



# ZONING BOARD OF ADJUSTMENT AGENDA

## CITY OF BIRMINGHAM

Randall L. Woodfin  
Mayor

Edwin Revell  
Director

Meeting Date: Thursday, October 28, 2021  
Location: WebEx  
Time: 2:00PM  
Pre-Meeting: 1:00PM  
Pre-Meeting Location: WebEx

### Belview Heights

**ZBA2021-00045**  
**CONTINUED**

**Request:** Variance  
**Applicant:** SARAH GRISWORLD  
**Owner:** GRISWOLD WILLIE B JR &  
**Site Address:** 5405 COURT I 35208  
**Zip Code:** 35208  
**Legal Description:** LOT 8 BLK 28 MONTE SANO  
**Premises/Geographic:** 5405 Court I  
**Description:** Variance to allow an accessory structure in the front yard instead of the required rear and side yard. A variance to allow parking in the front yard instead of the driveway providing continuous access to a parking space in a side or rear yard or driveways must provide continuous access to a garage within house or an attached carport that is built of similar materials to the main structure. A variance from the parking space not being in the side yard or extending 18 feet beyond front edge of house. A variance to allow a driveway more than 20 feet instead driveways shall be no more than 12 feet wide at the right-of-way; except for driveways providing access to two-car garages, in which case, said driveway shall be no wider than 20 feet.  
**Property Zoned:** R3 Single Family District  
**Parcel Information:** Parcel #: 013000124022002000, SE1 of Section 12 , Township 18 S, Range 4 W

### Thomas

**ZBA2021-00050**  
**CONTINUED**

**Request:** Modification  
**Applicant:** THOMASINA HARDY  
**Owner:** NATIONAL EAGLE LLC  
**Site Address:** 1155 BANKHEAD HWY W 35204  
**Zip Code:** 35204  
**Legal Description:** POB 190 FT N OF INTER OF NE/L 16TH AVE W & W/L NE 1/4 SEC 28 TWP 17 R 3W TH N 360 FT ALG W/L NE 1/4 TH SE 45 FT TH NE 144 FT TO BANKHEAD HWY TH SE 560 FT ALG HWY TH SW 250 FT TH SE 380 FT TH S 505 FT TH NW 242.8 FT TH SW 172 FT TH NW 945 FT TO POB BE  
**Premises/Geographic:** 1155 Bankhead Hwy W  
**Description:** Modification to allow 0 off-street parking spaces instead of the required 49 spaces. A special exception to allow an event center. A variance to allow an event center hours to extend past 12:00am pursuant to Title 1, Chapter 4.D.  
**Property Zoned:** CB2 Contingency General Business District  
**Parcel Information:** Parcel #: 012200281008007000, NE1 of Section 28 , Township 17 S, Range 3 W

### Redmont Park

**ZBA2021-00051**  
**APPROVED**

**Request:** Variance  
**Applicant:** JASPER CORNETT  
**Owner:** 2222 ARLINGTON COMPANY LLC C/O BAYE  
**Site Address:** 1232 22ND ST S 35205  
**Zip Code:** 35205  
**Legal Description:** LOT 7 BLK 847 BIRMINGHAM RED MOUNTAIN EXPRESSWAY R/W  
**Premises/Geographic:** 1232, 1236 & 1240 22nd St S  
**Description:** Variance to allow 2 ft side yard setback instead of the 5ft setback and a variance to allow a 20.10ft front yard setback instead of the required 25ft setback. Variance to allow a structure to have an additional 15 feet of height (per the bonus allowed in the R-6 zoning district)  
**Property Zoned:** R6 Multiple Dwelling District  
**Parcel Information:** Parcel #: 012800062023006000, NW1 of Section 06 , Township 18 S, Range 2 W  
**Approved- based upon the applicant meeting the six variance standards.**

**East Avondale**

**ZBA2021-00054**

**Approved**

**Request:** Special Exception  
**Applicant:** ABRA BARNES  
**Owner:** BRETWOOD LLC  
**Site Address:** 4322 3RD AVE S 35222  
**Zip Code:** 35222  
**Legal Description:** LOT 5-A MCFARLAND RESUR NO 1 PB 182 PG 73  
**Premises/Geographic:** 4322 3rd Ave S  
**Description:** Special exception to allow an event center. Special exception to allow remote parking. Variance to allow the hours to extend past 12am.  
**Property Zoned:** CB2 Contingency General Business District  
**Parcel Information:** Parcel #: 012300294005005001, SE1 of Section 29 , Township 17 S, Range 2 W  
**Approved- Based upon the applicant meeting the conditions of the special exception and the six variance standards.**

**Fairmont**

**ZBA2021-00055**

**CONTINUED**

**Request:** Variance  
**Applicant:** CYNTHIA RUCKER  
**Owner:** RUCKER CYNTHIA GHEE  
**Site Address:** 2900 42ND PL N 35207  
**Zip Code:** 35207  
**Legal Description:** LOT 13 BLK 2 BLUE HILLS 54/96  
**Premises/Geographic:** 2900 42nd PI N  
**Description:** A variance to allow a chainlink fence in the front yard. A variance to allow an accessory structure in the front yard.  
**Property Zoned:** D3 Unknown  
**Parcel Information:** Parcel #: 012200123010001000, SW1 of Section 12 , Township 17 S, Range 3 W

**Ensley**

**ZBA2021-00056**

**APPROVED**

**Request:** Modification  
**Applicant:** SCHOEL ENGINEERING  
**Owner:** BIRMINGHAM CITY OF  
**Site Address:** 508 19TH ST 35218  
**Zip Code:** 35218  
**Legal Description:** SWLY 10 FT OF SELY 75 FT OF LOT 11 ALL OF LOTS 12 & 13 BLK 18-E ENSLEY  
**Premises/Geographic:** 508 19th St  
**Description:** Parking modification to allow 29 off-street parking spaces instead of the required 44 off-street parking spaces.  
**Property Zoned:** CB3 Contingency Community Business District  
**Parcel Information:** Parcel #: 012200313017004000, SW1 of Section 31 , Township 17 S, Range 3 W  
**Approved- Based upon the applicant provided documentation supporting surplus parking.**

**Smithfield**

**ZBA2021-00057**

**APPROVED**

**Request:** Variance  
**Applicant:** JOESPH MCCLURE  
**Owner:** VICKERS JOHN C  
**Site Address:** 650 3RD AVE N 35204  
**Zip Code:** 35203  
**Legal Description:** LOTS 18 THRU 20 BLK 354 BHAM  
**Premises/Geographic:** 650 3rd Ave N  
**Description:** Special exception to allow a communal living facility on a property zoned C-2 pursuant to Title 1, Chapter 4, Article III, Section 3.C.  
**Property Zoned:** M1 Light Industrial District  
**Parcel Information:** Parcel #: 012200353032008000, SW1 of Section 35 , Township 17 S, Range 3 W  
**Approved- Based upon the applicant meeting the conditions of the special exception.**

**Huffman**

**ZBA2021-00058**

**CONTINUED**

**Request:** Variance  
**Applicant:** INTERPLAN LLC  
**Owner:**  
**Site Address:** 9325 PARKWAY EAST 35215  
**Zip Code:**  
**Legal Description:**  
**Premises/Geographic:** 9325 Parkway East  
**Description:** Variance to exceed the maximum front yard setback of 6ft along Parkway East to 90.17 feet. Variance to exceed the maximum front yard setback of 6ft along Medford Road to 8.63 feet. A variance to allow parking in the front yard along Parkway East. A variance to allow a dumpster in the front yard along Parkway East.  
**Property Zoned:** CB2 Contingency General Business District  
**Parcel Information:** Parcel #: 012300011003001500, NE1 of Section 01 , Township 17 S, Range 2 W

**Arlington - West End**

**ZBA2021-00059**  
**APPROVED**

**Request:** Variance  
**Applicant:** NEW ERA BAPTIST CHURCH  
**Owner:** NEW ERA BAPTIST CHURCH  
**Site Address:** 5 COTTON AVE 35211  
**Zip Code:** 35204  
**Legal Description:** LOT 10-A BLK 2 NEW ERA BAPTIST CHURCH ADD TO WEST END PB 191 PG 92  
**Premises/Geographic:** 5 Cotton Ave  
**Description:** Variance to allow a pole sign in a R-3 zoning district and a variance to allow it within 300 feet of residential zoned district.  
**Property Zoned:** R3 Single Family District  
**Parcel Information:** Parcel #: 012900031022001000, NE1 of Section 03 , Township 18 S, Range 3 W  
**Approved- based upon the applicant meeting the six variance standards.**

**Crestwood South**

**ZBA2021-00060**  
**APPROVED**

**Request:** Special Exception  
**Applicant:** DEANGEL ENG  
**Owner:** GOLDWYNN FESTIVAL CENTER LLC & ATTN  
**Site Address:** 7001 CRESTWOOD BLVD 414 35210  
**Zip Code:** 35213  
**Legal Description:** LOT 1-C EASTWOOD FESTIVAL CENTRE PB 178 PG 88  
**Premises/Geographic:** 7001 Crestwood Blvd Suite 414  
**Description:** Special exception to allow an event center.  
**Property Zoned:** B5 Mixed Business District  
R2 Single Family District  
**Parcel Information:** Parcel #: 012300271002002000, NE1 of Section 27 , Township 17 S, Range 2 W  
**Approved- Based upon the applicant meeting the conditions of the special exception.**

**Southside**

**ZBA2021-00061**  
**CONTINUED**

**Request:** Modification  
**Applicant:** JUSTIN COLLIER  
**Owner:** WRIGHT WHEELER COMPTON JR  
**Site Address:** 3008 4TH AVE S 35233  
**Zip Code:** 35233  
**Legal Description:** LOT 14 BLK 447 BHAM  
**Premises/Geographic:** 3008 4th Ave S  
**Description:** Parking modification to allow 0 off-street parking instead of the required 28 off-street parking spaces.  
**Property Zoned:** M1 Light Industrial District  
**Parcel Information:** Parcel #: 012300312004005000, NW1 of Section 31 , Township 17 S, Range 2 W