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**ZONING BOARD OF ADJUSTMENT**

**CITY OF BIRMINGHAM**

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**CASE NUMBER:** ZBA2023-00019

**Highland Park**

**APPLICANT:** Clark Bailey, Kimley-Horn

**OWNER:** Miller Mobley

**SUBJECT:** Parking modification to allow for 0 off-street parking spaces instead of the required 45 spaces for a restaurant that has bicycle racks

**PREMISES:** 2614 Highland Avenue, Birmingham, AL 35205 situated in the NE ¼ of Section 06, Township 18-S, Range 2-W, Council District 3

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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Clark Bailey (Kimley-Horn), on behalf of the owner Miller Mobley, for a parking modification to allow for 0 off-street parking spaces instead of the required 45 spaces for a restaurant that has bicycle racks, for the property located at 2614 Highland Avenue, Birmingham, AL 35205 situated in the NE ¼ of Section 06, Township 18-S, Range 2-West, according to the Zoning Board of Adjustment, Case No. ZBA2023-00019, 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.

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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 August 10, 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, August 10, 2023.



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Timothy Gambrel

Chief Planner

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**ZONING BOARD OF ADJUSTMENT**

**CITY OF BIRMINGHAM**

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**CASE NUMBER:** ZBA2023-00026

**Crestwood North**

**APPLICANT:** Rutherford and Brennan Yeates

**OWNER:** Rutherford and Brennan Yeates

**SUBJECT:** Variance for a 6ft aluminum fence in a front yard along Crestwood Boulevard and 57<sup>th</sup> Street South

**PREMISES:** 5652 & 5654 Crestwood Boulevard, Birmingham, AL 35212 situated in the NW ¼ of Section 27, Township 17-S, Range 2-W, Council District 5

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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Rutherford and Brennan Yeates, owners, for a Variance for a 6ft aluminum fence in a front yard along Crestwood Boulevard and 57<sup>th</sup> Street South, for the properties located at 5652 & 5654 Crestwood Boulevard, Birmingham, AL 35212 situated in the NW ¼ of Section 27, Township 17-S, Range 2-West, according to the Zoning Board of Adjustment, Case No. ZBA2023-00026, 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. Resurvey the lots into 1 via the City's Subdivision Committee
4. Fence along Crestwood Boulevard shall be installed per site plan submitted

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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 September 14, 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, September 14, 2023.



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Timothy Gambrel

Chief Planner

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**ZONING BOARD OF ADJUSTMENT**

**CITY OF BIRMINGHAM**

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**CASE NUMBER:** ZBA2023-00027

**Rising West Princeton**

**APPLICANT:** Valencia Johnson

**OWNER:** Family Dollar

**SUBJECT:** 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

**PREMISES:** 1301 3<sup>rd</sup> Avenue West, Birmingham, AL 35208 situated in the NW ¼ of Section 04, Township 18-S, Range 3-W, Council District 8

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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Valencia Johnson, on behalf of the owner Family Dollar, for a 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, for the property located at 1301 3<sup>rd</sup> Avenue West, Birmingham, AL 35208 situated in the NW ¼ of Section 04, Township 18-S, Range 3-West, according to the Zoning Board of Adjustment, Case No. ZBA2023-00027, 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.

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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 August 10, 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, August 10, 2023.



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Timothy Gambrel

Chief Planner

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**ZONING BOARD OF ADJUSTMENT**

**CITY OF BIRMINGHAM**

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**CASE NUMBER:** ZBA2023-00029

**Forest Park**

**APPLICANT:** Michael Cencula

**OWNER:** Chris Butler

**SUBJECT:** Variance for a 7ft 10in brick wall in the front yard along 10<sup>th</sup> Avenue South

**PREMISES:** 1001 42<sup>nd</sup> Street South, Birmingham, AL 35222 situated in the NE ¼ of Section 32, Township 17-S, Range 2-W, Council District 3

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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Michael Cencula, on behalf of the owner Chris Butler, for a Variance for a 7ft 10in brick wall in the front yard along 10<sup>th</sup> Avenue South, for the property located at 1001 42<sup>nd</sup> Street South, Birmingham, AL 35222 situated in the NE ¼ of Section 32, Township 17-S, Range 2-West, according to the Zoning Board of Adjustment, Case No. ZBA2023-00029, 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.

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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 August 10, 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, August 10, 2023.



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Timothy Gambrel

Chief Planner

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**ZONING BOARD OF ADJUSTMENT**

**CITY OF BIRMINGHAM**

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**CASE NUMBER:** ZBA2023-00033

**Overton**

**APPLICANT:** Corey Shoop

**OWNER:** ESA P PORTFOLIO LLC

**SUBJECT:** Special exception to operate a communal living facility (for Highlands College student housing)

**PREMISES:** 12 Perimeter Park South, Birmingham, AL 35243 situated in the SW ¼ of Section 26, Township 18-S, Range 2-W, Council District 2

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**BE IT RESOLVED** by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Corey Shoop, on behalf of the owner ESA P PORTFOLIO LLC, for a Special exception to operate a communal living facility (for Highlands College student housing) for the property located at 12 Perimeter Park South, Birmingham, AL 35243 situated in the SW ¼ of Section 26, Township 18-S, Range 2-West, according to the Zoning Board of Adjustment, Case No. ZBA2023-00033, 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. Compliance with the conditions for a communal living facility per Title 1, Chapter 4, Article III of the City's Zoning Ordinance

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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 August 10, 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, August 10, 2023.



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Timothy Gambrel

Chief Planner