



Randall L. Woodfin
Mayor

ZONING BOARD OF ADJUSTMENT AGENDA

CITY OF BIRMINGHAM

Katrina R. Thomas
Director

Meeting Date: Thursday, September 08, 2022
Location: City Council Chambers, Third Floor, City Hall
Time: 3:00PM
Pre-Meeting: 2:30PM
Pre-Meeting Location: City Council Chambers, Third Floor, City Hall

Highland Park

ZBA2022-00049

Request: Hear an Appeal
Applicant: TRIPP WATSON ESQ
Owner: EQUITY TRUST COMPANY FBO JOHN L
Site Address: 1025 30TH ST S 35205
Zip Code: 35205
Legal Description: S 1/2 LOT 13 BLK 719 BHAM BHAM
Premises/Geographic: 1025 30th Street S
Description: Appeal from the Director's decision that the use(multifamily) has lost its legal non-conforming status.
Property Zoned: R4A Medium Density Residential District
Parcel Information: Parcel #: 012300314017007000, SE1 of Section 31 , Township 17 S, Range 2 W

Central Park

ZBA2022-00050

Request: Special Exception
Applicant: FORESITE LLC
Owner: PETELOS TONY N & TERESA B
Site Address: 2017 WARRIOR RD EN 35208
Zip Code: 35208
Legal Description: LOTS 6 & 7 MARGARET HAMILTON'S ADD TO SOUTH PARK PB 12 PG 86
Premises/Geographic: 2017 Warrior Rd
Description: Special Exception to allow a monopole telecommunications facility in a Mixed Use-Medium zoning district. A variance to allow the setback of the communications tower to be 53.31 feet instead of the required 200 feet setback.
Property Zoned: B2 General Business District
Parcel Information: Parcel #: 012900053025004000, SW1 of Section 05 , Township 18 S, Range 3 W

Central Park

ZBA2022-00052

Request: Special Exception
Applicant: TIFFANI SHAW
Owner: SENIOR HOUSING
Site Address: 1517 BESSEMER RD EN 35208
Zip Code: 35208
Legal Description: LOT 5 BLK 30 MARTINS ADD BHAM- ENSLEY EX NW 5 FT
Premises/Geographic: 1517 Bessemer RD
Description: Special exception to allow transfer of ownership of a communal living facility.
Property Zoned: QB1 Qualified Neighborhood Business District
Parcel Information: Parcel #: 012900074015004000, SE1 of Section 07 , Township 18 S, Range 3 W

Sun Valley

ZBA2022-00053

Request: Special Exception
Applicant: NAKESHA DAVIS
Owner: WILLE RILERY COZMO, LLC
Site Address: 2341 CARSON RD 35215
Zip Code: 35215
Legal Description: LOT 4 QUEENSBURY CENTER 146/63
Premises/Geographic: 2341 Carson Rd
Description: Special exception to allow the resumption of a legal nonconforming event center.
Property Zoned: CB2 Contingency General Business District
Parcel Information: Parcel #: 011300132005004000, NW1 of Section 13 , Township 16 S, Range 2 W

Request: Variance
Applicant: WILLOW HOMES
Owner: EMILE HUGHES
Site Address: 4236 2ND AVE S 35222
Zip Code: 35222
Legal Description: E 1/2 LOT 13 BLK 3 AVONDALE
Premises/Geographic: 4236 2nd AVE s
Description: Variance to allow the density requiement for multi-family in a R-4A zoning to 2330 sf instead of the required 2500sf
Property Zoned: R4A Medium Density Residential District
Parcel Information: Parcel #: 012300293001019000, SW1 of Section 29 , Township 17 S, Range 2 W