



**ZONING BOARD OF ADJUSTMENT
AGENDA**

CITY OF BIRMINGHAM

Randall L. Woodfin
Mayor

Edwin Revell
Director

Meeting Date: Thursday, January 24, 2019
Location: City Council Chambers, Third Floor, City Hall
Time: 2:00PM
Pre-Meeting: 1:00PM
Pre-Meeting Location: Department of Planning Engineering & Permits
Conference Room, Fifth Floor

Graymont

ZBA2018-00075

Request: Variance
Applicant: CHRISTOPHER SWAIN
Owner: TABERNACLE BAPTIST CHURCH
Site Address: 600 CENTER ST N 35204
Zip Code: 35204
Legal Description: LOT 11-A SO SMITHFIELD RESUR LOTS 11 THRU 16 BLK 1
Premises/Geographic: 600 Center St N
Description: Variance to allow an approximately 36 SF digital monument sign, illuminated and animated with intermittent light, instead of one name plate, to be lighted with only indirect non-intermittent light, not exceeding 6 SF in area attached to the wall at an entrance pursuant to Title 2, Chapter 1, Article I, Section 7, Subsection 2.10; Variance to allow a monument sign in the required front yard with a setback of 18.5 FT pursuant to Title 2, Chapter 1, Article I, Section 7, Subsection 3; Variance to allow a sign to be placed in the required front yard with an 18.5 FT front setback instead of the required 25 FT pursuant to Title 2, Chapter 1, Article I, Section 1, Subsection 2.5
Property Zoned: CR5 Contingency Multiple Dwelling District
Parcel Information: Parcel #: 012200344005014000, SE1 of Section 34 , Township 17 S, Range 3 W

Five Points South

ZBA2018-00078

Request: Unknown
Applicant: BRIAN WOLFE
Owner: CANTON PROPERTIES INC #2 MIDTOWN PL
Site Address: 10 14TH ST S 35233
Zip Code: 35203
Legal Description: P O B N W INTER OF POWELL AVE & 14TH ST S TH N W 166.5 FT ALG 14TH ST S TO RR R/W TH S W 120S FT ALG RR R/W TO W LINE SEC 36 T 17 S R 3 W TH S 185S FT ALG W LINE SEC 36 TO POWELL AVE TH N E 210S FT ALG POWELL AVE TO P O B BEING PT OF BLK 111 BHAM
Premises/Geographic: 10 14th St S
Description: Special exception to allow the use of a communal living facility (70 CLF units) pursuant to Title 2, Chapter 9, Article V, Section 3 and a variance to allow a communal living facility approximately 750 FT from an existing communal living facility pursuant to Title 1, Chapter 9, Article VI, Section 5.
Property Zoned: M1 Light Industrial District
Parcel Information: Parcel #: 012200363041001000, SW1 of Section 36 , Township 17 S, Range 3 W

Forest Park

ZBA2018-00081

Request: Variance
Applicant: JOHN PLEASANT
Owner: PLEASANT MANAGEMENT LLC
Site Address: 308 39TH ST S 35222
Zip Code: 35222
Legal Description: S 94 FT OF LOTS 7 & 8 BLK 28 AVONDALE
Premises/Geographic: 308 39th St S
Description: Variance to allow an 18.5 FT front yard setback instead of the required 25 FT pursuant to Title 2, Chapter 1, Section 1, Subsection 3.
Property Zoned: B2 General Business District
Parcel Information: Parcel #: 012300293022011000, SW1 of Section 29 , Township 17 S, Range 2 W

Crestline**ZBA2018-00082**

Request: Variance
Applicant: DEAN ROBINSON
Owner: MOBLEY SPENCER R
Site Address: 1002 SIMS AVE 35213
Zip Code: 35213
Legal Description: LOT 1 BLK 2 CRESTLINE PARK AMENDED MAP
Premises/Geographic: 1002 Sims Ave
Description: Variance to allow an accessory structure in a yard other than the required rear yard pursuant to Title 1, Chapter 3, Article 1, Section 6.A; Variance to allow a structure to be built with a 20 Ft front yard setback instead of the required 25 FT pursuant to Title 2, Chapter 1, Section 4, Subsection 3
Property Zoned: R3 Single Family District
Parcel Information: Parcel #: 012300342010009000, NW1 of Section 34 , Township 17 S, Range 2 W

Central Park**ZBA2018-00083**

Request: Variance
Applicant: RANDALL MINOR
Owner: BHAM CITY OF
Site Address: 4825 AVENUE W 35208
Zip Code: 35208
Legal Description: POB INTER OF SE/L OF BESS RD & N/L OF SE 1/4 TH SW 900 FT TH S 1600 FT TH SE TH NE 1470 FT TH N 283.2 FT TH NW 100 FT TH N 530 FT TH E 10 FT TH N 800 FT TH W 5 FT TH N 50 FT TH W 160 FT TH NW 15 FT TH W 15 FT TH SW 180 FT TH NW 350 FT TH NLY 75 FT T
Premises/Geographic: 4825 Avenue W
Description: Variance to allow a 127 FT front setback instead of the 15 FT maximum allowed in a MUH district pursuant to Title 1, Chapter 3, Article I, Section 5.C; Variance to allow a building to have the front building façade extend approximately 36 percent of the lot width instead of the required 75 percent pursuant to Title 1, Chapter 3, Article I, Section 3.B; Variance to allow parking in front of the building instead of the side or rear only in a mixed use district pursuant to Title 1, Chapter 3, Article I, Section 3.B.
Property Zoned: MUH Unknown
Parcel Information: Parcel #: 012900054002002000, SE1 of Section 05 , Township 18 S, Range 3 W

Overton**ZBA2018-00084**

Request: Modification
Applicant: DONN FIZER
Owner: PATE MONTGOMERY LLC
Site Address: 147 RESOURCE CENTER PKWY 35242
Zip Code: 35242
Legal Description: LOT 2B, ACCORDING TO THE MAP AND SURVEY OF RESOURCE CENTER AS RECORDED IN MAP BOOK 24, PG 118, IN OFFICE OF JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA
Premises/Geographic: 147 Resource Center Parkway
Description: Modification to allow 32 off-street parking spaces instead of the required 57 off-street parking spaces pursuant to Title 1, Chapter 9, Article VI, Section 6.A.3
Property Zoned: CB2 Contingency General Business District
Parcel Information: Parcel #: 027360001012001, NW1 of Section 36 , Township 18 S, Range 2 W

Roebuck Springs**ZBA2019-00002**

Request: Variance
Applicant: BARRY SUTTON
Owner: ROEBUCK PARKWAY CHURCH OF
Site Address: 400 ROEBUCK PKY 35206
Zip Code: 35206
Legal Description: BEG SW COR NE 1/4 SEC 1 TWP 17 R 2 TH E 960 FT TH N 280 FT TH NW 116 FT TH NWLY 18 FT TH SW 135 FT TH NW 25 FT TH NE 115 FT TH NW 198 FT TH SW 820 FT TH SWLY 245 FT TH SE 50 FT TH E 262.5 FT TO POB SECT 01 TWSP 17S RANGE 2W
Premises/Geographic: 400 Roebuck Parkway
Description: Variance to allow a church to have 2 signs totaling 160 SF instead of the one bulletin board or sign not to exceed 27 FT in area pursuant to Title 2, Chapter 1, Article I, Section 1, Subsection 2.10.
Property Zoned: E1 Estate District
Parcel Information: Parcel #: 012300011016001000, NE1 of Section 01 , Township 17 S, Range 2 W

East Avondale

ZBA2019-00003

Request: Variance
Applicant: BLAKE SEAY
Owner: IRA INNOVATIONS FBO COBY LAKE
Site Address: 101 42ND ST S 35222
Zip Code: 35222
Legal Description: LOT 1 BLK 3 AVONDALE
Premises/Geographic: 101 42nd St S
Description: Variance to allow a single family dwelling to have a 3,705 SF (approximately) lot instead of the required minimum 5,000 SF pursuant to Title 2, Chapter 1, Article I, Section 6, Subsection 3; Variance to allow a lot to be 37.1 FT wide instead of the required minimum of 50 FT pursuant to Title 2, Chapter 1, Article I, Section 6, Subsection 3
Property Zoned: R4A Medium Density Residential District
Parcel Information: Parcel #: 012300293001010000, SW1 of Section 29 , Township 17 S, Range 2 W

East Avondale

ZBA2019-00006

Request: Variance
Applicant: BLAKE SEAY
Owner: IRA INNOVATIONS FBO COBY LAKE
Site Address: 105 42ND ST S 35222
Zip Code: 35222
Legal Description: LOT 1 BLK 3 AVONDALE
Premises/Geographic: 105 42nd St S
Description: Variance to allow a single family dwelling to have a 3,485 SF (approximately) lot instead of the required minimum 5,000 SF pursuant to Title 2, Chapter 1, Article I, Section 6, Subsection 3; Variance to allow a lot to be 34.88 FT wide instead of the required minimum of 50 FT pursuant to Title 2, Chapter 1, Article I, Section 6, Subsection 3
Property Zoned: R4A Medium Density Residential District
Parcel Information: Parcel #: 012300293001010000, SW1 of Section 29 , Township 17 S, Range 2 W

East Avondale

ZBA2019-00007

Request: Variance
Applicant: BLAKE SEAY
Owner: IRA INNOVATIONS FBO COBY LAKE
Site Address: 109 42ND ST S 35222
Zip Code: 35222
Legal Description: LOT 1 BLK 3 AVONDALE
Premises/Geographic: 109 42nd St S
Description: Variance to allow a single family dwelling to have a 3,498 SF (approximately) lot instead of the required minimum 5,000 SF pursuant to Title 2, Chapter 1, Article I, Section 6, Subsection 3; Variance to allow a lot to be 35 FT wide instead of the required minimum of 50 FT pursuant to Title 2, Chapter 1, Article I, Section 6, Subsection 3
Property Zoned: R4A Medium Density Residential District
Parcel Information: Parcel #: 012300293001010000, SW1 of Section 29 , Township 17 S, Range 2 W

East Avondale

ZBA2019-00008

Request: Variance
Applicant: BLAKE SEAY
Owner: IRA INNOVATIONS FBO COBY LAKE
Site Address: 113 42ND ST S 35222
Zip Code: 35222
Legal Description: LOT 1 BLK 3 AVONDALE
Premises/Geographic: 113 42nd St S
Description: Variance to allow a single family dwelling to have a 3,305 SF (approximately) lot instead of the required minimum 5,000 SF pursuant to Title 2, Chapter 1, Article I, Section 6, Subsection 3; Variance to allow a lot to be 33.68 FT wide instead of the required minimum of 50 FT pursuant to Title 2, Chapter 1, Article I, Section 6, Subsection 3
Property Zoned: R4A Medium Density Residential District
Parcel Information: Parcel #: 012300293001010000, SW1 of Section 29 , Township 17 S, Range 2 W