

# Board of Adjustment Agenda

August 17, 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

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**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 July 20, 2017 meeting**

**August 17, 2017**

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
1.	2017-036	Misnardo Hidalgo	R-75-s	2711 Old Selma Road (Accessory structure)	1
2.	1965-129	Baker Donelson	T4-R	860 Grove Street (Exception to SmartCode)	2
3.	2017-035	Koniqueka Ross Thompson	M-1	1004 Monticello Court (Private school)	3
4.	1978-086	Jason Martin	R-75-s	3128 Old Selma Road (Farm animals – special exception)	4

*The next Board of Adjustment meeting is on September 21, 2017*

1. BD-2017-036 **PRESENTED BY:** Misnardo Hidalgo

**REPRESENTING:** Same

**SUBJECT:** Request a special exception for an accessory structure without a main dwelling, and a coverage variance for the accessory structure, to be located at 2711 Old Selma Road in an R-75-s (Single-Family Residential) Zoning District.

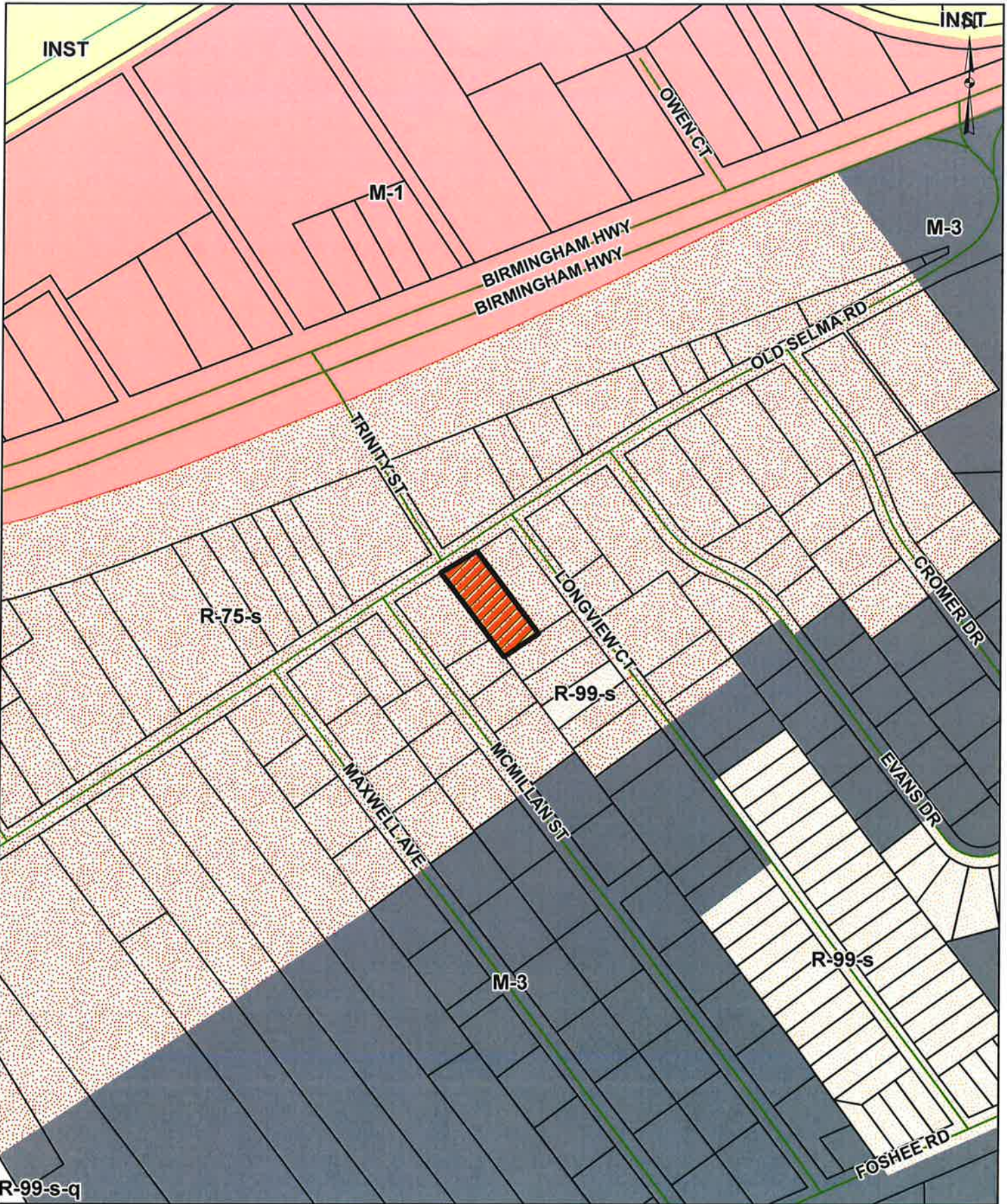
**REMARKS:** This request is being made to give the petitioner permission to construct an accessory structure on lot without a main dwelling. The accessory structure will be 2,400 sq. ft. (40 ft. x 60 ft.), whereas 675 sq. ft. is allowed. The accessory structure will meet all setback requirements.

*The requests are a special exception for an accessory structure without a main dwelling and a 1,725 sq. ft. coverage variance.*

**COUNCIL DISTRICT:** 4

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

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



Site Location 

1 inch = 300 feet

Item No. 1A

Example

1B





Proposed Accessory Structure

Site 

1 inch = 50 feet

Item IC

2. BD-1965-129 **PRESENTED BY:** Baker Donelson

**REPRESENTING:** Eco-Site

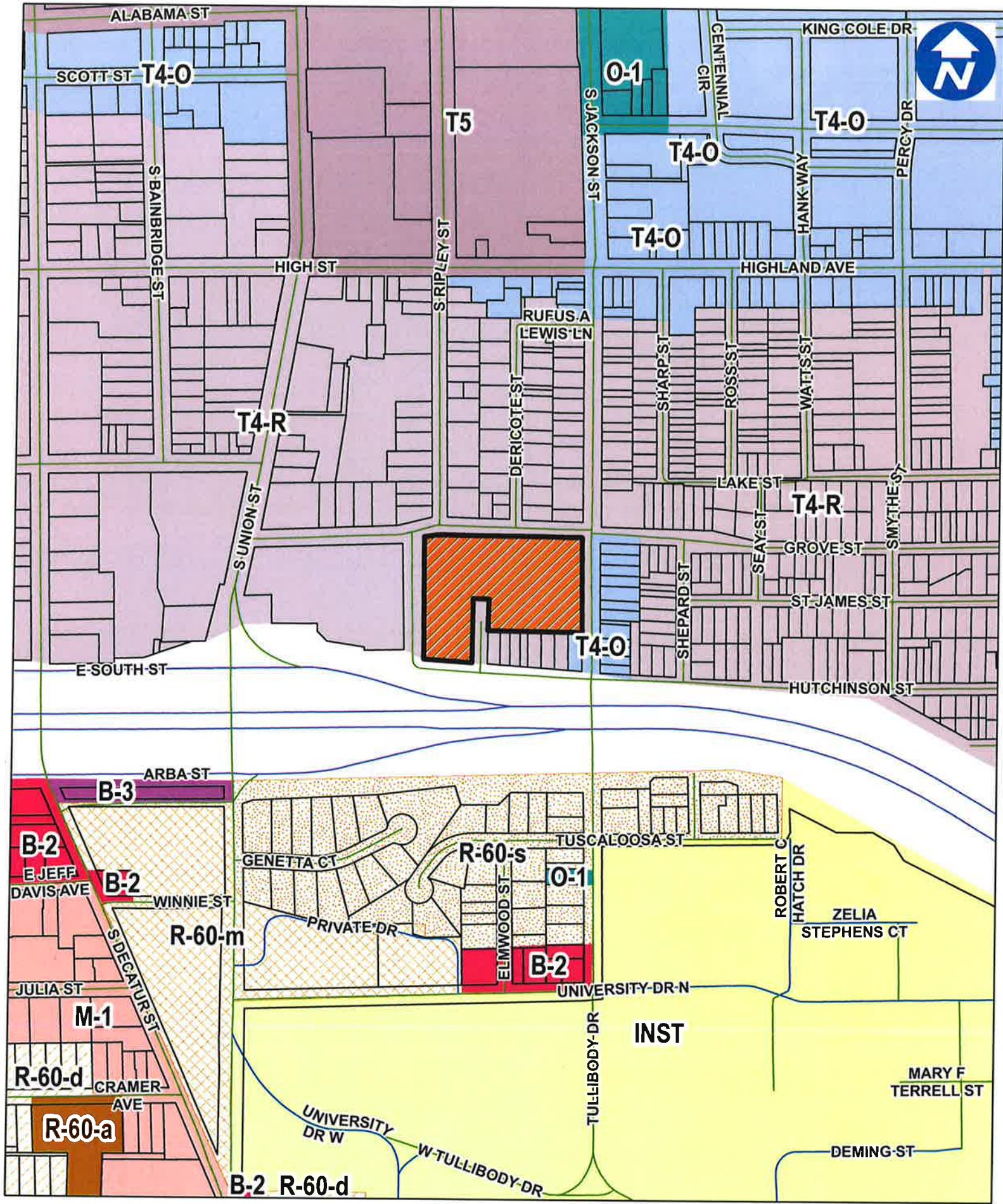
**SUBJECT:** Request an exception to SmartCode for a wireless telecommunications facility to be located at 860 Grove Street in a T4-R (General Urban Zone) SmartCode Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to construct a 155 ft. monopole wireless telecommunications facility within a 35 ft. x 65 ft. fenced area with a 12 ft. wide gate to secure the facility. The entire leased site will be a 45 ft. x 70 ft. area, with a 30 ft. access/utility easement from South Jackson Street.

**COUNCIL DISTRICT:** 3

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

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



Site 

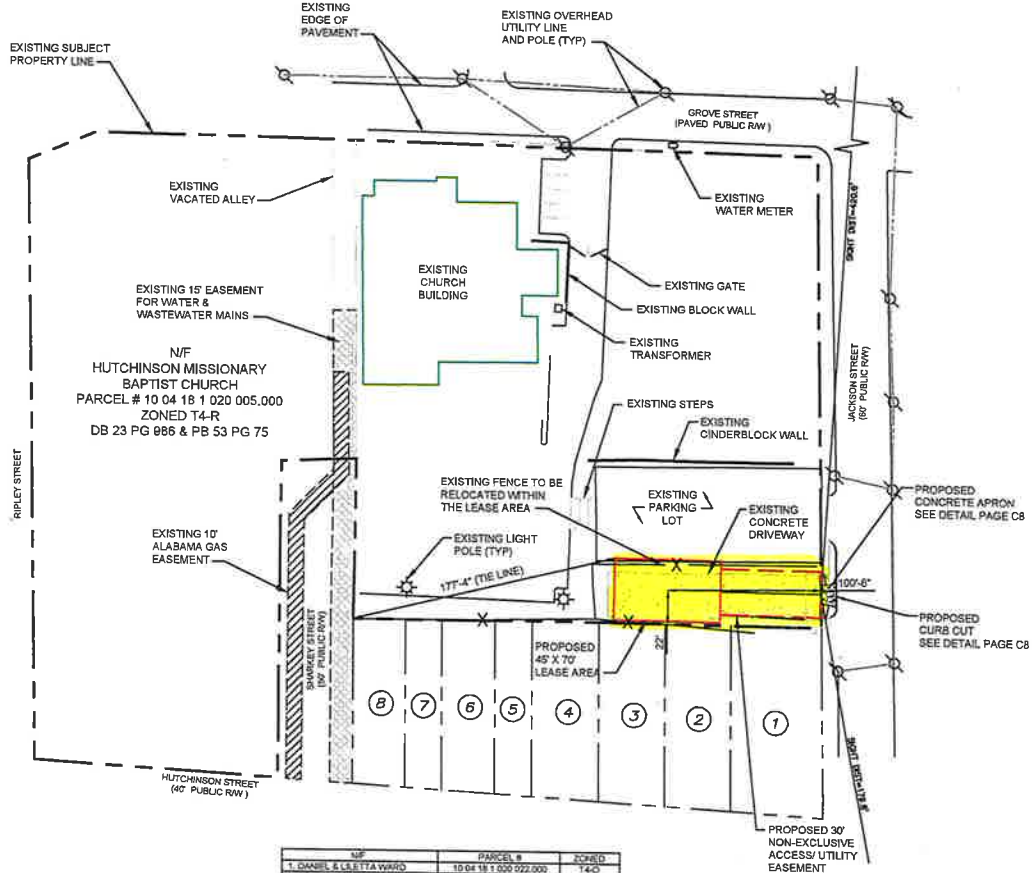
1 inch = 400 feet

Item 2A

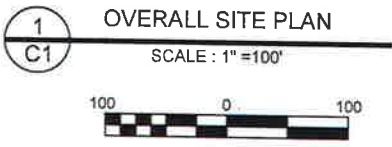


26/

TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
EAST	100'-6"
SOUTH	22'-0"



N/F	PARCEL #	ZONING
1. DANIEL & LUCETTA WARD	10 04 18 1 020 027 000	T-20
2. STATE OF ALABAMA	10 04 18 1 020 021 000	T-20
3. WILLIAM & VIRGINIA GARY	10 04 18 1 020 020 000	T-6R
4. HENRY PUGH JR	10 04 18 1 020 019 000	T-6R
5. HENRY PUGH JR	10 04 18 1 020 018 000	T-6R
6. HELEN WILLIAMS	10 04 18 1 020 017 000	T-20
7. LENA MAE WATCHEE	10 04 18 1 020 016 000	T-6R
8. EMMETT SOUTH LEE ESTATE	10 04 18 1 020 015 000	T-6R



**SURVEY NOTE:**  
 1. ECO-SITE STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.  
 2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT LAND SURVEYORS DATED 06/23/2017 AND SITE VISIT ON 05/22/2017.

**Eco-Site**  
 240 LEIGH FARM ROAD, SUITE 230  
 DURHAM, NC 27707

**towersource**  
 1675 OLD ALABAMA ROAD, SUITE 1008  
 ROSWELL, GA 30076  
 TEL: 678-990-2338 FAX: 678-990-2342

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.

AL-0036  
 SAINT JAMES STREET  
 ECO-SITE  
 GREENFIELD

DRAWN BY: KIA  
 CHECKED BY: JMT  
 APPROVED BY: EBU

REVISIONS		
REV.	DATE	DESCRIPTION
A	07/17/17	ISSUED FOR REVIEW
B	07/26/17	ISSUED FOR ZONING

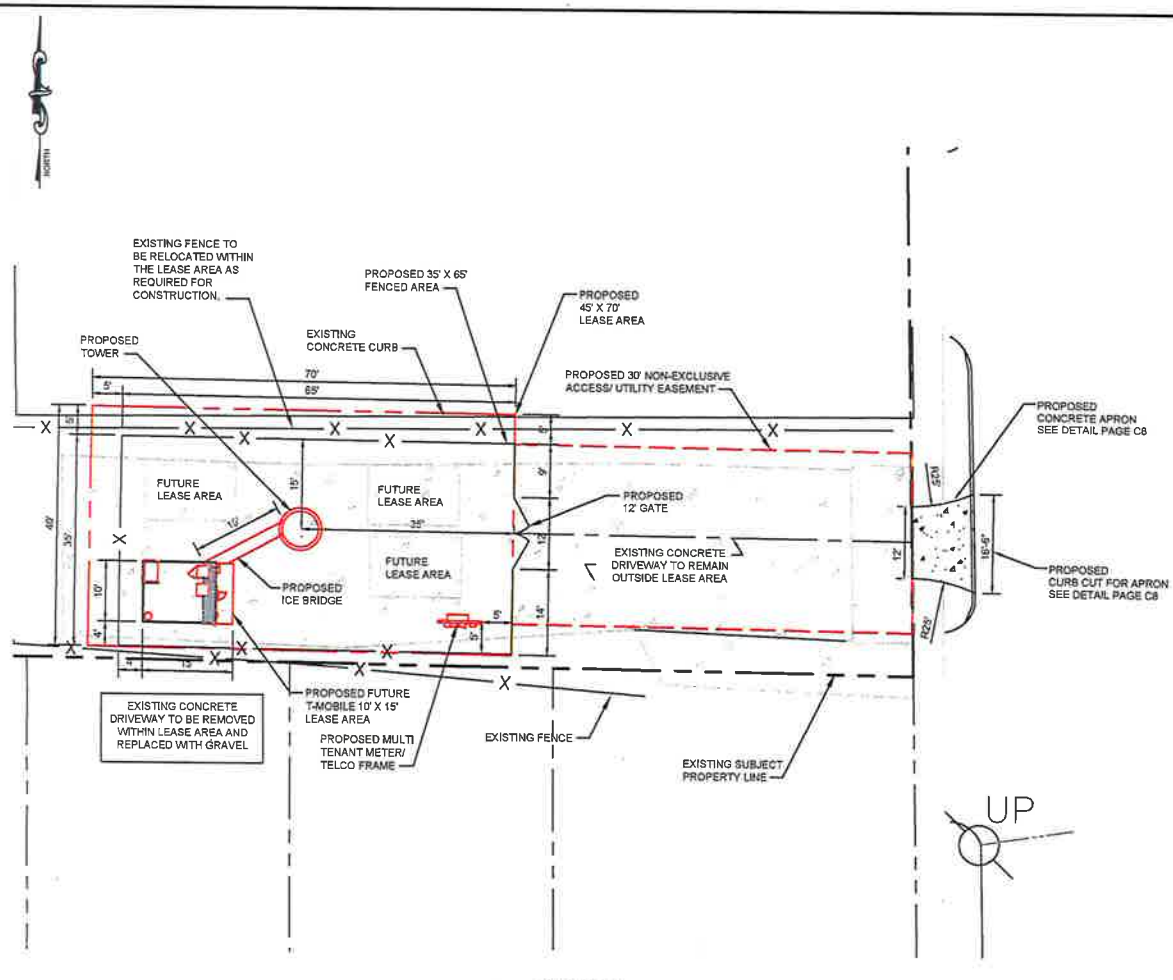
**PRELIMINARY  
 NOT FOR CONSTRUCTION**



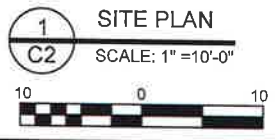
OVERALL SITE PLAN

C1 B

201



DETAILED COMPOUND PLAN



**GENERAL NOTES:**

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ECO-SITE CONSTRUCTION MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND ECO-SITE SPECIFICATIONS, THE ECO-SITE CONSTRUCTION MANAGER SHOULD BE CONTACTED FOR CLARIFICATION.
3. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ECO-SITE CONSTRUCTION MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE CONSTRUCTION MANAGER AND/OR ENGINEER.
4. CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
5. WAVEGUIDE BRIDGE ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE PRE-ENGINEERED DRAWINGS FOR SPECIFIC INFORMATION INCLUDING FOOTINGS AND WAVEGUIDE BRIDGE LOCATION.
6. ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
7. THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. DO NOT SCALE. NOTIFY ENGINEER OR ECO-SITE CONSTRUCTION MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS FROM ECO-SITE CONSTRUCTION MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
8. THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
9. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
10. THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "STATE 811" 48 HOURS IN ADVANCE OF PERFORMING ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
11. CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
12. CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY ECO-SITE CONSTRUCTION MANAGER.

**COAX NOTE:**

1. ROUTE COAX UP TOWER PER TOWER DESIGN DRAWING BY TOWER OWNER.

**Eco-Site**  
240 LEIGH FARM ROAD, SUITE 230  
DURHAM, NC 27707

**towersource**  
1875 OLD ALABAMA ROAD, SUITE 1008  
ROSWELL, GA 30076  
TEL: 678-990-2338 FAX: 678-990-2342

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PROJECT ID:	AL-0036
PROJECT NAME:	SAINT JAMES STREET
PROJECT TYPE:	ECO-SITE
PROJECT LOCATION:	GREENFIELD

DRAWN BY:	KIA
CHECKED BY:	JMT
APPROVED BY:	EBU

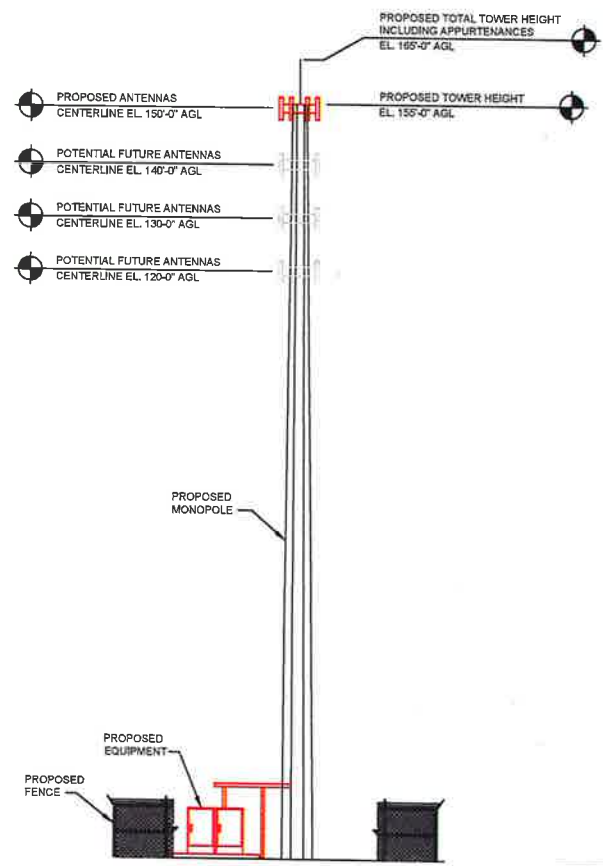
REVISIONS		
REV.	DATE	DESCRIPTION
A	07/11/17	ISSUED FOR REVIEW
B	07/19/17	ISSUED FOR ZONING

**PRELIMINARY NOT FOR CONSTRUCTION**

SITE PLAN

C2	B
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27



**1** MONOPOLE TOWER ELEVATION  
C11 NOT TO SCALE

**NOTE:**  
ALL INFORMATION ON THIS PAGE IS PROVIDED BY ECO-SITE AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE ECO-SITE CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, MOUNT, AND COAX CABLE INFORMATION.

**Eco-Site**  
240 LEIGH FARM ROAD, SUITE 230  
DURHAM, NC 27707

A.E. FIRM  
**towersource**  
1875 OLD ALABAMA ROAD, SUITE 100B  
ROSWELL, GA 30078  
TEL: 678-990-2338 FAX: 678-990-2342

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PROJECT NO: **AL-0036**  
**SAINT JAMES STREET**  
PROJECT: **ECO-SITE**  
LOCATION: **GREENFIELD**

DRAWN BY: **KIA**  
CHECKED BY: **JMT**  
APPROVED BY: **EBU**

**REVISIONS**

REV.	DATE	DESCRIPTION
A	07/17/17	ISSUED FOR REVIEW
B	07/19/17	ISSUED FOR ZONING

**PRELIMINARY  
NOT FOR CONSTRUCTION**



PROJECT TITLE: **TOWER ELEVATION & ANTENNA MOUNT DETAILS**

REV. NO: **C11** REV. DATE: **B**



Cell tower site



Site 

1 inch = 100 feet

Item 2E

3. BD-2017-035 **PRESENTED BY:** Koniqueka V. Ross Thompson

**REPRESENTING:** Transitions Technical College

**SUBJECT:** Request a special exception to operate a private school to be located at 1004 Monticello Court in an M-1 (Light Industrial) Zoning District.

**REMARKS:** This request is being made to give the petitioner permission to operate a cosmetology school. There will be a maximum of 20 students total split into day and night classes.

Day Classes: Monday – Friday, 8:30 a.m. – 3:45 p.m.

Night Classes: Monday – Thursday, 5:00 p.m. – 9:30 p.m.

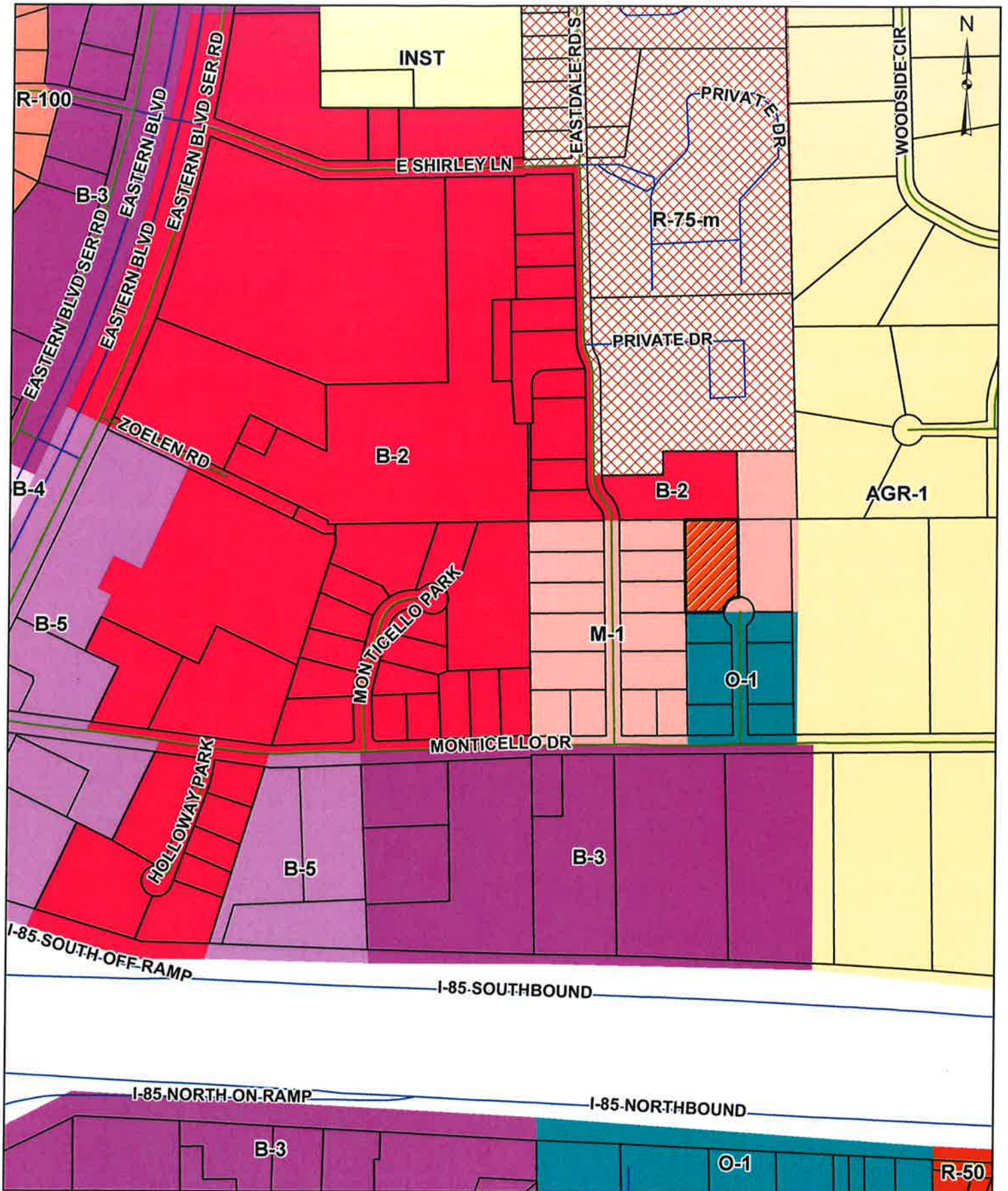
If approved, additional parking will be installed.

*The request is a special exception to operate a private school.*

**COUNCIL DISTRICT: 9**

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

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



Site Location 

1 inch = 400 feet

Item No. 3A



Proposed school

MONTICELLO CT

Site 

1 inch = 100 feet

Item 3B

4. BD-1978-086 **PRESENTED BY:** Jason Martin

**REPRESENTING:** Jason & Ashley Martin

**SUBJECT:** Request a special exception for chickens, goats, horses and pigs to be located at 3128 Old Selma Road in an R-75-s (Single-Family Residential) Zoning District.

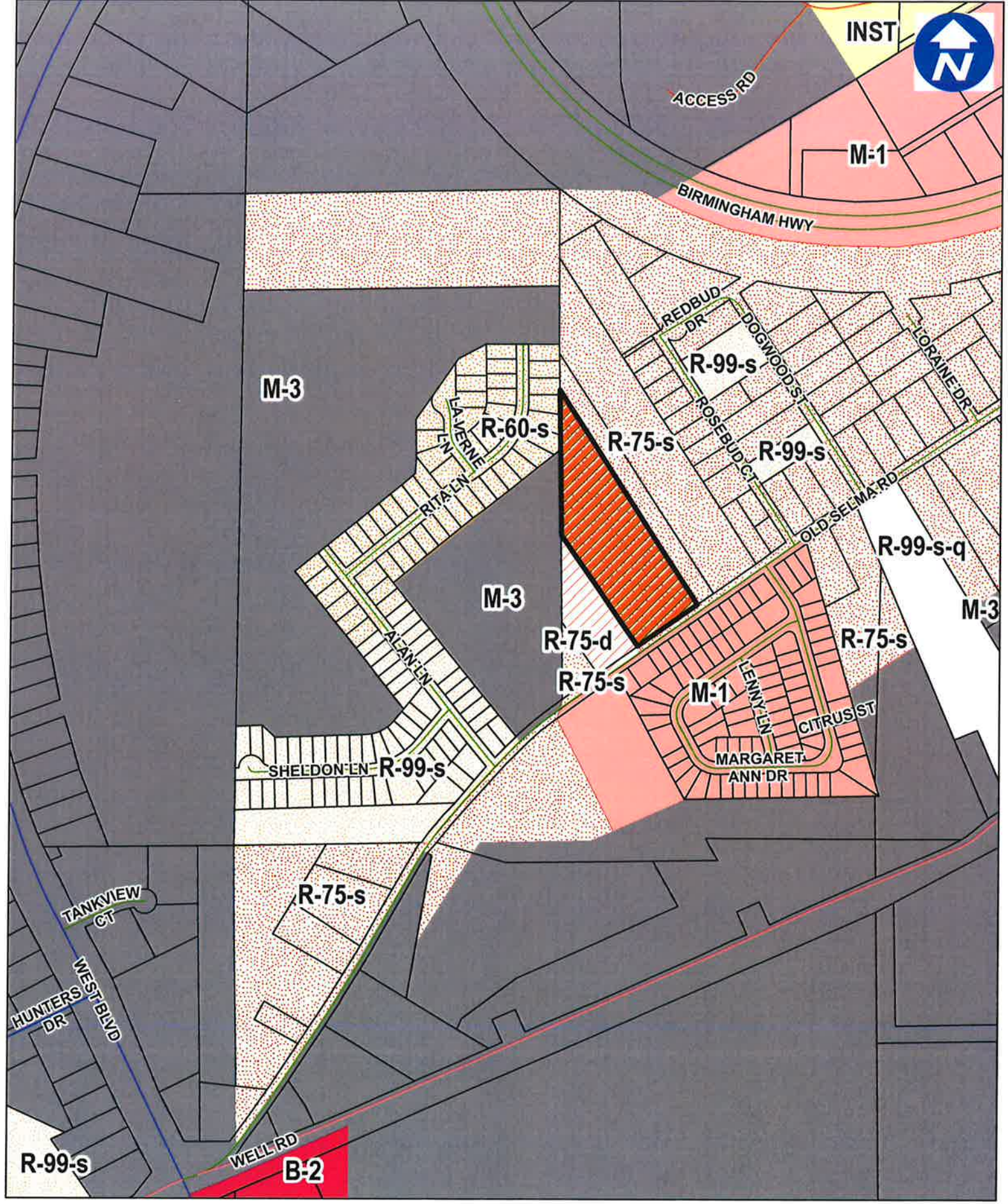
**REMARKS:** This request is being made to give the petitioner permission to keep 25-30 chickens (no roosters), 2 goats, 3 miniature horses, and the possibility of having 2 pigs at a future date, on a parcel of land that is at least 5 ½ acres. The entire property is fenced, and there are smaller fenced areas around the property for the animals to be contained in an area as seen fit by the petitioner. There is a coop for the chickens.

**COUNCIL DISTRICT:** 4

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

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





Site 

1 inch = 500 feet

Item 4A



Site 

1 inch = 200 feet

Item 4.B