

**ZONING BOARD OF ADJUSTMENT
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00001 Sun Valley

APPLICANT: Nakesha Davis

OWNER: Anthony Serra

SUBJECT: Variance for the location of playground equipment in front yard area as stated in Title 1 Article 4 Section 3.B

PREMISES: Located at 2359 Carson Rd, Birmingham AL 35215; and situated LOT 3 QUEENSBURY CENTER 146/63; lying NW of Section 13, Township 16 S, Range 2 W Parcel #: 011300132005002000

BE IT RESOLVED by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Nakesha Davis, Variance for the location of playground equipment in front yard area as stated in Title 1 Article 4 Section 3.B. for a property located at 2359 Carson Rd; and situated LOT 3 QUEENSBURY CENTER 146/63; lying NW of Section 13, Township 16 S, Range 2 W Parcel #: 011300132005002000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, June 25,2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00001, be and the same hereby is **CONTINUED.**

I, Tim Gambrel, Technical Advisor to the Zoning Board of Adjustment of the City of Birmingham, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Zoning Board of Adjustment of the City of Birmingham at its meeting on June 25,2020, and as same appears of record in the Official Minutes of said Board. **GIVEN UNDER MY HAND AND OFFICIAL SEAL** of the Zoning Board of Adjustment of the City of Birmingham, on this day, June 26, 2020.



Tim Gambrel
Chief Planner

**ZONING BOARD OF ADJUSTMENT
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00006 Overton
APPLICANT: Corey Shoop
OWNER: Bruce S. Adams
SUBJECT: Special exception to allow for the development of a communal living facility Title 1, Chapter 4, Article I, Section C page 125.
PREMISES: Located at 3660 Grandview Parkway, Birmingham AL 35243; and situated LOT 1 HEALTHSOUTH 280 PB 184 PG 46; lying SW of Section 28, Township 16 S, Range 2 W Parcel #: 012800263000005002

BE IT RESOLVED by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Corey Shoop, Special exception to allow for the development of a communal living facility Title 1, Chapter 4, Article I, Section C page 125; and situated LOT 1 HEALTHSOUTH 280 PB 184 PG 46; lying SW of Section 28, Township 16 S, Range 2 W Parcel #: 012800263000005002 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, June 25,2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00006, be and the same hereby is **DENIED** .

I, Tim Gambrel, Technical Advisor to the Zoning Board of Adjustment of the City of Birmingham, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Zoning Board of Adjustment of the City of Birmingham at its meeting on June 25,2020, and as same appears of record in the Official Minutes of said Board. **GIVEN UNDER MY HAND AND OFFICIAL SEAL** of the Zoning Board of Adjustment of the City of Birmingham, on this day, June 26, 2020.



Tim Gambrel
Chief Planner

**ZONING BOARD OF ADJUSTMENT
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00013 Crestline
APPLICANT: Carl Spurrier
OWNER: Merrilyn Cook
SUBJECT: Variance to encroach 5'ft into the rear yard setback per Title 1, Chapter 3, Article 1, Section 4D, subsection 25
PREMISES: Located at 148 Glenhill Drive, Birmingham AL; and situated LOT 10 GLENWOOD HILLS; lying in the SW of Section 34, Township 17 S, Range 2 W Parcel #012300343018023000

BE IT RESOLVED by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Carl Spurrier, applicant, Variance to encroach 5'ft into the rear yard setback per Title 1, Chapter 3, Article 1, Section 4D, subsection 25, for a property located at 148 Glenhill Drive and situated LOT 10 GLENWOOD HILLS; lying in the SW of Section 34, Township 17 S, Range 2 W Parcel #012300343018023000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, June 11, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00013, be and the same hereby is **GRANTED** subject to 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.

I, Tim Gambrel, Technical Advisor to the Zoning Board of Adjustment of the City of Birmingham, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Zoning Board of Adjustment of the City of Birmingham at its meeting on June 11, 2020, and as same appears of record in the Official Minutes of said Board. **GIVEN UNDER MY HAND AND OFFICIAL SEAL** of the Zoning Board of Adjustment of the City of Birmingham, on this day, June 12, 2020.



Tim Gambrel
Chief Planner

**ZONING BOARD OF ADJUSTMENT
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00014 South Side

APPLICANT: Amanda Loper

OWNER: Metropolitan 2323

SUBJECT: Modification for parking to allow 4 off-street parking spaces instead of the 6 required for parking for a proposed 11-unit condominium site, pursuant to Title 1, Chapter, 9, Article VI, Section 6.3 page 229

PREMISES: Located at 2323 2nd Ave S, Birmingham AL 35233; and situated LOT 4 BLK 139 BHAM; lying NE of Section 36, Township 17 S, Range 3 W Parcel #: 012200361016002000

BE IT RESOLVED by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Amanda Loper, Modification for parking to allow 4 off-street parking spaces instead of the 6 required for parking for a proposed 11-unit condominium site, pursuant to Title 1, Chapter, 9, Article VI, Section 6.3 page 229; and situated LOT 4 BLK 139 BHAM; lying NE of Section 36, Township 17 S, Range 3 W Parcel #: 012200361016002000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, June 25,2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00014, be and the same hereby is **DENIED** .

I, Tim Gambrel, Technical Advisor to the Zoning Board of Adjustment of the City of Birmingham, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Zoning Board of Adjustment of the City of Birmingham at its meeting on June 25,2020, and as same appears of record in the Official Minutes of said Board. **GIVEN UNDER MY HAND AND OFFICIAL SEAL** of the Zoning Board of Adjustment of the City of Birmingham, on this day, June 26, 2020.



Tim Gambrel
Chief Planner

**ZONING BOARD OF ADJUSTMENT
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00016 South Side

APPLICANT: Eric Bennett Jr.

OWNER: Dunn Real Estate, LLC

SUBJECT: 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, Section 6.A.3

PREMISES: Located at 2201 7th Ave S, Birmingham AL 35233; and situated on LOTS 14 AND 15 BLK 231 BHAM, Parcel # 012200364012003000, and lying in the SE of Section 36, Township 17 S, Range 3 W

BE IT RESOLVED by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Eric Bennett Jr., applicant, 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, Section 6.A.3 for a property located at 2201 7th Ave S, Birmingham AL 35233; and situated on LOTS 14 AND 15 BLK 231 BHAM, Parcel # 012200364012003000, and lying in the SE of Section 36, Township 17 S, Range 3 W according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, June 25, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00016, be and the same hereby is **GRANTED** subject to 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.

I, Tim Gambrel, Technical Advisor to the Zoning Board of Adjustment of the City of Birmingham, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Zoning Board of Adjustment of the City of Birmingham at its meeting of June 25, 2020 and as same appears of record in the Official Minutes of said Board. **GIVEN UNDER MY HAND AND OFFICIAL SEAL** of the Zoning Board of Adjustment of the City of Birmingham, on this day, June 26, 2020.



Tim Gambrel
Chief Planner

**ZONING BOARD OF ADJUSTMENT
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00018 Forest Park

APPLICANT: Eric & Lacy Kamber

OWNER: Eric & Lacy Kamber

SUBJECT: Variance to allow parking in the front yard area Title 1, Chapter 5 Section 7.A.6 page 245

PREMISES: Located at 4230 6th Ave S, Birmingham AL 35222; and situated SE 1/2 OF SW 1/2 OF LOT 3 BLK 18 AVONDALE ALSO LOT B BLK 18 FORESTDALE; lying in the SE of Section 29, Township 17 S, Range 2 W Parcel # 012300294015010000

BE IT RESOLVED by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Eric & Lacy Kamber, applicant, Variance to allow parking in the front yard area Title 1, Chapter 5 Section 7.A.6 page 245, for a property located at 4230 6th Ave S, Birmingham AL 35222; and situated SE 1/2 OF SW 1/2 OF LOT 3 BLK 18 AVONDALE ALSO LOT B BLK 18 FORESTDALE; lying in the SE of Section 29, Township 17 S, Range 2 W Parcel # 012300294015010000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, June 25, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00018, be and the same hereby is **CONTINUED**.

I, Tim Gambrel, Technical Advisor to the Zoning Board of Adjustment of the City of Birmingham, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Zoning Board of Adjustment of the City of Birmingham at its meeting on June 25, 2020, and as same appears of record in the Official Minutes of said Board. **GIVEN UNDER MY HAND AND OFFICIAL SEAL** of the Zoning Board of Adjustment of the City of Birmingham, on this day, June 26, 2020.



Tim Gambrel
Chief Planner

**ZONING BOARD OF ADJUSTMENT
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00021 Five Points South

APPLICANT: John Myefski

OWNER: Meeks Frederick James Jr

SUBJECT: 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 communal living facility pursuant to Title 1, Chapter 5, Article I, Section 8; variance to allow (1) loading space instead of the (5) loading spaces required for a communal living facility 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 allowed for a communal living facility pursuant to Title 1, Chapter 9, Article VI, Section 6.

PREMISES: Located at 1001 20th St S, Birmingham AL 35205; and situated on BEG INTER OF 20TH ST S & 10TH AVE S TH NE 202(S)FT ALG ROW TH SE 100 FT TH SW 202(S)FT TH NW 100 FT TO POB NE 1/4 OF TSP 18S R 3W, Parcel # 012900011003002000, and lying in the NE of Section 01, Township 18 S, Range 3 W

BE IT RESOLVED by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of John Myefski, applicant, 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 communal living facility pursuant to Title 1, Chapter 5, Article I, Section 8; variance to allow (1) loading space instead of the (5) loading spaces required for a communal living facility 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 allowed for a communal living facility pursuant to Title 1, Chapter 9, Article VI, Section 6. for a property located at 1001 20th St S, Birmingham AL 35205; and situated on BEG INTER OF 20TH ST S & 10TH AVE S TH NE 202(S)FT ALG ROW TH SE 100 FT TH SW 202(S)FT TH NW 100 FT TO POB NE 1/4 OF TSP 18S R 3W, Parcel # 012900011003002000, and lying in the NE of Section 01, Township 18 S, Range 3 W according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, June 25, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00021, be and the same hereby is **GRANTED** subject to 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

I, Tim Gambrel, Technical Advisor to the Zoning Board of Adjustment of the City of Birmingham, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Zoning Board of Adjustment of the City of Birmingham at its meeting of June 25, 2020 and as same appears of record in the Official Minutes of said Board. **GIVEN UNDER MY**

HAND AND OFFICIAL SEAL of the Zoning Board of Adjustment of the City of Birmingham,
on this day, June 26, 2020.



Tim Gambrel
Chief Planner

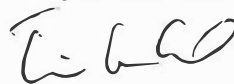
**ZONING BOARD OF ADJUSTMENT
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00022 South Side
APPLICANT: Kyle Stover
OWNER: Cliff Sims
SUBJECT: Modification to allow 3 off street parking spaces instead of the required 14 off street parking spaces pursuant to Title I, Chapter 9, Article VI, Section 6.A.3
PREMISES: Located at 3025 2nd Ave S, Birmingham AL 35233; and situated on LOTS 1 THRU 7 BLK 448 BHAM, Parcel # 012300312005001000, and lying in the NE of Section 31, Township 17 S, Range 2 W

BE IT RESOLVED by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Kyle Stover, applicant, 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, Section 6.A.3 for a property located at 3025 2nd Ave S, Birmingham AL 35233; and situated on LOTS 1 THRU 7 BLK 448 BHAM, Parcel # 012300312005001000, and lying in the NE of Section 31, Township 17 S, Range 2 W according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, June 25, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00022, be and the same hereby is **GRANTED** subject to 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.

I, Tim Gambrel, Technical Advisor to the Zoning Board of Adjustment of the City of Birmingham, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Zoning Board of Adjustment of the City of Birmingham at its meeting of June 25, 2020 and as same appears of record in the Official Minutes of said Board. **GIVEN UNDER MY HAND AND OFFICIAL SEAL** of the Zoning Board of Adjustment of the City of Birmingham, on this day, June 26, 2020.



Tim Gambrel
Chief Planner