

OFFICIAL MINUTES
NORTHPORT BOARD OF ZONING ADJUSTMENT
Wednesday, January 29, 2020

The Northport Board of Zoning Adjustment was called to order at 6:02 p.m. on Wednesday, January 29, 2020 in the Council Chambers of the Northport City Hall by Chairman Jason Ward.

Upon roll call the following members were found to be present: Mr. Jon Garner, Mrs. Tamaría Madison, Mr. Earnest O'Rourke, and Mr. Jason Ward. Absent and failing to vote was Mr. LaParry Howell, Mrs. Susan Rue and Mr. Jeffery Thompson. Also present were staff members Mrs. Julie Ramm, and Mrs. Nannette McKinney

Approval of Minutes

Motion by Mr. Jon Garner to approve the minutes for November 19, 2019. **Seconded by Jason Ward.** Roll call vote was as follows: Mr. Garner -Yes; Mr. Ward – Yes; Mrs. Madison-Yes; Mr. O'Rourke -Yes. **Motion carried.**

Approval of Agenda

Motion by Mr. Jon Garner to approve the Agenda for January 29, 2020. **Seconded by Jason Ward.** Roll call vote was as follows: Mr. Garner -Yes; Mr. Ward – Yes; Mrs. Madison-Yes; Mr. O'Rourke - Yes. **Motion carried.**

Approval of Proper Notification- Mrs. Ramm informed the Board that proper notification was given.

Verification of No Conflict of Interest

Notice of Right to Appeal – Mr. Ward stated the Notice of Right to Appeal procedures were on the back of the agenda.

Old Business - None

New Business

V-19-19 James E. Jordan – Variance to allow a manufactured home in a Historic District.

Julie Ramm stated the petitioner requests a variance to place a manufactured home on the lot behind 807 10th Avenue. The code section pertaining to manufactured housing states: The proposed manufactured home will not be located on a vacant lot that is within a designated local, state or federal historic district, or a vacant lot that is between two or more structures that have been listed on or are eligible for addition to the National Register of Historic Places.

James E. Jordan, 4008 38th Avenue, Northport stated the variance request previously stated is incorrect. Mr. Jordan stated he would like to request his travel trailer to be parked on Lot 60 WJ Moore Estate.

Jon Garner asked if the Travel Trailer would be lived in or have plumbing.

James Jordan stated no he will just be parking it there when he is not traveling.

Julie Ramm stated the ordinance does not reference a travel trailer as manufactured home.

Jon Garner stated the requested Variance application submitted does not reference travel trailer.

Julie Ramm stated if the intent is not to have a manufactured home this application does not apply. Mrs. Ramm also asked, Mr. Jordan to send a picture of the trailer to determine what needs to be done.

Motion by Mr. Jon Garner to remove case number V19-19 from the agenda to allow a manufactured home in a Historic District located at Lot 60 WJ Moore Estate. **Seconded by Tamara Madison.** Roll call vote was as follows: Mr. Garner -Yes; Mrs. Madison – Yes; Mr. Ward-Yes; Mr. O’Rourke -Yes.

Motion carried.

V-19-22 Woodrow Washington – Variance to allow expansion of nonconforming use in a residential zone located at 1211 Martin Luther King Jr. Boulevard.

Julie Ramm stated the petitioner is requesting a variance in order to expand his restaurant with the addition of an outdoor seating area, allow for the parking of a food trailer, and construction of additional parking area for customer parking.

Woodrow Washington, 1211 Martin Luther King Jr. Boulevard, Northport stated he was requesting a variance to allow expansion of nonconforming use in a residential zone located at 1211 Martin Luther King Jr. Boulevard. Mr. Washington stated the house and business in back has been in operation since 1962. He would like to add a patio, expansion of parking for customers, and for the parking of a food trailer. Mr. Washington also stated the existing house would be used as an office.

Jason Ward asked if Mr. Washington knew how many square feet would be added.

Woodrow Washington stated the patio is approximately of 15 by 20 feet. Mr. Washington also stated there are currently picnic tables in the existing parking lot but they will be removed during the MLK project.

Julie Ramm stated the application also include the proposed construction of a parking lot adjacent to the west.

Jason Ward asked if the parking lot was for the food truck.

Woodrow Washington stated the additional parking lot will be used for the office.

Jason Ward asked where the food truck will be parked.

Woodrow Washington stated the food truck will be parked in the existing parking. He also stated the food truck is used for storage and maybe to cook wings.

Motion by Mr. Jon Garner to approve for the expansion of a nonconforming use that is presented in packet. The Variance will also include the parking of one food truck to allow for expansion of the parking lot on the lot adjacent to the west. **Seconded by Jason Ward.** Roll call vote was as follows: Mr. Garner -Yes; Mr. Ward – Yes; Mrs. Madison -Yes; Mr. O'Rourke -Yes. **Motion carried.**

19-23 Woodrow Washington – Variance for reduction of rear setback requirements from 20 feet to 7 feet located at 1211 Martin Luther King Jr. Boulevard.

Julie Ramm stated Mr. Woodrow Washington is seeking a variance to reduce the rear setbacks in a RS-4 zone from 20 feet to 7 feet for an outdoor patio for patron seating.

Woodrow Washington, 1211 Martin Luther King Jr. Boulevard, stated this is the same patio discussed previously. The back of the patio is 7 feet from the property line.

Motion by Mr. Jon Garner to approve the variance for reduction of rear setback requirements from 20 feet to 7 feet as stated. **Seconded by Ernest O'Rourke.** Roll call vote was as follows: Mr. Garner - Yes; Mr. O'Rourke – Yes; Mr. Ward-Yes; Mrs. Madison -Yes. **Motion carried.**

V-19-27- Woodrow Washington – Variance to reduce perimeter landscaping required in Section 508.02 from 20 feet to 10 feet located at 1211 Martin Luther King Jr. Boulevard.

Julie Ramm stated Mr. Woodrow Washington is seeking a variance to reduce the perimeter landscaping buffer from 20 feet to 10 feet. The enhanced buffer is required when a commercial use abuts a residential zoning district.

Woodrow Washington stated on the west property line, he would like to reduce perimeter landscaping buffer from 20 feet to 10 feet to get more parking spaces.

Jon Garner stated that Mrs. Ramm would give instruction for requirements of landscaping that are stated in code section 508.02.

Mrs. Ramm stated when Mr. Washington comes in for his pre-design for the parking area, he will need stripping, drainage and landscaping plans.

Motion by Mr. Jon Garner to approve the variance to reduce perimeter landscaping required in Section 508.02 from 20 feet to 10 feet located at 1211 Martin Luther King Jr. Boulevard. **Seconded by Ernest ORourke.** Roll call vote was as follows: Mr. Garner -Yes; Mr. O'Rourke – Yes; Mr. Ward-Yes; Mrs. Madison -Yes. **Motion carried.**

V-19-24 William Trick – Variance to allow for placement of fill material in the floodway fringe located at the corner of 30th Avenue and 17th Street.

Julie Ramm stated Mr. Trick is requesting a variance to place fill material in the floodplain in order to increase the buildable area of the lot located at southwest corner of 30th Avenue and 17th Street.

Jimmy Duncan, McGiffert and Associates, LLC, 2814 Stillman Boulevard, Tuscaloosa, AL, representing William (Bill) Trick on the project. He stated they are asking for a variance to allow placement of fill material in the floodway fringe. If the variance is passed tonight, we will request conditional use through the Planning Commission. There are no steps that are need with FEMA to start this process. This is a warehouse project with multiple buildings. Mr. Duncan also stated parking and landscaping are code compliant.

Jason Ward asked what is there now.

Jimmy Duncan stated the property is across the street from Riverside Seed and Feed, at the former Holman lumber Site.

Motion by Mr. Jon Garner to approve the variance to allow for placement of fill material in the floodway fringe located at the corner of 30th Avenue and 17th Street. **Seconded by Ernest ORourke.** Roll call vote was as follows: Mr. Garner -Yes; Mr. O'Rourke – Yes; Mr. Ward-Yes; Mrs. Madison - Yes. **Motion carried.**

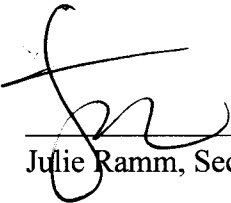
V-19-25 Lamar Advertising – Removed from Agenda.

IX. DISCUSSION

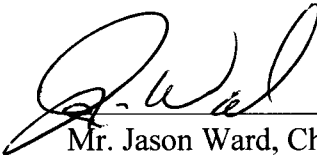
X. CITIZEN COMMUNICATION - None

XI. ADJOURNMENT

All members voted yes by a voice vote and the meeting was adjourned at 6:58 p.m.



Julie Ramm, Secretary



Mr. Jason Ward, Chairman