



ZONING BOARD OF ADJUSTMENT AGENDA

CITY OF BIRMINGHAM

Randall L. Woodfin
Mayor

Edwin Revell
Director

Meeting Date: Thursday, June 10, 2021
Location: WebEx
Time: 2:00PM
Pre-Meeting: 1:00PM
Pre-Meeting Location: WebEx

Ensley Highlands

ZBA2021-00022
DENIED

Request: Variance
Applicant:
Owner: COURTNEY G FRENCH
Site Address: 3025 ENSLEY AVE EN 35208
Zip Code: 35208
Legal Description: BLK 9 HELENA HTS
Premises/Geographic: 3025 Ensley Ave
Description: Variance to allow a pole sign in a MUM zoning district and within 300ft of a residential zoning district pursuant to Title 1, Chapter 7, Section 7.1
Property Zoned: B2 General Business District
Parcel Information: Parcel #: 012900053009001000, SW1 of Section 05 , Township 18 S, Range 3 W
Denied- Does not meet the six varinace standards and the current code does not allow a pole sign in the MUM zoning district.

Southside

ZBA2021-00023
CONTINUED

Request: Special Exception
Applicant: JIM HORWITZ
Owner: GRAFFEO FAMILY PARTNERSHIP LTD
Site Address: 2500 4TH AVE S 35233
Zip Code: 35233
Legal Description: LOTS 12 THRU 17 BLK 142 BHAM LESS PT IN RED MTN EXPRESSWAY R/W
Premises/Geographic: 2500 4th Ave S
Description: Special exception to allow an Opioid Replacement Therapy Treatment Facility within an I-1 (M-1) zoning district and variance to allow it within 1,000 linear feet of the lot line of a church or other place of worship and areas that are registered and listed on the National Register of Historic places as Historic Districts pursuant to Title 1, Chapter 4, Article 3, Section 5.C.3.B & G.
Property Zoned: M1 Light Industrial District
Parcel Information: Parcel #: 012300313026001000, SW1 of Section 31 , Township 17 S, Range 2 W
Continued to allow for more research on the distancing requirements.

Bush Hills

ZBA2021-00024
CONTINUED

Request: Variance
Applicant:
Owner: CULTURAL AND EDUCATIONAL ADVANC C/O
Site Address: 1025 4TH AVE W 35204
Zip Code: 35204
Legal Description: LOTS 2 THRU 7 BLK 12 HIGHLAND LAKE LD CO RESUR OF BLKS 12 & 13 & 16
Premises/Geographic: 1025 4th Ave
Description: Variance to allow 6ft fence in the front yard area along 11th Street and 4th Avenue West instead of the 4ft maximum height requirement and a variance to allow a 6ft black chain link fence in the front yard area Title 1 Chapter 4 Subsection 3.A.1 page 182
Property Zoned: CR5 Contingency Multiple Dwelling District
Parcel Information: Parcel #: 012900041007006000, NE1 of Section 04 , Township 18 S, Range 3 W
Continued- to allow the applicant an opportunity to get with staff on different options of where the fence can be located.