



CITY OF BIRMINGHAM

DEPARTMENT OF PLANNING, ENGINEERING & PERMITS

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RANDALL L. WOODFIN
MAYOR

KATRINA THOMAS
DIRECTOR

ZONING BOARD OF ADJUSTMENT MINUTES
Conference Room 215
3:00PM
July 13, 2023

MEMBERS PRESENT: Scottie McClaney, Chairman
Philip Foster
Lissy Frese
Shia Hendricks
Wanda Wright

OTHERS PRESENT: Kimberly Speerl, Zoning Administrator
Zoning Enforcement Team

The Chairman, Scottie McClaney, called the Zoning Board of Adjustment meeting to order.

Case #: ZBA2023-00008

Request: Variance

Applicant: Carleone Posala, Christopher Architecture and Interiors

Site Address: 656 Idlewild Circle 35205

Owner: Chris Reebals

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.

Lissy Frese made a motion to deny the requests because the applicant did not prove that the variance standards were met.

Motion second by Philip Foster.

All in favor.

Motion passes.

Requests denied.



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Case #: ZBA2023-00021

Request: Variance

Applicant: Andra D. Sparks

Site Address: 7600 Division Avenue 35206

Owner: Forty-Fifth Street Baptist Church

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)

Shia Hendricks made a motion to approve the request because the applicant provided sufficient evidence to support the 6 variance standards. The motion to approve was made with the following conditions:

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.
3. Approval by the Design Review committee (if required).

Motion second by Wanda Wright.

All in favor.

Motion passes.

Request approved.

Case #: ZBA2023-00023

Request: Variance

Applicant: Capstone Communities

Site Address: 200 Ash Drive 35242

Owner: CCC – Birmingham, 119 LLC

Description: Variance for a 9ft fence (surrounding a trash compactor) in a front yard in a QD-5 district (Qualified Multiple Dwelling District)

Philip Foster made a motion to approve the request because the applicant provided sufficient evidence to support the 6 variance standards, including the slope of the property where the fence will be located. The motion to approve was made with the following conditions:

1. Review by the appropriate zoning inspector to ensure compliance with the Board's decision.



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2. All permits and certificate(s) of occupancy, if applicable, shall be obtained within two years of approval from the Board.

Motion second by Shia Hendricks.

All in favor.

Motion passes.

Request approved.

Case #: ZBA2023-00024

Request: Variance

Applicant: David Brandt, Fravert Services

Site Address: 1821 2nd Avenue North 35203

Owner: Pizitz Commercial Tenant, LLC

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

Request WITHDRAWN by the applicant.

Case #: ZBA2023-00025

Request: Variance

Applicant: David Brandt, Fravert Services

Site Address: 110 12th Street North 35203

Owner: Pack Health

Description: Variance for a 39.4SF projecting sign on a canopy attached to the building

Lissy Frese made a motion to approve the request because the applicant provided sufficient evidence to support the 6 variance standards. The motion to approve was made with the following conditions:

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 second by Philip Foster.

All in favor.

Motion passes.

Request approved.