

**ZONING BOARD OF ADJUSTMENT  
CITY OF BIRMINGHAM**

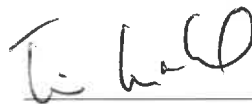
CASE NO.: ZBA2020-00024 Green Acres  
APPLICANT: Francisco Navarrete Escobar  
OWNER: Francisco Navarrete Escobar  
SUBJECT: Variance to allow a 5ft chain link fence in the required front yard area  
Title 1 Chapter 4 Subsection 3.A.1 page 182  
PREMISES: Located at 1517 57<sup>th</sup> St EN, Birmingham AL 35222; and situated LOT 3  
BLK 1 PARK COURTS 2ND SECTOR; lying in the NE of Section 18,  
Township 18 S, Range 3 W Parcel # 012900181007001000

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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Francisco Navarrete Escobar, applicant, Variance to allow a 5ft chain link fence in the required front yard area Title 1 Chapter 4 Subsection 3.A.1 page 182, for a property located at 1517 57th St EN, Birmingham AL 35222; and situated LOT 3 BLK 1 PARK COURTS 2ND SECTOR; lying in the NE of Section 18, Township 18 S, Range 3 W Parcel # 012900181007001000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, October 8, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00024, be and the same hereby is **CONTINUED**.

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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 October 8, 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, December 7, 2020.



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Tim Gambrel  
Chief Planner

**ZONING BOARD OF ADJUSTMENT  
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00042 North Birmingham

APPLICANT: Juanita Graham

OWNER: Mount Pilgrim Baptist Church

SUBJECT: 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

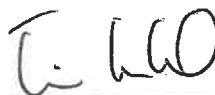
PREMISES: Located at 2500 35<sup>th</sup> Ave N, Birmingham AL 35207; and situated P O B NE INTER 35TH AVE N & 25TH ST N TH NW 140 FT ALG 25TH ST N TO ALLEY TH NE 200 FT TH SE 140 FT TO 35TH AVE N TH SW 200 FT ALG 35TH AVE N TO P O B BEING PART BLK 84 PARK PL; lying in the SE of Section 14, Township 17 S, Range 3 W Parcel # 012200144037007000

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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Juanita Graham, applicant, 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, for a property Located at 2500 35th Ave N, Birmingham AL 35207; and situated 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; lying in the SE of Section 14, Township 17 S, Range 3 W Parcel # 012200144037007000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, October 8, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00042, be and the same hereby is **DENIED**.

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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 October 8, 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, December 7, 2020.



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Tim Gambrel  
Chief Planner

**ZONING BOARD OF ADJUSTMENT  
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00045 Redmont Park

APPLICANT: William Perkinson

OWNER: Henry & Miriam Little

SUBJECT: 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

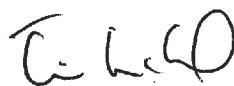
PREMISES: Located at 4184 Highlands Cir, Birmingham AL 35213; and LOT 12-B RES PT REDMONT HIGHLANDS 163/33; lying in the SE of Section 32, Township 17 S, Range 2 W Parcel # 012300324008015012

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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of William Perkinson, applicant, 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, for a property Located at 4184 Highlands Cir, Birmingham AL 35213; and LOT 12-B RES PT REDMONT HIGHLANDS 163/33; lying in the SE of Section 32, Township 17 S, Range 2 W Parcel # 012300324008015012 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, October 8, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00045, be and the same hereby is **CONTINUED**.

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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 October 8, 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, December 7, 2020.



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Tim Gambrel  
Chief Planner

**ZONING BOARD OF ADJUSTMENT  
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00048 Five Points South

APPLICANT: Geoff Boyd

OWNER: Board of Trustees of University of Alabama System

SUBJECT: Variance to allow a 6ft fence in the front yard area Title 1 Chapter 4 Subsection 3.A.1 page 182

PREMISES: Located at 1222 14<sup>th</sup> Ave S, Birmingham AL 35205; and LOT 12-B RES PT REDMONT HIGHLANDS 163/33; lying in the SE of Section 32, Township 17 S, Range 2 W Parcel # 012900013009007000

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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Geoff Boyd, applicant, Variance to allow a 6ft fence in the front yard area Title 1 Chapter 4 Subsection 3.A.1 page 182, for a property Located at 1222 14th Ave S, Birmingham AL 35205; and LOT 12-B RES PT REDMONT HIGHLANDS 163/33; lying in the SE of Section 32, Township 17 S, Range 2 W Parcel # 012900013009007000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, September 10, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00048, be and the same hereby is **GRANTED** with the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. Fence permit should be obtain within one year of the approval date from the Board.
3. Add landscape buffer/ screening of the fence.

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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 October 10, 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, December 7, 2020.



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Tim Gambrel  
Chief Planner

**ZONING BOARD OF ADJUSTMENT  
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00050 South Woodlawn  
APPLICANT: Marshall Anderson  
OWNER: Mashonda Taylor  
SUBJECT: Variance to allow a 10ft front yard setback instead of the required 20ft setback Title 1, Chapter 3, Article I, Section 2.D.2.  
PREMISES: Located at 220 59<sup>th</sup> Place S, Birmingham AL 35212; and LOT 10 IDEAL LD & IMP CO; lying in the SE of Section 21, Township 17 S, Range 2 W Parcel # 012300214001005000

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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Marshall Anderson, applicant, Variance to allow a 10ft front yard setback instead of the required 20ft setback Title 1, Chapter 3, Article I, Section 2.D.2.; and Located at 220 59th Place S, Birmingham AL 35212; and LOT 10 IDEAL LD & IMP CO; lying in the SE of Section 21, Township 17 S, Range 2 W Parcel # 012300214001005000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, October 8, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00050, be and the same hereby is **GRANTED** with the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. Applicant must obtain a certificate of occupancy with the approval of this variance within 3 years from the date of approval.

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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 October 8, 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, December 7, 2020.



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Tim Gambrel  
Chief Planner

**ZONING BOARD OF ADJUSTMENT  
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00051 South Woodlawn

APPLICANT: Marshall Anderson

OWNER: Mashonda Taylor

SUBJECT: Variance to allow a 10ft front yard setback instead of the required 20ft setback Title 1, Chapter 3, Article I, Section 2.D.2.

PREMISES: Located at 299 59<sup>th</sup> Place S, Birmingham AL 35212; and LOTS 11 THRU 13 IDEAL LAND & IMP CO; lying in the SE of Section 21, Township 17 S, Range 2 W Parcel # 012300214001004000

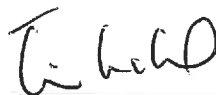
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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Marshall Anderson, applicant, Variance to allow a 10ft front yard setback instead of the required 20ft setback Title 1, Chapter 3, Article I, Section 2.D.2.; Located at 299 59th Place S, Birmingham AL 35212; and LOTS 11 THRU 13 IDEAL LAND & IMP CO; lying in the SE of Section 21, Township 17 S, Range 2 W Parcel # 012300214001004000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, October 8, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00051, be and the same hereby is **GRANTED** with the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. Applicant must obtain a certificate of occupancy with the approval of this variance within 3 years from the date of approval.

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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 October 8, 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, December 7, 2020.



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Tim Gambrel  
Chief Planner

**ZONING BOARD OF ADJUSTMENT  
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00052 Crestline

APPLICANT: Thomas Russell

OWNER: Thomas Russell

SUBJECT: 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

PREMISES: Located at 4521 Maryland Ave, Birmingham AL 35213; and LOT 1 CHANDLER & WATKINS RESURVEY 152/58; lying in the SW of Section 26, Township 17 S, Range 2 W Parcel # 012300263022030000

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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Thomas Russell, applicant, 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.; Located at 4521 Maryland Ave, Birmingham AL 35213; and LOT 1 CHANDLER & WATKINS RESURVEY 152/58; lying in the SW of Section 26, Township 17 S, Range 2 W Parcel # 012300263022030000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, October 8, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00052, be and the same hereby is **GRANTED** with the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. Fence permit should be obtain within 30 days of the approval date from the Board.

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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 October 8, 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, December 7, 2020.



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Tim Gambrel  
Chief Planner

**ZONING BOARD OF ADJUSTMENT  
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00053 Central Park

APPLICANT: Leroy Williams

OWNER: Leroy Williams

SUBJECT: Variance to allow a 5ft chain link fence in the front yard area pursuant Title 1 Chapter 4 Subsection 3.A.1 page 182

PREMISES: Located at 1344 57<sup>th</sup> St EN, Birmingham AL 35228; and POB NW INTER OF AVE N & 57TH ST TH N 321 FT ALG AVE N TH W 232.9 FT TH S 153 FT TH W 50 FT TH S 167.8 FT TO 57TH ST TH E 282.9 FT ALG 57TH ST TO POB SECT 7 TWSP 18 RANGE 3W; lying in the SW of Section 07, Township 18 S, Range 2 W Parcel # 012300263022030000

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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Leroy Williams, applicant, Variance to allow a 5ft chain link fence in the front yard area pursuant Title 1 Chapter 4 Subsection 3.A.1 page 182.; Located at 1344 57<sup>th</sup> St EN, Birmingham AL 35228; and POB NW INTER OF AVE N & 57TH ST TH N 321 FT ALG AVE N TH W 232.9 FT TH S 153 FT TH W 50 FT TH S 167.8 FT TO 57TH ST TH E 282.9 FT ALG 57TH ST TO POB SECT 7 TWSP 18 RANGE 3W; lying in the SW of Section 07, Township 18 S, Range 2 W Parcel # 012300263022030000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, October 8, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00053, be and the same hereby is **GRANTED** with the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. Fence permit should be obtain within 30 days of the approval date from the Board.

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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 October 8, 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, December 7, 2020.



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Tim Gambrel  
Chief Planner



**ZONING BOARD OF ADJUSTMENT  
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00054 Fountain Heights

APPLICANT: Charlie Beavers

OWNER: Charlie Beavers

SUBJECT: Special exception to allow a communal living facility pursuant to Title 1, Chapter 9, Article V, Section 3.5

PREMISES: Located at 1628 2<sup>nd</sup> Ave N, Birmingham AL 35203; and LOT 19 BLK 89 BHAM; lying in the NW of Section 36, Township 17 S, Range 2 W Parcel # 012200362042008000

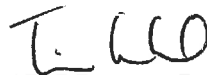
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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Charlie Beavers, applicant, Variance to allow a Special exception to allow a communal living facility pursuant to Title 1, Chapter 9, Article V, Section 3.5; Located at 1628 2nd Ave N, Birmingham AL 35203; and LOT 19 BLK 89 BHAM; lying in the NW of Section 36, Township 17 S, Range 2 W Parcel # 012200362042008000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, October 8, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00054, be and the same hereby is **GRANTED** with the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. Applicant must obtain a certificate of occupancy with the approval of this variance within 3 years from the date of approval.
3. Approved by the plans submitted.
4. Communal living use should be limited to the second floor.

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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 October 8, 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, December 7, 2020.



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Tim Gambrel  
Chief Planner

**ZONING BOARD OF ADJUSTMENT  
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00055 Roebuck

APPLICANT: Mark Gilbert

OWNER: Craig Smith

SUBJECT: Variance request to allow the fence finished side not facing adjacent property owner pursuant Title 1 Chapter 4 Subsection 3.A.1 page 182

PREMISES: Located at 320 Bridlewood Drive, Birmingham AL 35215; and LOT 12 BLK 6 CLOVERDALE ESTS 2ND ADD; lying in the NE of Section 35, Township 16 S, Range 2 W Parcel # 011300351009012000

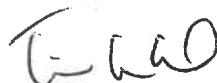
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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Charlie Beavers, applicant, Variance to allow a Special exception to allow a communal living facility pursuant to Title 1, Chapter 9, Article V, Section 3.5; Located at 1628 2nd Ave N, Birmingham AL 35203; and LOT 19 BLK 89 BHAM; lying in the NW of Section 36, Township 17 S, Range 2 W Parcel # 012200362042008000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, October 8, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00055, be and the same hereby is **GRANTED** with the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. Fence permit should be obtain within 30 days of the approval date from the Board.

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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 October 8, 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, December 7, 2020.



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Tim Gambrel  
Chief Planner

**ZONING BOARD OF ADJUSTMENT  
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00057 Ensley Highlands  
APPLICANT: Shameka Cotton  
OWNER: Shameka Cotton  
SUBJECT: Variance request to allow 6ft wooden fence in the front yard area pursuant  
Title 1 Chapter 4 Subsection 3.A.1 page 182  
PREMISES: Located at 1744 34<sup>th</sup> St EN, Birmingham AL 35208; and situated LOT 24  
BLK 10 BHAM-ENSLEY; lying in the SE of Section 06, Township 18 S,  
Range 3 W Parcel # 012900064018024000

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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Shameka Cotton, applicant, Variance request to allow 6ft wooden fence in the front yard area pursuant Title 1 Chapter 4 Subsection 3.A.1 page 182, for a property located at 1744 34<sup>th</sup> St EN, Birmingham AL 35208; and situated LOT 24 BLK 10 BHAM-ENSLEY; lying in the SE of Section 06, Township 18 S, Range 3 W Parcel # 012900064018024000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, October 8, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00057, be and the same hereby is **CONTINUED**.

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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 October 8, 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, December 7, 2020.



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Tim Gambrel  
Chief Planner