**BOARD OF ADJUSTMENT**

**AGENDA**

**January 8, 2025**

**Due to renovations at City Hall, this meeting will be held at 4:30pm at the Enterprise Farmers Market located at 525 N. Main St., Enterprise, Alabama.**

Roll Call

Review of the December 11, 2024 meeting minutes.

**Old Business:** None.

**New Business:**

1. A request by Hakim Mohammad for a 2-foot variance to allow an after the fact, 6-foot fence in the front yard of a corner lot, located at 117 Nancy Drive.

2. A request by Haylee R. Scott for a special exception to keep nine (9) hens in an R-2 zoning district on an 11,316.65 sq. ft (.26 acre) lot, located at 525 E. Watts Street.

3. A request by Pamela J. Fowler for a 2-foot variance to allow an after the fact, 6-foot fence in the front yard, located at 302 Meredith Street.

**Such other business as may come before the Board**

**Adjournment**

The Enterprise Zoning Board of Adjustment met on Wednesday, December 11, 2024, at 4:30 p.m. at the Enterprise Farmers Market with the following members present:

| | |
|---|---|
| Present- | Anne Bridgette<br>Warren Bowron- Vice Chairperson<br>Gwen Gilley<br>Steve Nagy |
| Supernumerary- | Jody Linton |
| Absent- | Robin Foy- Chairperson<br>Lance Phillips |
| Also Present- | Thomas Hardy- Assistant Director of Engineering Services<br>Ashley Marshall- City Attorney<br>Kim Hughes- Secretary |

REVIEW OF MINUTES

A copy of the minutes from the November 13, 2024, meeting was provided to each member of the Board of Adjustment. Ms. Gilley made a motion, seconded by Mr. Nagy, to approve the minutes as presented. The motion carried unanimously.

OLD BUSINESS None.

NEW BUSINESS

1. A request by Dodd Signs & Service LLC, on behalf of Dollar General Corporation, for a variance to allow an additional 149 square foot wall sign on the side of the building, for the store located at 100 Jackson Street.

Mr. Hardy stated this request was to add another wall sign to the building facing Boll Weevil Circle. Staff is in favor of the request due to the location of the store and finds no reason the granting of this variance would have any adverse effects on the surrounding community.

There was no public comment.

Mr. Nagy made a motion, seconded by Ms. Gilley, to approve the request by Dodd Signs & Service LLC, on behalf of Dollar General Corporation, for a variance to allow an additional 149 square foot wall sign on the side of the building, for the store located at 100 Jackson Street. The motion carried unanimously.

2. A request by Chanelle Hughes for a special exception to operate a childcare business at her residence located at 215 Daphne Drive.

Mr. Hardy stated the Zoning Ordinance requires residents to request a special exception for in-home childcare and staff finds no reason that granting this variance would have any adverse effects on the surrounding community. Staff recommends approval.

Ms. Hughes has 15 years of experience in childcare and wishes to utilize her experience to provide this service to the community.

There was no public comment.

Ms. Gilley made a motion, seconded by Mr. Linton, to approve the request by Chanelle Hughes for a special exception to operate a childcare business at her residence located at 215 Daphne Drive. The motion carried unanimously.

3. A request by John Briggs for a 5-foot variance to allow a carport to be 0-feet from another accessory structure in the rear yard, located at 104 Bermuda Way.

Mr. Briggs stated he wanted to place a moveable carport flush with the eave of a shed that is currently in the backyard. This would allow them to pass in and out of the building under cover. He stated they had a large backyard, about half an acre, which could support the setup he had planned for the shed and carport.

Mr. Hardy stated staff finds no reason the granting of this variance would have any adverse effects on the surrounding community and recommends approval.

Mr. William Gunnett lives across the street and stated he is in favor of this request.

Ms. Bridgette made a motion, seconded by Mr. Nagy, to approve the request by John Briggs for a 5-foot variance to allow a carport to be 0-feet from another accessory structure in the rear yard, located at 104 Bermuda Way. The motion carried unanimously.

4. A request by John Briggs for a 3-foot variance to allow a carport to be 2-feet from another structure in the side yard, located at 104 Bermuda Way.

Mr. Briggs clarified this request was to allow the carport to be 7 feet from another structure as the Zoning Ordinance states there must be 10-feet between two structures. He stated the carport would be at least 3 feet from the front plane of the house and would provide cover for his vehicles from nuts and leaves falling from the surrounding trees.

Mr. Hardy stated staff finds no reason the granting of this variance would have any adverse effects on the surrounding community and recommends approval.

Mr. William Gunnett lives across the street and stated he is in favor of this request.

Mr. Nagy made a motion, seconded by Mr. Linton, to approve the request by John Briggs for a 3-foot variance to allow a carport to be 7-feet from another structure in the side yard, located at 104 Bermuda Way. The motion carried unanimously.

SUCH OTHER BUSINESS

As it was Ms. Bridgette's final meeting, Mr. Hardy thanked her for her 25 years of service to the City of Enterprise. The board concurred, wishing her all the best.

ADJOURNMENT

There being no further business before the Board, Ms. Gilley made a motion to adjourn the meeting, seconded by Mr. Nagy. The motion carried unanimously, and Mr. Warren adjourned the meeting.

| | |
|---|---|
| Warren Bowron | Thomas Hardy |
| Vice Chairperson | Assistant Director of Engineering Services |

City of Enterprise
Department of Engineering Services & Public Works
501 S Main Street
Enterprise, Alabama 36330
Phone (334) 348-2671
Fax (334) 348-2672

# BOARD OF ADJUSTMENT APPLICATION FOR VARIANCE

APPLICANT NAME: Hakim Mohammad PHONE: 334-470-9727

PROPERTY ADDRESS: 117 Nancy Drive Enterprise, AL 36330
Street City/State/ZIP

MAILING ADDRESS: _____
(if different from above) Street City/State/ZIP

NAME AND ADDRESS OF PROPERTY OWNER IF OTHER THAN APPLICANT:
(If you are not the property owner, a notarized letter of approval from property owner is required.)

_____
Name Street City/State/ZIP

TYPE OF VARIANCE: (circle) Front Yard (Side Yard) Rear Yard Street Side Yard Height Parking Space

OTHER: Request 2ft Fence Variance after the fact

Please initial next to each of the following acknowledging compliance with these statements:

HNM These special conditions and circumstances do not result from the actions of the applicant.

HNM The requested variance will not confer on the applicant any special privilege that is denied by the ordinance to other lands, structures, or buildings in the same district.

HNM Granting of the variance will not circumvent the intent of the Zoning Ordinance.

HNM Granting of the variance will not prove averse to the surrounding property.

DEMONSTRATE HARDSHIP ACCORDING TO THE FOLLOWING CRITERIA:

1. Special conditions and circumstance exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. Describe how the land, structure, or building is different from those in the zoning district:

6 Foot chain link fence on corner lot, city requires 4 foot

2. Literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance. Describe how your property would be affected if the variance were not granted:

I have a 6 FOOT fence to dogs and keep people out of my yard. There were people walking around the neighborhood

Attach all the names and mailing addresses for all adjacent property owners on each side, behind, and in front of your property, *including vacant or rental property*, according to the official tax records of Coffee County. This listing can be obtained from https://www.alabamagis.com/Coffee/. If on a corner, include all three corners in addition to properties on each side of your property.

Attach a site plan in accordance with Section 4 of the City of Enterprise Zoning Ordinance.

BY SIGNING THIS APPLICATION, Applicant swears and affirms that the representations made on this application and given to this Board are true and correct to the best of their knowledge and that they agree to abide by the conditions stipulated in the approval granted by this Board in their favor and/or the invalidation by the City of Enterprise, Board of Adjustment of any Privilege License received as a result of that favorable judgement.

Applicant Signature: [signature] Date: 11/21/2024

City of Enterprise
Department of Engineering Services & Public Works
501 S Main Street
Enterprise, Alabama 36330
Phone (334) 348-2671
Fax (334) 348-2672

## BOARD OF ADJUSTMENT APPLICATION FOR SPECIAL EXCEPTION

APPLICANT NAME: Haylee R. Scott PHONE: 334-389-0015

PROPERTY ADDRESS: 525 E. Watts
Street City/State/ZIP

MAILING ADDRESS: 251 Wilson Jones Rd. Geneva, AL 36340
(if different from above) Street City/State/ZIP

NAME AND ADDRESS OF PROPERTY OWNER IF OTHER THAN APPLICANT:
(If you are not the property owner, a notarized letter of approval from property owner is required.)

Hillcrest Baptist Church 500 Alberta St. Enterprise, AL 36330
Name Street City/State/ZIP

:

DESCRIBE REQUEST: To keep 9 chickens inside city limits (all hens)

Attach all the names and mailing addresses for all adjacent property owners on each side, behind, and in front of your property, *including vacant or rental property*, according to the official tax records of Coffee County. This listing can be obtained from https://www.alabamagis.com/Coffee/. If on a corner, include all three corners in addition to property on each side of your property.

*BY SIGNING THIS APPLICATION, THE APPLICANT swears or affirms that the representations made on this application and given to this Board are true and correct to the best of their knowledge and that they agree to abide by the conditions stipulated in the approval granted by this Board in their favor and/or the invalidation by the City of Enterprise, Board of Adjustment of any Privilege License received as a result of that favorable judgement.

Applicant Signature: Haylee R Scott

Date: 12-12-24

Hillcrest
BAPTIST CHURCH
500 Alberta St., Enterprise, AL 36330 · Phone: 334.347.2516 · Fax: 334.393.0987 · hbce.org

12 December 2024

On behalf of Hillcrest Baptist Church, and with authorization from the "Expanding Our Territories" committee, the governing body of the property at 525 Watts Street, I am approving Ms.Haylee Scott to seek a variance from the city of Enterprise to keep chickens at that residence. Ms. Scott currently has nine chickens, and would at no point have more than nine chickens.

Respectfully,

Patrick Blank
Facilities Manager
Hillcrest Baptist Church

12/13/24
Kathy P Hall (notary)
MCE: 3/22/27

# Coffee County Alabama
# 2024 - Public GIS
W12/M107 - f23.5.1c-d23.1.1 - CoffeeAL - 09-23-2024
## Parcel Details

FavLink PRCMap NewSrch Back Print

Zoned R2
.26 acres
11,316.65 sq ft.

### Parcel

| | | | |
|---|---|---|---|
| Delta Pin: | 24079 | | |
| Parcel No: | 19 16 05 16 2 002 052.000 | | |
| Prop Addr: | 525 E WATTS STREET | | |
| Deed Acres: | 0.00 | | |
| Deed Info: | B 835 | P 161 | D 06-05-2019 |
| Plat Info: | B 1 | P 39 | D -- |
| Neighborhood: | EN502 | | |
| Tax District: | 05-Enterprise | | |

### Owner

| | |
|---|---|
| Name: | HILLCREST BAPTIST CHURCH |
| Address: | 500 ALBERTA STREET |
| City, State, ZIP: | ENTERPRISE, AL 36330 |

### Values

| | |
|---|---|
| Land Total: | $18,000.00 |
| Building Total: | $107,290.00 |
| Appraised Value: | $125,290.00 |
| Yrly Tax: | $1120.11 for 2024 |

### Building

| Bldg No | Use Type | Yr Built | Base Area | Upper Area | Story |
|---|---|---|---|---|---|
| 1 | 111 | 1967 | 1757 | 0 | 1 |

### Bldg Appendages

| App No | Code | Area | Adj-Area |
|---|---|---|---|
| **Building 1** | | | |
| 1 | 1+1 | 1757 | 1757 |
| 2 | PC+1 0.3 | 198 | 59 |
| 3 | OP+1 0.2 | 180 | 36 |
| 4 | CP+1 0.6 | 144 | 86 |
| **Building 20** | | | |
| 1 | 20+1 | 192 | 192 |

### Misc Improvements

| Code | Desc | Cond | Value |
|---|---|---|---|
| 26 | UTILITY WOOD OR CONC BLOCK | 65 | $3,100.00 |

### Tax History

| Tax Year | Date Paid | Amount Paid |
|---|---|---|
| 2024 | // | $0.00 |
| 2023 | 10/10/2023 | $1,057.47 |
| 2022 | 10/6/2022 | $978.30 |
| 2021 | 10/26/2021 | $446.51 |

Basic | Parcel | Land | Bldg | Imp

City of Enterprise
Department of Engineering Services & Public Works
501 S Main Street
Enterprise, Alabama 36330
Phone (334) 348-2671
Fax (334) 348-2672

# BOARD OF ADJUSTMENT APPLICATION FOR VARIANCE

APPLICANT NAME: Pamela J Fowler PHONE: (615) 881-9797

PROPERTY ADDRESS: 302 Meredith ST (Street) Enterprise, AL 36330 (City/State/ZIP)

MAILING ADDRESS: Same (if different from above) (Street) (City/State/ZIP)

NAME AND ADDRESS OF PROPERTY OWNER IF OTHER THAN APPLICANT:
(If you are not the property owner, a notarized letter of approval from property owner is required.)

Michael B. Wooten (Name) 302 Meredith ST. (Street) (City/State/ZIP)

TYPE OF VARIANCE: (circle) (Front Yard) (Side Yard) Rear Yard Street Side Yard Height Parking Space

OTHER: _____

Please initial next to each of the following acknowledging compliance with these statements:

PF These special conditions and circumstances do not result from the actions of the applicant.

PF The requested variance will not confer on the applicant any special privilege that is denied by the ordinance to other lands, structures, or buildings in the same district.

PF Granting of the variance will not circumvent the intent of the Zoning Ordinance.

PF Granting of the variance will not prove averse to the surrounding property.

DEMONSTRATE HARDSHIP ACCORDING TO THE FOLLOWING CRITERIA:

1. Special conditions and circumstance exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. Describe how the land, structure, or building is different from those in the zoning district:

Front Fence is 6ft tall going pass the front plane of house. Zoning ordinance requires 4ft. Requesting a 2ft Variance to Fence

2. Literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance. Describe how your property would be affected if the variance were not granted:

Due to the unsightly upkeep of the neighboring property, my property will decline in value without the fence.

Attach all the names and mailing addresses for all adjacent property owners on each side, behind, and in front of your property, *including vacant or rental property,* according to the official tax records of Coffee County. This listing can be obtained from https://www.alabamagis.com/Coffee/. If on a corner, include all three corners in addition to properties on each side of your property.

Attach a site plan in accordance with Section 4 of the City of Enterprise Zoning Ordinance.

BY SIGNING THIS APPLICATION, Applicant swears and affirms that the representations made on this application and given to this Board are true and correct to the best of their knowledge and that they agree to abide by the conditions stipulated in the approval granted by this Board in their favor and/or the invalidation by the City of Enterprise, Board of Adjustment of any Privilege License received as a result of that favorable judgement.

Applicant Signature: Pamela J. Fowler Date: Dec. 12, 2024

I Michael Byron Wooton owner of 302 Meredith Street, Enterprise, Al 36330 give Pamela J. Fowler permission to apply for a fence variance located at 302 Meredith Street, Enterprise, Al 36330. If you have any questions please let me know.

Thank you.

Sign: _____

Date: 17 Dec '24

KIMBERLY DAWN HUGHES
NOTARY
Commission Expires
03/15/2026
PUBLIC
ALABAMA STATE AT LARGE

# City of Enterprise

Department of Engineering Services & Public Works
501 S Main Street
Enterprise, Alabama 36330
Phone (334) 348-2671
Fax (334) 348-2672


## Fence Permit Application

Contractor/Company: Fenced In - Stephen Phone: 334-718-9349

Owner Name: Pamela Fowler Phone: 615-881-9797

Property Address: 302 Meredith St. Enterprise, AL 36330

Type of Fence: Wood Privacy fence Fence Height: 6ft → 4ft.

Cost: $ 1,200.00

Circle All That Apply: (New Fence) Existing Fence Around Swimming Pool

**Please initial next to each of the following acknowledging compliance with these statements:**

_____ Fences, walls, and hedges may be erected, placed, grown, or maintained along a lot line of a residentially zoned or non-residentially zoned property, or adjacent thereto, to a height not exceeding eight (8) feet above the ground; except that no such fence, wall, or hedge located in a front yard or side yard on a street shall exceed a height of four (4) feet. Where such lot line is adjacent to a non-residentially zoned property, fences, walls, or hedges may be erected, placed, grown, or maintained to a height not exceeding eight (8) feet, except as may be required for salvage, wrecking, and junk yards.

_____ All fences shall require a building permit; except that no permit shall be required for a fence on land used for farming or forestry and located in the AGR Agriculture District.

_____ I understand an inspection for the placement of the fence, marked with spray paint or flagging, will be required before a permit will be issued.

**Please show lot size (if known), the location and setbacks of existing structure(s) as well as the proposed addition on the attached drawing.**

*Note: All accessory structures must be 5 feet from the property line and 10 feet from the house.

**I have read this document and state that the information provided is correct and I agree to comply with all local ordinances and state laws regarding building construction. I hereby authorize representatives of the City of Enterprise to enter the above-mentioned property for inspection purposes.**

Contractor Signature: _____ Date: _____

Owner Signature: Pamela J. Fowler Date: Dec 9, 2024

**Please allow 24 hours for review and approval*.**

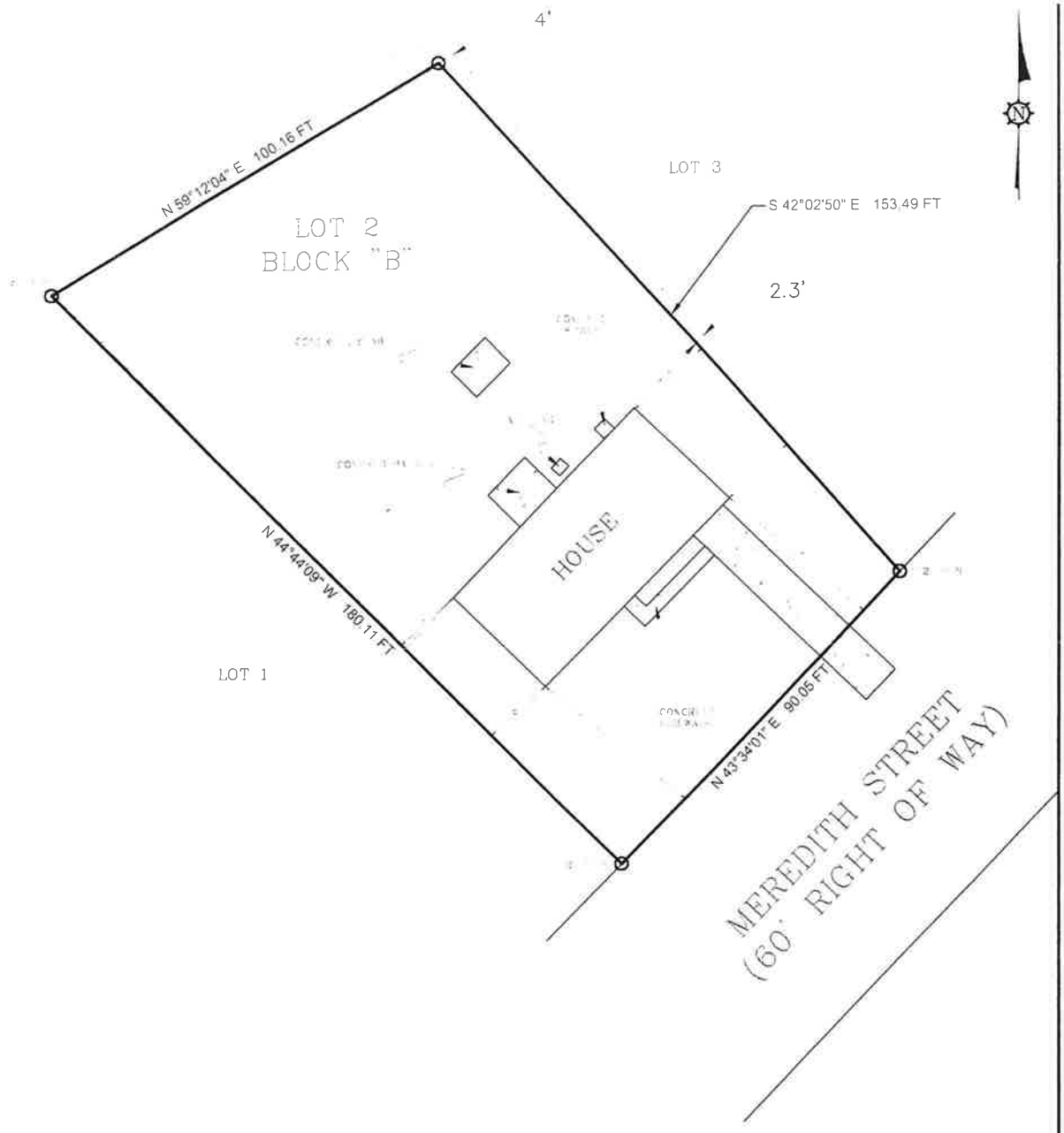
* Approval of your request does not necessarily mean that the request is valid for all purposes. For example, applicable private restrictions, covenants, etc. which may exist as to your property may limit or even prohibit your proposed action/use. You should investigate your property and its chain of title to determine the existence and/or applicability of any such restrictions, covenants, etc. City personnel cannot give legal advice.

| OFFICE USE ONLY | |
|---|---|
| Building Permit: | $ |
| Inspection Fees: | $ |
| Total Permit Fee: | $ |

Approved By: _____

Date: 12-9-24 Will Need Variance.

Permit #: _____




GRAPHIC SCALE

30 0 15 30

( IN FEET )

1 inch = 30 ft.

LEGAL DESCRIPTION (AS AS RECORDED IN DEED BOOK 171 AT PAGE 65, OFFICE OF THE JUDGE OF PROBATE COFFEE COUNTY, ALABAMA):

LOT NO. 2, BLOCK "B", J.W. DOBBS SUBDIVISION AS SHOWN BY PLAT ON RECORD IN TEH OFFICE OF JUDGE OF PROBATE, ENTERPRISE, COFFEE COUNTY, ALABAMA IN PLAT BOOK 2, PAGE 133, TOGETHER WITH ALL IMPROVEMENTS SITUATED THEREON.

THE PROPERTY IS KNOWN AS 302 MEREDITH STREET, ENTERPRISE, ALABAMA.

LEGEND

SEC = SECTION
T = TOWNSHIP
N = NORTH
E = EAST
S = SOUTH
W = WEST
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
R = RANGE
° = DEGREES

' = MINUTES OR FEET
" = SECONDS
± = MORE OR LESS
● SET CAPPED REBAR-27725 (SCR)
○ EXISTING REBAR/PIPE (EIP)
□ EXISTING CONCRETE MONUMENT (ECM)
△ CALCULATED POINT
—x—x— FENCE (4' TALL CHAINLINK FENCE)

SURVEYOR'S NOTES

1.) THERE WAS NO REQUEST FOR NOR ATTEMPT MADE TO LOCATE ANY IMPROVEMENTS ON SAID PROPERTY, EXCEPT AS SHOWN.
2.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THE SURVEY WAS PERFORMED BASED SOLELY ON THE INFORMATION FURNISHED BY THE CLIENT.
3.) BEARINGS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATES(NAD83)
4.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY WHERE THE PROPERTY IS LOCATED.
5.) LIABILITY TO THE SURVEYOR SHALL NOT EXCEED THE COST OF THIS SURVEY.
6.) FENCE SHOWN IS ON OR INSIDE THE PROPERTY LINE UNLESS OTHER WISE NOTED WITH A DIMENSION.

ALABAMA LICENSED No. 27725 PROFESSIONAL LAND SURVEYOR LANCE E. HOLLOWAY

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

10/23/2024

LANCE E. HOLLOWAY AL LICENSE # 27725 DATE

| BOUNDARY |
| --- |
| 24-100 |


LANCE E. HOLLOWAY, PLS
LAND SURVEYOR - #27725
360 COUNTY ROAD 523
NEW BROCKTON, AL 36351
(334) 806-5051


**302 MEREDITH STREET**
**LOT 2 BLOCK"B"**
**J.W. DOBBS SUBDIVISION**
**ENTERPRISE, ALABAMA 36330**