



ZONING BOARD OF ADJUSTMENT AGENDA

CITY OF BIRMINGHAM

Randall L. Woodfin
Mayor

Edwin Revell
Director

Meeting Date: Thursday, November 14, 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

Redmont Park

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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

Killough Springs

ZBA2019-00073

Request: Variance
 Applicant: MARY P KHAYYAM
 Owner: VAN DYKE MARY
 Site Address: 1101 STARTREK LN 35215
 Zip Code: 35215
 Legal Description: LOT 15 BLK 9 SUNRISE EAST 2ND SECT 120/7
 Premises/Geographic: 1101 Startrek Lane
 Description: Variance to allow for a fence six feet in height in the required front yard of a residential dwelling.
 Property Zoned: R2 Single Family District
 Parcel Information: Parcel #: 011300263000112000, SW1 of Section 26 , Township 16 S, Range 2 W

Highland Park

ZBA2019-00074

Request: Special Exception
 Applicant: CHARLIE BEAVERS
 Owner: 2918 CLAIRMONT LLC
 Site Address: 2918 CLAIRMONT AVE 35233
 Zip Code: 35205
 Legal Description: LOT 10 BLK 442 BHAM
 Premises/Geographic: 2918 Clairmont Avenue South
 Description: Special exception for the termination of an existing parking agreement with 710 29th Street South
 Property Zoned: B1 Neighborhood Business District
 Parcel Information: Parcel #: 012300314004012000, SE1 of Section 31 , Township 17 S, Range 2 W

Five Points South

ZBA2019-00076

Request: Modification
 Applicant: CHRIS ECKROATE
 Owner: RUMORE TERRENCE L SR
 Site Address: 208 22ND ST S 35233
 Zip Code: 35233
 Legal Description: LOT 1 BLK 137 BHAM
 Premises/Geographic: 206 & 208 22ND Street S and 2121 2nd Avenue S
 Description: Parking modification to allow 18 off-street parking spaces for the proposed development instead of the 113 parking spaces required by the zoning ordinance in Title 1, Chapter 5, Section 4.O
 Property Zoned: M1 Light Industrial District
 Parcel Information: Parcel #: 012200364018012000, SE1 of Section 36 , Township 17 S, Range 3 W

South Woodlawn

ZBA2019-00077

Request: Variance
 Applicant: CHALONG J ANDERSON
 Owner: KEITH HALL PROPERTIES INC
 Site Address: 6001 1ST AVE S 35212
 Zip Code: 35212
 Legal Description: LOT 1-A HABITAT WOODLAWN 168/12
 Premises/Geographic: 6001 1st Avenue South
 Description: Variance to allow for parking in front yard and variance to allow for paved surface in required front yard
 Property Zoned: CR4A Contingency Medium Density Residential District
 Parcel Information: Parcel #: 012300211023005000, NE1 of Section 21 , Township 17 S, Range 2 W

Southside

ZBA2019-00078

Request: Variance/Modification
 Applicant: JOHN MCCARY
 Owner: BRASWELL W E JR & GAIL G
 Site Address: 3117 2ND AVE S 35233
 Zip Code: 35233
 Legal Description: LOTS 6 THRU 10 BLK 469 BHAM
 Premises/Geographic: 3117 2nd Avenue South
 Description: Parking variance for nine spaces in lieu of the 15 spaces required in Title 1 Chapter 5 Article 1 Section 4.O
 Property Zoned: M1 Light Industrial District
 Parcel Information: Parcel #: 012300311032003000, NE1 of Section 31 , Township 17 S, Range 2 W