



Randall L. Woodfin  
Mayor

# ZONING BOARD OF ADJUSTMENT AGENDA

## CITY OF BIRMINGHAM

Katrina R. Thomas  
Director

Meeting Date: Thursday, November 10, 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

### Five Points South

ZBA2022-00057

**Request:** Variance  
**Applicant:** HENSON MILLSAP  
**Owner:** HURLEY ENGINE SERVICE CO INC  
**Site Address:** 1200 2ND AVE S 35233  
**Zip Code:** 35233  
**Legal Description:** P O B INTER OF N W LINE 2ND AVE S & N E LINE 12TH ST S TH ST S TH N W 132 S FT ALG 12TH ST S TH N E 280 S FT TH S E 132 S FT TO 2ND AVE S TH S W 280 S FT ALG 2ND AVE S TO P O B LYING IN SE1/4 OF SE1/4 S-35 T-17 R-3  
**Premises/Geographic:** 1200 2nd Avenue South  
**Description:** Application requesting a variance from the 50-foot setback requirement to allow for a 19' foot setback for an outdoor door exercise yard for an animal boarding and daycare facility.  
**Property Zoned:** M1 Light Industrial District  
**Parcel Information:** Parcel #: 012200354017002000, SE1 of Section 35 , Township 17 S, Range 3 W

ZBA2022-00063

**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

### Fountain Heights

ZBA2022-00068

**Request:** Special Exception  
**Applicant:** DEREK J SIMPSON  
**Owner:** BHAM CITY OF FINANCE DEPT C/O SIMPS  
**Site Address:** 1713 4TH AVE N 35203  
**Zip Code:** 35203  
**Legal Description:** LOT 6-B OF A RESUR OF LOT 6 BLK 71 BHAM 140/14  
**Premises/Geographic:** 1713 4th Avenue North  
**Description:** Application for a Special Exception to allow an Event Center in a B4/MU-D zoning district.  
**Property Zoned:** B4 Central Business District  
**Parcel Information:** Parcel #: 012200362034004001, NW1 of Section 36 , Township 17 S, Range 3 W

### Norwood

ZBA2022-00069

**Request:** Variance  
**Applicant:** JIMMY PLOTT  
**Owner:** TWELFTH AVENUE PROPERTIES LLC C/O D  
**Site Address:** 3030 12TH AVE N 35234  
**Zip Code:** 35234  
**Legal Description:** LOT 7-A RESUR OF LOTS 7 & 8 BLK 655 BHAM 168/34  
**Premises/Geographic:** 3030 12th Avenue North  
**Description:** Application requesting a Variance to replace a 6' foot chainlink fence in the front yard along 31st St N and a Variance to include 3 strands of barbed wire at the top of the fence in a C-2, General Commercial District.  
**Property Zoned:** CB2 Contingency General Business District  
CR5 Contingency Multiple Dwelling District  
**Parcel Information:** Parcel #: 012200251004010000, NE1 of Section 25 , Township 17 S, Range 3 W

**East Lake****ZBA2022-00070**

**Request:** Special Exception  
**Applicant:** RENETTA JOHNSON  
**Owner:** MINOR BRECK  
**Site Address:** 7019 1ST AVE N 35206  
**Zip Code:** 35206  
**Legal Description:** LOT 14 BLK 15 EAST LAKE  
**Premises/Geographic:** 7019 1st Avenue North  
**Description:** Application for a Special Exception to allow a 4 bed Communal Living Facility offering maternal care to pregnant minors.  
**Property Zoned:** CB2 Contingency General Business District  
**Parcel Information:** Parcel #: 012300153002001000, SW1 of Section 15 , Township 17 S, Range 2 W

**Redmont Park****ZBA2022-00071**

**Request:** Variance  
**Applicant:** SISSY AUSTIN  
**Owner:** HODGES JAKE CHAPLINE JR &  
**Site Address:** 3125 ARGYLE RD  
**Zip Code:** 35213  
**Legal Description:** LOT 74 BLK 5 REDMONT PARK ARGYLE SECT  
**Premises/Geographic:** 3125 Argyle Road  
**Description:** Application requesting a variance to allow a swimming pool (Accessory Structure) in the front yard along Avon Circle.  
**Property Zoned:** R1 Single Family District  
**Parcel Information:** Parcel #: 012800052010012000, NW1 of Section 05 , Township 18 S, Range 2 W

**Fountain Heights****ZBA2022-00073**

**Request:** Variance  
**Applicant:** RACHEL PERRY  
**Owner:** PACE PROPERTIES LLC  
**Site Address:** 1709 1ST AVE N 35203  
**Zip Code:** 35203  
**Legal Description:** W 1/2 LOT 6 & E 1/2 LOT 7 BLK 109-A BHAM  
**Premises/Geographic:** 1709 1st Avenue North  
**Description:** Application requesting a Variance for a projecting sign that exceeds the maximum square footage allowed in the Zoning Ordinance.  
**Property Zoned:** B4 Central Business District  
**Parcel Information:** Parcel #: 012200363012006000, SW1 of Section 36 , Township 17 S, Range 3 W

**Woodlawn****ZBA2022-00075**

**Request:** Variance/Modification  
**Applicant:** WILL MASON  
**Owner:** SILVERTRON ONE PROPERTIES LLC  
**Site Address:** 5503 1ST AVE N 35212  
**Zip Code:** 35212  
**Legal Description:** LOT 3 BLK 6 A B JOHNSON RESUR EXC RD RW  
**Premises/Geographic:** 5503 1st Avenue North  
**Description:** Application requesting a Parking Modification to allow for 0 off-street parking spaces instead of the required 32 off-street parking spaces. Variance for an attached sign that exceeds the amount of square footage allowed in the Zoning Ordinance.  
**Property Zoned:** CB2 Contingency General Business District  
**Parcel Information:** Parcel #: 012300213015001000, SW1 of Section 21 , Township 17 S, Range 2 W