



ZONING BOARD OF ADJUSTMENT AGENDA

CITY OF BIRMINGHAM

Randall L. Woodfin
Mayor

Edwin Revell
Director

Meeting Date: Thursday, November 18, 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

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
APPROVED

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

Approved- Based upon the applicant provided documentation supporting surplus parking

Roebuck

ZBA2021-00052
APPROVED

Request: Variance
Applicant: JAMES COYLE P.E.
Owner: MURPHY OIL USA #7022
Site Address: 121 ROEBUCK PLAZA DR 35206
Zip Code: 35206
Legal Description: BLDG ON LEASED LAND:LOT 3 WALMART ADD TO ROEBUCK PLAZA PB 209 PG 23 AMENDED MAP PB 209 PG 33
Premises/Geographic: 121 Roebuck Plaza
Description: A variance to allow the building to be setback in the center of the lot instead of the required 0 foot setback.
Property Zoned: MUH Unknown
Parcel Information: Parcel #: 012300012001016502, NW1 of Section 01 , Township 17 S, Range 2 W

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

Fairmont

ZBA2021-00055
APPROVED

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

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

Huffman

ZBA2021-00058
APPROVED

Request: Variance
Applicant: INTERPLAN LLC
Owner: FERRIES RITCHEY
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 49 feet. A variance to allow parking 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

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

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. Special exception to allow remote parking.
Property Zoned: M1 Light Industrial District
Parcel Information: Parcel #: 012300312004005000, NW1 of Section 31 , Township 17 S, Range 2 W

Crestline

ZBA2021-00062
DENIED/APPROVED

Request: Variance
Applicant: JASON KESSLER
Owner: WELLINGTON DEVELOPMENT LLC
Site Address: 4432 MONTEVALLO RD 35213
Zip Code: 35213
Legal Description: LOT 14 BLK 18 CRESTLINE PARK
Premises/Geographic: 4432 & 4448 Montevallo Road
Description: Variance to allow the wall height in the front yard to be 8 feet instead of the maximum height requirement of 4 feet. A variance to allow the rear yard setback to encroach 10 feet into the required rear yard setback. A variance to allow impervious guest parking spaces. A variance from the definition of a lot to allow the development to front a private drive instead of a public street.
Property Zoned: R3 Single Family District
Parcel Information: Parcel #: 012300341002021000, NE1 of Section 34 , Township 17 S, Range 2 W

The highlighted request denied. The rest of the requests approved based upon the applicant meeting the six variance standards.

Central City

ZBA2021-00063
APPROVED

Request: Variance
Applicant: DAVID BRANDT
Owner: MORGAN & MORGAN
Site Address: 2317 3RD AVE N 35203
Zip Code: 35203
Legal Description: LOT 2-A BLK 82 BHAM RES PB 222 PG 9 SEC 36 TP 17S R3W
Premises/Geographic: 2317 3rd Ave N
Description: Variance to allow a projecting sign at 13.4 square feet instead of the 8 square feet allowed.
Property Zoned: B4 Central Business District
Parcel Information: Parcel #: 012200361023002000, NE1 of Section 36 , Township 17 S, Range 3 W

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

East Thomas

ZBA2021-00064
APPROVED

Request: Variance
Applicant: EDDIE MELTON
Owner: MELTON EDDIE & SHIRLEY
Site Address: 1225 1ST ST W 35204
Zip Code: 35204
Legal Description: S 50 FT OF N 100 FT OF LOTS 6+ 7+8 BLK 42 MAP OF SMITHFIELD SMITHFIELD (NORTH)
Premises/Geographic: 1225 1st ST W
Description: Variance to allow a parking pad in the front yard.
Property Zoned: R3 Single Family District
Parcel Information: Parcel #: 012200274033005000, SE1 of Section 27 , Township 17 S, Range 3 W

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

Fountain Heights

ZBA2021-00065
APPROVED

Request: Modification
Applicant: STEFAN GRAEBER
Owner: RUSTY BOYLAN, CAPSTONE REAL ESTATE INVESTMENTS
Site Address: 1531 3RD AVE N 35203
Zip Code: 35203
Legal Description: LOTS 1 TO 4 BLK 90 BHAM
Premises/Geographic: 1531 3rd Ave N
Description: Parking modification to allow 0 off-street parking spaces instead of the required 96 off-street parking spaces.
Property Zoned: M1 Light Industrial District
Parcel Information: Parcel #: 012200363029001000, SW1 of Section 36 , Township 17 S, Range 3 W

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