



CITY OF BIRMINGHAM

DEPARTMENT OF PLANNING, ENGINEERING & PERMITS

PUTTING PEOPLE FIRST

RANDALL L. WOODFIN
MAYOR

KATRINA THOMAS
DIRECTOR

ZONING BOARD OF ADJUSTMENT MINUTES
City Council Chambers, 3rd Floor
January 11, 2024
3:00 P.M.

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

OTHERS PRESENT: Erika Brooks, Planner
Kimberly Speorl, Zoning Administrator
Kassandra Brundidge, Enforcement Supervisor, and Team

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

Case #: ZBA2023-00028
Request: Special Exception
Applicant: Janice Smith
Site Address: 1701 Avenue V Birmingham 35218
Owner: Janice Smith
Description: Special Exception to allow a communal living facility

Madelaine Bowie made a motion to continue the case to January 25, 2024.

Motion second by Philip Foster.
All in favor.
Motion passes.
Request continued.



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Case #: ZBA2023-00045

Request: Variance

Applicant: Bohler Engineering

Site Address: 9100 Parkway East Birmingham 35206

Owner: Roebuck Marketplace Associates, LLC

Description: Variance for setbacks in an MUH zoning in order to construct a Mavis Tires & Brakes.

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 second by Lissy Frese.

All in favor.

Motion passes.

Request approved.

Case #: ZBA2023-00057

Request: Variance

Applicant: Jack's Family Restaurant

Site Address: 9701 Parkway East Birmingham 35215

Owner: Huffman Baptist Church

Description: Variance for dumpster location

Philip Foster 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.



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Motion second by Madelaine Bowie.
All in favor.
Motion passes.
Request approved

Case #: ZBA2023-00058
Request: Special Exception
Applicant: David Bourque
Site Address: 1604 11th Place South Birmingham 35205
Owner: Dhanani Alma Mirza
Description: Special Exception to resume a legal non-conforming use (Laundromat)

Philip Foster 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 second by Robert Littleton.
All in favor.
Motion passes.
Request approved.

Case# ZBA2023-00059
Request: Variance
Applicant: Vikram Agarwal
Site Address: 1306 18th Avenue South Birmingham 35205
Owner: Vikram Agarwal
Description: Variance to install a 6ft fence in a front yard

Lissy Frese made a motion to deny the request because the applicant did not meet the six various standards.



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Motion second by Robert Littleton.
All in favor.
Motion denied.
Request denied.

Case #: ZBA2023-00063

Request: Variance

Applicant: Robert McElroy

Site Address: 4000 Richard Arrington Blvd. North Birmingham 35212

Owner: Coca Cola

Description: Variance to install a 6ft chain link fence with barbed wire in a front yard

The case was withdrawn because the applicant agreed to remove the barbed wire request and will only install the 6ft chain link fence for construction purposes.

Case# ZBA2023-00065

Request: Variance

Applicant: Kellie Drozdowicz

Site Address: 1513 12th Street South Birmingham 35205

Owner: Kellie Drozdowicz

Description: Variance for setbacks in a R3 zoning

Madelaine Bowie 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 second by Lissy Frese.
All in favor.
Motion passes.
Request approved.



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