



# ZONING BOARD OF ADJUSTMENT AGENDA

## CITY OF BIRMINGHAM

Randall L. Woodfin  
Mayor

Edwin Revell  
Director

Meeting Date: Thursday, May 27, 2021  
Location: WebEx  
Time: 2:00PM  
Pre-Meeting: 1:00PM  
Pre-Meeting Location: WebEx

### Crestwood South

**ZBA2021-00010**  
**WITHDRAWN**

**Request:** Special Exception  
**Applicant:**  
**Owner:** DOBBINS ESTATE LLC C/O GRANTS MILL  
**Site Address:** 7040 CRESTWOOD BLVD 35213  
**Zip Code:** 35213  
**Legal Description:** P O B W INTER OF CRESTHILL RD & CRESTWOOD BLVD TH NW LY 550 FT S ALG BLVD TH SE LY 219.9 FT TH E LY 245.8 FT TH N E 106.9 FT 714 E 160 FT TO CREST -HILL RD TH N 95 FT S ALG RD TO POB SEC 27 TP 17 R3 SECT 27 TWSP 17S RANGE 2W  
**Premises/Geographic:** 7040 Crestwood Blvd  
**Description:** Special Exception to allow automobile parking pursuant to Title 1, Chapter 4, Section 6.A.  
**Property Zoned:** CB2 Contingency General Business District  
R2 Single Family District  
**Parcel Information:** Parcel #: 012300271002001000, NE1 of Section 27 , Township 17 S, Range 2 W

### Rising - West Princeton

**ZBA2021-00016**  
**DENIED/APPROVED**

**Request:** Special Exception  
**Applicant:** MONTEGO TEMPLE  
**Owner:** NUK LLC  
**Site Address:** 1709 3RD AVE W 35208  
**Zip Code:** 35204  
**Legal Description:** LOTS 8 THRU 11 BLK 52 COMPTON PLACE  
**Premises/Geographic:** 1709 & 1700 3rd Ave W  
**Description:** Special Exception to allow 15 remote parking spaces within 1,000 ft and modification to allow 23 parking spaces instead of the required 64 parking spaces.  
**Property Zoned:** B2 General Business District  
**Parcel Information:** Parcel #: 012900042018001000, NW1 of Section 04 , Township 18 S, Range 3 W

The request for a special exception to allow 15 remote parking spaces denied and modification to allow 23 parking spaces instead of the required 64 parking approved per the applicant providing evidence to show surplus parking.

### South East Lake

**ZBA2021-00017**  
**APPROVED**

**Request:** Variance  
**Applicant:** BEAV GREGORY  
**Owner:** FREEDOM RAIN INC  
**Site Address:** 7916 2ND AVE S 35206  
**Zip Code:** 35206  
**Legal Description:** LOT 1-A 2ND RESUR OF PT EAST END MEMORIAL HOSPITAL BLK 113 98/56  
**Premises/Geographic:** 7916 2nd Ave S  
**Description:** Variance to allow a 10ft wooden fence in the front yard area and a 8ft chainlink fence in the front yard area.. Title 1 Chapter 4 Subsection 3.A.1 page 182  
**Property Zoned:** CO&I Contingency Office and Institutional District  
**Parcel Information:** Parcel #: 012300113022002000, SW1 of Section 11 , Township 17 S, Range 2 W

Approved- based upon the applicant meeting the six variance standards.

### East Birmingham

**ZBA2021-00018**  
**APPROVED**

**Request:** Modification  
**Applicant:** BIANCA ERVIN  
**Owner:** MARINO FRANK A  
**Site Address:** 3923 RICHARD ARRINGTON JR BLVD N STE A 35222  
**Zip Code:** 35234  
**Legal Description:** E 50 FT OF LOTS 9+10 BLK 23 EAST BHAM  
**Premises/Geographic:** Suite A  
**Description:** Modification to allow 0 off street parking spaces instead of the required 8 off street parking spaces pursuant to Title I, Chapter 9, Article VI, Section 6.A.3  
**Property Zoned:** M2 Heavy Industrial District  
**Parcel Information:** Parcel #: 012300194007001000, SE1 of Section 19 , Township 17 S, Range 2 W

Approved- Based upon the applicant provided documentation supporting surplus parking.

**Woodlawn**

**ZBA2021-00019**  
**CONTINUED**

**Request:** Special Exception  
**Applicant:** CHARLES BEAVERS  
**Owner:** ECONOMES JIMMY C  
**Site Address:** 4922 9TH CT N 35212  
**Zip Code:** 35212  
**Legal Description:** LOT 15 BLK 2 G D STATON  
**Premises/Geographic:** 4922 9th Ct N  
**Description:** Special exception to allow a church in a D-3, Single Family Dwelling District and a variance to allow side setbacks of 12.3ft and 11.3ft instead of the required 25ft setback and a variance to allow no buffer requirements pursuant to Title 1, Chapter 9, Article VI.  
**Property Zoned:** R3 Single Family District  
**Parcel Information:** Parcel #: 012300201025016000, NE1 of Section 20 , Township 17 S, Range 2 W  
Continued to June 24, 2021 agenda- to allow the applicant and the neighborhood time to discuss the request.

**Central Park**

**ZBA2021-00020**  
**DENIED**

**Request:** Variance  
**Applicant:** SAMER HADDAD  
**Owner:** ADDASSI HANIA & ANABTAWI MAHMOU  
**Site Address:** 1561 BESSEMER RD EN 35208  
**Zip Code:** 35208  
**Legal Description:** LOTS 11 & 12 BLK 28 MARTINS ADD TO BHAM-ENSLEY  
**Premises/Geographic:** 1561 Bessemer Rd  
**Description:** Variance to allow a 6ft chainlink fence in the front yard area. Title 1 Chapter 4 Subsection 3.A.1 page 182  
**Property Zoned:** B2 General Business District  
**Parcel Information:** Parcel #: 012900074005001000, SE1 of Section 07 , Township 18 S, Range 3 W  
Denied- applicant did not meet the six variance standards and the fence does not meet the characteristics of the abutting residential neighborhood.

**Collegeville**

**ZBA2021-00021**  
**APPROVED**

**Request:** Variance  
**Applicant:** STEVE MORREY  
**Owner:** TRANS LOAD LIMITED INC  
**Site Address:** 3530 34TH CT N 35207  
**Zip Code:** 35207  
**Legal Description:** LOT 1-A BLK 3 HEARTSILL RESUR 159/51  
**Premises/Geographic:**  
**Description:** Variance to allow a 6ft chainlink fence in the front yard area. Title 1 Chapter 4 Subsection 3.A.1 page 182  
**Property Zoned:** I1 Light Industrial District (Jeffco Zoning)  
**Parcel Information:** Parcel #: 012300182001007000, NW1 of Section 18 , Township 17 S, Range 2 W  
Approved- based upon the applicant meeting the six variance standards.

**Southside**

**ZBA2021-00026**  
**APPROVED**

**Request:** Modification  
**Applicant:** BRUCE LANIER  
**Owner:** M2 VENTURES, LLC  
**Site Address:** 3501 1ST AVE S 35206  
**Zip Code:** 35206  
**Legal Description:** LOT 1 OLD RAILROAD SHOP RESUR 225/68 BEING A RESUR OF PT OF LOTS 31 THRU 45 SOUTHERN RAILWAYS COS RESUR OF ITS OLD AVONDALE SHOP PROPERTY  
**Premises/Geographic:** 3500 1st Ave S  
**Description:** Modification to allow 68 off-street parking spaces instead of the required 135 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 #: 012300304015003000, SE1 of Section 30 , Township 17 S, Range 2 W  
Approved- Based upon the applicant provided documentation supporting surplus parking.