



ZONING BOARD OF ADJUSTMENT AGENDA

CITY OF BIRMINGHAM

Randall L. Woodfin
Mayor

Edwin Revell
Director

Meeting Date: Thursday, February 10, 2022
Location: City Council Chambers, Third Floor, City Hall
Time: 2:00PM
Pre-Meeting: 1:00PM
Pre-Meeting Location: Department of Planning Engineering & Permits
Conference Room, Fifth Floor

Belview Heights

ZBA2021-00045
CONTINUED

Request: Variance
Applicant: SARAH GRISWORLD
Owner: GRISWOLD WILLIE B JR &
Site Address: 5405 COURT I 35208
Zip Code: 35208
Legal Description: LOT 8 BLK 28 MONTE SANO
Premises/Geographic: 5405 Court I
Description: Variance to allow an accessory structure in the front yard instead of the required rear and side yard. A variance to allow parking in the front yard instead of the driveway providing continuous access to a parking space in a side or rear yard or driveways must provide continuous access to a garage within house or an attached carport that is built of similar materials to the main structure. A variance from the parking space not being in the side yard or extending 18 feet beyond front edge of house. A variance to allow a driveway more than 20 feet instead driveways shall be no more than 12 feet wide at the right-of-way; except for driveways providing access to two-car garages, in which case, said driveway shall be no wider than 20 feet.
Property Zoned: R3 Single Family District
Parcel Information: Parcel #: 013000124022002000, SE1 of Section 12 , Township 18 S, Range 4 W

Crestwood North

ZBA2021-00066
APPROVED

Request: Variance
Applicant: BRENT ATKINSON
Owner: DOGWOOD RIDGE CONSTRUCTION INC
Site Address: 4806 6TH AVE S 35222
Zip Code: 35222
Legal Description: SE 1/2 LOT 6 BLK 2 F M WOOD SUR
Premises/Geographic: 4806 6th Ave S
Description: Variance to allow the minimum lot width to be 43.50ft instead of the required minimum lot width of 50ft.
Property Zoned: R3 Single Family District
Parcel Information: Parcel #: 012300282030012000, NW1 of Section 28 , Township 17 S, Range 2 W
Approved- based upon the applicant meeting the six variance standards.

Five Points South

ZBA2021-00067
CONTINUED

Request: Variance
Applicant: BRIAN ROSEN
Owner: ALABAMA AUTO TOP SPECIALISTS
Site Address: 301 12TH ST S 35233
Zip Code: 35233
Legal Description: LOTS 7 THRU 10 BLK 245 BHAM
Premises/Geographic: 301 12th St S 35233
Description: A variance to allow a projecting sign in a M-1 zoning district. A variance to allow a projecting sign to be 250 square feet instead of the 8 square feet allowed. A variance to allow the sign higher than 18 feet in elevation above the ground. A variance to allow the sign to project five feet instead of the four feet required from the building.
Property Zoned: M1 Light Industrial District
Parcel Information: Parcel #: 012900012023004000, NW1 of Section 01 , Township 18 S, Range 3 W

Bush Hills

ZBA2021-00068
APPROVED

Request: Variance
Applicant: ANDREW TYNES
Owner: CULTURAL AND EDUCATIONAL ADVANC C/O
Site Address: 1025 4TH AVE W 35204
Zip Code: 35204
Legal Description: LOTS 2 THRU 7 BLK 12 HIGHLAND LAKE LD CO RESUR OF BLKS 12 & 13 & 16
Premises/Geographic: 1025 4th Ave W
Description: Variance to allow attached signs in the D-3 residential zoning district.
Property Zoned: CR5 Contingency Multiple Dwelling District
Parcel Information: Parcel #: 012900041007006000, NE1 of Section 04 , Township 18 S, Range 3 W
Approved- based upon the applicant meeting the six variance standards.

Central Park

ZBA2021-00069
CONTINUED

Request: Special Exception
Applicant: PAMELA TUBBS
Owner: MAC MCCALL
Site Address: 1343 BESSEMER RD EN 35208
Zip Code: 35208
Legal Description: LOTS 3 & 4 BLK 1 TAYLORS 2ND ADD TO CENTRAL PARK
Premises/Geographic: 1343 Bessemer Rd
Description: Special Exception to allow an event center. A parking modification to allow for 23 off-street parking spaces instead of the 40 off-street parking spaces required.
Property Zoned: B2 General Business District
Parcel Information: Parcel #: 012900073048005000, SW1 of Section 07 , Township 18 S, Range 3 W

ZBA2021-00070
APPROVED

Request: Variance
Applicant: DAVID BRANDT
Owner: LR PROPERTIES
Site Address: 140 RESOURCE CENTER PKY
Zip Code:
Legal Description:
Premises/Geographic: 140 resource center parkway
Description: Variance to allow the total square footage of attached signs to be 436 square feet instead of the required maximum square footage of 150 square feet.
Property Zoned: Unknown
Parcel Information: Parcel #: 027360001001001, NW1 of Section 36 , Township 18 S, Range 2 W

North Pratt

ZBA2021-00071
APPROVED

Request: Variance
Applicant: ROBERT MITCHELL
Owner: BOBBY LOVE
Site Address: 600 MILDRED AVE 35214
Zip Code: 35214
Legal Description: N 104.5 FT OF S 546.5 FT W OF MILDRED AVE OF NW 1/4 OF SE 1/4 SEC 20 TWP 17 R 3 *
Premises/Geographic: 600 Mildred Ave
Description: A variance to allow a 9ft front and rear yard setback instead of the required 25ft setback. A variance to allow the deck to have a setback of 3ft instead of the required 10ft setback.
Property Zoned: R4 Two Family District and Semi-Attached Dwelling District
Parcel Information: Parcel #: 012200204016004000, SE1 of Section 20 , Township 17 S, Range 3 W

Tuxedo

ZBA2021-00072
DENIED

Request: Special Exception
Applicant: GEORGE PRITCHETT
Owner: DAWKINS GWENDOLYN
Site Address: 900 18TH ST EN 35218
Zip Code: 35218
Legal Description: NO W 90 FT LOT 1 PEOPLES RLTY CO
Premises/Geographic: 900 18th ST En
Description: Special exception to allow resumption of a legal non-conforming auto repair shop.
Property Zoned: CB1 Contingency Neighborhood Business District
Parcel Information: Parcel #: 012200314030007000, SE1 of Section 31 , Township 17 S, Range 3 W
DENIED- Applicant failed to meet the standards of the special exception.

North Birmingham

ZBA2021-00073
APPROVED

Request: Variance
Applicant: FRANK FAGG
Owner: AUBREY BUSHELON
Site Address: 2512 29TH AVE N 35207
Zip Code: 35207
Legal Description: LOT 16-A GREY-SMITH RESURVEY 210/90
Premises/Geographic: 2512 29th Ave N
Description: Variance to allow an expansion of a legal nonconforming funeral home to allow a crematorium as an accessory use.
Property Zoned: MUM Unknown
Parcel Information: Parcel #: 012200144031008000, SE1 of Section 14 , Township 17 S, Range 3 W
Approved- based upon the applicant meeting the six variance standards.

Smithfield**ZBA2021-00074****CONTINUED**

Request: Special Exception
Applicant: LARRY BAILEY
Owner: SOUTH CENTRAL CONFERENCE ASSOC OF S
Site Address: 515 1ST ST N 35204
Zip Code: 35204
Legal Description: N 40 FT OF LOTS 9 THRU 11 BLK 13 MAP OF (SOUTH) SMITHFIELD
Premises/Geographic: 515 1st St N
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. 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.
Property Zoned: R3 Single Family District
Parcel Information: Parcel #: 012200344015010000, SE1 of Section 34 , Township 17 S, Range 3 W

Central Park**ZBA2021-00075****CONTINUED**

Request: Variance
Applicant: ABRAHIM ZAQUT
Owner: FIVE POINTS WEST SHOPPING CITY
Site Address: 2254 BESSEMER RD 35208
Zip Code: 35208
Legal Description: LOT RV-6 OF DOMIT'S RESUR NO 2 BEING A RESUB OF BLKS 1 THRU 10 INCLUSIVE FIVE PTS WESTS SHOPPING CENTER & A PARCEL OF LAND COMMONLY KNOWN AS FIVE PTS WEST MEDICAL CENTER PB 183 PG 28
Premises/Geographic: 2254 Bessemer Rd
Description: A variance to allow a pawnshop within 2000 linear feet of another such business.
Property Zoned: B2 General Business District
Parcel Information: Parcel #: 012900053024001004, SW1 of Section 05 , Township 18 S, Range 3 W

Fountain Heights**ZBA2021-00076****APPROVED**

Request: Variance
Applicant: JOYCELYN WILLIAMS
Owner: JOYCELYN WILLIAMS
Site Address: 1314 16TH ST N 35204
Zip Code: 35204
Legal Description: P O B 299S FT N W OF THE N W INTER OF 13TH AVE N & 16TH ST N TH N W 43 FT ALG ST TH W 205S FT TH S 39S FT TH E 230S FT TO P O B BEING PT OF LOTS G & F HAIL & HAYES SUR
Premises/Geographic: 1314 & 1316 16th St N
Description: Variance to allow the minimum lot width property 1316 16th St N to be 43.83ft instead of the 50ft required and a variance from the side yard setbacks. Variance to allow the minimum lot width property 1314 16th St N to be 43.00ft instead of the 50ft required, variance from the side yard setbacks and a variance to expand a legal nonconforming structure to allow a porch in the rear of the property.
Property Zoned: R3 Single Family District
Parcel Information: Parcel #: 012200264025006000, SE1 of Section 26 , Township 17 S, Range 3 W

Approved- based upon the applicant meeting the six variance standards.

Five Points South**ZBA2021-00077****APPROVED**

Request: Modification
Applicant: RED MOUNTAIN THEATRE ARTS COMPANY LLC
Owner: RED MOUNTAIN THEATRE ARTS COMPANY LLC
Site Address: 1621 2ND AVE S 35233
Zip Code: 35233
Legal Description: LOT 4 BLK 132 BHAM
Premises/Geographic: 1621 & 1625 2nd Ave S
Description: A modification to case ZBA2019-00049 to allow 50 off-street parking spaces instead of the required 98 off-street parking spaces to include the expansion of the development will require a modification of 50 off-street parking spaces instead of the required 185 off-street parking spaces.
Property Zoned: M1 Light Industrial District
Parcel Information: Parcel #: 012200363023002000, SW1 of Section 36 , Township 17 S, Range 3 W

Approved- Based upon the applicant provided documentation supporting surplus parking and parking agreements.

Ensley Highlands**ZBA2021-00078****APPROVED**

Request: Variance
Applicant: CALVIN MOORE
Owner: AGAPE MINISTRIES
Site Address: 2713 ENSLEY AVE 35218
Zip Code: 35218
Legal Description: LOT 6 BLK 60 ENSLEY HIGHLANDS EXC SE 4 INCHES ALSO ALL OF LOTS 7 & 8 BLK 60 ENSLEY HIGHLANDS
Premises/Geographic: 2713 Ensley Ave
Description: Variance to allow an expansion to a legally non-conforming place of worship to allow an accessory use (Pre-K classroom).
Property Zoned: R5 Multiple Dwelling District
Parcel Information: Parcel #: 012900061026013000, NE1 of Section 06 , Township 18 S, Range 3 W

Approved- based upon the applicant meeting the six variance standards.