



Randall L. Woodfin
Mayor

ZONING BOARD OF ADJUSTMENT AGENDA

CITY OF BIRMINGHAM

Edwin Revell
Director

Meeting Date: Thursday, September 10, 2020
Location: WebEx/Teleconference
Time: 2:00PM
Pre-Meeting: 1:00PM
Pre-Meeting Location: WebEx/Teleconference

Green Acres

ZBA2020-00024

Request: Variance
Applicant: FRANCISCO NAVARRETE ESCOBAR
Owner: NEXT STEP INVESTMENTS LLC & SHO
Site Address: 1517 57TH ST EN 35228
Zip Code: 35228
Legal Description: LOT 3 BLK 1 PARK COURTS 2ND SECTOR
Premises/Geographic: 1517 57th St En
Description: Variance to allow a 5ft chain link fence in the required front yard area off Title 1 Chapter 4 Subsection 3.A.1 page 182
Property Zoned: R3 Single Family District
Parcel Information: Parcel #: 012900181007001000, NE1 of Section 18 , Township 18 S, Range 3 W

Crestline

ZBA2020-00038

Request: Variance
Applicant:
Owner: TROTT JOHN A & WALES KATHY
Site Address: 629 HAGOOD ST 35213
Zip Code: 35213
Legal Description: LOT A PETERSONS ADDITION TO CRESTLINE PARK PB 210 PG 100
Premises/Geographic: 629 Hagood St
Description: Variance to encroach 14ft into the established front yard setback Title 1, Chapter 3, Article I, Section 2.D.2.
Property Zoned: R3 Single Family District
Parcel Information: Parcel #: 012300342001011000, NW1 of Section 34 , Township 17 S, Range 2 W

Central Park

ZBA2020-00039

Request: Special Exception
Applicant:
Owner: WALKER ERIC D
Site Address: 4941 COURT R 35208
Zip Code: 35208
Legal Description: LOT F BLK 34 CENTRAL PARK ACREAGE LOT
Premises/Geographic: 4941 Court R
Description: Special Exception to allow resumption of a legal nonconforming daycare pursuant to Title 1, Chapter 9, Article V, Section 4.A
Property Zoned: R3 Single Family District
Parcel Information: Parcel #: 012900083007002000, SW1 of Section 08 , Township 18 S, Range 3 W

Acipco-Finley

ZBA2020-00040

Request: Variance
Applicant: NIKKI HUGGINS
Owner: TECO INC
Site Address: 2109 16TH ST N 35204
Zip Code: 35204
Legal Description: BLK 373 NORTH BHAM RESUR OF BLK 373 & VAC ALLEY
Premises/Geographic: 2109 16th St N
Description: Variance to allow an electrified fence pursuant to Title 1, Chapter 4, Article IV, Subsection 7.D.5
Property Zoned: I1 Light Industrial District (Jeffco Zoning)
Parcel Information: Parcel #: 012200233020001000, SW1 of Section 23 , Township 17 S, Range 3 W

North Birmingham**ZBA2020-00041**

Request: Variance
 Applicant:
 Owner: SALEM RABIHAD ABDUS &
 Site Address: 2000 26TH AVE N 35234
 Zip Code: 35234
 Legal Description: LOT 17 BLK 269 NORTH BHAM
 Premises/Geographic: 2000 26th Ave N
 Description: Variance to allow a 6ft wooden fence in the front yard area Title 1 Chapter 4 Subsection 3.A.1 page 182
 Property Zoned: D3 Unknown
 Parcel Information: Parcel #: 012200232015009000, NW1 of Section 23 , Township 17 S, Range 3 W

North Birmingham**ZBA2020-00042**

Request: Variance
 Applicant: JUANITA GRAHAM
 Owner: MOUNT PILGRIM BAPTIST DISTRICT
 Site Address: 2500 35TH AVE N 35207
 Zip Code: 35207
 Legal Description: P O B NE INTER 35TH AVE N & 25TH ST N TH NW 140 FT ALG 25TH ST N TO ALLEY TH NE 200 FT TH SE 140 FT TO 35TH AVE N TH SW 200 FT ALG 35TH AVE N TO P O B BEING PART BLK 84 PARK PL
 Premises/Geographic: 2500 35th Avenue N
 Description: Variance to allow a 90ft sqft sign instead of the 18sqft allowed pursuant Title 1, Chapter 4, Article V, Section 11, Subsection 7.1.a
 Property Zoned: D3 Unknown
 Parcel Information: Parcel #: 012200144037007000, SE1 of Section 14 , Township 17 S, Range 3 W

Fountain Heights**ZBA2020-00043**

Request: Modification
 Applicant: CARRAJAL & MARTIN HOLDING CO LLC
 Owner: WEAVER BARRY
 Site Address: 1314 19TH ST N 35234
 Zip Code: 35234
 Legal Description: BEG AT SW INTER OF 19TH ST N & 14TH AVE N THENCE SW-100S SE- 106S NE-100S NW-106S TO P O B PART OF BLK 1 HENRY & COPELAND SUR
 Premises/Geographic: 1314 19th st N
 Description: Modification to allow 0 off-street parking instead of the 3 off street parking spaces pursuant to Title I, Chapter 9, Article VI, Section 6.A.3
 Property Zoned: CB1 Contingency Neighborhood Business District
 Parcel Information: Parcel #: 012200261031001000, NE1 of Section 26 , Township 17 S, Range 3 W

Bush Hills**ZBA2020-00044**

Request: Variance
 Applicant:
 Owner: CULTURAL AND EDUCATIONAL ADVANC C/O
 Site Address: 1025 4TH AVE W 35204
 Zip Code: 35204
 Legal Description: LOTS 2 THRU 7 BLK 12 HIGHLAND LAKE LD CO RESUR OF BLKS 12 & 13 & 16
 Premises/Geographic: 1025 4th Ave W
 Description: Variance to allow 19 off-street parking spaces in the required front yard pursuant to Title 1, Chapter 5, Article I, Section 7.A.6 Extension
 Property Zoned: CR5 Contingency Multiple Dwelling District
 Parcel Information: Parcel #: 012900041007006000, NE1 of Section 04 , Township 18 S, Range 3 W

Redmont Park**ZBA2020-00045**

Request: Variance
 Applicant: WILLIAM PERKINSON
 Owner: OWENS LAURELLA
 Site Address: 4184 HIGHLANDS CIR 35213
 Zip Code: 35213
 Legal Description: LOT 12-B RES PT REDMONT HIGHLANDS 163/33
 Premises/Geographic: 4184 Highlands Circle
 Description: Variance to allow a 10ft rear yard setback instead of the required 25ft setback pursuant to Article VI, Title 1, Chapter 9, Section 4 and a variance to allow a 25ft front yard setback instead of the required established setback of approximately 60ft, in order to build two new single family residences pursuant to Article VI, Title 1, Chapter 9, Section 4
 Property Zoned: R3 Single Family District
 Parcel Information: Parcel #: 012300324008015012, SE1 of Section 32 , Township 17 S, Range 2 W

Riley

ZBA2020-00046

Request: Special Exception
Applicant: MARSHALL JOWERS
Owner: FRAZIER MICHAEL LEON SR
Site Address: 4025 GRAY AVE 35221
Zip Code: 35221
Legal Description: LOT 1 & 3 BLK 19 PARK PLACE
Premises/Geographic: 4025 Gray Ave
Description: Special Exception to allow a manufactured home pursuant Title 1, Chapter 4, Article III Section 3.B and Varinace to allow a 3-foot rise to a 12 foot run instead of the requires 4 foot rise to a 12 foot run Title 1, Chapter 4, Article III Section 3.B.11
Property Zoned: R3 Single Family District
Parcel Information: Parcel #: 012900193024007000, SW1 of Section 19 , Township 18 S, Range 3 W

Five Points South

ZBA2020-00047

Request: Variance
Applicant: JAMES STAFFORD
Owner: JONES MARCIA O
Site Address: 1516 13TH ST S 35205
Zip Code: 35205
Legal Description: LOT 20 WELCH SUR GLENVIEW
Premises/Geographic: 1516 13th St S
Description: Variance to allow an expansion of legal non-conforming structure remain pursuant to Title 1, Chapter 9, Article VII, Section 3.A.3
Property Zoned: R3 Single Family District
Parcel Information: Parcel #: 012900013022008000, SW1 of Section 01 , Township 18 S, Range 3 W

Five Points South

ZBA2020-00048

Request: Variance
Applicant: GEOFF BOYD
Owner:
Site Address: 1222 14TH AVE S 35205
Zip Code: 35205
Legal Description:
Premises/Geographic: 1222 14th Ave S
Description: Variance to allow a 6ft fence in the front yard area Title 1 Chapter 4 Subsection 3.A.1 page 182
Property Zoned: Unknown
Parcel Information: Parcel #: 012900013009007000, SW1 of Section 01 , Township 18 S, Range 3 W

South Woodlawn

ZBA2020-00050

Request: Variance
Applicant: MARSHALL ANDERSON
Owner: MSB WU PROPERTIES LLC C/O MAIN STRE
Site Address: 220 59TH PL S 35212
Zip Code: 35212
Legal Description: LOT 10 IDEAL LD & IMP CO
Premises/Geographic: 220 59th PL S
Description: Variance to allow a 10ft front yard setback instead of the required 20ft setback Title 1, Chapter 3, Article I, Section 2.D.2.
Property Zoned: R4 Two Family District and Semi-Attached Dwelling District
Parcel Information: Parcel #: 012300214001005000, SE1 of Section 21 , Township 17 S, Range 2 W

South Woodlawn

ZBA2020-00051

Request: Variance
Applicant: MARSHALL ANDERSON
Owner: MSB WU PROPERTIES LLC C/O MAIN STRE
Site Address: 220 59TH PL S 35212
Zip Code: 35212
Legal Description: LOT 10 IDEAL LD & IMP CO
Premises/Geographic: 220 59th PI S
Description: Variance to allow a 10ft front yard setback instead of the required 20ft setback Title 1, Chapter 3, Article I, Section 2.D.2.
Property Zoned: R4 Two Family District and Semi-Attached Dwelling District
Parcel Information: Parcel #: 012300214001005000, SE1 of Section 21 , Township 17 S, Range 2 W

Request: Variance
Applicant: THOMAS RUSSELL
Owner: WMW LAND LLC
Site Address: 4521 MARYLAND AVE
Zip Code: 35213
Legal Description: LOT 1 CHANDLER & WATKINS RESURVEY 152/58
Premises/Geographic: 4521 Maryland Ave
Description: Variance request to allow 6ft fence in the front yard area and variance to allow the finished side not facing adjacent property owner pursuant Title 1 Chapter 4 Subsection 3.A.1 page 182

Property Zoned: R2 Single Family District
Parcel Information: Parcel #: 012300263022030000, SW1 of Section 26 , Township 17 S, Range 2 W