

ZONING BOARD OF ADJUSTMENT
CITY OF BIRMINGHAM

CASE NUMBER: ZBA2022-00057

Five Points South

APPLICANT: Henson Millsap

OWNER: HESCO Parkside LLC

SUBJECT: Application requesting a variance to allow for a 19-foot setback instead of the required 50-foot setback in MU-D, Mixed-Use Downtown, for an outdoor door exercise yard for an animal boarding and daycare facility.

PREMISES: 1200 2nd Avenue South, Birmingham, AL 35233, in the SE ¼ of Section 35, Township 17-S, Range 3-West. Council District 5.

BE IT RESOLVED by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Henson Millsap, on behalf of the owner, HESCO Parkside LLC, for a variance to allow for a 19-foot setback instead of the required 50-foot setback in MU-D, Mixed-Use Downtown, for an outdoor door exercise yard for an animal boarding and daycare facility, for the property located at 1200 2nd Avenue South, Birmingham, AL 35233, in the SE ¼ of Section 35, Township 17-S, Range 3-West, according to the Zoning Board of Adjustment, Case No. ZBA2022-00057, be and the same is hereby **GRANTED** subject to the following conditions:

1. Review by the appropriate zoning inspector to ensure 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.

I, Timothy Gambrel, Technical Advisor to the Zoning Board of Adjustment of the City of Birmingham, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Zoning Board of Adjustment of the City of Birmingham at its meeting on NOVEMBER 10, 2022, and as same appears of record in the Official Minutes of said Board.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Zoning Board of Adjustment of the City of Birmingham, on this day, November 14, 2022.



Timothy Gambrel

Chief Planner

**ZONING BOARD OF ADJUSTMENT
CITY OF BIRMINGHAM**

CASE NUMBER: ZBA2022-00063

Overton

APPLICANT: Katie Fitzjarrald

OWNER: Target Corporation

SUBJECT: Request for a Variance to allow for an expansion of wayfinding monument signs that exceeds the maximum allowed by the Zoning Ordinance

PREMISES: 4616 Highway 280 Birmingham, AL 35242 situated in the NE ¼ of Section 35, Township 18-S, Range 2-W, Shelby County

BE IT RESOLVED by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Katie Fitzjarrald, on behalf of the owner, Target Corporation, for a Variance to allow for an expansion of wayfinding monument signs that exceeds the maximum allowed by the Zoning Ordinance, for the property located at 4616 Highway 280 Birmingham, AL 35242 situated in the NE ¼ of Section 35, Township 18-S, Range 2-W, Shelby County, according to the Zoning Board of Adjustment, Case No. ZBA2022-00063, be and the same is hereby **GRANTED** subject to the following conditions:

1. Review by the appropriate zoning inspector to ensure 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.

I, Timothy Gambrel, Technical Advisor to the Zoning Board of Adjustment of the City of Birmingham, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Zoning Board of Adjustment of the City of Birmingham at its meeting on NOVEMBER 10, 2022, and as same appears of record in the Official Minutes of said Board.

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Timothy Gambrel
Chief Planner

**ZONING BOARD OF ADJUSTMENT
CITY OF BIRMINGHAM**

CASE NUMBER: ZBA2022-00068

Fountain Heights

APPLICANT: Derek J. Simpson

OWNER: Derek J. Simpson

SUBJECT: Application for a Special Exception to allow an Event Center in a B4 zoning district.

PREMISES: 1713 4th Avenue North, Birmingham, AL 35203, situated in the NW ¼ of Section 36, Township 17-S, Range 3-West. Council District 5.

BE IT RESOLVED by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Derek J. Simpson, the owner, for a Special Exception to allow an Event Center in a B4 zoning district, for the property located at 1713 4th Avenue North, Birmingham, AL 35203, situated in the NW ¼ of Section 36, Township 17-S, Range 3-West, according to the Zoning Board of Adjustment, Case No. ZBA2022-00068, be and the same is hereby **GRANTED** subject to the following conditions:

1. Review by the appropriate zoning inspector to ensure 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.

I, Timothy Gambrel, Technical Advisor to the Zoning Board of Adjustment of the City of Birmingham, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Zoning Board of Adjustment of the City of Birmingham at its meeting on NOVEMBER 10, 2022, and as same appears of record in the Official Minutes of said Board.

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Chief Planner

**ZONING BOARD OF ADJUSTMENT
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CASE NUMBER: ZBA2022-00069

Norwood

APPLICANT: Jimmy Plott of Oil Equipment Co.

OWNER: 12th Avenue Properties

SUBJECT: Application requesting a Variance to replace a 6'-foot chain-link 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.

PREMISES: 3030 12th Avenue North, Birmingham, AL 35234, situated in the NE ¼ of Section 25, Township 17-S, Range 3-West. Council District 4.

BE IT RESOLVED by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Jimmy Plott of Oil Equipment Co., on behalf of the owner 12th Avenue Properties, for a Variance to replace a 6'-foot chain-link 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, for the property located at 3030 12th Avenue North, Birmingham, AL 35234, situated in the NE ¼ of Section 25, Township 17-S, Range 3-West, according to the Zoning Board of Adjustment, Case No. ZBA2022-00069, be and the same is hereby **DENIED**.

I, Timothy Gambrel, Technical Advisor to the Zoning Board of Adjustment of the City of Birmingham, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Zoning Board of Adjustment of the City of Birmingham at its meeting on NOVEMBER 10, 2022, and as same appears of record in the Official Minutes of said Board.

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**ZONING BOARD OF ADJUSTMENT
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CASE NUMBER: ZBA2022-00070

East Lake

APPLICANT: Renetta Johnson

OWNER: Minor Breck.

SUBJECT: Application for a Special Exception to allow a 4 bed Communal Living Facility offering maternal care to pregnant minors.

PREMISES: 7019 1st Avenue North, Birmingham, AL 35206, situated in the SW ¼ of Section 15, Township 17-S, Range 2-West. Council District 5.

BE IT RESOLVED by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Renetta Johnson, on behalf of the owner, Minor Breck, for a Special Exception to allow a 4 bed Communal Living Facility offering maternal care to pregnant minors, for the property located at 7019 1st Avenue North, Birmingham, AL 35206, situated in the SW ¼ of Section 15, Township 17-S, Range 2-West, according to the Zoning Board of Adjustment, Case No. ZBA2022-00070, be and the same is hereby **GRANTED** subject to the following conditions:

1. Review by the appropriate zoning inspector to ensure 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.

I, Timothy Gambrel, Technical Advisor to the Zoning Board of Adjustment of the City of Birmingham, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Zoning Board of Adjustment of the City of Birmingham at its meeting on NOVEMBER 10, 2022, and as same appears of record in the Official Minutes of said Board.

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**ZONING BOARD OF ADJUSTMENT
CITY OF BIRMINGHAM**

CASE NUMBER: ZBA2022-00071

Redmont Park

APPLICANT: Sissy Austin of Austin & Co.

OWNER: Reynolds Thompson.

SUBJECT: Application requesting a Variance to allow a swimming pool (Accessory Structure) in the front yard along Avon Circle.

PREMISES: 3125 Argyle Road, Birmingham, AL 35213, situated in the NW ¼ of Section 05, Township 18-S, Range 2-West. Council District 3.

BE IT RESOLVED by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Sissy Austin of Austin & Co., on behalf of the owner, Reynolds Thompson, for a Variance to allow a swimming pool (Accessory Structure) in the front yard along Avon Circle, for the property located at 3125 Argyle Road, Birmingham, AL 35213, situated in the NW ¼ of Section 05, Township 18-S, Range 2-West, according to the Zoning Board of Adjustment, Case No. ZBA2022-00071, be and the same is hereby **GRANTED** subject to the following conditions:

1. Review by the appropriate zoning inspector to ensure 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. If any changes are made to the site plan provided the applicant must return to the Redmont Park Neighborhood for the neighborhood to review the changes.

I, Timothy Gambrel, Technical Advisor to the Zoning Board of Adjustment of the City of Birmingham, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Zoning Board of Adjustment of the City of Birmingham at its meeting on NOVEMBER 10, 2022, and as same appears of record in the Official Minutes of said Board.

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Timothy Gambrel

Chief Planner

**ZONING BOARD OF ADJUSTMENT
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CASE NUMBER: ZBA2022-00073

Fountain Heights

APPLICANT: Rachel Perry with Williams Blackstock Architects.

OWNER: Bishop Van Moody.

SUBJECT: Application requesting a Variance for a projecting sign that exceeds the maximum square footage allowed in the Zoning Ordinance.

PREMISES: 1709 1st Avenue North, Birmingham, AL 35203, situated in the SW ¼ of Section 36, Township 17-S, Range 3-West. Council District 5.

BE IT RESOLVED by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Rachel Perry with Williams Blackstock Architects, on behalf of the owner, Bishop Van Moody, for a Variance to allow for a projecting sign that exceeds the maximum square footage allowed in the Zoning Ordinance, for the property located at 1709 1st Avenue North, Birmingham, AL 35203, situated in the SW ¼ of Section 36, Township 17-S, Range 3-West, according to the Zoning Board of Adjustment, Case No. ZBA2022-00073, be and the same is hereby **GRANTED** subject to the following conditions:

1. Review by the appropriate zoning inspector to ensure 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.

I, Timothy Gambrel, Technical Advisor to the Zoning Board of Adjustment of the City of Birmingham, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Zoning Board of Adjustment of the City of Birmingham at its meeting on NOVEMBER 10, 2022, and as same appears of record in the Official Minutes of said Board.

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Timothy Gambrel

Chief Planner

ZONING BOARD OF ADJUSTMENT
CITY OF BIRMINGHAM

CASE NUMBER: ZBA2022-00075

Woodlawn

APPLICANT: Will Mason.

OWNER: Will Mason.

SUBJECT: Application requesting a Parking Modification to allow for 0 off-street parking spaces instead of the required 32 off-street parking spaces. Variance for attached signs that exceeds the number of attached signs allowed in the Zoning Ordinance.

PREMISES: 5503 1st Avenue North, Birmingham, AL 35212 situated in the SW ¼ of Section 21, Township 17-S, Range 2-W, Council District 4.

BE IT RESOLVED by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Will Mason, the owner, for a Parking Modification to allow for 0 off-street parking spaces instead of the required 32 off-street parking spaces, and a Variance for attached signs that exceeds the number of attached signs allowed in the Zoning Ordinance, for the property located at 5503 1st Avenue North, Birmingham, AL 35212 situated in the SW ¼ of Section 21, Township 17-S, Range 2-West, according to the Zoning Board of Adjustment, Case No. ZBA2022-00075, be and the same is hereby **GRANTED** subject to the following conditions:

1. Review by the appropriate zoning inspector to ensure 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.

I, Timothy Gambrel, Technical Advisor to the Zoning Board of Adjustment of the City of Birmingham, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Zoning Board of Adjustment of the City of Birmingham at its meeting on NOVEMBER 10, 2022, and as same appears of record in the Official Minutes of said Board.

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