

**ZONING BOARD OF ADJUSTMENT  
AGENDA**

**CITY OF BIRMINGHAM**

Randall L. Woodfin  
Mayor

Edwin Revell  
Director

Meeting Date: Thursday, April 08, 2021  
Location: WebEx  
Time: 2:00PM  
Pre-Meeting: 1:00PM  
Pre-Meeting Location: WebEx

**Forest Park**

**ZBA2021-00003**  
**Approved**

**Request:** Modification  
**Applicant:** SCOTT PHILLIPS  
**Owner:** TURN KEY HOMES LLC  
**Site Address:** 430 41ST ST S 35222  
**Zip Code:**  
**Legal Description:** LOT 6 BLK 15 SUR AVONDALE 1/221  
**Premises/Geographic:** 430 41st St S  
**Description:** Modification to allow 0 off street parking spaces instead of the required 63 off street parking spaces pursuant to Title I, Chapter 9, Article VI, Section 6.A.3  
**Property Zoned:** B2 General Business District  
**Parcel Information:** Parcel #: 012300293017028003, SW1 of Section 29 , Township 17 S, Range 2 W

Approved- Based upon the applicant provided documentation supporting surplus parking, the staff's determination of the parking study and the unsafe environment the existing parking lot poses to the public. All in favor. Request passes.

**Southside**

**ZBA2021-00007**  
**Approved**

**Request:** Modification  
**Applicant:** TOBY RUMBARGER  
**Owner:** AVENUE OF THREE LLC  
**Site Address:** 230 31ST ST S 35233  
**Zip Code:** 35233  
**Legal Description:** LOTS 18 THRU 20 BLK 448 BHAM  
**Premises/Geographic:** 230 31st St S  
**Description:** Modification to allow 8 off street parking spaces instead of the required 48 off street parking spaces pursuant to Title I, Chapter 9, Article VI, Section 6.A.3  
**Property Zoned:** M1 Light Industrial District  
**Parcel Information:** Parcel #: 012300312005006000, NW1 of Section 31 , Township 17 S, Range 2 W

Approved- Based upon the applicant provided documentation supporting surplus parking and the staff's of the parking study. All in favor. Request passes.

**Southside**

**ZBA2021-00008**  
**Approved**

**Request:** Modification  
**Applicant:** TOBY RUMBARGER  
**Owner:** OZ- RBM SQUARED LLC  
**Site Address:** 200 28TH ST S 35233  
**Zip Code:** 35233  
**Legal Description:** LOT 2-A BLK 221 BHAM-RESUR LOTS 2 & 3 BLK 221  
**Premises/Geographic:** 200 28TH ST S  
**Description:** Modification to allow 6 off street parking spaces instead of the required 44 off street parking spaces pursuant to Title I, Chapter 9, Article VI, Section 6.A.3  
**Property Zoned:** M1 Light Industrial District  
**Parcel Information:** Parcel #: 012300312028001000, NW1 of Section 31 , Township 17 S, Range 2 W

Approved- Based upon the applicant provided documentation supporting surplus parking and the staff's of the parking study. All in favor. Request passes.

**Five Points South**

**ZBA2021-00009**  
**Approved**

**Request:** Variance  
**Applicant:** KAREN WILSON  
**Owner:** CH HIGHLAND LLC C/O HARBERT REALTY  
**Site Address:** 2173 HIGHLAND AVE 35205  
**Zip Code:** 35205  
**Legal Description:** LOT 3 BLK 849 BHAM  
**Premises/Geographic:** 2173 Highland Ave  
**Description:** Variance for a 374 sq ft of a marketing banner instead of the maximum sign area shall not exceed 6% of building facade (height x length), nor shall its length exceed 50% of building length. No sign shall exceed 150 square feet pursuant to Title 1, Chapter 7, Section 5.1 page 273  
**Property Zoned:** QB3 Qualified Community Business District  
**Parcel Information:** Parcel #: 012800062033002000, NW1 of Section 06 , Township 18 S, Range 2 W

Approved- Request approved with the condition of the sign only being allowed until July 15, 2021. One no and 3 yes. Request passes.