



# ZONING BOARD OF ADJUSTMENT AGENDA

## CITY OF BIRMINGHAM

Randall L. Woodfin  
Mayor

Edwin Revell  
Director

Meeting Date: Thursday, August 12, 2021  
Location: City Council Chambers, Third Floor, City Hall  
Time: 2:00PM  
Pre-Meeting: 1:00PM  
Pre-Meeting Location: Department of Planning Engineering & Permits  
Conference Room, Fifth Floor

### Woodlawn

**ZBA2021-00030**  
**APPROVED**

**Request:** Modification  
**Applicant:** DARRELL HARRIS  
**Owner:** SLUTTY VEGAN INC  
**Site Address:** 7 55TH PL S 35212  
**Zip Code:** 35212  
**Legal Description:** N 25 FT OF S 32 FT OF LOT 4 BLK 5 J T HOOD SUR  
**Premises/Geographic:** 7 55th PI S  
**Description:** Modification to allow 0 off-street parking spaces instead of the required 19 parking spaces pursuant to Title I, Chapter 9, Article VI, Section 6.A.3  
**Property Zoned:** CB2 Contingency General Business District  
**Parcel Information:** Parcel #: 012300214005003000, SE1 of Section 21 , Township 17 S, Range 2 W

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

### Roebuck Springs

**ZBA2021-00031**  
**DENIED**

**Request:** Variance  
**Applicant:** MFINCH & WPEERY SOULTIONS INC  
**Owner:** MCLEOD PROPERTIES  
**Site Address:** 9147 PARKWAY EAST 35206  
**Zip Code:** 35206  
**Legal Description:** LOT 1 EUBANK ADD TO ROEBUCK  
**Premises/Geographic:** 9147 Parkway Way East  
**Description:** Variance to allow the building frontage to extend 52 feet across the lot off of Parkway East instead of the building frontage extending 75 percent of the lot frontage at 131 feet pursuant to Title 1, Chapter 3, Article 1, Section 3. A variance to allow a 50 foot setback from Parkway East and 80 foot setback from Eubank Ct instead of the required 0-foot setback pursuant Title, Chapter, Article 1, Section 3. and a varinace to allow parking in the front yard off of Eubank Ct.  
**Property Zoned:** CB2 Contingency General Business District  
**Parcel Information:** Parcel #: 012300012003001000, NW1 of Section 01 , Township 17 S, Range 2 W

**DENIED- The applicant did not meet the standards.**

### North Titusville

**ZBA2021-00032**  
**APPROVED**

**Request:** Special Exception  
**Applicant:** MIKE GIBSON  
**Owner:** MARY JO O'NEILL  
**Site Address:** 222 6TH AVE SW 35211  
**Zip Code:** 35211  
**Legal Description:** LOT A CARVER PLACE RESUR LOT A 90/47 ALSO LOT A OF A RESUR OF LOTS 1 THRU 18 BLK 1 CARVER PLACE 139/31  
**Premises/Geographic:** 222 6th Ave SW  
**Description:** Special Exception to allow remote parking pursuant to Chapter 5 Article 1 section 8.  
**Property Zoned:** I1 Light Industrial District (Jeffco Zoning)  
**Parcel Information:** Parcel #: 012900101005009000, NE1 of Section 10 , Township 18 S, Range 3 W

**Approved- Based upon the applicant meeting the conditions of the special exception.**

### Druid Hills

**ZBA2021-00033**  
**APPROVED**

**Request:** Variance  
**Applicant:** DAVID BRANDT  
**Owner:** BHAM JEFFERSON CIVIC CENTER ET  
**Site Address:** 1001 19TH ST N 35203  
**Zip Code:** 35203  
**Legal Description:** CIVIC CENTER URBAN RENEWAL AREA ALA R-78 2ND SECT LYING IN SEC 25 TP 17S R 3W  
**Premises/Geographic:** BJCC Arena  
**Description:** A variance to allow a total of 163sf of building signage for all North facing building signage instead of the 150 sf of signage allowed. A variance to allow a total of 422 sf of building signage for all South facing building signage instead of the 150 sf of signage allowed. Variance to allow the height of 2 directional monument at 10ft instead of the maximum height of 8ft.  
**Property Zoned:** B2 General Business District  
M1 Light Industrial District  
**Parcel Information:** Parcel #: 012200253013001000, SW1 of Section 25 , Township 17 S, Range 3 W

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

**Central Park**

**ZBA2021-00034**  
**CONTINUED**

**Request:** Variance  
**Applicant:** CLAY SMITH & KYLE D'AGOSTONI  
**Owner:** FIVE WEST PROPERTY, LLC  
**Site Address:** 2250 BESSEMER RD EN 35208  
**Zip Code:** 35208  
**Legal Description:** LOT B ENSLEY AVE RESUR NO 3 PB 221 PG 66  
**Premises/Geographic:** 2250 Bessemer Rd  
**Description:** Variance to allow the building frontage to extend less than 75 percent of the lot frontage pursuant to Title 1, Chapter 3, Article 1, Section 3. A variance to allow more than 0-foot along Bessemer Rd and Avenue W setback pursuant Title, Chapter, Article 1, Section 3. C. A variance to allow parking in the required front yard.  
**Property Zoned:** B2 General Business District  
**Parcel Information:** Parcel #: 012900053023001000, SW1 of Section 05 , Township 18 S, Range 3 W

**The applicant requested a continuance.**

**Five Points South**

**ZBA2021-00035**  
**DENIED**

**Request:** Variance  
**Applicant:** PAUL L. RODERICK  
**Owner:** PAUL L RODERICK  
**Site Address:** 1634 15TH AVE S 35205  
**Zip Code:** 35205  
**Legal Description:** LOT 1A CARL SCHOETTLIN RESUR OF E 66 FT OF LOT 2 & S 60 FT OF LOT 1 BLK D ANDERSON PLACE PB 232 PG 45  
**Premises/Geographic:** 1634 15th Ave S  
**Description:** Variance to allow an accesory structure in the rear yard more than 30% of the required rear yard.  
**Property Zoned:** R3 Single Family District  
**Parcel Information:** Parcel #: 012900014011013001, SE1 of Section 01 , Township 18 S, Range 3 W

**DENIED- The applicant did not meet the standards.**

**Southside**

**ZBA2021-00036**  
**APPROVED**

**Request:** Variance/Modification  
**Applicant:** CLINT CARMICHAEL  
**Owner:** HARDWICK CO INC  
**Site Address:** 2308 1ST AVE S 35233  
**Zip Code:** 35233  
**Legal Description:** LOTS 8 THRU 10 BLK 118 BHAM  
**Premises/Geographic:** 2308 1st Ave S  
**Description:** Modification to allow 0 off street parking spaces instead of the required 71 off street parking spaces pursuant to Title I, Chapter 9, Article VI, Section 6.A.3. A varinace to allow an outdoor exercise yard within 20 feet of dwelling zone district instead of the required 50 foot setback pursuant to Tilte 1, Chapter 4, Section B.2  
**Property Zoned:** M1 Light Industrial District  
**Parcel Information:** Parcel #: 012200361017002000, NE1 of Section 36 , Township 17 S, Range 3 W

**Approved- Based upon the applicant provided documentation supporting surplus parking and meeting the six variance standards.**

**Smithfield**

**ZBA2021-00037**  
**APPROVED**

**Request:** Modification  
**Applicant:** ANTWAUN PLEDGER-PAYTON  
**Owner:** STONEWALL CORP  
**Site Address:** 604 9TH ST N 35203  
**Zip Code:** 35203  
**Legal Description:** LOTS 2 & 3 BLK 323 SMITH PARK  
**Premises/Geographic:** 604 9th St N  
**Description:** Modification to allow 0 off street parking spaces instead of the required 14 off street parking spaces pursuant to Title I, Chapter 9, Article VI, Section 6.A.3.  
**Property Zoned:** B3 Community Business District  
**Parcel Information:** Parcel #: 012200353003003000, SW1 of Section 35 , Township 17 S, Range 3 W

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

**Redmont Park**

**ZBA2021-00038**  
**APPROVED**

**Request:** Variance  
**Applicant:** WALTER F. SCOTT III  
**Owner:** CALLAHAN KARIN E  
**Site Address:** 2151 WARWICK DR 35209  
**Zip Code:** 35209  
**Legal Description:** LOT 8 WARWICK MANORS  
**Premises/Geographic:** 2151 Warwick Dr  
**Description:** A variance to allow a 20 foot front yard setback instead of the required 40 foot setback pursuant to Title 2, Chapter 1, Section 2. Subsection 3  
**Property Zoned:** R1 Single Family District  
**Parcel Information:** Parcel #: 012800063024001000, SW1 of Section 06 , Township 18 S, Range 2 W

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