



CITY OF BIRMINGHAM

DEPARTMENT OF PLANNING, ENGINEERING & PERMITS

PUTTING PEOPLE FIRST

RANDALL L. WOODFIN
MAYOR

EDWIN REVELL
DIRECTOR

ZONING BOARD OF ADJUSTMENT MINUTES **WebEx/Teleconference** **2:00PM**

June 25, 2020

MEMBERS PRESENT: Morris Newman, Chairman
Gary Nash
Robert Littleton
Lenus Perkins

OTHERS PRESENT: Calvin Abraham, Zoning Administrator
Kasandra Brundidge, Zoning Supervisor
Angelica Moton, Planner

The Board members voted to approve June 11, 2020 ZBA hearing minutes.
Morris Newman voted
Chairman, Morris Newman, called the Zoning Board of Adjustment and Appeals meeting to order.

Case #: ZBA2020-00001

Request: Variance

Applicant: Nakesha Davis

Site Address: 2359 Carson Road

Owner: Anthony Serra

Description: Variance to allow playground equipment in the front yard area as stated in Title 1, Chapter 4, Article 4, Section 3. 16 page 141

Morris Newman made a motion to continue the case.
Motion second Gary Nash. All in favor. Motion passes.



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Case #: ZBA2020-00006

Request: Special Exception

Applicant: Corey Shoop

Site Address: 3660 Grandview Parkway

Owner: Bruce S. Adams

Description: Special Exception to allow a communal living facility Title 1, Chapter 4, Article I, section C page 125.

Gary Nash made a motion to deny the request.

Motion second Robert Littleton. All in favor. Motion passes.

Case #: ZBA2020-00013

Request: Variance

Applicant: Carl Spurrier

Site Address: 148 Glenhill Drive

Owner: Merrilyn Cook

Description: A variance to encroach 5ft into rear yard setback for covered patio and uncovered deck. Title 1, Chapter 3, Article 1, Section 4D, Subsection 25 page 54

Henry Penick made a motion to approve the request as submitted with the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. Review and approved by Stormwater of Planning, Engineering and Permits.
3. All permits and certificate of completion should obtain within two years of approval from the Board.

Motion second Robert Littleton. All in favor. Motion passes.

Case #: ZBA2020-00014

Request: Parking Modification

Applicant: Amanda Loper

Site Address: 2323 2nd Ave S

Owner: Metropolitan 2323

Description: Modification for parking to allow 4 off-street parking spaces instead of the



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6 required for parking for a proposed 11-unit condominium site, pursuant to Title 1, Chapter, 9, Article VI, Section 6.3 page 229

Henry Penick made a motion to approve the request as submitted with the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. All permits and certificate of completion should obtain within two years of approval from the Board.

Motion second Robert Littleton. Morris Newman and Gary Nash voted no. Motion fails.

Case #: ZBA2020-00016

Request: Parking Modification

Applicant: Eric Bennett Jr.

Site Address: 2201 7th Ave S

Owner: Dunn Real Estate, LLC

Description: Modification to allow 3 off-street parking spaces instead of the required 16 off-street parking spaces pursuant to Title I, Chapter 9, Article VI, Sections 6.A.3

Henry Penick made a motion to approve the request as submitted with the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. Reviewed and approved by the Design Review Staff.
3. All permits and certificate of completion should obtain within two years of approval from the Board.

Motion second Robert Littleton. All in favor. Motion passes.

Case #: ZBA2020-00018

Request: Variance

Applicant: Eric & Lacy Kamber

Site Address: 4230 6th Ave S

Owner: Eric & Lacy Kamber



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Description: A variance to allow an expansion of a drive way to 12ft wide that will consist of parking in the front yard.

Morris Newman made a motion to continue the case.
Motion second Gary Nash. All in favor. Motion passes.

Case #: ZBA2020-00021

Request: Special Exception & Variance Extension

Applicant: John Myefski

Site Address: 1001 20th St S

Owner: Meeks Frederick James Jr

Description: Special exception to allow a communal living facility, pursuant to Title 1, Chapter 9, Article V, Section 3.5; special exception to allow remote parking of 36 parking spaces for a mixed use building with multiple family, communal living, and retail pursuant to Title 1, Chapter 5, Article I, Section 8; variance to allow (1) loading space instead of the (5) loading spaces required pursuant to Title 1, Chapter 5, Article II, Section 5; and a modification for parking to allow (82) parking spaces instead of the (88) parking spaces required for a mixed use building with multiple family, communal living, and retail pursuant to Title 1, Chapter 9, Article VI, Section 3.5

Morris Newman made a motion to approve the request as submitted with the following conditions:

1. Review by the appropriate zoning inspector to ensure compliance with the Board's decision.
2. Applicant must obtain a Certificate of Occupancy for this variance within one year from the date of approval.
3. Submission of a validly executed parking agreement or parking covenant that has been recorded and filed with Probate Court.
4. All remote parking spaces shall be marked "RESERVED" for the use allowed.

Motion second Robert Littleton. All in favor. Motion passes.



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Case #: ZBA2020-00022

Request: Parking Modification

Applicant: Kyle Stover

Site Address: 3025 2nd Ave S

Owner: Cliff Sims

Description: Modification to allow 3 off street parking spaces instead of the required 13 off street parking spaces pursuant to Title I, Chapter 9, Article VI, Section 6.A.3

Robert Littleton made a motion to approve the request as submitted with the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. All permits and Certificate of Occupancy should obtain within two years of approval from the Board.

Motion second Henry Penick. All in favor. Motion passes.

Angelica Moton
ZBA Planner
City of Birmingham