 ft. front yard variance (garage).

COUNCIL DISTRICT: 5

COMMENTS _____

ACTION TAKEN: _____



Site Location 

1 inch = 500 feet

Item No. 9A

ALTA / NSPS LAND TITLE SURVEY FOR CENTRAL PARK APARTMENTS

LYING AND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 16 NORTH, RANGE 18 EAST, MONTGOMERY COUNTY, ALABAMA



VICINITY MAP

LEGEND

ITEM	SYMBOL
6" x 6" GUTTER	— 12" RCP
STORM DRAIN LINE	—
GRATE INLET	—
CURB INLET	—
OPEN THROAT INLET	—
SLOPE PAVED HEADWALL	—
JUNCTION BOX	—
SANITARY SEWER	—
SANITARY MANHOLE	—
WATER LINE	—
FIRE HYDRANT	—
VALVES	—
WATER METER	—
CABLE TELEVISION	—
UNDERGROUND PHONE LINE	— UT
GAS LINE	— GAS
UNDERGROUND POWER	—
ROCK WALL	—
POKER POLE	—
GUY WIRE	—
A/C PAD	—
POWER BOX	—
LIGHT POLE	—
TELEPHONE PEDestal	—
RCD FOR FOUND	—
FINISH	—
DEED BEARING / DISTANCE	(HS17'34"W)

SCHEDULE B ITEMS

NOTES: "X" LOCATIONS TAKEN FROM THE COUNTY RECORDS BY FIELD SURVEY OF THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS.

ITEMS 1-10 ARE NOT A MATTER OF THIS SURVEY AND ARE NOT SHOWN HEREON.

1. A PORTION OF LOT 11, MONTGOMERY COUNTY, ALABAMA, WAS ACQUIRED BY THE STATE OF ALABAMA FROM THE COMPANY BY INSTRUMENT RECORDED IN BOOK 208, PAGE 20 IN THE REGISTER OF DEEDS OF MONTGOMERY COUNTY, ALABAMA, "MONTGOMERY COUNTY".

2. BY DECLARATION OF ASSIGNMENT OF CONVEYANCE, RESERVATIONS, EASEMENTS AND CONDITIONS BETWEEN SUE YOUNG AND TERRY L. COOPER, THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 18 EAST, MONTGOMERY COUNTY, ALABAMA, WAS DEED TO THE COMPANY BY INSTRUMENT RECORDED IN BOOK 208, PAGE 20 IN THE REGISTER OF DEEDS OF MONTGOMERY COUNTY, ALABAMA.

3. BY ASSIGNMENT TO ALABAMA POWER COMPANY, THE COMPANY HAS ASSIGNED TO ALABAMA POWER COMPANY ALL RIGHTS AND INTERESTS IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 18 EAST, MONTGOMERY COUNTY, ALABAMA, INCLUDING THE RIGHT OF EASEMENT FOR THE CONSTRUCTION AND OPERATION OF A POWER LINE AND TOWER.

4. THE INSTRUMENTS AS SET OUT IN THE SCHEDULE OF ITEMS 1-3 ARE SUBJECT TO THE RIGHTS AND INTERESTS OF THE COMPANY AS SET OUT IN THE SCHEDULE OF ITEMS 1-3.

5. IN SUBJECT TO THE UPPLACES AND HOLDINGS AND ASSIGNMENTS LOCATED BY OTHER REALTY SURVEYS, THE COMPANY HAS ASSIGNED TO THE COMPANY ALL RIGHTS AND INTERESTS IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 18 EAST, MONTGOMERY COUNTY, ALABAMA, INCLUDING THE RIGHT OF EASEMENT FOR THE CONSTRUCTION AND OPERATION OF A POWER LINE AND TOWER.

LOT 1 DESCRIPTION: LOT 1, ACCORDING TO THE RECORDED MAP OF COLONIAL GRAND PROGRESSIVE PLAT 1, RECORDED IN MAP BOOK 48, PAGE 78 IN THE PUBLIC OFFICE OF MONTGOMERY COUNTY, ALABAMA, AS CONNECTED BY THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 18 EAST, MONTGOMERY COUNTY, ALABAMA, AS RECORDED IN BOOK 208, PAGE 20 IN THE REGISTER OF DEEDS OF MONTGOMERY COUNTY, ALABAMA.

PROPERTY ADDRESS
CENTRAL PARK APARTMENTS
200 CENTRAL PARKWAY
MONTGOMERY, ALABAMA 36104

NOTES

1) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE UTILITIES SHOWN OR THE LOCATION OF ANY UTILITIES NOT SHOWN.

2) THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UTILITIES LOCATED AT THE LOCATION SHOWN ON THIS MAP OR PLAT AND THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UTILITIES LOCATED AT THE LOCATION SHOWN ON THIS MAP OR PLAT AND THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UTILITIES LOCATED AT THE LOCATION SHOWN ON THIS MAP OR PLAT.

3) THE SQUARE FOOTAGE FOR EACH BUILDING IS CALCULATED FROM FOUNDATIONS OF BUILDING FOR THE EXTERIOR SURFACE.

4) TOTAL UTILITY LINE (UG) CALLS TO AND FROM LOTS.

5) NO INTERIOR BUILDING DIMENSIONS WERE TAKEN FOR THIS SURVEY.

SURVEYOR'S CERTIFICATE

STATE OF ALABAMA
COUNTY OF MONTGOMERY

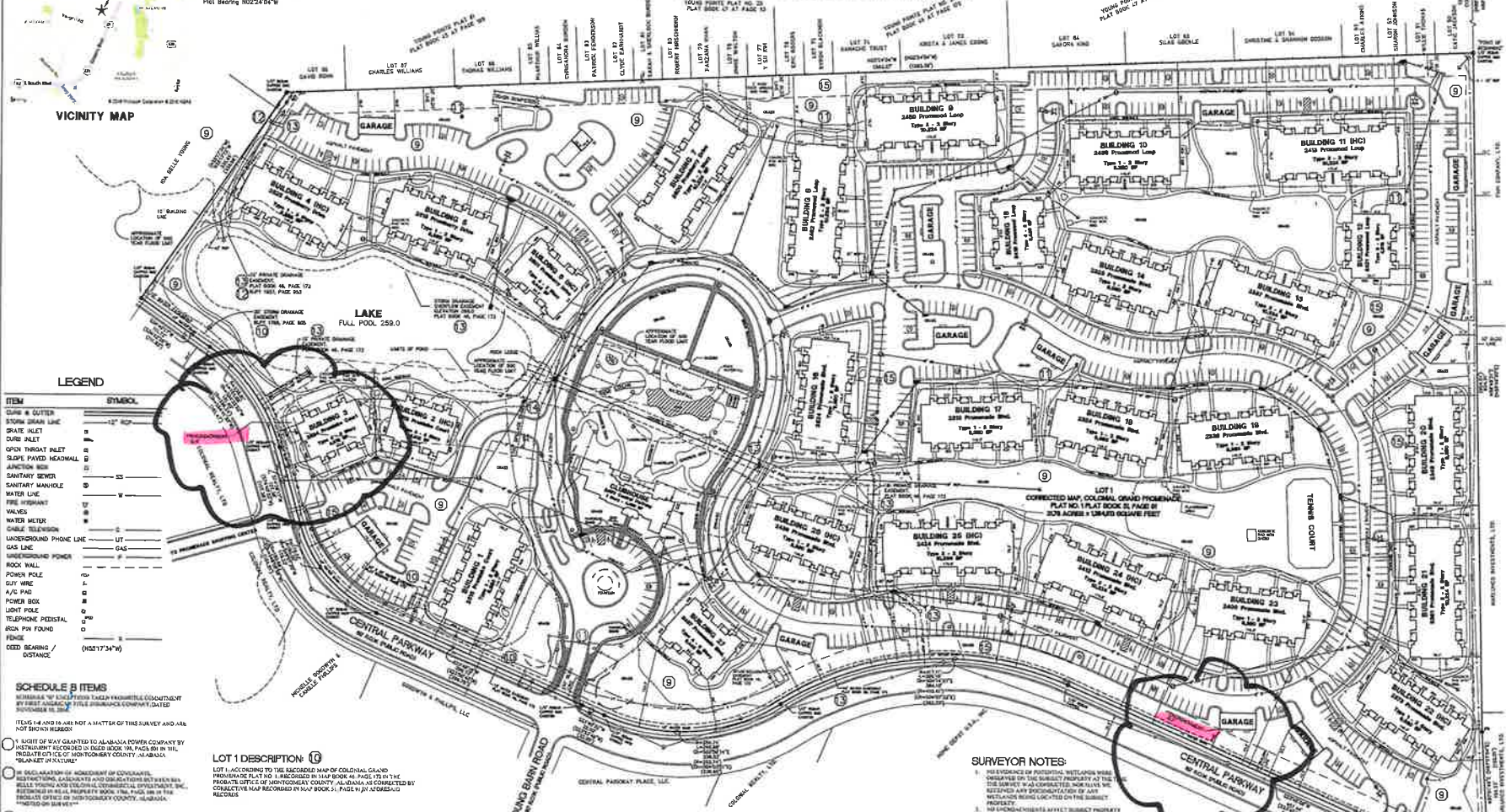
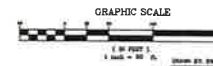
I, DWIGHT CAPITAL, LLC, REGISTERED VANGUARD NATIONAL LAND SERVICES FIRST MICHIGAN TITLE INSURANCE COMPANY, DEPARTMENT OF HOLDING AND LAND MANAGEMENT COMPANY, AND BSA PROPERTIES, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARDS FOR SURVEYING AND MAPPING IN ALABAMA, AS SET FORTH IN THE ALABAMA PROFESSIONAL SURVEYING ACT, AND THAT THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UTILITIES LOCATED AT THE LOCATION SHOWN ON THIS MAP OR PLAT AND THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UTILITIES LOCATED AT THE LOCATION SHOWN ON THIS MAP OR PLAT.

DWIGHT CAPITAL, LLC
REGISTERED VANGUARD NATIONAL LAND SERVICES FIRST MICHIGAN TITLE INSURANCE COMPANY, DEPARTMENT OF HOLDING AND LAND MANAGEMENT COMPANY, AND BSA PROPERTIES, LLC.

SURVEYOR NOTES:

- NO EVIDENCE OF PERMANENT WETLANDS WAS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THIS SURVEY WAS CONDUCTED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
- NO EVIDENCE OF ANY EJECTA SUBJECT PROPERTY WAS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THIS SURVEY WAS CONDUCTED.
- NO EVIDENCE OF ANY EJECTA SUBJECT PROPERTY WAS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THIS SURVEY WAS CONDUCTED.
- NO EVIDENCE OF ANY EJECTA SUBJECT PROPERTY WAS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THIS SURVEY WAS CONDUCTED.



9B



PARKING SPACE INFORMATION

REQUIRED: 3 SPACES/UNIT, 1 PM UNITS = 74 SPACES

PROVIDED: 110 SPACES

FLOOD ZONE INFORMATION

3002 OF 316 LOTS IN CONJUNCTION WITH AREAS OUTSIDE THE FLOOD ZONE. A PORTION OF THE SOUTH-EAST QUARTER OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 18 EAST, MONTGOMERY COUNTY, ALABAMA, IS IN A FLOOD ZONE. THE FLOOD ZONE IS SHOWN ON THE FLOOD ZONE MAP OF MONTGOMERY COUNTY, ALABAMA, AS RECORDED IN BOOK 208, PAGE 20 IN THE REGISTER OF DEEDS OF MONTGOMERY COUNTY, ALABAMA.

FLOWERS & WHITE
ENGINEERING, L.L.C.

PO BOX 8828 MONTGOMERY, AL 36108
P.O. BOX 8828 MONTGOMERY, AL 36108
P.O. BOX 8828 MONTGOMERY, AL 36108



Site 

1 inch = 200 feet

Item 9C



Site Location

1 inch = 30 feet

Item No. 9D



Site Location 

1 inch = 30 feet

Item No. 9E

10. BD-2017-016 **PRESENTED BY:** Norma Wood

REPRESENTING: Same

SUBJECT: Request a special exception to maintain an accessory structure without a main dwelling and a coverage variance for the structure located at 3615 Jackson Ferry Road in an R-85 (Single-Family Residential) Zoning District.

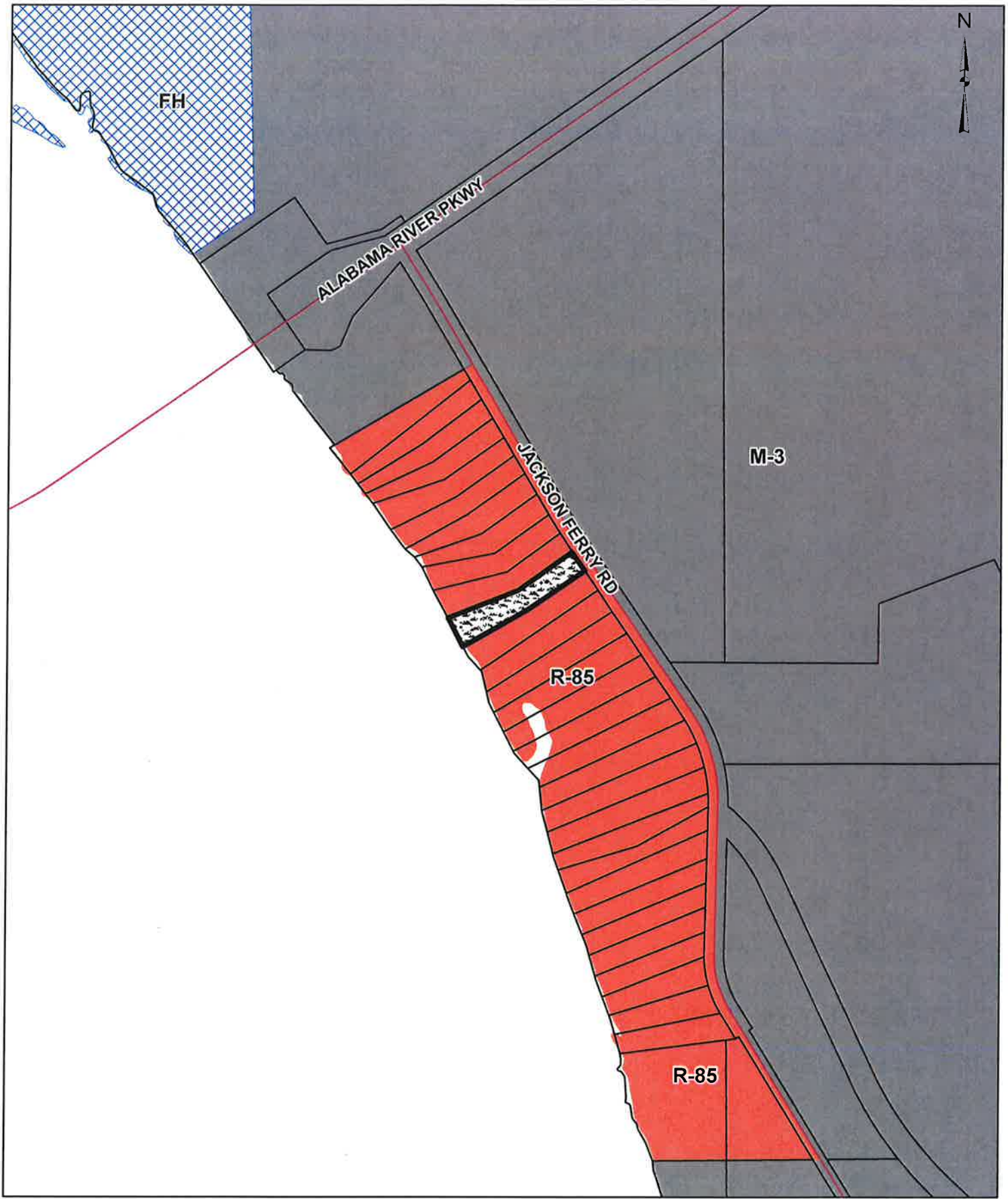
REMARKS: This request is being made to give the petitioner permission to maintain a 1,800 sq. ft. (30 ft. x 60 ft.) accessory structure (pole barn), whereas 765 sq. ft. is allowed. The petitioner was not aware that a building permit was required prior to attempting to have power installed.

The request is a special exception for an accessory structure without a main dwelling, and a 1,035 sq. ft. coverage variance.

COUNCIL DISTRICT: Police Jurisdiction

COMMENTS _____

ACTION TAKEN: _____



Site Location 

1 inch = 500 feet

Item No. 10A



Site Location

1 inch = 100 feet

Item No. 10B

11. BD-1992-010 **PRESENTED BY:** Tony Kim

REPRESENTING: Prostec, LLC

SUBJECT: Request a variance for an addition to a legal non-conforming building located at 3261 Alabama River Parkway in R-65-s (Single-Family Residential) and B-2 (Commercial) Zoning Districts.

REMARKS: This request is being made to give the petitioner permission to construct a 3,872 sq. ft. canopy to be used in conjunction with an existing construction company. There will be no changes to the existing access drives or parking.

One January 16, 1992, the Board of Adjustment approved a use variance for a construction company with outside storage.

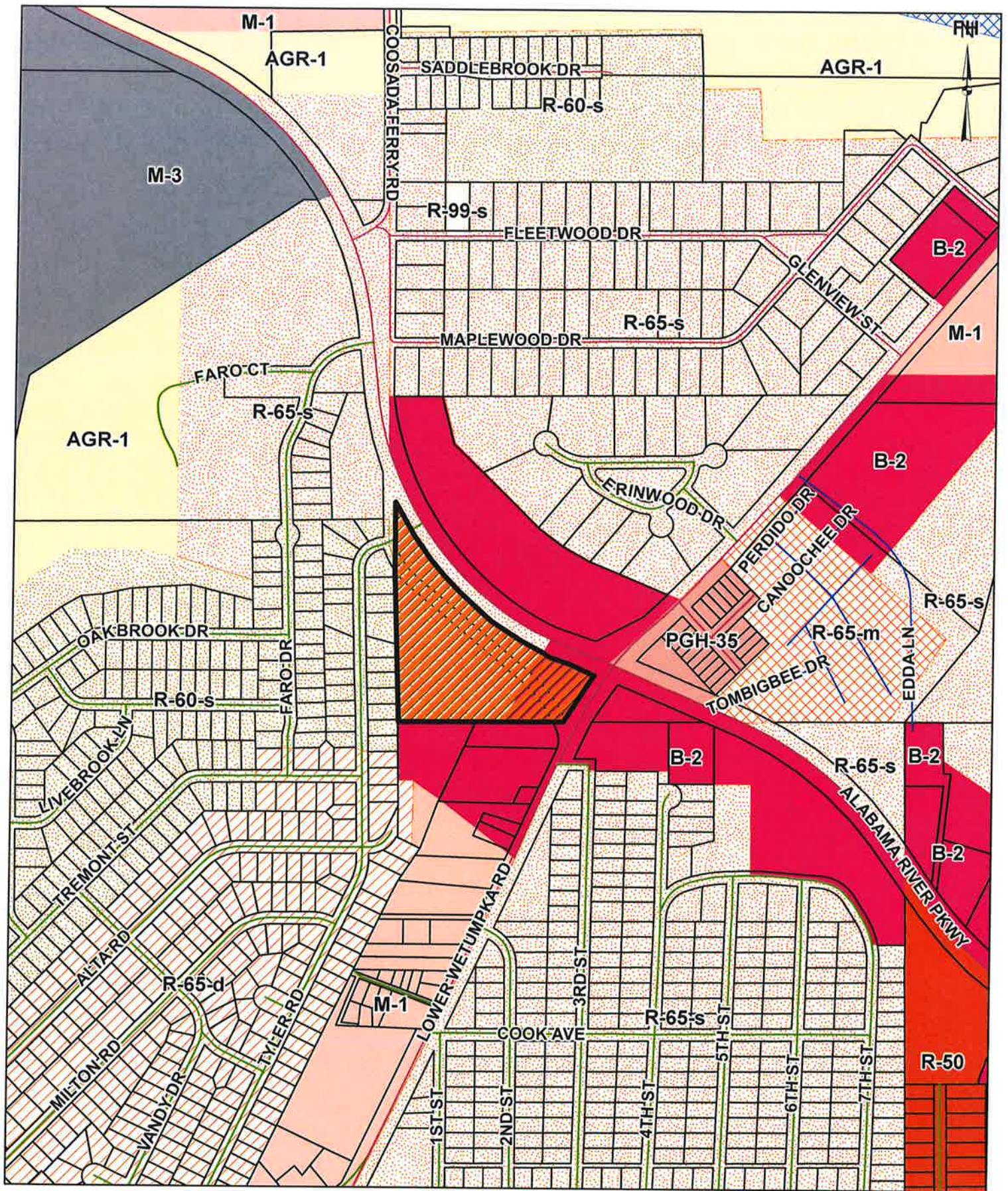
The petitioner/owner has started the procedures to vacate the unimproved right-of-way that runs through this parcel, rezoning the entire parcel to bring it into compliance, and platting the property.

The request is a variance for an addition to a legal non-conforming building.

COUNCIL DISTRICT: 3

COMMENTS _____

ACTION TAKEN: _____



Site Location 

1 inch = 500 feet

Item No. 11A

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF HUD THROUGH THE FEMA IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS NOT INSIDE ANY FLOOD PLAIN.
 COMMUNITY PANEL 001101C 0091J DATED: JANUARY 7, 2015

- NOTES:**
1. ALL WORK SHALL COMPLY WITH CITY OF MONTGOMERY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 2. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
 3. PROPERTY IS ZONED R-484 - RESIDENTIAL.
 4. PROPOSED CONSTRUCTION TO BE A 3.822 AC CANOPY ADDITION. CONSTRUCTION TYPE - I-10.
 5. TOTAL SITE AREA-4.72 ACRES. DISTURBED AREA-0.93 ACRES (19.82 SF).
 6. PROPOSED USE FOR FACILITY: STORAGE.
 7. CONTRACTOR WILL BE RESPONSIBLE TO CALL UTILITY PROTECTION CENTER PRIOR TO ANY EXCAVATION ETC.
 8. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION AND EXISTENCE OF ALL UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION.
 9. FILL MATERIAL IS TO BE PLACED IN 1' LIFTS AND COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DENSITY.
 10. SITE INFORMATION DERIVED FROM A BOUNDARY MAP SURVEY BY E.C.E. SURVEYING & DESIGN, LLC, 343 SOUTH PERRY STREET, SUITE 44, MONTGOMERY, ALABAMA 36104 (PH: (204) 271-4000 WDHS725@ATT.NET DATED 02-20-2011.
 11. MAXIMUM CUT/FILL 2.04 FT.
 12. THERE ARE NO STATE BARRIERS LOCATED ON OR WITHIN 200' OF THIS SITE.
 13. THERE ARE NO WETLANDS LOCATED ON OR WITHIN 200' OF THIS SITE.
 14. ALL RADIUS ARE MEASURED TO THE FACE OF CURB.
 15. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
 16. CONTRACTOR IS RESPONSIBLE FOR ALL TIERS TO THE BUILDINGS INCLUDING BUT NOT LIMITED TO DOWNSPUTS, UNLESS OTHERWISE SPECIFIED.
 17. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND CONSTRUCTING ALL UTILITY RELOCATIONS AS NECESSARY.
 18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO WORK ALL APPLICABLE DRAWINGS AND APPROPRIATE SPECIFICATIONS AS A UNIT. ANY OMISSIONS, DELETIONS, OR CONFLICTS WITH ARISING AS A RESULT OF FAILURE TO INCORPORATE ALL DRAWINGS AND SPECIFICATIONS WHICH APPLY SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER AND/OR ENGINEER.
 19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND ELEVATIONS OF EXISTING AND PROPOSED STRUCTURES.
 20. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE CONSTRUCTION TO BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL APPLICABLE CODES, FIRE MARSHAL, AND HANDICAP REQUIREMENTS INCLUDING BUT NOT LIMITED TO THE FEDERAL FAIR HOUSING ACT, LOCAL AND STATE ACCESSIBILITY, DEPT. OF COMMUNITY AFFAIRS AND ALL LEADING INSTITUTION REQUIREMENTS, THE AMERICANS WITH DISABILITIES ACT AND ALL AMENDMENTS THERE TO.



CAUTION
 THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTORS CONVICTION ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION SHOWN AND SHALL BE RESPONSIBLE FOR THE LOCATION SHOWN AND SHALL BE RESPONSIBLE FOR ALL UTILITIES WITHIN THE LIMITS OF THE WORK. THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

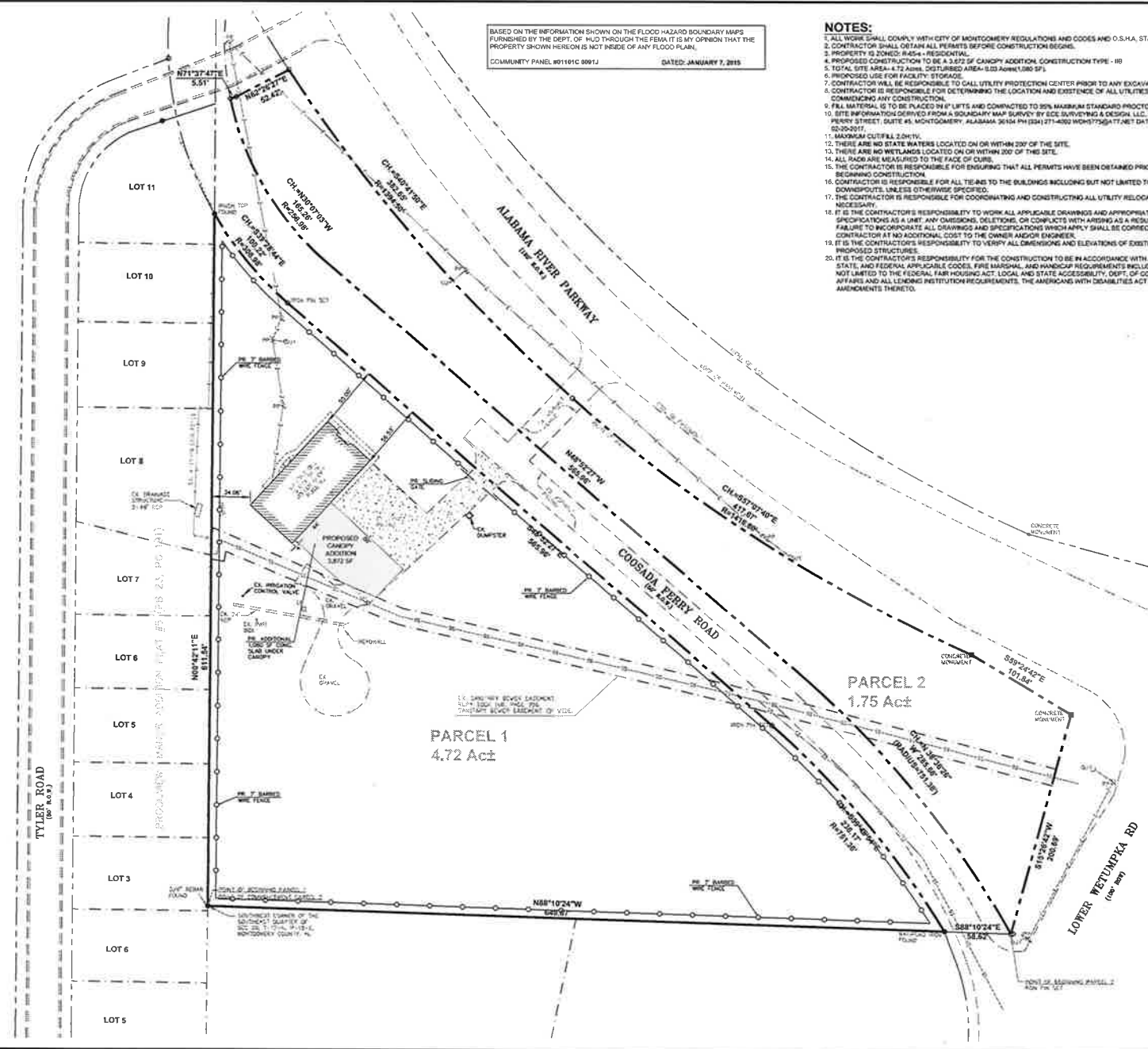
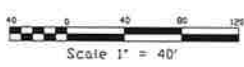
CITY ENGINEERING NOTES:

1. BEFORE WORKING BEGINS WITHIN RIGHT-OF-WAY (ROW), CONTACT A CITY ENGINEERING CHIEF/INSPECTOR @ 204-261-5949.
2. ALL UTILITY CONNECTIONS MADE WITHIN EXISTING CITY STREETS MUST BE SHOWED UNLESS OTHERWISE DETERMINED BY CITY MAINTENANCE DEPARTMENT AT 247-2088 OR 800-372-1111.
3. ANY STREET CUTS REQUIRING A CITY STANDARD PAVEMENT PATCH AND 10 FT. LONG, FULL STREET WIDTH ASPHALT OVERLAY.
4. BEFORE ANY STREET CUTS, CONTACT DONALD THOMAS WITH CITY MAINTENANCE AT 247-2088 OR 800-372-1111.
5. CORRECT ALL STORMWATER, INCLUDING ROOF DRAINS TO STREET ROW OR TO DRAINAGE BASIN/BI.
6. CONTRACTOR IS RESPONSIBLE FOR RETICLING AND MAINTAINING ADEQUATE EROSION/SEDIMENTATION CONTROL DURING ALL PHASES OF CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR KEEPING MUD AND DEBRIS OFF CITY STREETS AND ROW. CLEAN UP IS REQUIRED DAILY.
8. CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF SIDEWALK AND/OR CURB AND OTHER DAMAGED DURING CONSTRUCTION.
9. ANY CHANGES OR REVISIONS MADE TO SITE PLANS MUST BE SUBMITTED FOR APPROVAL.
10. ALL AREAS OF ROW THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH 100% ASPHALT, OR CONCRETE, WHICHEVER ENGINEERING DEPARTMENT DEEMS NECESSARY.
11. COVER/ALL GRATE REACTIONS TO 2" TYP. REACTIONS.
12. ALL EXISTING CURBS ADJACENT TO THE PROPERTY SHALL BE REMOVED AND REPLACED WITH 2" CONCRETE CURBS AND GUTTERS. THE NEW CURB LINE SHALL MATCH THE EXISTING CURB LINE. ALL ASPHALT ADJACENT TO THE PROPOSED CURB AND GUTTER SHALL BE SAW CUT TO THE FULL DEPTH OF THE ASPHALT TO PROVIDE A CLEAN EDGE. SHOULD THE ASPHALT BE DOWN ON A HOUSING EDGE CREATED THE CONTRACTOR SHALL BE RESPONSIBLE TO OVERLAY THE FULL STREET WIDTH AT HIS OWN EXPENSE. THIS DETERMINATION SHALL BE MADE BY THE CITY ENGINEERING DEPARTMENT.
13. PROVIDE HANDICAP SHAPTS AT ALL SIDEWALK AND DRIVEWAY INTERSECTIONS.

OWNER/DEVELOPER:

24 HOUR CONTRACT
 PRIMARY PERMITTEE
 SD KM
 4448 PRIME BELVUE
 MONTGOMERY, AL 36118
 PH: (204) 593-7472
 admin@syc-curve.com

LEGEND		
P.B.R.	POINT OF BEGINNING	P.O.B. SYMBOL
P.O.R.	POINT OF RESERVATION	EAST FACE METERS
D.V.F.	DIRTY TOP SURFACE	WEST FACE METERS
M.F.Y.	MINOR FLOODING	EXIST. WATER VALUE
U.P.L.	UTILITY LOCATED	PROP. WATER VALUE
PRO.P. L.L.	PROPERTY LINE	PROP. WATER VALUE
CON.	CONCRETE	WATER METERS
L.L.L.	LAND LOT LINE	ELECTRICAL BOX
F.C.E.	FACE OF CURB	MANHOLE
W.	WATER	WATER METER
CON.	CONCRETE	CONCRETE
ASPH.	ASPHALT	SEWER
D.R.	DIRTY ROAD	GRAVEL
...



Paramount ENGINEERING, L.L.C.
 PH: (204) 471-9878
 greg@paramounteng.com

ALABAMA REGISTERED PROFESSIONAL ENGINEER
 P. HARRIS
 LICENSE NO. 43577

REV.	DATE:	DESCRIPTION:

PROJECT: **PROSTEC, L.L.C.**
 SHEET: **SITE PLAN**
 3281 ALABAMA RIVER PARKWAY, MONTGOMERY, ALABAMA 36110
 DATE: 03/24/2017 DRAWN BY: GPH SCALE: 1" = 40'

SHEET **C1**



Site Location 

1 inch = 200 feet

Item No. 11C

12. BD-2017-024 **PRESENTED BY:** Krupesh Patel

REPRESENTING: Same

SUBJECT: Request a special exception for sanitary facilities in an accessory structure and a secondary outdoor kitchen facility to be located at 7208 Fairwoods Place in a PUD (Planned Unit Development) Zoning District.

REMARKS: This request is being made to give the petitioner permission to install a full bath underneath the round section of the deck and to install an outdoor kitchen underneath the opposite end of the deck. The Wynlakes Homeowners Association has approved this request.

The requests are a special exception for sanitary facilities in an accessory structure and a secondary kitchen facility

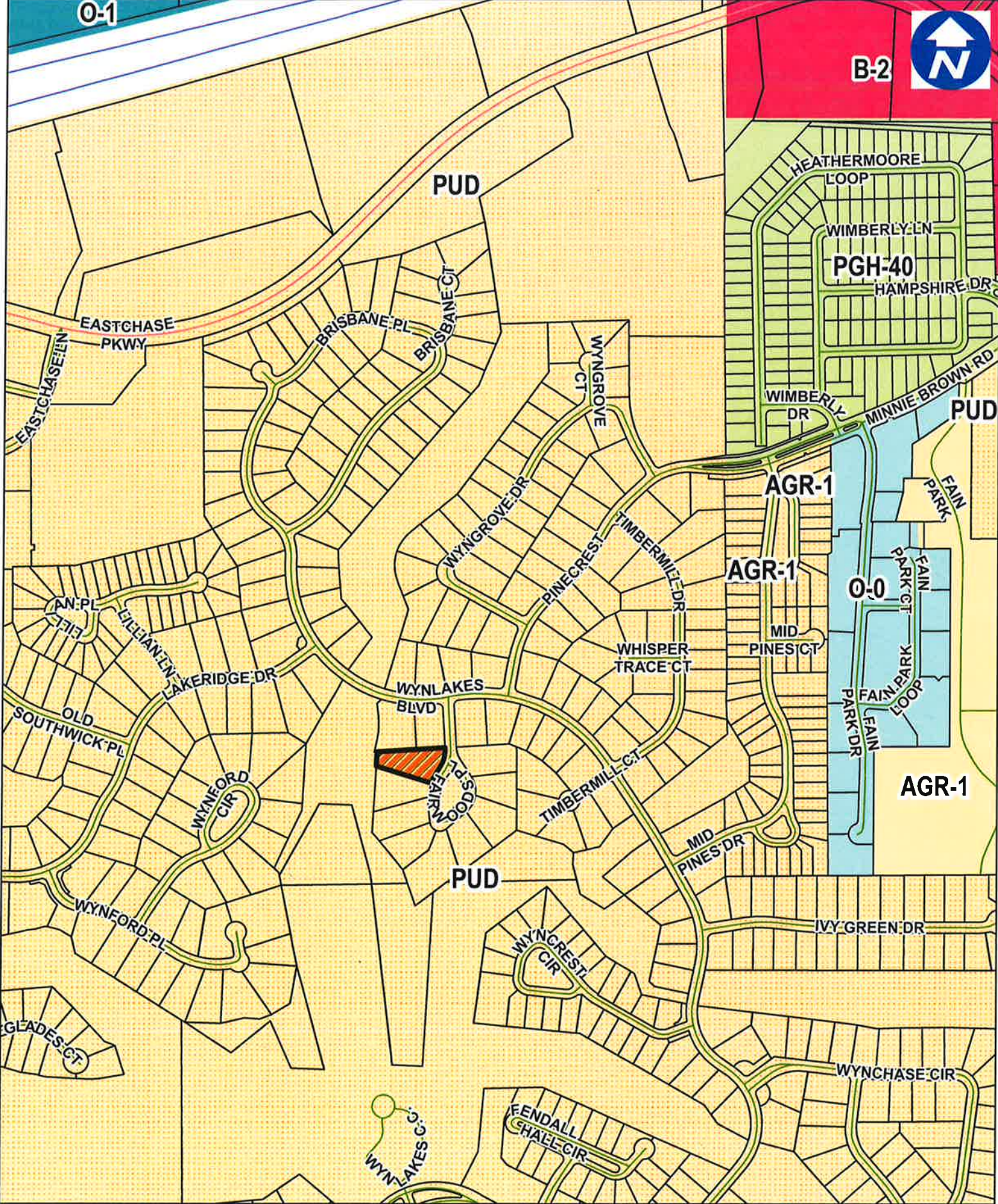
COUNCIL DISTRICT: 9

COMMENTS _____

ACTION TAKEN: _____

0-1

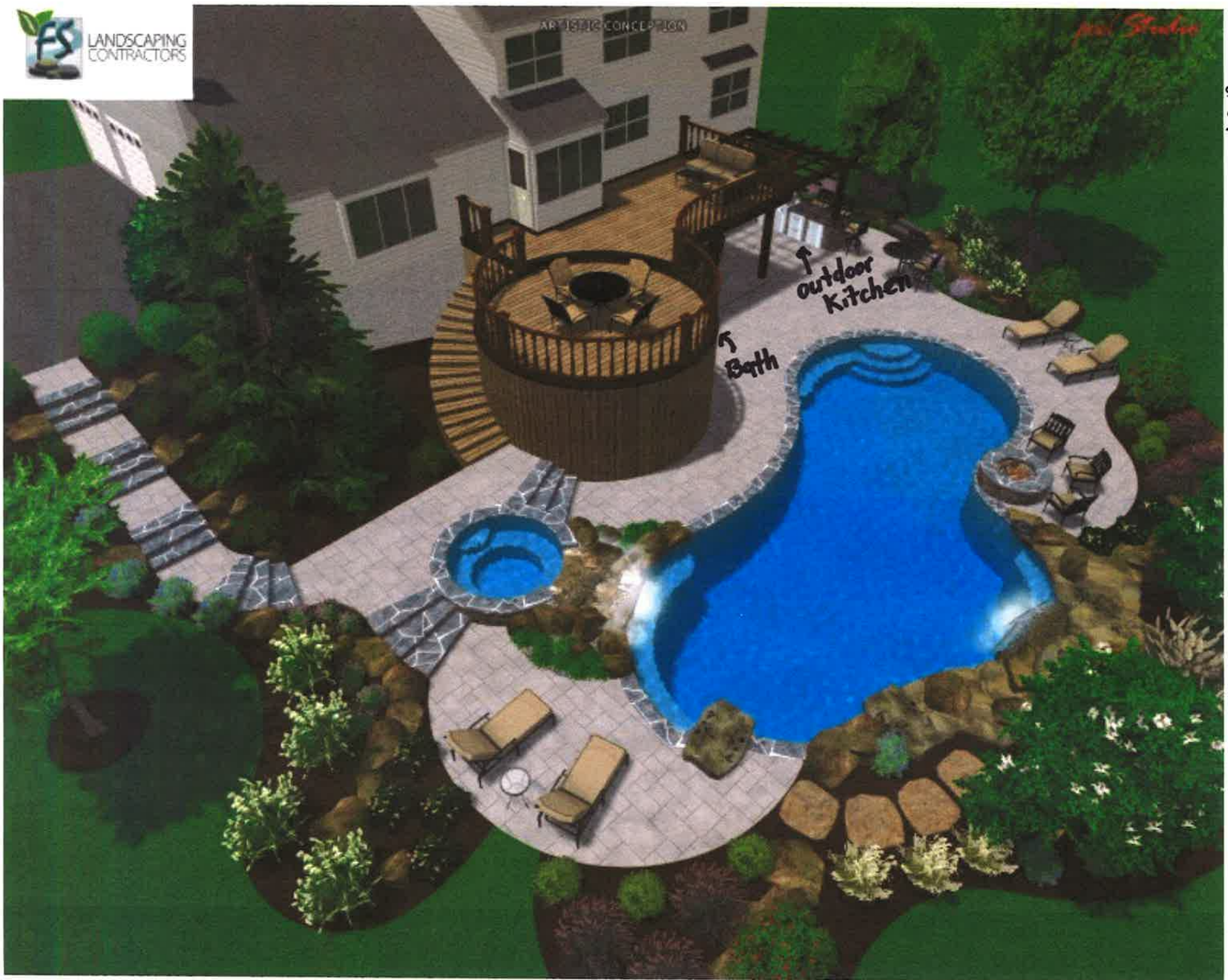
B-2



Site 

1 inch = 600 feet

Item 12A



↑
**Outdoor
Kitchen**

↑
Bath



artistic conception





PINEC

WYNLAKES BLVD

FAIRWOODS PL



Site 

1 inch = 100 feet

Item 12E

13. BD-1992-060 **PRESENTED BY:** Doris Nichols

REPRESENTING: New Wine Ministries

SUBJECT: Request a special exception for church use in a tenant space of a multi-tenant building located at 4303A Norman Bridge Road in an M-1 (Light Industrial) Zoning District.

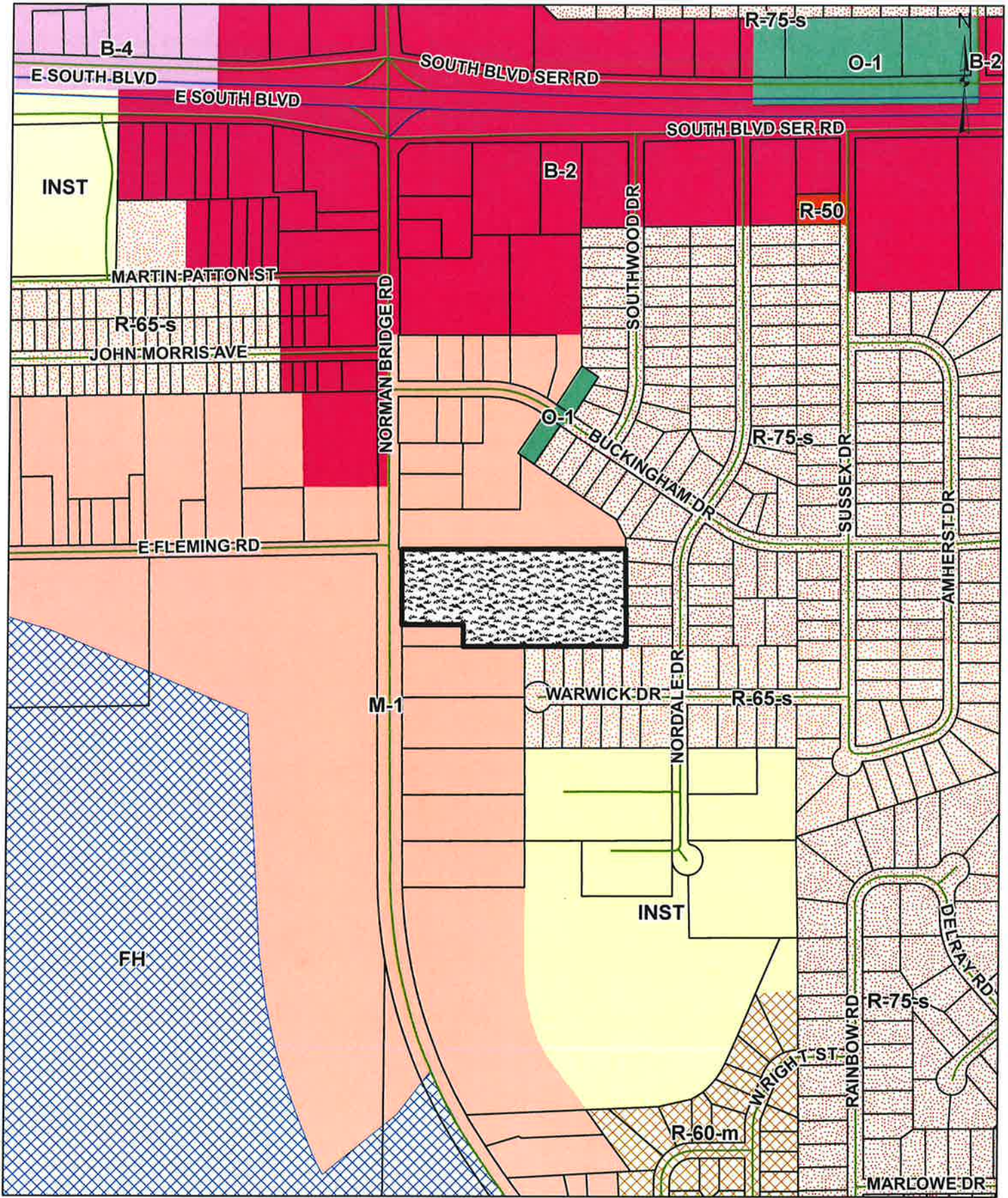
REMARKS: This request is being made to give the petitioner permission to use a portion of an existing building for church use. There are 15 members, which requires three (3) parking spaces, and there are in excess of 30 shared parking spaces onsite. Signage will be on the building.

The request is a special exception for church use.

COUNCIL DISTRICT: 5

COMMENTS _____

ACTION TAKEN: _____



Site Location 

1 inch = 400 feet

Item No. 13A



NORMAN BRIDGE RD

Church Area

WARWICK DR

Site Location 

1 inch = 100 feet

Item No. 13B