



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

GARY L. WHITESIDE
DISTRICT 5

RAY C. BOLES
DISTRICT 6

LORA LEE BOONE
DISTRICT 7

City of Prattville Board of Zoning Adjustment

The minutes of the June 9, 2015 regular meeting of the City of Prattville Board of Zoning Adjustment were approved.

James Miles

October 13, 2015

James Miles, Vice-Chairman

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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DISTRICT 7

**CITY OF PRATTVILLE
BOARD OF ZONING ADJUSTMENT
A G E N D A
June 9, 2015
4:00pm**

Call to Order:

Roll Call:

Chairman Leo Jamieson, Vice-Chairman James Miles, Mr. Jerry Cimis, Mr. Mac Macready, and Mrs. Jerry Schanep.

Minutes:

March 10, 2015, April 14, 2015 and May 12, 2015

Old Business:

None

New Business:

1. 150609-01 VARIANCE

District 3

To allow an accessory structure in the side yard.
618 Madison Drive
R-5 Zoning District (Patio Garden Homes)
Glenn Graham, Petitioner

2. 150609-02 USE-ON-APPEAL

District 6

To allow church use on property.
1343 A-B-C South Memorial Drive
B-2 Zoning District (General Business)
Abundant Life Church, Petitioner

3. 150609-03 VARIANCE

District 5

To reduce the landscape buffer requirements.
1794 East Main Street
B-2 Zoning District (General Business)
Guardian Credit Union, Petitioner

Miscellaneous:

Adjourn:

Planning & Development Department

**City of Prattville Board of Zoning Adjustment
Minutes
June 9, 2015**

CALL TO ORDER:

The regular meeting of the Prattville Board of Zoning Adjustment (BZA) was called to order by Vice-Chairman James Miles at 4:15 p.m. on Tuesday, June 9, 2015.

ROLL CALL:

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

Quorum Present

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

Vice-Chairman Miles 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:

None

OLD BUSINESS:

None

NEW BUSINESS:

VARIANCE

To allow an accessory structure in the side yard.

618 Madison Drive

R-5 Zoning District (Patio Garden Homes)

Glenn Graham, Petitioner

Mr. Duke introduced the request for the variance for property at 618 Madison Drive. He stated that the petitioner's request is to place a detached garage in the side yard. He stated that an accessory structure must be located behind the rear building line of the house.

Glenn Graham, petitioner, presented the request for an accessory structure on his property. He stated that there is no other viable place to put the structure. He stated that the proposed structure would be same material as the house as required by the HOA. He stated that the steep slope of the land does not allow for placement in the rear yard.

Vice-Chairman Miles opened the public hearing. There were none to speak. The public hearing was closed.

Mr. Duke confirmed that the lot is irregular shape. He stated that the terrain limits use of the rear yard.

After no further comments, questions, or discussion, the vote was called. The BZA voted unanimously to approve the request for a variance to allow an accessory structure in the side yard on property at 618 Madison Drive.

USE-ON-APPEAL

**To allow church use on property.
1343 A-B-C South Memorial Drive
B-2 Zoning District (General Business)
Abundant Life Church, Petitioner**

Mr. Duke introduced the use-on-appeal request to allow a church use on property at 1343 A,B,C South Memorial Drive. He stated that the supplemental application provided by the petitioner details the church use, activities and hours of operation. He stated that the building's parking spaces, which are under common ownership, should accommodate the required parking.

Geno Tolver, petitioner, presented the request for a church use on property at 1343 South Memorial Drive. He stated that the main activity would be services on Wednesday night and Sunday morning.

David Kahn, owner of property, stated that he would ensure that there is no conflict in cross parking with all tenants.

Vice-Chairman Miles opened the public hearing. There were none to speak. The public hearing was closed.

Mr. Cimis stated concerns for parking requirements when the church holds large events.

Mr. Tolver stated that they have a contingency plan when they hold large events, which is to use the Doster Center, where they are currently meeting. He stated that they plan to expand to their own property at a later date.

After no further comments, questions, or discussion, the vote was called. Mr. Cimis moved to approve the request as submitted. Mrs. Schannep seconded the motion. The BZA voted unanimously to approve the use-on-appeal to allow a church use on property at 1343 A-B-C South Memorial Drive.

VARIANCE

**To reduce the landscape buffer requirements.
1794 East Main Street
B-2 Zoning District (General Business)
Guardian Credit Union, Petitioner**

Mr. Duke introduced the variance request to reduce the landscape buffer requirements on property at 1794 East Main Street. He stated that the petitioner's request is to reduce the setback from 10'. He stated that there will be no reduction in the amount of vegetation. He stated that the layout is to help maintain the alley way that currently serves as a direct route into Burger King. He stated that the shopping center has a cross access parking agreement.

Brad Flowers of Flowers & White Engineering, LLC, petitioner's representative, stated that the north parking will remain as it exists. He stated that they are requesting a depth reduction from 10' to 6' on the east and west sides and 10' to 5' on the north side.

Vice-Chairman Miles opened the public hearing. There were none to speak. The public hearing was closed.

After no further comments, questions, or discussion, the vote was called. The BZA voted unanimously to approve the variance to reduce the landscape buffer requirements as submitted on property at 1794 East Main Street.

Approved 10/13/15

MISCELLANEOUS:

ADJOURN:

After no further comments, questions or discussion the meeting was adjourned at 5:08 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: GLENN GRAHAM, JR.
618 MADISON DRIVE
PRATTVILLE, AL 36066

REQUEST: VARIANCE TO ALLOW AN ACCESSORY STRUCTURE IN THE
SIDE YARD.
618 MADISON DRIVE
R-5 ZONING DISTRICT (PATIO GARDEN HOMES)

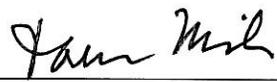
ORDER

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 June 9, 2015 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 allow an accessory structure in the side yard on property at 618 Madison Drive.**

IT IS THEREFORE ORDERED the petition of Glenn Graham, Jr., 618 Madison Drive, Prattville, AL is hereby approved.

DONE THIS THE 9th DAY OF June 2015.

BOARD OF ZONING ADJUSTMENT



JAMES MILES, VICE-CHAIRMAN



ALISA MORGAN, SECRETARY

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

MEETING DATE: June 9, 2015

PETITIONER: Glenn Graham

ADDRESS OF PETITION: 618 Madison Drive

	NAME	ADDRESS
1.	<i>Glenn Graham Jr</i>	<i>618 Madison Dr</i>
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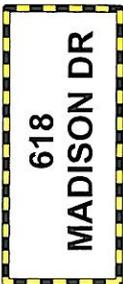
CITY OF PRATTVILLE
Board of Zoning Adjustment

Planning Department Staff Report



DATE:	5/19/15
APPLICATION TYPE:	Variance (150609-01)
PROPERTY LOCATION or DESCRIPTION:	618 Madison Drive
PETITIONER(S) AND AGENT(S):	Glenn Graham Jr.
ZONING DISTRICT(S)	R-5 Zoning District (Single Family Residential)
REQUESTED ACTION:	To allow an accessory structure in the side yard.
ZONING ORDINANCE REFERENCE:	<p>Article 6. General Provisions. Appendix A-Zoning Ordinance Section 68 Definitions</p> <p>Accessory structure. Any detached minor building in the rear of the main building consisting of masonry or frame walls and roof, one (1) or two (2) stories in height, necessary as an adjunct to the use or occupancy of a principal or main structure.</p> <p>Yard, Rear. The yard extending across the entire width of the lot between the main building, including covered porches, and the rear lot line.</p> <p>Yard, Side. The yard extending along a side lot line, from the front yard to the rear yard, between the main building, including covered porches and carports, and such lot line.</p>

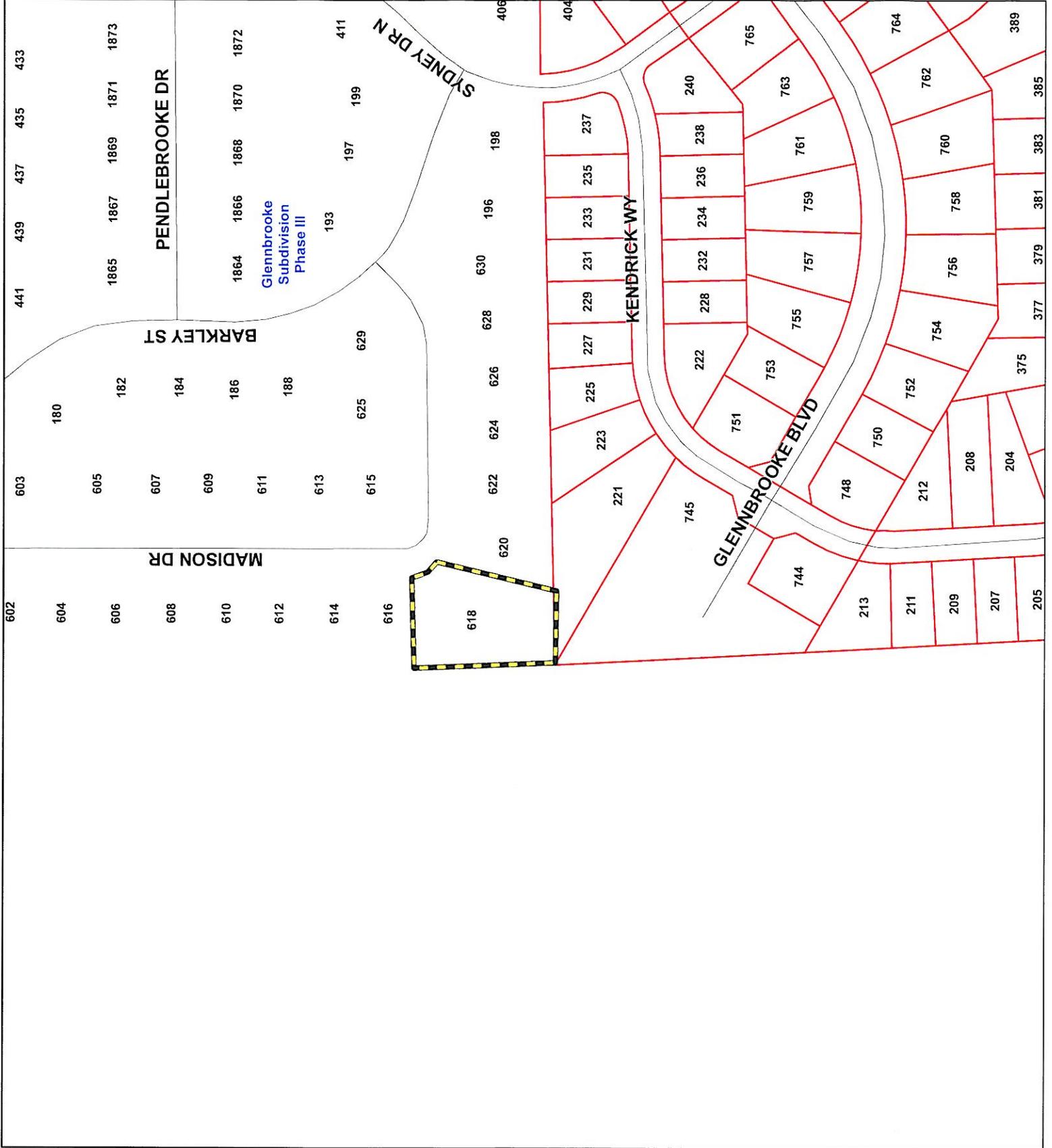
CITY OF
PRATTVILLE, AL



Scale: 1" = 200'



STREETS
TAX PARCEL





150609-01

Variance

To locate an accessory structure in the side yard

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**

Application type: Use-On-Appeal Variance Administrative Appeal

Applicant /Agent Information

Notarized letter from the property owner is required if agent is used for representation.

Name: Glenn Graham Jr.
Street Address: 618 Madison Dr.
City: Prattville State AL Zip: 36066
Phone Number(s): 334-657-8452

Property Owner Information

If different than above

Name: same as above
Address of Property Owner: _____
City: _____ State: _____ Zip: _____
Phone Number: () _____

Property Description

County Tax Parcel Number/Legal Description: Lot 27, Glennbrook Subdivision, Plat 3C, as recorded in Plat Book 2015, Page 2 in the Office of the Probate Judge of Autauga County

Current Zoning of Property: R-5 Physical Address: 618 Madison Drive

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

Describe Proposed Use or Variance: Permission to locate a portion of an accessory structure forward of the rear ~~property~~ line. Structure will encroach into the required side yard.



The following items must be attached to the application (check those items included):

Sketch →

- Tax record map from the Autauga County or Elmore County Tax Assessors Office
- Site sketch plan (drawn to scale) showing any property lines, required and proposed setbacks, existing and proposed structures and any additional information you believe will be helpful to the Board of Adjustment
- Application fees: Variance and Administrative Appeal - Fifty dollars (\$50), Use-on-Appeal - Two hundred fifty dollars (\$250).
- Names and address of all property owners immediately adjacent to the subject property (not required for administrative appeals). Adjacent properties include those directly across the street from the subject property.
- If person signing application is someone other than property owner, attach authorization to file application (i.e. notarized letter, real estate contract, etc.)

Hardship: The Board requests a statement of hardship to justify any variance application:

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done." *Code of Alabama, 1975, as amended. § 11-52-80(d) (3)*

The shape of the lot & placement of the house on the lot is reason for request.

I certify that I am the property owner, or authorized agent, and attest that all facts are true and correct. I do hereby certify that the property owner list attached to this application was obtained from the Autauga County Revenue Office, (Elmore County if applicable), and is a complete list of all real property owners adjacent to the parcel submitted for consideration. I also attest that I have read and understand what a hardship is according to the *Code of Alabama, 1975, as amended.*

Glenn Graham Jr Glenn Graham Jr 5/13/15
Printed Name Signature Date

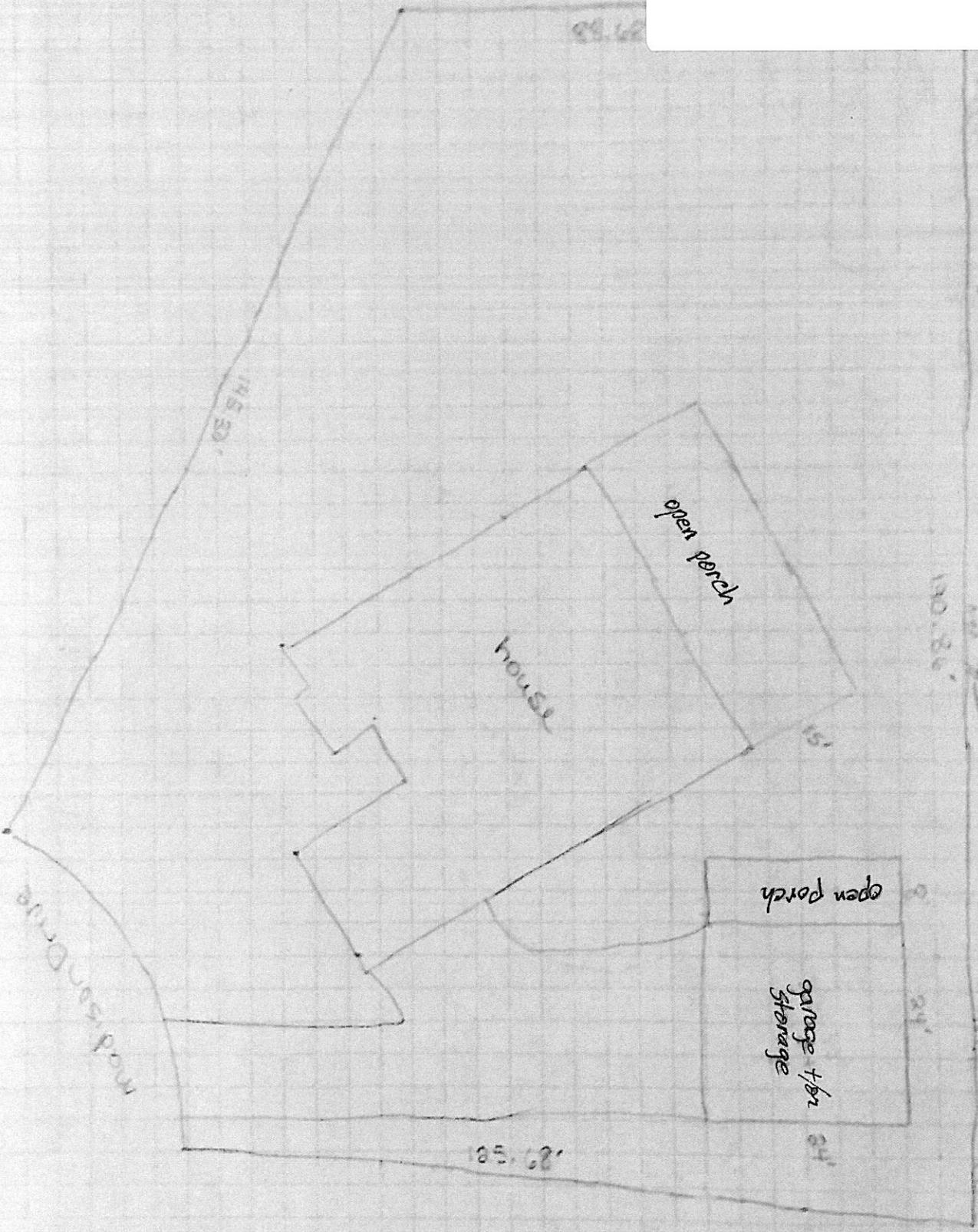
I the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Glenn Graham Jr, whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 13th day of May, 2015.

Lisa Hood Montzomery
Notary Public
My commission expires 8/6/18

150609-01/A

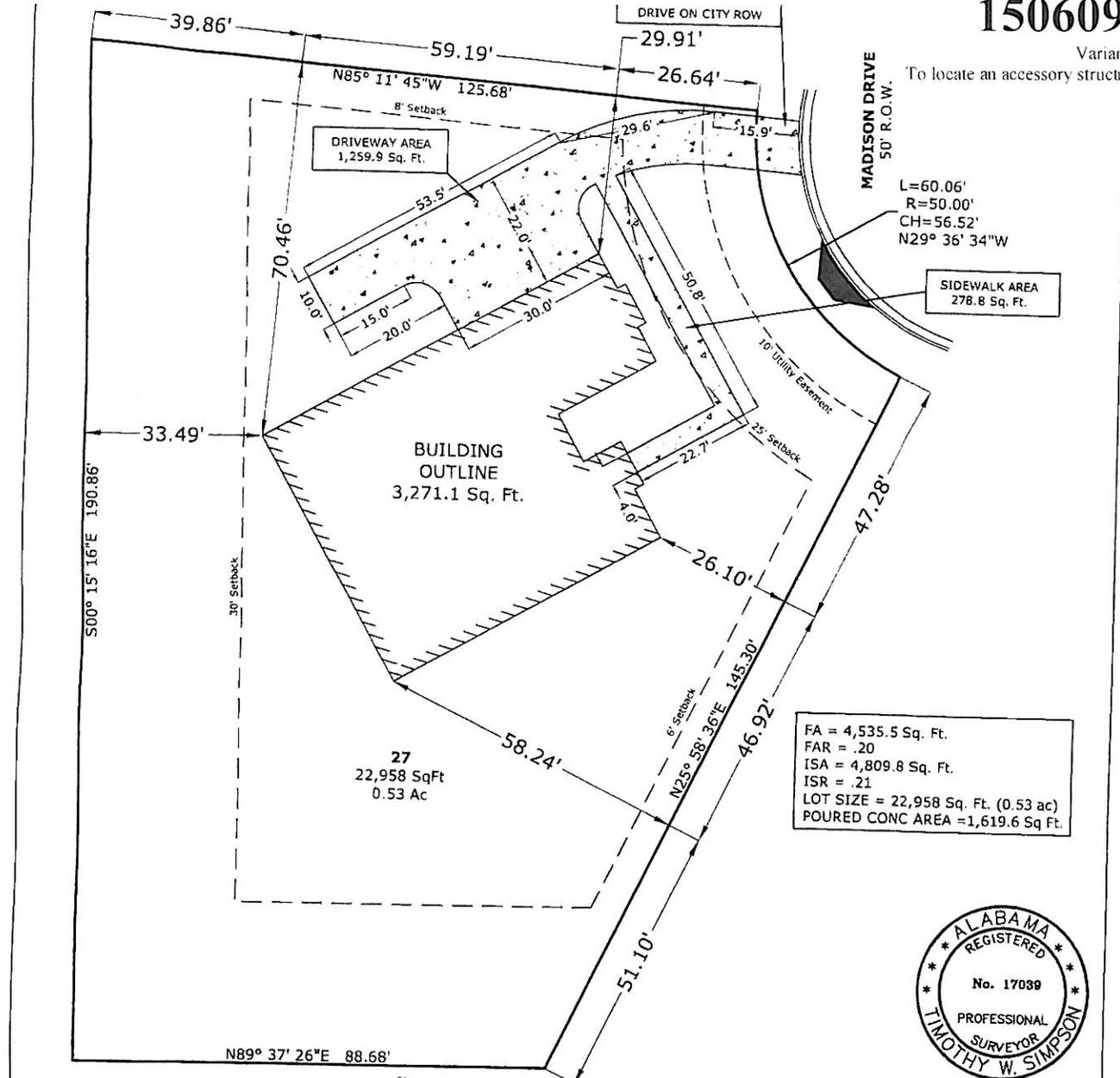
Variance

To locate an accessory structure in the side yard

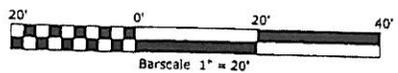


prop. 51-00 of section 100
for use
for use

Variance
To locate an accessory structure in the side yard



FA = 4,535.5 Sq. Ft.
FAR = .20
ISA = 4,809.8 Sq. Ft.
ISR = .21
LOT SIZE = 22,958 Sq. Ft. (0.53 ac)
POURED CONC AREA = 1,619.6 Sq. Ft.



Timothy W. Simpson
TIMOTHY W. SIMPSON PLS# 17039 DATE 01/23/15

PLAN NUMBER	SEE FLOOR PLANS
SHEET NUMBER	01
SITE PLAN	
PLAN	SEE FLOOR PLANS
DATE	01/23/15
DRAWN BY	JMF
FOR	STONE MARTIN BUILDERS 334-648-1191

**SITE PLAN FOR
LOT 27
GLENNBROOKE 3**

BSI BARRETT-SIMPSON, INC.
Civil Engineers & Land Surveyors
 108 1/2th St., Prichard City, AL 36868 (PH) 364-297-2420
 272 S. 9th St., Opelika, AL 36801 (PH) 334-745-7029
 171 W. Broad St., EuFaula, AL 36022 (PH) 334-687-4231

*Jeremy Moore
221 Kendrick Way*

*All other adjacent lots belong to Stone Martin Builders
404 S. 8th St.
Opelika, AL 36801*

150609-01/C

Variance

To locate an accessory structure in the side yard

1871 Pennadelbrook Dr.



From: Glenn ggraham@eastmemorial.org &

Subject: Garage

Date: May 12, 2015 at 5:09 PM

To: Glenn Graham Jr ggraham@eastmemorial.org

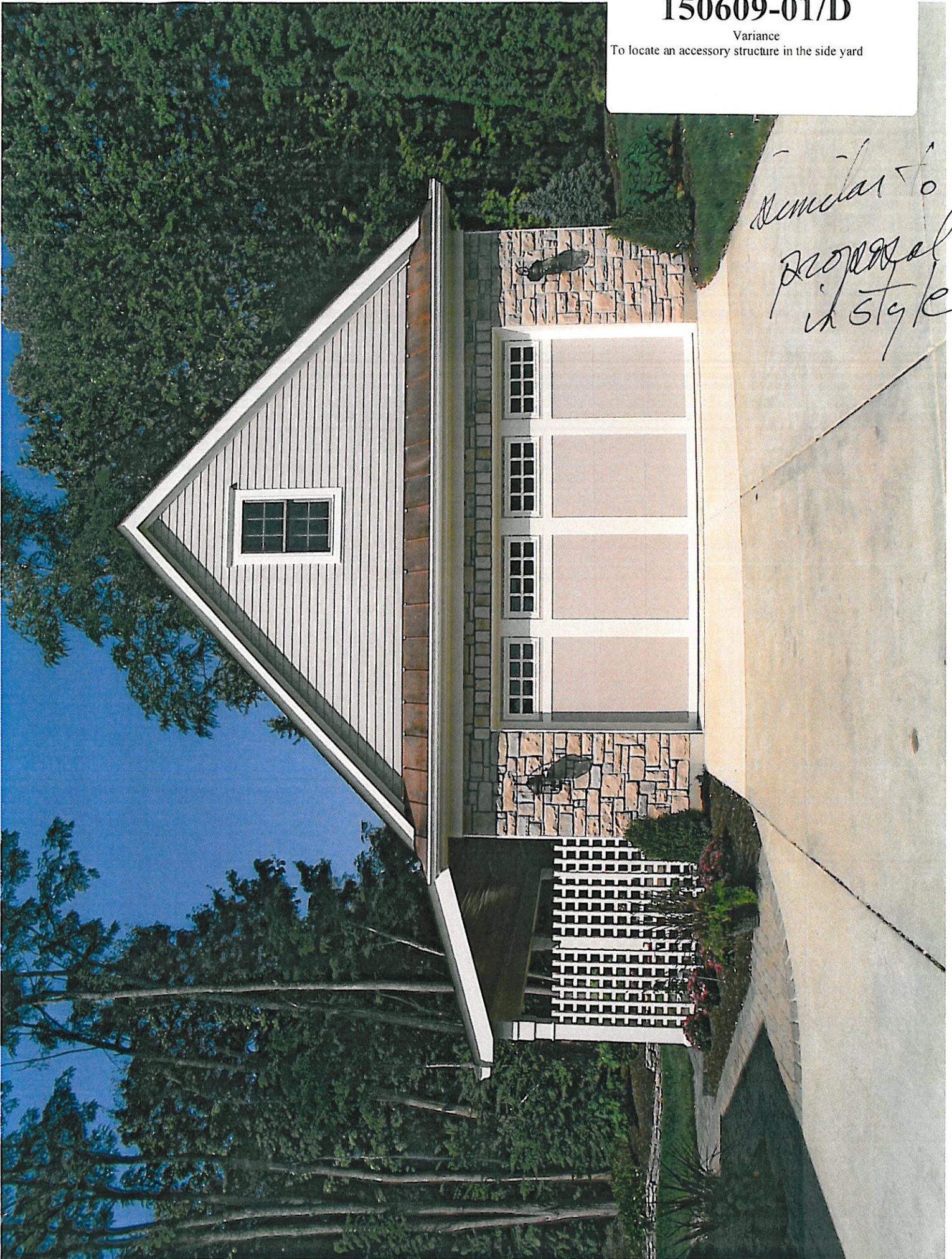


150609-01/D

Variance

To locate an accessory structure in the side yard

*Similar to
proposal
in style*



PRATTVILLE BOARD OF ZONING ADJUSTMENT

PETITIONER: **DAVID KAHN**
 3136 PINEHURST DRIVE
 MONTGOMERY, AL 36111

REQUEST: **USE-ON-APPEAL TO ALLOW CHURCH USE ON PROPERTY.**
 1343 A-B-C SOUTH MEMORIAL DRIVE
 B-2 ZONING DISTRICT (GENERAL BUSINESS)

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 June 9, 2015 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 use-on-appeal to allow a church use on property at 1343 A-B-C South Memorial Drive.**

IT IS THEREFORE ORDERED the petition of David Kahn, 3136 Pinehurst Drive, Montgomery, AL is hereby approved.

DONE THIS THE 9th DAY OF June 2015.

BOARD OF ZONING ADJUSTMENT



JAMES MILES, VICE-CHAIRMAN



ALISA MORGAN, SECRETARY

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

MEETING DATE: June 9, 2015

PETITIONER: Abundant Life Church

ADDRESS OF PETITION: 1343 A-B-C South Memorial Drive

	NAME	ADDRESS
1.	<u>Jim Lee</u>	<u>116 Co Rd 25 Pville AL</u>
2.	<u>David Kohn</u>	<u>3136 Pinhurst Dr - Mgmt A/36111</u>
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CITY OF PRATTVILLE
Board of Zoning Adjustment

Planning Department Staff Report



DATE:	5/20/15
APPLICATION TYPE:	Use-On-Appeal (150609-02)
PROPERTY LOCATION or DESCRIPTION:	1343 A-B-C South Memorial Drive
PETITIONER(S) AND AGENT(S):	Abundant Life Church Representative: Geno Tolver
ZONING DISTRICT(S)	B-2 (General Business)
REQUESTED ACTION:	Use-On-Appeal to allow church use on property.
ZONING ORDINANCE REFERENCE:	<p>Article 7. District Requirements. Appendix A-Zoning Ordinance Section 72 Business District Requirements</p> <p>(B-2) USES PERMITTED: ...any use permitted in a B-1 Local Shopping District.</p> <p>(B-1) USES PERMITTED: Any use permitted or permitted on appeal in the R-4 Residential District, and subject to all district requirements of an R-4 District as specified in Section 71, hereof.</p> <p>Section 71 Residential District Requirements (R-4) USES PERMITTED ON APPEAL: (See: regulations common to all "R" Districts...)</p> <p>All "R" Districts USES PERMITTED ON APPEAL: ...churches...</p>



CITY OF
PRATTVILLE, AL

1343
S Memorial Dr

Zoning: B-2

Scale: 1" = 100'



— STREETS
□ TAX PARCEL





E. Maps Plus
Map #

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

150609-02

Use-On-Appeal
To allow church use on property

Application
Prattville Board of Zoning Adjustment

Application Type: Use-On-Appeal Variance Administrative Appeal

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

Name: Gene Tolker - Abenent Life Church

Street Address: 1343 A, B, C

City: Pratt State: Al Zip: 36066

Phone Number(s): 334-312-5511

Property Owner Information
If different than above

Name: DAVID KATZ

Address of Property Owner: 3136 Pinhurst Dr

City: Montgomery State: Al Zip: 36111

Phone Number: (334 207-0876)

Property Description

County Tax Parcel Number/Legal Description: 1343.50 Mem - Deed Ref - BK 401
map # 19-06-23-2003-030-000- page 87, 2/2/1996

Current Zoning of Property: Business Physical Address: 1343 A+B+C Memorial Drive

Proposed Use of Property (generally): Church

Describe Proposed Use or Variance: 3600 square feet
Church



The following items must be attached to the application (check those items included):

- Tax record map from the Autauga County or Elmore County Tax Assessors Office
- Site sketch plan (drawn to scale) showing any property lines, required and proposed setbacks, existing and proposed structures and any additional information you believe will be helpful to the Board of Adjustment
- Application fees: Variance and Administrative Appeal - Fifty dollars (\$50), Use-on-Appeal – Two hundred fifty dollars (\$250).
- Names and address of all property owners immediately adjacent to the subject property (not required for administrative appeals). Adjacent properties include those directly across the street from the subject property.
- If person signing application is someone other than property owner, attach authorization to file application (i.e. notarized letter, real estate contract, etc.)

Hardship: The Board requests a statement of hardship to justify any variance application:

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done." *Code of Alabama, 1975, as amended. § 11-52-80(d) (3)*

N/A

I certify that I am the property owner, or authorized agent, and attest that all facts are true and correct. I do hereby certify that the property owner list attached to this application was obtained from the Autauga County Revenue Office, (Elmore County if applicable), and is a complete list of all real property owners adjacent to the parcel submitted for consideration. I also attest that I have read and understand what a hardship is according to the *Code of Alabama, 1975, as amended.*

<u>David Kahn</u>	<u>[Signature]</u>	<u>5/13/15</u>
Printed Name	Signature	Date

I the undersigned authority, a Notary Public in and for said County in said State, hereby certify that David Kahn, whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 13th day of May, 20 15

[Signature]
Notary Public
My commission expires 9-14-18

**Prattville Board of Zoning Adjustment
Application
Supplemental Information – Church Uses**

1. What is the approximate membership of the church as of the date of this application?	65
2. What are the days & hours for services? <i>Wednesday 6³⁰-7³⁰, Sunday 9-12</i>	
3. What is the approximate attendance for each of the services listed above? <i>Wednesday 12, Sunday 50</i>	
4. What are the days & hours of any church sponsored activities on the property? <i>SAME</i>	
5. Will any of the church sponsored activities regularly take place outside? <i>NO</i>	
6. If answering "Yes" to Question 5, please specify the type of activities: <i>N/A</i>	
7. How many off-street parking spaces are on the property where the church is located? <i>40 ±</i>	
8. How many seats will be available in the worship center? <i>50</i>	

Form Completed By: <i>David Lohm for Gene Tolver</i>	Phone Number: <i>334-312-5511</i>
Application Address: <i>116 Co Rd 29 Pratt, AL 36067</i>	
CITY USE ONLY	
Application Number:	Application Date:

PRATTVILLE BOARD OF ZONING ADJUSTMENT

PETITIONER: **GUARDIAN CREDIT UNION**
 418 MADISON AVENUE
 MONTGOMERY, AL 36104

REQUEST: **VARIANCE TO REDUCE THE LANDSCAPE BUFFER**
 REQUIREMENTS.
 1794 EAST MAIN STREET
 B-2 ZONING DISTRICT (GENERAL BUSINESS)

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 June 9, 2015 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 reduce the landscape buffer requirements as submitted on property at 1794 East Main Street.**

IT IS THEREFORE ORDERED the petition of Guardian Credit Union, 418 Madison Avenue, Montgomery, AL is hereby approved.

DONE THIS THE 9th DAY OF June 2015.

BOARD OF ZONING ADJUSTMENT



JAMES MILES, VICE-CHAIRMAN



ALISA MORGAN, SECRETARY

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

MEETING DATE: June 9, 2015

PETITIONER: Guardian Credit Union

ADDRESS OF PETITION: 1794 East Main Street

	NAME	ADDRESS
1.	Brad Flowers	2744 Central Pkwy
2.		Montgomery, 36106
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CITY OF PRATTVILLE
Board of Zoning Adjustment

Planning Department Staff Report



DATE:	5/26/15
APPLICATION TYPE:	Variance (150609-03)
PROPERTY LOCATION or DESCRIPTION:	1794 East Main Street
PETITIONER(S) AND AGENT(S):	Guardian Credit Union Agent: Flowers & White Engineering, LLC,
ZONING DISTRICT(S)	B-2 (General Business)
REQUESTED ACTION:	To reduce the landscape buffer requirements.
ZONING ORDINANCE REFERENCE:	<p>Landscaping Ordinance Article 13 Section 135 General Site and Off-Street Parking Area Landscaping Requirements.</p> <p>(a) <u>Frontage Landscaping and Foundation Planting Requirements.</u> Frontage landscaping shall require a landscaped strip with a minimum 10-foot depth along all adjacent public rights-of-way. Frontage landscaping shall include a minimum of one (1) tree and six (6) shrubs per full forty (40) linear feet of the frontage strip; shrubs are optional in areas where a berm at least four (4) feet in height is used, Trees and shrubs shall be well distributed, though not necessarily evenly spaced.</p> <p>A lot with less than one hundred fifty (150) feet frontage and adjacent to a right-of-way shall have a frontage strip depth of ten (10) feet; a lot with one hundred fifty (150) feet to two hundred fifty (250) feet frontage shall have a frontage strip depth of twenty (20) feet; a lot with over 250 feet frontage shall have a frontage strip depth of thirty (30) feet...</p> <p>Foundation Planting shall require a landscaped bed with a minimum depth of five (5) feet along the front of the primary structure. The bed shall contain shrubs, or other greenery with a minimum height of 23 inches and a maximum spacing of four (4) feet. Greenery shall be planted within a bed of mulch or ground cover other than turfgrass, and be protected by some barrier from damage by vehicles and maintenance equipment. Greenery shall be well distributed through not necessarily evenly spaced.</p>

CITY OF PRATTVILLE, AL

Future Site Of



1794
E Main St

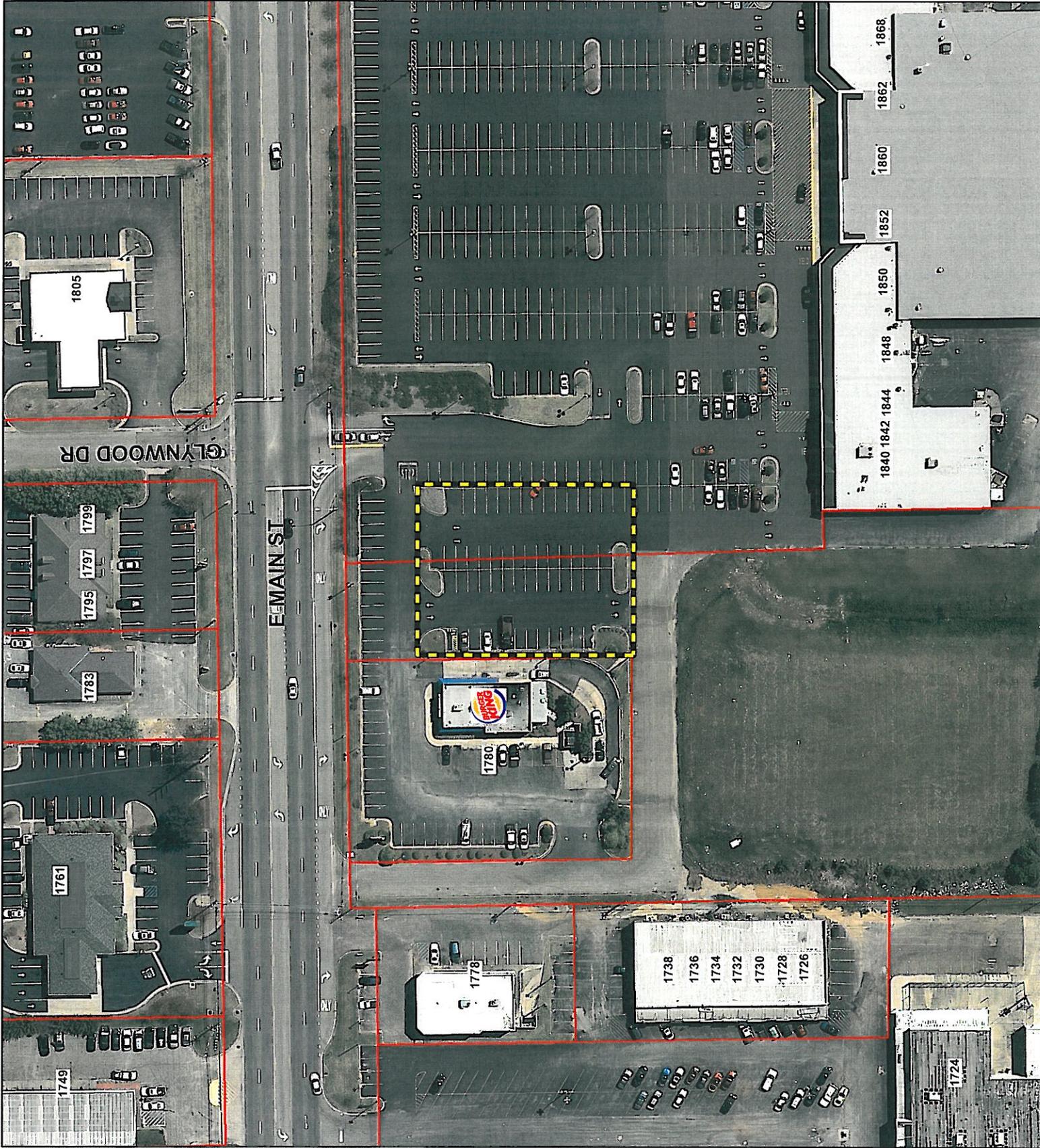
Zoning: B-2

Scale: 1" = 100'



— STREETS

▭ TAX PARCEL





150609-03

Variance
To reduce the landscape buffer requirements

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**

Use-On-Appeal Variance Administrative Appeal

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

Name: FLOWERS ; WHITE ENGINEERING, LLC.

Street Address: PO BOX 231286

City: MONTGOMERY State AL Zip: 36123

Phone Number(s): 334-356-7600

Property Owner Information
If different than above

Name: GUARDIAN CREDIT UNION

Address of Property Owner: 418 MADISON AVENUE

City: MONTGOMERY State: AL Zip: 36104

Phone Number: () 334-244-9999

Property Description

County Tax Parcel Number/Legal Description: _____

Current Zoning of Property: B-2 Physical Address: 179A EAST MAIN ST

Proposed Use of Property (generally): B-2

Describe Proposed Use or Variance: LANDSCAPE BUFFER VARIANCE

WEST SIDE : 10' TO 6'

NORTH SIDE : 10' TO 5'

EAST SIDE : 10' TO 6'

The following items must be attached to the application (check those items included):

- Tax record map from the Autauga County or Elmore County Tax Assessors Office
- Site sketch plan (drawn to scale) showing any property lines, required and proposed setbacks, existing and proposed structures and any additional information you believe will be helpful to the Board of Adjustment
- Application fees: Variance and Administrative Appeal - Fifty dollars (\$50), Use-on-Appeal - Two hundred fifty dollars (\$250).
- Names and address of all property owners immediately adjacent to the subject property (not required for administrative appeals). Adjacent properties include those directly across the street from the subject property.
- If person signing application is someone other than property owner, attach authorization to file application (i.e. notarized letter, real estate contract, etc.)

Hardship: The Board requests a statement of hardship to justify any variance application:

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done." *Code of Alabama, 1975, as amended. § 11-52-80(d) (3)*

DUE TO THE FACT OF THE REQUIRED CIRCULATION
FOR BANKS : THE PROXIMITY OF THE
EXISTING ENTRANCE : EXISTING CURB : GUTTER,
THE REQUIRED BUFFERS FOR LANDSCAPING ARE
NOT MET.

I certify that I am the property owner, or authorized agent and attest that all facts are true and correct. I do hereby certify that the property owner list attached to this application was obtained from the Autauga County Revenue Office, (Elmore County if applicable), and is a complete list of all real property owners adjacent to the parcel submitted for consideration. I also attest that I have read and understand what a hardship is according to the *Code of Alabama, 1975, as amended.*

H. KENNETH WHITE, JR. [Signature] 5/18/15
Printed Name Signature Date

I the undersigned authority, a Notary Public in and for said County in said State, hereby certify that H. Kenneth White, Jr., whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 18th day of May, 2015.

Jamie Siler
Notary Public
My commission expires 5-15-16

CITY NOTES:

- BEFORE ANY WORK BEGINS WITHIN STATE RIGHT OF WAY, CONTACT ALDOT.
- ALL UTILITY CONNECTIONS MADE WITHIN EXISTING CITY STREETS MUST BE BORED UNLESS OTHERWISE DETERMINED BY CITY MAINTENANCE DEPARTMENT. AN APPROVAL LETTER FROM MAINTENANCE WILL BE REQUIRED BEFORE DEVELOPMENT PLAN CAN BE APPROVED BY ENGINEERING.
- BEFORE ANY STREET CUTS, CONTACT CITY MAINTENANCE.
- DIRECT ALL STORM WATER INCLUDING ROOF DRAINS TO STREET RIGHT OF WAY OR DRAINAGE EASEMENT.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ADEQUATE EROSION / SEDIMENTATION CONTROL DURING ALL PHASES OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING MUD AND DEBRIS OFF CITY STREETS AND RIGHT OF WAY. CLEAN UP IS REQUIRED DAILY.
- CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF SIDEWALK AND / OR CURB AND GUTTER DAMAGED DURING CONSTRUCTION.
- ANY CHANGES OR REVISIONS MADE TO SITE PLANS MUST BE SUBMITTED FOR APPROVAL.
- ALL AREAS ON CITY R.O.W. THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH SOO, ASPHALT OR CONCRETE, WHICHEVER IS DEEMED NECESSARY BY ENGINEERING DEPARTMENT.
- CONVERT ALL STREET GRATE INLETS TO "S" TYPE CURB INLETS.
- ANY STREET CUTS REQUIRE A CITY STANDARD PAVEMENT PATCH AND 50' LONG, FULL STREET ASPHALT OVERLAY.
- PROVIDE HANDICAP RAMPS AT ALL SIDEWALK AND DRIVEWAY INTERSECTIONS.
- ALL WATER AND SANITARY WORK AND MATERIALS ARE TO MEET PRATTVILLE WATER WORKS & SANITARY SEWER BOARD STANDARDS & SPECIFICATIONS. FIRE LINES MUST MEET NFPA FIRE CODE STANDARDS FOR MATERIALS AND TESTING.
- ANY WORK ON PUBLIC ROW REQUIRES A WORK ZONE THAT MEETS THE STANDARDS OF A MUTCD MANUAL.
- ALL SANITARY SEWER MAIN 6" AND LARGER SHALL BE TRUSS PIPE UNLESS SPECIFICALLY CALLED OUT AS DUCTILE IRON. ALL SANITARY SEWER PIPING 6" AND SMALLER SHALL BE SDR23.5 WITH BELL AND SPIGOT ENDS FOR GASKETED JOINTS WITH ELASTOMERIC SEALS. ALL DUCTILE IRON PIPE SHALL BE POLYWRAPPED.
- CONTRACTOR SHALL MAINTAIN A MINIMUM 36" COVER OVER EXISTING WATER AND SEWER LINES AT ALL TIMES DURING CONSTRUCTION.
- NO TREES ALLOWED IN WATER OR SANITARY SEWER EASEMENTS.
- ANY MUD/CONSTRUCTION DEBRIS THAT MAY BE TRANSPORTED TO SURROUNDING ROADS, PARKING AREAS OR STORM SEWER SYSTEMS SHALL BE CLEANED UP IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.

STAKING NOTES:

- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS OF BUILDING.
- ALL ROAD RELATED DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIMENSIONAL LAYOUT SURVEYING AND VERIFYING ALL POINTS AND TEMPORARY BENCH MARKS (TBM).
- INSTALL DISABILITY PARKING SIGNS AT EACH DISABILITY PARKING SPACE AS PER ADA SPECS. THE SIGN SHALL NOT CONFLICT WITH THE SIDEWALK.

PROJECT NOTES:

- THE UNDERGROUND UTILITIES AND STORM DRAIN PIPE SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES AS TO SIZE, DEPTH OR CONDITION.
- WATER AND SEWER LATERALS SHOWN ARE FROM RECORD DRAWINGS AND INFORMATION PROVIDED BY PRATTVILLE WATER WORKS AND SANITARY SEWER BOARD. CONTRACTOR SHALL FIELD VERIFY LOCATION AND EXISTENCE OF LATERALS PRIOR TO STARTING CONSTRUCTION.
- SHOULD THERE BE ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS OR GEOTECHNICAL REPORT, THE CONTRACTOR SHALL ADHERE TO THE MORE STRINGENT AND LARGER QUANTITY OF WORK AS DETERMINED BY THE ARCHITECT AND ENGINEER.

LEGEND

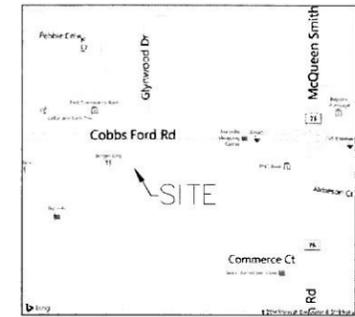
ITEM	SYMBOL
EDGE OF PAVEMENT	---
CURB AND GUTTER	---
FIRE HYDRANT	⊕
GRADE CONTOUR	---(10)---
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
IRON PIN FOUND (AS NOTED)	⊕ OFF E WITH CAP
POWER POLE	⊕
OVERHEAD POWER	⊕-P---
LIGHT POLE	⊕
WATER METER	⊕ WM
CAPE MYRTLE	⊕

150609-03/A

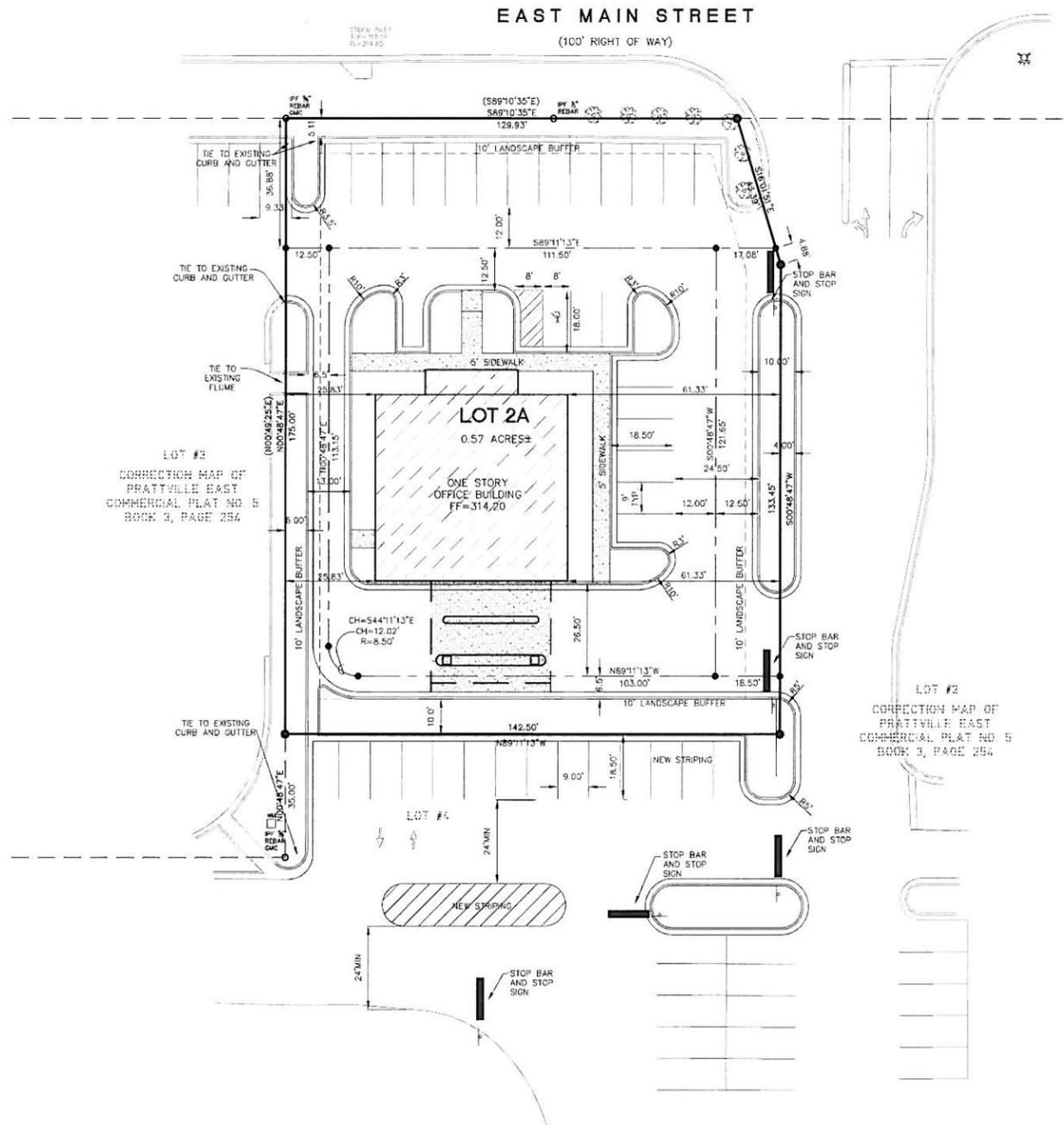
Variance
To reduce the landscape buffer requirements



Alabama Line
Location Center, Inc.
1-800-292-8525
Call 2 working days before digging.
It's the Law!



VICINITY MAP
NO SCALE



FLOWERS & WHITE
ENGINEERING, L.L.C.

PO BOX 231286 MONTGOMERY, AL 36123
PH: (334) 385-7600

A NEW BRANCH LOCATION FOR:
GUARDIAN CREDIT UNION
PRATTVILLE, ALABAMA

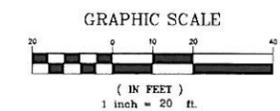
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PROJ # 14-506
DRAWN BY: JNS
CHECKED BY: KJ
DATE: 12-23-14
REV 1: 3-27-15
REV 2: --
REV 3: --

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C3.0

SHEET 3 OF 4



PRELIMINARY - NOT FOR CONSTRUCTION