

Board of Adjustment Agenda

December 7, 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 November 16, 2017 meeting

December 7, 2017

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
1.	2008-047	Vaughn Forest Baptist Church	AGR-1	8660 Vaughn Road (Assisted Living/Independent Living Facility)	1
2.	2017-052	Edward Frazier, Jr.	AGR-1	5581 Felder Road (Recreational vehicle)	2
3.	2017-049	Jackie T. Dority	R-75-s	6101 Greta Place (Privacy fence)	3
4.	2017-050	Susan Raybon Golden	AGR-1	644 Sprott Drive (Mobile home)	4
5.	2017-051	Jacob & Cynthia Smith	R-100	2941 Brevard Avenue (Privacy fence)	5
6.	2017-051	Alfred Jones	AGR-2	310 Arrowhead Drive (Accessory structure)	6

The next Board of Adjustment meeting is on January 18, 2018

1. BD-2008-047 **PRESENTED BY:** Vaughn Forest Baptist Church

REPRESENTING: Same

SUBJECT: Request a special exception for an assisted/independent living facility to be located at 8660 Vaughn Road in an AGR-1 (Residential Agriculture) Zoning District.

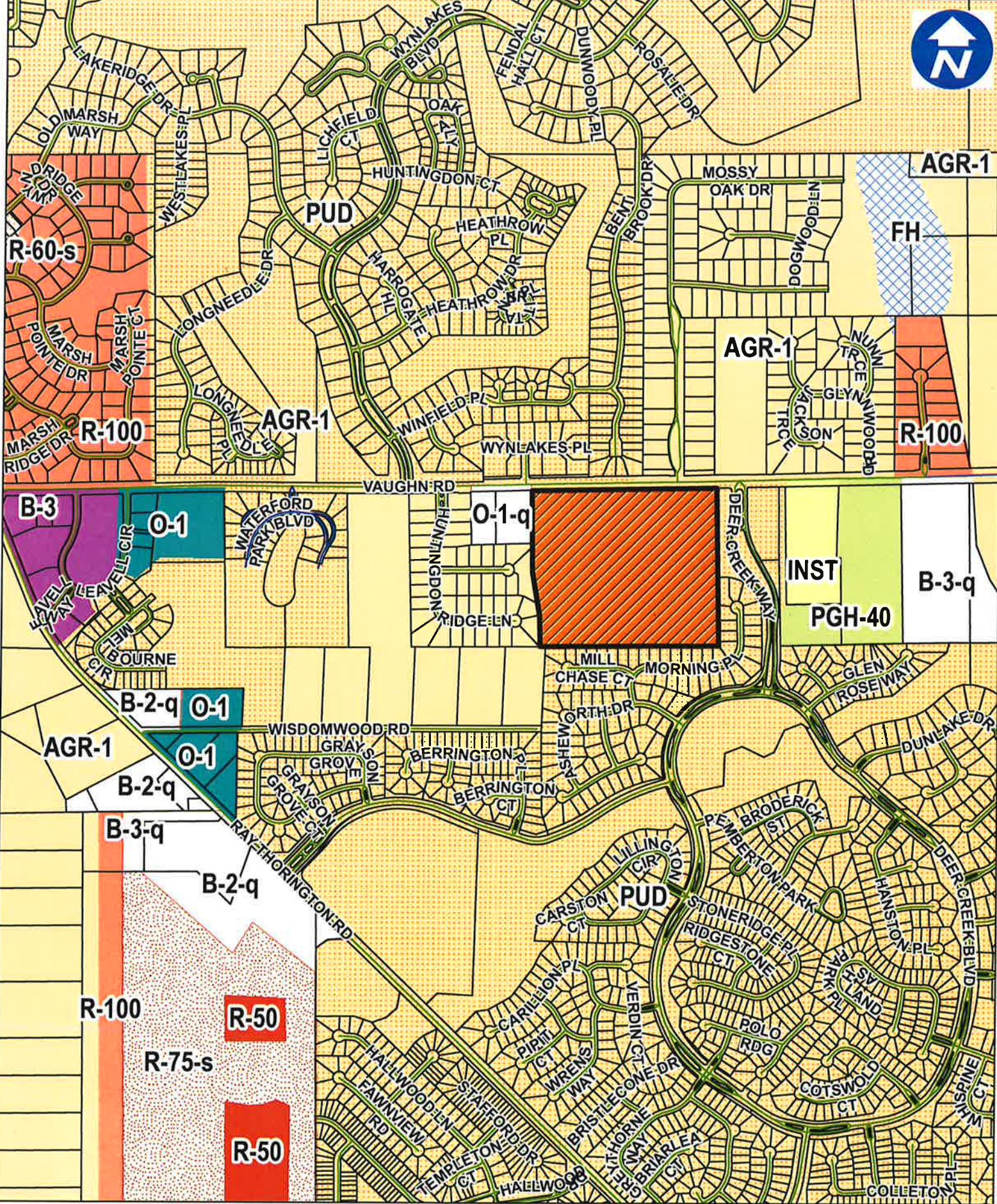
REMARKS: This request is being made to give the petitioner permission to construct an assisted/independent living facility on the east portion of the property owned by the church. Plans will be submitted at a later date if a special exception is approved.

The request is a special exception for an assisted/independent living facility.

COUNCIL DISTRICT: 8

COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 1,000 feet

Item IA



Site 

1 inch = 400 feet

Item 1B

2. / BD-2017-052 **PRESENTED BY:** Edward Frazier, Jr.

REPRESENTING: Same

SUBJECT: Request a special exception to park a recreational vehicle on a parcel located at 5581 Felder Road in an AGR-1 (Residential Agriculture) Zoning District.

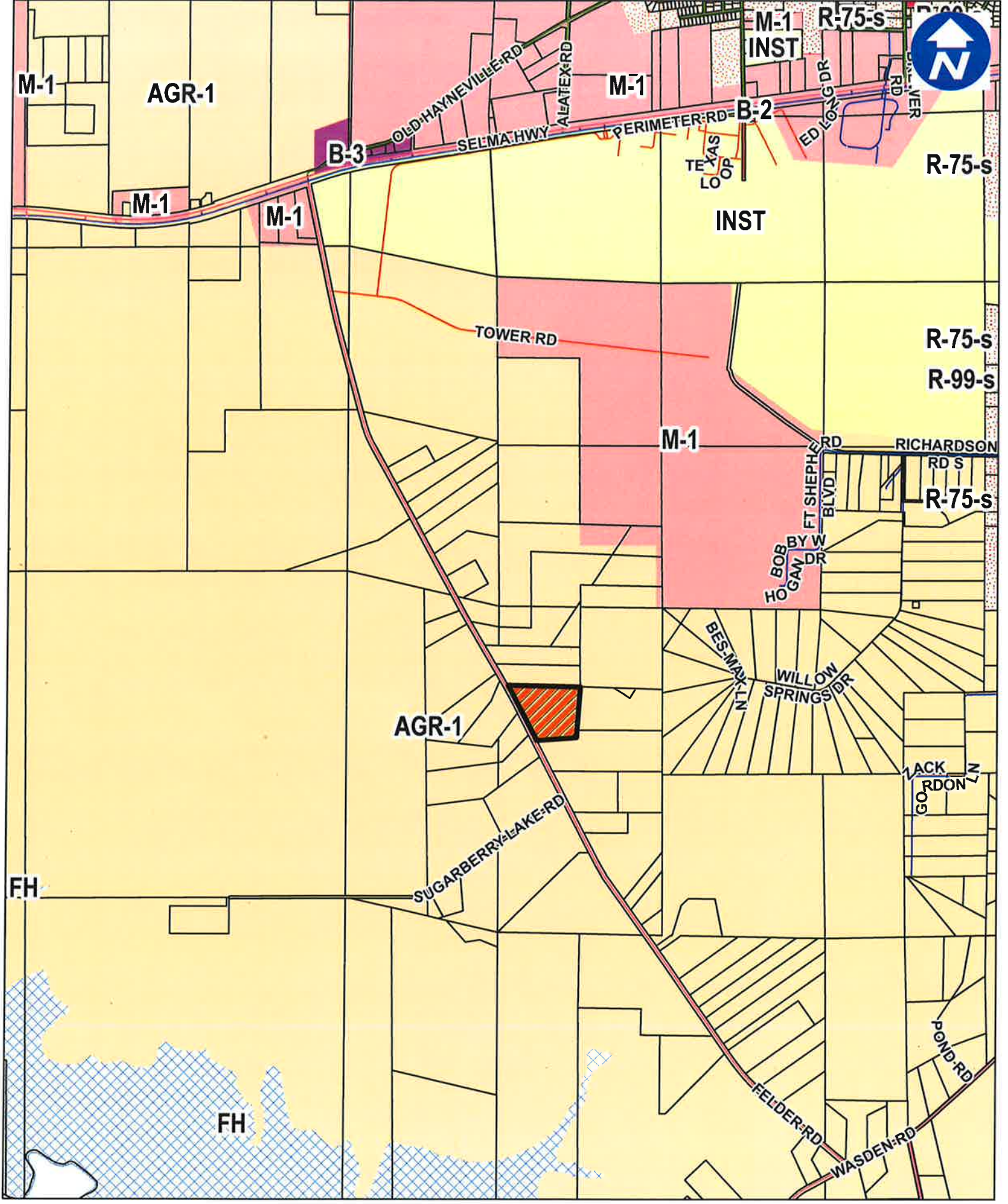
REMARKS: This request is being made to give the petitioner permission to park a recreational vehicle on a 17.1 acre parcel of land. The recreational vehicle will be used for recreational purposes in conjunction with an existing pond. The applicant has stated the recreational vehicle will not be stayed in overnight or used for any living purposes. An approval of this request is required to allow electrical power to be supplied to the property.

The request is a special exception to park a recreational vehicle.

COUNTY COMMISSION DISTRICT: 2

COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 2,000 feet

Item 2A



Proposed Recreational Vehicle

Site 

1 inch = 200 feet

Item 2B

3. BD-2017-049 **PRESENTED BY:** Jackie T. Dority

REPRESENTING: Same

SUBJECT: Request a street side yard variance and a height variance for a privacy fence to be located at 6101 Greta Place in an R-75-s (Single-Family Residential) Zoning District.

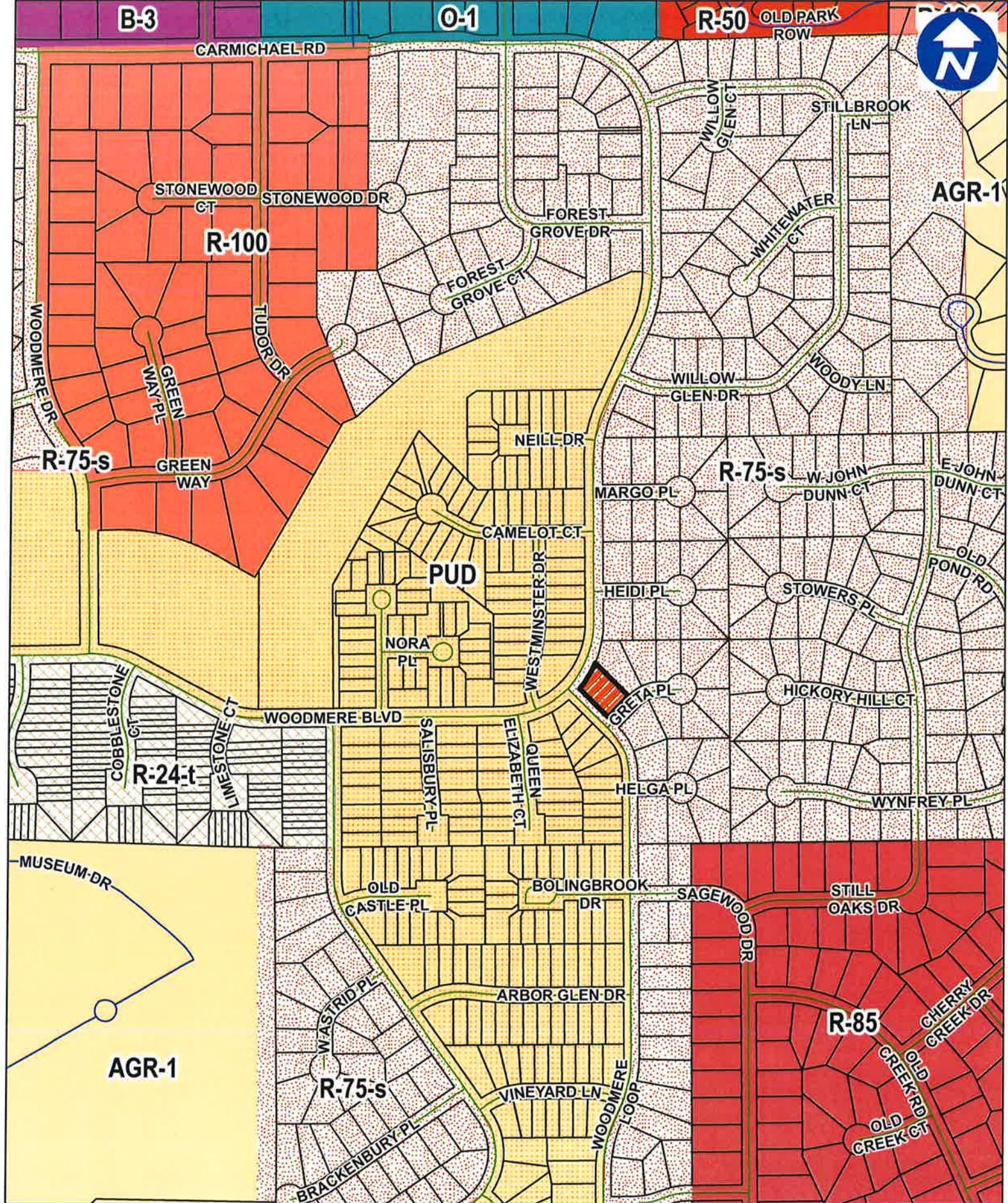
REMARKS: This request is being made to give the petitioner permission to install an 8 ft. tall privacy fence, whereas 7 ft. is allowed along the rear property line. The fence comes within 25 ft. of the street side yard property line (Woodmere Boulevard), whereas 30 ft. is required. The petitioner replaced an old privacy fence, unaware that he needed a permit and that the old fence did not have a variance for the height. The company that replaced the fence built it at 6 ft. across the rear property line. Due to decking around the pool being at least 2 ft. higher than the ground, the fence abutting the deck provides no privacy as needed; therefore he's requesting to raise the fence to 8 ft.

The requests are a 5 ft. street side yard variance and a 1 ft. height variance.

COUNCIL DISTRICT: 9

COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 400 feet

Item 3A



WOODMERE BLVD

WOODMERE LOOP

GRETA PL

Site 

1 inch = 30 feet
Item 3B

4. BD-2017-050 **PRESENTED BY:** Susan Raybon Golden

REPRESENTING: Same

SUBJECT: Request a special exception for a mobile home for living purposes to be located at 644 Sprott Drive in an AGR-1 (Residential Agriculture) Zoning District.

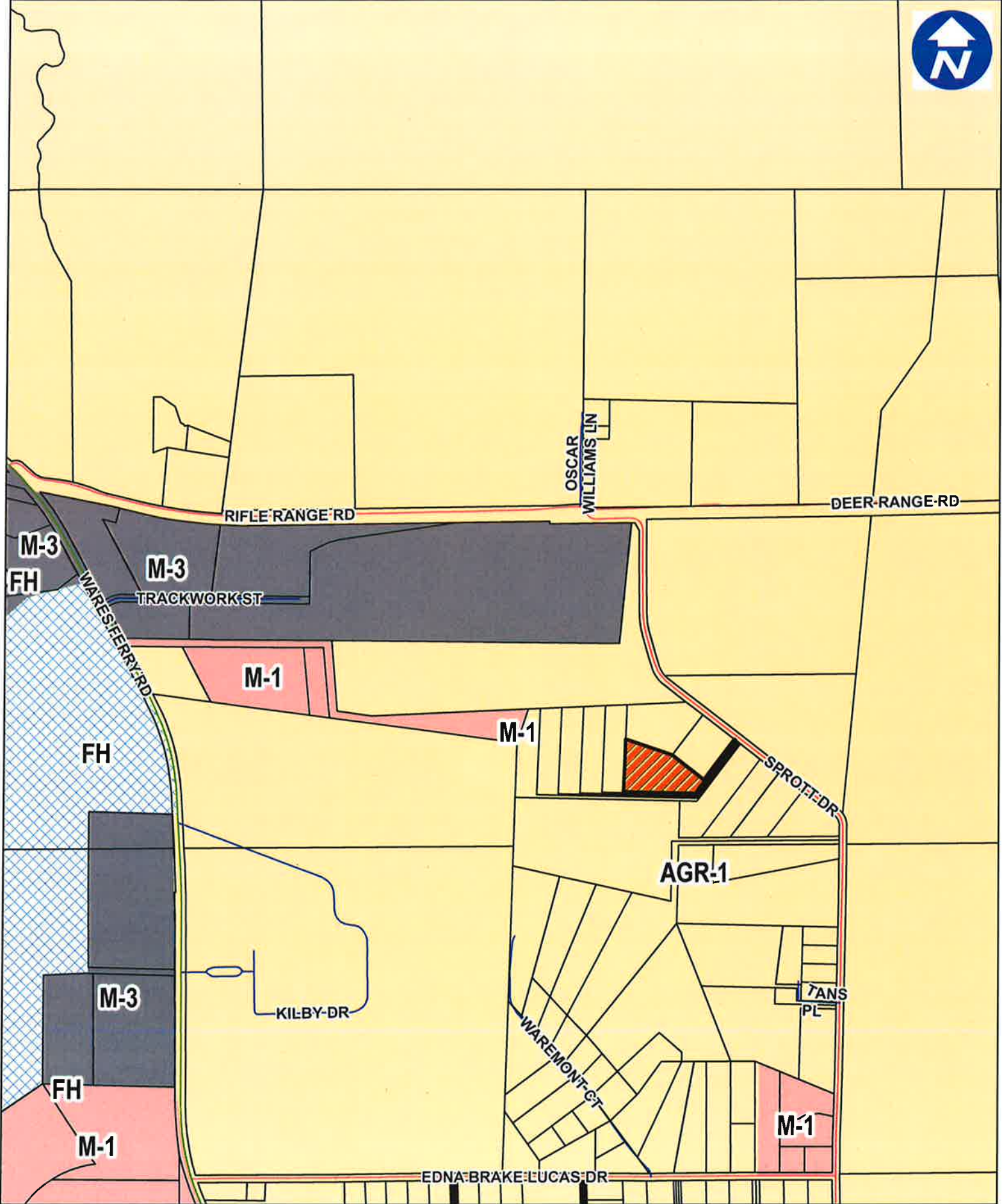
REMARKS: This request is being made to give the petitioner permission to place a 32 ft. x 64 ft. mobile home for living purposes on a 4.4 acre platted lot. All applicable setbacks will be met.

The request is a special exception for a mobile home for living purposes.

COUNTY COMMISSION DISTRICT: 5

COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 1,000 feet

Item 4A



Proposed
32' x 64' mobile home

SPROTT DR

1 inch = 200 feet

Site 

Item 4B

5. BD-2017-051 **PRESENTED BY:** Jacob & Cynthia Smith

REPRESENTING: Same

SUBJECT: Request a street side yard variance for a privacy fence to be located at 2941 Brevard Avenue in an R-100 (Single-Family Residential) Zoning District.

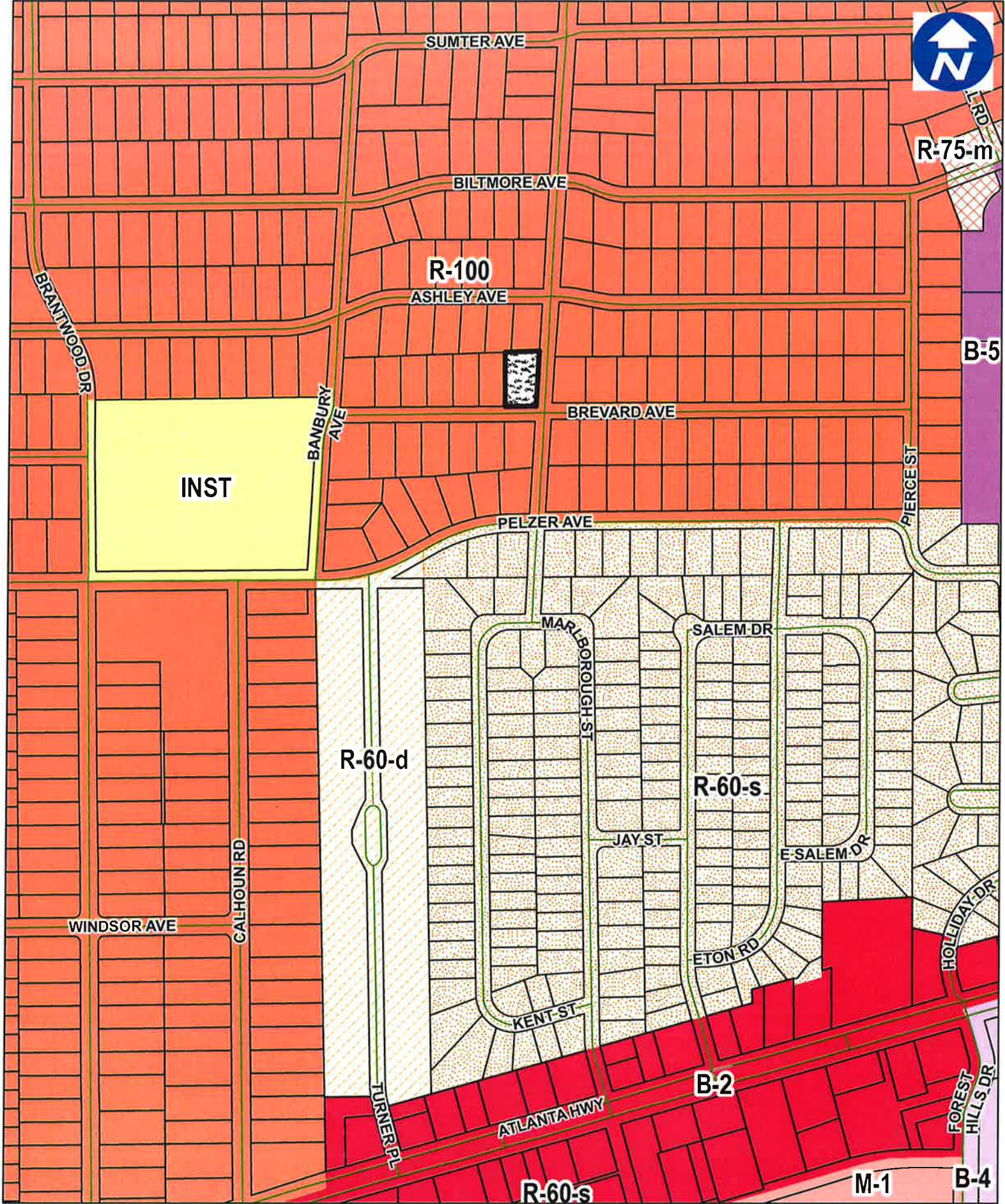
REMARKS: This request is being made to give the petitioner permission to construct a 6 ft. privacy fence to come to the street side (Marlborough Avenue) property line, whereas 35 ft. is required.

The variance requested is a 35 ft. street side yard variance.

COUNCIL DISTRICT: 2

COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 400 feet

Item 5A



Proposed fence

MARLBOROUGH ST

BREVARD AVE

Site 

1 inch = 40 feet

Item 5B

6. BD-2017-051 **PRESENTED BY:** Alfred Jones

REPRESENTING: Same

SUBJECT: Request a side yard variance and rear yard variance for an accessory structure to be located at 310 Arrowhead Drive in an AGR-2 (General Agriculture) Zoning District.

REMARKS: This request is being made to give the petitioner permission to maintain a 20 ft. x 30 ft. accessory structure (open cover) that comes within 2 ft. of side property line and within 1 ft. of the rear property line. The petitioner was no aware that there were setback requirements for accessory structures nor that a permit was required and has already installed the accessory structure.

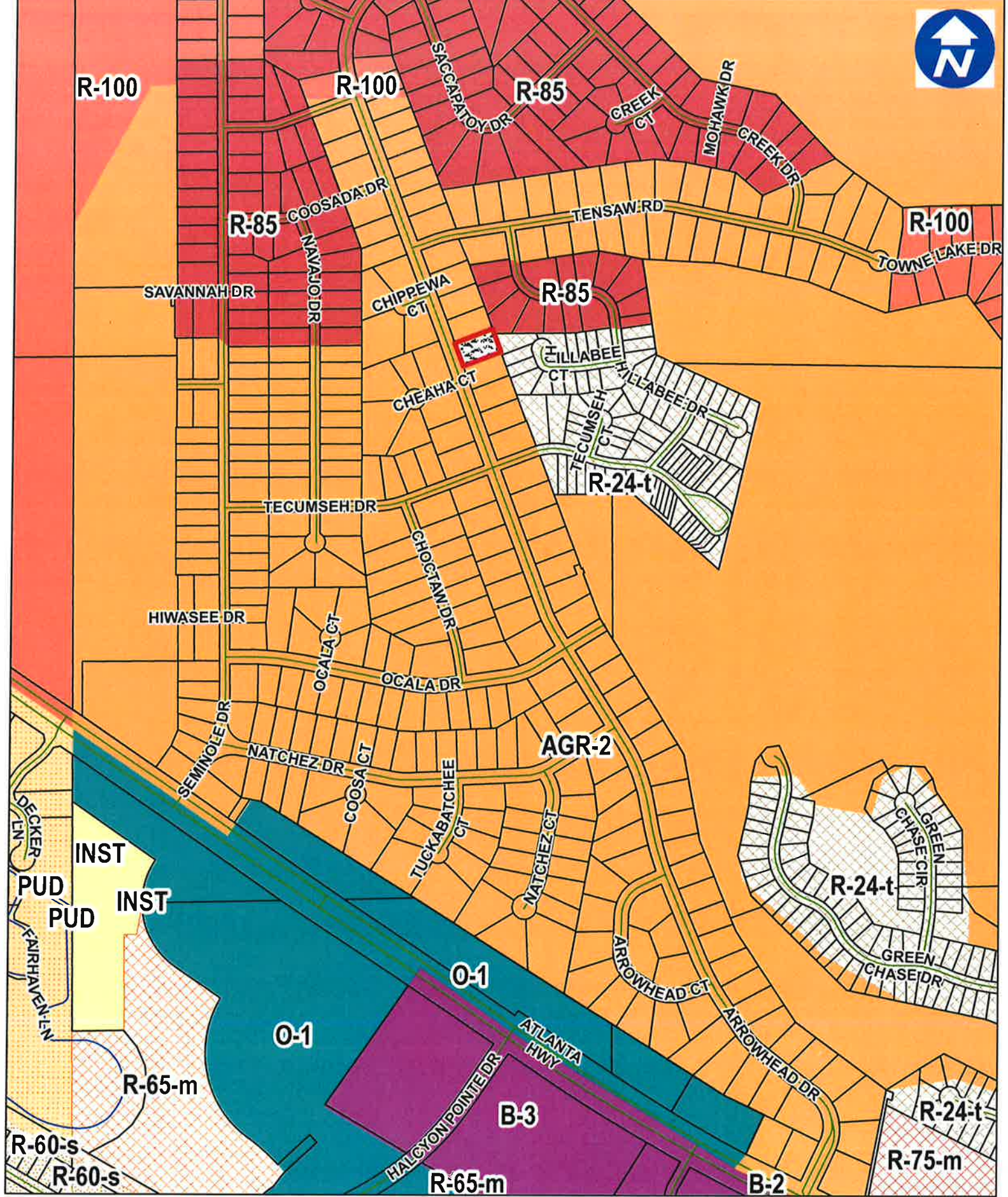
COMPLAINT

The variances requested are a 3 ft. side yard variance and a 4 ft. rear yard variance.

COUNCIL DISTRICT: 1

COMMENTS _____

ACTION TAKEN: _____



Site 

1 inch = 600 feet

Item 6A



312

20' x 30' open
accessory structure

Demolished

310

308

ARROWHEAD DR

CHEAHA CT

Site 

1 inch = 40 feet

Item 6B