



# ZONING BOARD OF ADJUSTMENT AGENDA

## CITY OF BIRMINGHAM

Randall L. Woodfin  
Mayor

Katrina R. Thomas  
Director

Meeting Date: Thursday, August 10, 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

### Highland Park

ZBA2023-00019

**Request:** Modification  
**Applicant:** CLARK BAILEY  
**Owner:** REDMONT R & D LLC  
**Site Address:** 2614 HIGHLAND AVE 35205  
**Zip Code:** 35205  
**Legal Description:** LOT 8-A RESUR OF LOTS 8 & 9 BLK 894 BHAM  
**Premises/Geographic:** 2614 Highland Avenue  
**Description:** Application requesting a Parking Modification to allow for 0 off-street parking spaces instead of the required 45 parking spaces for a restaurant that has bike racks.  
**Property Zoned:** QO&I Qualified Office and Institutional District  
**Parcel Information:** Parcel #: 012800061010011000, NE1 of Section 06 , Township 18 S, Range 2 W

### Crestwood North

ZBA2023-00026

**Request:** Variance  
**Applicant:** RUTHERFORD YEATES III  
**Owner:** MELOF BRUCE & MELOF MARY  
**Site Address:** 5652 CRESTWOOD BLVD 35212  
**Zip Code:** 35212  
**Legal Description:** E 60 FT LOT 14 & ALL LOT 15 BLK 8 CRESTWOOD ADD TO WOODLAWN HGLDS 1ST SECT  
**Premises/Geographic:** 5652 & 5654 Crestwood Blvd  
**Description:** Variance for a 6ft and 8ft aluminum fence in a front yard along Crestwood Boulevard and 57th Street South  
**Property Zoned:** R3 Single Family District  
**Parcel Information:** Parcel #: 012300272007002000, NW1 of Section 27 , Township 17 S, Range 2 W

### Rising - West Princeton

ZBA2023-00027

**Request:** Special Exception  
**Applicant:** VALENCIA JOHNSON  
**Owner:** REALTY INCOME PROPERTIES 18 LLC  
**Site Address:** 1301 3RD AVE W 35208  
**Zip Code:** 35204  
**Legal Description:** LOT 9-A BLK 15 COMPTON RISING RESURVEY OF LOTS 9 THRU 14 BLK 15 PB 207 PG 30  
**Premises/Geographic:** 1301 3rd Ave W  
**Description:** Special exception to allow an event center in a C-2 (General Commercial) District and a parking modification to allow for 49 off street parking spaces instead of the 113 required parking spaces  
**Property Zoned:** B2 General Business District  
**Parcel Information:** Parcel #: 012900042014001000, NW1 of Section 04 , Township 18 S, Range 3 W

### Forest Park

ZBA2023-00029

**Request:** Variance  
**Applicant:** BMR HOMES INC  
**Owner:** BUTLER CHRISTOPHER F &  
**Site Address:** 1001 42ND ST S 35222  
**Zip Code:** 35222  
**Legal Description:** LOT 1-A BUTLER RESUREY 225/40 BRING A RESUR OF PT OF LOTS 1& 2 BLK 18 1ST ADD TO FORREST PARK  
**Premises/Geographic:** 1001 42nd Street South  
**Description:** Variance for a 7ft 10in brick wall in the front yard along 10th Avenue South  
**Property Zoned:** R3 Single Family District  
**Parcel Information:** Parcel #: 012300321018001000, NE1 of Section 32 , Township 17 S, Range 2 W

**Request:** Special Exception  
**Applicant:** GOODWYN MILLS CAWOOD LLC  
**Owner:** HOMESTEAD ALABAMA INCORPORATED  
**Site Address:** 12 PERIMETER PARK S 35243  
**Zip Code:** 35243  
**Legal Description:** LOT 1B OF PERIMETER PARK SOUTH RESUR NO 1 PB 187 PG 23  
**Premises/Geographic:** 12 Perimeter Park South  
**Description:** Special Exception to operate a communal living facility (for Highlands College student housing)  
**Property Zoned:** CB2 Contingency General Business District  
**Parcel Information:** Parcel #: 012800263000007000, SW1 of Section 26 , Township 18 S, Range 2 W