

**OFFICIAL MINUTES
NORTHPORT BOARD OF ZONING ADJUSTMENT
TUESDAY, February 26, 2019**

The Northport Board of Zoning Adjustment was called to order at 6:13 p.m. on Tuesday, February 26, 2019 in the Council Chambers of the Northport City Hall by Chairman Jeffery Thompson.

Upon roll call the following members were found to be present: Mrs. Tamar Madison, Mr. Tony O'Rourke, Mrs. Susan Rue, Mr. Jeffery Thompson. Absent and failing to vote was Mr. Jon Garner, Mr. Alfred Rice, and Mr. Jason Ward (Abstain from voting). Also present were Planning Staff members Mrs. Julie Ramm and Mrs. Nannette McKinney.

Approval of Minutes

Motion by Mrs. Susan Rue to approve the minutes for January 17, 2019. **Seconded by Mrs. Tamar Madison.** Roll call vote was as follows: Mrs. Rue -Yes; Mrs. Madison -Yes; Mr. O'Rourke -Yes and Mr. Thompson - Yes. **Motion carried.**

Approval of Agenda

Motion by Mr. Jeffery Thompson to approve the agenda. **Seconded by Mrs. Tamar Madison.** Roll call vote was as follows: Mr. Thompson -Yes; Mrs. Madison -Yes; Mrs. Rue-Yes; and 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 None

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

Old Business - None

New Business

V-19-03 William Lunsford – Lunsford Construction requests a variance to allow equipment storage as an accessory use in a Historic Downtown Core District located at 1905 4th Street.

Bill Lunsford, 1905 4th Street, Northport, AL 35476 appeared before the board stating the reasons for the variance request. Mr. Lunsford stated basically what he would like to do is build a garage storage building. He had an engineer to draw out a plan where the building is located at the rear of property. It joins the state highway right of way on the east side about 15' off the rear property line. It's going to be a wood frame structure with metal trusses with metal roof. It will look similar to the backside of our building. You cannot see it from the front. You will have to drive up to the building side to see it. The reason for the second variance is so we wouldn't have to meet the requirement of putting the 50 % glass on the front.

There is also an old Trailer that is use for storage in the back. It is unseen from the road but will be cleaned up once building is complete for parking. The property is heavily wooded and only 1 resident back up to that property. All surrounding property owners have been contacted. There have been no problems expressed about it.

Susan Rue asked if this was zoned in the Historic Downtown Core, how much around this property would be affected near the river

Julie Ramm stated you would transition to the South main Riverfront zone.

Bill Lunceford stated his property was the last piece there.

Julie Ramm stated she thought that was right

Jeffery Thompson ask what was plan B

Bill Lunceford stated he couldn't do anything by the regulations. He didn't realize he was in that zoning. He has been there since 2000 but didn't realize.

Susan Rue stated that has been zoned since 2012

Bill Lunceford stated he was not facing the street at all. He wanted downtown to be nice and he understand the zoning. He enjoys his office being located there. He also stated he built the Dockside Apartments. If he were facing the main street, he thought it would be a little different. But he is not facing Main Street.

Susan Rue ask how does the height compare to the building that you are in?

Bill Lunceford stated it should be the same or a little be lower. If you look at the front of the building the elevation drops off 6 or maybe 8 feet from the front of my building back. You cannot see the building if you are turning by Faucet. You must turn in the drive to side of my building and go to back

Susan Rue asked was his Drive to the East

Bill Lunceford stated yes. The drive access is beside the building.

Jeffery Thompson asked where the equipment is being kept

Bill Lunceford stated his equipment was being kept in trailers in the back of his building

Susan Rue asked the reason for the height was for trucks driving inside.

Bill Lunceford stated he has a 14ft garage door with only about a foot clearance. We got as low as we could.

Susan Rue asked if he had already started

Bill Lunceford stated yes, it is already framed.

Susan Rue stated the equipment that you are driving through is already in the back to the lot. You are not creating additional traffic because you are storing there.

Bill Lunceford stated yes. About once every two months we might have a tractor trailer load of plastic coming to store. You can't really get a big truck in the back because its to narrow. You can see the building now because the leaves are gone from the trees.

Julie Ramm stated this is visible from Dockside Apartments parking lot and 1st Street. The maximum height in that area is Forty (40) feet. I think the drawing was in the 24 or 25 range.

Motion by Mr. Jeffery Thompson to approve the request to allow equipment storage as an accessory use in a Historic Downtown Core District located at 1905 4th Street . **Seconded by Mrs. Tamar Madison.** Roll call vote was as follows: Mr. Thompson -Yes; Mrs. Madison -Yes; Mrs. Rue-Yes; and Mr. O'Rourke -Yes. **Motion carried.**

V 19-04 William Lunsford – Lunsford Construction request a variance to use metal façade that exceeds more than twenty-five percent of the structure located at 1905 4th Street.

Jeffery Thompson stated we have had numerous of cases and we are specific on how these building should look.

I agree with the regulation if you are putting it on the main street. But you can't see this building and its not on Main Street. I am at your mercy and will do what you say.

Susan Rue asked the requirement for the Goldstein's that were in the area years ago.

Julie Ramm stated she can only go by what she remembers the building looking like. He didn't use visible metal

Jeffery Thompson stated he used metal and was not visible from street. The metal was on the back and on sides he use panel on the sides.

Susan Rue stated the name of the business was Campus Collection T-shirts

Jeffery Thompson stated that because your building is not going to be seen you would like it to be all metal.

Bill Lunceford stated he was going to put glass Triple Windows in the front and possibly in the rear. To save money is why I decided to go with that type framing. It matches my existing office building. Three sides of my building are wood. I could put twenty-five percent on the back side.

Jeffery Thompson stated there is a list of things he can do.

Susan Rue stated she though it should be table to get some creative thought

Bill Lunceford stated he needed to get his Building Permit. He plans to pour the slab and put a roof on the building. Then we can work out what materials.

Jefferey Thompson stated we would table this variance, but he can pour the slab and put a roof on.

Motion by Mrs. Susan Rue to approve with conditions for Mr. Lunceford to pour foundation and put on roof while tabling the motion regarding the twenty-five percent of metal façade limitations which we will table until the next meeting. **Seconded by Mr. Jeffery Thompson.** Roll call vote was as follows: Mrs. Rue – Yes; Mr. Thompson -Yes; Mrs. Madison -Yes; and Mr. O'Rourke -Yes. **Motion carried.**

IX. DISCUSSION

Jeffery Thompson stated the election of Chairman and Vice-Chairman will be discussed at the next meeting.

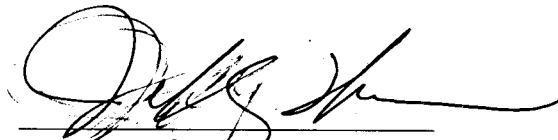
X. CITIZEN COMMUNICATION

XI. ADJOURNMENT

All members voted yes by a voice vote and the meeting was adjourned at 7:06 p.m.



Julie Ramm, Secretary


Mr. Jeffery Thompson, Chairman