



CITY OF BIRMINGHAM

DEPARTMENT OF PLANNING, ENGINEERING & PERMITS

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RANDALL L. WOODFIN
MAYOR

KATRINA THOMAS
DIRECTOR

ZONING BOARD OF ADJUSTMENT MINUTES
City Council Chambers
2:00PM
February 24, 2022

MEMBERS PRESENT: Philip Foster, Acting Chairman
Madelaine Bowie
Brandon Littleton
Lissy Frese

OTHERS PRESENT: Timothy Gambrel, Chief Planner
Kasandra Brundidge, Zoning Supervisor
Angelica Moton, Planner
Julie Barnard, Office of the City Attorney
Lucious Jones, Zoning Inspector

Acting Chairman, Philip Foster, called the Zoning Board of Adjustment and Appeals meeting to order.

Case #: ZBA2021-00045

Request: Variance

Applicant: Sarah Grisworld

Site Address: 5405 Court I 35208

Owner: Sarah Grisworld

Description: Variance to allow an accessory structure in the front yard instead of the required rear and side yard.

Lissy Frese made a motion to approve the variance request based upon the applicant meeting the six variance standards with the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. All permits and certificate(s) of occupancy, if applicable, shall be obtained within two years of approval from the Board.

Motion second by Brandon Littleton. All in favor. Motion passes.



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Case #: ZBA2021-00074

Request: Special Exception

Applicant: Larry Bailey

Site Address: 515 1st St N

Owner: South Central Conference Assoc

Description: Variance to allow expansion of a legal non-conforming place of worship to allow for an accessory structure (church community feed distribution center). Variance to allow an accessory structure in the front yard area. Special exception to allow remote parking in the front yard. Variance to allow the amount of off-site parking to exceed the actual needs of the place of worship as demonstrated by the parking plan.

Brandon Littleton made a motion to approve the variance requests and special exception based upon the applicant meeting the six variance standards with the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. All permits and certificate(s) of occupancy, if applicable, shall be obtained within two years of approval from the Board.
3. The applicant must apply the following landscaping requirements:
 - 1 canopy tree per 40' of street frontage on the 1st Street and Graymont Ave sides of the property
 - An evergreen hedgerow between the parking spaces and the street on 1st Street and Graymont Ave
 - 5% of the interior of the parking lot must be landscaped.
4. The applicant must add landscaping to the existing parking lot.

Motion second by Madelaine Bowie. All in favor. Motion passes.

Case #: ZBA2021-00079

Request: Variance

Applicant: Samantha Avalos

Site Address: 240 Summit Blvd

Owner: Bayer Development CO LLC

Description: Variance to allow more than one building wall sign. Variance to allow 567.89sqft of signage instead of the 150sqft of signage of allowed.

Lissy Frese made a motion to approve the variance request based upon the applicant meeting the six variance standards with the following conditions:



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1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. All permits and certificate(s) of occupancy, if applicable, shall be obtained within two years of approval from the Board.

Motion second by Madelaine Bowie. All in favor. Motion passes.

Case #: ZBA2021-00080

Request: Appeal

Applicant: Vincent J Graffeo

Site Address: 1309 19th St S

Owner: Renny Roo LLC

Description: An appeal to allow approval of a yoga studio and other wellness activities in a CO&I district pursuant to Title 2, Chapter 1, Section 7, Subsection 2.3.

Madelaine Bowie made a motion to approve the appeal request with the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. All permits and certificate(s) of occupancy, if applicable, shall be obtained within two years of approval from the Board.

Motion second by Lissy Frese. All in Favor. Motion passes.

Case #: ZBA2021-00081

Request: Variance

Applicant: Christopher Baggett

Site Address: 1608 10th Ave N

Owner: US Foods

Description: Variance to allow an 8 foot chain link fence in the front yard area.

Brandon Littleton made a motion to approve the variance request based upon the applicant meeting the six variance standards with the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. All permits and certificate(s) of occupancy, if applicable, shall be obtained within two years of approval from the Board.



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Motion second by Madelaine Bowie. All in Favor. Motion passes.

Case #: ZBA2021-00083

Request: Variance

Applicant: Pope Lake

Site Address: 4276 2nd Ave S

Owner: Pope Lake

Description: Variance to increase the density from 7 units allowed to 8 units.

Lissy Frese made a motion to approve the variance request based upon the applicant meeting the six variance standards with the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. All permits and certificate(s) of occupancy, if applicable, shall be obtained within two years of approval from the Board.
3. Applicant must resurvey the lots within 90days of approval from the Zoning Board.

Motion second by Madelaine Bowie. All in Favor. Motion passes.

Case #: ZBA2022-00001

Request: Special Exception

Applicant: Tara Small

Site Address: 3234 Norwood Blvd

Owner: Debora Carter Mayes

Description: Special exception to allow resumption of a legal nonconforming communal living facility and transfer of ownership.

Madelaine Bowie made a motion to approve the special exception request with the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. All permits and certificate(s) of occupancy, if applicable, shall be obtained within two years of approval from the Board.

Motion second by Lissy Frese. All in Favor. Motion passes.



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Case #: ZBA2022-00002

Request: Variance

Applicant: Justin Mundie

Site Address: 141 57th ST S

Owner: Cobb Carlton Parker

Description: Variance to subdivide the existing 2 lots into two lots creating one substandard lot of 5,686 square feet instead of the 6,000 square feet required and 45.64 feet in width instead of the 50 feet required.

Lissy Frese made a motion to approve the variance request based upon the applicant meeting the six variance standards with the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. All permits and certificate(s) of occupancy, if applicable, shall be obtained within two years of approval from the Board.

Motion second by Brandon Littleton. All in Favor. Motion passes.

Case #: ZBA2022-00003

Request: Variance

Applicant: Paul Cash

Site Address: 431 20th St S

Owner: RGS Properties

Description: Variance to allow (2) projecting signs at 28 sq.ft each instead of the 8 sq.ft allowed.

Madelaine Bowie made a motion to approve the variance request based upon the applicant meeting the six variance standards with the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. All permits and certificate(s) of occupancy, if applicable, shall be obtained within two years of approval from the Board.

Motion second by Brandon Littleton. All in Favor. Motion passes.



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Case #: ZBA2022-00004

Request: Variance

Applicant: Tilly Isaacson

Site Address: 6630 2nd Ave S

Owner: Tilly Isaacson

Description: Variance to allow a 6ft fence in the front yard area.

Lissy Frese made a motion to approve the variance request based upon the applicant meeting the six variance standards with the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. All permits and certificate(s) of occupancy, if applicable, shall be obtained within two years of approval from the Board.

Motion second by Madelaine Bowie. All in Favor. Motion passes.

Case #: ZBA2022-00005

Request: Variance

Applicant: Clint K Sukar

Site Address: 1416 17th Ave S

Owner: Clint K Sukar

Description: Variance to subdivide the existing lot into two lots, creating one substandard lot size of 5,531 sqft instead of the minimum lot size of 6,000 sqft.

Brandon Littleton made a motion to approve the variance request based upon the applicant meeting the six variance standards with the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. All permits and certificate(s) of occupancy, if applicable, shall be obtained within two years of approval from the Board.

Motion second by Madelaine Bowie. All in Favor. Motion passes.



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Case #: ZBA2022-00007

Request: Variance/ Modification

Applicant: Charles Williams

Site Address: 5620 1st Ave N

Owner: Birmingham Board of Education

Description: Variance to allow a stadium at a 0 foot setback from a dwelling district instead of the required 200 feet setback. A parking modification to allow 353 spaces instead of the required 550 spaces.

Lissy Frese made a motion to approve the variance request and modification based upon the applicant meeting the six variance standards with the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. All permits and certificate(s) of occupancy, if applicable, shall be obtained within two years of approval from the Board.

Motion second by Brandon Littleton. All in Favor. Motion passes.

Case #: ZBA2022-00009

Request: Variance

Applicant: David Brandt

Site Address: 209 20th St S

Owner: RGS Properties

Description: A variance to allow (4) '20 Midtown' projecting signs to be 15sqft instead of the 8 sqft allowed. A variance to allow the (4) 'Drive Thru' projecting sign to be 17sqft instead of the 8sqft allowed.

Brandon Littleton made a motion to approve the variance request based upon the applicant meeting the six variance standards with the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. All permits and certificate(s) of occupancy, if applicable, shall be obtained within two years of approval from the Board.

Motion second by Madelaine Bowie. All in Favor. Motion passes.



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