



Randall L. Woodfin  
Mayor

# ZONING BOARD OF ADJUSTMENT AGENDA

## CITY OF BIRMINGHAM

Katrina R. Thomas  
Director

Meeting Date: Thursday, September 28, 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

### 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

### Ensley

ZBA2023-00028

**Request:** Special Exception  
**Applicant:** JANICE D SMITH  
**Owner:** YOUNG CASSANDRA & STELLA ERVIN C/O  
**Site Address:** 1701 AVENUE V 35208  
**Zip Code:** 35218  
**Legal Description:** LOT 34 & N 16.67 FT OF LOT 35 BLK C TUXEDO PARK  
**Premises/Geographic:** 1701 Avenue V  
**Description:** Special Exception to allow a communal living facility  
**Property Zoned:** CR5 Contingency Multiple Dwelling District  
**Parcel Information:** Parcel #: 012200323019001000, SW1 of Section 32 , Township 17 S, Range 3 W

### Southside

ZBA2023-00030

**Request:** Variance  
**Applicant:** DANIEL SIGNS INC  
**Owner:** GHS 2707 LLC  
**Site Address:** 2709 7TH AVE S 35205  
**Zip Code:** 35233  
**Legal Description:** METES AND BOUNDS: UND 1/2 INT IN N 100 FT OF LOT 15 BLK 226 BHAM 800/1  
**Premises/Geographic:** 2709 7th Avenue South  
**Description:** Variance for an attached sign on a side of the building that does not have frontage on a street or highway  
**Property Zoned:** B2 General Business District  
**Parcel Information:** Parcel #: 012300313008003704, SW1 of Section 31 , Township 17 S, Range 2 W

### Five Points South

ZBA2023-00036

**Request:** Variance  
**Applicant:**  
**Owner:** TALON CONSTRUCTION INC  
**Site Address:** 1244 18TH AVE S 35205  
**Zip Code:** 35205  
**Legal Description:** LOT 18 BLK "C" ARDIS HEIGHTS  
**Premises/Geographic:**  
**Description:** Variance for a 6ft fence in a front yard along 18th Ave S  
**Property Zoned:** CR5 Contingency Multiple Dwelling District  
**Parcel Information:** Parcel #: 012900122008028000, NW1 of Section 12 , Township 18 S, Range 3 W

**Central City**

**ZBA2023-00041**

Request: Variance  
 Applicant: ALABAMA SIGN AND GRAPHIC  
 Owner: BIRMINGHAM OFFICE INVESTMENT LL  
 Site Address: 505 20TH ST N 35203  
 Zip Code: 35203  
 Legal Description: LOT 13-A OF A RESUR OF LOTS 13 THUR 20 BLK 48 BHAM 134/31  
 Premises/Geographic:  
 Description: Variance for a 339SF attached sign on the north elevation of the building that is not adjacent to street or highway frontage AND a Variance for a 339SF attached sign on the east elevation of the building that is not adjacent to street or highway frontage  
 Property Zoned: B4 Central Business District  
 Parcel Information: Parcel #: 012200362009006000, NW1 of Section 36 , Township 17 S, Range 3 W

**Eastwood**

**ZBA2023-00042**

Request: Variance  
 Applicant: DAVID DERR  
 Owner: EASTWOOD VILLAGE SHOPPING CENTER  
 Site Address: 1676 MONTCLAIR RD 35210  
 Zip Code: 35210  
 Legal Description: LOT 1B RESUBDIVISION OF LOT 1A EASTWOOD VILLAGE 239/28  
 Premises/Geographic:  
 Description: Variance for Playground and Parking Modification for 287 parking spaces instead of the 298 required (playground will be removing the required spaces)  
 Property Zoned: CB2 Contingency General Business District  
 Parcel Information: Parcel #: 012300262000023000, NW1 of Section 26 , Township 17 S, Range 2 W

**Sun Valley**

**ZBA2023-00044**

Request: Variance  
 Applicant: LBYD INC.  
 Owner: JEFFERSON STATE JUNIOR COLLEGE  
 Site Address: 2601 CARSON RD 35215  
 Zip Code: 35215  
 Legal Description: E 1/2 OF NW 1/4 SEC 12 TP 16 R 2W LYING W OF JEFFERSON STATE PARKWAY ALSO COM SW COR OF NW 1/4 TH N 345 FT TO POB TH NW 80 FT TH NE 1320 FT TH E 640.9 FT TH S 1430 FT TH W 355 FT TH NW 230 FT TH SW 140 FT TH NW 755 FT TO POB  
 Premises/Geographic: Jefferson State Community College  
 Description: Variance for a 128 ft front yard setback in a Mixed-Use Medium District (MU-M) instead of the maximum 18ft allowed  
 Property Zoned: R2 Single Family District  
 Parcel Information: Parcel #: 011300122000001000, NW1 of Section 12 , Township 16 S, Range 2 W

**Central Park**

**ZBA2023-00048**

Request: Variance  
 Applicant: FRAVERT SERVICES  
 Owner: BIRMINGHAM CITY OF  
 Site Address: 2250 BESSEMER RD EN 35208  
 Zip Code: 35208  
 Legal Description: LOT B ENSLEY AVE RESUR NO 3 PB 221 PG 66  
 Premises/Geographic:  
 Description: Variance for signage: Tenant 1 = variance for two 24SF attached signs; Tenant 2 = Variance for three 39SF attached signs (one of which has no frontage on a public street or highway) and 1 door vinyl; Tenant 3 = Variance for two 22SF attached signs (one of which has no frontage on a public street or highway) and 1 door vinyl; Tenant 4 = Variance for three 39SF attached signs (two of which have no frontage on a public street or highway) and 1 door vinyl; Variance for 2 attached building signs not affiliated with an occupant of the premises  
 Property Zoned: B2 General Business District  
 Parcel Information: Parcel #: 012900053023001000, SW1 of Section 05 , Township 18 S, Range 3 W

**Southside**

**ZBA2023-00049**

Request: Variance  
 Applicant: FRAVERT SERVICES  
 Owner: BLUE WATER GLASS LLC  
 Site Address: 2924 3RD AVE S 35233  
 Zip Code: 35233  
 Legal Description: LOTS 18 THRU 20 BLK 437 BHAM  
 Premises/Geographic:  
 Description: Variance for 3 projecting signs in an M-1 district and variance for door vinyls at the two building entrances  
 Property Zoned: M1 Light Industrial District  
 Parcel Information: Parcel #: 012300312008006000, NW1 of Section 31 , Township 17 S, Range 2 W

**Request:** Variance  
**Applicant:** FRAVERT SERVICES  
**Owner:** NATURAL BRIDGE DEV CORP  
**Site Address:** 9530 PARKWAY EAST 35215  
**Zip Code:** 35215  
**Legal Description:** P O B SW INTER GENE REED RD & PARKWAY EAST TH W 370 FT S TH S 25 FT S TH W 265 FT S TH N 15 FT S TH W 295 FT S TH S 720 FT TH SE 263 FT TH NW 66.5 FT TH E 50.1 FT TH NE 78 FT TH E 300 FT TO PARKWAY EAST TH NE 770 FT ALG R/W TO POB LYING IN N 1/2 OF SE 1

**Premises/Geographic:**  
**Description:** Variance for 4 attached tenant signs to exceed 150SF (Tenant 1 = 250SF, Tenant 2 = 250SF, Tenant 3 = 400SF, Tenant 4 = 250SF); Variance to allow vinyl graphics on all four tenant entrance doors; Variance for a 50ft tall shopping center sign with 310SF of signage

**Property Zoned:** CB2 Contingency General Business District  
**Parcel Information:** Parcel #: 011300364003056000, SE1 of Section 36 , Township 16 S, Range 2 W