



**ZONING BOARD OF ADJUSTMENT
AGENDA**

CITY OF BIRMINGHAM

Randall L. Woodfin
Mayor

Edwin Revell
Director

Meeting Date: Thursday, February 24, 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
APPROVED**

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. Highlighted portion removed from the request.
Property Zoned: R3 Single Family District
Parcel Information: Parcel #: 013000124022002000, SE1 of Section 12 , Township 18 S, Range 4 W

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

Smithfield

**ZBA2021-00074
APPROVED**

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

Approved- Based upon the applicant meeting the conditions of the special exception and variances.

Overton

**ZBA2021-00079
APPROVED**

Request: Variance
Applicant: SAMANTHA AVALOS
Owner: BAYER DEVELOPMENT CO LLC
Site Address: 240 SUMMIT BLVD 35243
Zip Code: 35243
Legal Description: LOT 3-B THE SUMMIT PHASE 2 RESUR NO 1 PB 204 PG 65
Premises/Geographic: 240 Summit Blvd
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.
Property Zoned: CB2 Contingency General Business District
Parcel Information: Parcel #: 012800224003003000, SE1 of Section 22 , Township 18 S, Range 2 W

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

Five Points South

ZBA2021-00080
APPROVED

Request: Hear an Appeal
Applicant: VINCENT J GRAFFEO
Owner: RENNY ROO LLC
Site Address: 1309 19TH ST S 35205
Zip Code: 35205
Legal Description: LOT 7B RESUR OF LOT 7 BLK 768 BHAM PB 115 PG 57
Premises/Geographic: 1309 19th ST S
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.
Property Zoned: B2 General Business District
Parcel Information: Parcel #: 012800063010002001, SW1 of Section 06 , Township 18 S, Range 2 W
Approved- Based upon the applicant meeting the conditions of the appeal.

Fountain Heights

ZBA2021-00081
APPROVED

Request: Modification
Applicant: CHRISTOPHER BAGGETT
Owner: US FOODS
Site Address: 1608 10TH AVE N 35203
Zip Code: 35203
Legal Description: LOT 1-C SRA SUBDIVISION NO 6 PB 234 PG 65
Premises/Geographic: 1608 10th Ave N
Description: Variance to allow an 8 foot chain link fence in the front yard area.
Property Zoned: CM1 Contingency Light Industrial District
CR4A Contingency Medium Density Residential District
Parcel Information: Parcel #: 012200264017015000, SE1 of Section 26 , Township 17 S, Range 3 W
Approved- based upon the applicant meeting the six variance standards.

East Avondale

ZBA2021-00083
APPROVED

Request: Variance
Applicant:
Owner: POPE LAKE
Site Address: 4276 2ND AVE S 35222
Zip Code: 35222
Legal Description: LOT 26 BLK B P G KINGS ADD TO AVONDALE
Premises/Geographic: 4276 2nd Ave S
Description: Variance to increase the density from 7 units allowed to 8 units.
Property Zoned: R4A Medium Density Residential District
Parcel Information: Parcel #: 012300292020011000, NW1 of Section 29 , Township 17 S, Range 2 W
Approved- based upon the applicant meeting the six variance standards.

Norwood

ZBA2022-00001
APPROVED

Request: Special Exception
Applicant: TARA G SMALL
Owner: DEBORA CARTER MAYES
Site Address: 3234 NORWOOD BLVD 35234
Zip Code: 35234
Legal Description: LOT 7 BLK 19 BHAM RLTY COS ADD NO 4
Premises/Geographic: 3234 Norwood Blvd
Description: Special exception to allow resumption of a legal nonconforming communal living facility and transfer of ownership.
Property Zoned: R3 Single Family District
Parcel Information: Parcel #: 012200244008021000, SE1 of Section 24 , Township 17 S, Range 3 W
Approved- Based upon the applicant meeting the conditions of the special exception.

Woodlawn

ZBA2022-00002
APPROVED

Request: Variance
Applicant: JUSTIN MUNDIE
Owner: COBB CARLTON PARKER
Site Address: 141 57TH ST S 35212
Zip Code: 35212
Legal Description: S 48 FT LOT 11 & ALL LOT 12 & N 4 FT LOT 13 J L JOHNSON SUR
Premises/Geographic: 141 57th St S
Description: Variance to subdivide the lot 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.
Property Zoned: R3 Single Family District
Parcel Information: Parcel #: 012300214002009000, SE1 of Section 21 , Township 17 S, Range 2 W
Approved- based upon the applicant meeting the six variance standards.

Five Points South

ZBA2022-00003
APPROVED

Request: Variance
Applicant: PAUL CASH
Owner: RGS PROPERTIES
Site Address: 431 20TH ST S 35233
Zip Code: 35233
Legal Description: LOTS 11 THRU 14 BLK 162 BHAM
Premises/Geographic: 5001 5th Ave S
Description: Variance to allow (2) projecting signs at 28 sq.ft each instead of the 8 sq.ft allowed.
Property Zoned: B4 Central Business District
Parcel Information: Parcel #: 012200364025002000, SE1 of Section 36 , Township 17 S, Range 3 W
Approved- based upon the applicant meeting the six variance standards.

East Lake

ZBA2022-00004
APPROVED

Request: Variance
Applicant: TILLY ISAACSON
Owner: TILLY ISAACSON
Site Address: 6630 2ND AVE S 35206
Zip Code: 35212
Legal Description: LOT 9 BLK 3-C EAST WOODLAWN
Premises/Geographic: 6630 2nd Ave S
Description: Variance to allow a 6ft fence in the front yard area.
Property Zoned: R3 Single Family District
Parcel Information: Parcel #: 012300153032012000, SW1 of Section 15 , Township 17 S, Range 2 W
Approved- based upon the applicant meeting the six variance standards.

Five Points South

ZBA2022-00005
APPROVED

Request: Variance
Applicant: CLINT K SUKAR
Owner: CLINT K SUKAR
Site Address: 1416 17TH AVE S 35205
Zip Code: 35205
Legal Description: LOT 6-A BLK 2 BELVEDERE RESUR OF LOTS 6 THRU 9 BLK 2
Premises/Geographic: 1416 17th Ave S
Description: Variance to subdivide the lot into two lots creating one substandard lot size of 5,531 sqft instead of the minimum lot size of 6,000 sqft.
Property Zoned: R3 Single Family District
Parcel Information: Parcel #: 012900121003007000, NE1 of Section 12 , Township 18 S, Range 3 W
Approved- based upon the applicant meeting the six variance standards.

Woodlawn

ZBA2022-00007
APPROVED

Request: Variance
Applicant: CHARLES WILLIAMS
Owner: BIRMINGHAM BOARD OF EDUCATION
Site Address: 5620 1ST AVE N 35212
Zip Code: 35212
Legal Description: PT LOT 1-A BLK 1 RESUR OF WOODLAWN HIGH SCHOOL PROPERTY LYING IN SW 1/4 OF NE 1/4 SEC 21 TP 17 R 2W
Premises/Geographic: 5620 1st Ave N 35212
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.
Property Zoned: CB2 Contingency General Business District
R3 Single Family District
Parcel Information: Parcel #: 012300211015001000, NE1 of Section 21 , Township 17 S, Range 2 W
Approved- Based upon the applicant provided documentation supporting surplus parking and meeting the six standards.

Five Points South

ZBA2022-00009
APPROVED

Request: Variance
Applicant: DAVID BRANDT
Owner: RGS PROPERTIES INC
Site Address: 209 20TH ST S 35233
Zip Code: 35233
Legal Description: LOTS 8 THRU 10 & THE W 23 FT OF LOT 7 BLK 136 BHAM
Premises/Geographic: 209 20th St S
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.
Property Zoned: B4 Central Business District
Parcel Information: Parcel #: 012200364023005000, SE1 of Section 36 , Township 17 S, Range 3 W
Approved- based upon the applicant meeting the six variance standards.