



CITY OF BIRMINGHAM

DEPARTMENT OF PLANNING, ENGINEERING & PERMITS

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RANDALL L. WOODFIN
MAYOR

EDWIN REVELL
DIRECTOR

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

January 14, 2021

MEMBERS PRESENT: Morris Newman, Chairman
Robert Littleton
Stanley Turner
Philip Foster

OTHERS PRESENT: Kasandra Brundidge, Zoning Supervisor
Angelica Moton, Planner

Philip Foster made a motion to approve ZBA minutes from hearings held on December 10, 2020, Motion second by Robert Littleton. All in favor. Motion Passes.

Chairman, Morris Newman, called the Zoning Board of Adjustment and Appeals meeting to order.

Case #: ZBA2020-00067

Request: Variance

Applicant: Bart Carr

Site Address: 114 72nd St N

Owner: Habitat for Humanity

Description: 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.

Robert Littleton made a motion to approve the case based upon the applicant meeting the six variance standards and providing improvements to the neighborhood with the following conditions:



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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. Resurvey of the lot within 90 days of the approval date.

Motion second Philip Foster. All in favor. Motion passes.

Case #: ZBA2020-00068

Request: Variance

Applicant: Bart Carr

Site Address: 212 72nd St N

Owner: Habitat for Humanity

Description: 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

Robert Littleton made a motion to approve the case based upon the applicant meeting the six variance standards and providing improvements to the neighborhood 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. Resurvey of the lot within 90 days of the approval date.

Motion second Philip Foster. All in favor. Motion passes.

Case #: ZBA2020-00069

Request: Variance

Applicant: Bart Carr

Site Address: 220 72nd St N

Owner: Habitat for Humanity

Description: 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



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Robert Littleton made a motion to approve the case based upon the applicant meeting the six variance standards and providing improvements to the neighborhood 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. Resurvey of the lot within 90 days of the approval date.

Motion second Philip Foster. All in favor. Motion passes.

Case #: ZBA2020-00070

Request: Variance

Applicant: Bart Carr

Site Address: 7132 2nd Ave N

Owner: Habitat for Humanity

Description: 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

Robert Littleton made a motion to approve the case based upon the applicant meeting the six variance standards and providing improvements to the neighborhood 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. Resurvey of the lot within 90 days of the approval date.

Motion second Philip Foster. All in favor. Motion passes.

Case #: ZBA2020-00071

Request: Variance

Applicant: Bart Carr

Site Address: 7100 2nd Ave N

Owner: Habitat for Humanity



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Description: 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.

Robert Littleton made a motion to approve the case based upon the applicant meeting the six variance standards and providing improvements to the neighborhood 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.

Motion second Philip Foster. All in favor. Motion passes.

Case #: ZBA2020-00075

Request: Modification & Variance

Applicant: William Colburn

Site Address: 101 40th St S

Owner: Stolisma Inc c/o Colburn Sr William

Description: Modification to allow 0 off-street parking spaces instead of the required 17 parking spaces pursuant to Title I, Chapter 9, Article VI, Section 6.A.3 and Variance to allow a dumpster in the required front yard area instead of the side or rear yard area pursuant to Title 1, Chapter 1, Section 21.1

Robert Littleton made a motion to approve the case based upon the applicant providing evidence of surplus parking and the location of the dumpster is in the most appropriate place 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 be obtain within three years of approval from the Board.
3. Bicycle racks must meet the requirements of the ordinance.
4. The location of the dumpster shall remain in the location as shown on the plans submitted.

Motion second Philip Foster. All in favor. Motion passes.



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Angelica Moton
ZBA Planner
City of Birmingham