

# Board of Adjustment Agenda

July 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., 4<sup>th</sup> Floor  
Montgomery, AL 36104  
(334)625-2722**

**I. Chairman's Message**

**II. Approval of Minutes from the June 15, 2017 meeting**

**July 20, 2017**

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
1.	1989-230	Bobby Jackson	R-75-s	6336 Old Pond Road (Addition – side yard variance)	1
2.	2017-033	Harry Hall	R-60-s	17 Salem Drive (Addition – rear yard variance)	2
3.	2017-032	David Givens	R-60-s	44 South Capitol Parkway (Chickens)	3
4.	2017-034	Horace & Holly Davis	R-75-s	468 County Downs Court (Accessory structure)	4
5.	2008-030	J. M. Garrett & Son	B-2	EastChase Lane (Story and height variance)	5

*The next Board of Adjustment meeting is on August 17, 2017*

1. BD-1989-230 **PRESENTED BY:** Bobby Jackson

**REPRESENTING:** Same

**SUBJECT:** Request a side yard variance for an addition to the dwelling located at 6336 Old Pond Road in an R-75-s (Single-Family Residential) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission construct an attached carport that will come within 3 ft. of the side property line, whereas 10 ft. is required.

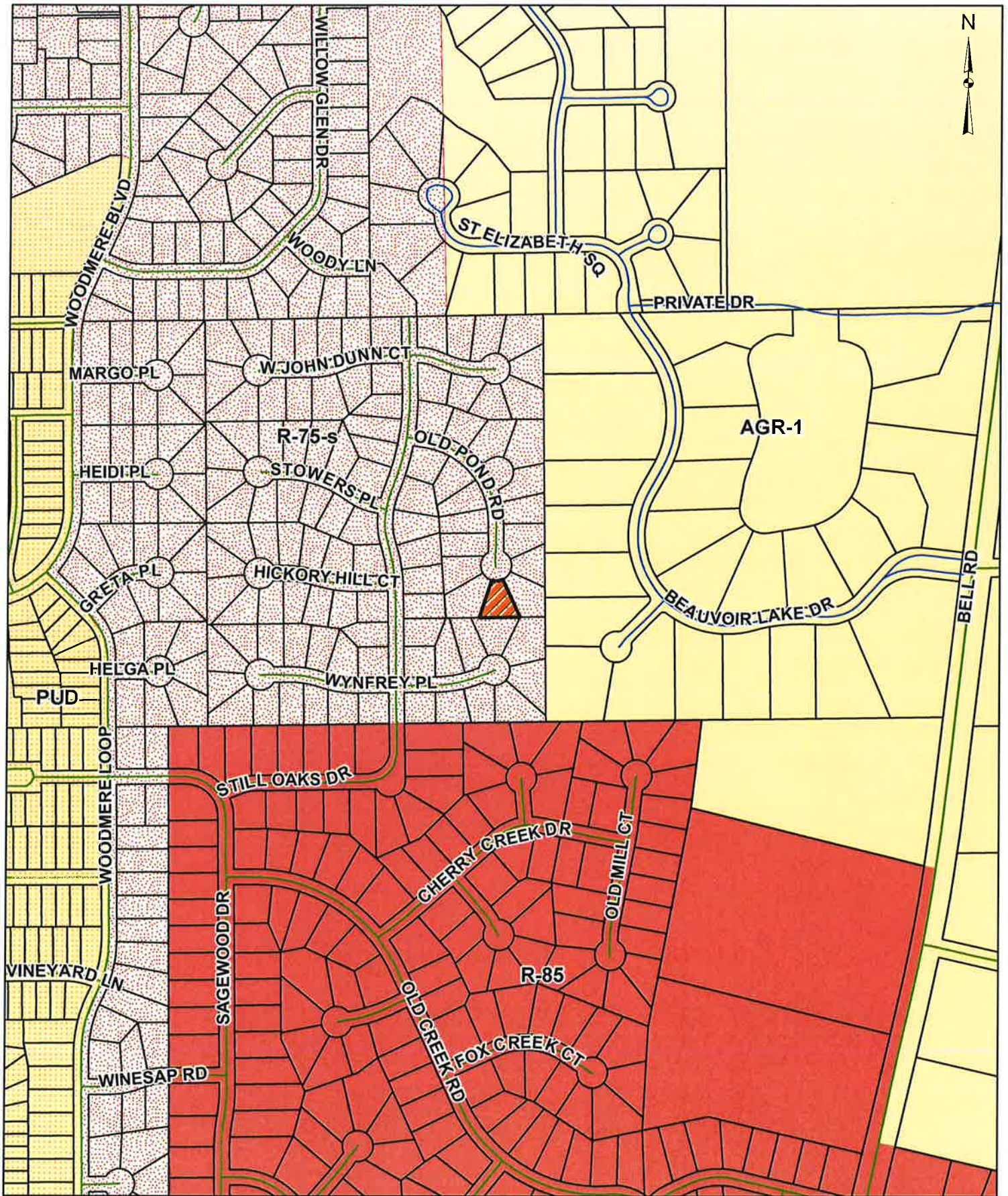
**Planning Controls Comment(s):** Gutters and downspouts will be required to direct the drainage from the adjoining property.

*The variance requested is a 7 ft. side yard variance.*

**COUNCIL DISTRICT: 9**

**COMMENTS** \_\_\_\_\_

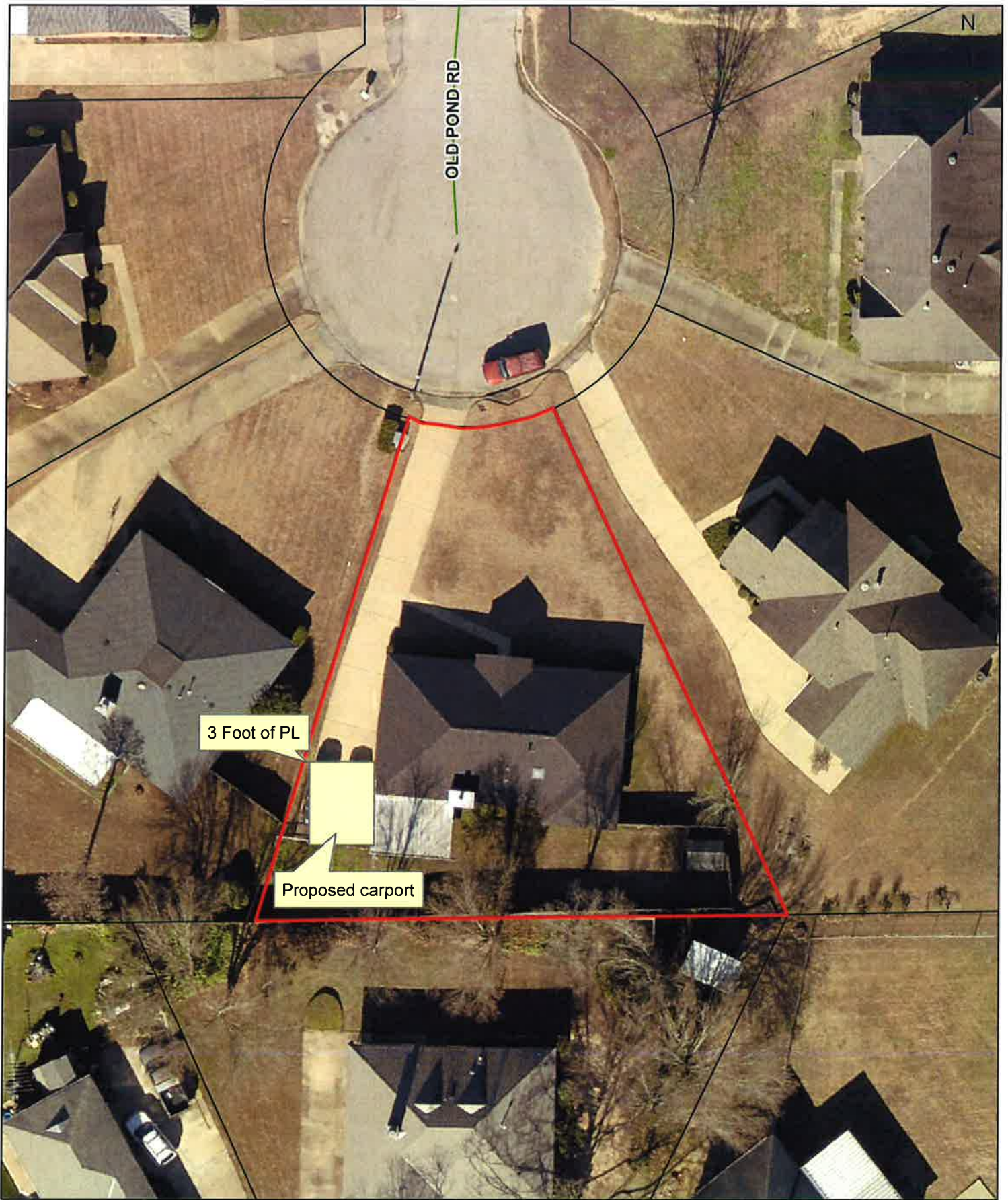
**ACTION TAKEN:** \_\_\_\_\_



Site Location 

1 inch = 400 feet

Item No. 1A



Site Location

1 inch = 30 feet

Item No. 1B

2. BD-2017-033 **PRESENTED BY:** Harry Hall

**REPRESENTING:** Santos Mejia

**SUBJECT:** Request a rear yard variance for an existing addition to a dwelling located at 17 Salem Drive in an R-60-s (Single-Family Residential) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to maintain and complete an addition that comes within 17 ft. of the rear property line, whereas 20 ft. is required.

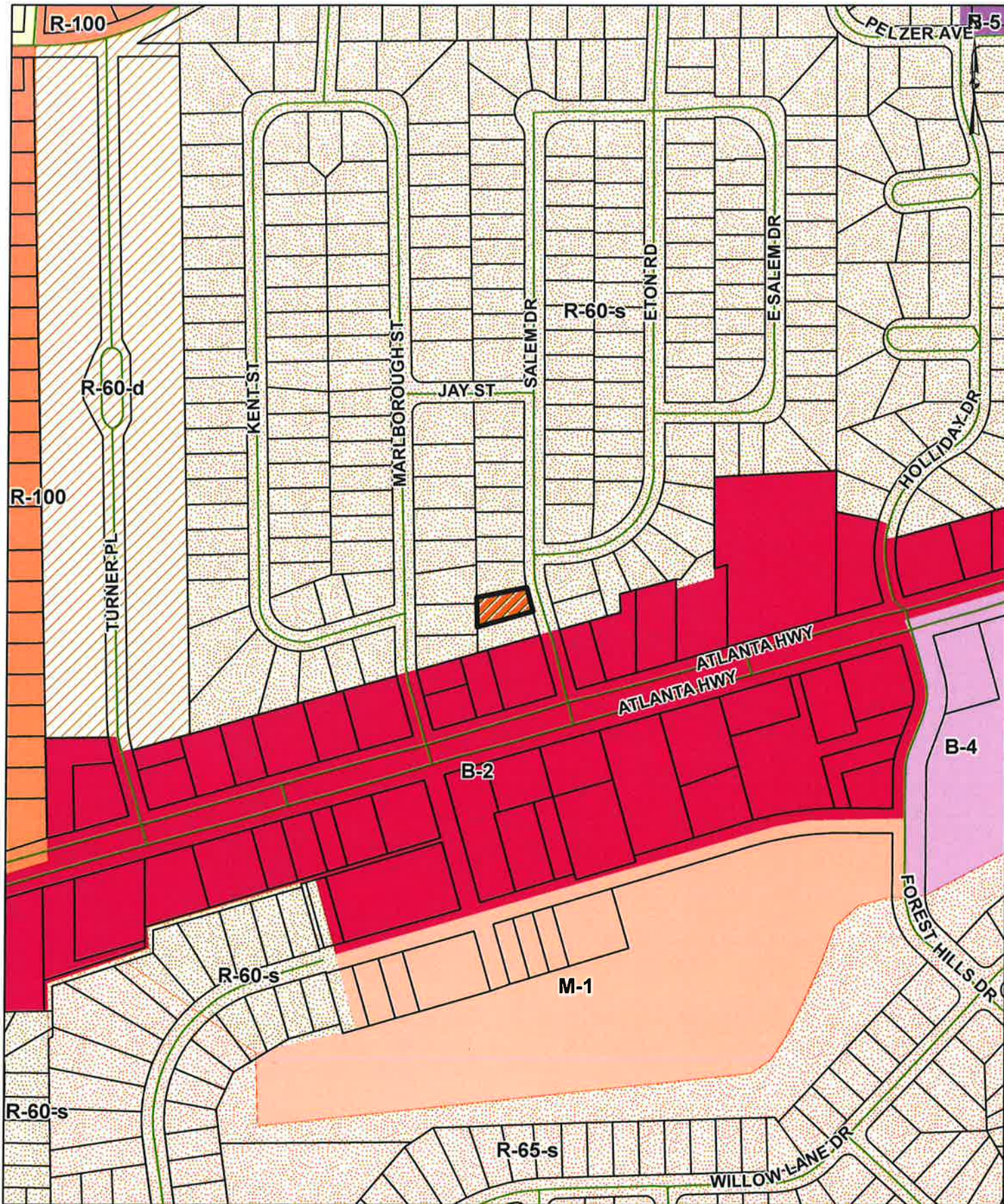
**COMPLAINT**

*The variance requested is a 3 ft. rear yard variance.*

**COUNCIL DISTRICT: 2**

*COMMENTS* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



Site Location 

1 inch = 300 feet

Item No. 2A



Site Location

1 inch = 30 feet

Item No. 2B



3. BD-2017-032 **PRESENTED BY:** David Givens

**REPRESENTING:** Same

**SUBJECT:** Request a special exception to keep chickens at 44 South Capitol Parkway in an R-60-s (Single-Family Residential) Zoning District.

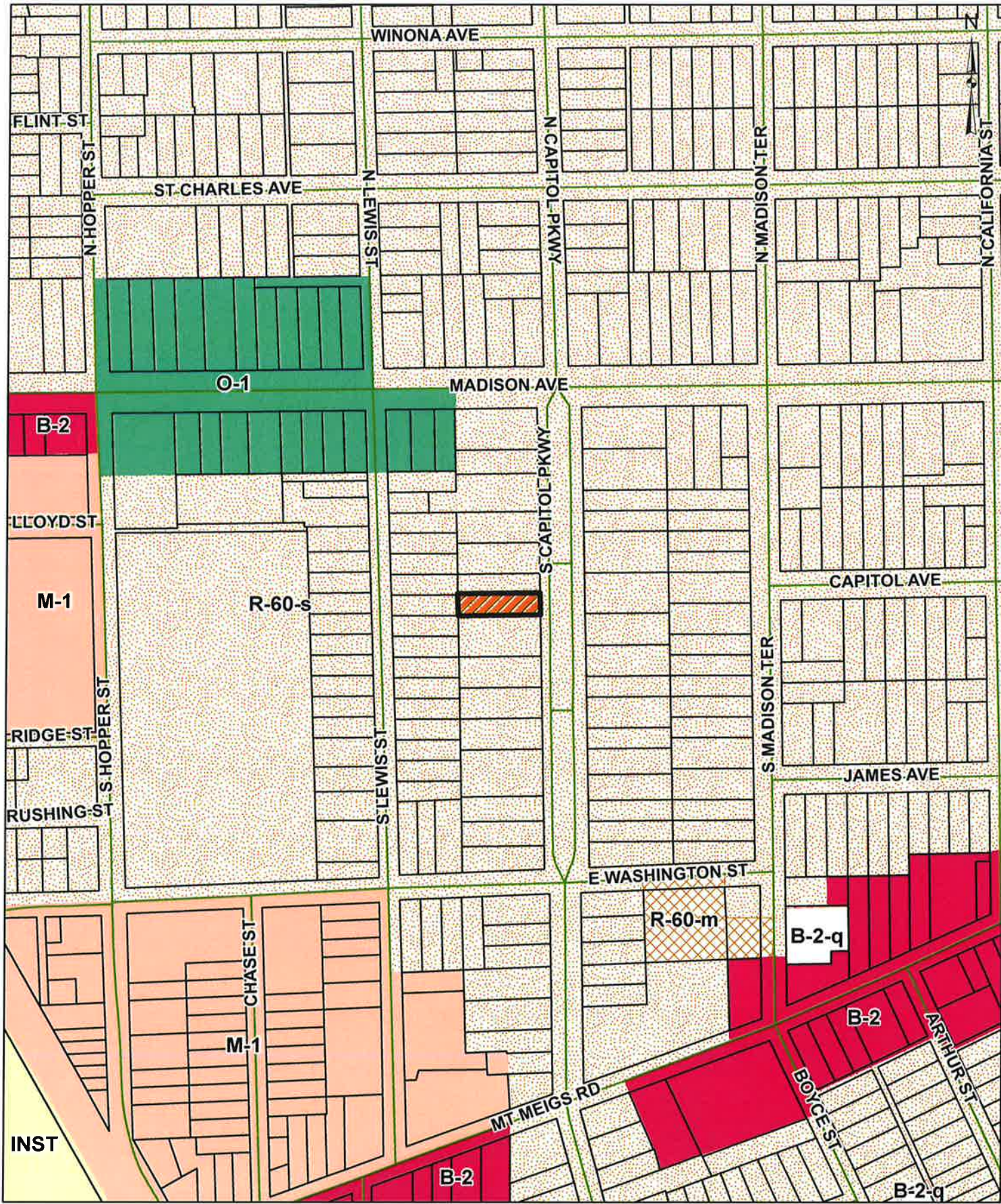
**REMARKS:** This request is being made to give the petitioner permission to continue to keep three (3) hens in an existing coop. The owner is aware of the “Chicken Guidelines” and has stated the coop meets or exceeds the requirements.

*The request is a special exception to continue to keep 3 hens.*

**COUNCIL DISTRICT: 3**

*COMMENTS* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



Site Location 

1 inch = 300 feet

Item No. 3A



Existing chicken coop



S CAPITOL PKWY

Site Location

1 inch = 30 feet

Item No. 3B

4. BD-2017-034 **PRESENTED BY:** Horace & Holly Davis

**REPRESENTING:** Same

**SUBJECT:** Request a coverage variance for an accessory structure to be located at 468 County Downs Court in an R-75-s (Single-Family Residential) Zoning District.

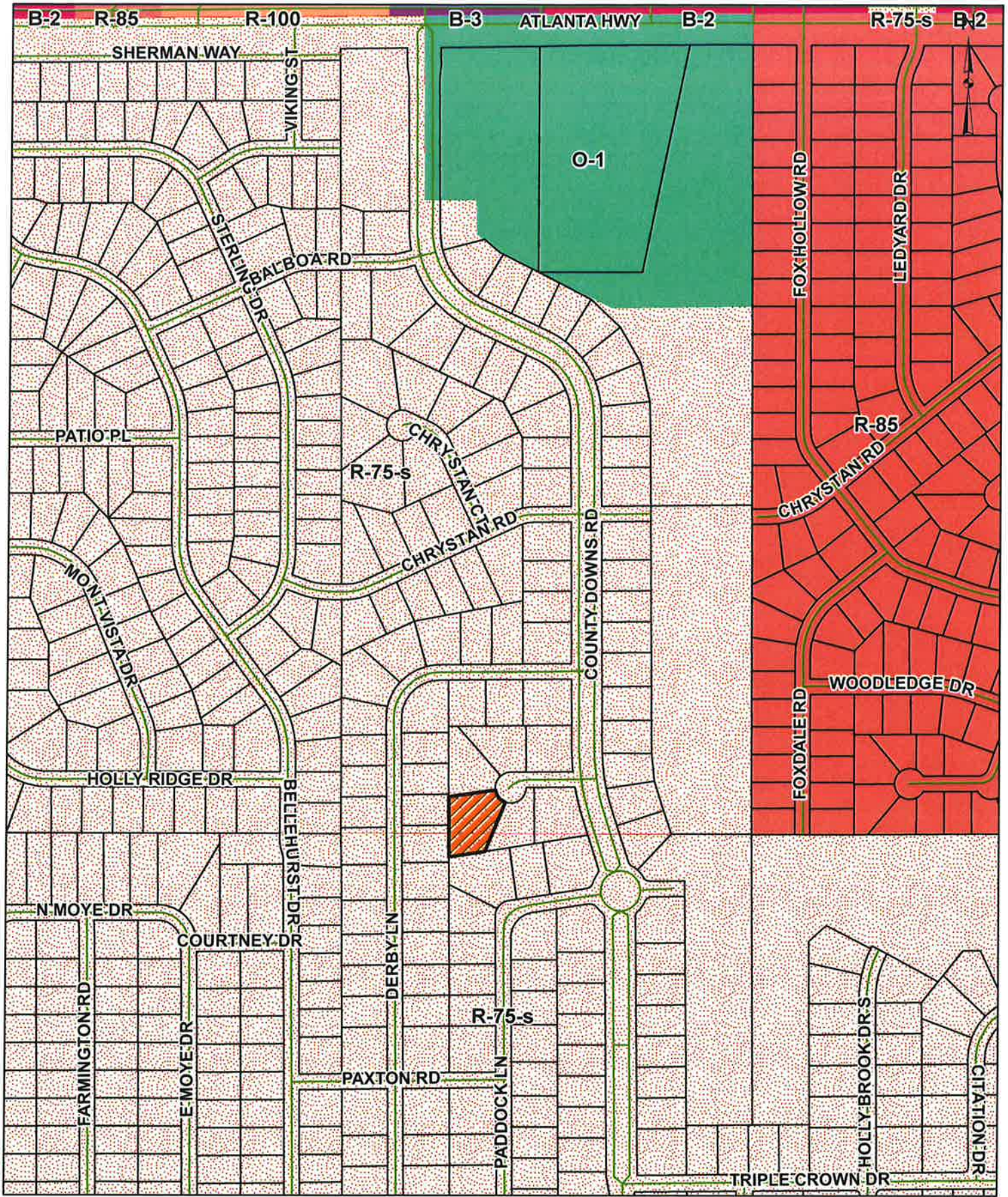
**REMARKS:** This request is being made to give the petitioner permission to construct an 840 sq. ft. (28 ft. x 30 ft.) detached accessory structure, whereas 675 sq. ft. coverage is allowed. All other requirements are being met.

*The request is a 165 sq. ft. coverage variance.*

**COUNCIL DISTRICT: 1**

*COMMENTS* \_\_\_\_\_

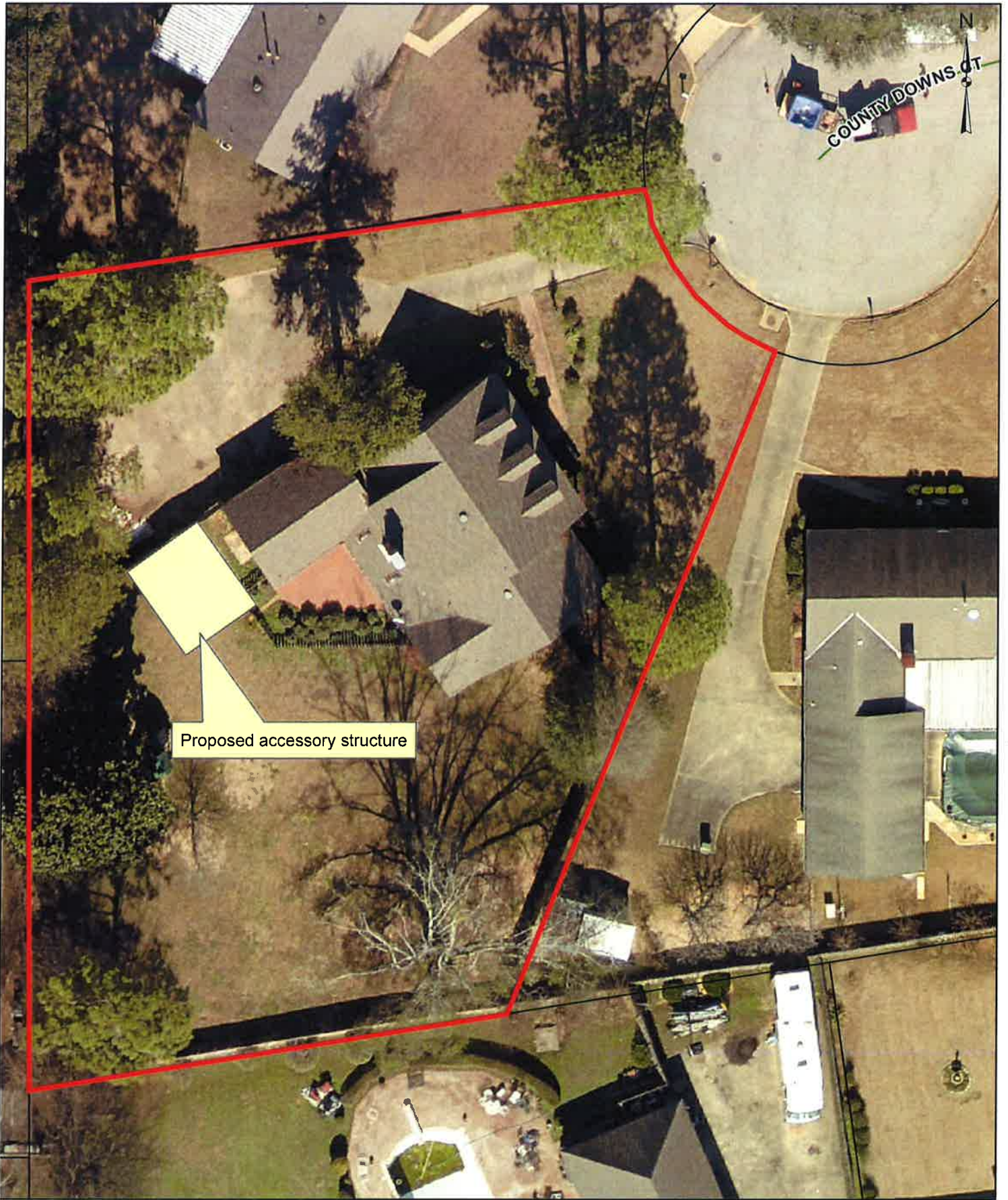
*ACTION TAKEN:* \_\_\_\_\_



Site Location 

1 inch = 400 feet

Item No. 4A



COUNTY DOWNS CT  
N  
S

Proposed accessory structure

Site Location

1 inch = 30 feet

Item No. 4B

5. BD-2008-030 **PRESENTED BY:** J. M. Garrett & Son

**REPRESENTING:** Lucky, LLC

**SUBJECT:** Request a story variance and a height variance for a new building to be located on the south side of EastChase Lane, approximately 1,000 ft. west of Berryhill Road, in a B-2 (Commercial) Zoning District.

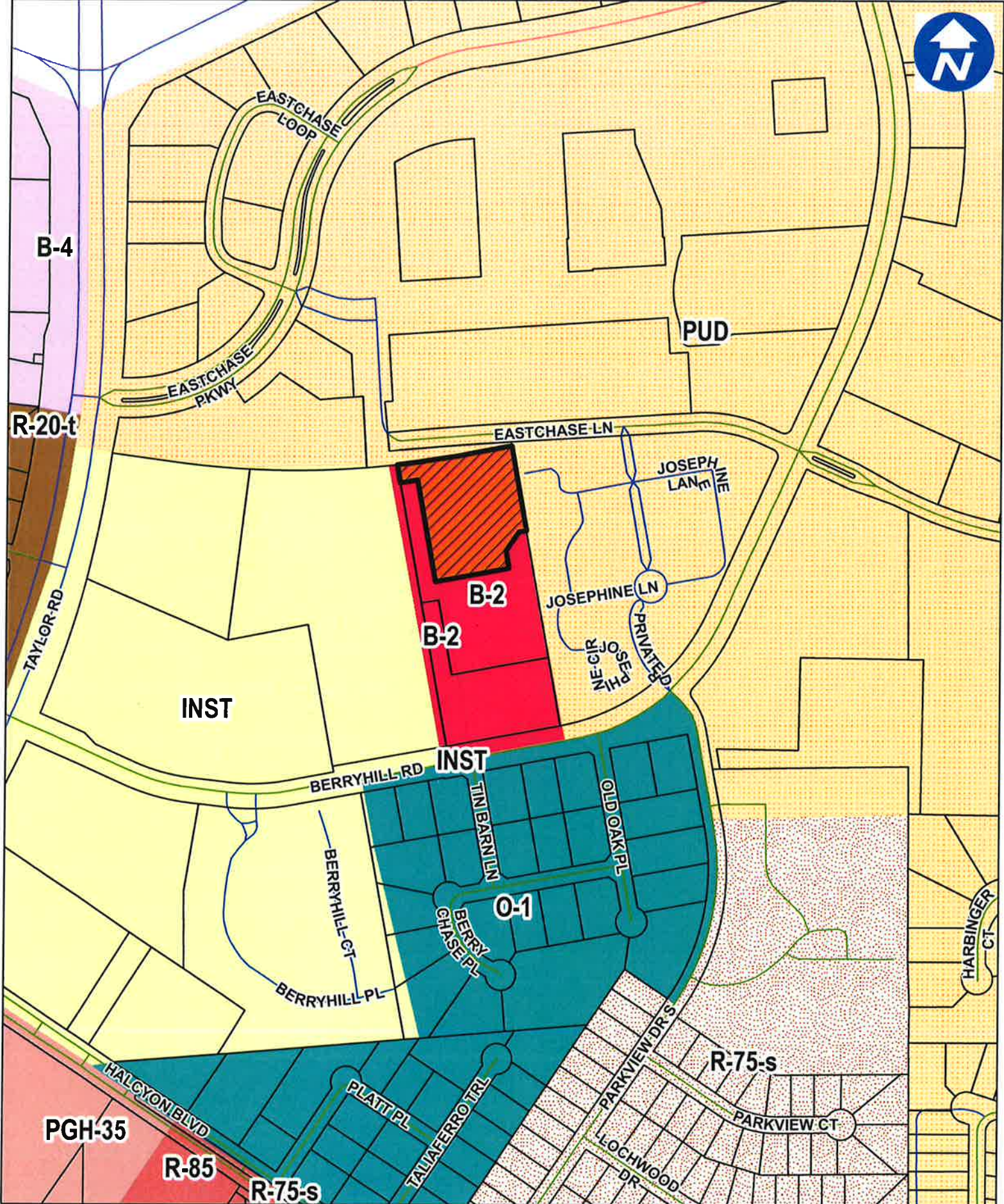
**REMARKS:** This request is being made to give the petitioner permission to construct a new six (6) story hotel that will be 75 ft. in height. In 2008, the Board of Adjustment approved a two (2) story variance to allow five (5) stories and a 12 ft. 6 in. height variance to allow the hotel to be 57 ft. 6 in. in height. Therefore, the petitioner is seeking an additional one (1) story variance and an additional 17 ft. 6 in. height variance.

*The requests are an additional one (1) story variance and an additional 17 ft. 6 in. height variance.*

**COUNCIL DISTRICT: 1**

*COMMENTS* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



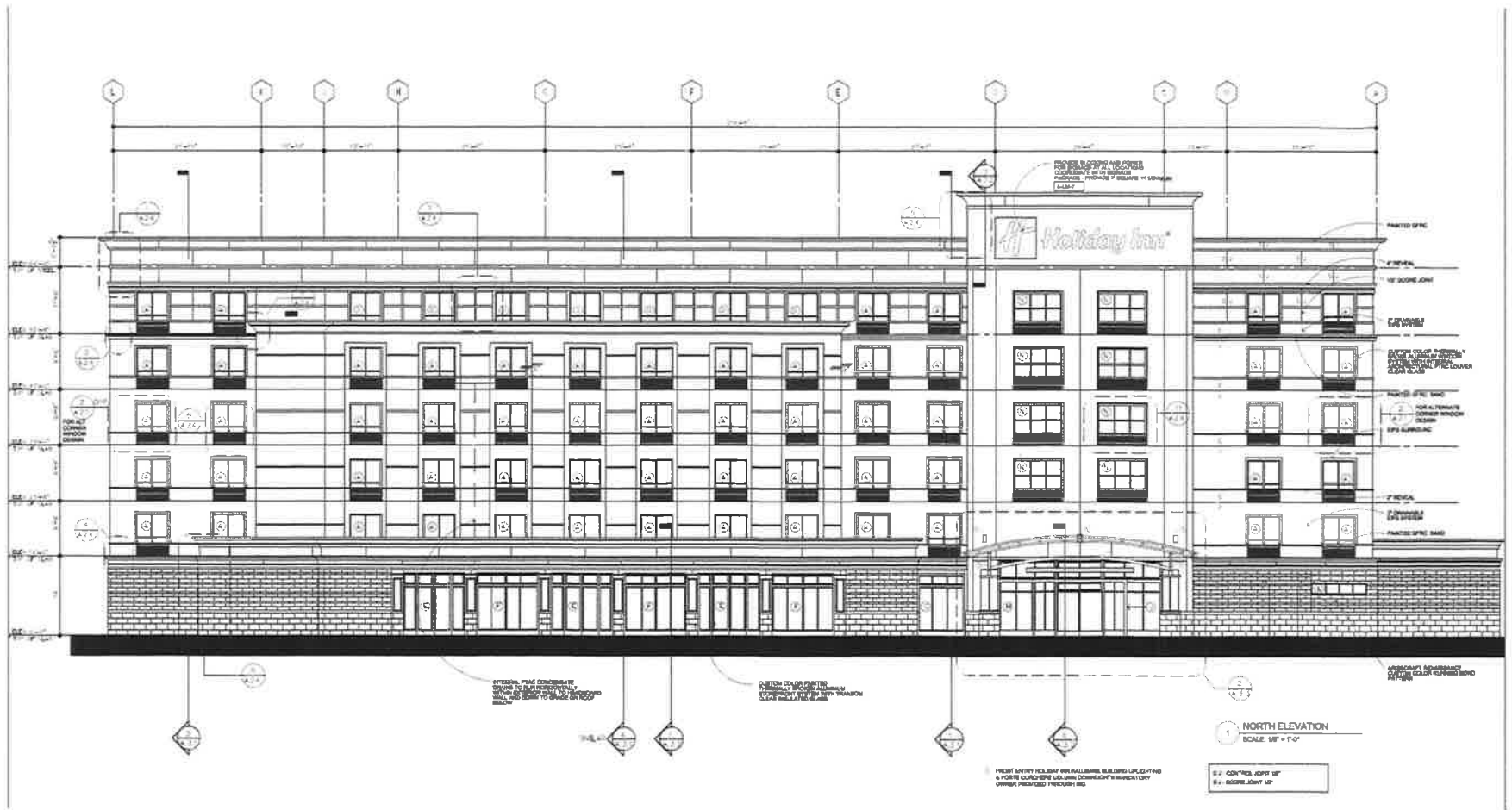
Site 

1 inch = 400 feet

Item 5A



58/







Site 

1 inch = 300 feet

Item 5D