



CITY OF BIRMINGHAM

DEPARTMENT OF PLANNING, ENGINEERING & PERMITS

PUTTING PEOPLE FIRST

RANDALL L. WOODFIN
MAYOR

KATRINA THOMAS
DIRECTOR

ZONING BOARD OF ADJUSTMENT MINUTES
Gallery of Distinguished Citizens, 2nd Floor City Hall
3:00PM
November 09, 2023

MEMBERS PRESENT: Scottie McClaney, Chairman
Philip Foster
Robert Littleton
Lissy Frese
Madelaine Bowie
Torin Brazzle

OTHERS PRESENT: Jess Blankenship
Kasandra Brundidge, Zoning Enforcement Supervisor
Brandon Hammond
Dedra Campbell
Jonathan Hogan

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

Case #: ZBA2023-00031

Request: Variance

Applicant: John Forney Architect

Site Address: 3520 Cliff Road 35205

Owner: Jaffe Stuart & Lucy

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)

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 Torin Brazzle.
All in favor.
Motion passes.
Requests approved.

Case #: ZBA2023-00042
Request: Variance
Applicant: David Derr
Site Address: 1676 Montclair Road 35210
Owner: Eastwood Village Shopping Center
Description: Variance for Playground and Parking Modification for 287 parking spaces instead of the 298 required (playground will be removing the required spaces)

This case was continued.

Case #: ZBA2023-00054
Request: Modification
Applicant: Wayman Newton
Site Address: 1147 Bankhead Highway West 35204
Owner: EL Centro Mall LTD
Description: Parking modification for 349 parking spaces instead of the 500 required parking spaces

Robert Littleton made a motion to approve the request because the applicant provided sufficient evidence to support the six 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.



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Case #: ZBA2023-00055

Request: Hear an Appeal of the Director's Decision

Applicant: Douglas Edmonson

Site Address: 2105 Joyce Street 35205

Owner: Gorospe-Macias Roberto

Description: Appeal of the Director's decision to allow ROSS Recovery at the property located 2105 Joyce Street, zoned CR-5 (Contingency Multiple Dwelling District)

Robert Littleton made a motion to uphold the Director's decision because the use is allowed. No second.

Torin Brazzle made a motion to not uphold the Director's decision.

Motion was seconded by Lissy Frese.

Vote was 3-3.

Motion failed. Director's decision upheld.

Case #: ZBA2023-00056

Request: Variance

Applicant: Alabama Power Company

Site Address: 640 Avenue D 35214

Owner: United States Steel Corp

Description: Variance from the definition of a lot (no principal frontage on a public street)

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.

Motion seconded by Lissy Frese.

All in favor.

Motion passes.

Request approved.