



ZONING BOARD OF ADJUSTMENT AGENDA

CITY OF BIRMINGHAM

Randall L. Woodfin
Mayor

Katrina R. Thomas
Director

Meeting Date: Thursday, January 12, 2023
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

South East Lake

ZBA2022-00006

Request: Variance
Applicant: JOSE PERRY SR
Owner: GREATER EMMANUEL TEMPLE HOLINES
Site Address: 7901 2ND AVE S 35206
Zip Code: 35206
Legal Description: LOTS 10 THROUGH 18 BLK 114 EAST LAKE
Premises/Geographic: 7901 2nd Ave S 35206
Description: Variance to allow a chain link fence in the front yard. A variance to allow the fence a height of 8ft instead of the 4ft maximum. A variance to allow for 7 pole signs, an attached sign, and a new LED pole sign that exceed the maximum signage allowed by the Zoning Ordinance.
Property Zoned: CO&I Contingency Office and Institutional District
Parcel Information: Parcel #: 012300113023001000, SW1 of Section 11 , Township 17 S, Range 2 W

Five Points South

ZBA2022-00064

Request: Variance
Applicant: BRANDON GRANT SR
Owner: GREEN HOLLIE & WHITE JUSTIN L
Site Address: 1501 14TH ST S 35205
Zip Code: 35205
Legal Description: P O B S E INTER OF 14TH ST S & 15TH AVE S TH N E 56.2 FT ALG AVE TH S E 94.9 FT TH W 85.5 FT TO 14TH ST S TH N 79 FT ALG ST TO P O B BEING PT OF LOTS A & B BLK 27 PHELANS ADD TO BHAM
Premises/Geographic: 1501 14th Street South
Description: Variance to allow for the expansion of a Single-Family home to be setback 1.2' feet from the rear yard and 0' feet from the side yard instead of the required 25' ft rear setback and 5' ft side yard setback.
Property Zoned: R4A Medium Density Residential District
Parcel Information: Parcel #: 012900014023008000, SE1 of Section 01 , Township 18 S, Range 3 W

Central Park

ZBA2022-00066

Request: Variance
Applicant: SHUN RIGGINS
Owner: HARRIS LUCIOUS
Site Address: 1575 1/2 BESSEMER RD EN 35208
Zip Code: 35208
Legal Description: LOT 3-A BLK 28 HULEN RESUR NO 1 PB 200 PG 23
Premises/Geographic: 1575 Bessemer Road
Description: Application for a variance to allow for an event center to be open until 2:00 am.
Property Zoned: B2 General Business District
Parcel Information: Parcel #: 012900071031002000, NE1 of Section 07 , Township 18 S, Range 3 W

Central Park

ZBA2022-00067

Request: Variance
Applicant: ELENA GHINDOC
Owner: VARNER THOMAS
Site Address: 4629 AVENUE S 35208
Zip Code: 35208
Legal Description: LOT 11 BLK 22 CENTRAL PARK
Premises/Geographic: 4629 Avenue S
Description: Application for a rehearing of ZBA2022-00048 (Variance to allow a parking pad in the front yard instead of the side or rear yard area)
Property Zoned: R3 Single Family District
Parcel Information: Parcel #: 012900071010010000, NE1 of Section 07 , Township 18 S, Range 3 W

Glen Iris**ZBA2022-00074**

Request: Variance
Applicant: CHRISTOPHER DISHON
Owner: WARDLAW JOHN BRADLEY
Site Address: 500 10TH AVE S 35205
Zip Code: 35205
Legal Description: LOT 9 BLK 4 BHAM RLTY CO 11TH ADD
Premises/Geographic: 500 10th Ave S
Description: Application requesting a Variance to allow for a 7.5' ft fence in the front yard along 5th St S.
Property Zoned: R3 Single Family District
Parcel Information: Parcel #: 012900024025009000, SE1 of Section 02 , Township 18 S, Range 3 W

Five Points South**ZBA2022-00078**

Request: Modification
Applicant: SPARTAN INVEST LLC
Owner: OLIVER JOHN C
Site Address: 1235 18TH AVE S 35205
Zip Code: 35205
Legal Description: LOT 9 BLK D ARDIS HEIGHTS
Premises/Geographic: 1235 18th Ave S
Description: Application requesting a Parking Modification to allow for 0 off-street parking spaces instead of the required 2 parking spaces for a duplex.
Property Zoned: CR5 Contingency Multiple Dwelling District
Parcel Information: Parcel #: 012900122009004000, NW1 of Section 12 , Township 18 S, Range 3 W

Central City**ZBA2022-00080**

Request: Variance
Applicant: MATT FOLEY
Owner: THE STAFFORD COMPANY LLC
Site Address: 2013 4TH AVE N 35203
Zip Code: 35203
Legal Description: LOT 6 BLK 74 BHAM
Premises/Geographic: 2013 4th Avenue N
Description: Application for a Variance to allow for an internally illuminated projecting sign that exceeds the maximum square footage allowed by the zoning ordinance. A Variance to allow for the projecting sign to be elevated 23 feet off the ground instead of the required 18 feet.
Property Zoned: B4 Central Business District
Parcel Information: Parcel #: 012200362011005000, NW1 of Section 36 , Township 17 S, Range 3 W

Southside**ZBA2022-00081**

Request: Modification
Applicant: KEVIN FREEMAN
Owner: ELEGANT EARTH WAREHOUSE LLC
Site Address: 3401 5TH AVE S APT REAR 35222
Zip Code: 35222
Legal Description: LOTS 8 THRU 10 BLK 704 BHAM
Premises/Geographic: 3401 5th Avenue South
Description: Application requesting a parking modification to allow for 11 off-street parking spaces instead of the required 45 parking spaces.
Property Zoned: M1 Light Industrial District
Parcel Information: Parcel #: 012300311014003000, NE1 of Section 31 , Township 17 S, Range 2 W

Woodlawn**ZBA2022-00082**

Request: Variance
Applicant: ERIC HALL
Owner: MNP HOLDING CO INC
Site Address: 5101 MESSER-AIRPORT HWY 35212
Zip Code: 35212
Legal Description: LOT 2 BAR-TON SUBDIVISION
Premises/Geographic: 5101 Messer- Airport Hwy
Description: Application for a rehearing of ZBA2022-00008: Application requesting a Variance to modify density requirements in a B-2 zoning district to allow for 146 studio apartment units instead of the 119 units allowed by the Zoning Ordinance.
Property Zoned: CB2 Contingency General Business District
Parcel Information: Parcel #: 012300212016007000, NW1 of Section 21 , Township 17 S, Range 2 W

Wylam

ZBA2022-00083

Request: Variance
Applicant: BRADLEY LACRYSTAL
Owner: JEFFERSON COUNTY COMMITTEE FOR
Site Address: 4600 7TH AVE WL 35224
Zip Code: 35224
Legal Description: LOTS 15 & 16 BLK 5 RESUR OF ADLER WEAVER
Premises/Geographic: 4600 7th Avenue
Description: Application for a Variance to allow for the installation of a playground in the front yard along 7th Avenue.
Property Zoned: CB2 Contingency General Business District
Parcel Information: Parcel #: 013000021008014000, NE1 of Section 02 , Township 18 S, Range 4 W

Eastwood

ZBA2022-00084

Request: Special Exception
Applicant: MYKEA JONES
Owner: MAP EASTWOOD LLC
Site Address: 1680 MONTCLAIR RD 35210
Zip Code: 35210
Legal Description: THAT PT OF LOT 3-A EASTWOOD VILLAGE 229/4 BEING A RESUR OF LOT 3 2ND AMENDED PLAT OF EAST WOOD VILLAGE LYING IN NE1/4 OF SEC 26 T17S R2W
Premises/Geographic: 1680 Montclair Road
Description: Application for a Special Exception to operate an event center in a B-2, General Business District.
Property Zoned: CB2 Contingency General Business District
Parcel Information: Parcel #: 012300261003002000, NE1 of Section 26 , Township 17 S, Range 2 W

Overton

ZBA2022-00085

Request: Variance
Applicant: ROBERT EASLEY
Owner: GLENN HENRY ELMO & LOUISE
Site Address: 5100 CAHABA RIVER RD 35243
Zip Code: 35243
Legal Description: COM AT INT S R/W HWY 280 & W 1/4 SEC LINE OF NW 1/4 SEC 35 T18S R2W NW 535 ALG S R/W TO POB SE 280S E 250S N 460S TO S R/W NLY 280 SW 341S ALG S R/W TO POB
Premises/Geographic: 5100 Cahaba River Road
Description: Application for a Variance to allow parking in the front yard and a Variance to allow excess parking over the maximum allowed.
Property Zoned: QB3 Qualified Community Business District
Parcel Information: Parcel #: 012800352001005000, NW1 of Section 35 , Township 18 S, Range 2 W