

Board of Adjustment Agenda

May 18, 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 April 20, 2017 meeting

May 18, 2017

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
1.	2017-027	David Moore	R-85	8864 Oak Meadow Court (Attached workshop/garage)	1
2.	2017-028	Baker Donelson	AGR-1	207 Garway Drive (Cell tower)	2
3.	2014-022	Eldred Burton	R-60-d	3750 James Road (Sanitary facilities in accessory structure)	3
4.	2017-026	Michael R. Allen	T4-O	735 East Jefferson Street (Electric Substation)	4
5.	1988-026	Theresa Mitchell	R-75-s	554 East Fairview Avenue (Sanitary facilities in accessory structure)	5
6.	2017-025	Fred Whiting	R-75-s	1130 Marlowe Drive (Attached carport)	6

The next Board of Adjustment meeting is on June 15, 2017

1. BD-2017-027 **PRESENTED BY:** David Moore

REPRESENTING: Same

SUBJECT: Request a rear yard variance for an addition to the dwelling located at 8864 Oak Meadow Court in an R-85 (Single-Family Residential) Zoning District.

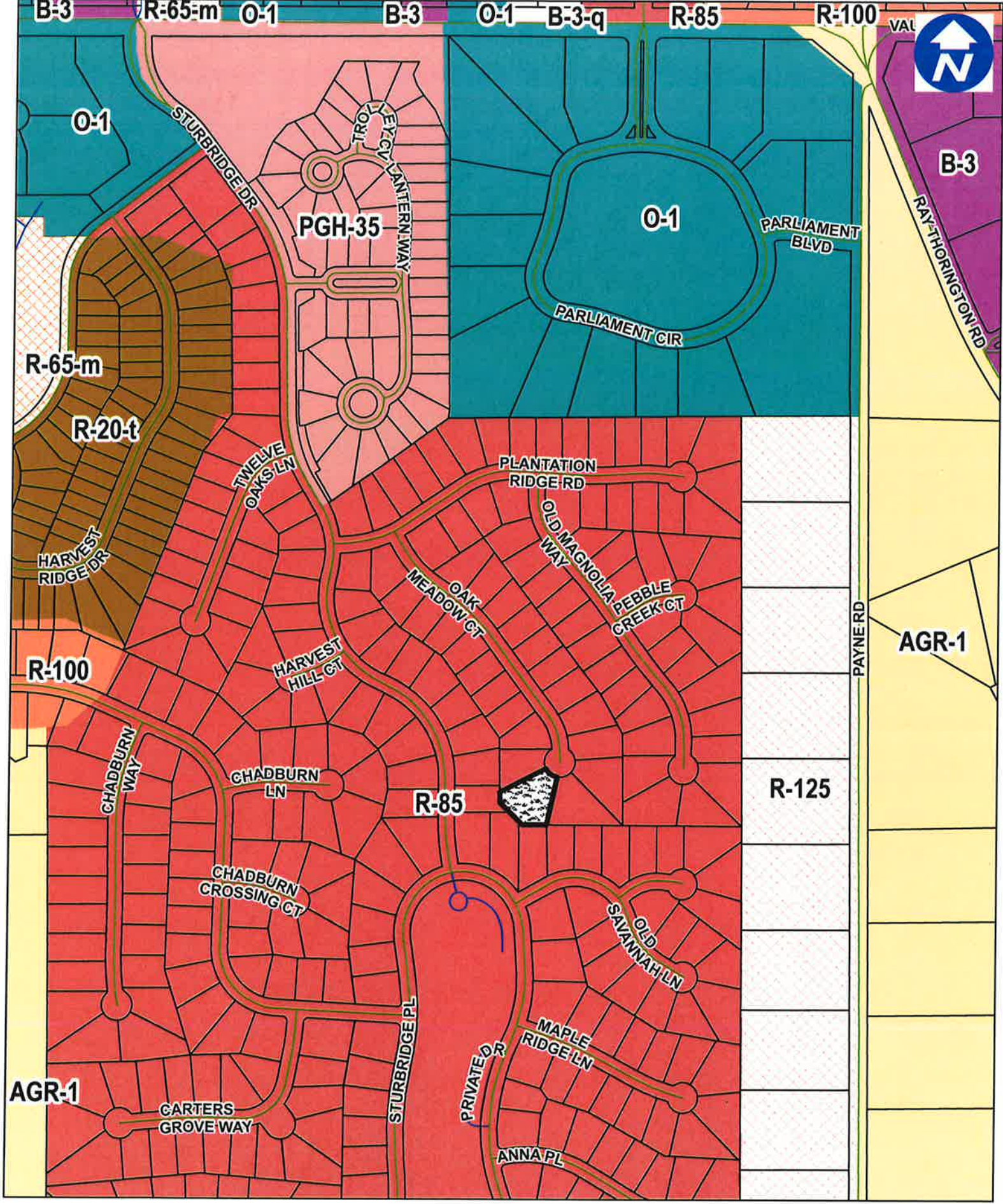
REMARKS: This request is being made to give the petitioner permission to construct a 20 ft. x 26 ft. attached workshop/storage room to the carport. The addition will come within 9 ft. of the rear property line, whereas 30 ft. is required.

The request is a 21 ft. rear yard variance.

COUNCIL DISTRICT: 5

COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 400 feet
 Item IA



OAK MEADOW CT



20' x 26' attached workshop/storage

Site 

1 inch = 30 feet

Item 1B

2. BD-2017-028 **PRESENTED BY:** Baker Donelson

REPRESENTING: Jerry & Laura Farmer

SUBJECT: Request a special exception for a cell tower to be located at 207 Garway Drive in an AGR-1 (Residential Agriculture) Zoning District.

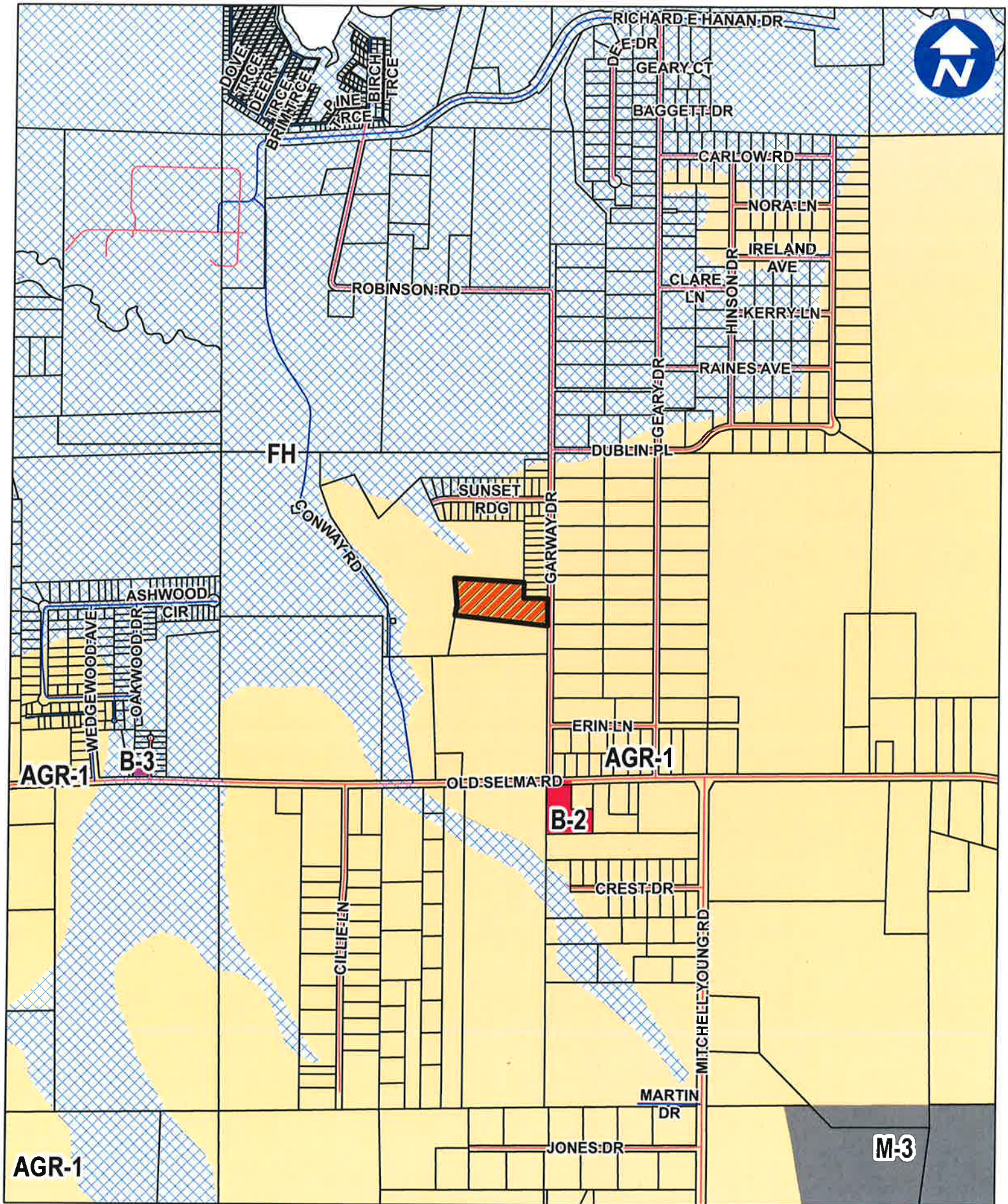
REMARKS: This request is being made to give the petitioner permission to construct a 250 ft. monopole cell tower within a 100 ft. x 100 ft. lease area. Within the lease area, 80 ft. x. 80 ft. will be fenced with landscaping surrounding the perimeter. There is a 30 ft. access & utility/fiber easement from Garway Drive.

The request is a special exception for a cell tower.

COUNCIL DISTRICT: Police Jurisdiction

COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 1,000 feet

Item 2A

201

SUBJECT PROPERTY
 OWNER: DOUGLAS F. WOOD
 SITE ADDRESS: 207 GARWAY DRIVE
 MONTGOMERY, AL 36108
 COUNTY: MONTGOMERY
 SECTION: 22
 TOWNSHIP: 16N
 RANGE: 16E
 PARCEL ID: 12-05-22-1-000-001.001
 AREA: 37.5 ACRES
 FLOOD ZONE: "X"

SITE INFORMATION
 LEASE AREA: 10,000 SQ FT
 AT CENTER
 LATITUDE: 32° 21' 17.45" N (NAD 83)
 LONGITUDE: 86° 28' 14.49" W (NAD 83)
 ELEVATION: 176.60' AMSL (NAVD 88)
 AMSL - ABOVE MEAN SEA LEVEL

SURVEYOR'S CERTIFICATION
 I hereby state 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.

Jason E. Bailey

Jason E. Bailey, P.L.S.
 Alabama Reg. No. 28567
 Dated: 8-4-2014
 Revised: 8-6-2014



LEGEND

- BENCHMARK
- CAB
- CABINET
- ELECTRIC BOX
- △ GAS METER
- △ GEN
- △ GENERATOR
- △ GUY ANCHOR
- LIGHT STANDARD
- LIGHT CONTROLLER
- (M) MEASURED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- POWER METER
- POWER POLE
- (R) RECORDED
- ROW RIGHT-OF-WAY
- ⊙ SATELLITE DISH
- ⊙ TELEPHONE PEDESTAL
- TREE
- ⊙ WATER METER
- ⊙ WATER VALVE
- RETAINING WALL
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- OVERHEAD POWER

EASEMENT SURVEY FOR:

 10300 Old Alabama Road Connector
 Alpharetta, Georgia 30022

BAILEY LAND GROUP
 LAND SURVEYING & ENGINEERING
 2170 CLEARBROOK ROAD, SUITE 206
 HOOVER, AL 35226
 P: 205.978.0080 F: 205.978.0082
 www.baileylandgroup.com

REVISIONS

NO.	DATE	DESCRIPTION
1	8-6-2014	TITLE ADDRESSED
2	8-14-2014	SITE INFO

PROJECT
 OLD SELMA HIGHWAY
 207 GARWAY DRIVE
 MONTGOMERY, AL

CLIENT
 VERIZON WIRELESS
 ALPHARETTA, GA

TITLE
 Tower Survey

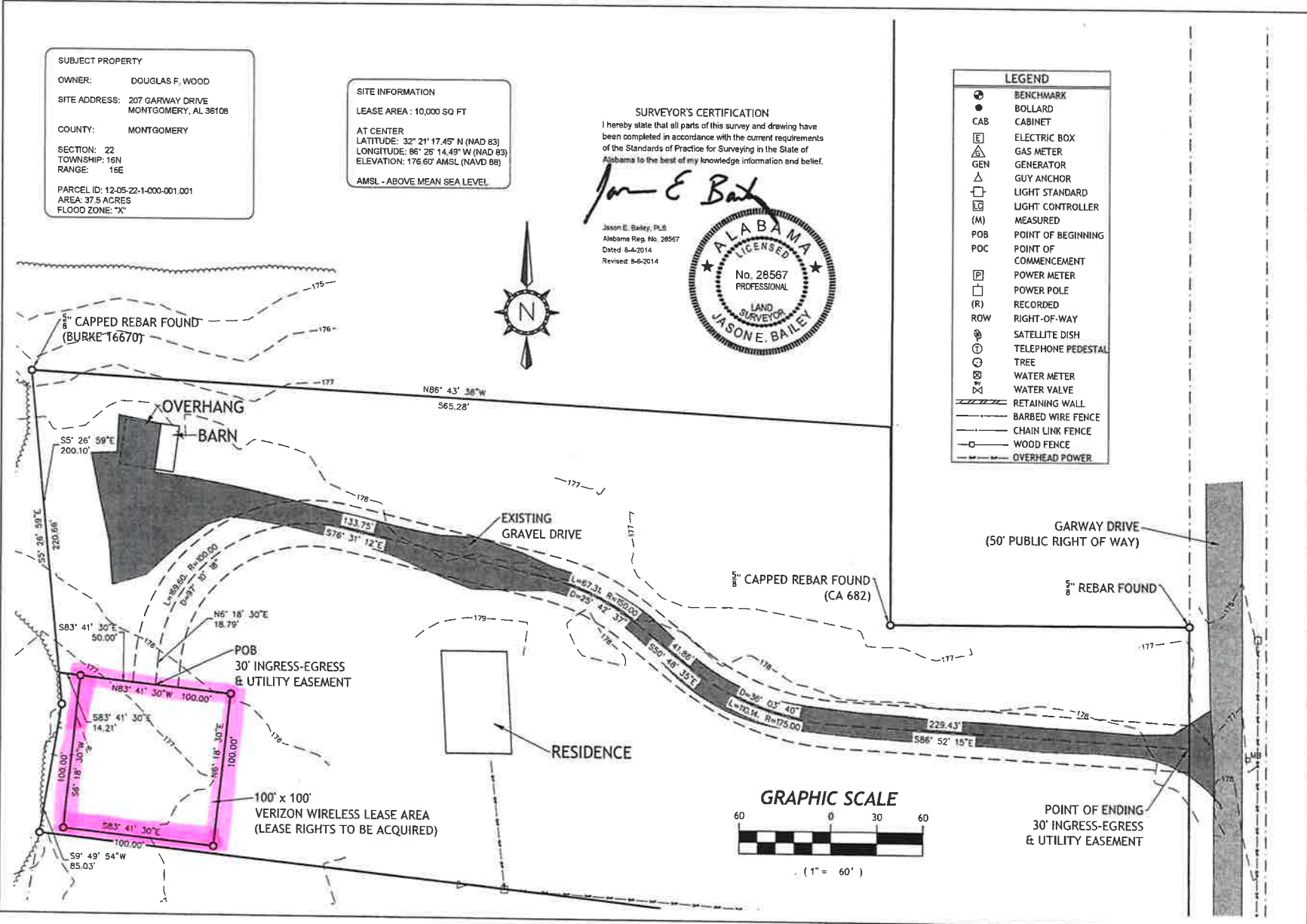
DRAWN BY MLT **CHECKED BY** JEB

BLG PROJECT NO.
 14.159

CLIENT PROJECT NO.

SHEET NO.
 S.02
 SHEET 2 OF 4

C:\Users\Michael\AppData\Local\Temp\AcPublish_1048114159.dwg Aug 14, 2014 - 1:07pm Michael



21



PREPARED FOR:
verizon
10300 OLD ALABAMA ROAD CONNECTION
 ALPHARETTA, GA 30022

A&E FIRM:
TOWERSOURCE
1875 OLD ALABAMA ROAD, SUITE 1008
 ROSWELL, GA 30076
 TEL 678-990-2338
 WWW.TOWERSOURCEINC.COM

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #: --
 DRAWN BY: MYM
 CHECKED BY: EBU

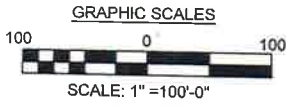
REVISIONS		
NO.	DATE	DESCRIPTION
A	3/28/17	ISSUED FOR REVIEW
0	3/29/17	ISSUED FOR CONSTRUCTION



VERIZON WIRELESS SITE NAME:
OLD SELMA HWY
 TOWER OWNER / SITE NUMBER:
 VERIZON
 DESIGN TYPE:
 GREENFIELD

SHEET TITLE:
 AERIAL SITE PLAN

DRAWING NO. **A-1** REVISION NO. **0**



AERIAL SITE PLAN
 SCALE: 1" = 100'-0"

RANDY K. AND ELIZABETH H. SMITH



Site 

1 inch = 300 feet

Item 2D

3. BD-2014-022 **PRESENTED BY:** Eldred Burton

REPRESENTING: Same

SUBJECT: Request a variance for sanitary facilities in the accessory structure located 3750 James Road in an R-60-d (Duplex Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to install sanitary facilities in an accessory structure. On April 17, 2014, the Board approved a special exception to place this accessory structure on this parcel without a main dwelling.

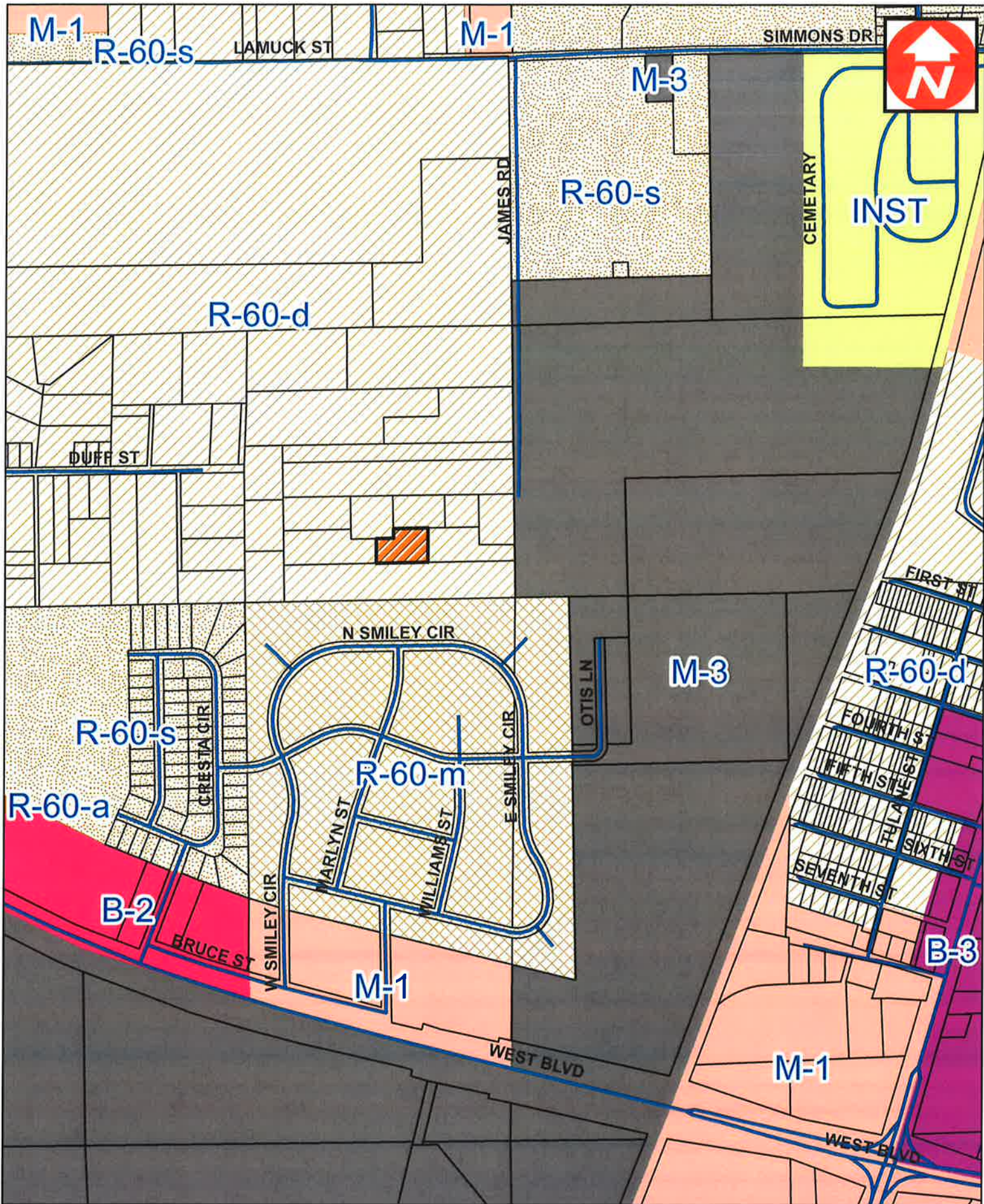
Planning Controls Division: If approved, it should be stipulated that the accessory structure cannot be used for living purposes.

The request is a variance for sanitary facilities in an accessory structure.

COUNCIL DISTRICT: 4

COMMENTS _____

ACTION TAKEN: _____



SITE 

1 inch = 600 feet

Item No. 3A



3664

3600

Accessory building

4008

4004 4004

4000

3938

3938

3938

N SMILEY CIR

Site 

1 inch = 100 feet

Item 3B

4. BD-2017-026 **PRESENTED BY:** Michael R. Allen

REPRESENTING: Alabama Power Company

SUBJECT: Request an exception to SmartCode for expansion of an electric substation located at 735 East Jefferson Street in a T4-O (General Urban Zone-Open) SmartCode District.

REMARKS: This request is being made to give the petitioner permission to expand the existing electric substation and construct an enclosure around the expansion area. An electric substation is permitted by exception in SmartCode.

The request is an exception to SmartCode to expand an electric substation.

COUNCIL DISTRICT: 3

COMMENTS _____

ACTION TAKEN: _____



T4-0

T4-R

T2

T4-0

COLUMBUS ST

N BAINBRIDGE ST

N JACKSON ST



T5

UPPER WETUMPKA RD

E JEFFERSON ST

T4-0

N RIPLEY ST

N UNION ST

MADISON AVE

T5

MONROE ST

Site



1 inch = 200 feet

Item 4A

41B

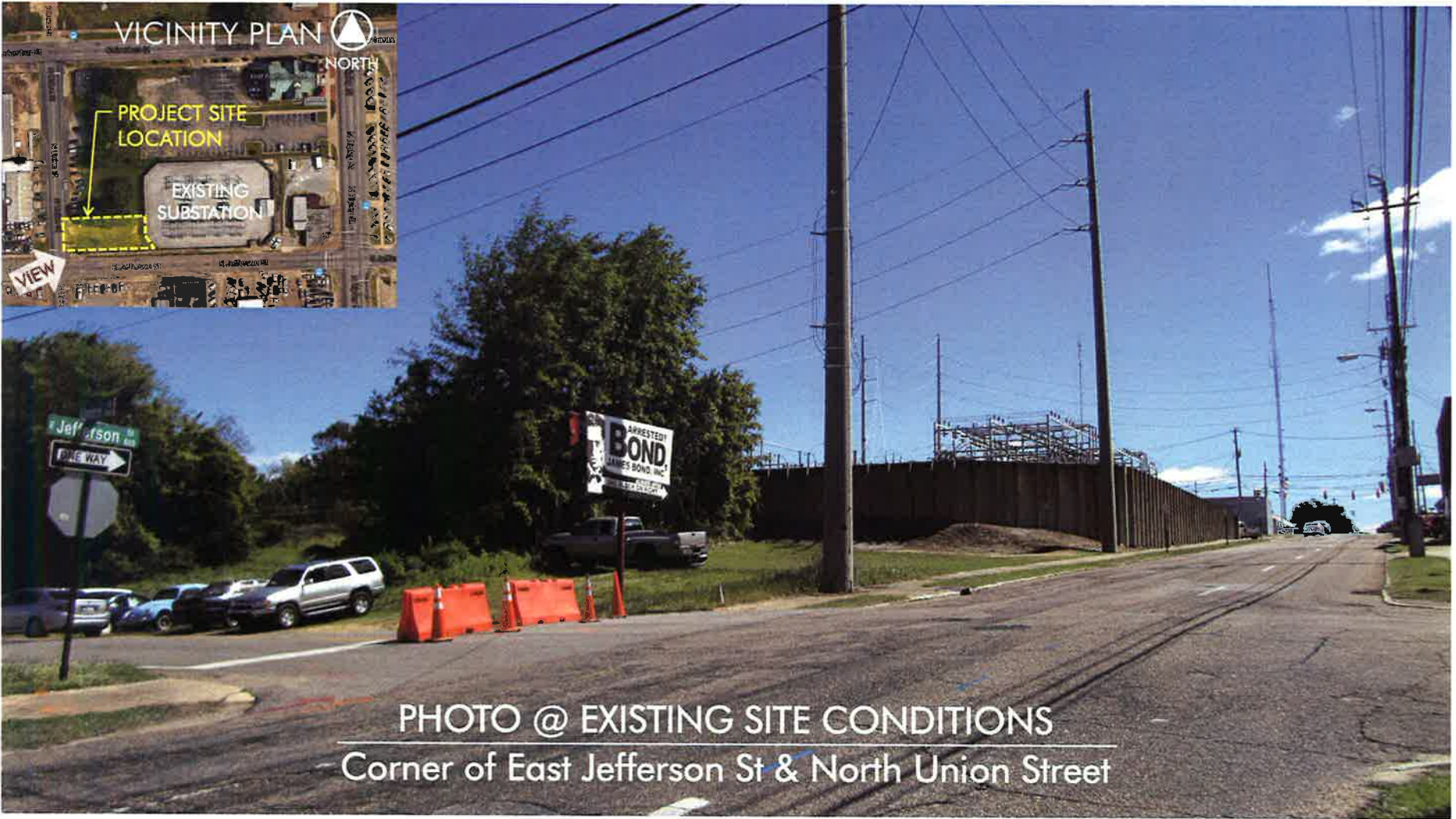
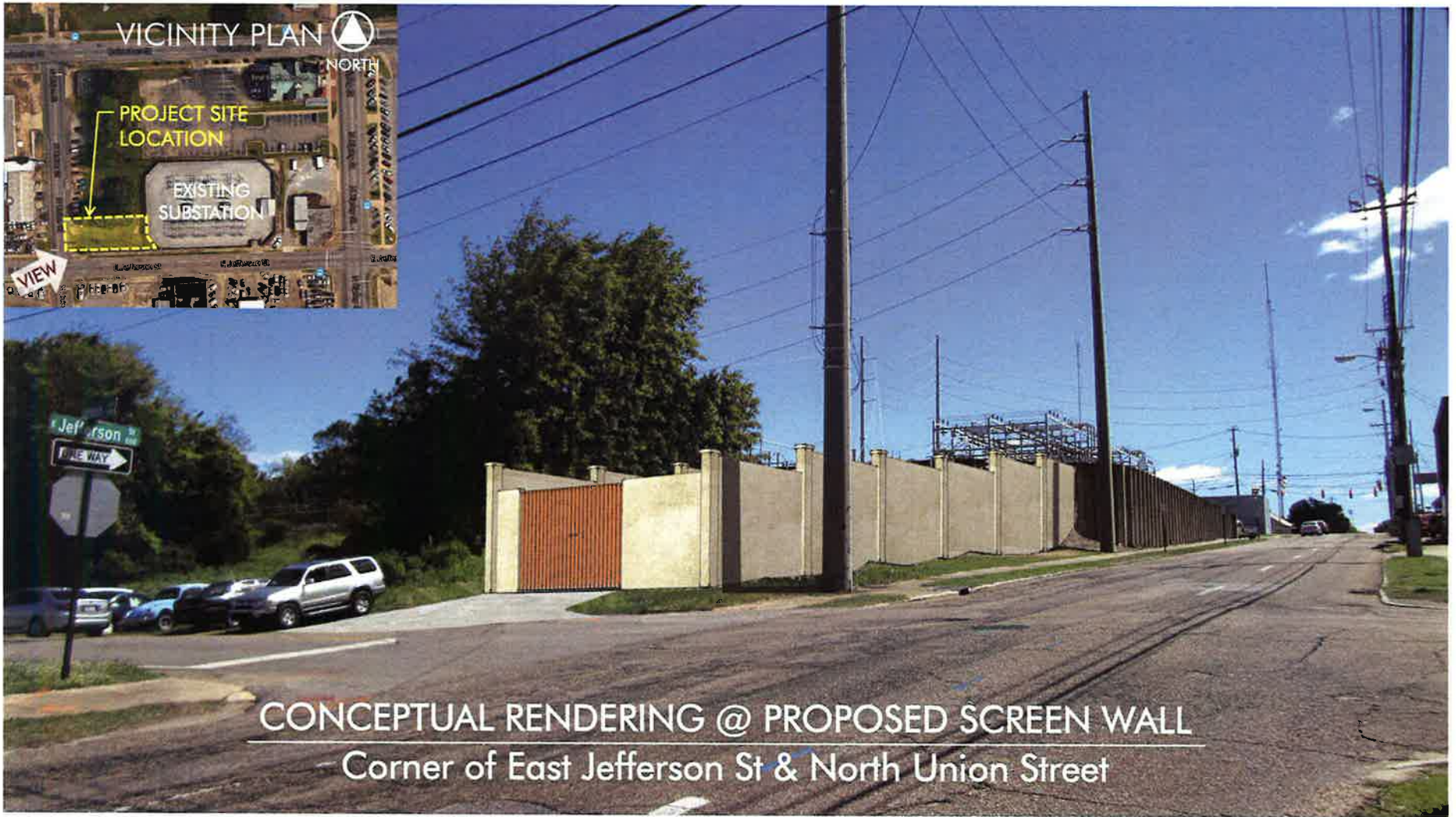


PHOTO @ EXISTING SITE CONDITIONS
- Corner of East Jefferson St & North Union Street

Photo 04/06/2017

STATE CAPITAL – NETWORK UNDERGROUND PROJECT
MONTGOMERY, ALABAMA – ALABAMA POWER COMPANY



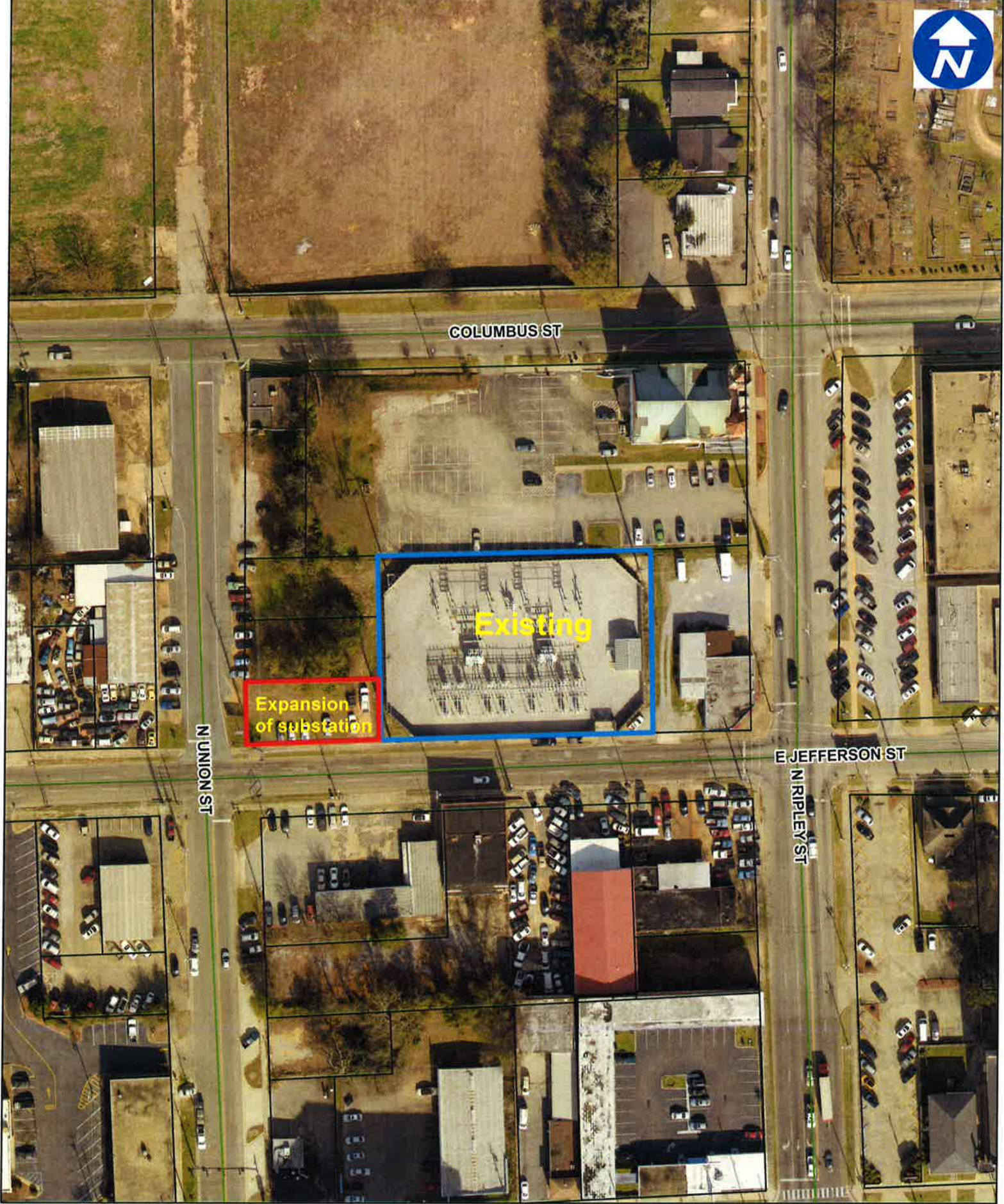


CONCEPTUAL RENDERING @ PROPOSED SCREEN WALL
- Corner of East Jefferson St & North Union Street

04/11/2017

STATE CAPITAL – NETWORK UNDERGROUND PROJECT
MONTGOMERY, ALABAMA – ALABAMA POWER COMPANY





COLUMBUS ST

N UNION ST

E JEFFERSON ST

RIPLEY ST

Existing

Expansion of substation

Site 

1 inch = 100 feet

Item 4D

5. BD-1988-026 **PRESENTED BY:** Theresa Mitchell

REPRESENTING: Joey and Theresa Mitchell

SUBJECT: Request a special exception for sanitary facilities in an existing accessory structure located at 554 East Fairview Avenue in an R-75-s (Single-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to install a sanitary facilities in an existing accessory structure being used as a home gym.

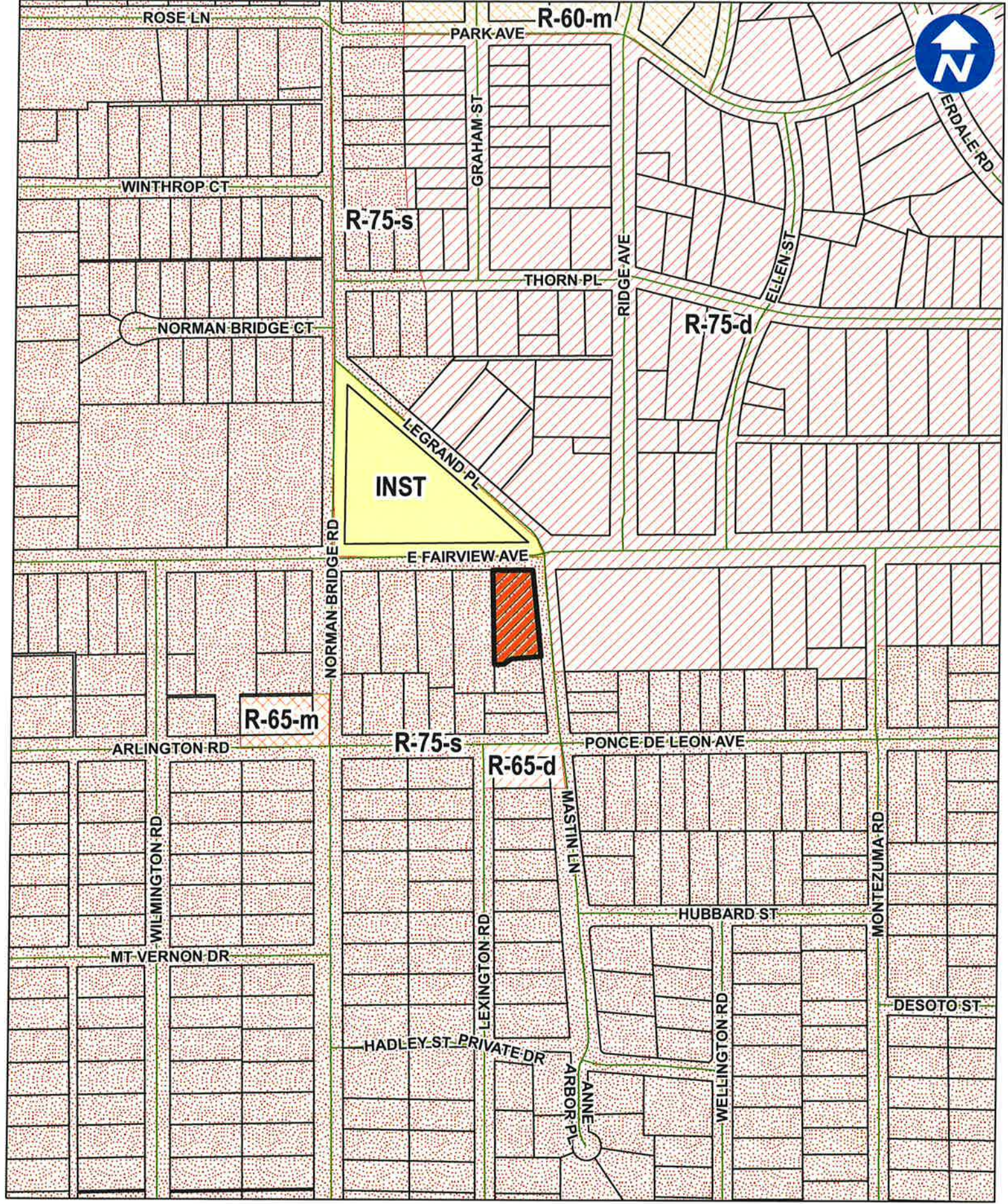
Planning Controls Division: If approved, it should be stipulated that the accessory structure cannot be used for living purposes.

The request is a special exception for sanitary facilities.

COUNCIL DISTRICT: 7

COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 300 feet

Item 5A

E FAIRVIEW AVE



MASTIN LN

Existing Accessory Structure

Site 

1 inch = 30 feet

Item 5B

6. BD-2017-025 **PRESENTED BY:** Fred Whiting

REPRESENTING: Loretta McGhee

SUBJECT: Request a side yard variance for an addition to the dwelling located at 1130 Marlowe 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 18 ft. 6 in. x 36 ft. attached carport that will come to the side property line, whereas 10 ft. is required.

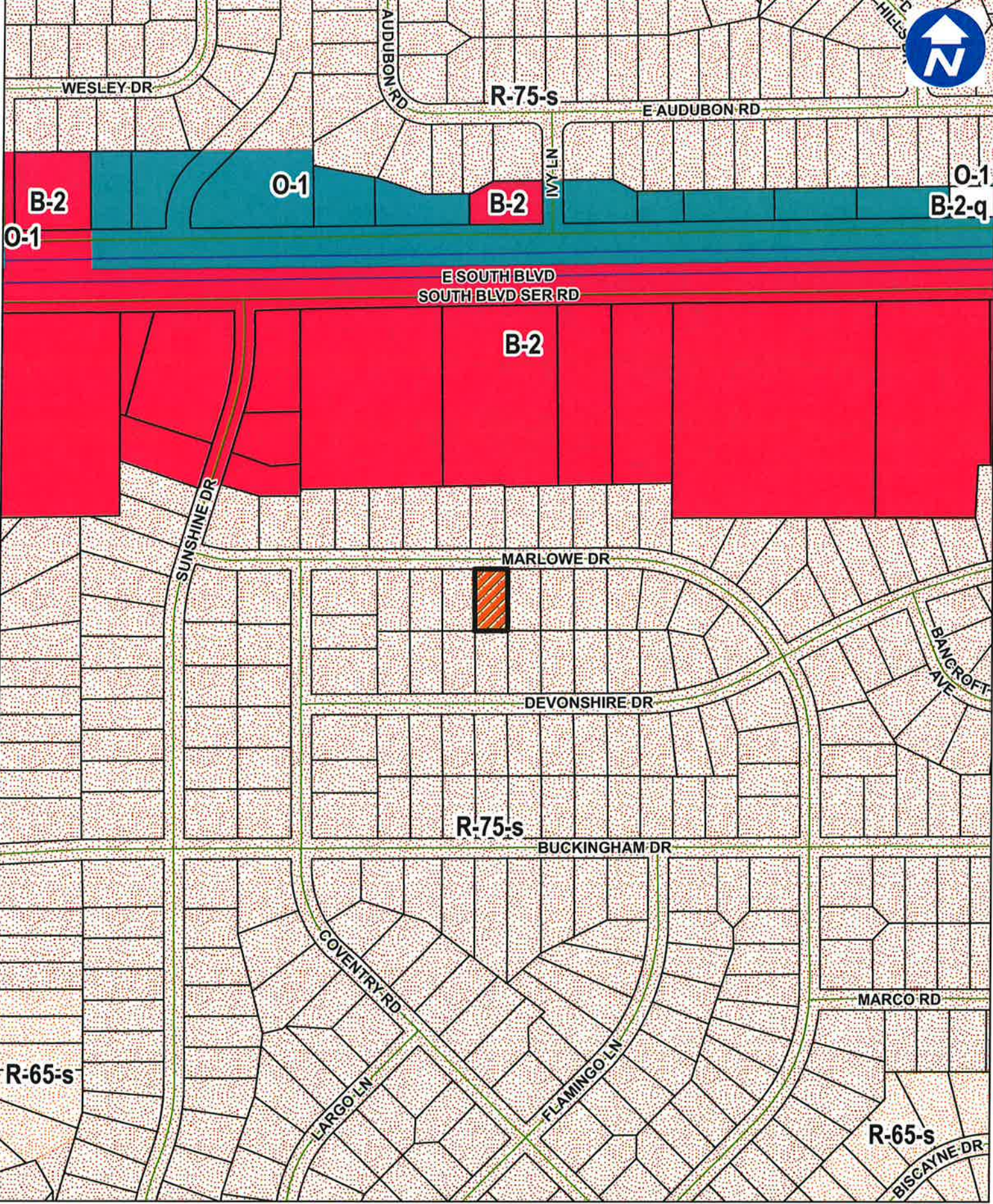
Planning Controls Division: Gutters and downspouts will be required to direct the drainage from the adjoining property.

The request is a 10 ft. side yard variance.

COUNCIL DISTRICT: 5

COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 300 feet

Item 6A



MARLOWE DR



Proposed carport

Site 

1 inch = 30 feet

Item 6B