



**ZONING BOARD OF ADJUSTMENT
AGENDA**

CITY OF BIRMINGHAM

Randall L. Woodfin
Mayor

Edwin Revell
Director

Meeting Date: Thursday, October 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

Redmont Park

ZBA2019-00064

Request: Variance
Applicant: JOSEPH MILLER III
Owner: SMOLIAN PLACE LLC
Site Address: 1429 SMOLIAN PL 35205
Zip Code: 35205
Legal Description: LOT 11-A OF A RESURVEY OF LOT 10-B BLK 5 OF MCALPINE RESUR #1 PB 215 PG 79
Premises/Geographic: 1429 and 1415 Smolian Place
Description: A variance to allow proposed lots 1A, 2A, and 3A to have lot widths of 39.00 feet, 41.64 feet, and 39.00 feet respectively, instead of the minimum lot width of 50 feet; a variance to allow proposed lots 1A, 2A, and 3A to have lot areas of 4,801 sq. ft., 4,980 sq. ft., and 4,810 sq. ft. respectively, instead of the minimum lot area of 6,000 sq. ft.; a variance to allow the minimum side yard on one side of proposed lots 1A, 2A, and 3A to be 3 feet, instead of 5 feet; a variance to allow the minimum side yard total on both sides of proposed lots 1A, 2A, and 3A to be 8 feet, 6 feet, and 8 feet respectively, instead of 14 feet pursuant to Title 2, Chapter 1, Article 1, Section 4.3.
Property Zoned: R3 Single Family District
Parcel Information: Parcel #: 012800061015016000, NE1 of Section 06 , Township 18 S, Range 2 W

Crestwood North

ZBA2019-00065

Request: Variance
Applicant: JAMES DECKER
Owner: GIRLS INCORPORATED OF
Site Address: 5130 8TH CT S 35205
Zip Code: 35203
Legal Description: LOT 3-J L THORNTONS 1ST ADD TO RIDGEWAY TERRACE
Premises/Geographic: 5130 8th Ct S
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
Property Zoned: CO&I Contingency Office and Institutional District
Parcel Information: Parcel #: 012300281012009000, NE1 of Section 28 , Township 17 S, Range 2 W

Arlington - West End

ZBA2019-00066

Request: Variance
Applicant: CEDRIC ANDERSON
Owner: MW LLC
Site Address: 125 COTTON AVE 35211
Zip Code: 35211
Legal Description: LOTS 1 & 2 BLK 3 2ND ADD TO ARLINGTON & ADJ LOT TOGETHER DESC BEG AT SE/COR LOT 2 TH W FT 493 FT S TH N 210 FT S TH E
Premises/Geographic: 125 Cotton Ave SW
Description: Variance to allow a 6 FT fence in the required front yard pursuant to Title 1, Chapter 4, Article 5, Section 5, Subsection 3.A.1.
Property Zoned: CR5 Contingency Multiple Dwelling District
Parcel Information: Parcel #: 012900031016001000, NE1 of Section 03 , Township 18 S, Range 3 W

Huffman**ZBA2019-00067**

Request: Variance
Applicant: DEDRICK AGEE
Owner: CORNERSTONE SCHOOLS OF ALABAMA
Site Address: 959 HUFFMAN RD 35215
Zip Code: 35235
Legal Description: PAR BEG AT PT WHERE E ROW HUFFMAN ROAD INTERSECTS N LINE OF NW 1/4 TH SW 365 S S TO POB TH SW 600 FT S SELY 684 S SE 220 S N 590 S E 13 S N 100 S W 12 S N 305 S NW 425 S W 97.8 S TO POB LYING IN NW 1/4 OF NW 1/4 SW 1/4 OF NW 1/4
Premises/Geographic: 959 Huffman Road
Description: A variance to allow a 6ft chain link fence along the front yard of Huffman Road instead of a fence with a maximum height of 4ft pursuant to Title 1, Chapter 4, Article 5, Section 5, Subsection 3.A.1.
Property Zoned: R2 Single Family District
Parcel Information: Parcel #: 011200312005012000, NW1 of Section 31 , Township 16 S, Range 1 W

Five Points South**ZBA2019-00071**

Request: Special Exception
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 Street South and 1300 Powell Avenue
Description: Special exception to allow the use of a communal living facility (70 CLF units) pursuant to Title 1, Chapter 9, Article V, Section 3 (see ZBA2018-00078)
Property Zoned: MUD Unknown
Parcel Information: Parcel #: 012200363041001000, SW1 of Section 36 , Township 17 S, Range 3 W

Overton**ZBA2019-00075**

Request: Variance
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: A variance to allow a wall sign on a side of the building that doesn't face a street pursuant to Title 1, Chapter 8, Article III, Section 7.F
Property Zoned: CB2 Contingency General Business District
Parcel Information: Parcel #: 027360001012001, NW1 of Section 36 , Township 18 S, Range 2 W