

Board of Adjustment Agenda

March 19, 2015 – 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

Ida Jean Watkins

**Planning Controls Division
25 Washington Ave., 4th Floor
Montgomery, AL 36104
(334)625-2722**

- I. **Chairman's Message**
- II. **Approval of Minutes from the February 19, 2014 meeting**

March 19, 2015

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
1.	2015-013	Eric T. Surles	R-60-d	1137 Oak Street (Addition to dwelling - side)	1
2.	2015-024	Flowers & White Engineering	B-2	2055 & 2061 Carter Hill Road (Vet Clinic – special exception)	2
3.	2015-023	Guyette's Contracting LLC	R-75-s	452 East Vanderbilt Loop (Addition to dwelling – front)	3
4.	1977-259	Amanda Armstrong	R-100	1345 Glen Grattan (Privacy fence)	4

The next Board of Adjustment meeting is on April 16, 2015

1. BD-2015-013 **PRESENTED BY:** Eric T. Surles

REPRESENTING: Same

SUBJECT: Request a side yard variance for an existing addition to a dwelling located at 1137 Oak Street in an R-60-d (Duplex Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to maintain an addition that comes within 2 ft. of the side property line, whereas 5 ft. is required for this substandard lot. (COMPLAINT)

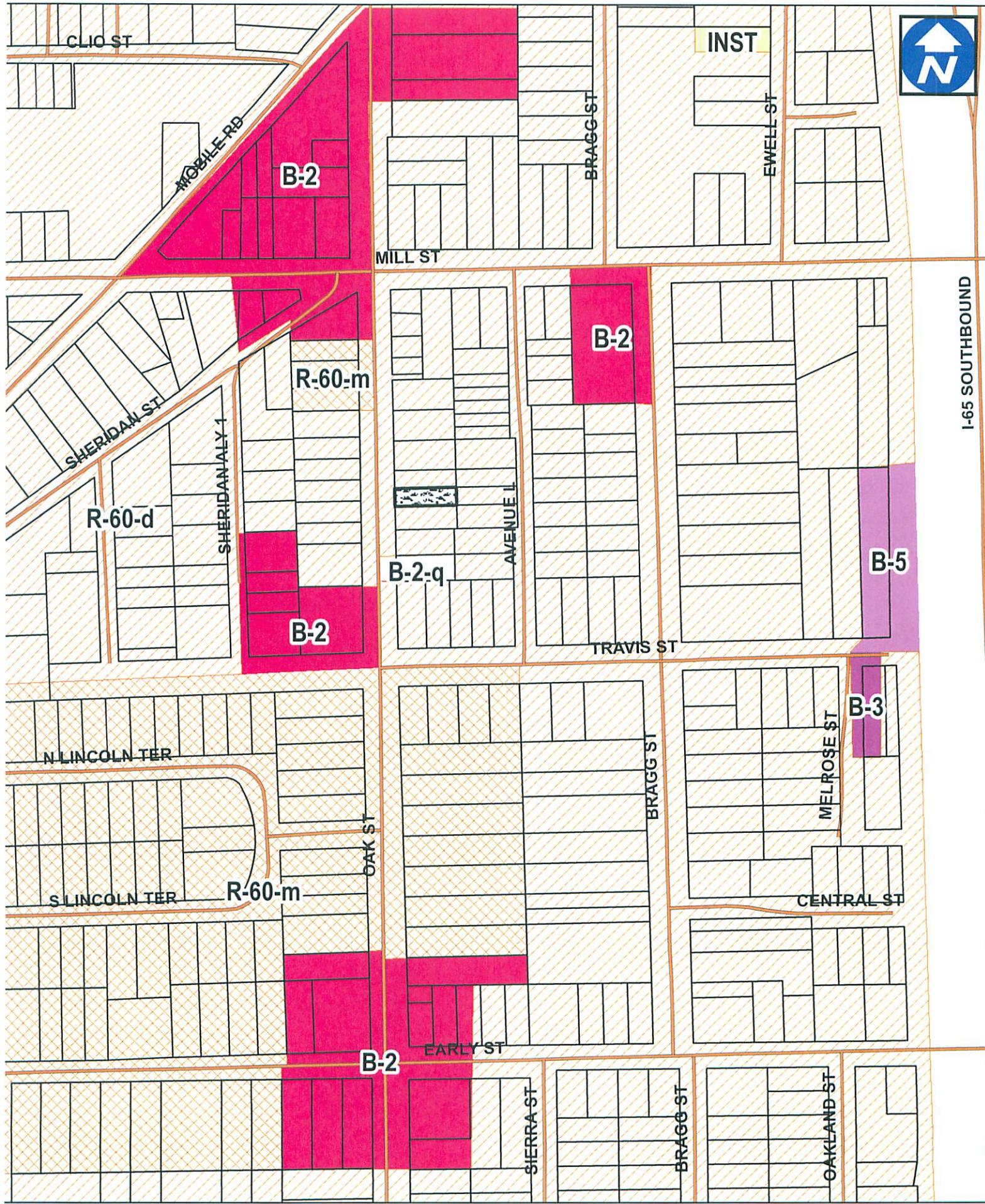
This request was delayed at the February 19, 2015 meeting due to no one being present to present the request.

The request is a 3 ft. side yard variance.

COUNCIL DISTRICT: 4

COMMENTS _____

ACTION TAKEN: _____



I-65 SOUTHBOUND

SITE 

1 inch = 200 feet

Item 1A



Site Location

1 inch = 50 feet

Item No. 1B

2. BD-2015-024 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Dr. James C. Armstrong

SUBJECT: Request a special exception for a veterinary clinic to be located at 2055 and 2061 Carter Hill Road in a B-2 (Commercial) Zoning District.

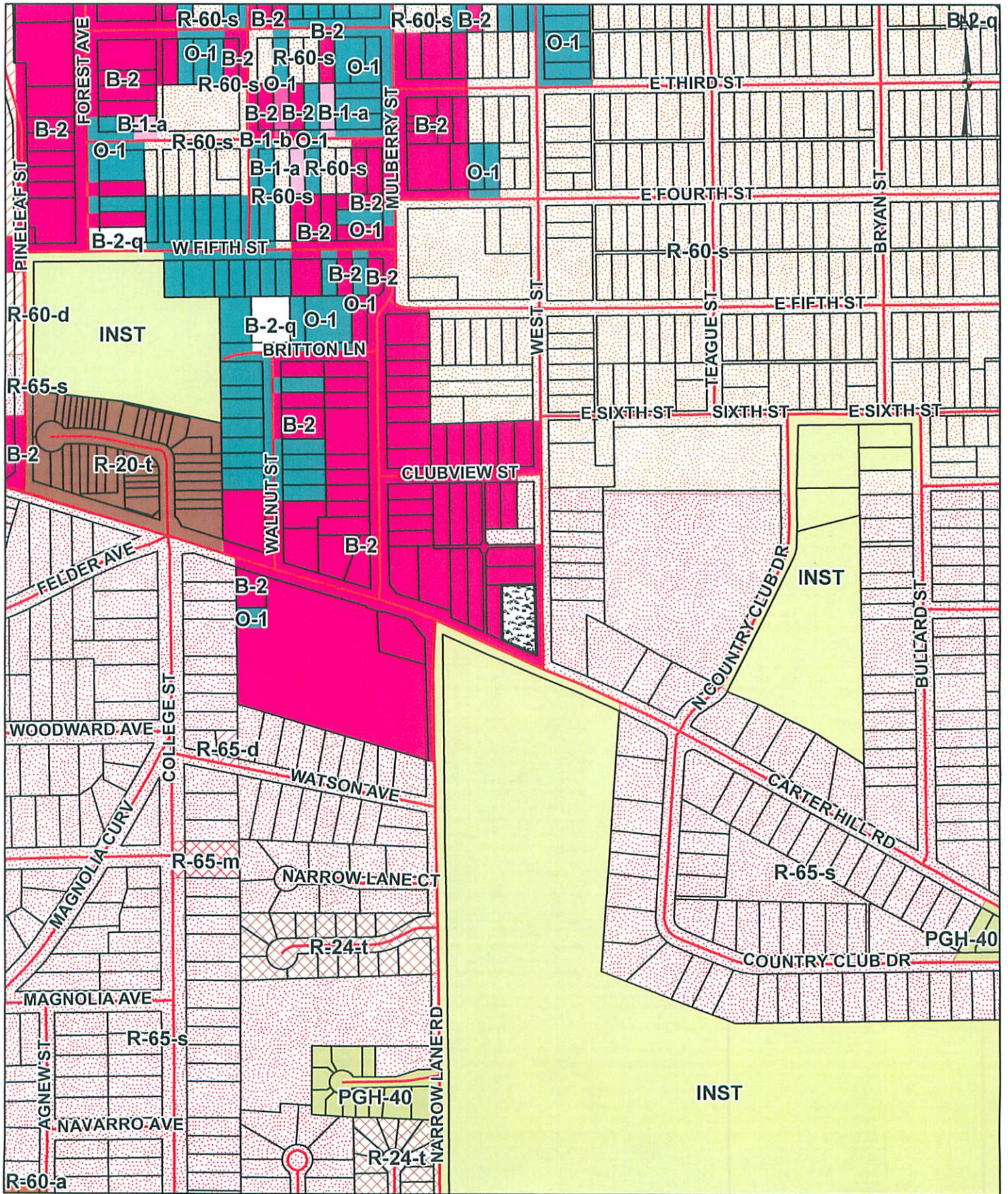
REMARKS: This request is being made to give the petitioner permission to use two (2) lots for a veterinary clinic in the future. At this time, there are no plans to make any improvements to the property. If the special exception is approved, plans will be submitted at a later date.

The Board of Adjustment approved a vet clinic at 2039 Carter Hill Road with no outside kennels in 1969. The Board approved outside kennels in 1991 with no overnight outside shelters of animals. The outside kennels were used for daytime exercise of the animals only.

COUNCIL DISTRICT: 3

COMMENTS _____

ACTION TAKEN: _____



Site Location 

1 inch = 400 feet

Item No. 2A



Site Location

1 inch = 50 feet

Item No. 2B

3. BD-2015-023 **PRESENTED BY:** Guyette's Contracting LLC

REPRESENTING: Lynda Colet

SUBJECT: Request a front yard variance for an addition to a dwelling located at 452 East Vanderbilt Loop in an R-75-s (Single-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to complete the construction of a front porch. The porch comes within 28 ft. of the front yard property line (East Vanderbilt Loop), whereas 30 ft. is required. A permit was issued; however after further review it was discovered to have been issued in error. A stop work order was issued.

The request is a 2 ft. front yard variance.

COUNCIL DISTRICT: 1

COMMENTS _____

ACTION TAKEN: _____



E VANDERBILT LOOP

New Porch

28 feet off PL

Site Location 

1 inch = 30 feet

Item No. 3B

4. BD-1977-259 **PRESENTED BY:** Amanda Armstrong

REPRESENTING: Same

SUBJECT: Request a height variance and street side yard variance for a privacy fence to remain at 1345 Glen Grattan in an R-100 (Single-Family Residential) Zoning District.

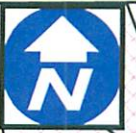
REMARKS: This request is being made to give the petitioner permission to keep the privacy fence. The privacy fence is 6 ft. in height, whereas 3 ft. is allowed, and comes to the street side yard property line (Glen Grattan), whereas 35 ft. is required. (COMPLAINT)

The requests are a 3 ft. height variance and a 35 ft. street side yard variance.

COUNCIL DISTRICT: 7

COMMENTS _____

ACTION TAKEN: _____



Huntington College

SD

INST

JIM WILSON LOOPE

ALLENDALE RD

R-125

R-24-t

PEACHTREE ST

R-75-m

R-125

GLEN GRATTAN

R-100

WOBLEY RD

CAMPBELL RD

R-125

SOUTHVIEW AVE

NARROW LANE RD

DARIMOUTH CIR

R-60-s

AUGUSTA AVE

PUD

SITE



1 inch = 300 feet

Item 4A



Glen
Grattan

Property
pin



6 ft. high privacy fence in compliance

Portion of 6 ft. high privacy fence that encroaches the 35 ft. setback

G...TAN

NARROW LANE RD

SITE 

(Please note: Aerials are provided solely to get a view of the surrounding area. Parcel lines are not exact and cannot be used for an accurate measurement.)

1 inch = 50 feet

Item 4C