



Zoning Board of Adjustment

Minutes

Department of Planning, Engineering, & Permits

March 9, 2023
City Council Chambers
3:00 P.M.

Members Present

Chairwoman, Scottie Y. McClaney
Lissy Frese
Phillip Foster
Madelaine Bowie
Shia Hendricks
Robert Littleton

Staff Present

Tim Gambrel, Chief Planner
Jess Mays, ZBA Planner
Johnathen Hogan, Zoning Inspector
Kasandra Brundidge, Zoning Supervisor
Brandon Hammond, Zoning Inspector
Dedra Campbell, Zoning Inspector

Chairwoman Scottie McClaney called the meeting to order.

Ms. Lissy Frese made a motion to approve the minutes from the February 9, 2023 meeting. Mr. Phillip Foster seconded this motion. All in favor, motion passes. February 9, 2023 minutes approved.

Case Number: ZBA2022-00005.....Fountain Heights Neighborhood

Applicant: Don Hawes of Brand Resource Inc.

Site Address: 1531 Third Avenue North, Birmingham, AL 35203

Owner: Capstone Real Estate Investments

Description: Application requesting a Variance for a painted mural (attached sign) that is 187 sq. ft. exceeding the maximum square footage allowed.

This case was **WITHDRAWN** by the applicant

Case Number: ZBA2023-00006.....Five Points South Neighborhood

Applicant: John B. Davis

Site Address: 1215 15th Avenue South, Birmingham, AL 35205

Owner: John B. Davis

Description: Application for a Variance to repair a legal non-conforming structure (4- unit Apartment Building) to the extent that the repair of that structure is valued at 50 percent or more of its current assessed value.

Madelaine Bowie made a motion to approve the request with the following conditions attached:

1. Review by the appropriate zoning inspector to insure compliance with the Board’s decision.
2. All permits and certificate(s) of occupancy, if applicable, shall be obtained within three years of approval from the Board.

Motion to approve was seconded by Shia Hendricks.
All in favor, motion passes.

APPROVED.

Case Number: ZBA2023-00007.....Woodland Park Neighborhood

Applicant: Yvette Sims

Site Address: 1809 3rd Place Southwest, Birmingham, AL 35211

Owner: Yvette Sims

Description: Application requesting a Variance to allow for a parking pad in the front yard in an R-3, Single-Family Residential District.

Lissy Frese made a motion to approve the request with the following conditions attached:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. All permits and certificate(s) of occupancy, if applicable, shall be obtained within three years of approval from the Board.

Motion to approve was seconded by Madelaine Bowie.

Roll Call Vote:

Scottie Y. McClaney: No

Lissy Frese: Yes

Phillip Foster: Yes

Madelaine Bowie: Yes

Shia Hendricks: No

Robert Littleton : No

DENIED.

Case Number: ZBA2023-00009.....East Lake Neighborhood

Applicant: Arlond James

Site Address: 7619 1st Avenue North, Birmingham, AL 35206

Owner: Eastlakeopoly LLC.

Description: Application for a Parking Modification to allow for 0 of-street parking spaces instead of the required 23 spaces for a lounge/bar. Application for a Sign Variance to allow for two attached signs on the same facade of the building that has frontage on a street or highway.

Madelaine Bowie made a motion to approve this case with the following conditions attached:

1. Review by the appropriate zoning inspector to ensure compliance with the Board's decision.
2. All permits and certificate(s) of occupancy, if applicable, shall be obtained within two years of approval from the Board.

Motion to approve was seconded by Robert Littleton.

All in favor, motion passes.

APPROVED.

Chairwoman Scottie McClaney adjourned the meeting.