



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

WILLIE WOOD, JR.
PRESIDENT
DISTRICT 2

ALBERT C. STRIPLIN
PRESIDENT PRO TEMPORE
DISTRICT 1

DENISE B. BROWN
DISTRICT 3

JERRY STARNES
DISTRICT 4

CLYDE CHAMBLISS, JR.
DISTRICT 5

RAY C. BOLES
DISTRICT 6

LORA LEE BOONE
DISTRICT 7

City of Prattville Board of Zoning Adjustment

The minutes of the November 10, 2014 regular meeting of the City of Prattville Board of Zoning Adjustment were approved.



Leo Jamieson, Chairman

January 13, 2015

Date

PLANNING & DEVELOPMENT DEPARTMENT

102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334-595-0500 ■ 334-361-3677
FACSIMILE
planning.prattvilleal.gov



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**CITY OF PRATTVILLE
BOARD OF ZONING ADJUSTMENT
A G E N D A
November 10, 2014
4:00pm**

Call to Order:

Roll Call:

Chairman Leo Jamieson, Vice-Chairman James Miles, Mr. Jerry Cimis, Mr. Mac Macready, and Mrs. Jerry Schanep.
Alternate Member: Commander Michael Whaley.

Minutes:

September 9, 2014 and September 16, 2014 special meeting.

Old Business:

None

New Business:

1. 141110-01 VARIANCE

District 2

To extend a non-conforming use to allow 10' encroachment into the required 35' front yard line.
104 White Oak Court
R-2 Zoning District (Single Family Residential)
Thelma M. Smith, Petitioner

Miscellaneous:

Adjourn:

PLANNING & DEVELOPMENT DEPARTMENT

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**City of Prattville Board of Zoning Adjustment
Minutes
November 10, 2014**

CALL TO ORDER:

The regular meeting of the Prattville Board of Zoning Adjustment (BZA) was called to order by Chairman Leo Jamieson at 4:02 p.m. on Monday, November 10, 2014.

ROLL CALL:

Present: Chairman Leo Jamieson, Mr. Gerald Cimis, Mr. Mac Macready, Mrs. Jerry Schannep and Commander Whaley. Absent: Vice-Chairman James Miles.

Quorum Present

Staff present: Mr. Joel Duke, City Planner and Ms. Alisa Morgan, Secretary.

Chairman Jamieson stated the governing rules for the Prattville Board of Zoning Adjustment according to the *Code of Alabama, 1975* and the procedure of the meeting.

MINUTES:

Mr. Macready moved to approve the minutes of the September 9, 2014 and September 16, 2014 meetings. Mrs. Schannep seconded the motion. The motion passed unanimously.

OLD BUSINESS:

None

NEW BUSINESS:

VARIANCE

To extend a non-conforming use to allow 10' encroachment into the required 35' front yard line.

104 White Oak Court

R-2 Zoning District (Single Family Residential)

Thelma M. Smith, Petitioner

Mr. Duke provided the staff report for the variance to allow the existing non-conforming structure to extend its non-conformance by allowing the addition of a 14x10 covered front porch. He stated that the house's front set back is currently at 25' rather than the R-2 required 35'. He stated that the R-2 zoning was applied in 1987 where many of the lots in the subdivision do not meet the standard. He stated that other variances for properties in the subdivision have been approved. He stated that the zoning ordinance causes the non-conformance.

Thelma Smith, petitioner, stated that the proposed front porch would provide some safety and security and would help to alleviate pain associated with her medical issues.

Chairman Jamieson opened the public hearing.

Mack Smith, advocate for the petitioner, spoke in favor of the request.

The public hearing was closed.

After no further comments, questions, or discussion, the vote was called. The BZA voted unanimously to approve the request to extend a non-conforming use to allow a 10' encroachment into the required 35' front yard line on property at 104 White Oak Court.

MISCELLANEOUS:

Mr. Jamieson introduced the newly appointed supernumerary member Jerry Crosby.

City Attorney, David McDowell addressed the BZA on a pending appeal of the Board's decision to grant a use-on-appeal at the SW of 4th Street and Gin Shop Hill Road on January 14, 2014.

ADJOURN:

After no further comments, questions or discussion the meeting was adjourned at 4:30 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Alisa Morgan".

Alisa Morgan, Secretary
Board of Zoning Adjustment

PRATTVILLE BOARD OF ZONING ADJUSTMENT

**PETITIONER: THELMA M. SMITH
104 WHITE OAK COURT
PRATTVILLE, AL 36067**

**REQUEST: VARIANCE TO EXTEND A NON-CONFORMING USE TO ALLOW
10' ENCROACHMENT INTO THE REQUIRED 35' FRONT YARD
LINE.
104 WHITE OAK COURT
R-2 ZONING DISTRICT (SINGLE FAMILY RESIDENTIAL)**

ORDER

The above petition having been duly considered at a public hearing meeting before the Board of Zoning Adjustment of the City of Prattville, having been advertised in *The Prattville Progress*, a newspaper of general circulation in the city limits of Prattville, Alabama, and setting forth notice of the request for a variance to the Zoning Laws of Prattville, Alabama, as set out in the aforesaid petition and giving notice that a public hearing would be held on November 10, 2014 at the City Hall in Prattville, Alabama, and after due consideration of the party in interest, the Board of Zoning Adjustment of the City of Prattville **voted to approve the variance to extend a non-conforming use to allow a 10' encroachment into the required 35' front yard line on property at 104 White Oak Court.**

IT IS THEREFORE ORDERED the petition of Thelma M. Smith, 104 White Oak Court, Prattville, AL is hereby approved.

DONE THIS THE 10th DAY OF November 2014.

BOARD OF ZONING ADJUSTMENT



LEO JAMIESON, CHAIRMAN



ALISA MORGAN, SECRETARY

**CITY OF PRATTVILLE BOARD OF ADJUSTMENT
PUBLIC HEARING
SPEAKERS SIGN-IN SHEET**

MEETING DATE: November 10, 2014

PETITIONER: Thelma Smith

ADDRESS OF PETITION: 104 White Oak Court

	NAME	ADDRESS
1.	<i>Thelma Smith</i>	<i>104 White Oak Ct</i>
2.	<i>Mack Smith</i>	<i>5519 THOROUGHBRED CT. MONT. AL.</i>
3.		
4.		
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CITY OF PRATTVILLE
Board of Zoning Adjustment

Planning Department Staff Report



DATE:	10/15/14
APPLICATION TYPE:	Variance (141110-01)
PROPERTY LOCATION or DESCRIPTION:	104 White Oak Court
PETITIONER(S) AND AGENT(S):	Thelma M. Smith
ZONING DISTRICT(S)	R-2 (Single Family Residential)
REQUESTED ACTION:	To extend a non-conforming use to allow 10' encroachment into the required 35' front yard line.
ZONING ORDINANCE REFERENCE:	<p>Appendix A-Zoning Ordinance Section 68 Definitions.</p> <p>Nonconforming use. A use of any structure or land which, though originally lawful, does not conform with the provisions of this ordinance or any subsequent amendments thereto for the district in which it is located.</p> <p>Appendix A-Zoning Ordinance Section 71 Residential district requirements:</p> <p>R-2 District:</p> <p>Minimum Yard Size</p> <p style="padding-left: 40px;">Front yard - 35'</p> <p style="padding-left: 40px;">Rear Yard – 40'</p> <p style="padding-left: 40px;">Side Yard – 10'</p>



CITY OF
PRATTVILLE, AL

104
White Oak Ct

Scale: 1" = 100'



— STREETS
 TAX PARCELS





141110-01

Variance

To extend a non-conforming use to allow 10' encroachment into the required front yard

Mtg Date: Nov. 10, 2010
Deadline: Oct 10

City Of Prattville
Planning and Development Department
102 W. Main Street
Prattville, AL 36067
(334) 361-3614 Fax (334) 361-3677
www.prattvilleal.gov

Application
Prattville Board of Zoning Adjustment

/pe: Use-On-Appeal Variance Administrative Appeal

Applicant /Agent Information
Notarized letter from the property owner is required if agent is used for representation.

Name: Thelma M. Smith

Street Address: 104 white oak court

City: Prattville State: AL Zip: 36067

Phone Number(s): (334) 365-3933

Property Owner Information
If different than above

Name: Same

Address of Property Owner: _____

City: _____ State: _____ Zip: _____

Phone Number: () _____

Property Description

County Tax Parcel Number/Legal Description: 19030810020310000/
Live Oak Sub. Plat 1, Lot 12 recorded MB3, PGS

Current Zoning of Property: R-2 Physical Address: 104 White Oak Ct.

Proposed Use of Property (generally): Residential-Single-family

Describe Proposed Use or Variance: Extension of non-conforming structure. Allow 10' encroachment into required front yard so a 10' x 14' porch can be added to structure

Thelma Smith
104 White Oak Court
Prattville, AL 36067
October 9, 2014

City of Prattville, Building Department
101 West Main Street
Prattville, AL 36067

Reference: Request to Build Handicapped-Access Porch to Existing Home

To Whom It May Concern:

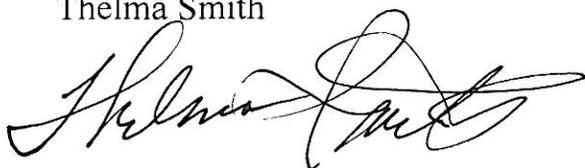
I respectfully request permission to build a handicapped-access porch to the front of my existing home. The addition of a porch has become necessary due to a combination of health-related issues and lack of sufficient lighting in the back of my home.

Over the past few years, I have had surgeries for knee and hip replacements as well as a surgical procedure for a heart pacemaker. In addition, I currently struggle with the following chronic health issues that make it difficult for me to enter and exit my home on a daily basis, especially during times of inclement weather: high blood pressure, congestive heart failure, obesity, poor vision, and severe limited mobility. I am also currently suffering from a painful flesh-eating spider bite on my left leg that occurred four months ago, in which I only get pain relief when I'm under medication. The infected area on my leg has further limited my mobility.

As a senior citizen who lives alone, the addition of a front porch is crucial to my safety and continued independence. Furthermore, the new porch will increase the value of my home and improve the appearance of our neighborhood as a whole. I greatly appreciate your time and consideration.

Sincerely,

Thelma Smith

A handwritten signature in black ink, appearing to read 'Thelma Smith', written in a cursive style.

Variance
To extend a non-conforming use to allow 10' encroachment into the required front yard

APPLICATION - ACCESSORY STRUCTURE

Building Department
102 W. Main St.
Prattville, AL 36067
(334) 595-0400/FAX (334) 361-3677
building@prattvilleal.gov



Structure Address: 109 white oak cr Area of Proposed New Building (sq. ft.): 140

Area of House on Lot (square feet): _____ Approximate Cost/Value: 5,000

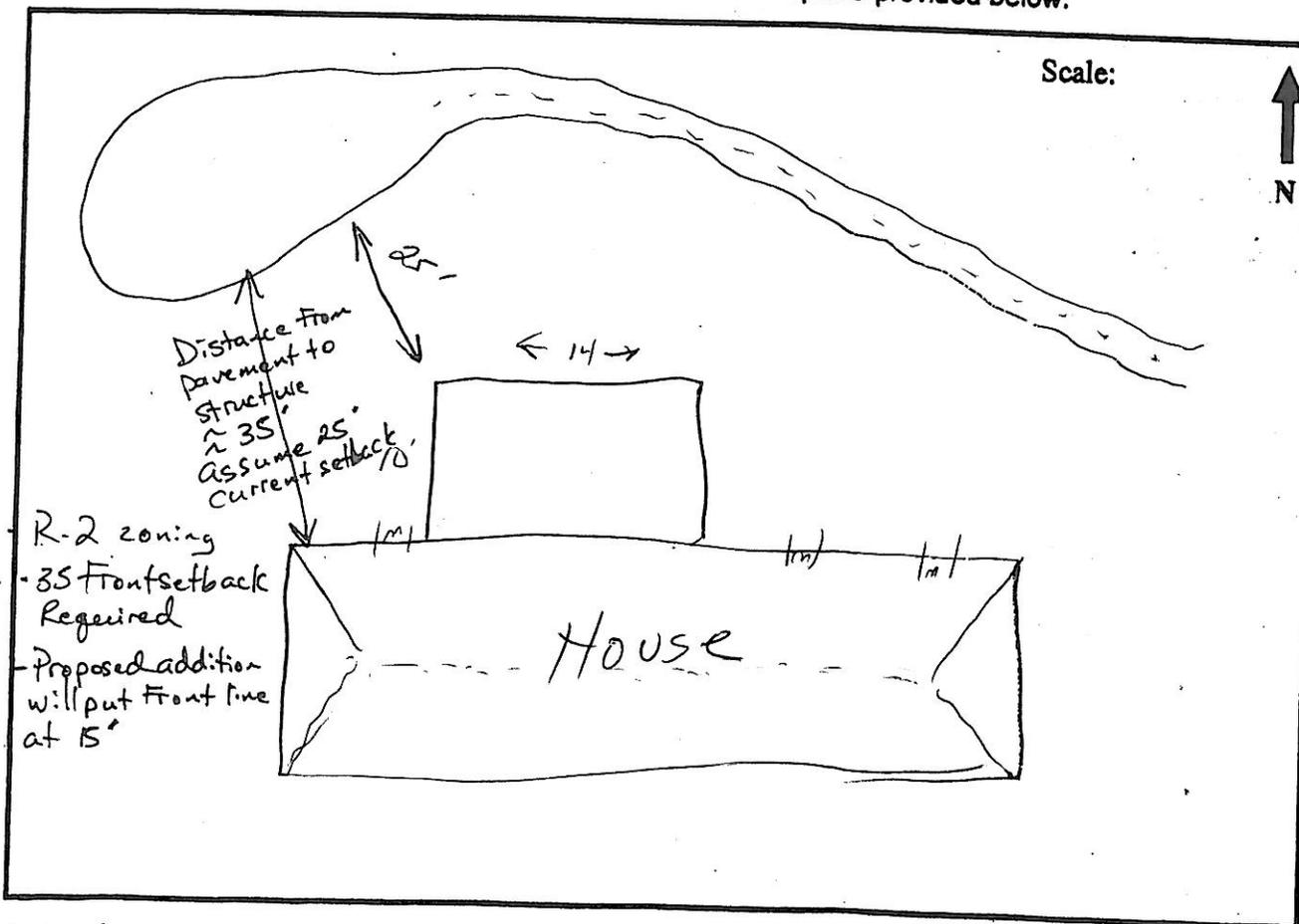
Contractor: AMV A Contractor Telephone: 334-3933 or 546-80

Prattville Business License #: _____ State License #: _____

Property Owner: Thelma M Smith Telephone: _____

Address: _____

Site Plan: A scale drawing or survey showing the location of the proposed accessory structure relative to the main structure and all property lines is required before a permit may be approved. Please attach a scale drawing or survey or complete a sketch in the space provided below.



Rules: In a residential district, accessory structures must be placed to the rear of the rear building line of the main structure (house) on the lot. Accessory structures may not be placed in the side yard. Multiple accessory structures are allowed, but the total area of all accessory structures may not exceed fifty percent of the area main building.