



# ZONING BOARD OF ADJUSTMENT AGENDA

## CITY OF BIRMINGHAM

Randall L. Woodfin  
Mayor

Edwin Revell  
Director

Meeting Date: Thursday, December 12, 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

### 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 6FT wrought iron fencing 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

### College Hills

ZBA2019-00068

**Request:** Modification  
**Applicant:** LAVENTRIA RUTLEDGE  
**Owner:** STONEWALL CORP THE  
**Site Address:** 432 8TH AVE W 35204  
**Zip Code:** 35204  
**Legal Description:** LOTS 7 & 8 BLK 2 J N MILLER  
**Premises/Geographic:** North to south through the property.  
**Description:** Modification to extend the boundary line of a (B1) zoning district 46FT EAST pursuant to Title 1, Chapter 9, Article VI, Section 6.A.1  
**Property Zoned:** B1 Neighborhood Business District  
CR5 Contingency Multiple Dwelling District  
**Parcel Information:** Parcel #: 012200343004001000, SW1 of Section 34 , Township 17 S, Range 3 W

### Tuxedo

ZBA2019-00070

**Request:** Special Exception  
**Applicant:** DARYLE JONES  
**Owner:** M C S PROPERTIES, INC  
**Site Address:** 1821 20TH ST EN 35218  
**Zip Code:** 35218  
**Legal Description:** NW LY MOST COR OF LT 1 BLK 4 TH E 191.2 FT TH S 109 FT S TH W TH 124.6 FT TH NW 116.2 FT TH NE 63.3 FT TO POB \*  
**Premises/Geographic:** 1821 20th Street Ensley  
**Description:** Special exception to allow a communal living facility for veterans pursuant to Title 1, Chapter 4, Article III, Section 3.C. Variance to allow a 6 FT wooden privacy fence in the required front yard pursuant to Title 1, Chapter 4, Article 5, Section 5, Subsection 3.A.1.  
**Property Zoned:** B2 General Business District  
**Parcel Information:** Parcel #: 012200314043001000, SE1 of Section 31 , Township 17 S, Range 3 W

### South Woodlawn

ZBA2019-00072

**Request:** Variance  
**Applicant:** DYNAMIC CIVIL SOLUTIONS  
**Owner:** WF REAL PROPERTY RESOURCES LLC  
**Site Address:** 200 61ST ST S 35212  
**Zip Code:** 35212  
**Legal Description:** LOT 4 EXCEPT S 180 FT & LOT 5 EXCEPT S 150 FT W B COPELAND SUR  
**Premises/Geographic:** 200 61st Street South  
**Description:** Variance to allow the creation of two lots not having their principal frontage on a street pursuant to the definition of a lot in Title 1, Chapter 1, Article 3, Section 1.110  
**Property Zoned:** R4 Two Family District and Semi-Attached Dwelling District  
**Parcel Information:** Parcel #: 012300211023018000, NE1 of Section 21 , Township 17 S, Range 2 W

**Arlington - West End**

**ZBA2019-00079**

Request: Variance  
Applicant:  
Owner: MARIA FRAZIER  
Site Address: 200 12TH ST SW 35211  
Zip Code: 35211  
Legal Description: LOT 3 BLK 39 THARPE PLACE  
Premises/Geographic: 200 12th Street SW  
Description: Variance to allow a 6 foot 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 #: 012900044027001000, SE1 of Section 04 , Township 18 S, Range 3 W

**Five Points South**

**ZBA2019-00080**

Request: Variance  
Applicant: RENEE RUSSELL  
Owner: LORINO FRANK A  
Site Address: 1515 13TH PL S 35205  
Zip Code: 35205  
Legal Description: LOT 1C LORINO'S RESUR PB 220 PG 77  
Premises/Geographic: 1515 13th Place South  
Description: Variance to construct an uncovered deck within 18 inches of rear property line as stated in Title 3 Chapter 1 Article VI Section 7.  
Property Zoned: R3 Single Family District  
Parcel Information: Parcel #: 012900014033002000, SE1 of Section 01 , Township 18 S, Range 3 W

**Arlington - West End**

**ZBA2019-00082**

Request: Modification  
Applicant: EDWARD J FLETCHER  
Owner: EDDIE HATCHER JR  
Site Address: 1417 PEARSON AVE 35211  
Zip Code: 35211  
Legal Description: BLK 87 C H MOSELEYS EST BHAM  
Premises/Geographic: 1417 Pearson Avenue  
Description: Modification for parking to allow 6 instead of the 18 parking spaces required pursuant to Title 1, Chapter 9, Article VI, Section 6.3  
Property Zoned: CB1 Contingency Neighborhood Business District  
Parcel Information: Parcel #: 012900091011001000, NE1 of Section 09 , Township 18 S, Range 3 W

**Fountain Heights**

**ZBA2019-00083**

Request: Modification  
Applicant: DANIEL RAWSON  
Owner: BULTRUST 1ST AVE LLC  
Site Address: 1301 1ST AVE N 35203  
Zip Code: 35203  
Legal Description: THE SW 100 FT OF NW 140 FT OF BLK 110 BHAM  
Premises/Geographic:  
Description: PARKING MODIFICATION TO ALLOW 19 SPACES INSTEAD OF THE 25 REQUIRED PURSUANT TO TITLE 1, CHAPTER 9, ARTICLE VI, SECTION 6.A.3  
Property Zoned: M1 Light Industrial District  
Parcel Information: Parcel #: 012200354005003000, SE1 of Section 35 , Township 17 S, Range 3 W

**Ensley Highlands**

**ZBA2019-00084**

Request: Special Exception  
Applicant: KEITH BODY  
Owner: SANDERS RALPH  
Site Address: 2610 COURT R 35218  
Zip Code: 35218  
Legal Description: LOT 13 BLK 59 ENSLEY HGLDS  
Premises/Geographic: 2610 COURT R  
Description: Special exception to transfer ownership of a communal living facility pursuant to Title 1, Chapter 4, Article III, Section 3.C  
Property Zoned: R3 Single Family District  
Parcel Information: Parcel #: 012900061025006000, NE1 of Section 06 , Township 18 S, Range 3 W

**Kingston****ZBA2019-00085**

**Request:** Variance  
**Applicant:** KY VINSANT  
**Owner:** HARRIS ROSETTA  
**Site Address:** 812 42ND PL N 35212  
**Zip Code:** 35212  
**Legal Description:** LOT 11 BLK L PARKSIDE HOMES  
**Premises/Geographic:** KINGSTON  
**Description:** VARIANCE TO ALLOW THE CONSTRUCTION OF A HOME HAVING (2) 5FT SIDE YARD SETBACKS TOTALING 10FT INSTEAD OF THE 14FT MINIMUM SIDEYARD SETBACK REQUIRED.  
  
**Property Zoned:** R3 Single Family District  
**Parcel Information:** Parcel #: 012300203011016000, SW1 of Section 20 , Township 17 S, Range 2 W

**Five Points South****ZBA2019-00086**

**Request:** Variance  
**Applicant:** MICHAEL T BROWN  
**Owner:** UNIVERSITY OF AL - BIRMINGHAM  
**Site Address:** 306 15TH ST S 35233  
**Zip Code:** 35203  
**Legal Description:** N 18 FT OF E 95 FT OF LOT 1 & S 30 FT OF LOT 2 & S 30 FT OF E 45 FT LOT 3 BLK 153 BHAM  
**Premises/Geographic:** 306 and 308 15th Street South, and 1401 3rd Avenue South  
**Description:** Variance to allow for the creation of 87 parking spaces with dimensions of 8 feet by 18 feet and 17 parking spaces with dimensions of 8 feet by 16 feet, which are smaller than the minimum parking dimensions established in Title 1, Chapter 5, Section 6.A  
  
**Property Zoned:** B6 Health and Institutional District  
**Parcel Information:** Parcel #: 012200363037005000, SW1 of Section 36 , Township 17 S, Range 3 W

**Overton****ZBA2019-00087**

**Request:** Variance  
**Applicant:** DIMITAR STOYANOV  
**Owner:** BAYER DEVELOPMENT CO LLC  
**Site Address:** 255 SUMMIT BLVD 35243  
**Zip Code:** 35243  
**Legal Description:** LOT 1-D SUMMIT RESUR #4 PB 201 PG 76  
**Premises/Geographic:** 255 Summit Boulevard  
**Description:** Variance to allow the installation of a second building wall sign instead of one as allowed under Title 1, Chapter 8, Article III Section 7.G  
  
**Property Zoned:** CB2 Contingency General Business District  
**Parcel Information:** Parcel #: 012800224002002000, SE1 of Section 22 , Township 18 S, Range 2 W