



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
August 10, 2023

MEMBERS PRESENT: Scottie McClaney, Chairman
Shia Hendricks
Madelaine Bowie
Phillip Foster

OTHERS PRESENT: Kimberly Spearl, Zoning Administrator
Kasandra Brundidge, Zoning Enforcement Supervisor
Dedra Campbell, Zoning Enforcement
Brandon Hammond, Zoning Enforcement
Jonathan Hogan, Zoning Enforcement
Stenisha McGhee, Zoning Enforcement

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

Case #: ZBA2023-00019

Request: Modification

Applicant: Clark Bailey

Site Address: 2614 Highland Avenue 35205

Owner: Redmont R & D LLC

Description: Application requesting a Parking Modification to allow for a 0 off-street parking spaces instead of the required 45 parking spaces for a restaurant that has bike racks.

Phillip Foster made a motion to approve the requests because the applicant showed surplus parking in commercial and mixed-use areas. 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 Madelaine Bowie.

All in favor.

Motion passes.

Requests approved.

Case #: ZBA2023-00026

Request: Variance

Applicant: Rutherford Yeates III

Site Address: 5652 Crestwood Blvd. 35212

Owner: Melof Bruce & Melof Mary

Description: Variance for a 6ft and 8ft aluminum fence in a front yard along Crestwood Boulevard and 57th Street South.

Shia Hendricks made a motion to send back to Crestwood South Neighborhood for updated vote and come back when ready.

Motion second by Madelaine Bowie.

All in favor.

Motion passes.

Request continued.

Case #: ZBA2023-00027

Request: Special Exception

Applicant: Valencia Johnson

Site Address: 1301 3rd Avenue West 35208

Owner: Realty Income Properties 18 LLC

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.

Madelaine Bowie made a motion to approve the special exception request because it does not impair the health, safety, convenience or comfort of the public. The applicant installed 22 cameras and will install gates. Ms. Bowie also made a motion to approve the modification because the full parking provision is not necessary. The motions to approve were made with the following conditions:



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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 Shia Hendricks.

All in favor.

Motion passes.

Request approved.

Case #: ZBA2023-00029

Request: Variance

Applicant: BMR Homes Inc.

Site Address: 1001 42nd Street South 35222

Owner: Butler Christopher F.

Description: Variance for a 7ft 10in brick wall in the front yard along 10th Avenue South

Madelaine Bowie made a motion to approve the variance request because the applicant presented case to meet 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 Shia Hendricks

All in favor.

Motion passes.

Request approved.

Case #: ZBA2023-00033

Request: Special Exception

Applicant: Goodwyn Mills Cawood LLC

Site Address: 12 Perimeter Park South 35243

Owner: Homestead Alabama Incorporated

Description: Special Exception to operate a communal living facility (for Highlands College student housing)



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Madelaine Bowie made a motion to approve the special exception request because the applicant provided evidence to support the request. The special exception will not tend to impair the health, safety, convenience, or comfort of the public. 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. Compliance with the conditions for a communal living facility per Title 1, Chapter 4, Article III of the City's Zoning Ordinance.

Motion second by Philip Foster.

All in favor.

Motion passes.

Request approved.