

**ZONING BOARD OF ADJUSTMENT**

**CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00059 Crestwood North

APPLICANT: Jeff & Shelia Haslam

OWNER: Jeff & Shelia Haslam

SUBJECT: Variance to allow a 5ft 6 inch wrought iron fence in the front yard area  
Title 1 Chapter 4 Subsection 3.A.1 page 182

PREMISES: Located at 5100 7<sup>th</sup> Ct S, Birmingham AL 35212; and situated LOT 11  
BLK 3 WOODLAWN RLTY COS 5TH ADD; lying in the NW of Section  
28, Township 17 S, Range 2 W Parcel # 012300282006012000

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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Jeff & Shelia Haslam, applicant, Variance to allow a 5ft 6 inch wrought iron fence in the front yard area Title 1 Chapter 4 Subsection 3.A.1 page 182, for a property Located at 5100 7th Ct S, Birmingham AL.35212; and situated LOT 11 BLK 3 WOODLAWN RLTY COS 5TH ADD; lying in the NW of Section 28, Township 17 S, Range 2 W Parcel # 012300282006012000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, December 10, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00059, 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. All permits should be obtain within 30 days of the approval date from the Board.
3. Fence restricted to the design and material as submitted.

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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 December 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, January 14, 2021.



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Tim Gambrel  
Chief Planner

**ZONING BOARD OF ADJUSTMENT  
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00060 Wahoma

APPLICANT: Douglas Ragland

OWNER: Douglas & Teresa Ragland; Upper Room Fellowship Church

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

PREMISES: Located at 109 & 119 68<sup>th</sup> Place North, Birmingham AL 35206; and situated LOT 3 & 4 EBERSOLE SUB BLK 11-G EAST WOODLAWN ; lying in the SW of Section 15, Township 17 S, Range 2 W Parcel # 012300153010015000 and 012300153010014000

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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Douglas Ragland, applicant, Variance to allow a 6ft chain link fence in the front yard area Title 1 Chapter 4 Subsection 3.A.1 page 182, for a property Located at 109 & 119 68<sup>th</sup> Place North, Birmingham AL 35206; and situated LOT 3 & 4 EBERSOLE SUB BLK 11-G EAST WOODLAWN ; lying in the SW of Section 15, Township 17 S, Range 2 W Parcel # 012300153010015000 and 012300153010014000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, December 10, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00060, be and the same hereby is **DENIED** for the 6ft chain link fence in the required front yard area off of 68<sup>th</sup> Place North and the 6ft chain link fence in the required front yard area off of 69<sup>th</sup> St N is hereby **GRANTED** with the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. All permits should be obtain within 45 days of the approval date from the Board.
3. Resurvey lots 109 & 119 68<sup>th</sup> Place North into one lot within 90 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 December 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, January 14, 2021.



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Tim Gambrel  
Chief Planner

**ZONING BOARD OF ADJUSTMENT  
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00066 Southside  
APPLICANT: Tammy Cohen  
OWNER: 1904 On 4th LLC  
SUBJECT: Variance to allow a dumpster in the required front yard area instead of the side or rear yard area. Title 1, Chapter 1, Section 21.1  
PREMISES: Located at 2901 4<sup>th</sup> Ave S, Birmingham AL 35233; and situated LOTS 1 THRU 10 BLK 439 BHAM; lying in the NW of Section 31, Township 17 S, Range 2 W Parcel # 012300312010001000

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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Tammy Cohen, applicant, Variance to allow a dumpster in the required front yard area instead of the side or rear yard area. Title 1, Chapter 1, Section 21.1, for a property located at 2901 4th Ave S, Birmingham AL 35233; and situated LOTS 1 THRU 10 BLK 439 BHAM; lying in the NW of Section 31, Township 17 S, Range 2 W Parcel # 012300312010001000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, December 10, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00066, 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. All permits and certificate of occupancy should obtain within two years of approval from the Board.
3. Approved as plans submitted. The dumpster shall be located as identified on the site plan as approved by the Board.
4. The dumpster will be enclosed and shielded from the public as approved by PEP.

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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 December 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, January 15, 2021.



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Tim Gambrel  
Chief Planner

**ZONING BOARD OF ADJUSTMENT  
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00065 Central City

APPLICANT: Amanda Loper

OWNER: 213 Bonita LLC

SUBJECT: Special exception to allow remote parking for the required 20 off-street parking within 1,000 feet Title 1, Chapter 5, Article I, Section 8 A.3 page 249

PREMISES: Located at 213 25<sup>th</sup> St N, Birmingham AL 35205; and situated P O B INTER OF S W COR LOT 10 BLK 80 BHAM & 25TH ST N TH N W 93S FT ALG ST TO RED MTN EXPRESSWAY TH N E 100 FT ALG EXPRESSWAY TH S E 93S FT TO ALLEY TH S W 100 FT TO P O B BEING LOTS 8 9 & 10 BLK 80 BHAM; lying in the NE of Section 36, Township 17 S, Range 3 W Parcel # 012200361006003000

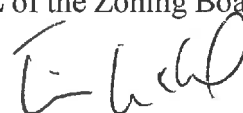
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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Amanda Loper, applicant, Special exception to allow remote parking for the required 20 off-street parking within 1,000 feet Title 1, Chapter 5, Article I, Section 8 A.3 page 249, for a property Located at 213 25th St N, Birmingham AL 35205; and situated P O B INTER OF S W COR LOT 10 BLK 80 BHAM & 25TH ST N TH N W 93S FT ALG ST TO RED MTN EXPRESSWAY TH N E 100 FT ALG EXPRESSWAY TH S E 93S FT TO ALLEY TH S W 100 FT TO P O B BEING LOTS 8 9 & 10 BLK 80 BHAM; lying in the NE of Section 36, Township 17 S, Range 3 W Parcel # 012200361006003000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, December 10, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00065, 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. All permits and certificate of completion should obtain within three years of approval from the Board.
3. A written parking agreement for 20 spaces recorded with the probate court within February 1, 2021.

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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 December 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, January 15, 2021.



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Tim Gambrel  
Chief Planner

**ZONING BOARD OF ADJUSTMENT  
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00067 Wahoma

APPLICANT: Bart Carr

OWNER: Habitat for Humanity

SUBJECT: Variance to allow a 17.4ft front yard setback instead of the required 25ft front yard setback pursuant to Title 2, Chapter 1, Section 4, Subsection 3 and a variance to allow lot size of 4,100 square feet instead of the required minimum lot size of 5,000 square feet pursuant to Title 2, Chapter 1, Section 3, Subsection 3.

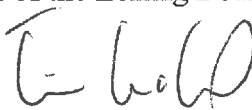
PREMISES: Located at 114 72nd St N, Birmingham AL 35206; and situated NW 41 FT OF LOTS 8 & 9 BLK 3-A EAST LAKE; lying in the NE of Section 15, Township 17 S, Range 2 W Parcel # 012300151038006000

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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Bart Carr, applicant, Variance to allow a 17.4ft front yard setback instead of the required 25ft front yard setback pursuant to Title 2, Chapter 1, Section 4, Subsection 3 and a variance to allow lot size of 4,100 square feet instead of the required minimum lot size of 5,000 square feet pursuant to Title 2, Chapter 1, Section 3, Subsection 3, for a property Located at 114 72nd St N, Birmingham AL 35206; and situated NW 41 FT OF LOTS 8 & 9 BLK 3-A EAST LAKE; lying in the NE of Section 15, Township 17 S, Range 2 W Parcel # 012300151038006000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, December 10, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00067, 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 December 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, January 15, 2021.



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Tim Gambrel  
Chief Planner

**ZONING BOARD OF ADJUSTMENT  
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00068 Wahoma

APPLICANT: Bart Carr

OWNER: Habitat for Humanity

SUBJECT: Variance to allow a 17.4 ft front yard setback instead of the required 25ft front yard setback and a variance to allow lot size of 5,000 square feet instead of the required minimum lot size of 6,000 square feet pursuant to Title 2, Chapter 1, Section 4, Subsection 3

PREMISES: Located at 212 72ND ST N, Birmingham AL 35206; and situated N 50 FT OF LOTS 8 & 9 BLK 3-B EAST LAKE; lying in the NW of Section 15, Township 17 S, Range 2 W Parcel # 012300152020018000

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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Bart Carr, applicant, Variance to allow a 17.4 ft front yard setback instead of the required 25ft front yard setback and a variance to allow lot size of 5,000 square feet instead of the required minimum lot size of 6,000 square feet pursuant to Title 2, Chapter 1, Section 4, Subsection 3, for a property located at 212 72ND ST N, Birmingham AL 35206; and situated N 50 FT OF LOTS 8 & 9 BLK 3-B EAST LAKE; lying in the NW of Section 15, Township 17 S, Range 2 W Parcel # 012300152020018000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, December 10, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00068, 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 December 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, January 15, 2021.



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Tim Gambrel  
Chief Planner

**ZONING BOARD OF ADJUSTMENT  
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00069 Wahoma

APPLICANT: Bart Carr

OWNER: Habitat for Humanity

SUBJECT: Variance to allow a 17.4 ft front yard setback instead of the required 25ft front yard setback pursuant to Title 2, Chapter 1, Section 4, Subsection 3

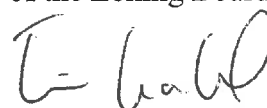
PREMISES: Located at 220 72ND ST N, Birmingham AL 35206; and situated N 50 FT OF S 100 FT LOTS 10+11 +12 BLK 3-B EAST LAKE; lying in the NW of Section 15, Township 17 S, Range 2 W Parcel # 012300152020020000

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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Bart Carr, applicant, Variance to allow a 17.4 ft front yard setback instead of the required 25ft front yard setback pursuant to Title 2, Chapter 1, Section 4, Subsection 3, for a property located at 220 72ND ST N, Birmingham AL 35206; and situated N 50 FT OF S 100 FT LOTS 10+11 +12 BLK 3-B EAST LAKE; lying in the NW of Section 15, Township 17 S, Range 2 W Parcel # 012300152020020000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, December 10, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00069, 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 December 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, January 15, 2021.



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Tim Gambrel  
Chief Planner

**ZONING BOARD OF ADJUSTMENT  
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00069 Wahoma

APPLICANT: Bart Carr

OWNER: Habitat for Humanity

SUBJECT: Variance to allow a 17.4 ft front yard setback instead of the required 25ft front yard setback pursuant to Title 2, Chapter 1, Section 4, Subsection 3

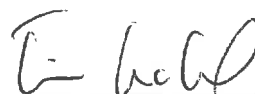
PREMISES: Located at 220 72ND ST N, Birmingham AL 35206; and situated N 50 FT OF S 100 FT LOTS 10+11 +12 BLK 3-B EAST LAKE; lying in the NW of Section 15, Township 17 S, Range 2 W Parcel # 012300152020020000

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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Bart Carr, applicant, Variance to allow a 17.4 ft front yard setback instead of the required 25ft front yard setback pursuant to Title 2, Chapter 1, Section 4, Subsection 3, for a property located at 220 72ND ST N, Birmingham AL 35206; and situated N 50 FT OF S 100 FT LOTS 10+11 +12 BLK 3-B EAST LAKE; lying in the NW of Section 15, Township 17 S, Range 2 W Parcel # 012300152020020000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, December 10, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00069, 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 December 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, January 15, 2021.



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Tim Gambrel  
Chief Planner



**ZONING BOARD OF ADJUSTMENT  
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00070 Wahoma

APPLICANT: Bart Carr

OWNER: Habitat for Humanity

SUBJECT: Variance to allow a 17.4 ft front yard instead of the required 25ft front yard setback along 72nd St N, a variance to allow lot size of 5,000 square feet instead of the required minimum lot size of 6,000 square feet and a variance to allow 17ft front yard setback instead of the required 25ft front yard setback off of 2nd Ave N pursuant to Title 2, Chapter 1, Section 4, Subsection 3

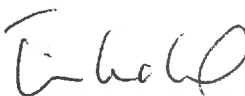
PREMISES: Located at 7132 2nd Ave N, Birmingham AL 35206; and situated S 150 FT OF LOTS 8 & 9 BLK 3-B EAST LAKE; lying in the NW of Section 15, Township 17 S, Range 2 W Parcel # 012300152020017000

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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Bart Carr, applicant, Variance to allow a 17.4 ft front yard instead of the required 25ft front yard setback along 72nd St N, a variance to allow lot size of 5,000 square feet instead of the required minimum lot size of 6,000 square feet and a variance to allow 17ft front yard setback instead of the required 25ft front yard setback off of 2nd Ave N pursuant to Title 2, Chapter 1, Section 4, Subsection 3, for a property Located at 7132 2nd Ave N, Birmingham AL 35206; and situated S 150 FT OF LOTS 8 & 9 BLK 3-B EAST LAKE; lying in the NW of Section 15, Township 17 S, Range 2 W Parcel # 012300152020017000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, December 10, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00070, 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 December 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, January 15, 2021.



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Tim Gambrel  
Chief Planner

**ZONING BOARD OF ADJUSTMENT  
CITY OF BIRMINGHAM**

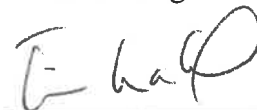
CASE NO.: ZBA2020-00071 Wahoma  
APPLICANT: Bart Carr  
OWNER: Habitat for Humanity  
SUBJECT: Variance to allow a 16.8 ft front yard instead of the required 25ft front yard setback along 71st St N Title 2, Chapter 1, Section 4, Subsection 3.  
PREMISES: Located at 7100 2nd Ave N, Birmingham AL 35206; and situated LOT 1 BLK 3-B EAST LAKE; lying in the NW of Section 15, Township 17 S, Range 2 W Parcel # 012300152020010000

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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Bart Carr, applicant, Variance to allow a 16.8 ft front yard instead of the required 25ft front yard setback along 71st St N Title 2, Chapter 1, Section 4, Subsection 3, for a property Located at 7100 2nd Ave N, Birmingham AL 35206; and situated LOT 1 BLK 3-B EAST LAKE; lying in the NW of Section 15, Township 17 S, Range 2 W Parcel # 012300152020010000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, December 10, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00071, 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 December 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, January 15, 2021.



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Tim Gambrel  
Chief Planner

**ZONING BOARD OF ADJUSTMENT  
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00072 North Titusville

APPLICANT: Kristopher F. Nokolich

OWNER: Navigate Affordable Housing Partners

SUBJECT: Variance to allow the minimum lot size 4,860 SF and instead of the required minimum lot size of 6,000 sqft pursuant to Title 1, Chapter 3, Table 1.03.101

PREMISES: Located at 322 1st St S, Birmingham AL 35211; and situated P O B 94 FT NW OF NW INTER 4TH AVE S & 1ST ST S TH NW 69 S FT ALG 1ST ST S TH SW 100 FT TH SE 69 S FT TH NE 100 FT TO P O B BEING PT LOTS 1 & 2 BLK 5 HAGOOD SUB WALKER LD COS ADD TO BHAM; lying in the SW of Section 02, Township 18 S, Range 3 W Parcel # 012900023014011000

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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Kristopher F. Nokolich, applicant, Variance to allow the minimum lot size 4,860 SF and instead of the required minimum lot size of 6,000 sqft pursuant to Title 1, Chapter 3, Table 1.03.101, for a property Located at 322 1st St S, Birmingham AL 35211; and situated P O B 94 FT NW OF NW INTER 4TH AVE S & 1ST ST S TH NW 69 S FT ALG 1ST ST S TH SW 100 FT TH SE 69 S FT TH NE 100 FT TO P O B BEING PT LOTS 1 & 2 BLK 5 HAGOOD SUB WALKER LD COS ADD TO BHAM; lying in the SW of Section 02, Township 18 S, Range 3 W Parcel # 012900023014011000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, December 10, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00072, 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. All permits and certificate of occupancy should obtain within three years of approval from the Board.
3. Approved as plans submitted of the proposed structure.
4. The applicant must meet flood protection requirements.

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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 December 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, January 15, 2021.



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Tim Gambrel  
Chief Planner

**ZONING BOARD OF ADJUSTMENT  
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00073 North Titusville

APPLICANT: Kristopher F. Nokolich

OWNER: Navigate Affordable Housing Partners

SUBJECT: Variance to allow the minimum lot size once subdivided into two lots to 4,500 SF and 4,900 SF instead of the required minimum lot size of 6,500 sqft and variance to allow the minimum lot width of 49ft and 45ft instead of the required 50ft pursuant to Title 1, Chapter 3, Table 1.03.101

PREMISES: Located at 330 1st St S, Birmingham AL 35211; and situated S 94 FT OF LOTS 1 & 2 BLK 5 HAGOODS SUB OF BLK 5 WALKER LAND CO ADD TO BHAM; lying in the SW of Section 02, Township 18 S, Range 3 W Parcel # 012900023014010000

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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Kristopher F. Nokolich, applicant, Variance to allow the minimum lot size once subdivided into two lots to 4,500 SF and 4,900 SF instead of the required minimum lot size of 6,500 sqft and variance to allow the minimum lot width of 49ft and 45ft instead of the required 50ft pursuant to Title 1, Chapter 3, Table 1.03.101, Located at 330 1st St S, Birmingham AL 35211; and situated S 94 FT OF LOTS 1 & 2 BLK 5 HAGOODS SUB OF BLK 5 WALKER LAND CO ADD TO BHAM; lying in the SW of Section 02, Township 18 S, Range 3 W Parcel # 012900023014010000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, December 10, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00073, 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. All permits and certificate of occupancy should obtain within three years of approval from the Board.
3. Approved as plans submitted of the proposed structure.
4. The applicant must meet flood protection requirements.
5. The applicant must resurvey the lots within 90 days of approval date.

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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 December 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, January 15, 2021.



Tim Gambrel  
Chief Planner

**ZONING BOARD OF ADJUSTMENT  
CITY OF BIRMINGHAM**

CASE NO.: ZBA2020-00074 Five Points South

APPLICANT: David Brandt

OWNER: Red Mountain Theatre

SUBJECT: A variance to allow 1,211 SF of on premise signage instead of the 672 SF of on premise signage allowed pursuant Title 1, Chapter 4, Article V, Section 11, Subsection 7.1.a

PREMISES: Located at 1600 3rd Ave S, Birmingham AL 35233; and situated LOT 8-A BHAM BLK 132 RESUR OF LOTS 5 THRU 20; lying in the SW of Section 36, Township 17 S, Range 3 W Parcel # 012200363023004000

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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of David Brandt, applicant, A variance to allow 1,211 SF of on premise signage instead of the 672 SF of on premise signage allowed pursuant Title 1, Chapter 4, Article V, Section 11, Subsection 7.1.a, Located at 1600 3rd Ave S, Birmingham AL 35233; and situated LOT 8-A BHAM BLK 132 RESUR OF LOTS 5 THRU 20; lying in the SW of Section 36, Township 17 S, Range 3 W Parcel # 012200363023004000 according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED, December 10, 2020" according to the Zoning Board of Adjustment, Case No. ZBA2020-00074, 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. All sign permits and certificate of completion should obtain within two years of approval from the Board.
3. Approved as plans submitted the location of the vinyl banners.
4. 3rd party advertising is not allowed.

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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 December 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, January 15, 2021.



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Tim Gambrel  
Chief Planner