



# ZONING BOARD OF ADJUSTMENT AGENDA

## CITY OF BIRMINGHAM

Randall L. Woodfin  
Mayor

Katrina R. Thomas  
Director

Meeting Date: Thursday, October 13, 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

### Redmont Park

ZBA2022-00058

**Request:** Variance  
**Applicant:**  
**Owner:** EVANS E BARRY & MARGARET B  
**Site Address:** 2939 BERWICK RD 35213  
**Zip Code:** 35213  
**Legal Description:** PT OF LOT 9 BLK 14 MILNER LD CO 5TH ADD 13/57 & TRACT ALL BEING DESC AS COM SW COR OF SD LOT 9 TH NE 247.6 FT TO POB TH NW 259.7 FT TH E 142.2 FT TH S 215 FT TO POB  
**Premises/Geographic:** 2939 Berwick Road  
**Description:** Application requesting a variance to allow the corner of the house to encroach 5' feet into the side yard setback.  
**Property Zoned:** Unknown  
R1 Single Family District  
**Parcel Information:** Parcel #: 012800061021021000, NE1 of Section 06 , Township 18 S, Range 2 W

### Graymont

ZBA2022-00060

**Request:** Variance  
**Applicant:** CARLOS ROBINSON  
**Owner:** GREATER TEMPLE BAPTIST CHURCH  
**Site Address:** 300 4TH AVE W 35204  
**Zip Code:** 35204  
**Legal Description:** LOT 4-A RESUR OF LOTS 1 THRU 4 MRS R N GREEN'S SURVEY OF EARLE PLACE 167/58  
**Premises/Geographic:** 300 4th Ave W  
**Description:** Variance to allow a pole sign.  
**Property Zoned:** R3 Single Family District  
**Parcel Information:** Parcel #: 012200343027013000, SW1 of Section 34 , Township 17 S, Range 3 W

### Highland Park

ZBA2022-00061

**Request:** Special Exception  
**Applicant:** MICHAEL BROWN  
**Owner:** BKD ALABAMA SNF LLC C/O GREENBRIAR  
**Site Address:** 39 HANOVER CIR  
**Zip Code:** 35205  
**Legal Description:** P O B SW C OF LOT 4 BLK 891 BHAM RUN N ALONG HANOVER CIRCLE 607.5 FT TO THE CENTER OF OF A 20 FT ALLEY TH S 376.3 FT ALONG CENTER OF ALLEY TH W 109 FT TH S 70 FT TH SWLY 33.5 FT TH W 119.2 ALONG THE S LINE OF LOT 4 TO P O B BEING LOTS 1 2 3 & PT O  
**Premises/Geographic:** 39 Hanover Circle  
**Description:** Request for a Special Exception to allow for the construction of a 38-bed communal living facility to host overnight stays for short periods of time to assist persons suffering from eating disorders.  
**Property Zoned:** CR6 Contingency Multiple Dwelling District  
**Parcel Information:** Parcel #: 012300314022001000, SE1 of Section 31 , Township 17 S, Range 2 W

### Overton

ZBA2022-00062

**Request:** Unknown  
**Applicant:** BERT BOYKIN  
**Owner:** COOL BOX LLC  
**Site Address:** 4590 OVERTON RD 35210  
**Zip Code:** 35210  
**Legal Description:** NE 1/4 OF SW 1/4 N OF I-459 SEC 1 TP 18 R 2  
**Premises/Geographic:** 4590 Overton Road  
**Description:** Request for a Parking Modification to allow for 11 parking spaces instead of the required 68 parking spaces for warehousing and office area. A request for a Special Exception to allow for a mini-storage warehouse in a C-2, General Commercial, zoning district.  
**Property Zoned:** QC2 Qualified Unknown  
**Parcel Information:** Parcel #: 012800013000001000, SW1 of Section 01 , Township 18 S, Range 2 W

**Request:** Variance  
**Applicant:** TARGET CORPORATION  
**Owner:**  
**Site Address:** 4616 HIGHWAY 280 TARGET STORE  
**Zip Code:**  
**Legal Description:**  
**Premises/Geographic:** 4616 Highway 280  
**Description:** Request for a Variance to allow for an expansion of wayfinding monument signs that exceeds the maximum allowed by the Zoning Ordinance.  
**Property Zoned:** Unknown  
**Parcel Information:** Parcel #: 027350001003014, NE1 of Section 35 , Township 18 S, Range 2 W

**Killough Springs**

**Request:** Modification  
**Applicant:** GUSTER LAW FIRM  
**Owner:** JHF HOLDINGS INC  
**Site Address:** 9952 PARKWAY EAST 35215  
**Zip Code:** 35215  
**Legal Description:** LOT 6 BLK 2 RILEYS ADD TO EAST LAKE PB 8 PG 9 LYING EAST OF FIVE MILE CREEK  
**Premises/Geographic:** 9952 Parkway East  
**Description:** Application requesting a parking modification to allow for 25 parking spaces instead of the required 44 parking spaces.  
**Property Zoned:** CB2 Contingency General Business District  
**Parcel Information:** Parcel #: 011200303002002000, SW1 of Section 30 , Township 16 S, Range 1 W