

Board of Adjustment Agenda

January 15, 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 December 18, 2014 meeting**
- III. **Election of Officers**

January 15, 2015

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
1.	2015-002	Elbert Abdur Rashid	R-65-d	1422 Hale Street (Coverage variance)	1
2.	2015-001	Alabama Design & Const.	R-100	6636 Hollis Drive (Rear yard variance)	2
3.	2015-003	Todd Summerlin	T4-R	24 Whitman Street (Chickens)	3
4.	2015-004	Jackie Wingard	R-100	3048 Sumter Avenue (Privacy fence)	4
5.	2015-005	Pilgreen Engineering	B-3	South Arrowhead Drive (Front yard and coverage var)	5
6.	2015-006	Marvin W. Nugent	M-1	2119 Lower Wetumpka Road (Variance to Ord. 17-2014)	6
7.	2015-007	Michael D. Goodson	R-125	2452 Woodley Road (New dwelling – side yard var)	7
8.	2015-009	Andre Jackson	R-60-d	944 Oak Street (Accessory structure)	8
9.	2015-008	Barrett-Simpson, Inc.	PUD	7665 EastChase Parkway (New motel– height & story var)	9
10.	1950-058	First United Methodist Church	R-75-s	2416 West Cloverdale Park (New ID sign)	10
11.	2015-010	Williams Blackstock	T4-R & T5	605 Maxwell Boulevard (Exception to SmartCode Signage Standards)	11

The next Board of Adjustment meeting is on February 19, 2015

1. BD-2015-002 **PRESENTED BY:** Elbert Abdur Rashid

REPRESENTING: Same

SUBJECT: Request a coverage variance for an accessory structure to be located at 1422 Hale Street in an R-65-d (Duplex Residential) Zoning District.

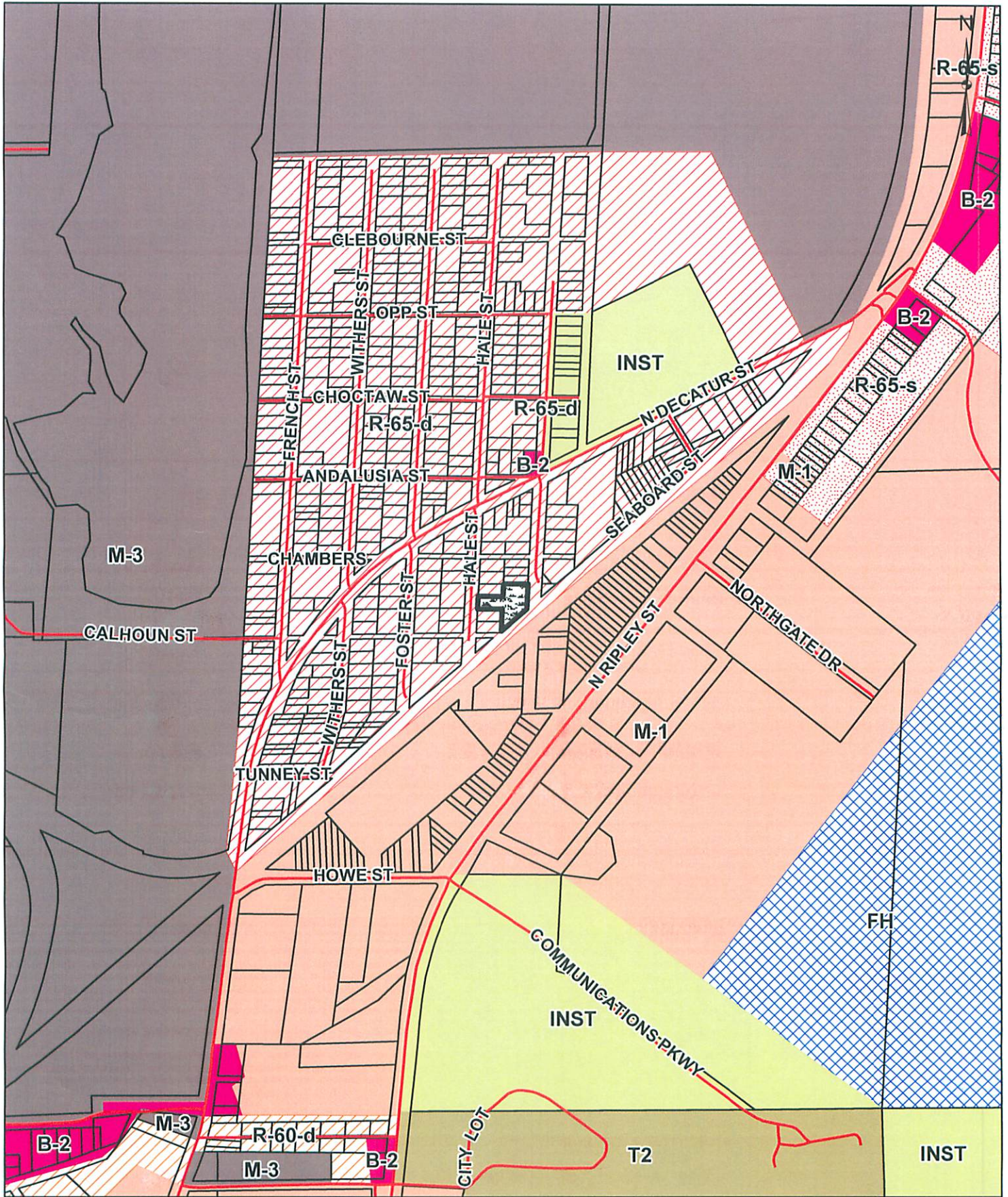
REMARKS: This request is being made to give the petitioner permission to construct a 690 sq. ft. (23 ft. x 30 ft.) accessory structure. There is an existing 513 sq. ft. (27 ft. x 19 ft.) accessory structure, for a total of 1,203 sq. ft. of coverage, whereas 585 sq. ft. of coverage is allowed.

The request is a 618 sq. ft. coverage variance.

COUNCIL DISTRICT: 3

COMMENTS _____

ACTION TAKEN: _____



Site Location 

1 inch = 500 feet

Item No. IA



Proposed accessory structure

Site Location 

1 inch = 30 feet

Item No. 1B

2. BD-2015-001 **PRESENTED BY:** Alabama Design & Construction

REPRESENTING: David Martin

SUBJECT: Request a rear yard variance for an addition to a dwelling located at 6636 Hollis Drive in an R-100 (Single-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to construct an addition to come within 15 ft. 8 in. of the rear property line, whereas 30 ft. is required.

The variance requested is a 14 ft. 4 in. rear yard variance.

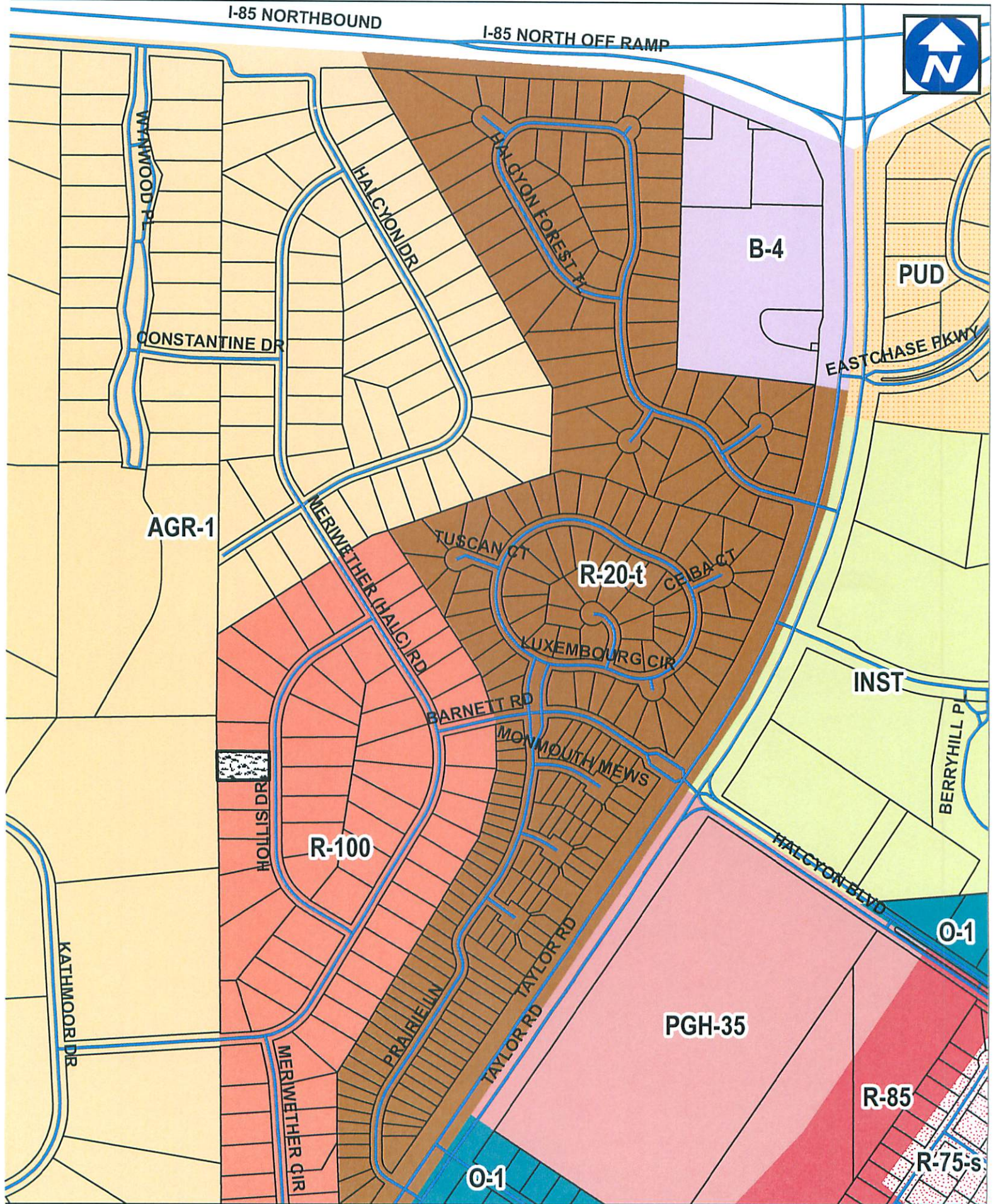
COUNCIL DISTRICT: 9

COMMENTS _____

ACTION TAKEN: _____

I-85 NORTHBOUND

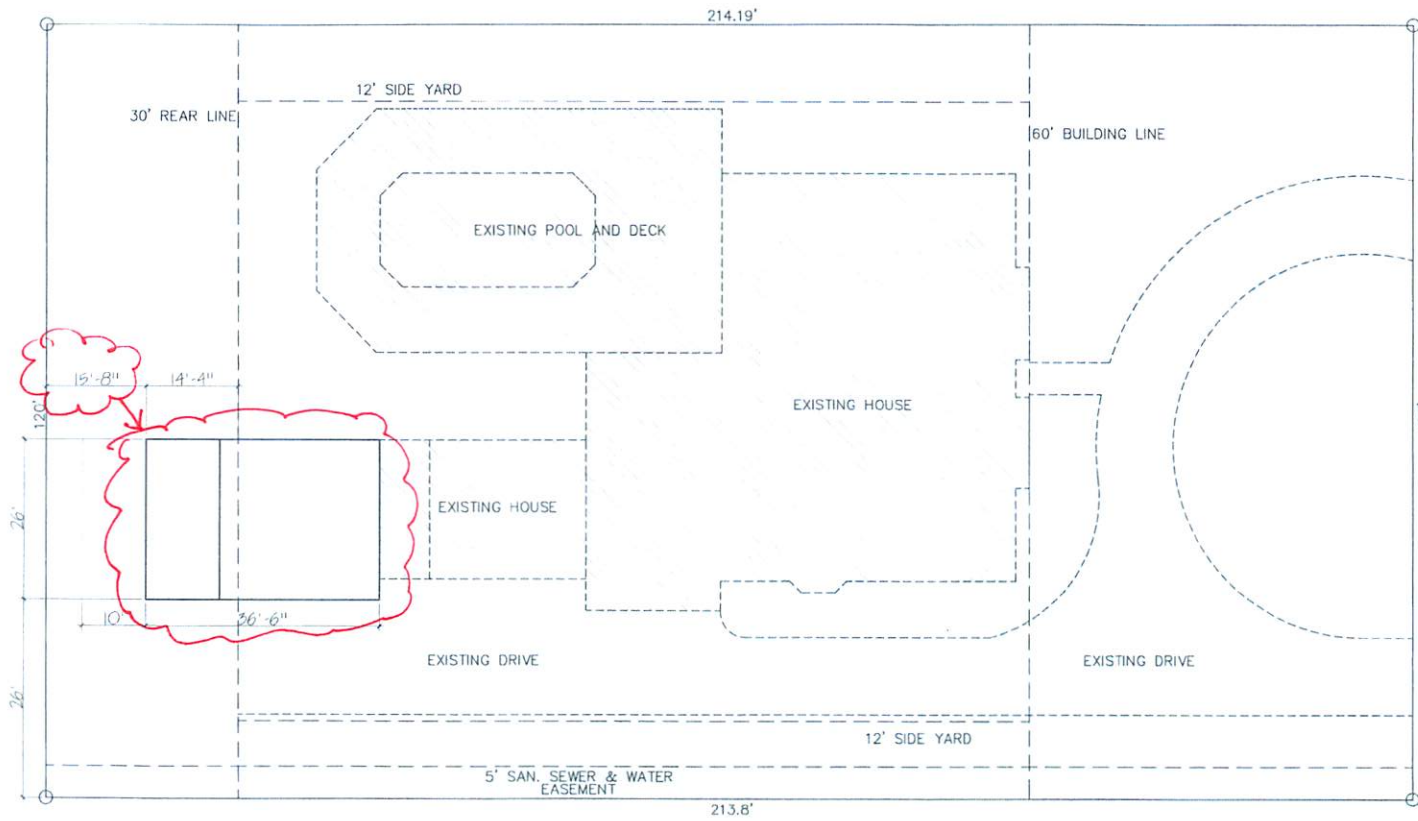
I-85 NORTH OFF RAMP



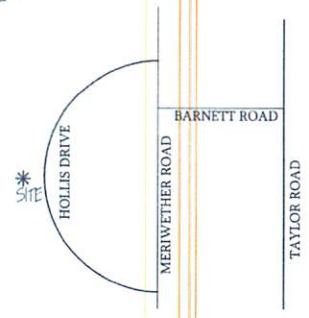
SITE 

1 inch = 500 feet

Item 2A



VICINITY MAP



6636 HOLLIS DRIVE
HALCYON LOT 10, PLAT NO. 3

RECEIVED
PLANNING CONTROLS DIVISION

Site Plan
SCALE: 1" = 10'-0"

2B

Design Associates
Montgomery, Alabama

MARTIN RESIDENCE
Montgomery, Alabama

S-1.0

DATE: 12/8/14
DRAWN BY: LIT
SCALE: NOTED

SHEET 1 - SITE PLAN



SITE

1 inch = 50 feet

Item 2C

3. BD-2015-003 **PRESENTED BY:** Todd Summerlin

REPRESENTING: Same

SUBJECT: Request an exception to keep chickens at 24 Whitman Street in a T4-R (General Urban Zone-Restricted) Smart Code District.

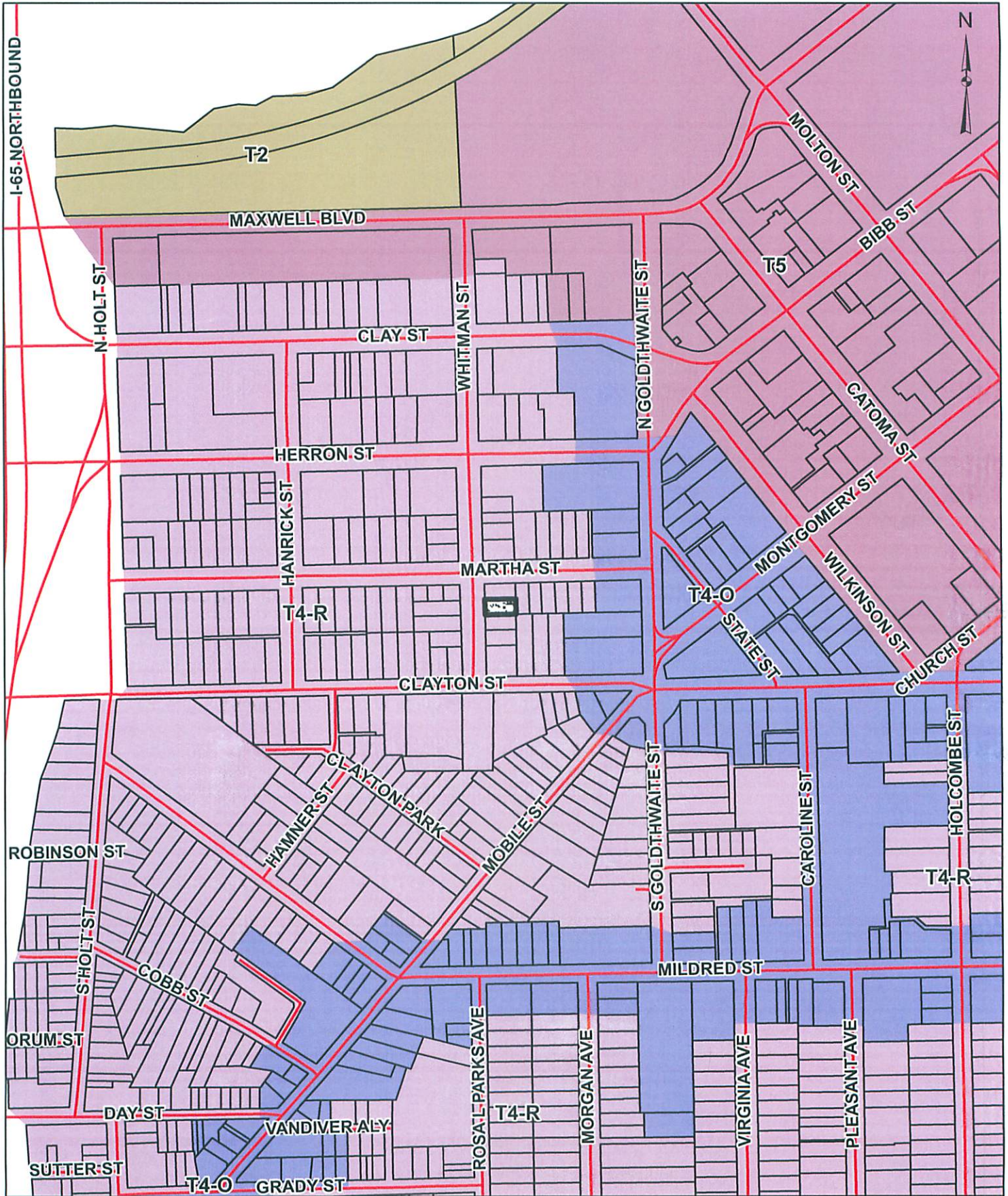
REMARKS: This request is being made to give the petitioner permission to keep 5 chickens. The petitioner has a coop area already in place (see picture). **(COMPLAINT)**

This was received as a complaint, particularly because of a rooster; however the rooster has since been removed and only hens remain.

COUNCIL DISTRICT: 3

COMMENTS _____

ACTION TAKEN: _____



Site Location 

1 inch = 400 feet

Item No. 3A

3B/





Site Location 

1 inch = 50 feet

Item No. 30

GUIDELINES FOR CHICKENS

At the February 5, 2013 City Council work session, the City Council directed the following guidelines to be used for allowing chickens.

The Zoning Ordinance “permits” chickens in AGR-1 and AGR-2 zoning districts.

“A” General farming, including horticulture, dairying, livestock and poultry raising and other similar uses.

The Zoning Ordinance allows chickens in the following districts as a “special exception” in R-125, R-100, R-85, R-75, R-65, R-60 and R-50 zoning districts.

“F” Agriculture, poultry, and livestock raising, but not including the operation of chicken brooder houses; and provided no structure, pen or corral housing animals be located closer than 200 ft. to any property line.

Definitions of General Terms

“Domesticated hens” means female chickens that may, where permitted, be kept and maintained for the non-commercial production of eggs, education, companionship, or recreation. Other types of fowl and poultry shall not be considered domesticated hens.

Domesticated Hens

Type and number: Except upon property zoned for agricultural use or for properties in the residential districts of five (5) acres or more in size, a parcel of land shall contain the maximum number of domesticated hens identified below. Only hens are allowed; roosters are expressly prohibited. There is no restriction on domestic hen breeds.

Max. # Poultry	Parcel Area (sq. ft.)	Acreage
2	0 to 5,009	0.0 to .11
4	5,010 to 10,236	.12 to .23
6	10,237 or more	.24 or more

Location: All domesticated hens shall be kept in the rear yards of a residential property subject to the setback standards contained in this subsection. No domesticated hens shall be kept in the front yard or side yard.

Setbacks: An enclosure shall be located twenty-five (25) feet away from any residential structure (other than the permit holder’s residence) located in a residential zone district and ten (10) feet from any property line.

Enclosure

All domesticated hens shall be kept outside in a structure that is a predator-proof enclosure, a portion of which must be a covered henhouse, and a portion of which must be a fenced area

In addition to the fenced enclosure, hens shall be provided with a covered, predator-resistant henhouse. A minimum of two (2) square feet per hen shall be provided for henhouses and six (6) square feet per hen for fenced enclosures.

Fenced enclosures and henhouses must be properly ventilated, clean, dry, and odor-free, kept in a neat and sanitary condition at all times, in a manner that will not disturb the use or enjoyment of neighboring lots due to noise, odor or other adverse impact.

The henhouse and fenced enclosure must provide adequate ventilation, adequate sun and shade, and must be constructed in a manner to resist access by rodents, wild birds, and predators, including dogs and cats.

Henhouses shall be enclosed on all sides and shall have a roof and doors. Access doors must be able to be shut and locked at night. Opening windows and vents must be covered with predator- and bird-resistant wire of less than one (1) inch openings.

Sanitation, Nuisance, and Humane Treatment

Waste storage and removal. Provision must be made for the storage and removal of chicken manure. All manure for composting or fertilizing shall be contained in a well-aerated garden compost pile. All other manure not used for composting or fertilizing shall be removed. In addition, the henhouse and surrounding area must be kept free from trash and accumulated droppings.

No perceptible odor from the hens or the hen enclosure shall be present at any property line.

All feed shall be stored in a rodent and predator-proof container having a secure lid.

No slaughtering of domesticated hens may occur on the property.

No breeding of hen shall occur on the property.

No domesticated hens shall be used or trained for the purpose of fighting for amusement, sport, or financial gain.

4. BD-2015-004 **PRESENTED BY:** Jackie Wingard

REPRESENTING: Same

SUBJECT: Request a street side yard variance and a height variance for a privacy fence located at 3048 Sumter Avenue in an R-100 (Single-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to maintain a 4 ft. – 7 ft. tall privacy fence. The 4 ft. portion of the fence starts at 13 ft. from the street side property line (Pinehill Road), whereas 35 ft. is required. The 4 ft. portion is approximately 23 ft. long, then increases to 7 ft. in height.

The request is a 22 ft. street side yard variance and a 4 ft. height variance.

COUNCIL DISTRICT: 2

COMMENTS _____

ACTION TAKEN: _____



INST

PRINCESS ANN ST

OVERLOOK DR

R-75-m

PINEHAARDT DR

COLISEUM BLVD

FH

PINEHILL RD

R-24-t

R-85

WHITEHALL PKWY

SUMTER AVE

R-100

B-2



O-1

BILTMORE AVE

R-75-m

CLIFF RD

ASHLEY AVE

B-5

BREVARD AVE

PIERCE ST

INST

R-60-s

SITE



1 inch = 300 feet

Item 4A



SUMTER AVE

PINEHILL RD



SITE 

1 inch = 30 feet

Item 4B

5. BD-2015-005 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Cotton Field Place, LLC

SUBJECT: Request a front yard variance and a coverage variance for a new mini-warehouse facility to be located at the south end of South Arrowhead Drive in a B-3 (Commercial) Zoning District.

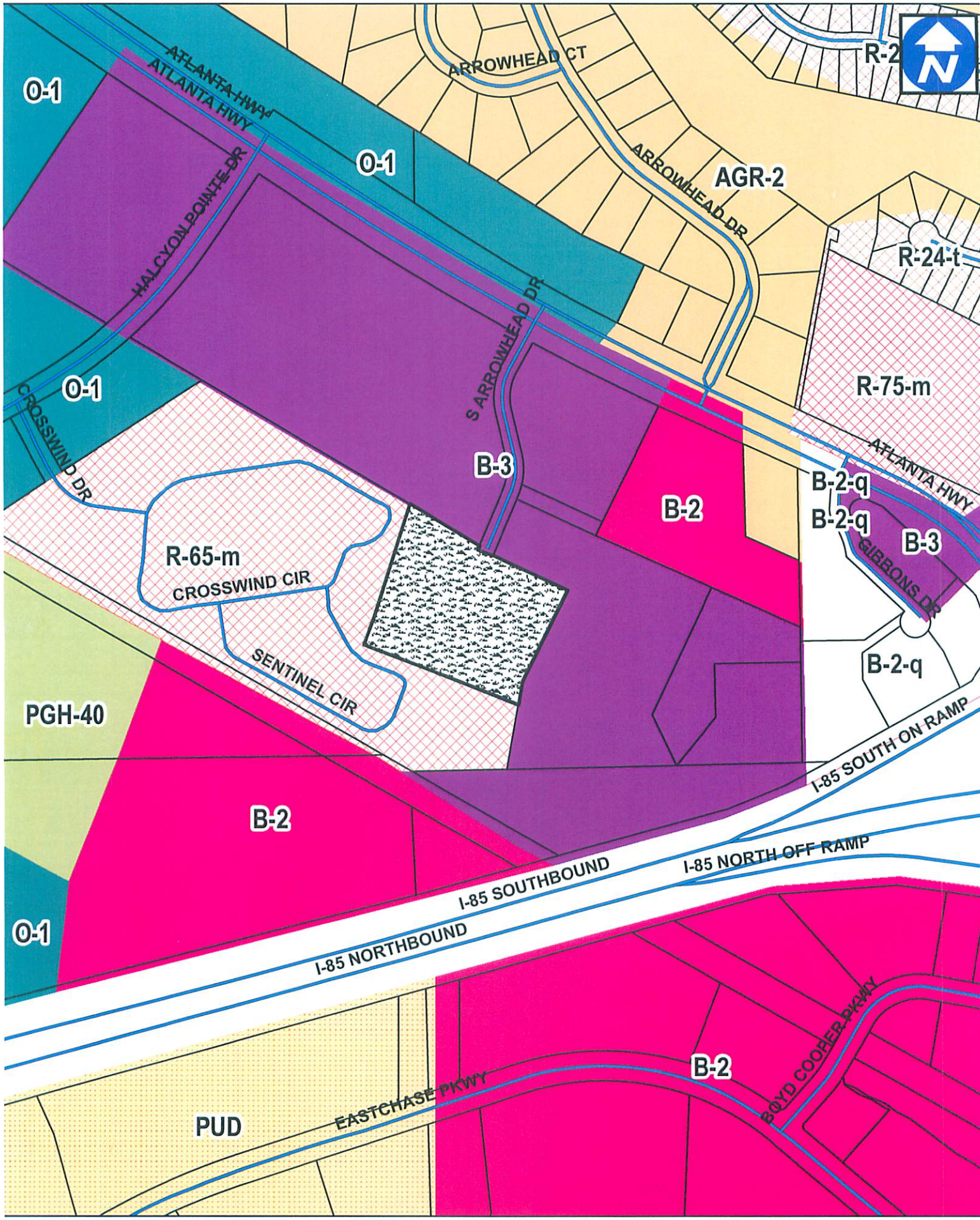
REMARKS: This request is being made to give the petitioner permission building a new mini-warehouse facility that will come within 20 ft. of the front property line, whereas 30 ft. is required, and allow 39% coverage, whereas 30% is allowed.

The requests are a 10 ft. front yard variance and 9% coverage variance.

COUNCIL DISTRICT: 9

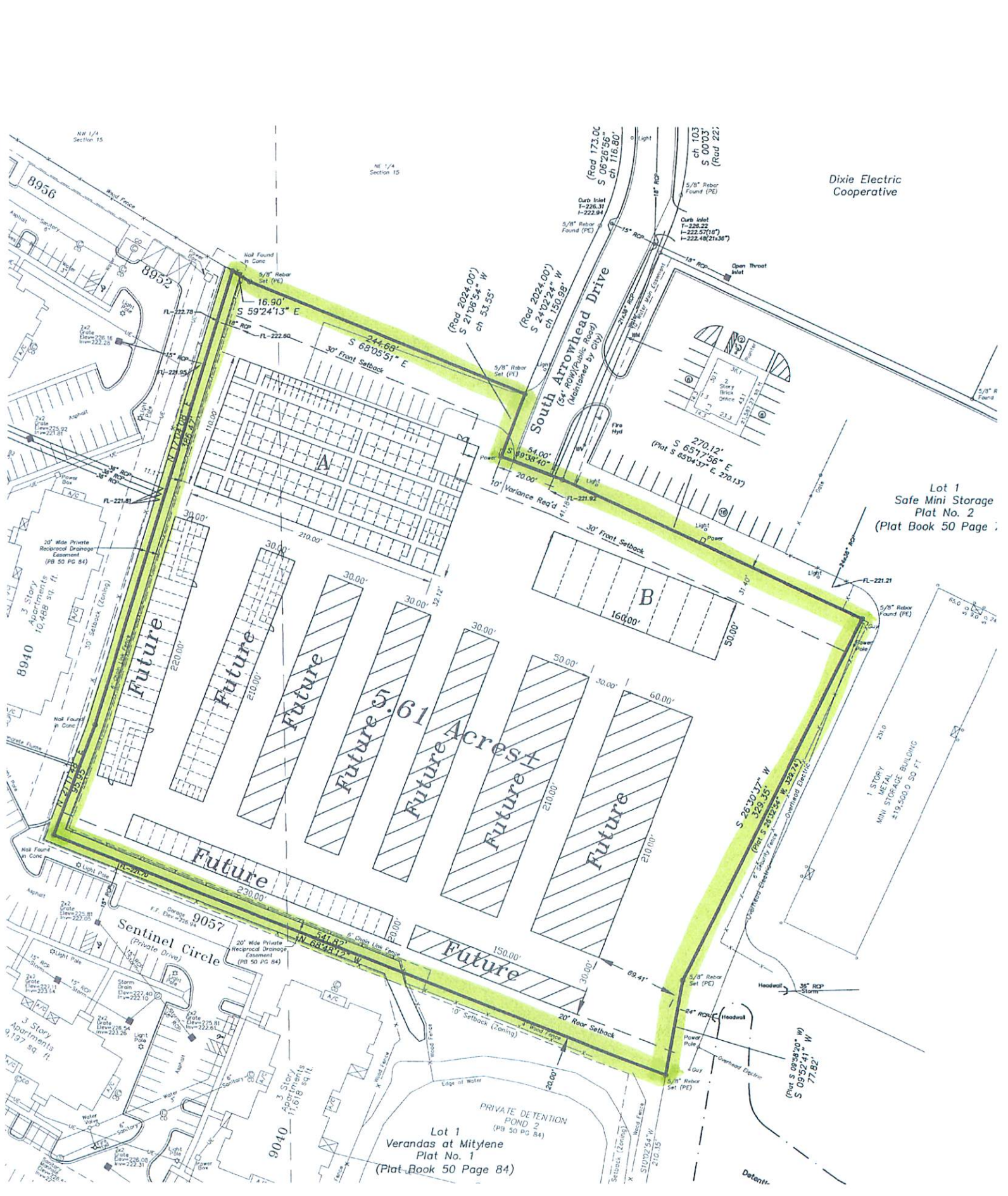
COMMENTS _____

ACTION TAKEN: _____



SITE 

1 inch = 400 feet
Item 5A



Dixie Electric Cooperative

Lot 1
Safe Mini Storage
Plat No. 2
(Plat Book 50 Page 1)

Lot 1
Verandas at Mitylene
Plat No. 1
(Plat Book 50 Page 84)

1 STORY
METAL
MIN. STORAGE BUILDING
±19,500 SQ. FT.

5B



SITE

1 inch = 200 feet
Item 5C

6. BD-2015-006 **PRESENTED BY:** Marvin W. Nugent

REPRESENTING: Outcast of Montgomery.

SUBJECT: Request a variance to Ordinance No. 17-2014 for a building located at 2119 Lower Wetumpka Road in an M-1 (Light Industrial) Zoning District.

REMARKS: This request is being made to give the petitioner permission to operate a lounge within 160 ft. of a residential district boundary, whereas 250 ft. is required.

Ordinance 17-2014

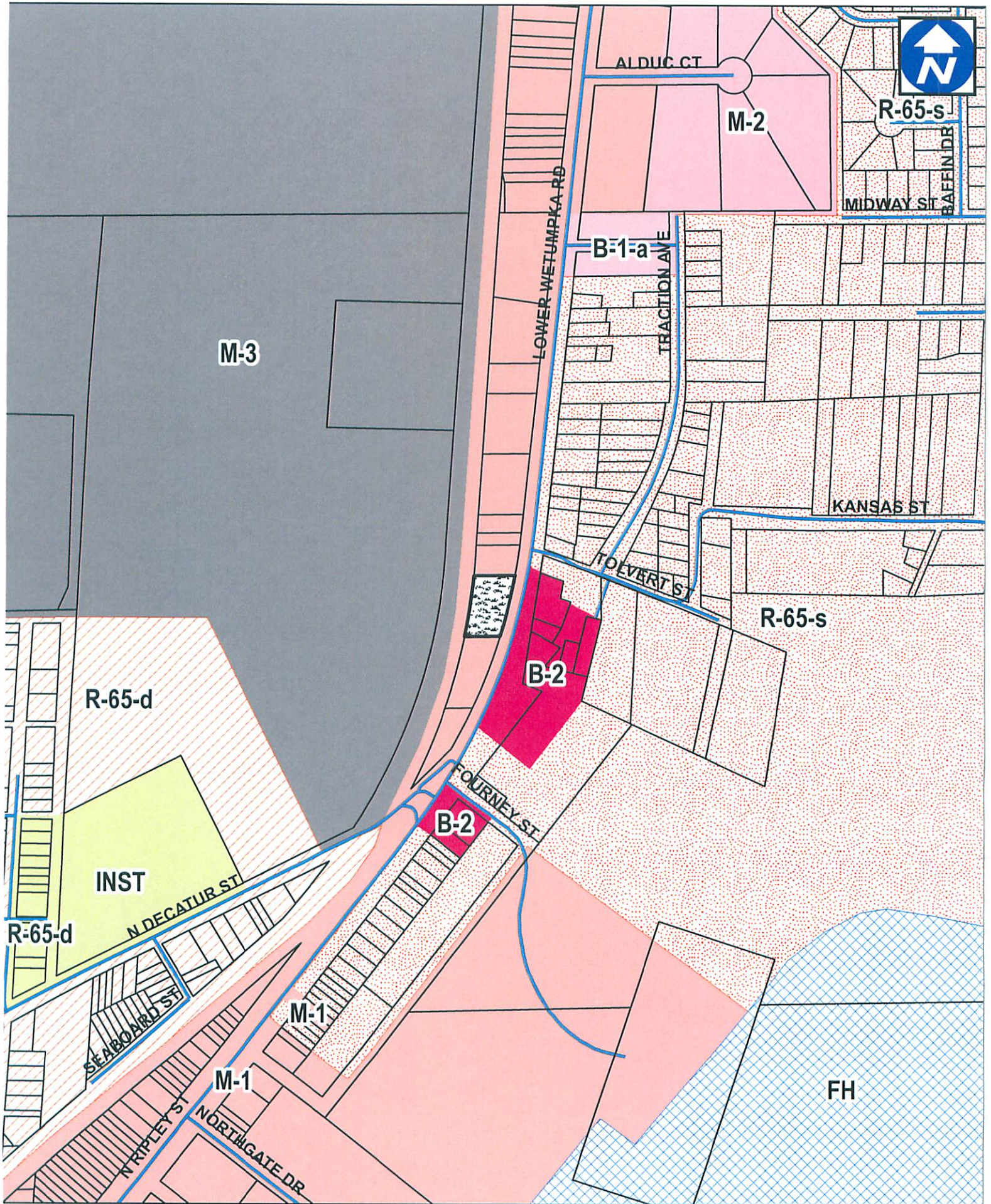
Buildings housing clubs, lounges, taverns, dance halls, musical entertainment facilities and other similar places of assembly, which serve alcoholic beverages on premise (excluding restaurants) as defined in Chapter 3, Section 3-1 of the Code of Ordinances of the City of Montgomery, Alabama, the minimum setback for structures shall be 250 ft. from any residential district boundary or planned unit development residential boundary (based on approved master plan). The distance for setback shall be measured from the closest door of the building, or closest door of a tenant space in a multi-tenant building, to any residential or PUD residential district line. Facilities operating prior to the adoption of this ordinance shall be considered legal non-conforming.

The variance request is a 90 ft. variance to the required 250 ft. buffer.

COUNCIL DISTRICT: 3

COMMENTS _____

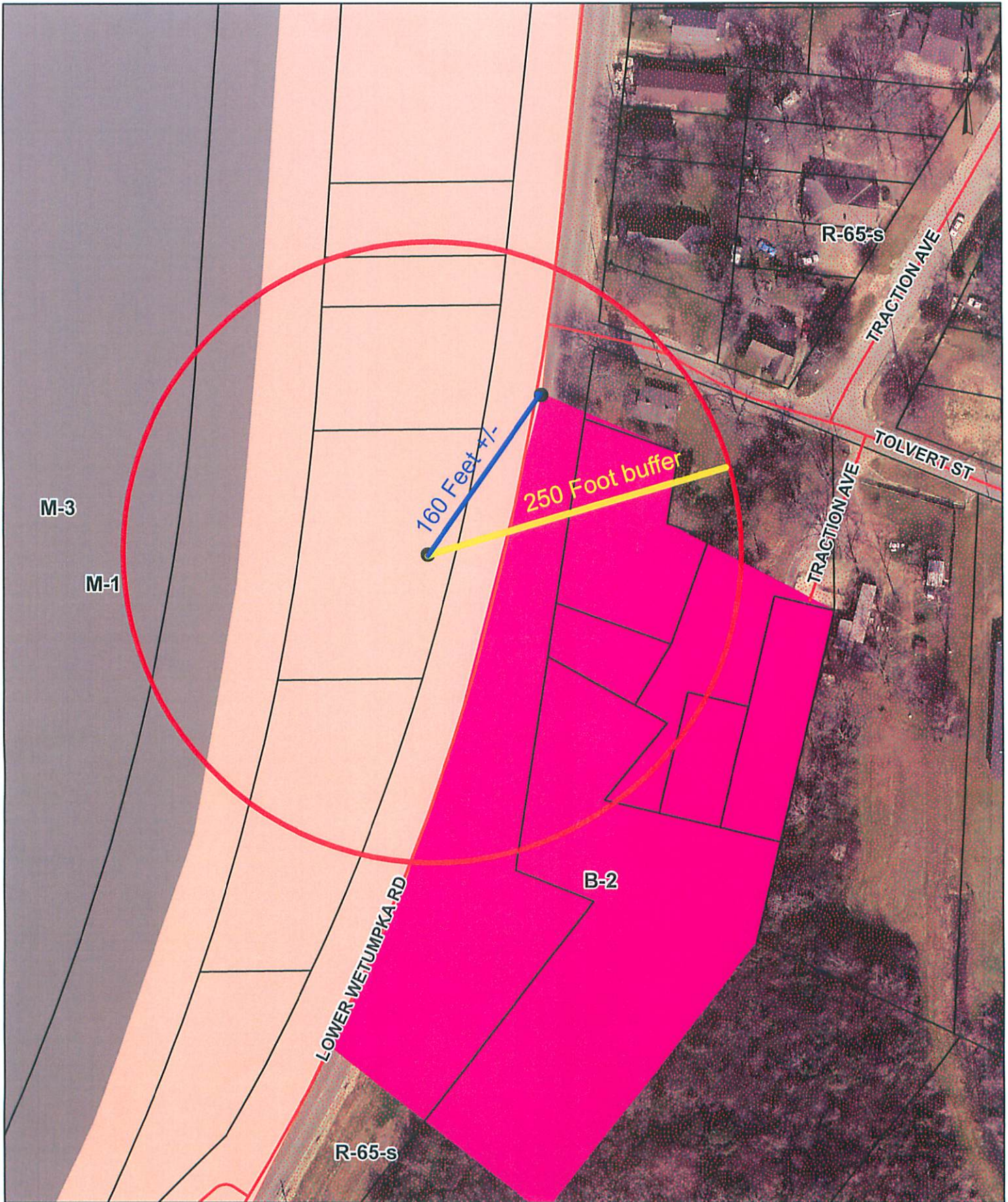
ACTION TAKEN: _____



SITE 

1 inch = 400 feet

Item 60A



Site Location 

1 inch = 100 feet

Item No. 6B



Site Location

1 inch = 30 feet

Item No. 6C

7. BD-2015-007 **PRESENTED BY:** Michael D. Goodson

REPRESENTING: Same

SUBJECT: Request a street side yard variance for a new dwelling to be located at 2452 Woodley Road in an R-125 (Single-Family Residential) Zoning District.

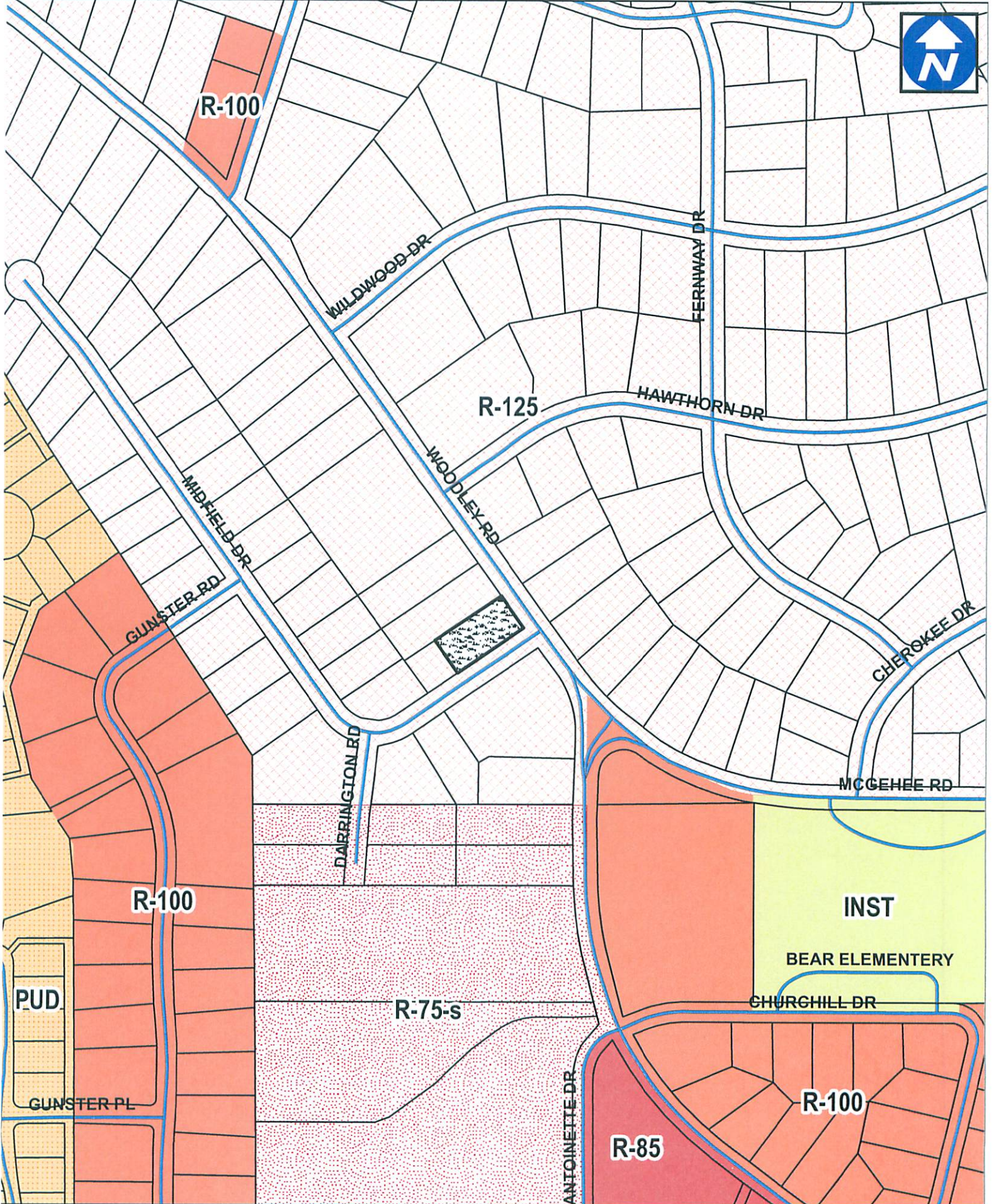
REMARKS: This request is being made to give the petitioner permission to construct a new dwelling to come within 30 ft. of the street side property line (Midfield Drive), whereas 50 ft. is required. The house to the rear of this property is setback 30 ft. off the property line; therefore this new dwelling would be in line with that residence.

The request is a 20 ft. street side yard variance.

COUNCIL DISTRICT: 5

COMMENTS _____

ACTION TAKEN: _____



R-100

R-125

R-100

R-75-s

R-85

INST

PUD

BEAR ELEMENTERY

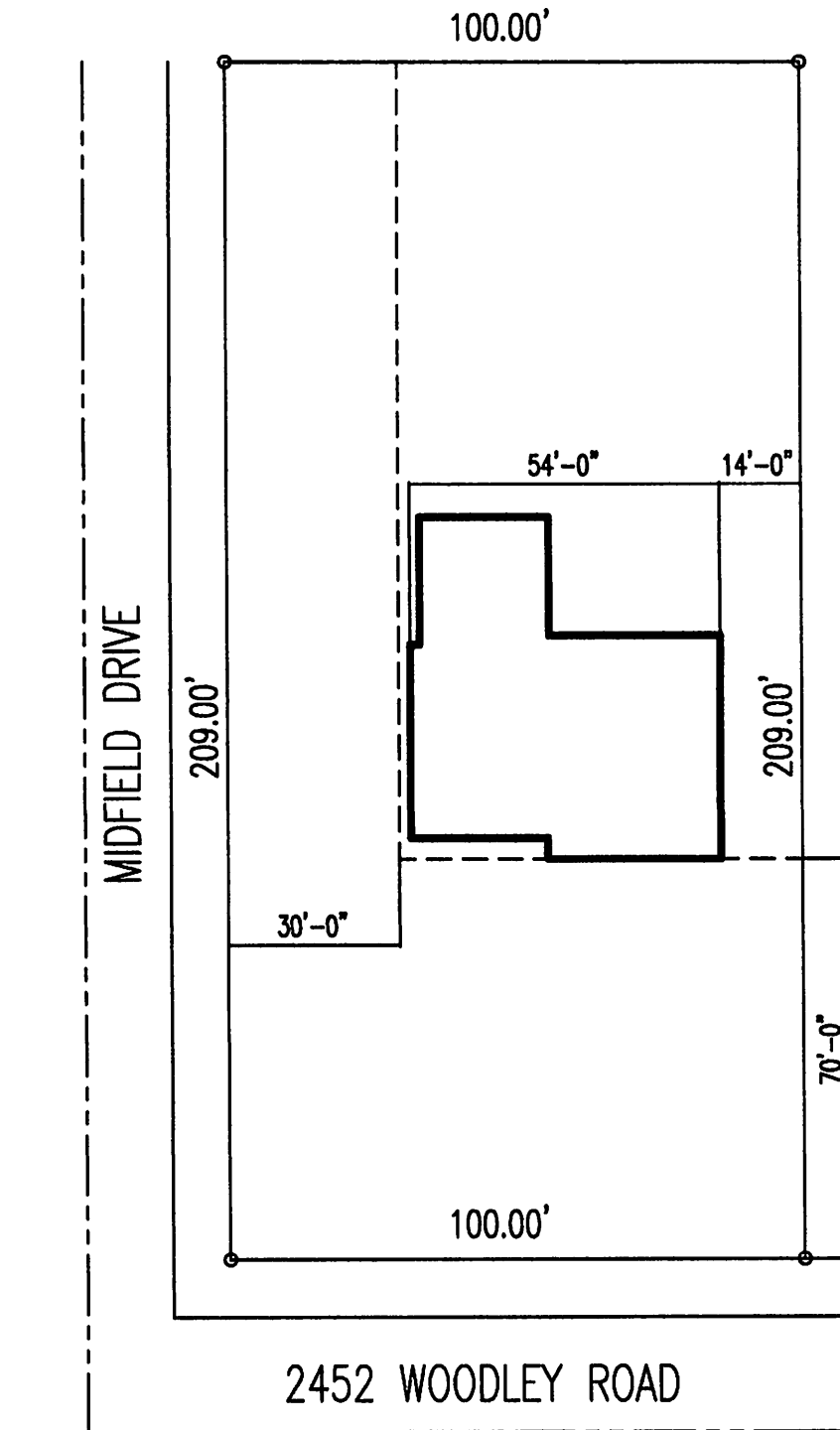
R-100

SITE

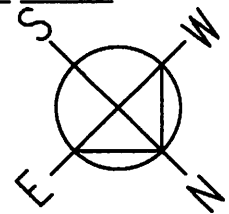


1 inch = 300 feet

Item 7A



M.B.GOODSON PLAT NO. 1
 BEING A REPLAT OF A PART OF LOT 38-A
 LYING IN THE N.E.1/4 OF SEC. 29 T16N, R18F
 MONTGOMERY COUNTY, ALABAMA



7B



SITE 

1 inch = 100 feet

Item 7C

8. BD-2015-009 **PRESENTED BY:** Andre Jackson

REPRESENTING: Same

SUBJECT: Request a street side yard variance and a coverage variance for a proposed accessory structure to be located at 944 Oak Street in an R-60-d (Duplex Residential) Zoning District.

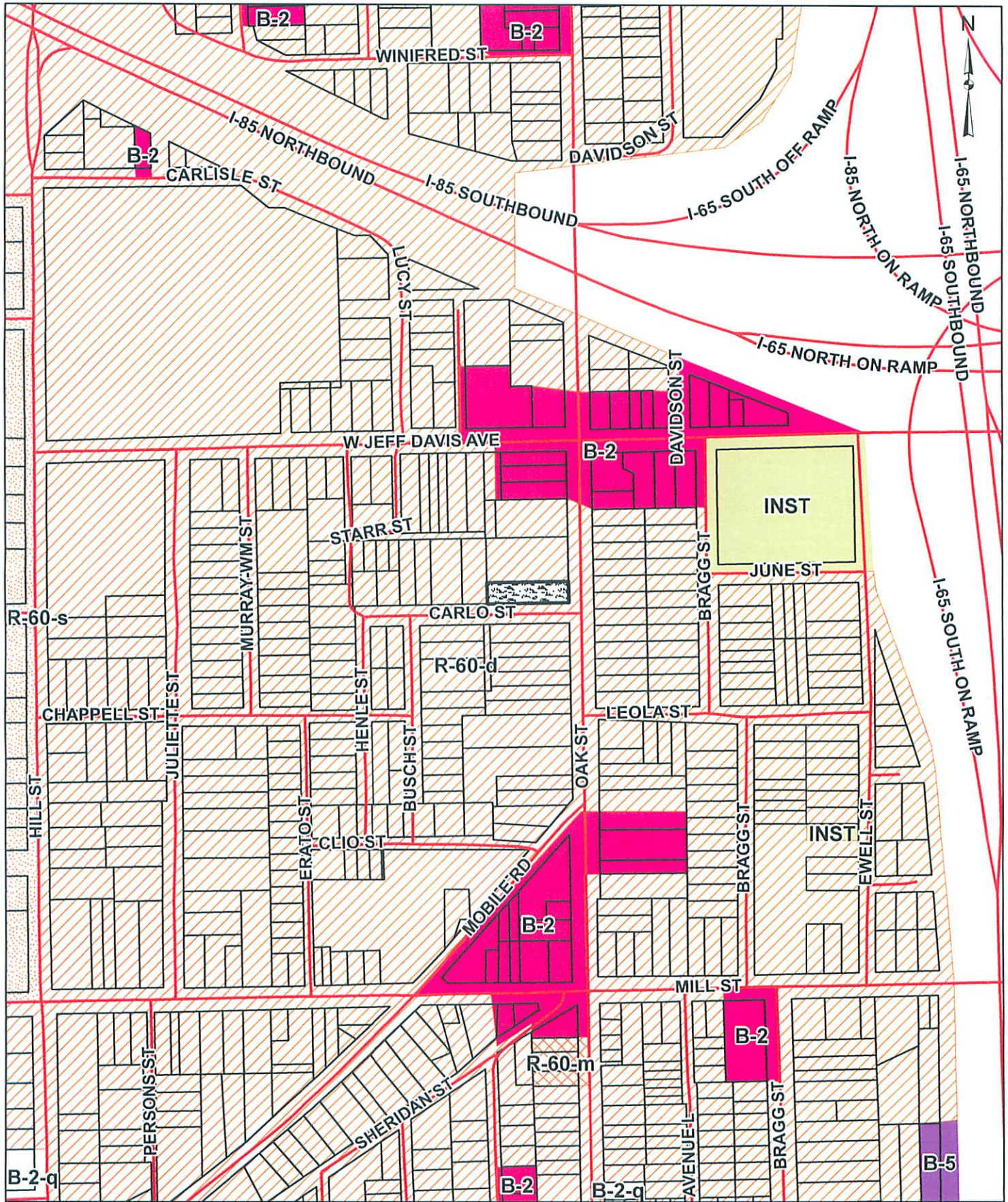
REMARKS: This request is being made to give the petitioner permission to construct an accessory structure (garage) to come within 10 ft. of the street side property line (Carlo Street), whereas 20 ft. is required. The garage will be 380 sq. ft. (19 ft. x 20 ft.), whereas 360 sq. ft. is coverage allowed.

The variances requested are a 10 ft. street side yard variance, and a 20 sq. ft. coverage variance.

COUNCIL DISTRICT: 4

COMMENTS _____

ACTION TAKEN: _____



Site Location 

1 inch = 300 feet

Item No. 8A



Site Location 

1 inch = 50 feet

Item No. 8B

9. BD- 2015-008 **PRESENTED BY:** Barrett-Simpson, Inc.

REPRESENTING: Hilton Garden Inn

SUBJECT: Request a height and story variance for a new motel to be located at 7665 EastChase Parkway in a PUD (Planned Unit Development) Zoning District.

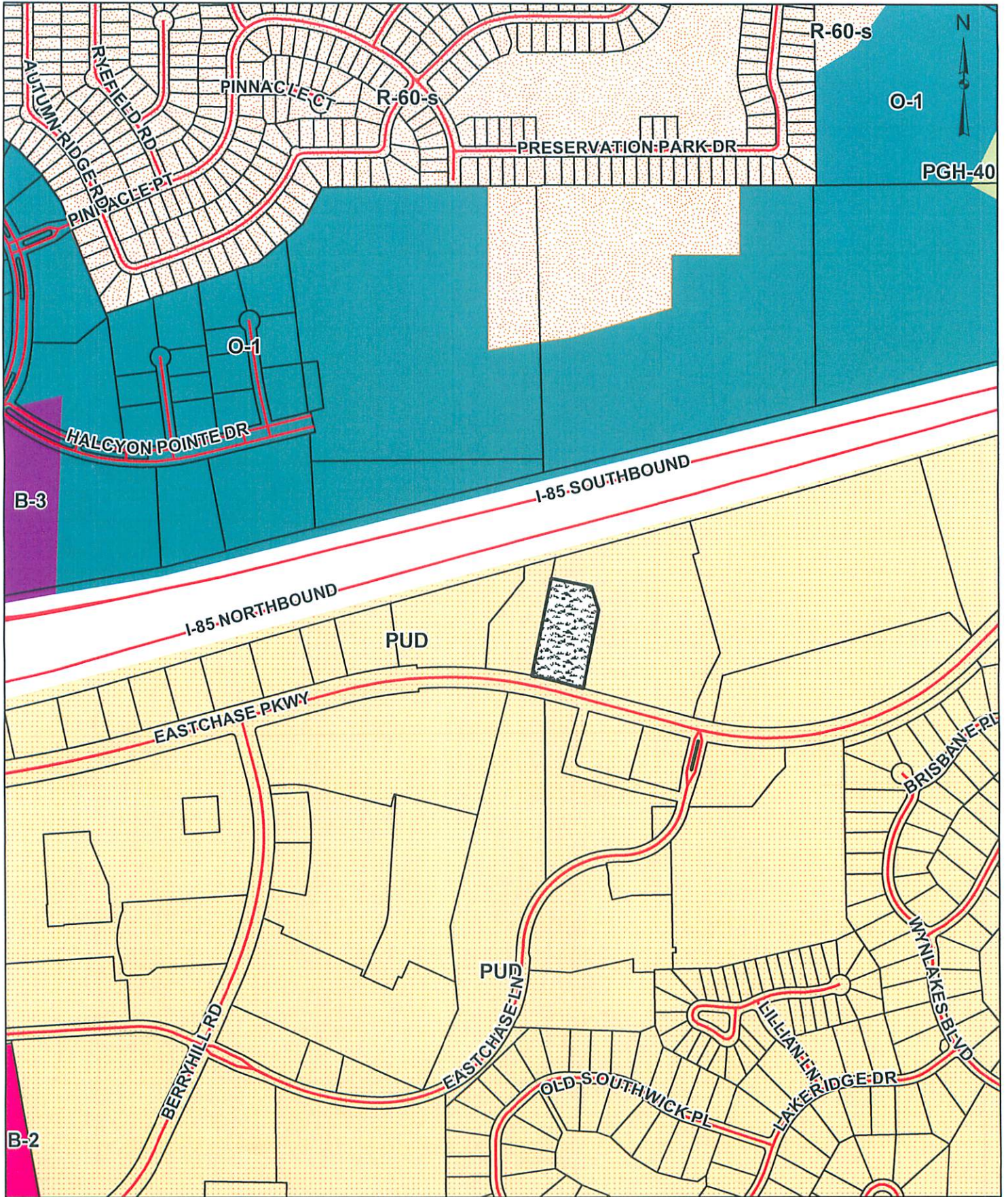
REMARKS: This request is being made to give the petitioner permission to construct a 4 story motel, whereas 3 stories are allowed. The proposed motel will be 52 feet in height, whereas a 45 foot height is allowed. This is a PUD zoning the height and story requirements were established using B-3 guidelines.

Variance requests are a 1 story variance, and a 7 foot height variance.

COUNCIL DISTRICT: 9

COMMENTS _____

ACTION TAKEN: _____



Site Location 

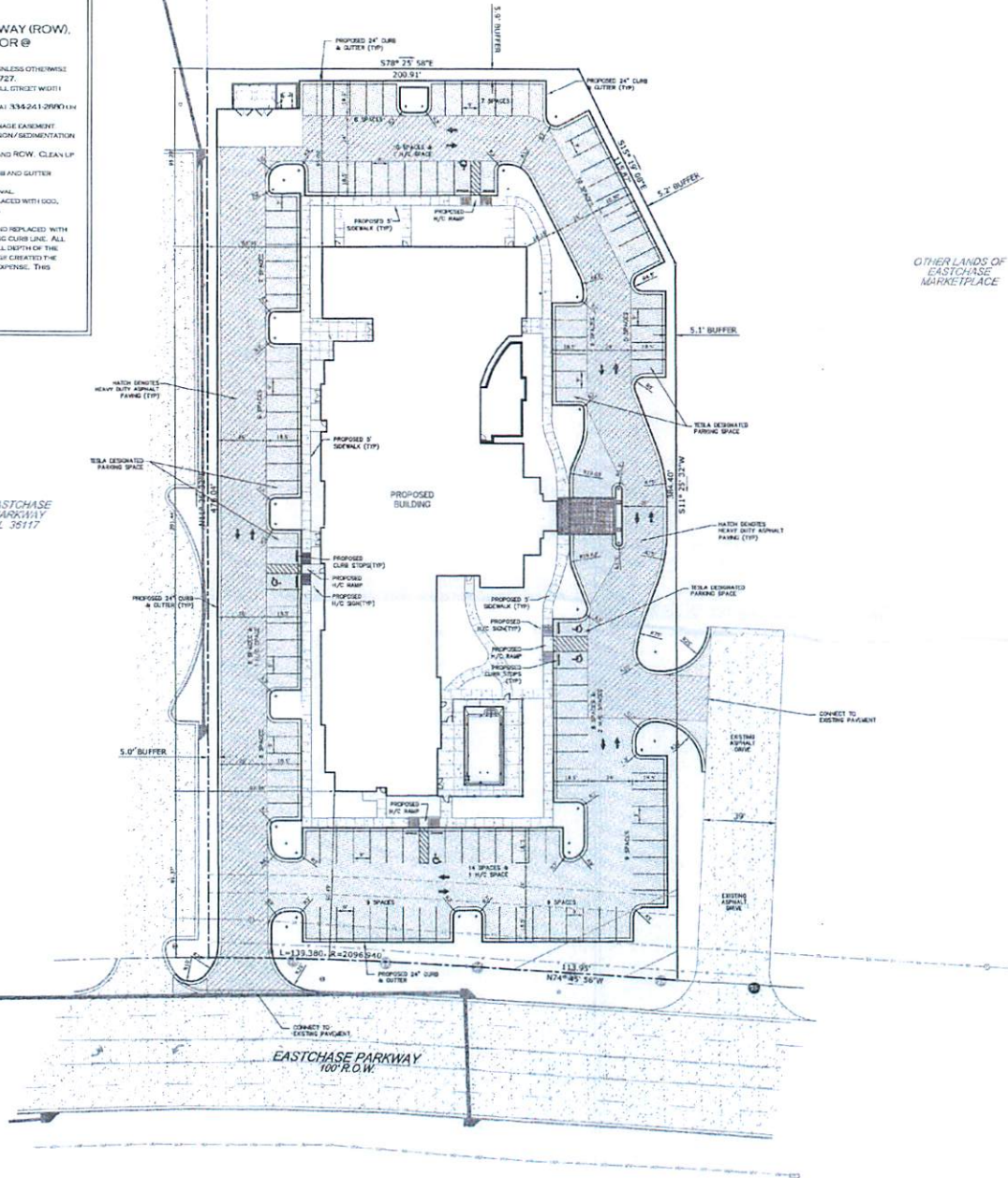
1 inch = 600 feet

Item No. 9A

MONTGOMERY DEVELOPMENT PLAN NOTES

- BEFORE WORKING BEGINS WITHIN RIGHT-OF-WAY (ROW), CONTACT A CITY ENGINEERING CHIEF INSPECTOR @ 334-625-2803 OR 334-354-6181.
- ALL UTILITY LINES 4" AND SMALLER WITHIN EXISTING CITY STREETS MUST BE NOTICED UNLESS OTHERWISE DETERMINED BY CITY MAINTENANCE DEPARTMENT @ 334-625-2803 OR 334-625-3727.
- ANY STREET CUTS REQUIRE A CITY STANDARD PAVEMENT PATCH AND 50' LONG, FULL STREET WIDTH ASPHALT OVERLAY.
- BEFORE ANY STREET CUTS, CONTACT DONALD THOMAS WITH CITY MAINTENANCE AT 334-261-2900 OR 334-625-3727.
- EXISTING STORMWATER INCLUDING ROOF DRAINS TO STREET ROW OR TO DRAINAGE EXISTENCE. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ADEQUATE EROSION/SEDIMENTATION CONTROL DURING ALL PHASES OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING SIGNS AND MARKERS OFF CITY STREETS AND ROW. CLEAN UP IS REQUIRED DAILY.
- CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF SIDEWALK AND/OR CURB AND GUTTER DAMAGED BY WORK ACTIVATION.
- ANY CHANGES OR REVISIONS MADE TO SITE PLANS MUST BE SUBMITTED FOR APPROVAL.
- ALL AREAS OF ROW THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH SOIL, ASPHALT, OR CONCRETE, WHICHEVER ENGINEERING DEPARTMENT DEEMS NECESSARY.
- CONVERT ALL SPACINGS IN FTS. TO "0" TYPE OR FTS.
- ALL EXISTING GRASSY CURBS ADJACENT TO THE PROPERTY SHALL BE REMOVED AND REPLACED WITH 24" COMBINATION CURB AND GUTTER. THE NEW CURB LINE SHALL MATCH THE EXISTING CURB LINE. ALL ASPHALT ADJACENT TO THE INTERIOR CURB AND GUTTER SHALL BE SAW CUT TO FULL DEPTH ON THE ASPHALT TO PREVENT A CITY FAN STOP. SPACES TO THE ASPHALT TO BE TORN ON A REGULAR FOOT CREATED BY THE CONTRACTOR SHALL BE REQUIRED TO OVERLAY THE FULL STREET WIDTH AT HIS OWN EXPENSE. THIS DETERMINATION SHALL BE MADE BY THE CITY ENGINEERING DEPT.
- PROVIDE HANDICAP RAMP AT ALL SIDEWALK AND DRIVEWAY INTERSECTIONS.

HAMPTON INN AT EASTCHASE
705 EASTCHASE PARKWAY
MONTGOMERY, AL 36117



SITE INFO:

TOTAL PARCEL SIZE	2.73 ACRES
# OF PROPOSED ROOMS	112 ROOMS
RETD PARKING RATIO	1.23 = 1 SP/EMP
RETD PARKING SPACES	140 SPACES
PROVIDED PARKING SPACES	120
PARKING RATIO PROVIDED	1.10*
TOTAL H/C SPACES PROVIDED	5
VAN ACCESSIBLE H/C SPACES PROVIDED	1
TOTAL H/C SPACES PROVIDED	5
VAN ACCESSIBLE H/C SPACES PROVIDED	1

(*NOTE: APPROVAL BY PLANNING DEPT. IS REQUIRED. ADDITIONAL LANDSCAPING SHALL BE PROVIDED TO ACCOUNT FOR THE REDUCTION IN PARKING AS ALLOWED BY DC B.6.1.E OF THE LANDSCAPING ORDINANCE.)

BUFFER YARDS PROVIDED:

NORTHERN PROPERTY LINE	5' MIN.
WESTERN PROPERTY LINE	5' MIN.
EASTERN PROPERTY LINE	5' MIN.
SOUTHERN PROPERTY LINE	5' MIN.

FIRE DEPARTMENT DATA:

TOTAL BUILDING GP: _____
 UNOCCUPIED USES TYPE (R) 1, B, A2, A3:
 TYPE OF OCCUPANCY: VA
 NUMBER OF FLOORS: 4

GENERAL NOTES:

THE CITY OF MONTGOMERY ENGINEERING DEPARTMENT SHALL BE NOTIFIED 72 HOURS PRIOR TO BEGINNING WORK AND 24 HOURS PRIOR TO RESUMING WORK. (P-33A-02-007)

ALL CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF MONTGOMERY PUBLIC WORKS DEPARTMENT AND THE MONTGOMERY WATER WORKS & SEWER BOARD. IF NOT OTHERWISE SPECIFIED, ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ALABAMA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (CURRENT EDITION) AND THE ALDOT SPECIAL AND STANDARD HIGHWAY DRAWINGS (CURRENT EDITION).

PRIOR TO BEGINNING CONSTRUCTION, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL UTILITIES LOCATED. ANY UTILITY LINES DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. (ALABAMA LOCATION CENTER 1-800-292-8125)

ALL NECESSARY TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2003 EDITION.

BOUNDARY SURVEY PERFORMED BY: BARRETT-SIMPSON, INC. 705 12TH STREET, PRINCE GEORGE, AL 36867 PH: 334-261-2323

SEE SHEET LPI FOR LANDSCAPE PLAN

NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EXISTING EASEMENTS. FENCES MAY BE INSTALLED PERPENDICULARLY ACROSS THE EASEMENT PROVIDED THERE IS A MINIMUM 12-FOOT WIDE ACCESS GATE INSTALLED. IF THE GATE IS TO BE LOCKED THERE MUST BE A CITY-APPROVED LOCK INSTALLED IN CONJUNCTION WITH THE OWNER'S LOCK. NO TREES SHALL BE PLANTED WITHIN 10 FEET OF UTILITIES.

PAYMENT DISCLAIMER FOR FIELD CHANGES

ANY CONSTRUCTION WORK CHANGED BY THESE ENGINEERED PLANS COMPLETED BY THE CONTRACTOR SHALL BE AT THE CONTRACTOR'S RISK AND AT THE CONTRACTOR'S EXPENSE. THIS AGREEMENT INCLUDES CHANGES OF MEASUREMENTS INCURRED BY LOCAL AUTHORITY OR PERMITTING AGENCIES.

NOTICE TO CONTRACTORS

CONTRACTOR SHALL CAREFULLY EXAMINE ALL DOCUMENTS AND THE CONSTRUCTION SITE TO DETERMINE FIELD CONDITIONS. IF ANY FIELD CONDITIONS CHANGE OR ARE NOT AS SHOWN ON THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAID FOR CONDITIONS WHICH CANNOT BE DETERMINED BY FIELD EXAMINATION AND AN OCCASIONAL PERMIT FROM THE CITY ENGINEERING DEPARTMENT.

811 Know what's below. Call before you dig.



ab

BARRETT-SIMPSON, INC.
 Civil Engineers & Land Surveyors
 705 12TH STREET, PRINCE GEORGE, AL 36867 PH: 334-261-2323
 200 S. 8th Street, Opelika, AL 36864 PH: 334-244-7325
 1015 W. 4th Street, Dothan, AL 36024 PH: 334-247-0477

ALABAMA REGISTERED PROFESSIONAL ENGINEER
 No. 50447

RAM MONTGOMERY HOSPITALITY, LLC

HILTON GARDEN INN MONTGOMERY

14 NOV 2014
 11:58 AM
 1 DEC 2014
 10:27 AM
 12/1/2014 REVISIONS

© 2014 BARRETT-SIMPSON, INC. These drawings are prepared under the Contract and of 10/16 and may not be reproduced or used in any form without the express written permission of Barrett-Simpson, Inc.

RECEIVED DEC 17 2014
 PLANNING CONTROL DIVISION

OVERALL SITE PLAN

DATE: 28 MAY 2014
 PROJECT: 13-0443
 SHEET: C3

Project Name: 13-0443 - Hampton Inn at Eastchase
 Drawing Title: Overall Site Plan
 Drawing Number: 13-0443-01
 Date: 11/17/2014
 Author: J. Smith
 Checker: M. Jones
 Engineer: R. Brown
 Scale: As Shown
 Notes: See sheet LPI for landscape plan.



SITE 

1 inch = 200 feet

Item 9C

10. BD-1950-058 **PRESENTED BY:** First United Methodist Church.

REPRESENTING: Same

SUBJECT: Request a setback variance for a new ID sign to be located at 2416 West Cloverdale Park in an R-75-s (Residential) Zoning District.

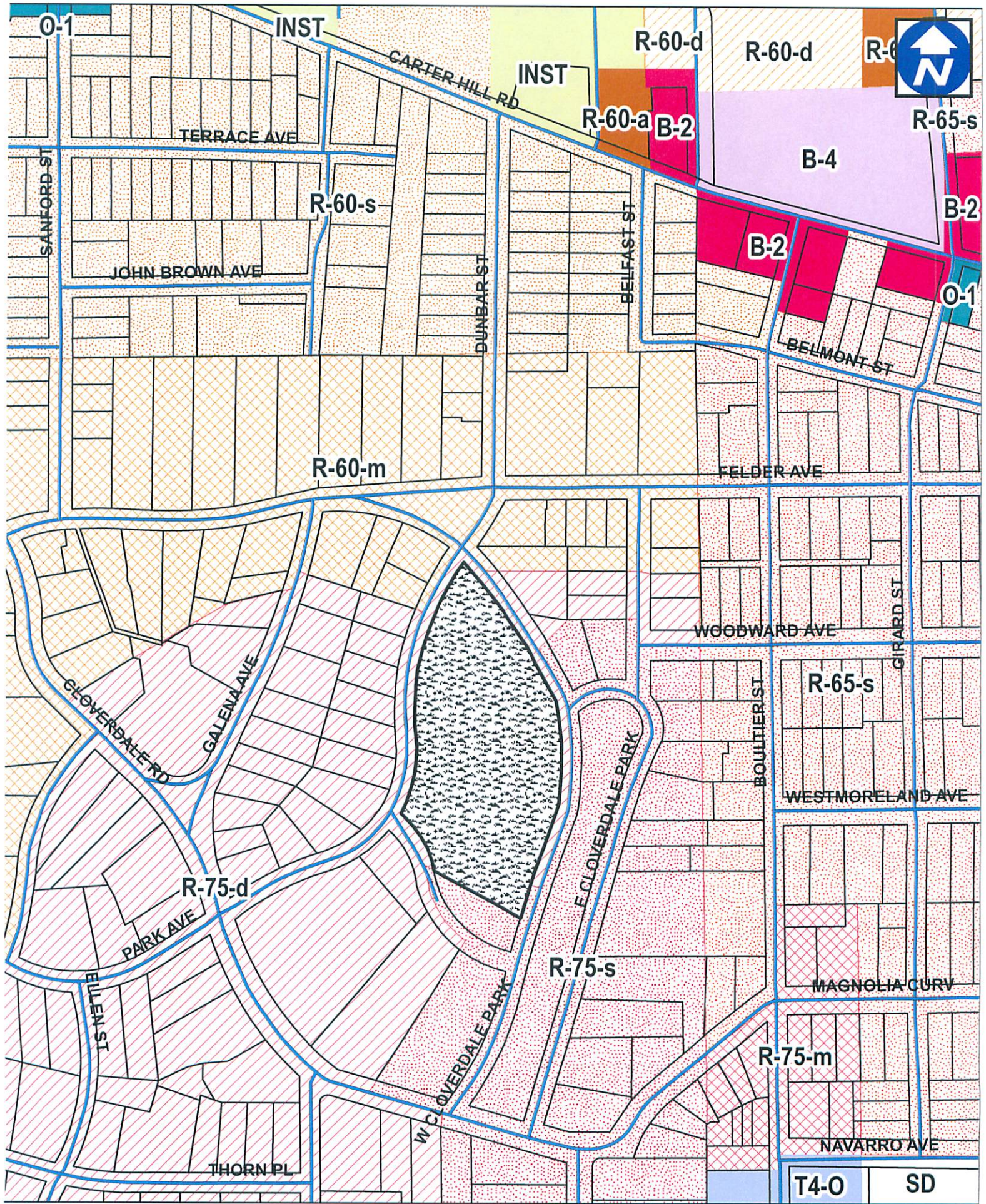
REMARKS: This request is being made to give the petitioner permission to install a new 5 ft. high ID sign at the northern corner of the property (intersection of West Cloverdale Park & Park Avenue). The sign will come to the West Cloverdale Park property line, and to the Park Avenue property line.

This will be heard by the Architectural Review Board on January 27, 2015.

COUNCIL DISTRICT: 7

COMMENTS _____

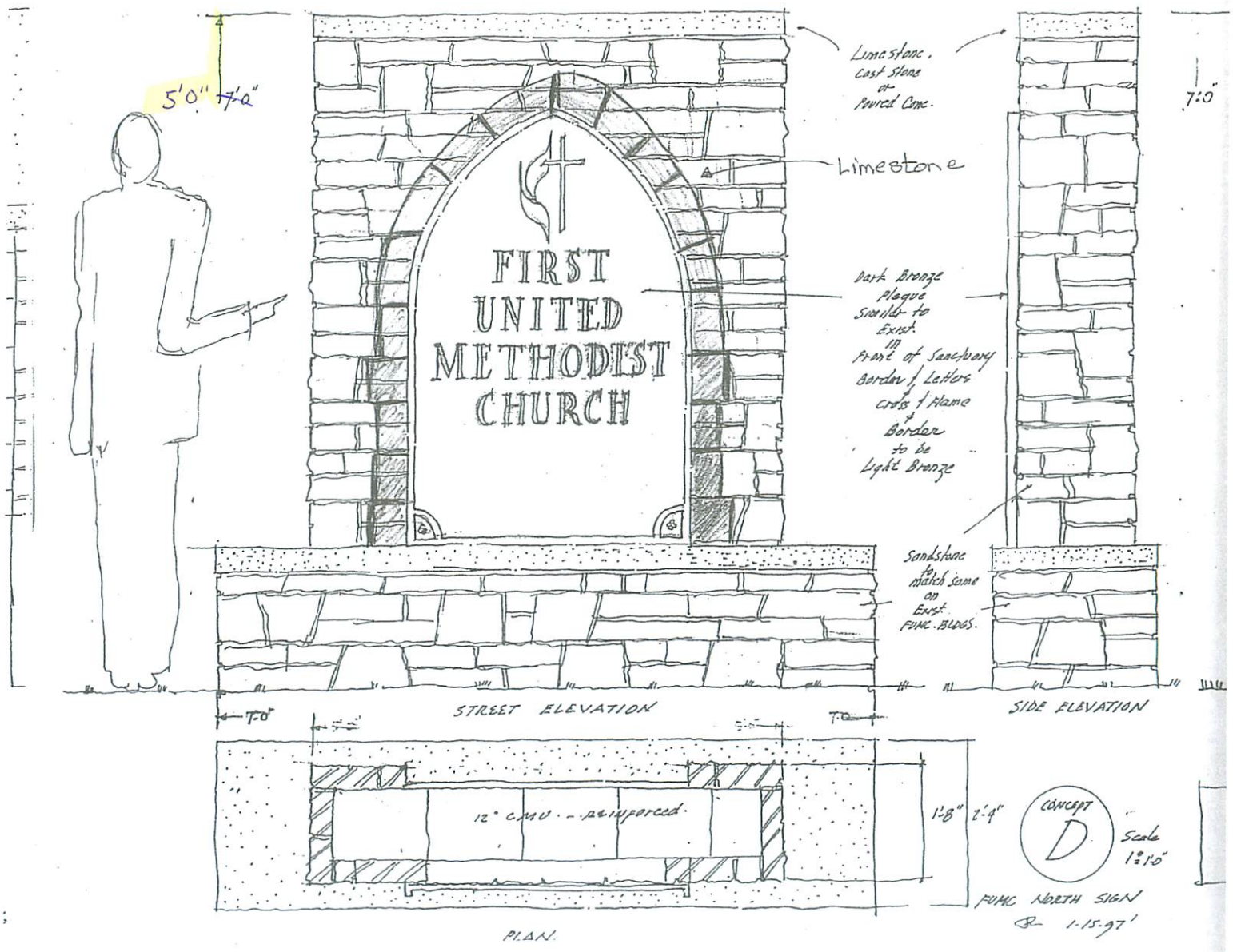
ACTION TAKEN: _____



SITE 

1 inch = 300 feet

Item 10A





Site Location

1 inch = 50 feet

Item No. 10C

11. BD-2015-010 **PRESENTED BY:** Williams Blackstone Architect

REPRESENTING: Riverview LLC.

SUBJECT: Request an exception to SmartCode Signage Standards for new signs to be located at 605 Maxwell Boulevard in T4-R (General Urban Zone-Open) and T5 (Urban Center Zone) SmartCode Districts.

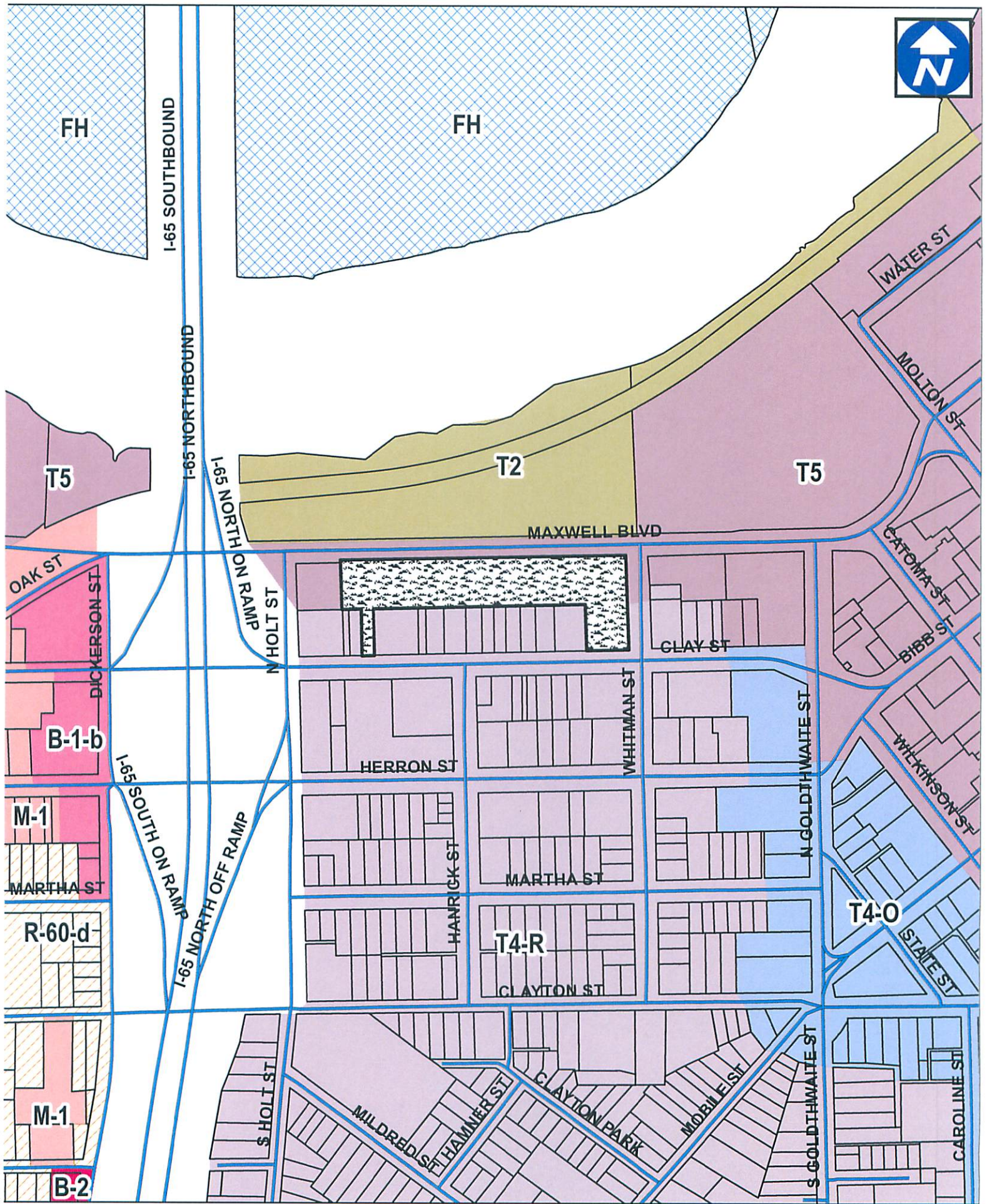
REMARKS: This request is being made to give the petitioner permission to install two (2) new blade signs that are 54 sq. ft. (3 ft. wide x 18 ft. length), whereas 28 sq. ft. is allowed in a T5 SmartCode District. One (1) blade sign will be installed on the west end of the building, and one (1) blade sign will be installed on the east end of the building. Although the entire property is in two SmartCode Districts, the blade signs will be in the T5 SmartCode District.

The request is an exception to SmartCode Signage Standards to allow two (2) 54 sq. ft. blade signs.

COUNCIL DISTRICT: 3

COMMENTS _____

ACTION TAKEN: _____



SITE 

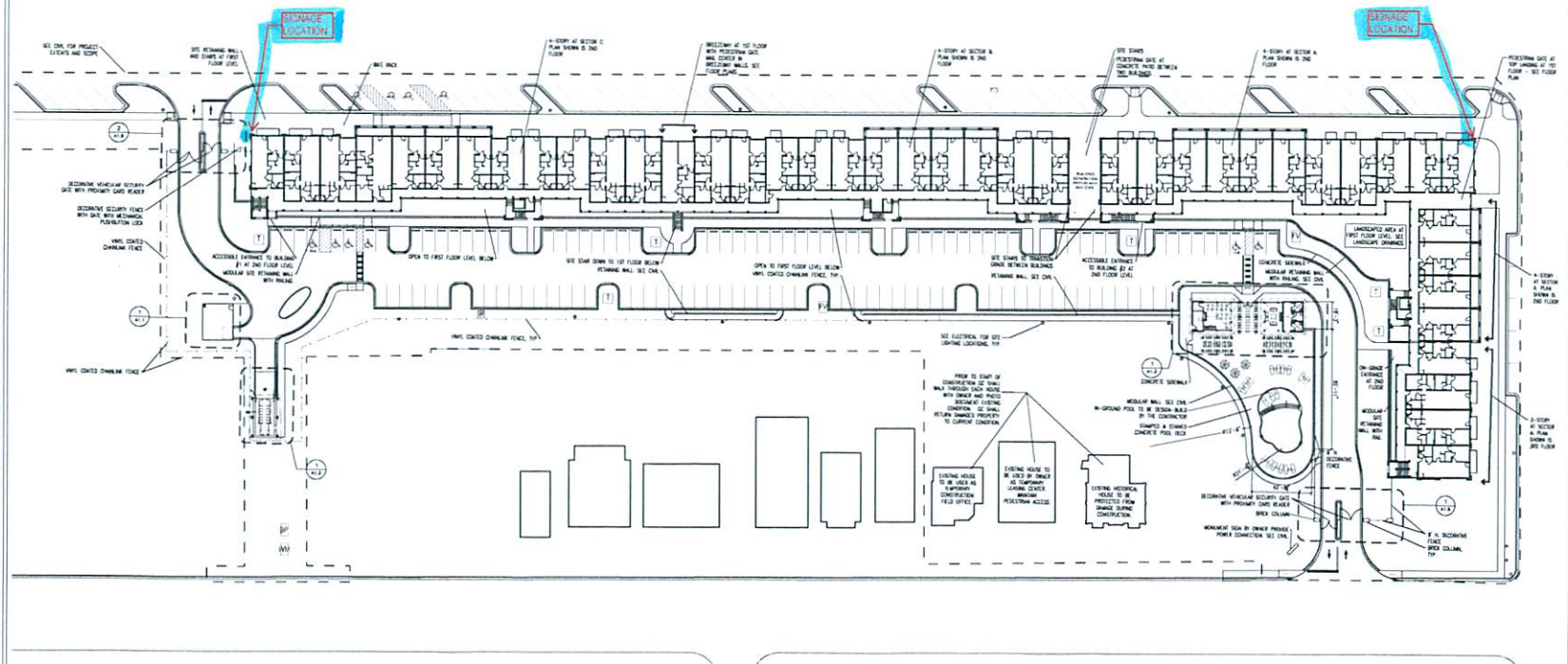
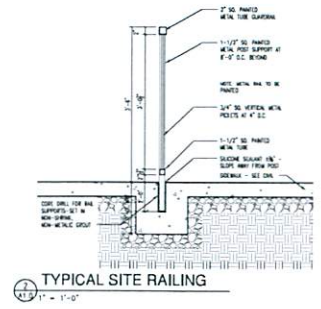
1 inch = 400 feet

Item 11A

116
T1



THE HEIGHTS
MONTGOMERY, ALABAMA



ARCHITECTURAL SITE PLAN
1/4" = 30'-0"

CONFORMANCE DOCUMENTS

KEYPLAN



WILLIAMS BLACKSTOCK
12-19-14

ARCHITECTURE INTERIORS
PLANNING
1204 FIRST AVENUE SOUTH
SUITE 200
BIRMINGHAM, ALABAMA 35203

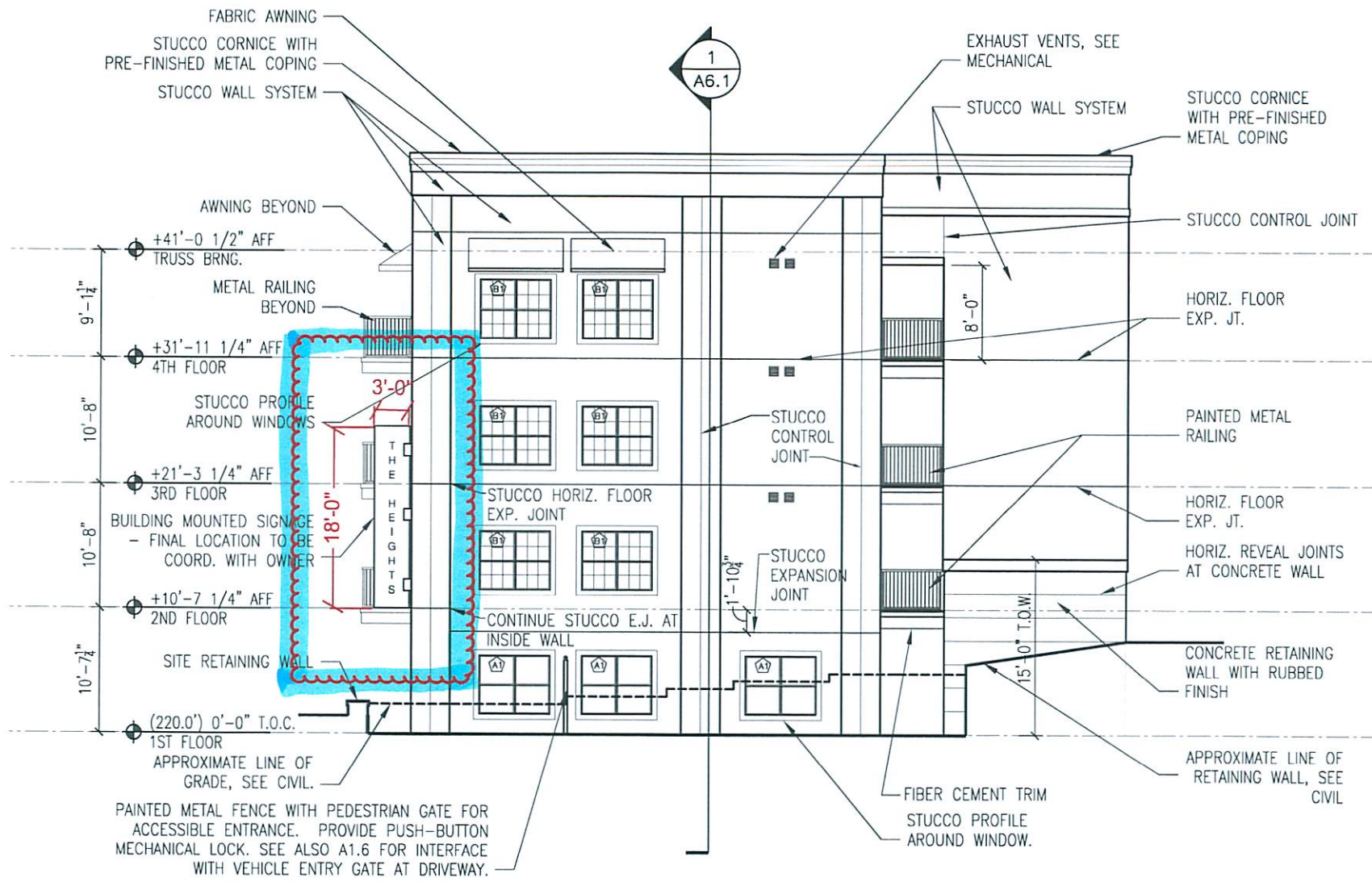
SCALE DATE
12-19-14

WBA# 12-071

ARCHITECTURAL
SITE PLAN
& DETAILS

A1.0

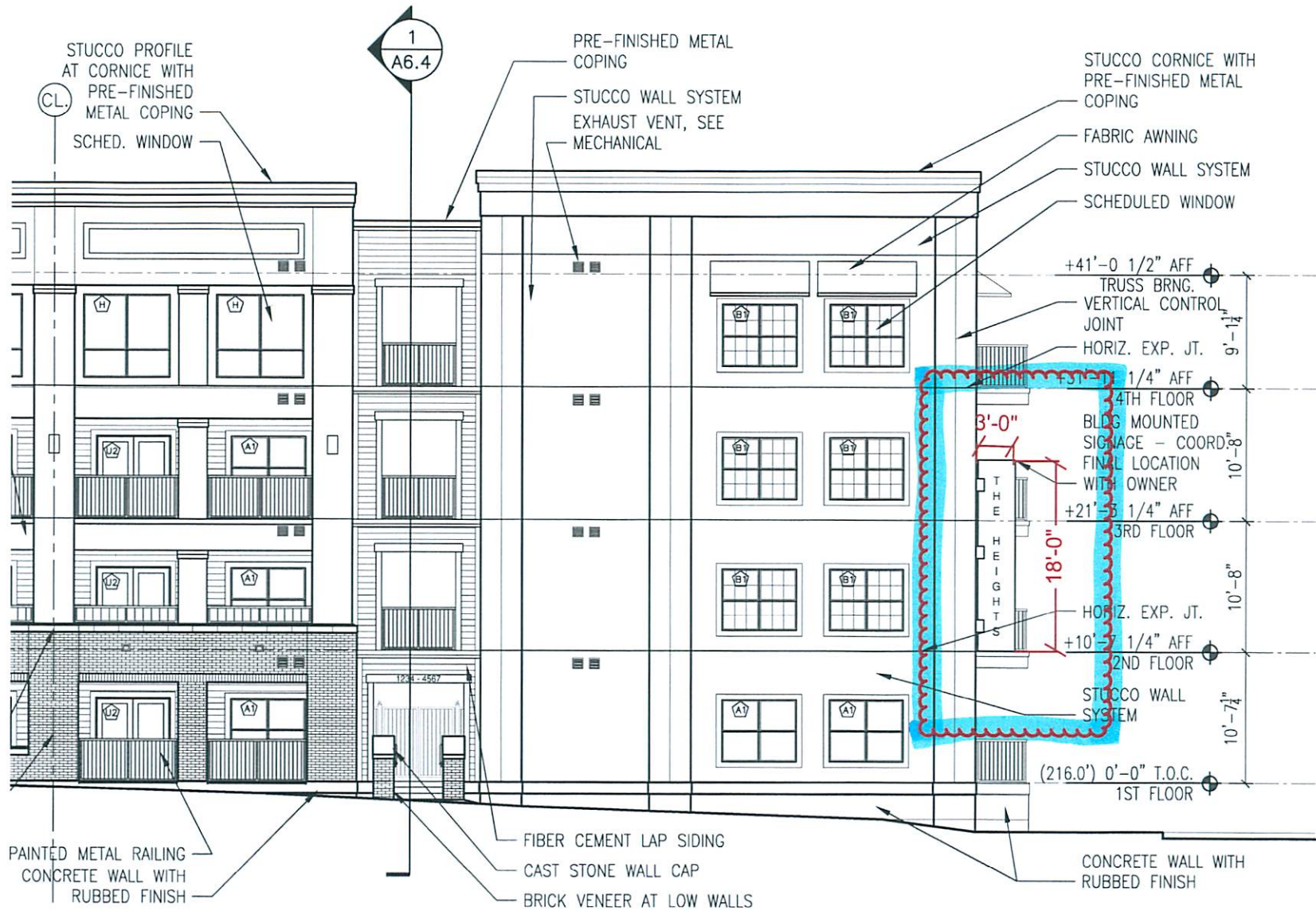
110



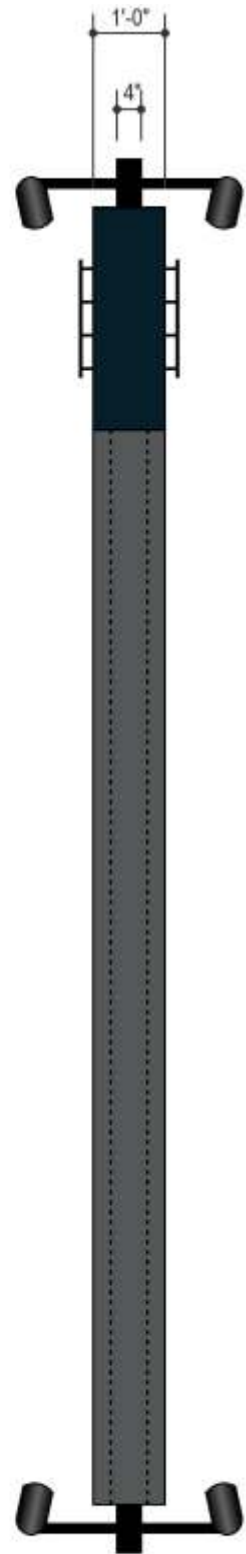
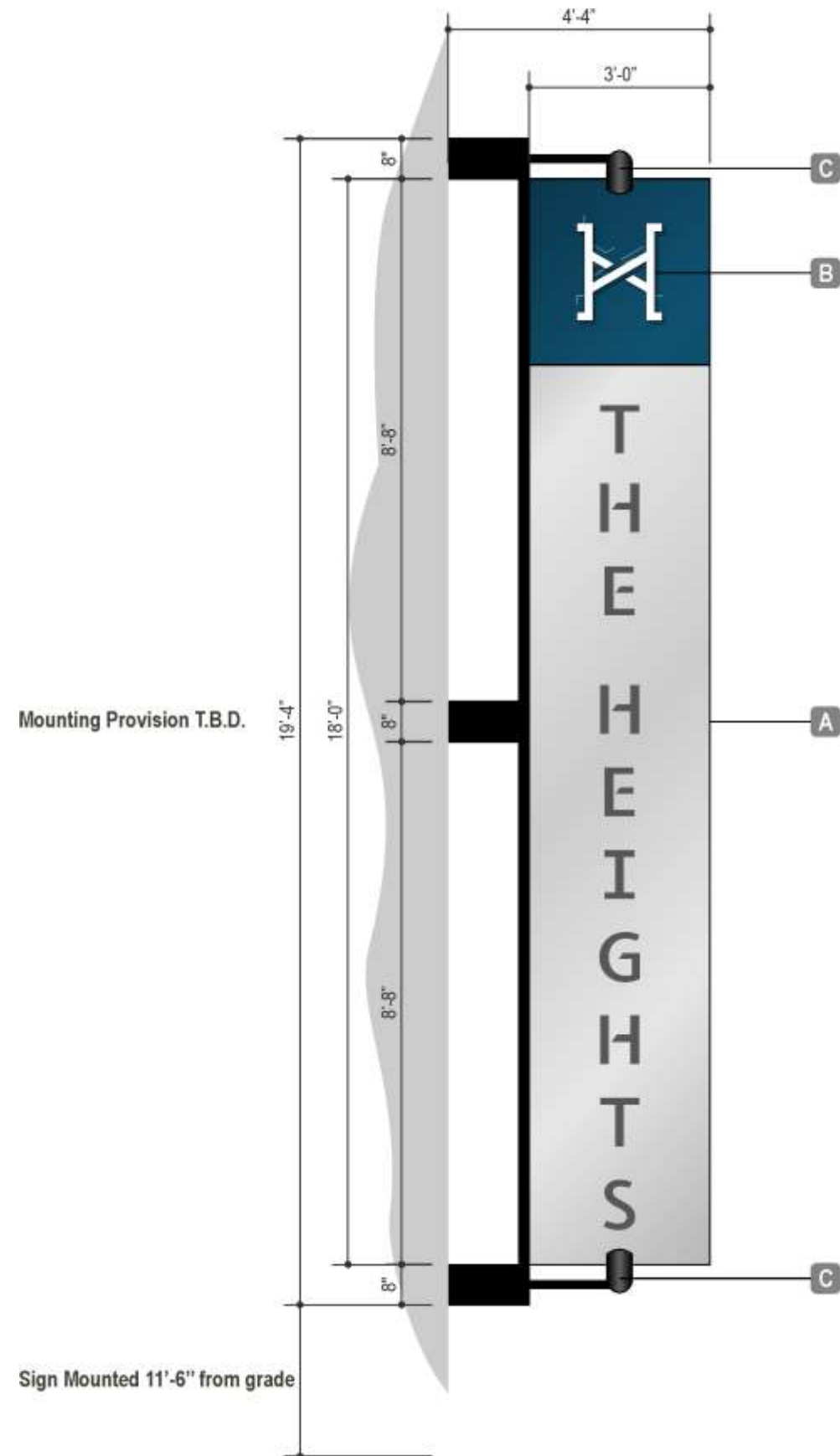
3
A4.3 $3/32" = 1'-0"$

WEST ELEVATION - SECTOR C

11D



1 EAST ELEVATION - SECTOR A
 A4.3 3/32" = 1'-0"



LED Flood Lighting T.B.D.

Main Id
Scale: 3/8" = 1'-0"

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1** ● Black (Semi Gloss)
- C2** ○ White (Semi Gloss)
- C3** ● PMS 7700 C
- C4** ● Matthew's Brushed Aluminum
- C5** ● PMS 425 C

Construction Specifications

- A** Fabricated/painted aluminum cabinet with routed out copy and painted back panel offset 3" inside cabinet behind copy
- B** .125 painted aluminum logo pin-mounted 2" off cabinet surface
- C** LED flood lighting, top and bottom, T.B.D.

Code Research

Max Sign Area Allowed: 54 sq. ft. with variance

Electrical Notes

- Disconnect switch(s) UL & ID labels
- Vent - 2" Dia. Louvered

FINAL ELECTRICAL HOOK UP BY OTHERS

Electrical Requirements: 120 volt 60 hz
Connection Type: permanent continuous operation
Number of Circuits: One (1) 20 amp Dedicated Branch Circuit(s)
Wire Size: 12 awg / conduit size: 1/2"
Max. Line Current: tbd

Inspected and labeled in accordance with UL Standard for Electric Signs. Installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.

This lighted product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.

© Copyright 2015 All designs and drawings are the sole property of DeNyse Companies, Inc., and may not be reproduced, published, changed or used in any way without written permission and consent. In addition, all ideas, contents of proposals, and all specifications of any project entered into with DeNyse Companies, Inc. are all rights reserved. The described information may not be used in securing price comparisons. Violators will be prosecuted to the full extent of the law.

Management Company
 Golden Construction

Property Name & Address
 The Heights
 Montgomery
 AL

Bid Number
 1385

Project Manager
 Earl Raymond

Designer
 kc

Date
 01.12.2015

Revision Date

0	NA

Design Time
 3

Customer Approval

Filename
 TH Blade Id v1

- Concept
- Preliminary
- Production

Field Survey Required
 All measurements & site conditions are to be field verified prior to production. Patterns may be required for production.



Main Id
Scale: n/a

© Copyright 2015 All designs and drawings are the sole property of DeNyse Companies, Inc., and may not be reproduced, published, changed or used in any way without written permission and consent. In addition, all ideas, contents of proposals, and all specifications of any project entered into with DeNyse Companies, Inc. are all rights reserved. The described information may not be used in securing price comparisons. Violators will be prosecuted to the full extent of the law.

Management Company
Golden Construction

Property Name & Address
The Heights
Montgomery
AL

Bid Number
1385

Project Manager
Earl Raymond

Designer
kc

Date
01.12.2015

Revision Date

0	NA

Design Time
3

Customer Approval

Filename
TH Blade Id v1

- Concept
- Preliminary
- Production





SITE 

1 inch = 200 feet
Item 11E