



# ZONING BOARD OF ADJUSTMENT AGENDA

## CITY OF BIRMINGHAM

Randall L. Woodfin  
Mayor

Katrina R. Thomas  
Director

Meeting Date: Thursday, July 13, 2023  
Location: Conference Room 215, Second Floor, City Hall  
Time: 3:00PM  
Pre-Meeting: 2:30PM  
Pre-Meeting Location: Conference Room 215, Second Floor, City Hall

### Glen Iris

ZBA2023-00008

**Request:** Variance  
**Applicant:** CARLEONE POSALA  
**Owner:** ODS LLC  
**Site Address:** 656 IDLEWILD CIR 35205  
**Zip Code:** 35205  
**Legal Description:** W 1/2 LOT 11 BLK B HGLD PARK  
**Premises/Geographic:** 656 Idelwild Circle  
**Description:** Application for a Variance to allow for 12 units instead of the allowed 5 units per the density requirement of the R-5, Multiple Family Dwelling District, in the Zoning Ordinance. A Variance to allow for the structure height to be 40 feet instead of the required 35 feet in an R-5, Multiple Family Dwelling District. A Variance to allow for parking in the front yard.  
**Property Zoned:** R5 Multiple Dwelling District  
**Parcel Information:** Parcel #: 012900111002008000, NE1 of Section 11 , Township 18 S, Range 3 W

### East Lake

ZBA2023-00021

**Request:** Variance  
**Applicant:** ANDRA SPARKS  
**Owner:** FORTY FIFTH STREET BAPTIST  
**Site Address:** 7600 DIVISION AVE 35206  
**Zip Code:** 35206  
**Legal Description:** LOTS 1 & 2 & 3 BLK 21 EAST LAKE  
**Premises/Geographic:** 7600 Division Avenue  
**Description:** Variance for a new monument sign in a CO&I district (Contingency Office and Institutional District) to have a 70 ft setback from a single-family residential use instead of the 100 ft required (Title 1, Chapter 7, Section 6)  
**Property Zoned:** CO&I Contingency Office and Institutional District  
**Parcel Information:** Parcel #: 012300151007005000, NE1 of Section 15 , Township 17 S, Range 2 W

### OVERTON

ZBA2023-00023

**Request:** Variance  
**Applicant:** CAPSTONE COMMUNITIES  
**Owner:** ABBEY-GREYSTONE  
**Site Address:** 200 ASH DR 35242  
**Zip Code:** 35242  
**Legal Description:**  
**Premises/Geographic:** 200 Ash Drive  
**Description:** Variance for a 9ft fence (surrounding a trash compactor) in a front yard in a QD-5 district (Qualified Multiple Dwelling District)  
**Property Zoned:** CB2 Contingency General Business District  
**Parcel Information:** Parcel #: 039290001007002, SW1 of Section 29 , Township 18 S, Range 1 W

### Fountain Heights

ZBA2023-00024

**Request:** Variance  
**Applicant:** FRAVERT SERVICES  
**Owner:** PIZITZ REALTY CO  
**Site Address:** 1821 2ND AVE N 35203  
**Zip Code:** 35203  
**Legal Description:** LOTS 1 THRU 6 BLK 98 BHAM  
**Premises/Geographic:** Sidewalk Film Center & Cinema  
**Description:** Variance to allow an 89SF projecting sign that is 35 feet off the ground, projects 5 ft 6 in, and projects off the building corner at 45 degrees on the NW corner of the building  
**Property Zoned:** B4 Central Business District  
**Parcel Information:** Parcel #: 012200362030001000, NW1 of Section 36 , Township 17 S, Range 3 W

**Request:** Variance  
**Applicant:** FRAVERT SERVICES  
**Owner:** GAI PROPERTIES LLC  
**Site Address:** 110 12TH ST N 35203  
**Zip Code:** 35203  
**Legal Description:** BEG NE COR BLK 265 BHAM TH SE 300 FT TH SW 400 FT TH NW 149.8 FT TH NE 150.4 FT TH NW 149.9 FT TH NE 250 FT TO POB  
**Premises/Geographic:** Pack Health  
**Description:** Variance for a 39.4SF projecting sign on a canopy attached to the building  
**Property Zoned:** M1 Light Industrial District  
**Parcel Information:** Parcel #: 012200354021001000, SE1 of Section 35 , Township 17 S, Range 3 W