

Board of Adjustment Agenda

November 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 October 19, 2017 meeting

November 16, 2017

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
1.	2017-047	Neal Hutto	R-85	3410 Ridgefield Drive (Accessory Structure & Fence)	1
2.	1978-132	Pastor Hoza Billups	M-1	4160 Troy Highway (Church – special exception)	2
3.	2017-045	Clair Chisler	R-60-s	2120 East Fifth Street (Addition to dwelling)	3
4.	2017-046	Maricela Vazquez Quinter	FH	Durbin Street (Mobile Home – special exception)	4
5.	2017-044	Kimbros Renovations	T4-O	627 East Jefferson Street (Exception to SmartCode)	5
6.	2017-048	Christopher Peters	R-75-s	3965 Croydon Road (Privacy Fence – height variance)	6
7.	2008-095	Freewill Missionary Baptist Church	R-60-d	1724 Hill Street (ID sign – setback variance)	7

The next Board of Adjustment meeting is on December 7, 2017

1. BD-2017-047 **PRESENTED BY:** Neal Hutto

REPRESENTING: Same

SUBJECT: Request a side yard variance to place an accessory structure in the required side yard, a separation between structures variance, and a height variance for a new fence to be located at 3410 Ridgefield Drive in an R-85 (Residential) Zoning District.

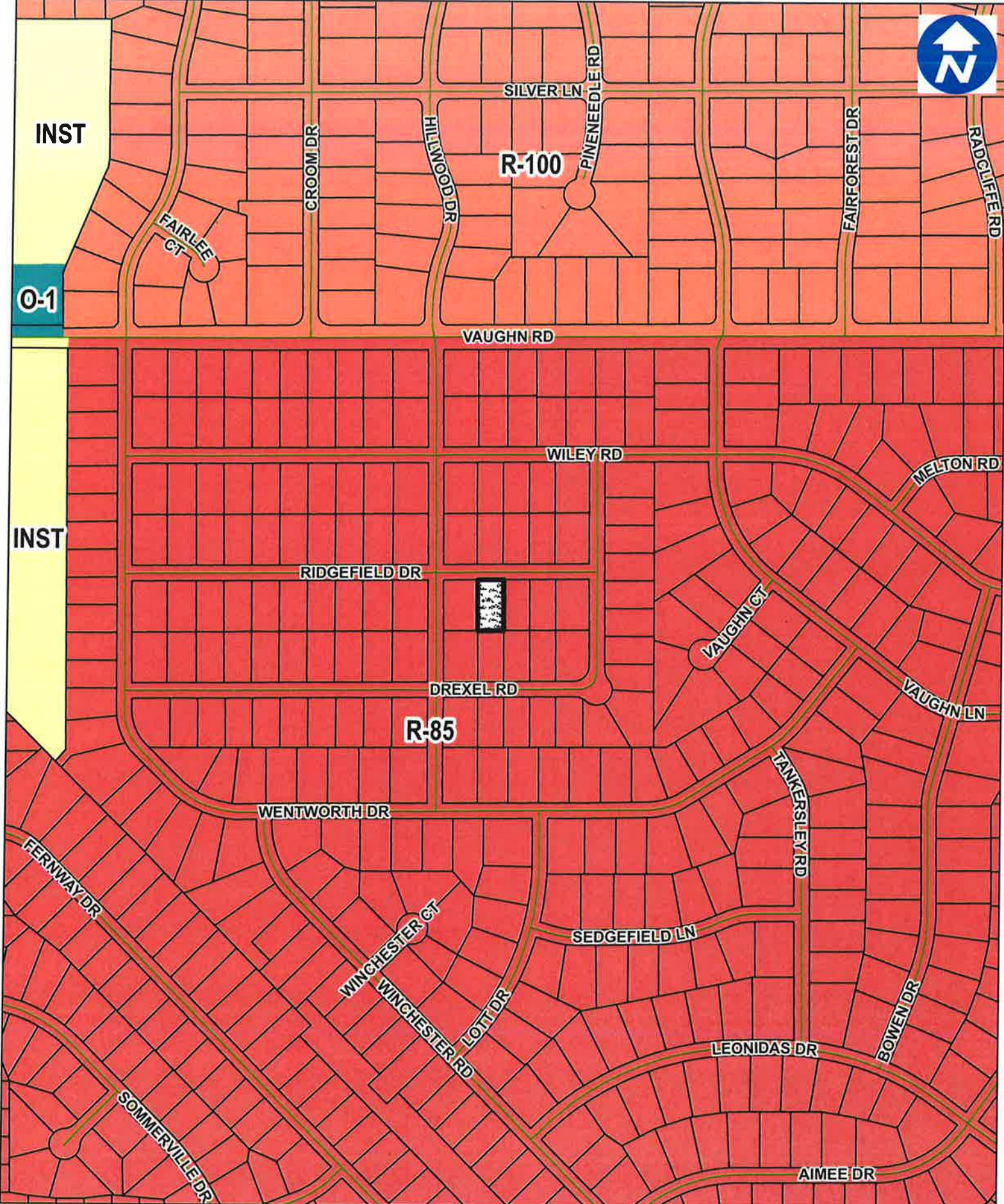
REMARKS: This request is being made to give the petitioner permission to place an accessory structure (greenhouse) in the required side yard within 6 in. of the side property line, whereas 10 ft. is required. The greenhouse will come within 6 ft. of the main dwelling, whereas a 10 separation is required. There will be an 8 ft. privacy fence erected to shield the structure from street view, whereas a 7 ft. height is allowed.

The requests are a 10 ft. side yard variance for the greenhouse to be placed in the required side yard, a 4 ft. separation between structures variance, and a 1 ft. height variance for the privacy fence.

COUNCIL DISTRICT: 5

COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 400 feet
Item 1A



Site Location

1 inch = 30 feet

Item No. 1B

2. BD-1978-132 **PRESENTED BY:** Pastor Hoza Billups

REPRESENTING: Consuming Fire Ministries

SUBJECT: Request a special exception for church use and a front yard variance for a new ID sign to be located at 4160 Troy Highway in an M-1 (Light Industrial) Zoning District.

REMARKS: This request is being made to give the petitioner permission to use an existing building for church use. There are approximately 30 paved parking spaces and a large area of undeveloped property for future use. There is a request for an ID sign to come to the front property line, whereas 35 ft. is required.

Hours of operation

Sunday School – 9:30 a.m.

Sunday Worship – 10:30 a.m. – 2:00 p.m.

Wednesday Bible Study – 7:00 p.m.

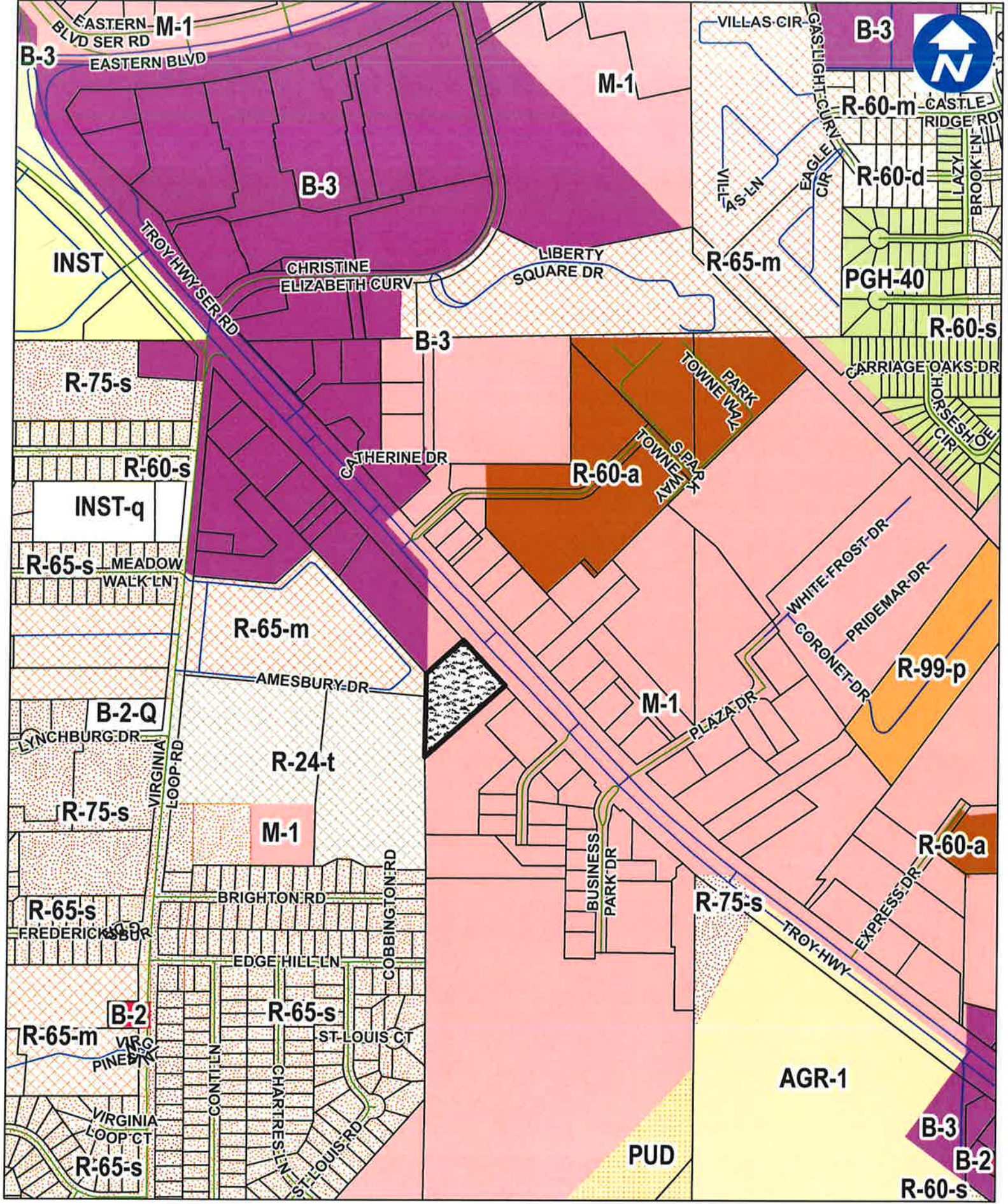
3rd Saturday – Food and Clothes Pantry

The request is a special exception for church use and a 35 ft. front yard variance for an ID sign.

COUNCIL DISTRICT: 6

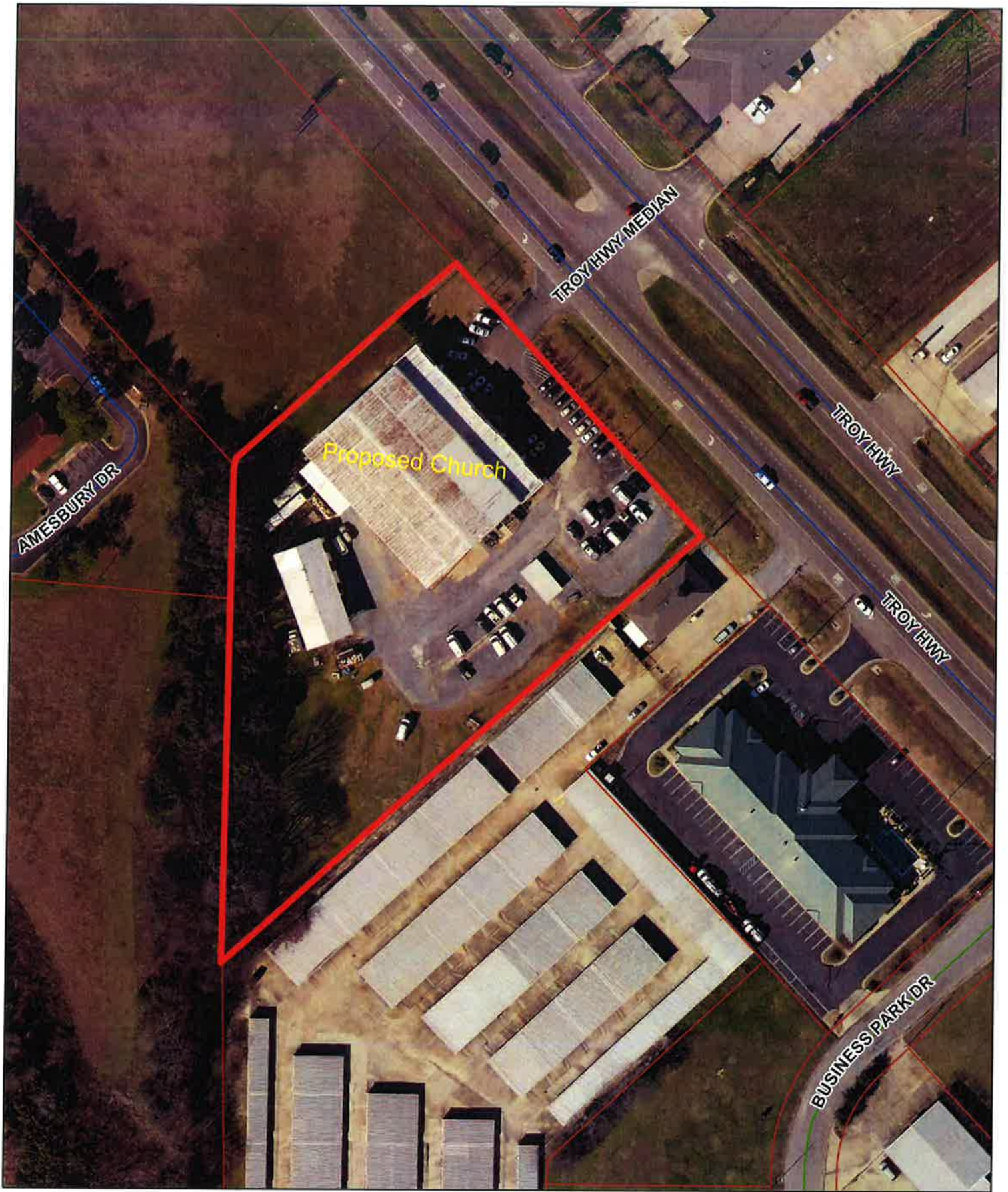
COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 600 feet
Item 2A



Site Location

1 inch = 100 feet

Item No. 2B

3. BD-2017-045 **PRESENTED BY:** Clair Chisler

REPRESENTING: Same

SUBJECT: Request a side yard variance for an addition to the dwelling located at 2120 East Fifth Street in an R-60-s (Single-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to construct an addition that will come within 2 ft. of the side property line, whereas 10 ft. is required.

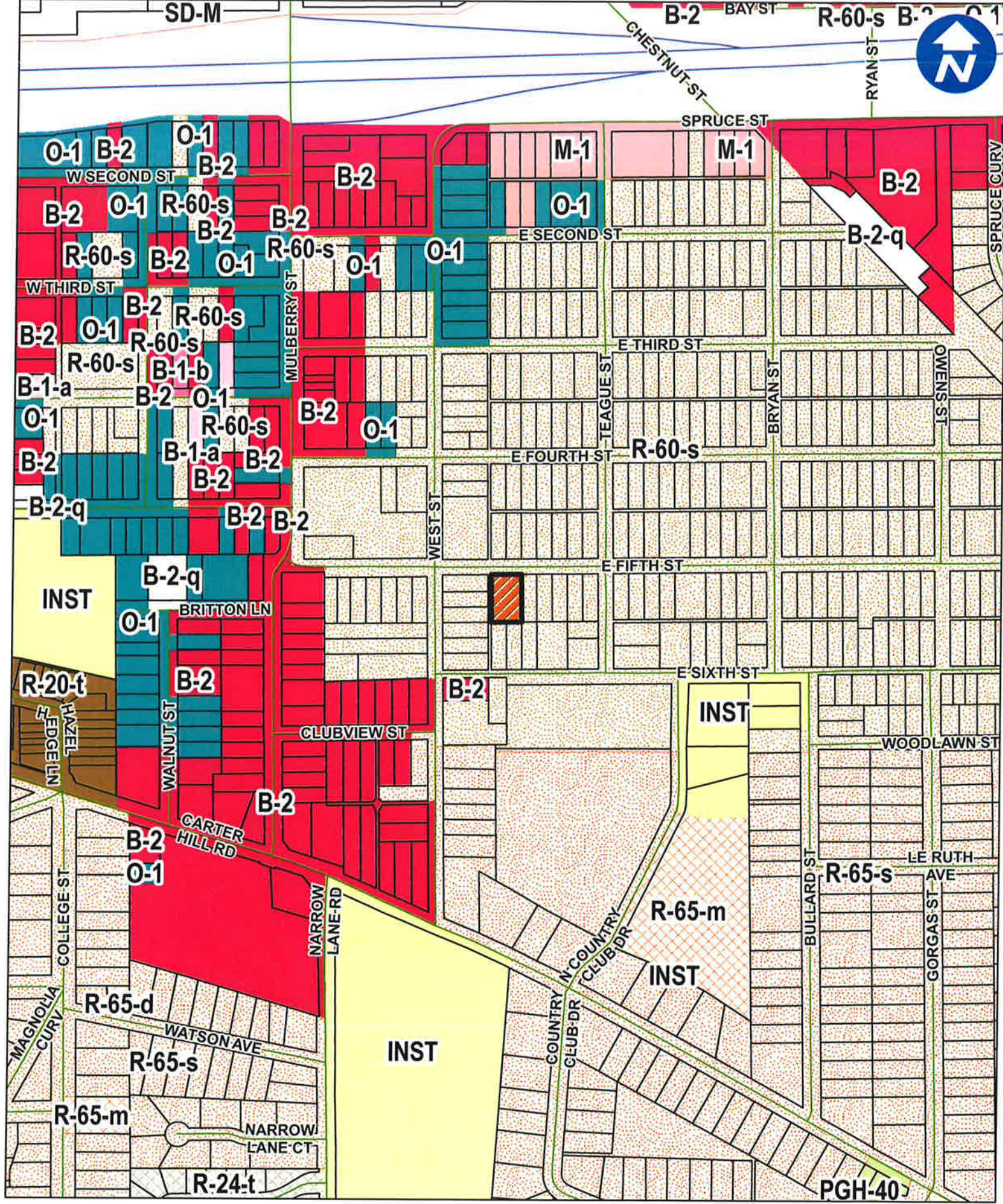
Planning Controls Comment(s): Gutters and downspouts will be required to direct the drainage from the adjoining properties.

The variance requested is an 8 ft. side yard variance.

COUNCIL DISTRICT: 3

COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 400 feet
 Item 3A



E FIFTH ST

2128

2132

Addition 2 feet off PL



Site Location

1 inch = 30 feet

Item No. 3B

4. BD-2017-046 **PRESENTED BY:** Maricela Vazquez Quinter

REPRESENTING: Same

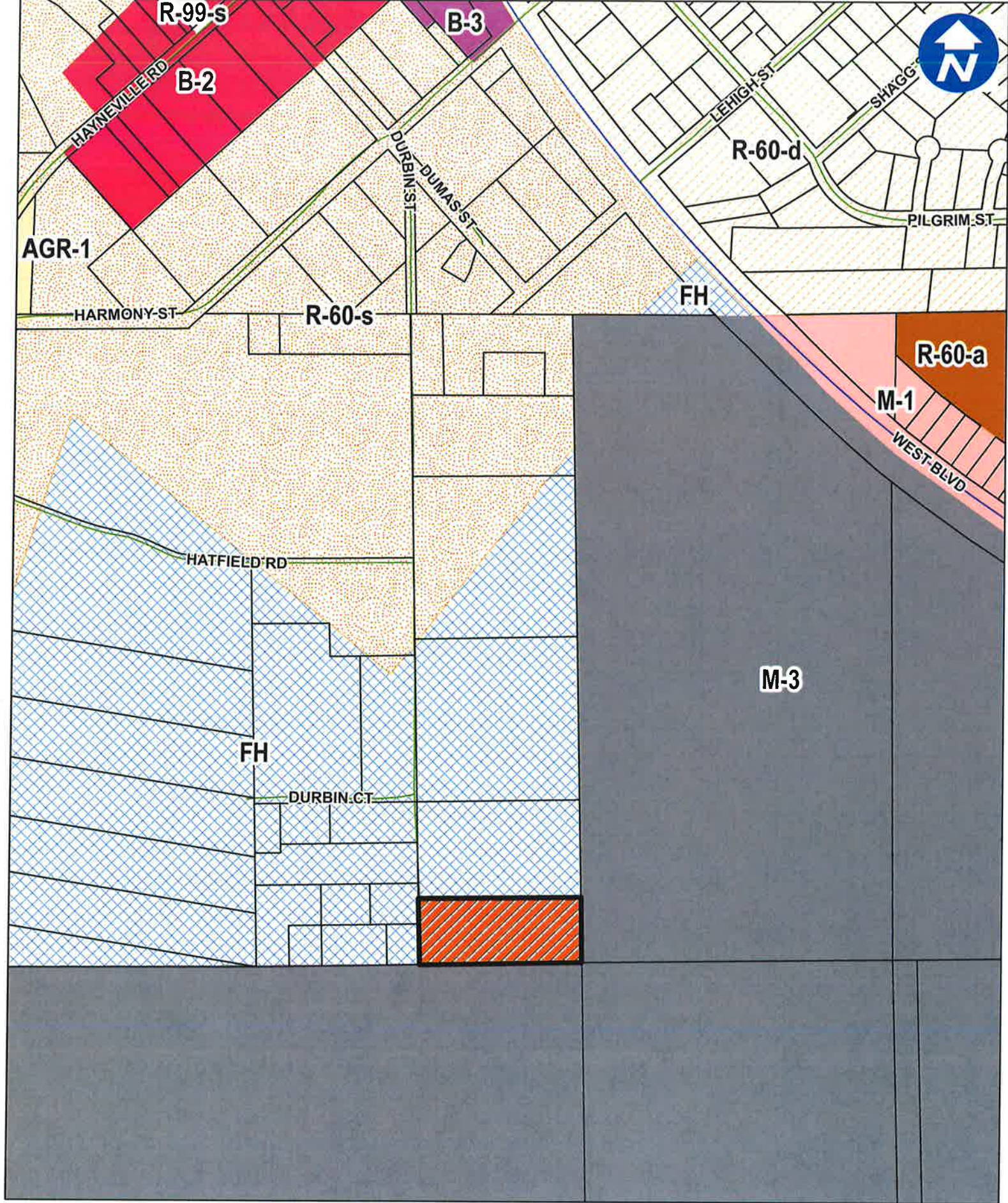
SUBJECT: Request a special exception to place a mobile home for living purposes on a parcel located on the east side of Durbin Street at the southernmost extension in a FH (Flood Hazard) Zoning District.

REMARKS: This request is being made to give the petitioner permission to place a mobile home for living purposes on a 4 acre parcel of land.

COUNCIL DISTRICT: 4

COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 500 feet

Item 4A



Site Location

1 inch = 100 feet

Item No. 4B

5. BD-2017-044 **PRESENTED BY:** Kimbro Renovations

REPRESENTING: Same

SUBJECT: Request an exception to SmartCode for a free-standing pole sign and a sign band on the façade of the building located at 627 East Jefferson Street in a T4-O (General Urban Zone-Open) SmartCode Zoning District.

REMARKS: This request is being made to give the petitioner permission to install a 15 sq. ft. sign face to an existing free-standing pole that will be refurbished and used to hang the sign. SmartCode does not permit free-standing pole signs; however this pole was used for a sign in the past. The petitioner is also requesting to paint a sign band on the façade of the building that will be 5 ft. in height by 9 ft. 3 in. in length, whereas sign bands are not permitted in this district. Neither sign will be internally lit.

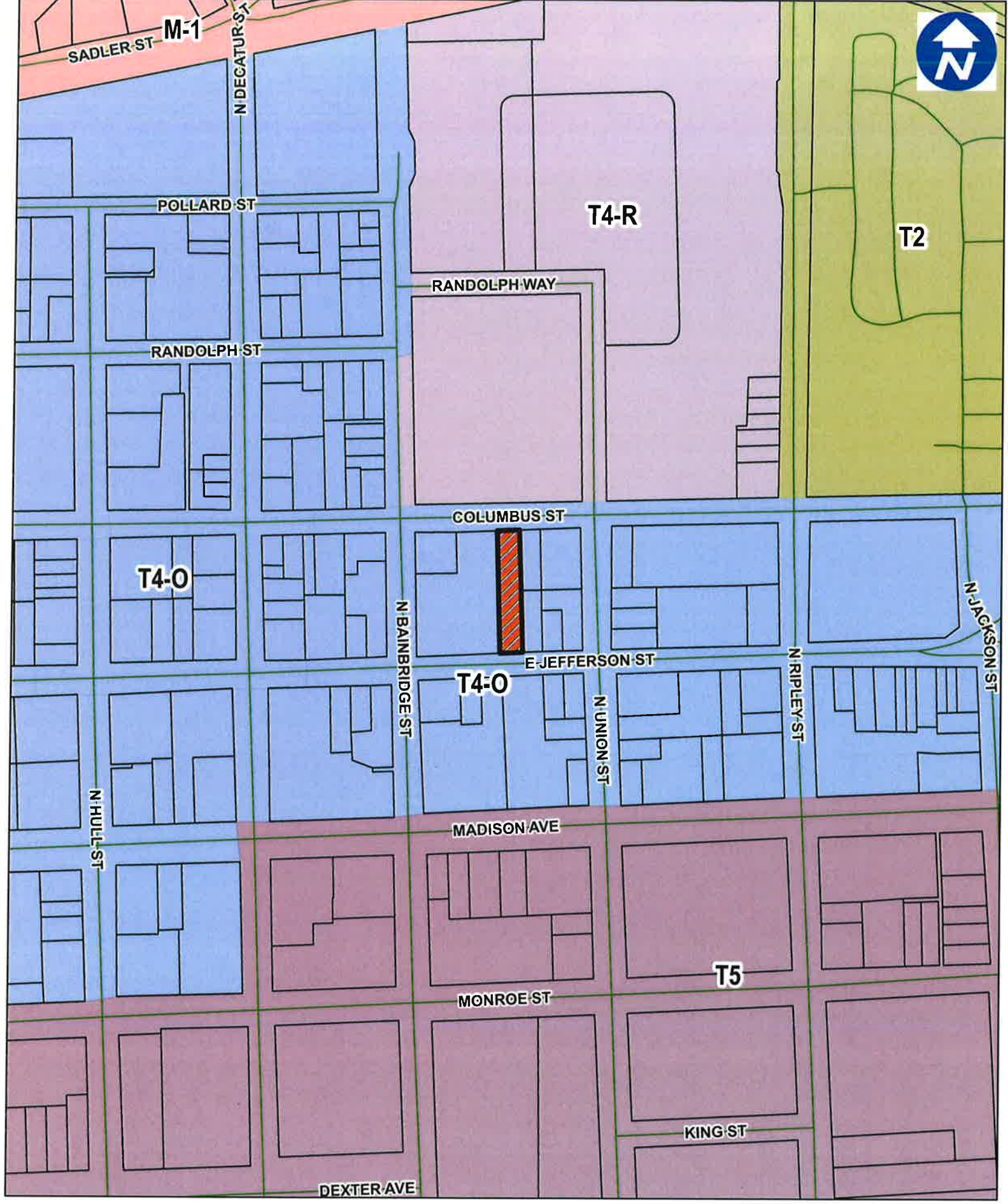
Allowed Signage: One blade sign for each business may be permanently installed perpendicular to the façade, and shall not exceed 15 sq. ft. in this district.

The request is an exception for a free-standing pole sign and a sign band on the façade.

COUNCIL DISTRICT: 3

COMMENTS _____

ACTION TAKEN: _____



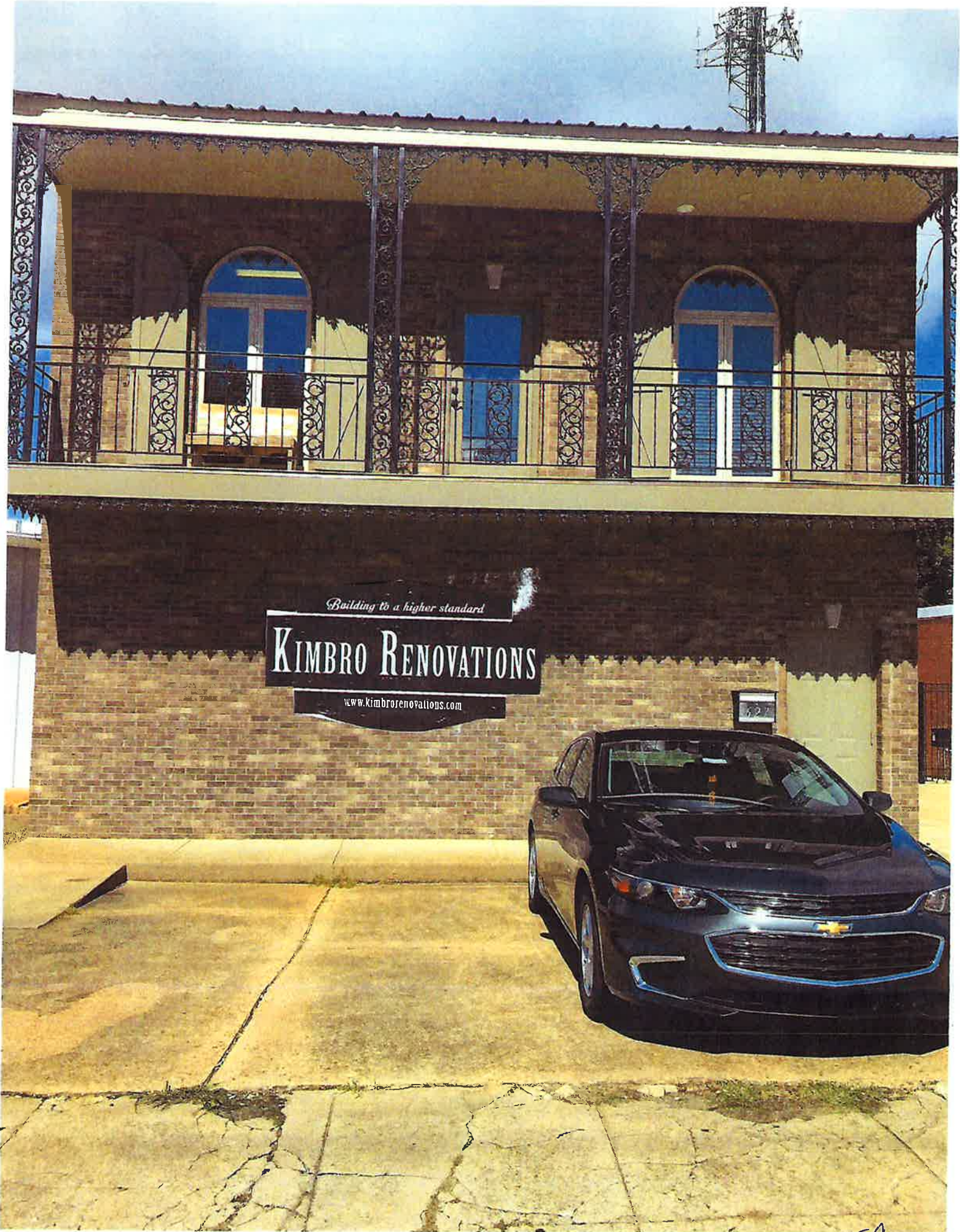
Site 

1 inch = 300 feet

Item 5A



5B



Building to a higher standard
KIMBRO RENOVATIONS
www.kimbrenovations.com



Site 

1 inch = 100 feet

Item 5D

6. BD-2017-048 **PRESENTED BY:** Christopher Peters

REPRESENTING: Same

SUBJECT: Request a height variance for a privacy fence to be located at 3965 Croydon Road in an R-75-s (Single-Family Residential) Zoning District.

REMARKS: This request is being made to maintain and complete an 8 ft. tall privacy fence to enclose the back yard, whereas 7 ft. is allowed. The petitioner started installing the fence unaware that he needed to pull a permit, and a stop work order was issued.

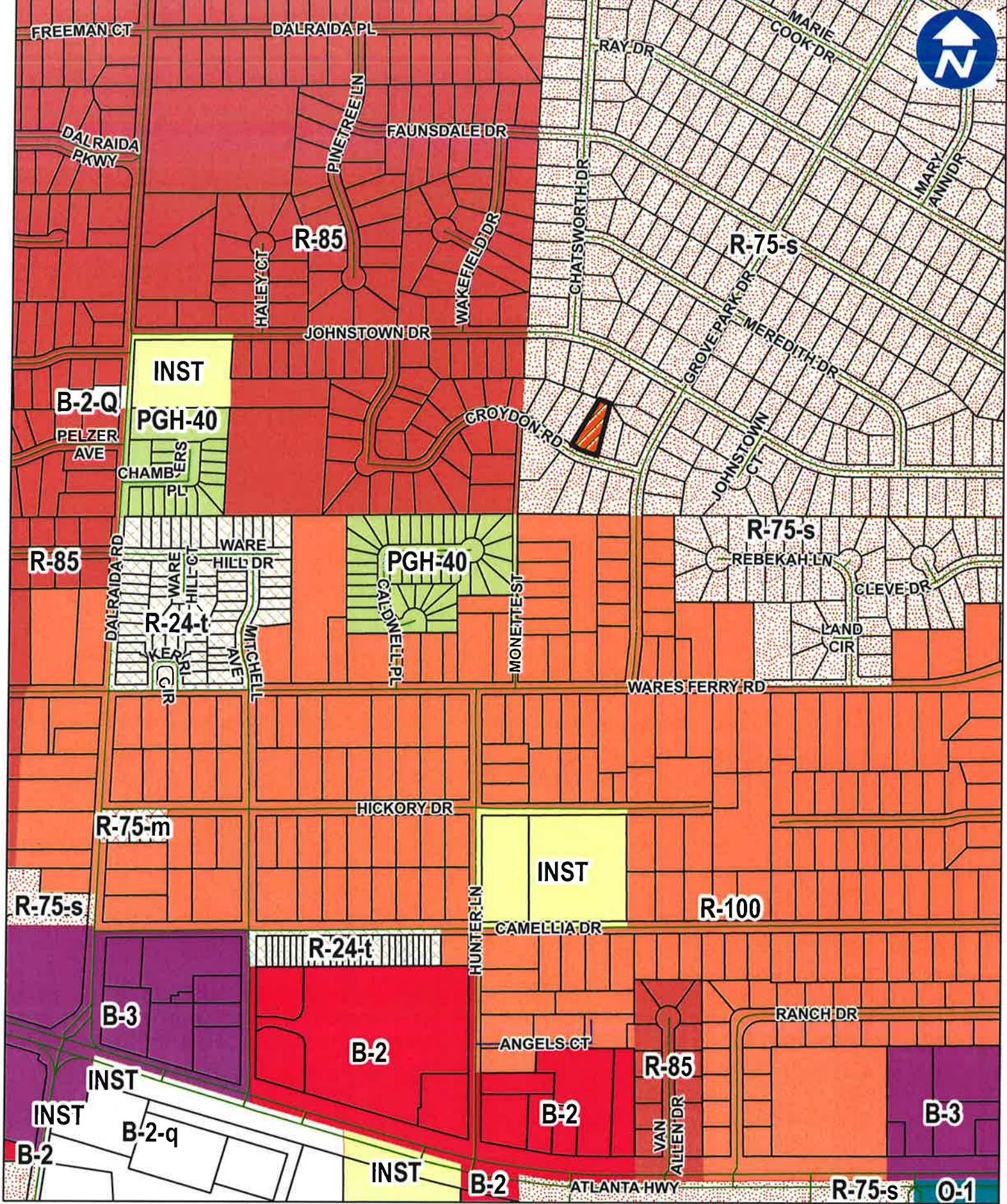
COMPLAINT

The request is a 1 ft. height variance.

COUNCIL DISTRICT: 4

COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 500 feet

Item 6A



Proposed 8 ft.
Privacy Fence

CROYDON RD

Site 

1 inch = 30 feet

Item 60B

7. BD-2008-095 **PRESENTED BY:** Freewill Missionary Baptist Church

REPRESENTING: Same

SUBJECT: Request a setback variance for a new ID sign to be located at 1724 Hill Street in an R-60-d (Duplex Residential) Zoning District.

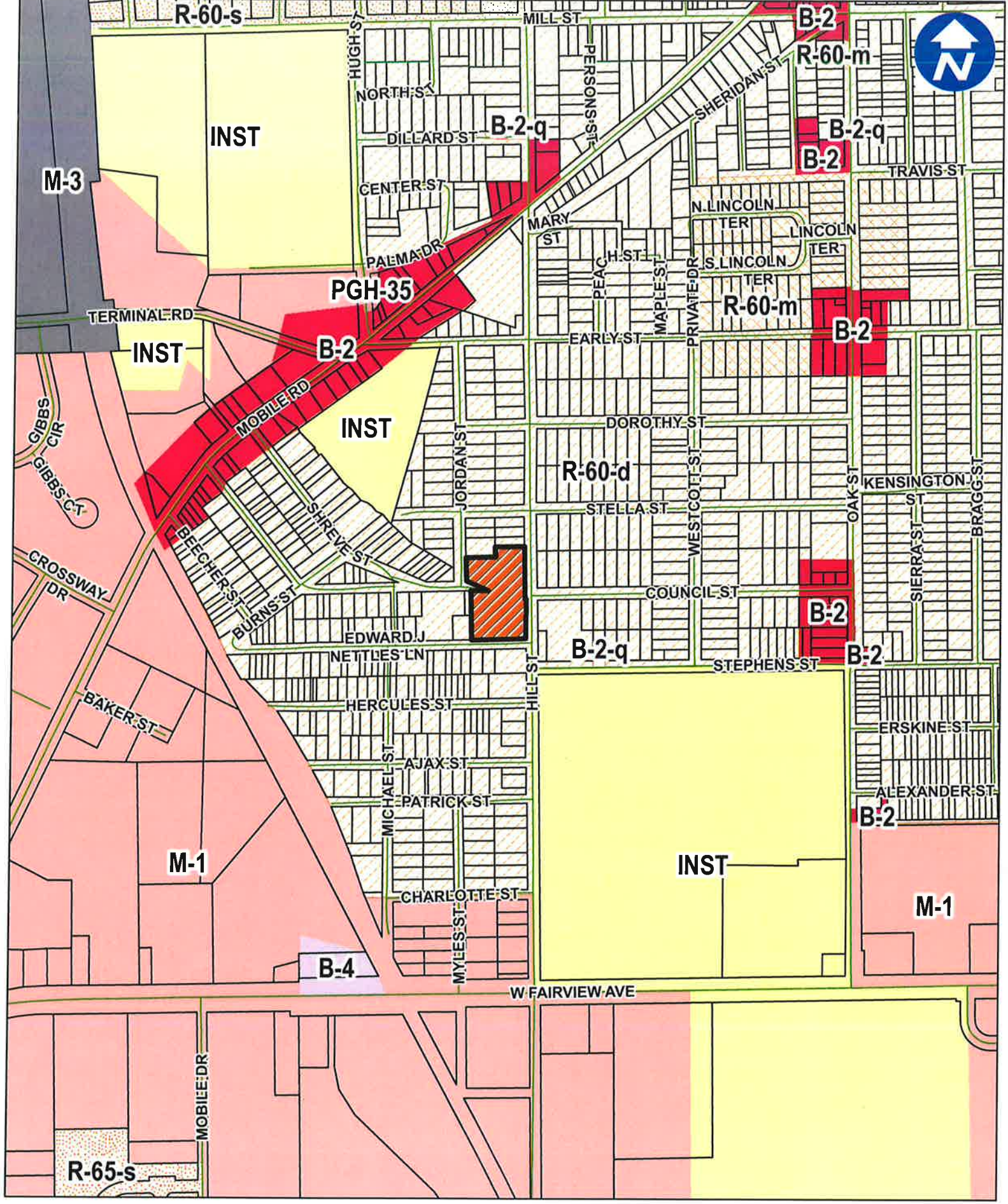
REMARKS: This request is being made to give the petitioner permission to erect a new ID sign to come to within 4 ft. of the Hill Street property line, whereas 35 ft. is required.

The request is a 31 ft. setback variance for a new ID sign.

COUNCIL DISTRICT: 4

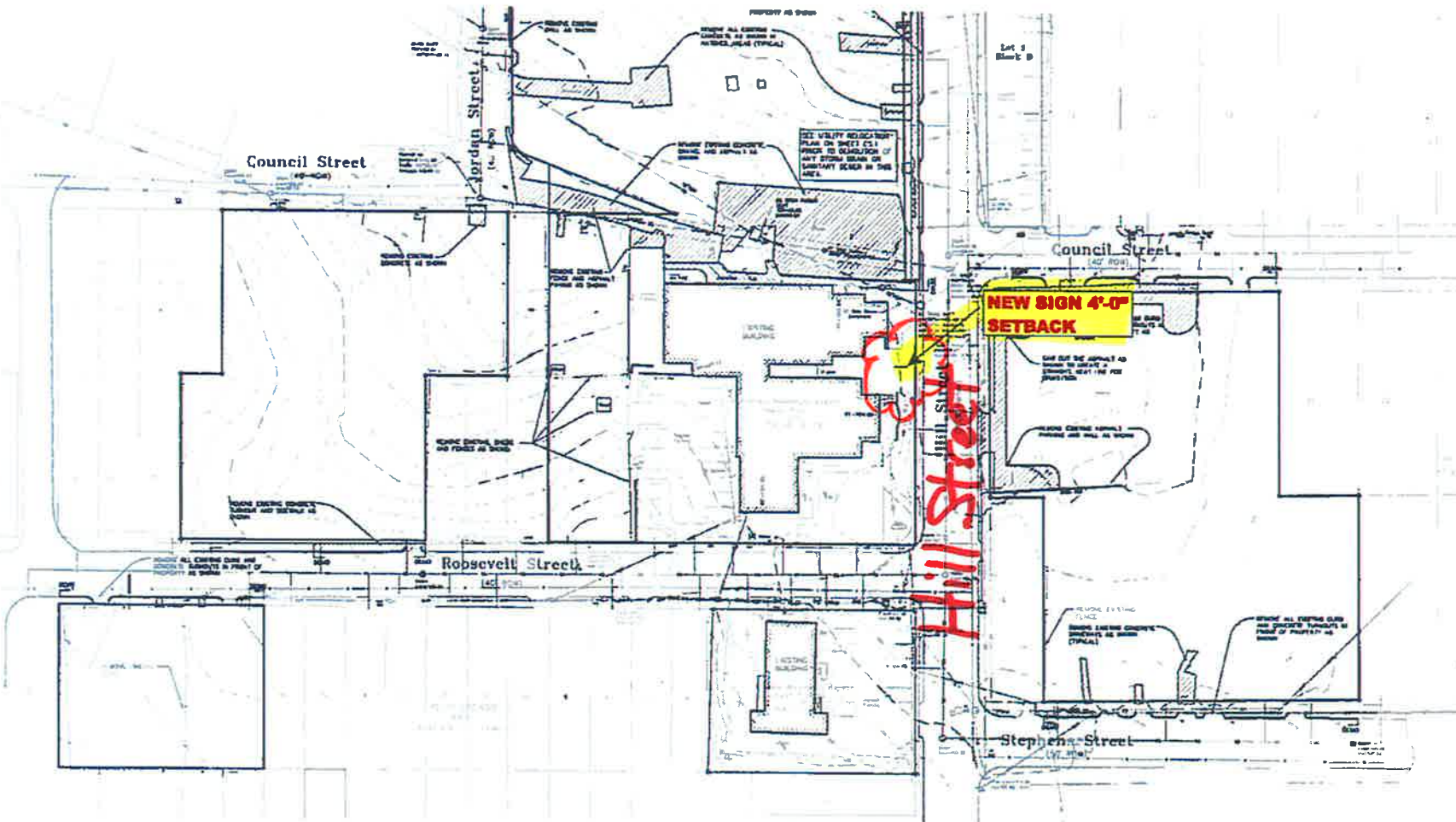
COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 500 feet
 Item 7A



1. REMOVE EXISTING DRIVE AND CONCRETE DRIVE AT SIGN.
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TRAFFIC CONTROL
 1. CONTRACTOR SHALL CONTACT THE LOCAL POLICE DEPARTMENT FOR TRAFFIC CONTROL PLAN FOR THE PROJECT.
 2. THE POLICE DEPARTMENT SHALL BE ADVISED OF THE PROJECT LOCATION AND DURATION.

LEGEND

EM	EXISTING	NEW
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1/2" = 1'-0"	[Symbol]	[Symbol]
3/4" = 1'-0"	[Symbol]	[Symbol]
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9 3/4" = 1'-0"	[Symbol]	[Symbol]
10" = 1'-0"	[Symbol]	[Symbol]

DEMOLITION NOTES:

1. CONTRACTOR SHALL REMOVE ALL EXISTING STRUCTURES AND UTILITIES SHOWN TO BE REMOVED AND DEMOLISHED. ANY REMAINS TO REMAIN SHALL BE REMOVED AT CONTRACTOR'S EXPENSE.
2. ALL DEMOLITION SHALL BE ACCORDING TO THE PROVISIONS OF THE CONSTRUCTION CONTRACT AND THE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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4. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES THAT ARE TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES THAT ARE TO REMAIN.
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PROJECT NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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DEMOLITION

Drawn by: [Signature]
 H. KENNEDY
 CIVIL ENGINEERING
 2000 [Address]
 [City, State, Zip]
 [Phone Number]

Color renderings are for presentation only and should not be considered as manufacturing drawings.

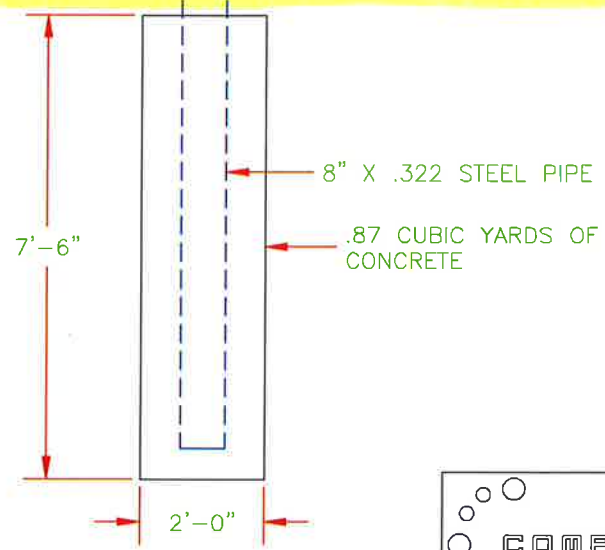
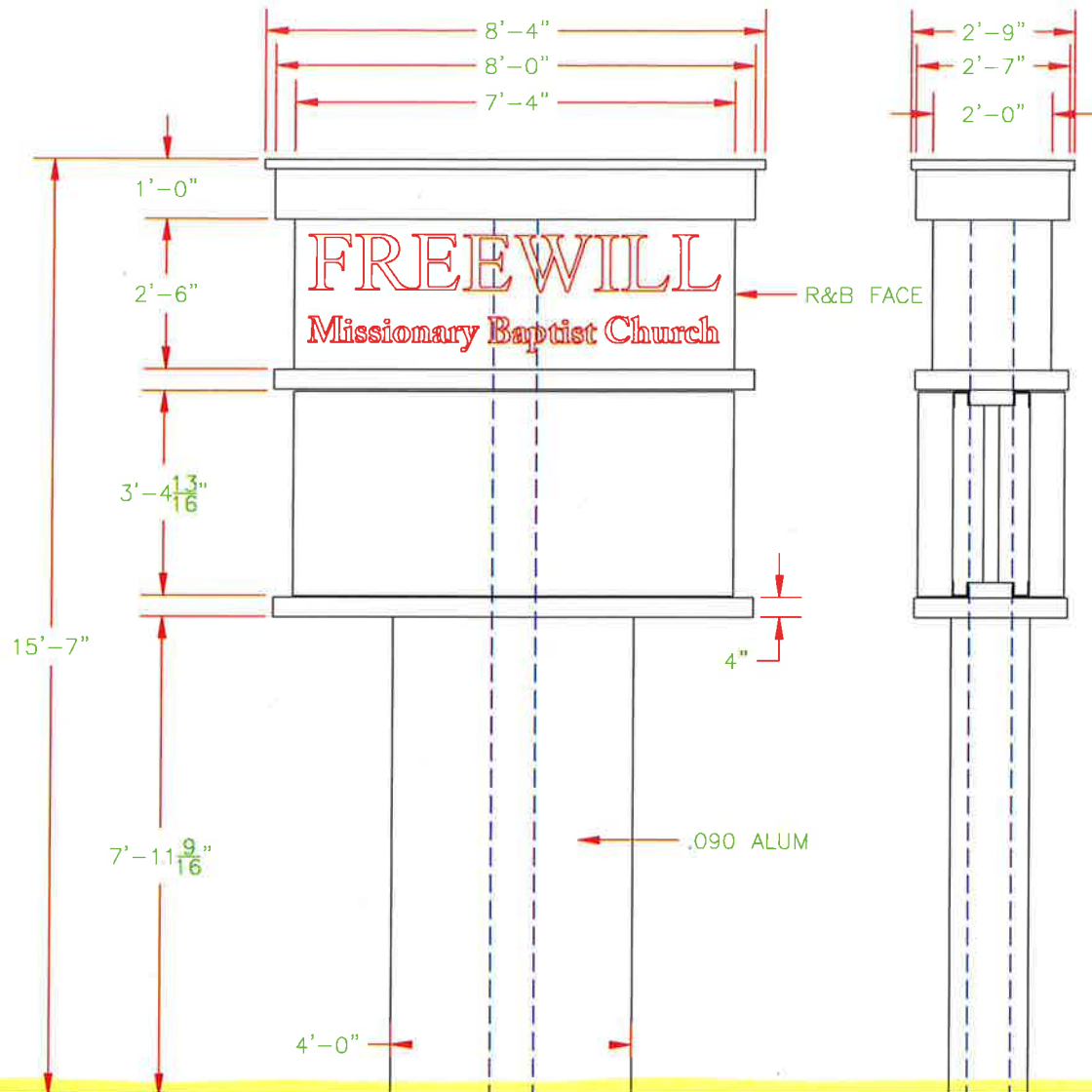
Complete Signs
 P O Box 8861, Dothan, AL 36304 P 888.823.9005
 F 334.556.0218 signs@completesigns.net www.completesigns.net

Free Will Missionary Baptist Church
 Montgomery, AL

Customer: Free Will Missionary Baptist Church
 Created: 3-17-17
 Revised: 05.17.17 05.18.17
 Dwg: Pres402
 Scale: Proportional
 Illustrated by: Nikki Roland

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Approval: _____ Date: _____



 COMPLETESIGNS LLC P.O. Box 8861 Dothan, AL 36304 P 888-823-9005 F 413-294-7536 signs@completesigns.net www.completesigns.net			
CUSTOMER FREE WILL CHURCH			
CODE PYL	PAGE LAYOUT PYLON SIGN WITH LED		
ITEM DESCRIPTION			
LOCATION MONTGOMERY, AL	DATE 8/7/17	DRAWN BY JASON	
SCALE 1/2"=1'-0"	ENGINEER	ACCOUNT REPRESENTATIVE	
SHEET 1 OF 6	BOXED SQ FT	ITEM NUMBER	
WIND LOAD (MPH)	EST WEIGHT (LBS)	FWC00101	

7C



Color renderings are for presentation only and should not be considered as manufacturing drawings.

CompleteSigns

P O Box 8981 Dodder, AL 36304 P 888-823-9005
 signs@completesigns.net www.completesigns.net

**Free Will Missionary Baptist Church
 Montgomery, AL**

Agreement

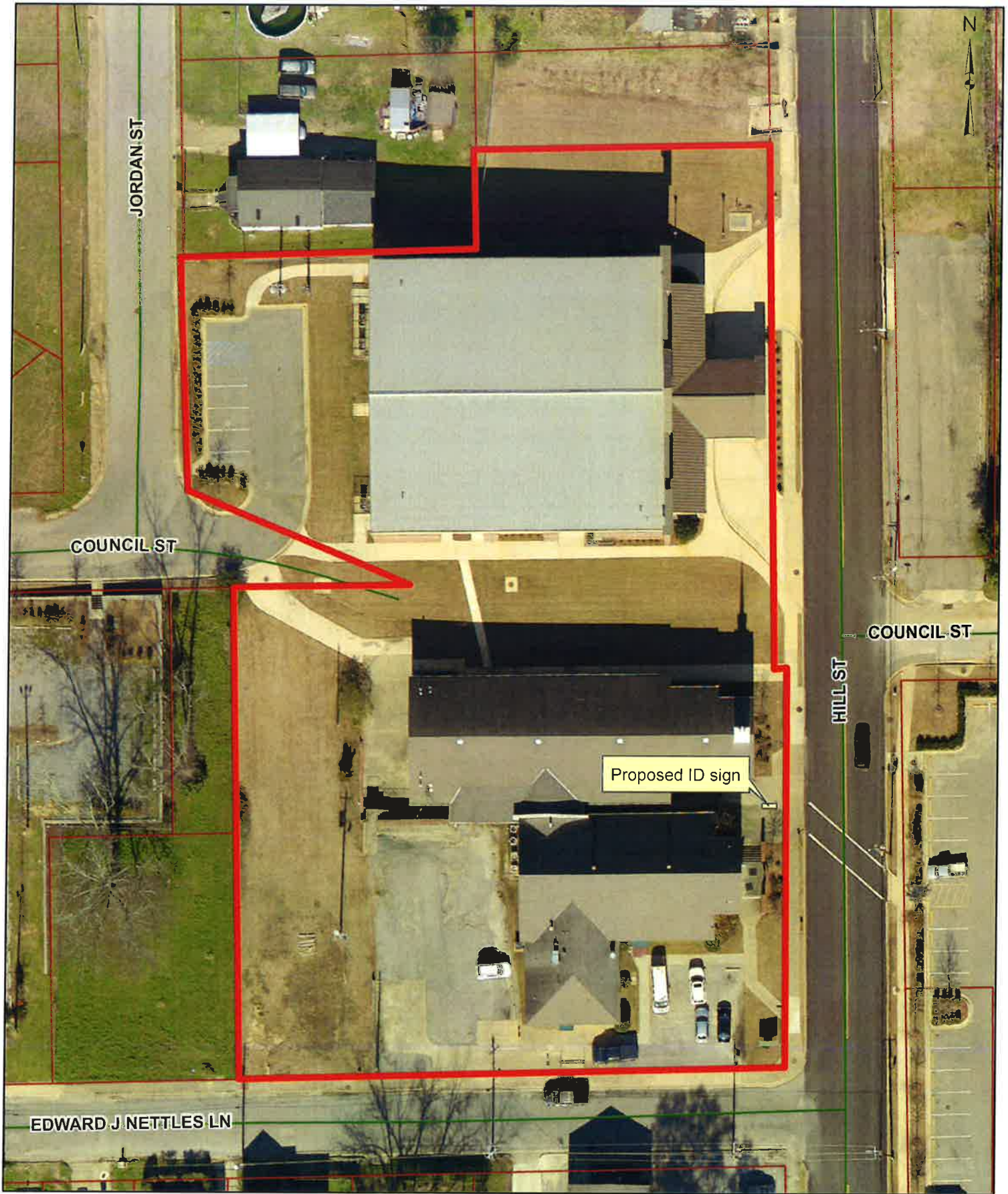
Date:

Customer: Free Will Missionary Baptist Church
 Created: 3-17-17
 Revised: 05-17-17 05-18-17

Draw: Pres402
 Scale: Proportional
 Illustrated by: Nikki Roland

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7D



Site Location

1 inch = 50 feet

Item No. 7E