
ZONING BOARD OF ADJUSTMENT

CITY OF BIRMINGHAM

CASE NUMBER: ZBA2023-00008

Glen Iris

APPLICANT: Carleone Posala, Christopher Architecture and Interiors

OWNER: Chris Reebals

SUBJECT: Variance to allow for 12 units instead of the allowed 5 units per the density requirement of the R-5, Multiple Family Dwelling District; 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; Variance to allow for parking in a front yard

PREMISES: 656 Idlewild Circle, Birmingham, AL 35205 situated in the NE ¼ of Section 11, Township 18-S, Range 3-W, Council District 3.

BE IT RESOLVED by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Carleone Posala, on behalf of the owner, Chris Reebals, 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; 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; Variance to allow for parking in a front yard, for the property located at 656 Idlewild Circle, Birmingham, AL 35205 situated in the NE ¼ of Section 11, Township 18-S, Range 3-West, according to the Zoning Board of Adjustment, Case No. ZBA2023-00008, be and the same is hereby **DENIED**.

I, Timothy Gambrel, Technical Advisor to the Zoning Board of Adjustment of the City of Birmingham, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Zoning Board of Adjustment of the City of Birmingham at its meeting on July 13, 2023, and as same appears of record in the Official Minutes of said Board.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Zoning Board of Adjustment of the City of Birmingham, on this day, July 13, 2023.



Timothy Gambrel

Chief Planner

ZONING BOARD OF ADJUSTMENT

CITY OF BIRMINGHAM

CASE NUMBER: ZBA2023-00021

East Lake

APPLICANT: Andra D. Sparks, Senior Pastor

OWNER: Forty-Fifth Street Baptist Church

SUBJECT: 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)

PREMISES: 7600 Division Avenue, Birmingham, AL 35206 situated in the NE ¼ of Section 15, Township 17-S, Range 2-W, Council District 5

BE IT RESOLVED by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Andra D. Sparks, on behalf of the owner Forty-Fifth Street Baptist Church, for a 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), for the property located at 7600 Division Avenue, Birmingham, AL 35206 situated in the NE ¼ of Section 15, Township 17-S, Range 2-West, according to the Zoning Board of Adjustment, Case No. ZBA2023-00021, be and the same is hereby **GRANTED** subject to 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).

I, Timothy Gambrel, Technical Advisor to the Zoning Board of Adjustment of the City of Birmingham, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Zoning Board of Adjustment of the City of Birmingham at its meeting on July 13, 2023, and as same appears of record in the Official Minutes of said Board.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Zoning Board of Adjustment of the City of Birmingham, on this day, July 13, 2023.



Timothy Gambrel
Chief Planner

ZONING BOARD OF ADJUSTMENT

CITY OF BIRMINGHAM

CASE NUMBER: ZBA2023-00023

Overton

APPLICANT: Capstone Communities

OWNER: CCC – Birmingham, 119 LLC

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

PREMISES: 200 Ash Drive, Birmingham, AL 35242 situated in the SW ¼ of Section 29, Township 18-S, Range 1-W, Council District 2

BE IT RESOLVED by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Capstone Communities, on behalf of the owner CCC – Birmingham, 119 LLC, for a Variance for a 9ft fence (surrounding a trash compactor) in a front yard in a QD-5 district (Qualified Multiple Dwelling District), for the property located at 200 Ash Drive, Birmingham, AL 35242 situated in the SW ¼ of Section 29, Township 18-S, Range 1-West, according to the Zoning Board of Adjustment, Case No. ZBA2023-00023, be and the same is hereby **GRANTED** subject to 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.

I, Timothy Gambrel, Technical Advisor to the Zoning Board of Adjustment of the City of Birmingham, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Zoning Board of Adjustment of the City of Birmingham at its meeting on July 13, 2023, and as same appears of record in the Official Minutes of said Board.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Zoning Board of Adjustment of the City of Birmingham, on this day, July 13, 2023.



Timothy Gambrel

Chief Planner

ZONING BOARD OF ADJUSTMENT

CITY OF BIRMINGHAM

CASE NUMBER: ZBA2023-00024

Fountain Heights

APPLICANT: David Brandt, Fravert Services

OWNER: Pizitz Commercial Tenant, LLC

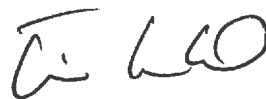
SUBJECT: Variance to allow an 89SF projecting sign that is 35 feet off the ground, projects 5 ft 6 in, and projects off the building corner at 45 degrees on the NW corner of the building

PREMISES: 1821 2nd Avenue North, Birmingham, AL 35203 situated in the NW ¼ of Section 36, Township 17-S, Range 3-W, Council District 5

BE IT RESOLVED by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of David Brandt, Fravert Services, on behalf of the owner Pizitz Commercial Tenant, LLC, for a 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, for the property located at 1821 2nd Avenue North, Birmingham, AL 35203 situated in the NW ¼ of Section 36, Township 17-S, Range 3-West, according to the Zoning Board of Adjustment, Case No. ZBA2023-00024, be and the same is hereby **WITHDRAWN**.

I, Timothy Gambrel, Technical Advisor to the Zoning Board of Adjustment of the City of Birmingham, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Zoning Board of Adjustment of the City of Birmingham at its meeting on July 13, 2023, and as same appears of record in the Official Minutes of said Board.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Zoning Board of Adjustment of the City of Birmingham, on this day, July 13, 2023.



Timothy Gambrel

Chief Planner

ZONING BOARD OF ADJUSTMENT

CITY OF BIRMINGHAM

CASE NUMBER: ZBA2023-00025

Fountain Heights

APPLICANT: David Brandt, Fravert Services

OWNER: Pack Health

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

PREMISES: 110 12th Street North, Birmingham, AL 35203 situated in the SE ¼ of Section 35, Township 17-S, Range 3-W, Council District 5

BE IT RESOLVED by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of David Brandt, Fravert Services, on behalf of the owner Pack Health, for a Variance for a 39.4SF projecting sign on a canopy attached to the building, for the property located at 110 12th Street North, Birmingham, AL 35203 situated in the SE ¼ of Section 35, Township 17-S, Range 3-West, according to the Zoning Board of Adjustment, Case No. ZBA2023-00025, be and the same is hereby **GRANTED** subject to 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.

I, Timothy Gambrel, Technical Advisor to the Zoning Board of Adjustment of the City of Birmingham, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Zoning Board of Adjustment of the City of Birmingham at its meeting on July 13, 2023, and as same appears of record in the Official Minutes of said Board.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Zoning Board of Adjustment of the City of Birmingham, on this day, July 13, 2023.



Timothy Gambrel

Chief Planner