



# ZONING BOARD OF ADJUSTMENT AGENDA

## CITY OF BIRMINGHAM

Randall L. Woodfin  
Mayor

Katrina R. Thomas  
Director

Meeting Date: Thursday, November 09, 2023  
Location: Gallery of Distinguished Citizens, Second Floor, City  
Time: 3:00PM  
Pre-Meeting: 2:30PM  
Pre-Meeting Location: Gallery of Distinguished Citizens, Second Floor,  
City Hall

### Forest Park

ZBA2023-00031

**Request:** Variance  
**Applicant:** JOHN FORNEY ARCHITECT  
**Owner:** JAFFE STUART & LUCY  
**Site Address:** 3520 CLIFF RD 35205  
**Zip Code:** 35205  
**Legal Description:** P O B 505.9 FT SW OF INTER N LINE CLIFF RD & E LINE SW 1/4 SEC 32 T17S R2W TH WLY 85 FT ALG CLIFF RD TH N 163 FT TO 12TH CT S TH E 50 FT ALG 12TH CT S TH SE 160 FT S TO P O B BEING PT LOTS 29&30 FOREST HILL  
**Premises/Geographic:** 3520 Cliff Road  
**Description:** Variance for a front yard setback of 7ft 4in for a covered porch and side yard setbacks of 3ft 4in (west side) and 2ft 10in (east side)  
**Property Zoned:** R3 Single Family District  
**Parcel Information:** Parcel #: 012300323001019000, SW1 of Section 32 , Township 17 S, Range 2 W

### Eastwood

ZBA2023-00042

**Request:** Variance  
**Applicant:** DAVID DERR  
**Owner:** EASTWOOD VILLAGE SHOPPINGS CENTER  
**Site Address:** 1676 MONTCLAIR RD 35210  
**Zip Code:** 35210  
**Legal Description:** LOT 1B RESUBDIVISION OF LOT 1A EASTWOOD VILLAGE 239/28  
**Premises/Geographic:** 1676 Montclair Rd  
**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

### Thomas

ZBA2023-00054

**Request:** Modification  
**Applicant:** WAYMAN NEWTON  
**Owner:** EL CENTRO MALL LTD  
**Site Address:** 1147 BANKHEAD HWY W 35204  
**Zip Code:** 35204  
**Legal Description:** POB 190 FT N OF INTER OF NE/L 16TH AVE W & W/L NE 1/4 SEC 28 TWP 17 R 3W TH N 360 FT ALG W/L NE 1/4 TH SE 45 FT TH NE 144 FT TO BANKHEAD HWY TH SE 560 FT ALG HWY TH SW 250 FT TH SE 380 FT TH S 505 FT TH NW 242.8 FT TH SW 172 FT TH NW 945 FT TO POB BE  
**Premises/Geographic:** 1147 Bankhead Highway (Shopping Center)  
**Description:** Parking modification for 349 parking spaces instead of the 500 required parking spaces  
**Property Zoned:** CB2 Contingency General Business District  
**Parcel Information:** Parcel #: 012200281008007000, NE1 of Section 28 , Township 17 S, Range 3 W

### Glen Iris

ZBA2023-00055

**Request:** Hear an Appeal  
**Applicant:** DOUGLAS EDMONSON  
**Owner:** GOROSPE-MACIAS ROBERTO  
**Site Address:** 2105 JOYCE ST 35205  
**Zip Code:** 35205  
**Legal Description:** LOT B RED MTN TERRACE RESUR OF LOT 2 BLK 3  
**Premises/Geographic:** 2105 Joyce Street  
**Description:** Appeal of the Director's decision to allow ROSS Recovery at the property located at 2105 Joyce Street, zoned CR-5 (Contingency Multiple Dwelling District)  
**Property Zoned:** CR5 Contingency Multiple Dwelling District  
R3 Single Family District  
**Parcel Information:** Parcel #: 012900113006003000, SW1 of Section 11 , Township 18 S, Range 3 W

**Request:** Variance  
**Applicant:** ALABAMA POWER COMPANY  
**Owner:** UNITED STATES STEEL CORP  
**Site Address:** 640 AVENUE D  
**Zip Code:** 35214  
**Legal Description:** THAT PT OF SW 1/4 OF SEC 30 TP 17S R 3W LYING S OF VILLAGE CREEK CANAL W OF L&N RR R/W & E OF OLD US STEEL RR R/W SECT 30 TWSP 17S RANGE 3W  
**Premises/Geographic:** Pleasant Hill Road and Village Creek  
**Description:** Variance from the definition of a lot (no principal frontage on a public street)  
**Property Zoned:** M2 Heavy Industrial District  
MXD Mixed Use District  
**Parcel Information:** Parcel #: 012200303004001000, SW1 of Section 30 , Township 17 S, Range 3 W