



ZONING BOARD OF ADJUSTMENT AGENDA

CITY OF BIRMINGHAM

Randall L. Woodfin
Mayor

Katrina R. Thomas
Director

Meeting Date: Thursday, January 11, 2024
Location: City Council Chambers, Third Floor, City Hall
Time: 3:00PM
Pre-Meeting: 2:30PM
Pre-Meeting Location: Department of Planning Engineering & Permits
Conference Room, Fifth Floor

Ensley

ZBA2023-00028

Request: Special Exception
Applicant: JANICE D SMITH
Owner: YOUNG CASSANDRA & STELLA ERVIN C/O
Site Address: 1701 AVENUE V 35208
Zip Code: 35218
Legal Description: LOT 34 & N 16.67 FT OF LOT 35 BLK C TUXEDO PARK
Premises/Geographic: 1701 Avenue V
Description: Special Exception to allow a communal living facility
Property Zoned: CR5 Contingency Multiple Dwelling District
Parcel Information: Parcel #: 012200323019001000, SW1 of Section 32 , Township 17 S, Range 3 W

Roebuck

ZBA2023-00045

Request: Variance
Applicant: BOHLER ENGINEERING
Owner: ROEBUCK MARKETPLACE ASSOC LLC
Site Address: 9100 PARKWAY EAST 35206
Zip Code: 35206
Legal Description: BEG AT INTER OF SW/L ROEBUCK PLAZA DR & NW/L US HWY 11 TH SW 482 FT TH NW 235 FT TH SW 227.9 FT TH NW 720 FT TH NE 775 FT TH SE 175 FT TH SWLY & SELY 610 FT TO POB SECT 01 TWSP 17S RANGE 2W
Premises/Geographic: Lot 3 Resurvey of Pizitz's Survey of Roebuck Plaza Shopping Center
Description: Variances for the following: 1) Proposed building does not extend across at least 75% of the lot frontage; 2) Parking in the front yard; 3) Front yard setback of 79.5ft instead of the 15ft maximum; 4) Exceeding the maximum parking requirement by providing 43 spaces instead of 7; 5) No stacking bays provided for bays 5-8
Property Zoned: CB2 Contingency General Business District
Parcel Information: Parcel #: 012300012002006000, NW1 of Section 01 , Township 17 S, Range 2 W

Huffman

ZBA2023-00057

Request: Variance
Applicant: JACK'S FAMILY RESTAURANT
Owner: HUFFMAN BAPTIST CHURCH
Site Address: 9701 PARKWAY EAST 35215
Zip Code: 35215
Legal Description: LOT 2 DAN BELSER SUR
Premises/Geographic: 9701 Parkway East
Description: Variance for dumpster location
Property Zoned: R2 Single Family District
Parcel Information: Parcel #: 011200312004010000, NW1 of Section 31 , Township 16 S, Range 1 W

Glen Iris

ZBA2023-00058

Request: Special Exception
Applicant: DAVID BOURQUE
Owner: BOSTANY FRED A & GARY A & ZAIDE
Site Address: 1600 11TH PL S 35205
Zip Code: 35205
Legal Description: E 102 FT LOT 1 BLK A GLEN IRIS
Premises/Geographic: 1604 11TH PLACE SOUTH
Description: SPECIAL EXCEPTION TO RESUME A LEGAL NON-CONFORMING USE (LAUNDROMAT)
Property Zoned: R3 Single Family District
Parcel Information: Parcel #: 012900122005052000, NW1 of Section 12 , Township 18 S, Range 3 W

Five Points South

ZBA2023-00059

Request: Variance
Applicant: VIKRAM AGARWAL
Owner: PARKHURST WESLEY E & SALLY J
Site Address: 1306 18TH AVE S 35205
Zip Code: 35205
Legal Description: LOT 17 EX E 3 FT BLK C ARDIS HEIGHTS
Premises/Geographic: 1306 18th Avenue South
Description: Variance for a 6ft fence in a front yard
Property Zoned: CR5 Contingency Multiple Dwelling District
Parcel Information: Parcel #: 012900122008029000, NW1 of Section 12 , Township 18 S, Range 3 W

Kingston

ZBA2023-00063

Request: Variance
Applicant: BRASFIELD & GORRIE
Owner: PB SERVICE LLC C/O COCA COLA BOTTLI
Site Address: 4000 RICHARD ARRINGTON JR BLVD N 35212
Zip Code: 35212
Legal Description: COM AT SW COR OF NW 1/4 OF SEC 20 TP 17 R 2W TH E ALG S/L OF SD 1/4 675 FT TH N 310 FT TH W 50 FT TO POB TH CONT W 181.7 FT TH S 42.6 FT TH E 181.7 FT TH N 42.6 FT TO POB SECT 20 TWSP 17S RANGE 2W
Premises/Geographic: 4000 Richard Arrington Jr Blvd N
Description: Variance for a 6ft chain link fence with barbed wire in a front yard
Property Zoned: M2 Heavy Industrial District
Parcel Information: Parcel #: 012300202003001001, NW1 of Section 20 , Township 17 S, Range 2 W

Five Points South

ZBA2023-00065

Request: Variance
Applicant: KELLIE DROZDOWICZ
Owner: BOSTANY CECILIA BOSTANY TTEE OF C/O
Site Address: 1513 12TH ST S 35205
Zip Code: 35205
Legal Description: LOTS 17 & 18 WELCH SUR GLENVIEW
Premises/Geographic: 1513 12TH STREET SOUTH 35205
Description: VARIANCE FOR YARD SET BACKS
Property Zoned: R3 Single Family District
Parcel Information: Parcel #: 012900013022006000, SW1 of Section 01 , Township 18 S, Range 3 W