



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
September 28, 2023

MEMBERS PRESENT: Scottie McClaney, Chairman
Philip Foster
Madelaine Bowie
Torin Brazzle

OTHERS PRESENT: Kimberly Spearl
Kasandra Brundidge
Brandon Hammond
Dedra Campbell
Jonathan Hogan
Erika Brooks

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

Case #: ZBA2023-00024

Request: Variance

Applicant: David Brandt, Fravert Services

Site Address: 1821 2nd Avenue North

Owner: Pizitz Realty Co

Description: Application for a Variance to allow an 89SF projecting sign that is 35ft off the ground, projects 5ft 6in, and projects off the building corner at 45 degrees on the NW corner of the building

Philip Foster 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.



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Motion seconded by Madelaine Bowie.
All in favor.
Motion passes.
Requests approved.

Case #: ZBA2023-00030

Request: Variance
Applicant: Wes Daniel, Daniel Signs Inc.
Site Address: 2709 7th Avenue South
Owner: GHS 2707 LLC
Description: Variance for an attached sign on a side of the building that does not have frontage on a street or highway

Madelaine Bowie 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 seconded by Torin Brazzle.
All in favor.
Motion passes.
Request approved.

Case #: ZBA2023-00036

Request: Variance
Applicant: Steven Crocker
Site Address: 1244 18th Avenue South
Owner: Talon Construction Inc.
Description: Variance for a 6ft fence in a front yard along 18th Avenue South

Madelaine Bowie made a motion to continue the case request until October 12th so the applicant and his neighbor can come before the board at the same time.

Motion seconded by Philip Foster.



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All in favor.
Motion passes.
Request continued.

Case #: ZBA2023-00041

Request: Variance
Applicant: Alabama Sign & Graphic
Site Address: 505 20th Street North
Owner: Birmingham Office Investment LLC
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

Philip Foster made a motion to approve both variances 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 seconded by Madelaine Bowie.
All in favor.
Motion passes.
Request approved.

Case #: ZBA2023-00044

Request: Variance
Applicant: LBYD Inc.
Site Address: 2601 Carson Road
Owner: Jefferson State Junior College
Description: Variance for a 128ft front yard setback in a Mixed-Use Medium District (MU-M) instead of the maximum 18ft allowed.

Madelaine Bowie 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:



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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.
3. Resurvey of the proposed site into 1 lot.

Motion seconded by Torin Brazzle.

All in favor.

Motion passes.

Request approved.

Case # ZBA2023-00048

Request: Variance

Applicant: David Brandt, Fravert Services

Site Address: 2250 Bessemer Road

Owner: City of Birmingham

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.

Madelaine Bowie 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 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 seconded by Torin Brazzle.

All in favor.

Motion passes.

Request approved.



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Case # ZBA2023-00049

Request: Variance

Applicant: David Brandt, Fravert Services

Site Address: 2924 3rd Avenue South

Owner: Blue Water Glass LLC

Description: Variance for 3 projecting signs in an M-1 district and a variance for door vinyl at the two building entrances

Madelaine Bowie made a motion to approve the variance requests 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 by the Board.

Motion seconded by Philip Foster.

All in favor.

Motion passes.

Request approved.

Case # ZBA2023-00050

Request: Variance

Applicant: David Brandt, Fravert Services

Site Address: 9530 Parkway East

Owner: Natural Bridge Dev Corp

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 door; Variance for a 50ft tall shopping center sign with 310SF of signage

Madelaine Bowie made a motion to approve the variance requests 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.



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

Motion seconded by Torin Brazzle.

All in favor.

Motion passes.

Request approved.