

Homewood Board of Zoning Adjustments

Agenda

Thursday, January 5, 2023, 6:00 P.M.

City Council Chamber

2850 19TH Street South, 2nd Floor

Homewood, Alabama 35209

**NOTE: Prior to the scheduled public hearing, a brief work session will be held for Board members beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers. Members of the public are welcome to attend and observe the work session; however, questions and/or comments from the public will only be considered during the scheduled public hearing.*

Persons who are unable to attend the meeting in-person may view the proceedings through Live Stream on the City of Homewood website (<https://www.cityofhomewood.com/>) or can navigate directly via: <https://www.cityofhomewood.com/live-stream>. ***Please note that public comments cannot be made by persons viewing the meeting through Live Stream.***

Persons who wish to comment during the meeting may only do so in person. Comments in support or opposition, may be submitted via email to the Department of Engineering & Zoning by clicking the following link: www.cityofhomewood.com/engineering-zoning or to the Secretary to the Board of Zoning Adjustments at fred.goodwin@homewoodal.org. Comments may also be hand delivered to the Department of Engineering & Zoning, located on the 4th floor of Homewood City Hall. Please include the address or case number and submit them no later than 24-hours prior to the meeting.

Board Members

Chair, Matthew Foley, Ward 5
Houston Wurtele, Ward 1

Vice-Chair, Meghan Hand, Ward 4
Scott Alsabrook, Ward 2

Michael Pirkle, Ward 3

Supernumeraries

Stuart Roberts

John Geer

Order of Business

- I. ***Call to Order***
- II. ***Roll Call***
- III. ***Minutes Approval – December 1, 2022***
- IV. ***Communications/Reports from Chair & Vice Chair***
- V. ***Election of Chair and Vice Chair for the 2023 Term***
- VI. ***Old Business***
- VII. ***New Business***
 - 1.) ***SV-23-01-01, 536 S Forrest Drive, Parcel ID No.: 29 00 13 3 010 029.000***

Applicant: Twin Construction / Property Owner: Sara Hacker Collins

 - a. ***A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, (3) Development Regulations, d. Setbacks, 1. front, to reduce the setback along the front property line***

The Agenda of the Board of Zoning Adjustments is subject to change prior to the scheduled meeting. The Board Chair reserves the right to vary the order of the meeting, if warranted. Questions regarding the agenda and meeting may be directed to the Department of Engineering and Zoning at (205) 332-6854.

from 38.9-feet (38-feet, 11-inches) to 30.5-feet (30-feet, 6-inches) for a total reduction of 8.4-feet (8-feet, 5-inch), to allow for the construction of a new residence.

2.) SV-23-01-02, 437 Hillwood Dr, Parcel ID No.: 29 00 13 3 011 010.000

Applicant: Twin Construction / Property Owners: Brad and Megan Snyder

- a. *A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, (3) Development Regulations, d. Setbacks, 1. front, to reduce the setback along the front property line from 45.1-feet (45-feet, 1-inches) to 30.5-feet (30-feet, 6-inches) for a total reduction of 14.6-feet (14-feet, 7-inches), to allow for the construction of a roof over an existing nonconforming deck/porch in order to create a covered front porch.*

3.) SV-23-01-03, 302 Woodland Drive, Parcel ID No.: 29 00 13 2 030 020.000

Applicant / Property Owners: Ryan and Katherine Kraemer

- a. *A request for a variance to Article V, District Development Criteria, Sec. D., Accessory Structures, (4) to increase the proportionality of rear yard accessory structures from thirty (30) percent to thirty-six (36) percent for a total increase of six (6) percent, to allow for the construction of a paved driveway.*

4.) SV-23-01-04, 2716 18th Place S, Parcel ID No.: 28 00 07 3 014 016.000

Applicant: Dunn Investment Company

- a. *A request for a variance to Article V, District Development Criteria, Sec. A, Table 1, to reduce the setback along the rear property line from 15 feet to 7.5 feet (7-feet, 6-inches) for a total reduction of 7.5 feet (7-feet, 6-inches) to allow for the construction of a new building on the property.*

VIII. Communications from Staff

IX. Adjournment

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance or Appeal



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 936 S Forrest Drive
BZA CASE # (assigned by city staff): SV # 23-01-01

APPLICANT INFORMATION

Name of Applicant(s): Twin Construction, Inc
Address of Applicant(s): 2907 Central Ave, Ste 105
Homewood AL 35209
City State Zip
Telephone Number(s) of Applicant(s): (205) 802-3920
Email: summer@twincompanies.com
Property Interest of Applicant(s): contractor
(i.e., owner, contract purchaser, agent, architect, contractor, developer, etc.)

OWNER INFORMATION - If different from Applicant

Name of Owner(s): Sara Hacker Collins
Address of Owner(s) (ONLY if address is different from property address) otherwise put same:
2515 Arlington Crescent, Birmingham, AL 35209
City State Zip
Email: Redacted by City Staff
Telephone Number(s) of Owner(s): Redacted by City Staff

DESCRIPTION, USE AND ZONING OF PROPERTY (Parcel ID & present zoning can be filled out at time of application submittal)

PARCEL IDENTIFICATION NUMBER: 29-00-13-3-010-029.000

PRESENT USE: vacant ☒ residence

commercial (describe):

other (describe):

PRESENT ZONING DISTRICT (City Zoning Map): NPD

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance or Appeal

PLEASE STATE HARDSHIP – for guidance, see "What is a Variance" on page 1 of Instructions page:

This non-conforming triangular lot presents a hardship due to the converging side setbacks. The current house is 25'-9" from the front property line. We are proposing the new house be 41' back from the current house. The house/lot is situated on a curved section of the street and the new house will sit back further than the visual line from the neighboring properties.

PURPOSE OF VARIANCE

A variance is requested on the property described below in conformity with the powers vested in the Board to permit:

- ☐ the construction of an addition to a residence,
- ☒ the construction of residence,
- ☐ the construction of an addition to a commercial structure,
- ☐ the construction of a commercial structure,
- ☐ other (describe): _____

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance or Appeal

INDICATE THE FOLLOWING

Applicant must provide a survey to verify:

Setback Information	*Required by zoning regulations	Setback dimensions currently existing	Setback dimensions after proposed construction	Setback Variance Requested
Front Setback Street Name	38.9'	25.9'	30.5'	8.9' 8.4'
Front Setback - Corner lot Street Name	/	/	/	/
Right Bldg. Setback	10'	17.5'	10'	0'
Left Bldg. Setback	10'	12' 8.5"	10'	0'
Rear Bldg. Setback	20'	44' 7.25"	28'	0'
Accessory Structure Setback: side/rear	T	T	T	T
Property dimensions and structure information	As required	Currently existing	Proposed	Variance Requested
Lot Area (sq. ft./acres)				
Lot Width				
Parking Spaces - Front Yard	50%	7%	16%	N/A
Height of Structure				
Lot Coverage sq. ft. of structures ÷ lot sq. ft.	50%	20%	31%	N/A
Rear Lot Coverage	30%	12%	0%	N/A

*Required setback information is available in the Zoning Ordinance which is available on the City of Homewood website. If you need to find out how your property is zoned, please contact the zoning department by calling 332-6828 or 332-6854 or by clicking on the following link to email: Zoning Information.

The undersigned hereby grants permission for a sign, advertising the BZA hearing date, time and place to be posted on my property. I (we) attach \$100.00 application fee and promise to pay any additional costs billed separately for extra items related to this variance request.

I (we) certify that all of the above statements and the statements contained in any paper of plans submitted herewith are true to the best of my (our) knowledge and belief.

Redacted by City Staff

Signature of Applicant/Agent

Redacted by City Staff

Signature of Owner

Signature of Owner

Date

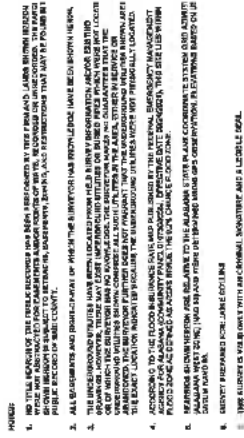
11/28/2022

11/29/2022 | 11:09 AM CST

Date

Date

SITUATED IN SECTION 10,
TOWNSHIP 18 SOUTH, RANGE 3 WEST,
JEFFERSON COUNTY, ALABAMA.



Existing Site Plan

SHEET NUMBER

SHEET INDEX

2014

CHANGE LOG :

non-during

TWIN

Q. THE ABOVE-REPRODUCED

Twin Companies
2907 Central Ave.
Suite 105
Homewood, AL 35209

PROJECT ADDRESS
536 S Forest Dr.
Homewood, AL
35209

COLLINS

COLLINS

PROJECT ADDRESS
516 S River Dr.
Huntsville, AL 35899

Twin Companies
2001 Grand Ave.
Suite 105
Huntsville, AL 35899

INSPIRE. DESIGN. BUILD.
TWIN



CHANGE LOG :

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**CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT**

2850 - 19th Street South - 4th Floor
Homewood, Alabama 35209
Phone 205-332-6800 | Fax 205-332-6955

Patrick McClusky, Mayor

Cale Smith, PE, Director

December 28, 2022

Sara Hacker Collins
2515 Arlington Crescent
Homewood, Alabama 35205

Dear Owner/Applicant and/or Adjacent Property Owner:

The owner has petitioned the Homewood Board of Zoning Adjustments for a modification to the Homewood Zoning Ordinance for the property located at:

SV-23-01-01, 536 S Forrest Drive, Parcel ID No.: 29 00 13 3 010 029.000
Applicant: Twin Construction / Property Owner: Sara Hacker Collins

- a. A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, (3) Development Regulations, d. Setbacks, 1. front, to reduce the setback along the front property line from 38.9-feet (38-feet, 11-inches) to 30.5-feet (30-feet, 6-inches) for a total reduction of 8.4-feet (8-feet, 5-inch), to allow for the construction of a new residence.

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, January 5, 2023**, in the Council Chambers (2nd Floor) at Homewood City Hall, 2850 19th Street South. If you prefer not to attend the in-person meeting at City Hall, you may join on-line utilizing the attached Zoom instructions **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE)**

This letter will serve as notice to the parties in interest and to all adjacent property owners. Any protest to the above referenced petition will be heard at this time. The applicant and/or owner must participate in the meeting to present their case.

Sincerely,



Sherri Williams
Zoning Supervisor/CFM

You may contact our office for further information or questions at (205) 332-6800 OR visit between 7:30 a.m. and 4:30 p.m. Mon-Fri to review any files or drawings pertaining to this application

Instructions: Although the proceedings of the meeting may be viewed on-line, please note that anyone wishing to participate in a discussion of the scheduled cases must attend the meeting in Homewood City Hall in person.

If you would like to join the live stream for this meeting, you will find the "Live Stream" link on our website (www.cityofhomewood.com) on the home page, or you can navigate via: <https://bit.ly/3Wxp2Hi>

Comments in support or opposition to cases on the agenda, may be submitted to the Secretary to the Board of Zoning Adjustments at fred.goodwin@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the board's members for their consideration. Please reference the case number or address in your comments.

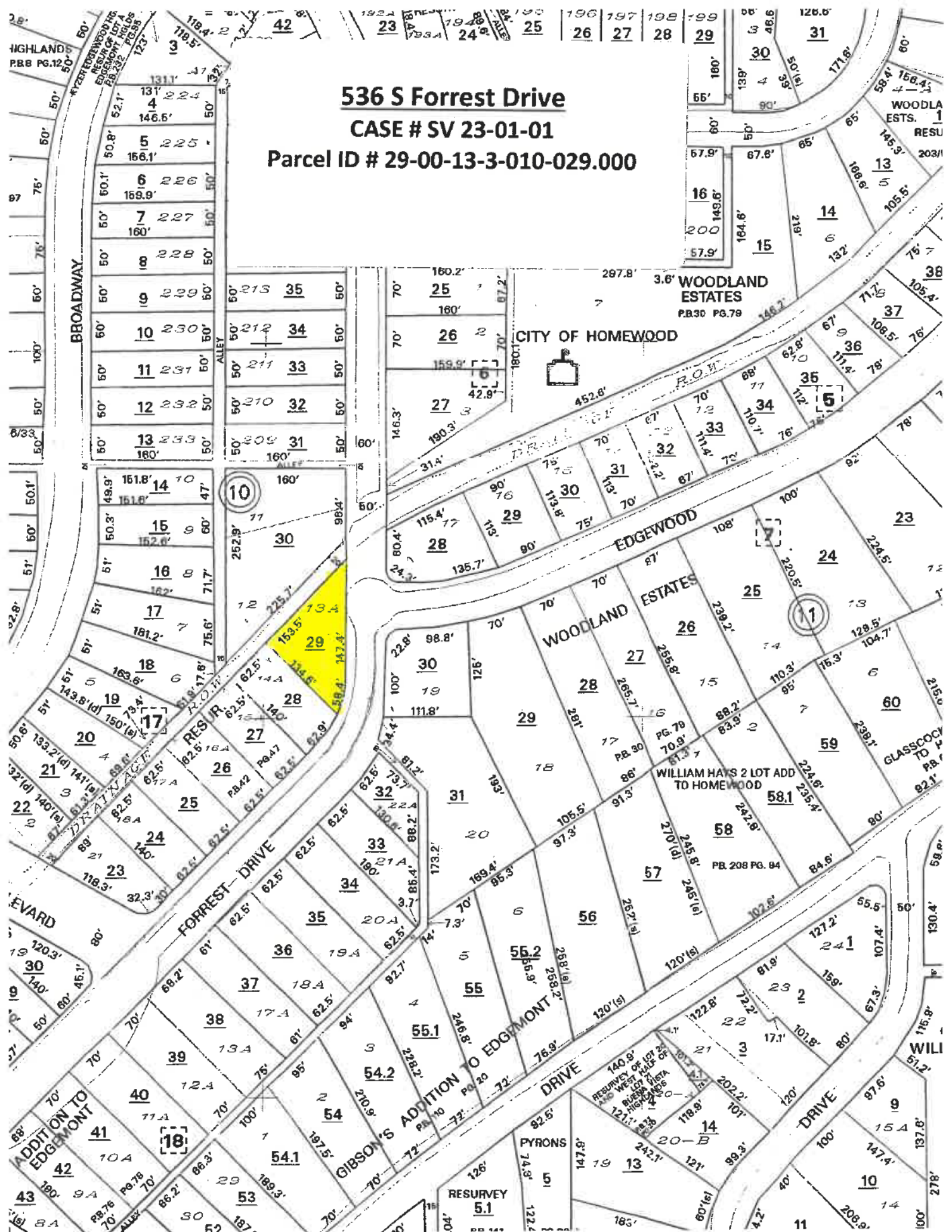
A copy of the file on this case will be available for review on the City of Homewood's website (cityofhomewood.com) under "Upcoming Meetings/BZA" approximately one week before the scheduled public hearing.

The scheduled public hearing will be preceded by a brief work session for Board Members beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers.

536 S Forrest Drive

CASE # SV 23-01-01

Parcel ID # 29-00-13-3-010-029.000



City of Homewood
BZA Case Map
536 S. Forrest Dr.
SV 23-01-01
Aerial Photo

 Subject Property
 Parcels



THE INFORMATION ON THIS DRAWING WAS COMPILED FROM SEVERAL SOURCES AND SHOULD ONLY BE USED FOR GENERAL INFORMATION AND ORIENTATION. THIS DRAWING IS THE PROPERTY OF THE CITY OF HOMWOOD AND ITS USE BY ANYONE FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE CITY OF HOMWOOD IS PROHIBITED.

ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 332-6828



COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance or Appeal



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 437 Hillwood Drive, Homewood, AL 35209
BZA CASE # (assigned by city staff): SV# 23-01-02

APPLICANT INFORMATION

Name of Applicant(s): Twin Construction, Inc.
Address of Applicant(s): 2907 Central Avenue Suite 105
Homewood, AL 35209
City State Zip

Telephone Number(s) of Applicant(s): (205) 802-3920
Email: Krishna@twincompanies.com
Property Interest of Applicant(s): Contractor
(i.e., owner, contract purchaser, agent, architect, contractor, developer, etc.)

OWNER INFORMATION - If different from Applicant

Name of Owner(s): Brad and Megan Snyder
Address of Owner(s) (ONLY if address is different from property address) otherwise put same:

City State Zip
Email: Redacted by City Staff
Telephone Number(s) of Owner(s): Redacted by City Staff

DESCRIPTION, USE AND ZONING OF PROPERTY (Parcel ID & present zoning can be filled out at time of application submittal)

PARCEL IDENTIFICATION NUMBER: 29 00 13 3 011 010.000

PRESENT USE: vacant ☒ residence
commercial (describe):
other (describe):

PRESENT ZONING DISTRICT (City Zoning Map): NPD

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance or Appeal

PLEASE STATE HARDSHIP - for guidance, see "What is a Variance" on page 1 of instructions page:

Property is set on cul-de-sac and the front property line is curved inward. Houses do not currently line up due to the curve in the street. Proposal is to cover the general area of the front deck to create a front porch.

PURPOSE OF VARIANCE

A variance is requested on the property described below in conformity with the powers vested in the Board to permit:

- ☒ the construction of an addition to a residence,
- ☐ the construction of residence,
- ☐ the construction of an addition to a commercial structure,
- ☐ the construction of a commercial structure,
- ☒ other (describe): and renovations

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance or Appeal

INDICATE THE FOLLOWING

Applicant must provide a survey to verify:

Setback Information	*Required by zoning regulations	Setback dimensions currently existing	Setback dimensions after proposed construction	Setback Variance Requested
Front Setback Street Name	45.1'	45.1' 30.5'	30.5'	14.9' 14.6
Front Setback - Corner lot Street Name				
Right Bldg. Setback	10'	17.6'	10.75'	—
Left Bldg. Setback	10'	14.2'	14'	—
Rear Bldg. Setback	20'	7.7'	4.7'	—
Accessory Structure Setback: side/rear	1	1	1	1

Property dimensions and structure information	As required	Currently existing	Proposed	Variance Requested
Lot Area (sq. ft./acres)				—
Lot Width				—
Parking Spaces - [Y/N] [A/C]	50%	22%	23%	—
Height of Structure				—
Lot Coverage sq. ft. of structures + lot sq. ft.	50%	21%	32%	—
REAR LOT COVERAGE	30%	10%	0%	—

*Required setback information is available in the Zoning Ordinance which is available on the City of Homewood website. If you need to find out how your property is zoned, please contact the zoning department by calling 332-6020, or 332-6854 or by clicking on the following link to email: [Zoning Information](#).

The undersigned hereby grants permission for a sign, advertising the BZA hearing date, time and place to be posted on my property. I (we) attach \$100.00 application fee and promise to pay any additional costs billed separately for extra items related to this variance request.

I (we) certify that all of the above statements and the statements contained in any paper of plans submitted herewith are true to the best of my (our) knowledge and belief.

Redacted by City Staff

Signature of Applicant/Agent
[Signature]
Redacted by City Staff

Date

11/29/2022 | 7:45 AM PST

Signature of Owner
Redacted by City Staff

Date

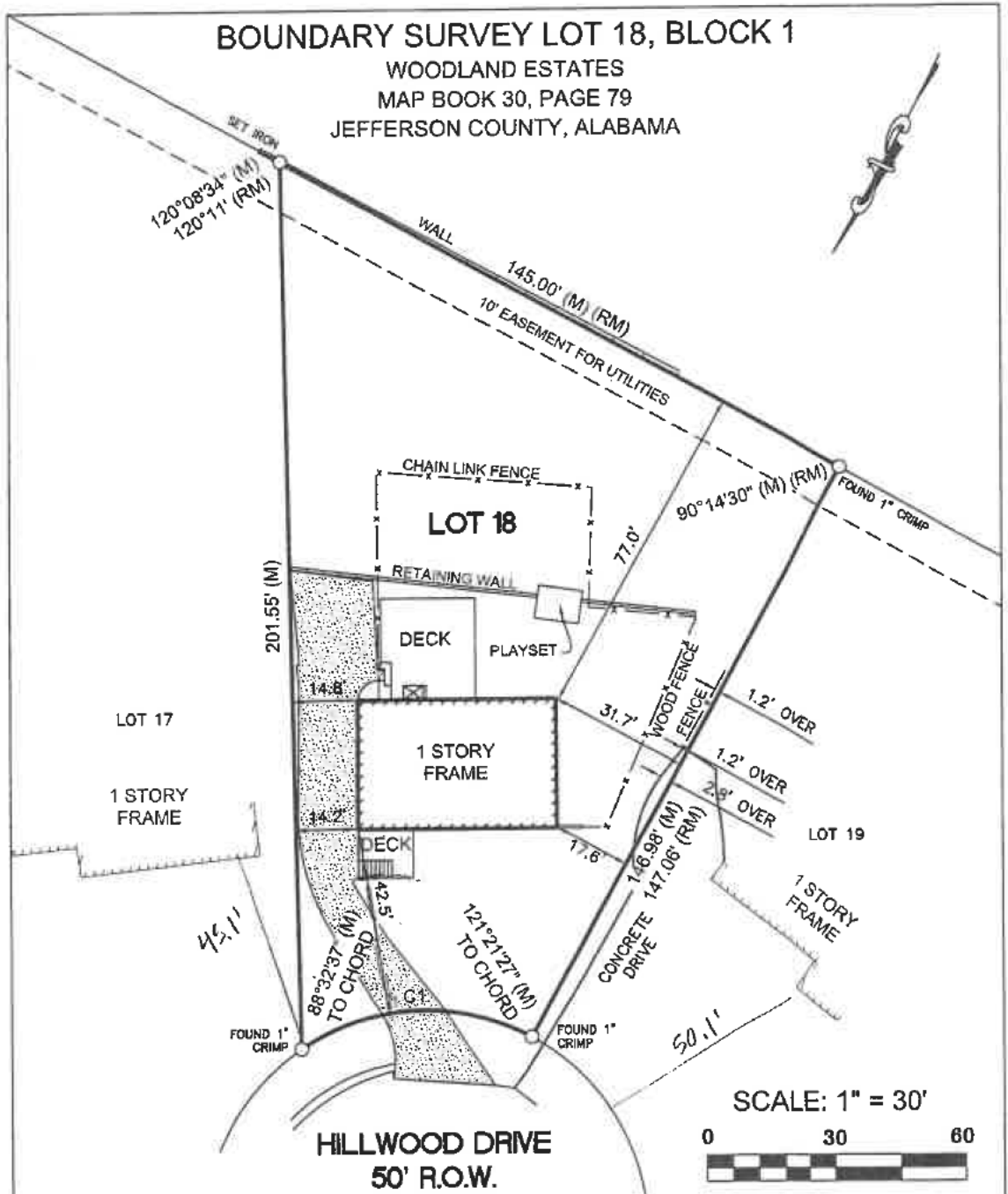
11/29/2022 | 8:42 AM PST

Signature of Owner

Date

BOUNDARY SURVEY LOT 18, BLOCK 1

WOODLAND ESTATES
MAP BOOK 30, PAGE 79
JEFFERSON COUNTY, ALABAMA



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1 (M)	50.00'	54.85'	52.14'	S 68°19'42\" W	62°51'04\"

DESCRIPTION

Lot 18, Block 1 of Woodland Estates as recorded in Map Book 30 Page 79 in the Office of the Judge of Probate in Jefferson County, Alabama.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Surveyor's Signature: *[Signature]*
Alabama License Number 26013 Date: July 23, 2020

NOTE:

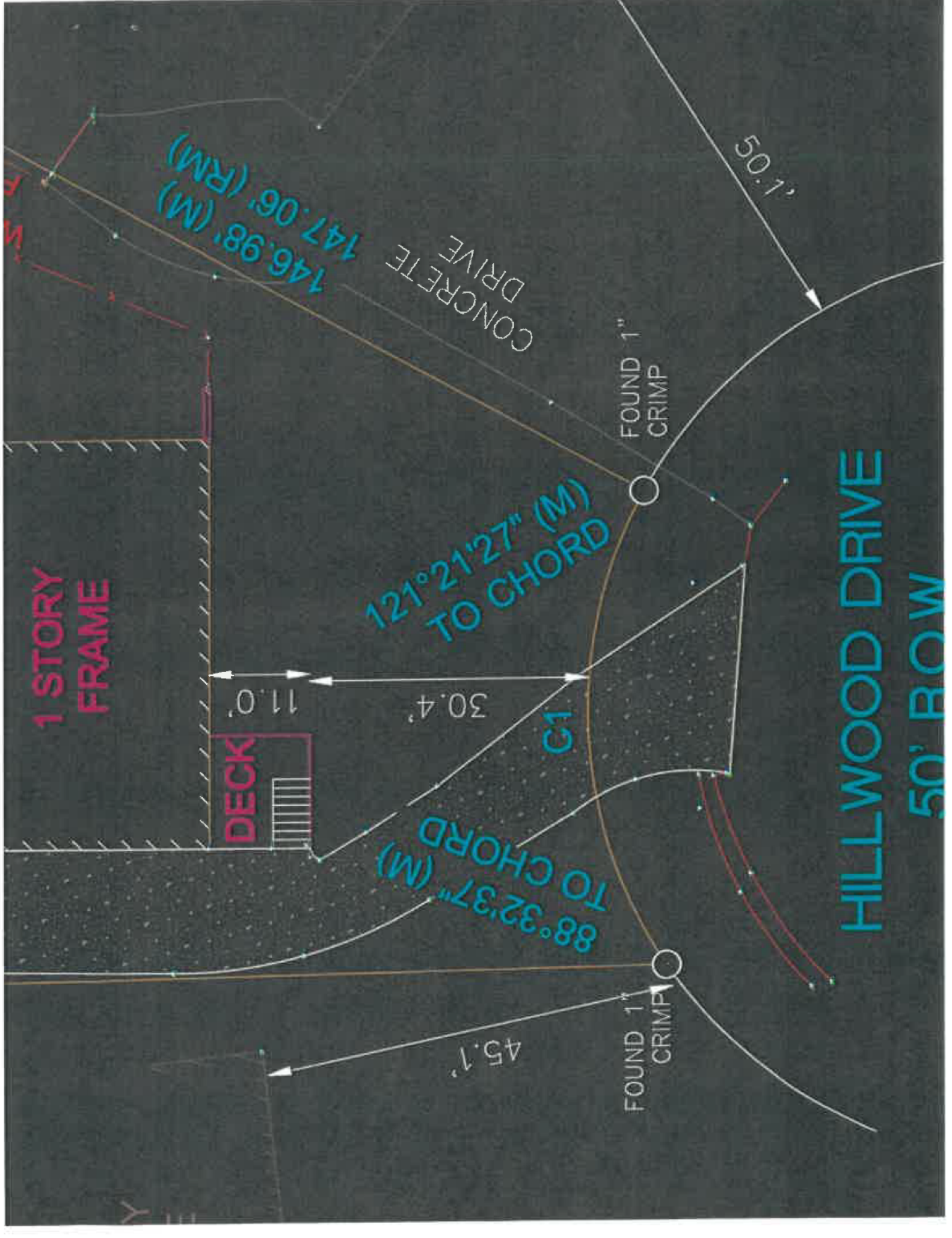
1. North arrow based on Plat.
2. Survey not valid without original signature.
3. (M) = Measure, (RM) = Record Map

Address: 437 Hillwood Drive
Date of Fieldwork: 2020-07-23
Date of Survey: 2020-07-20
Job Number: TWIN0047
Drawn By: MBA
Survey For: Twin Companies
Type of Survey: BOUNDARY SURVEY



120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124





SITE PLAN

SCALE: 3/32" = 1'-0"

SHEET INDEX

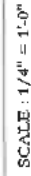
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Twin Companies
2007 Central Ave.
Suite 105
Homewood, AL 35060

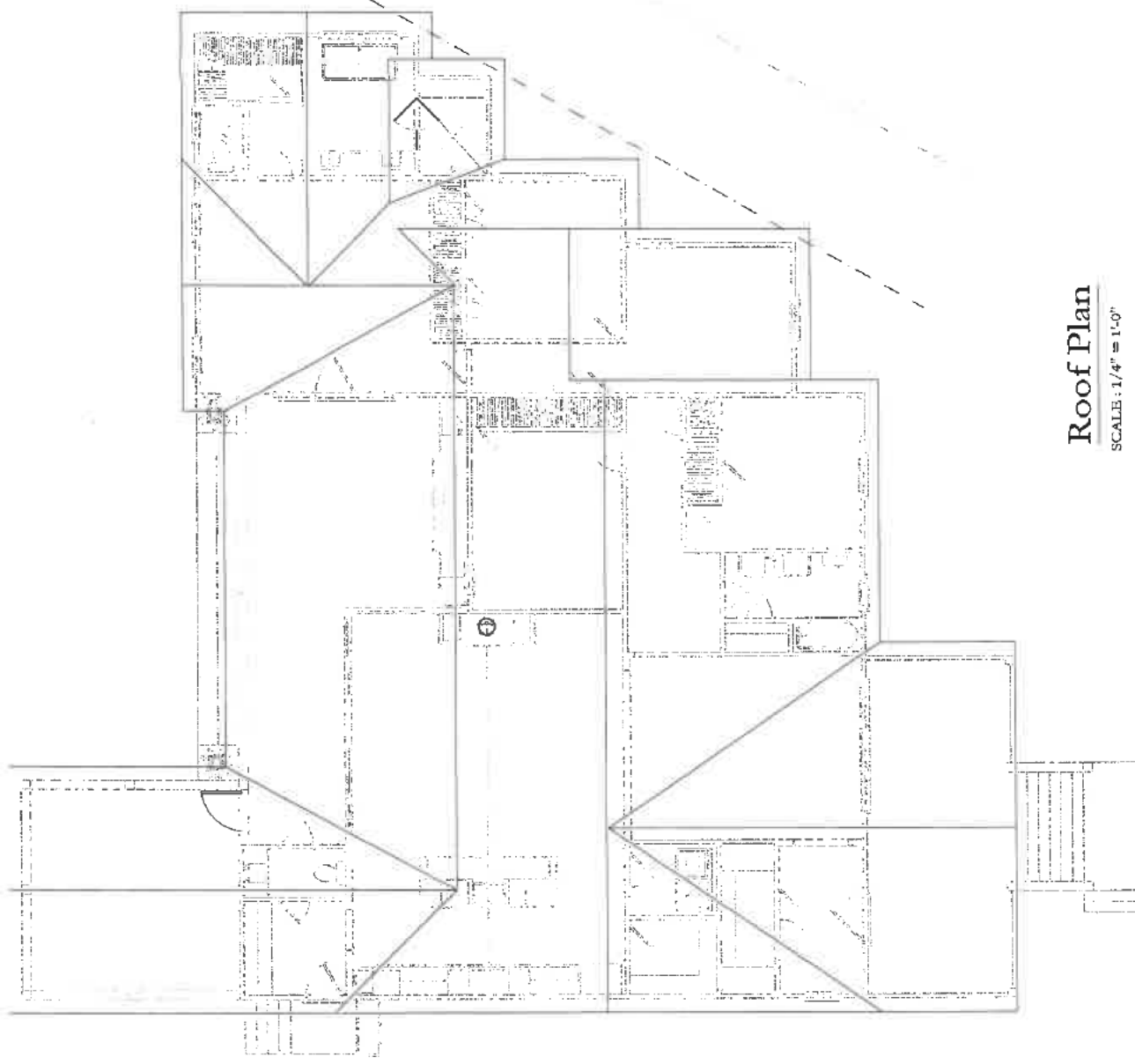
| | |
|-----------------|---|
| PROJECT ADDRESS | 437 Hillwood Drive
Huntswood, AL 35209 |
|-----------------|---|

SNYDER



SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"



| DATE | DESCRIPTION | DEBIT | CREDIT | BALANCE |
|------------|--------------|-------|--------|---------|
| 1998-01-01 | CHANGE LOG : | | | |

Sheet No. 22

SHEET NUMBER
A2.2

SNYDER

PROJECT ADDRESS

437 Hillwood Drive
Homewood, AL 35209

437 Hillwood Drive
Homewood, AL 35209

Twin Companies

2907 Central Ave.

Suite 105

Downwood, AL 3520



NAME : _____

SNYDER

PROJECT ADDRESS

427 Hillwood Drive
Hickorywood, AL 35229

Twin Companies

2907 Central Ave.
Suite 105
Huntsville, AL 35829



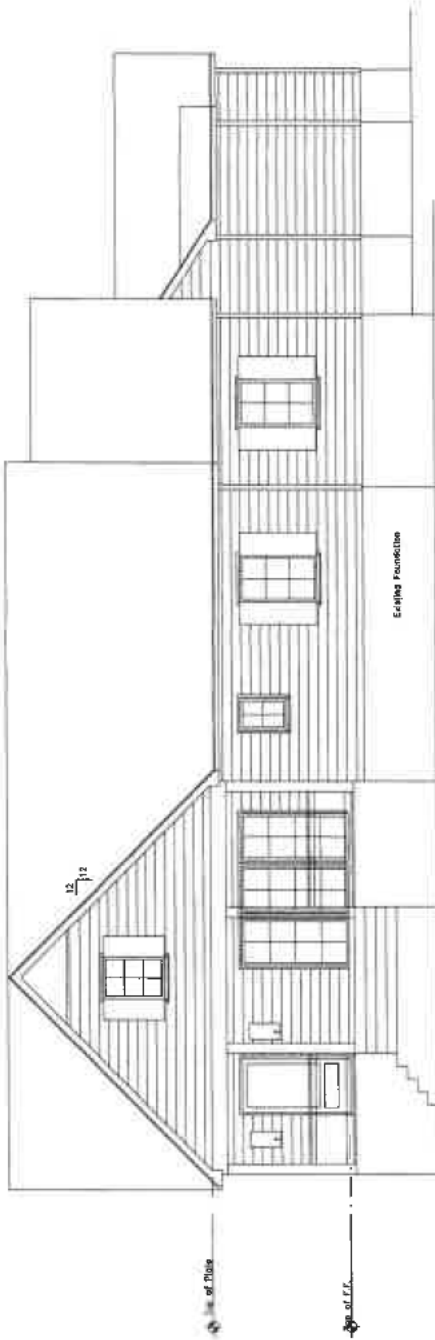
CHANGE LOG :

Description

Date

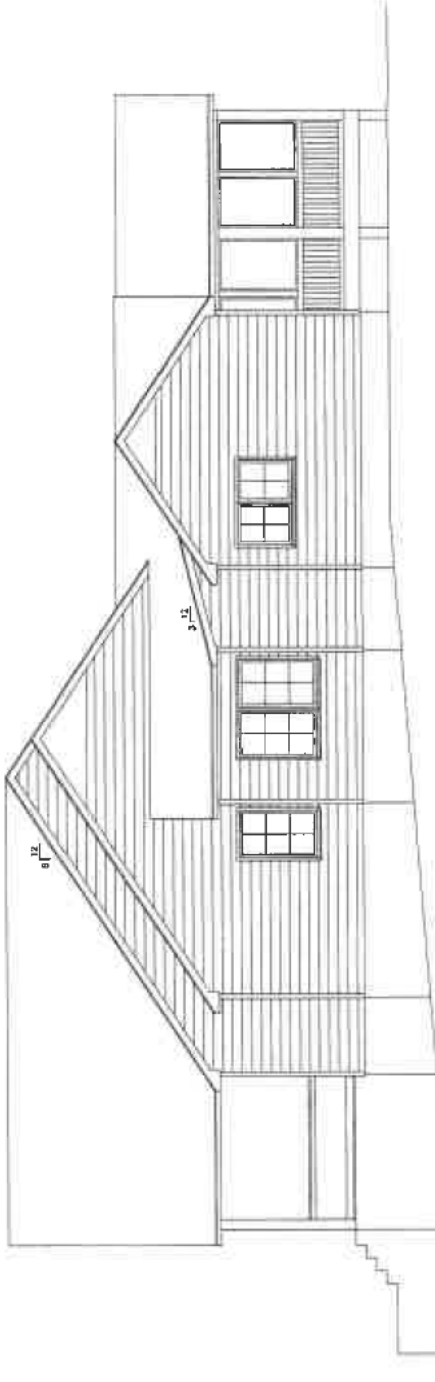
SHEET INDEX

SHEET NUMBER



FRONT

SCALE : 1/4" = 1'-0"



RIGHT

SCALE : 1/4" = 1'-0"

SNYDER

PROJECT ADDRESS

4371 Wood Drive
Homewood, AL 35229

Twin Companies
2901 Grand Ave.
Suite 105
Homewood, AL 35229

TWIN
INSPIRE DESIGN BUILD



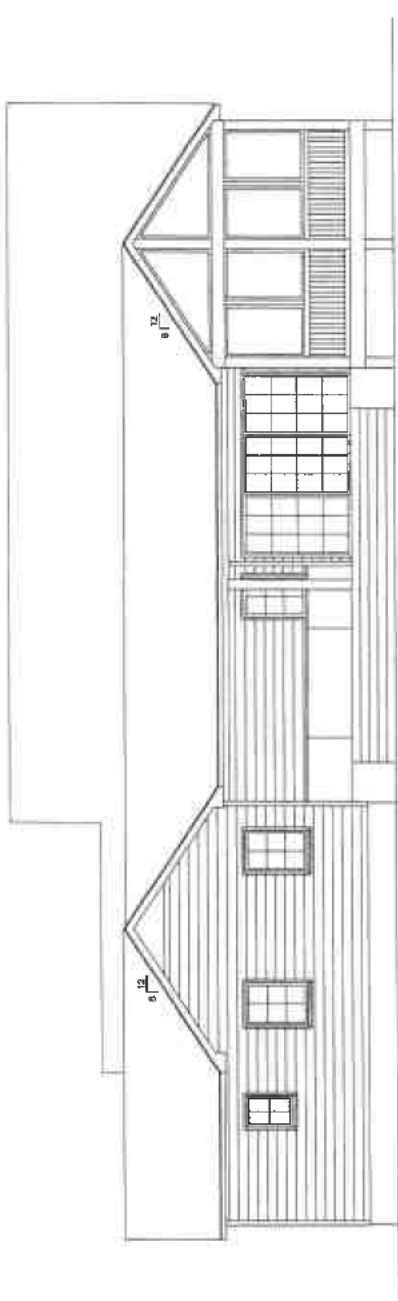
CHANGE LOG :

| Date | Description |
|------|-------------|
| X | |
| X | |
| X | |
| X | |
| X | |
| X | |
| X | |

PLAT CORRECT - Check Table
Revised : 05/15/2020

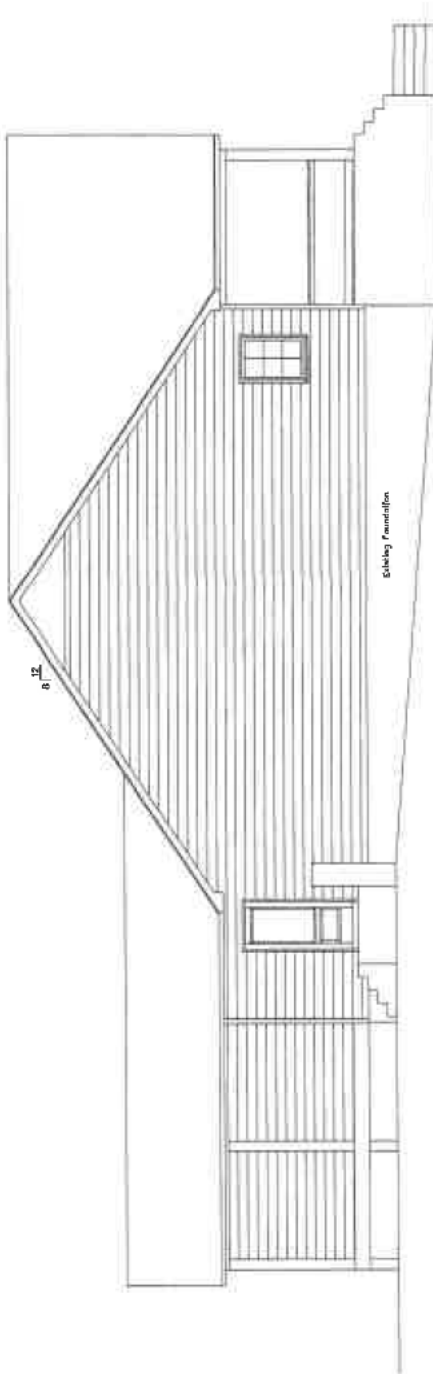
SHEET INDEX

SHEET NUMBER



REAR

SCALE : 1/4" = 1'-0"



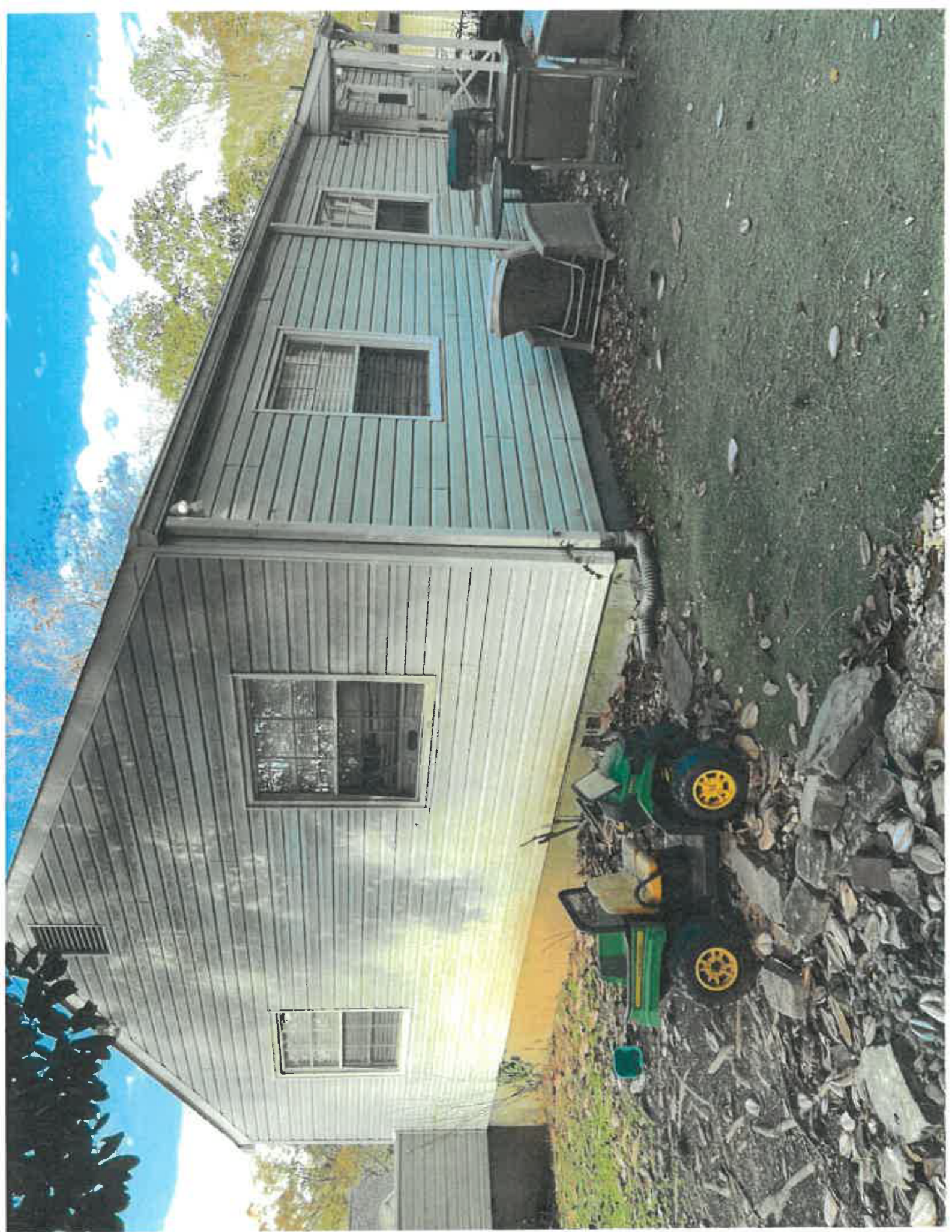
LEFT

SCALE : 1/4" = 1'-0"









**CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT**

2850 - 19th Street South - 4th Floor
Homewood, Alabama 35209
Phone 205-332-6800 | Fax 205-332-6955

Patrick McClusky, Mayor

Cale Smith, PE, Director

December 28, 2022

Brad & Megan Snyder
437 Hillwood Drive
Homewood, Alabama 35209

Dear Owner/Applicant and/or Adjacent Property Owner:

The owner has petitioned the Homewood Board of Zoning Adjustments for a modification to the Homewood Zoning Ordinance for the property located at:

SV-23-01-02, 437 Hillwood Dr, Parcel ID No.: 29 00 13 3 011 010.000
Applicant: Twin Construction / Property Owners: Brad and Megan Snyder

- a. A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, (3) Development Regulations, d. Setbacks, 1. front, to reduce the setback along the front property line from 45.1-feet (45-feet, 1-inches) to 30.5-feet (30-feet, 6-inches) for a total reduction of 14.6-feet (14-feet, 7-inches), to allow for the construction of a roof over an existing nonconforming deck/porch in order to create a covered front porch.

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, January 5, 2023**, in the Council Chambers (2nd Floor) at Homewood City Hall, 2850 19th Street South. If you prefer not to attend the in-person meeting at City Hall, you may join on-line utilizing the attached Zoom instructions **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE)**

This letter will serve as notice to the parties in interest and to all adjacent property owners. Any protest to the above referenced petition will be heard at this time. The applicant and/or owner must participate in the meeting to present their case.

Sincerely,



Sherri Williams
Zoning Supervisor

You may contact our office for further information or questions at (205) 332-6800 OR visit between 7:30 a.m. and 4:30 p.m. Mon-Fri to review any files or drawings pertaining to this application

Instructions: Although the proceedings of the meeting may be viewed on-line, please note that anyone wishing to participate in a discussion of the scheduled cases must attend the meeting in Homewood City Hall in person.

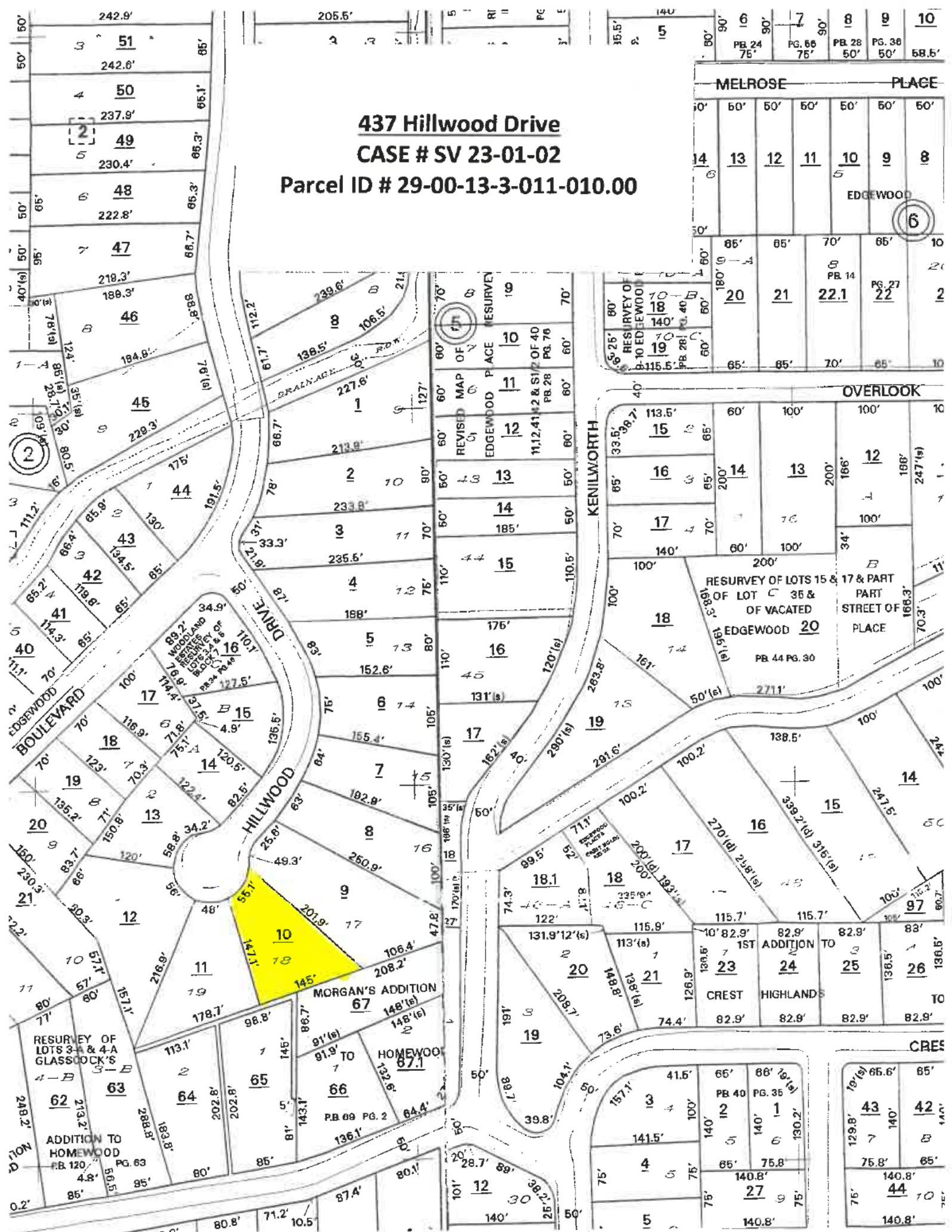
If you would like to join the live stream for this meeting, you will find the "Live Stream" link on our website (www.cityofhomewood.com) on the home page, or you can navigate via: <https://bit.ly/3Wxp2Hi>

Comments in support or opposition to cases on the agenda, may be submitted to the Secretary to the Board of Zoning Adjustments at fred.goodwin@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the board's members for their consideration. Please reference the case number or address in your comments.


A copy of the file on this case will be available for review on the City of Homewood's website (cityofhomewood.com) under "Upcoming Meetings/BZA" approximately one week before the scheduled public hearing.

The scheduled public hearing will be preceded by a brief work session for Board Members beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers.

437 Hillwood Drive
CASE # SV 23-01-02
Parcel ID # 29-00-13-3-011-010.00



City of Homewood
BZA Case Map
437 Hillwood Drive
SV 23-01-02
Aerial Photo

 Subject Property
 Parcels



THE INFORMATION ON THIS DRAWING WAS COMPILED FROM SEVERAL SOURCES AND SHOULD ONLY BE USED FOR GENERAL INFORMATION AND ORIENTATION. THIS DRAWING IS THE PROPERTY OF THE CITY OF HOMWOOD AND ITS USE BY ANYONE FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE CITY OF HOMWOOD IS PROHIBITED.

ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 332-6828



COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

☒ VARIANCE

☐ APPEAL

ADDRESS OF PROPERTY: 302 Woodland Dr, Homewood, AL 35209

BZA CASE # (assigned by city staff): SV # 23-01-03

APPLICANT INFORMATION

Name of Applicant(s): Ryan and Katherine Kraemer

Address of Applicant(s): 302 Woodland Dr
Homewood Alabama 35209
City State Zip

Telephone Number(s) of Applicant(s): Redacted by City Staff

Email: Redacted by City Staff

Property Interest of Applicant(s): Owner
(i.e., owner, contract purchaser, agent, architect, contractor, developer, etc)

OWNER INFORMATION – If different from Applicant

Name of Owner(s): Same

Address of Owner(s) (ONLY if address is different from property address) otherwise put same:

City State Zip

Email:

Telephone Number(s) of Owner(s):

DESCRIPTION, USE AND ZONING OF PROPERTY (Parcel ID & present zoning can be filled out at time of application submittal)

PARCEL IDENTIFICATION NUMBER: 29-00-13-2-030-020.000

PRESENT USE: vacant X residence

commercial (describe):

other (describe):

PRESENT ZONING (per current City map): NPD

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

PLEASE STATE HARDSHIP – for guidance, see “What is a Variance” on page 1 of instructions page:
Our lot at 302 Woodland Dr is on an alley. We are adding a garage to the rear of house that has
been approved and meets all homewood city ordinances. Our lot is 50 feet wide so our
backyard is 50 feet wide by 20 feet long (1,000 square feet). Our proposal to the city for a
driveway from the alley to the garage was declined since the dimensions of the driveway were
20 feet long x 18 feet wide (the width of the garage door) = 360 sq feet (36% of the backyard).
We were advised to add two 1.5 foot wide strips of grass in the the driveway to reduce the
driveway to 300 sq feet to prevent the driveway from occupying more than 30% of the
backyard. We were informed that a driveway is considered an accessory structure if it is in a
backyard (but not an accessory structure if a driveway is in a front yard or side yard). We were
unaware of this interpretation when planning the addition to the house. The alley to our house is
narrow so if we have a strip of grass in the middle of the driveway, we will be unable to
back out of the driveway and onto the alley without driving over the strips of grass in the
driveway. This will lead to dirt and run off during rains into the alley and our neighbors
property. We request a variance to allow us to pour a 20 foot long x 18 foot wide driveway. This
will allow us to drive from the garage to the alley without running the tires over the yard. If the
variance is granted, it would only increase our impervious area from 3316 Sq feet (39.01% of lot)
to 3376 Sq feet (39.71% of lot). Thank you for considering our variance request.

PURPOSE OF VARIANCE

A variance is requested on the property described below in conformity with the powers vested in the Board to permit:

- ☐ the construction of an addition to a residence,
 - ☐ the construction of residence,
 - ☐ the construction of an addition to a commercial structure,
 - ☐ the construction of a commercial structure,
 - ☐ other (describe): _____
- _____
- _____

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

INDICATE THE FOLLOWING

The following information can be completed when applying but applicant must bring a survey to verify:

| | *Required by
Zoning
Regulations | Setback
dimensions As
they NOW exist | Setback
dimensions
AFTER
construction | FINAL
Setback
Variance
Requested |
|---|---------------------------------------|---|---|---|
| Front Bldg. Setback Street: | | 39.2 feet | 39.2 feet | none |
| Front Bldg. Setback Street:
(secondary - corner lot) | | | | |
| Right Bldg. Setback | 9 feet | 9 feet | 9 feet | none |
| Left Bldg. Setback | 5 feet | 5 feet | 5 feet | none |
| Rear Bldg. Setback | 20 feet | 20 feet | 20 feet | none |
| Accessory Structure
Setback: side/rear | 5 feet/5 feet | N/A | N/A | none |
| | As Required | Existing NOW | Proposed | Variance
Required |
| Lot Area | 8500 sq feet | 8500 sq feet | 8500 sq feet | none |
| Lot Width | 50 feet | 50 feet | 50 feet | none |
| Parking | 2 cars | 4 cars | 4 cars | none |
| Height of Structure | | 30' 4 15/16" | 30' 4 15/16" | none |
| Lot Coverage / rear | <50% | 39.01% | 39.7% | none |

*For required setback information, please refer to the Zoning Ordinance Book, which is available on the City of Homewood website. If you need to find out how your property is zoned, please contact the zoning department by calling 332-6828 or 332-6854 or by clicking on the following link to email: Zoning Information.

The undersigned hereby grants permission for a sign, advertising the BZA hearing date, time and place to be posted on my property. I (we) attach \$100.00 application fee and promise to pay any additional costs billed separately for extra items related to this variance request.

I (we) certify that all of the above statements and the statements contained in any paper of plans submitted herewith are true to the best of my (our) knowledge and belief.

Redacted by City Staff

Signature of Applicant / owner

Date

Redacted by City Staff

Signature of Owner

Date

Signature of Owner

Date

LEGEND

ASP ASPHALT
 BLDG BUILDING
 CALC CALCULATED
 MEAS MEASURED
 CH CHORD
 LONG LONG CHORD
 DEF DEFLECTION
 DELTA DELTA
 ESMT EASEMENT
 HW HEADWALL
 MIN MINIMUM
 MH MANHOLE
 OH OVERHANG
 POR PORCH
 RAD RADIUS
 R.O.W. RIGHT OF WAY
 SAN SANITARY
 STM STORM
 UTIL UTILITY
 AC ACRES
 S.F. SQUARE FEET
 CL CENTERLINE
 A/C AIR CONDITIONER
 POLE POLE
 ANCHOR ANCHOR
 FENCE FENCE
 OVERHEAD UTILITY WIRE
 PAVT PAVEMENT
 W/T WITH
 TAN TANGENT
 RES RESIDENCE
 LGT LIGHT
 COV COVERED
 DECK DECK
 CONCRETE CONCRETE
 WALL WALL
 COLUMN COLUMN

BLOCK "P" 22

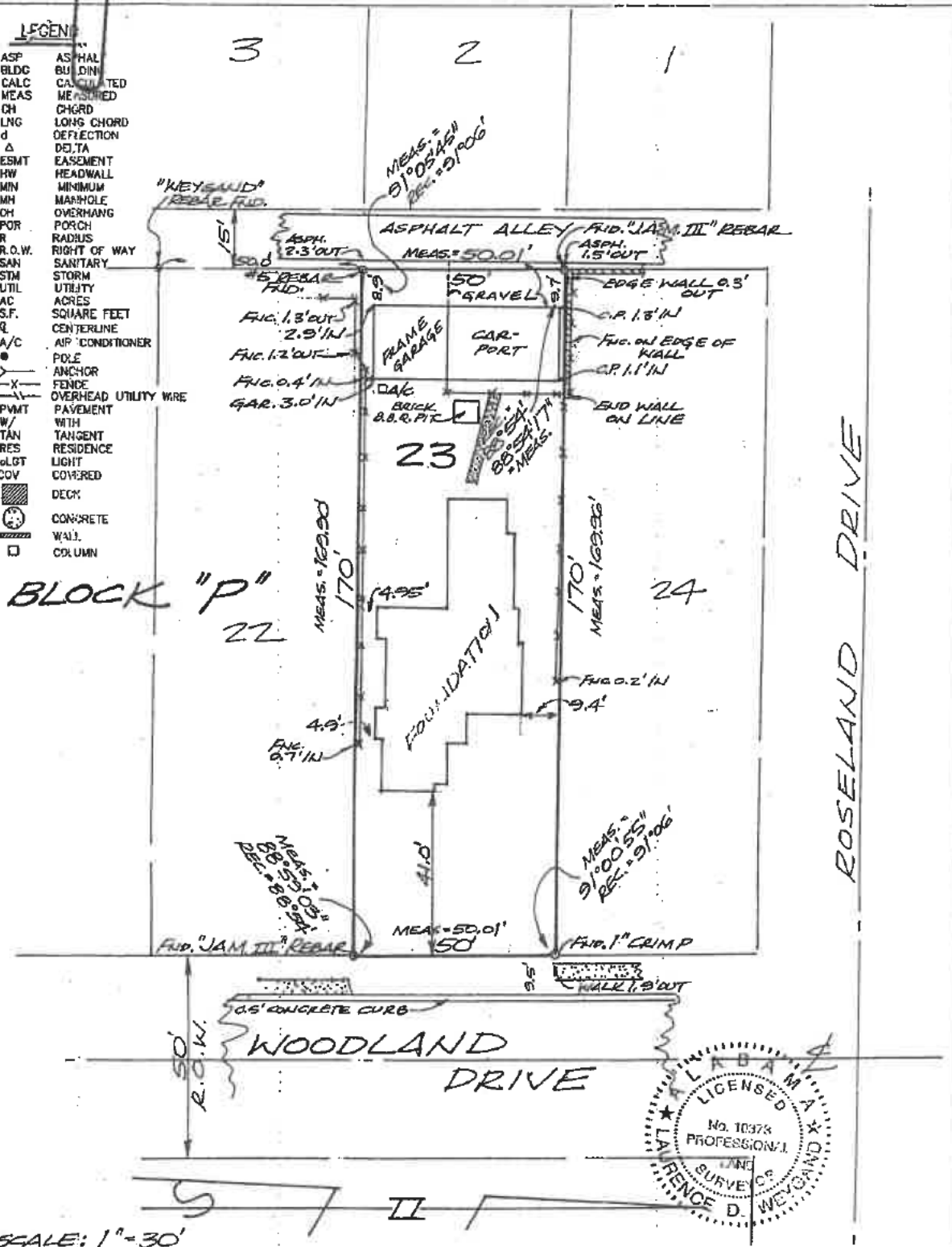
SCALE: 1"=30'

I, Laurence D. Weygand, a registered Engineer-Land Surveyor, or Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 23, Block "P", SECOND ADDITION TO EDGEWOOD, as recorded in Map Volume 1, Page 78, in the Office of the Judge of Probate, Jefferson County, Alabama; that there are no rights-of-way, easements or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, (visible on the surface) on or over said premises except as shown; that there are no encroachments on said lot except as shown and that improvements are located as shown above. That I have consulted the Federal Insurance Administration "Flood Hazard Boundary Map" and found that this property is not located in "a special flood hazard area"; I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief; according to my survey of APRIL 6, 2012. Survey invalid if not sealed in red.

Order No: 60635
 Purchaser: TWIN
 Address: 307 WOODLAND DRIVE
 Flood Zone: X Map Number: 0107305569

Laurence D. Weygand, Reg. PE-LS #10378
 Ray Weygand, Reg. LS #24873
 188 Oxmoor Road, Homewood, AL 35209
 Phone: (205) 942-0086 Fax: (205) 942-0087
 Copyright ©

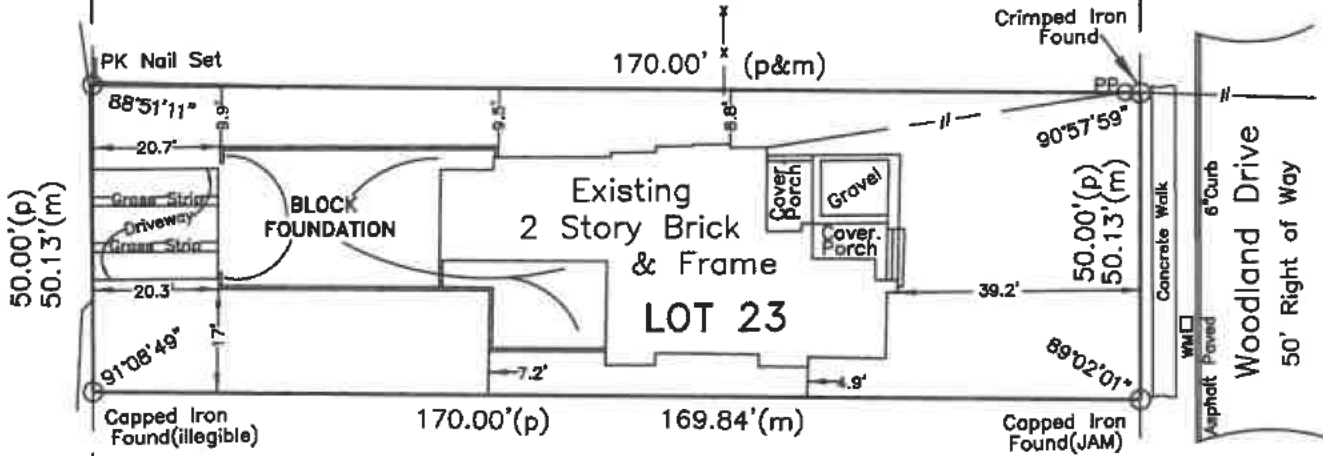
Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles are dead/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, end/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. We do not look for underground sewers or flip manhole covers. (d) The shown north arrow is based on dead/record map. (e) This survey is not transferrable and is only good for 6 years and only good to the person/for that pays for it at time of survey. (f) Easements not shown on record map are not shown above.



302 Woodland Drive

Lot 24

Asphalt Paved Alley, 15' R.O.W.



FOUNDATION SURVEY FOR ADDITION

Lot 22

LEGEND

| | | |
|------|-----|--------------------|
| ○ | PP | POWER POLE |
| □ | PM | POWER METER |
| □ | AC | AIR CONDITIONER |
| — — | | OVERHEAD POWER |
| -x- | FEN | FENCE |
| ○ | CO | CLEAN OUT |
| (p) | | PLAT DIMENSION |
| (m) | | MEASURED DIMENSION |

STATE OF ALABAMA
JEFFERSON COUNTY

I, Rowland Jackins, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Land Surveying in the State of Alabama to the best of my knowledge, information and belief for the following described property:

Lot 23 in Block P, according to the plat of Second Addition to Edgewood, as recorded in Map Book 7, Page 78, in the Probate Office of Jefferson County, Alabama;

I further state that there are no rights of ways, easements or joint driveways over or across said land visible on the surface except as shown, that there are no electric or telephone wires (excluding those which serve the premises only) or structures or supports thereof, including poles, anchor or guy wires on or over said property except as shown, that there are no encroachments except as shown; that the improvements are located as shown above. No underground utilities were located.

According to my field survey of October 24, 2022;

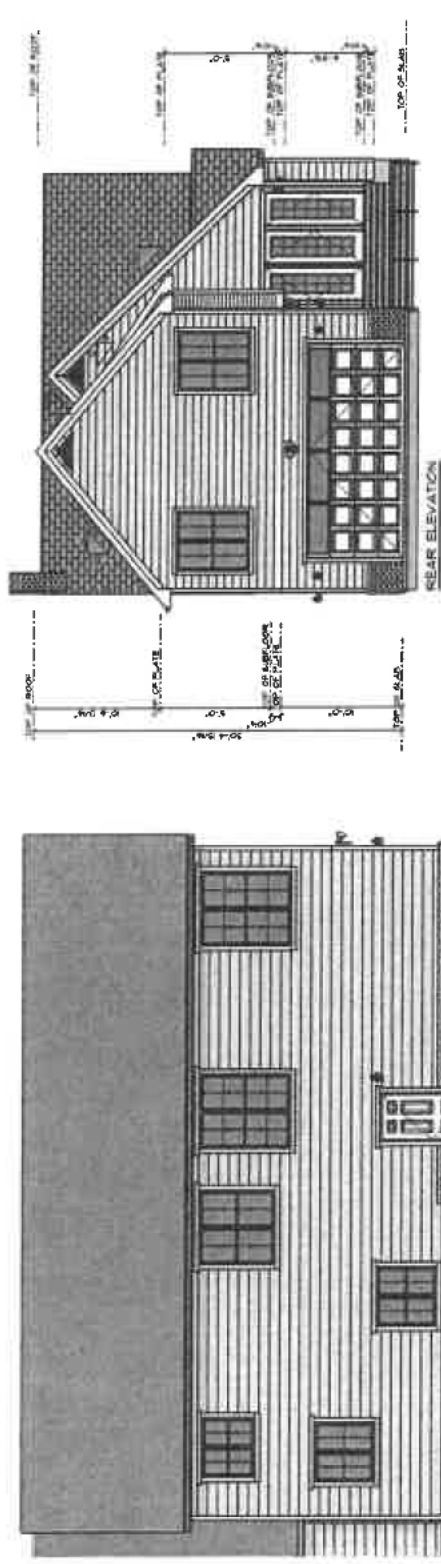
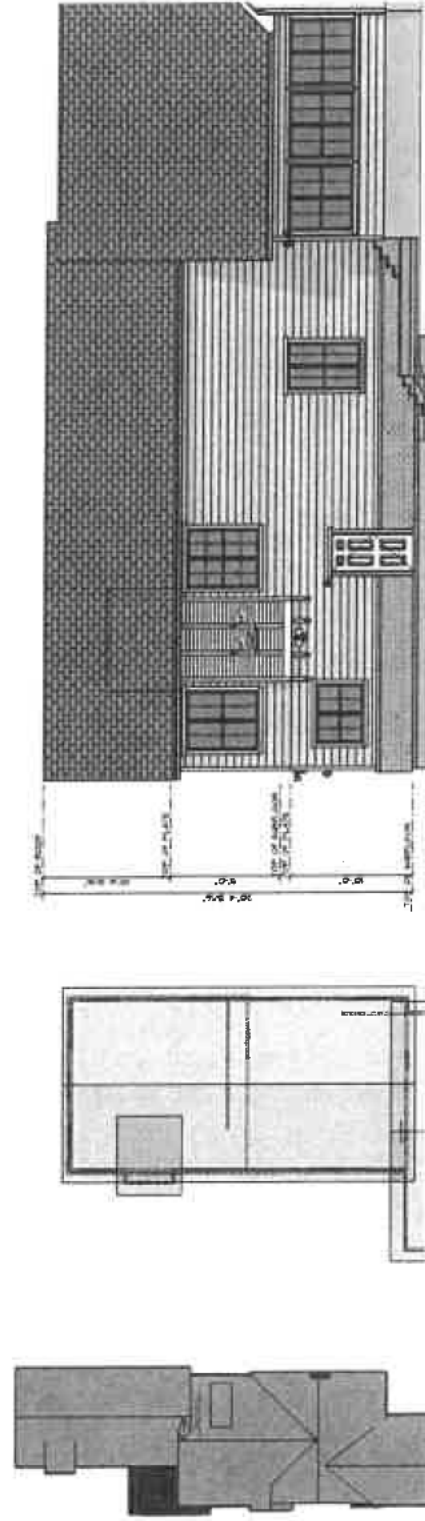


Rowland Jackins
Rowland Jackins, PLS, Alabama Reg.No.18399
Jackins, Butler & Adams, Inc.
3430 Independence Drive, Suite 30
Birmingham, Alabama 35209
(205) 870-3390

Scale: 1 inch = 30 feet

File: S-1479/22-NNNN







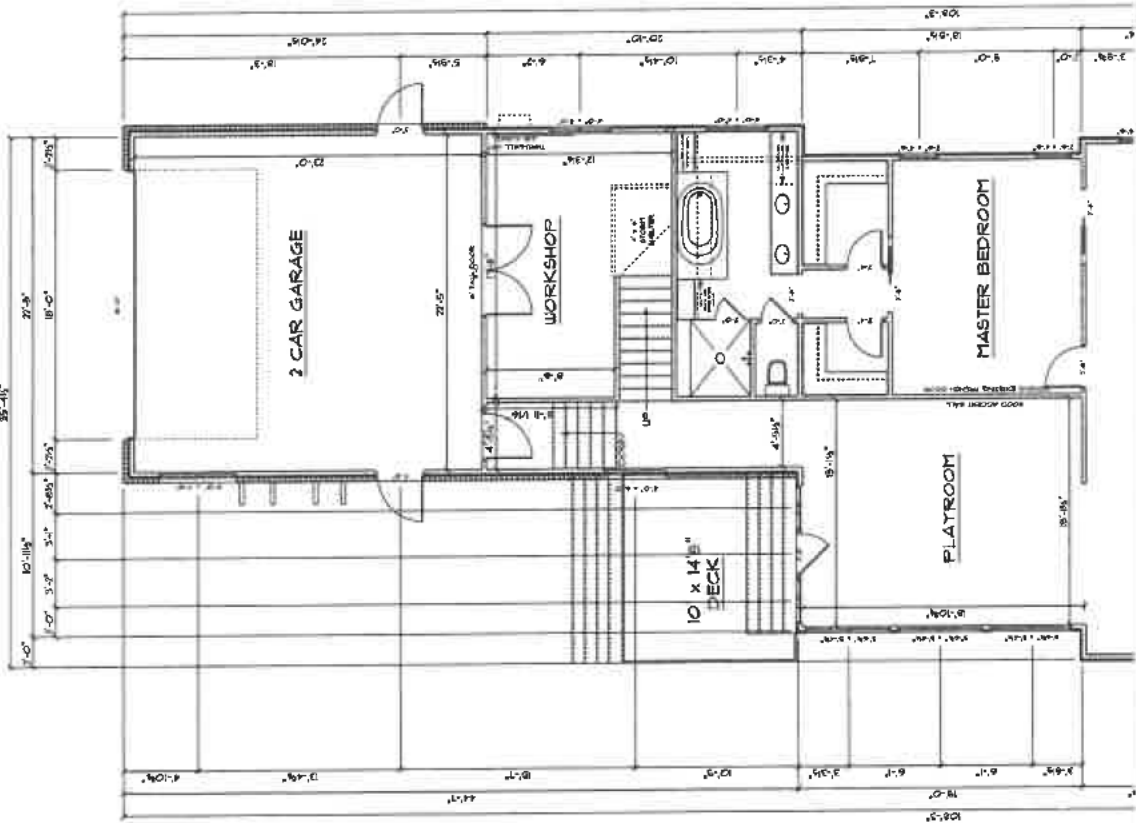
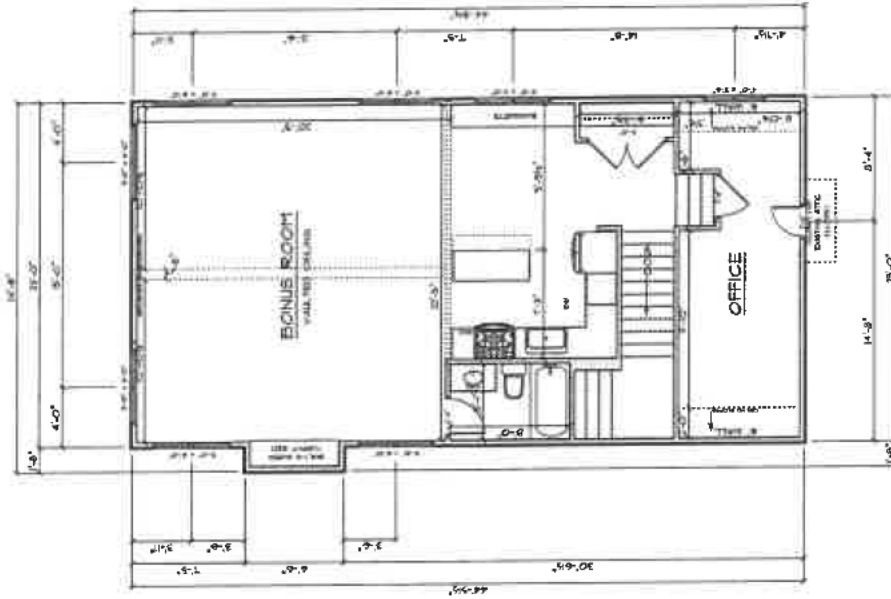
The Kraemer Family

GARAGE/BONUS ROOM ADDITION PLANS FOR

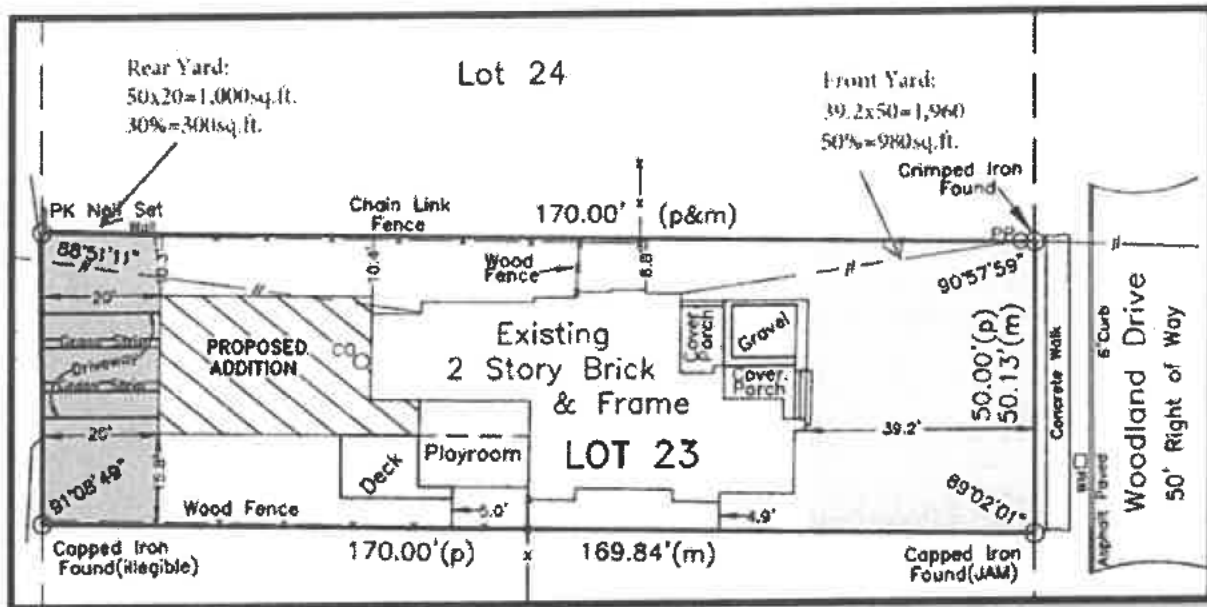
303 Woodland Drive, Homewood, Alabama

SoWowMe.Com
David B. Decker - (205) 358-6534 berry@sewowme.com

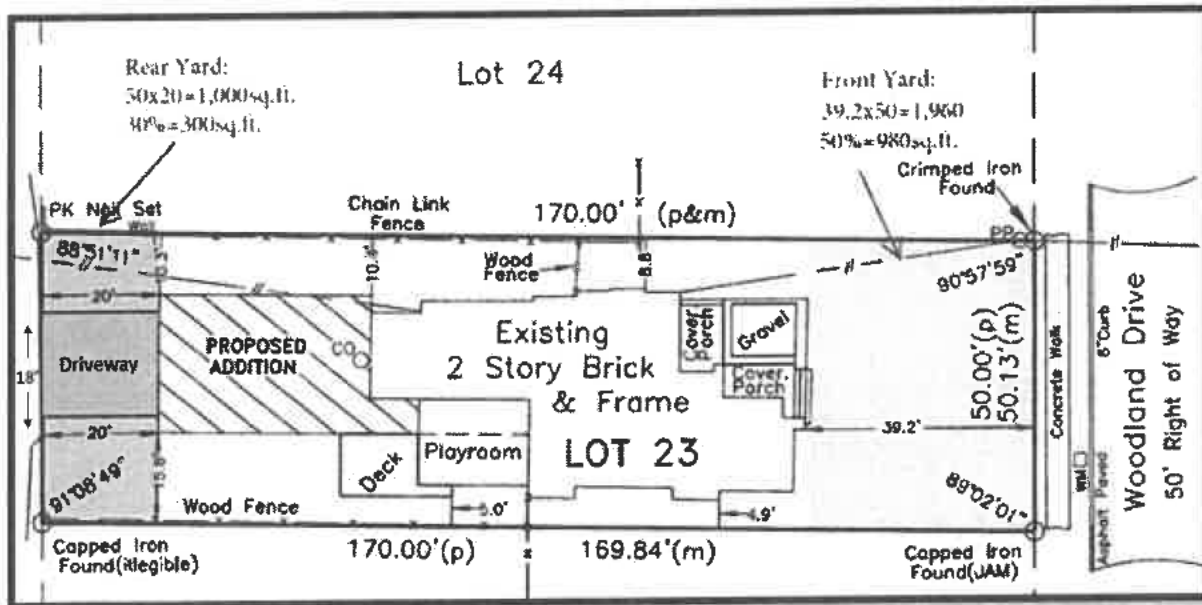
SEVENTH CAD REVIEW
6/29/2023

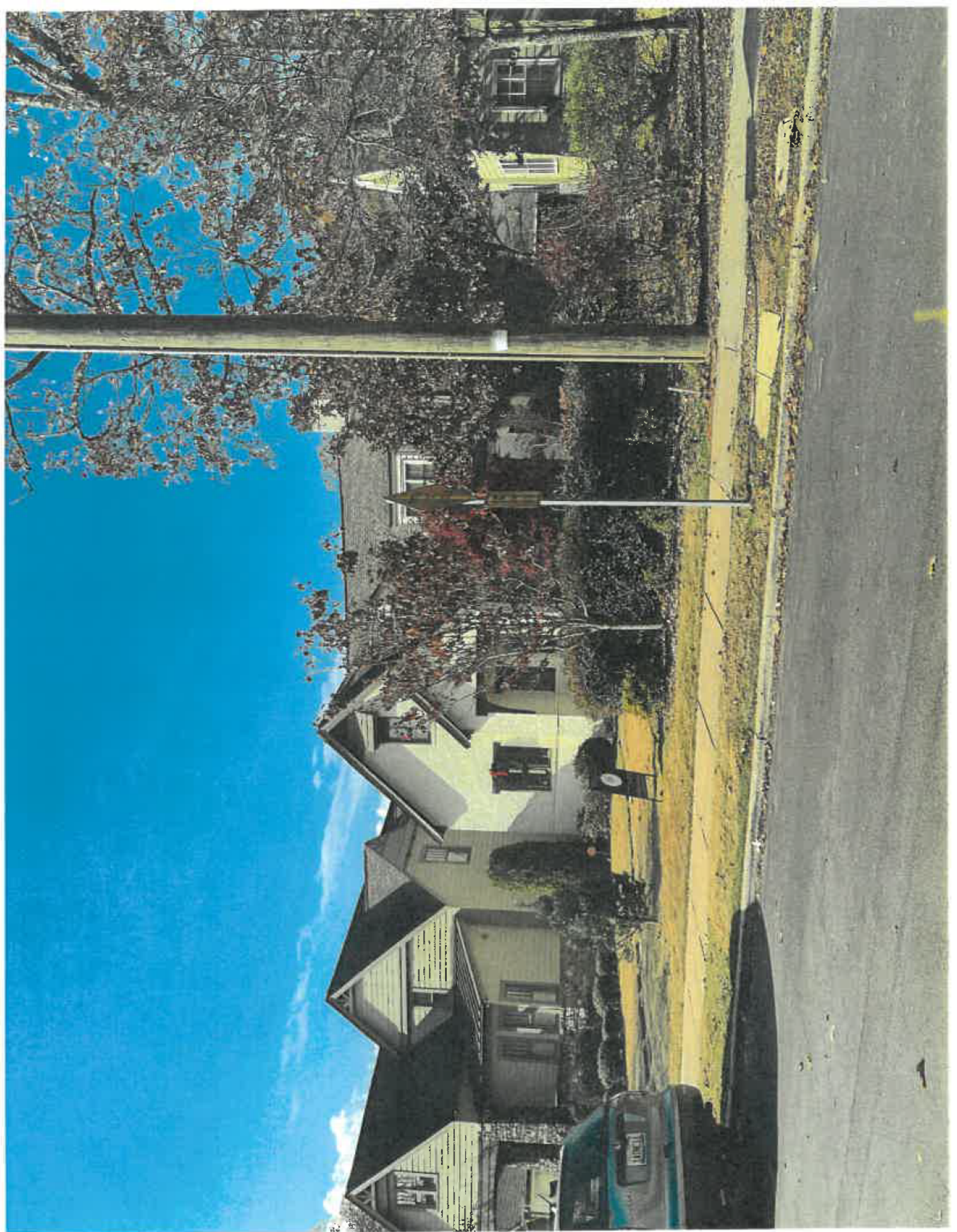


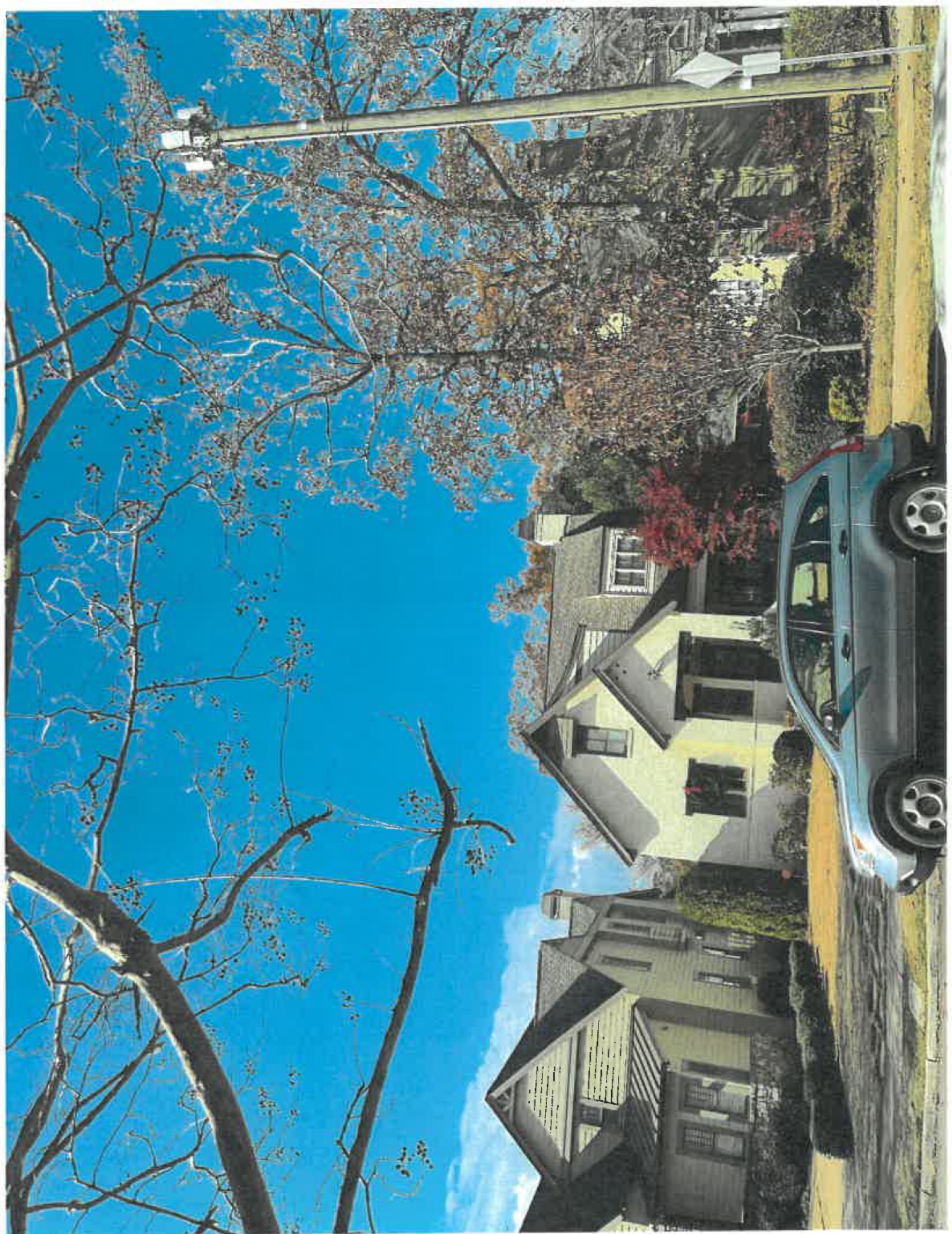
Currently Approved



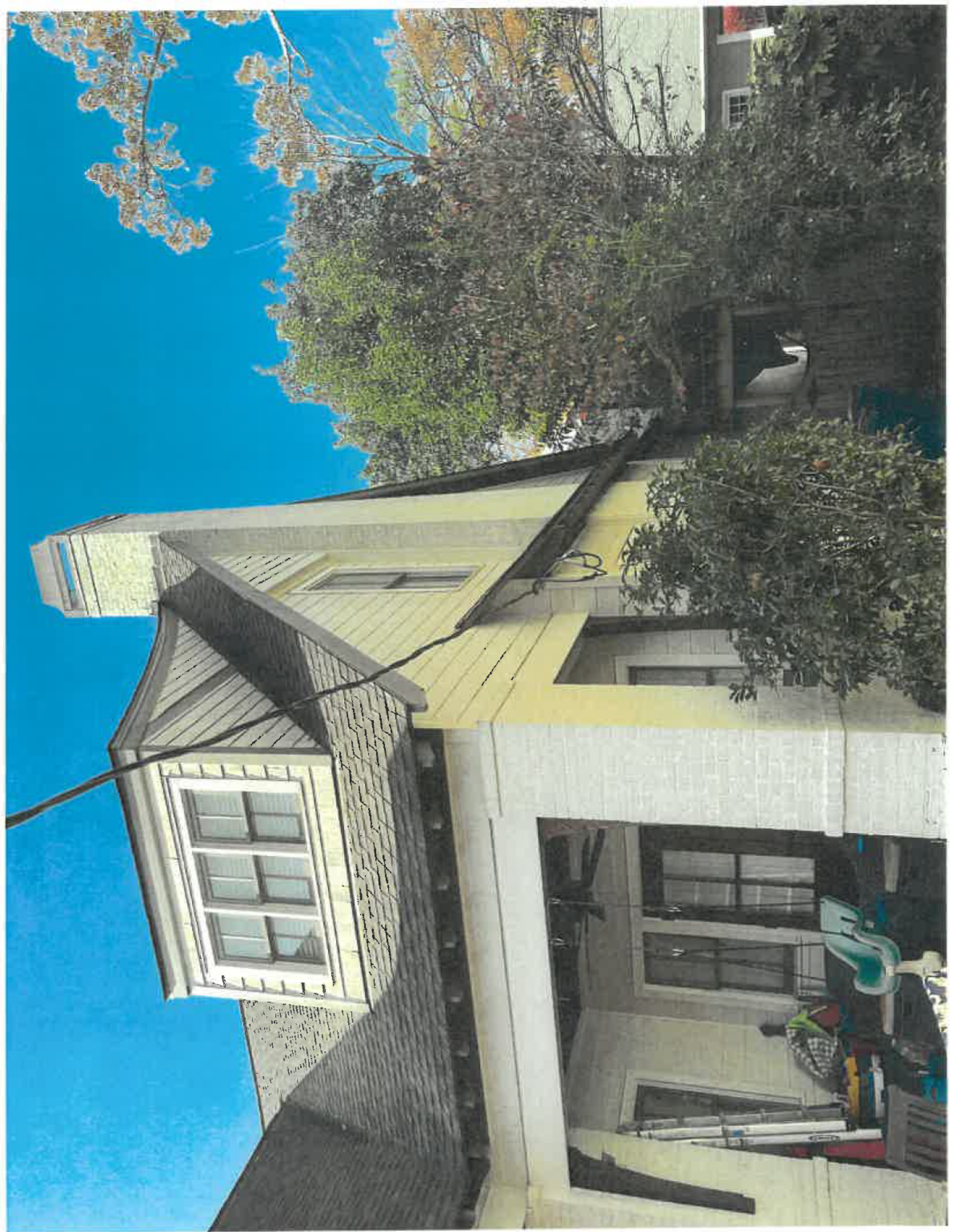
Variance requested to remove grass strips from the driveway

















CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT

2850 - 19th Street South - 4th Floor
Homewood, Alabama 35209
Phone 205-332-6800 | Fax 205-332-6955

Patrick McClusky, Mayor

Cale Smith, PE, Director

December 28, 2022

Ryan & Katherine Kraemer
302 Woodland Drive
Homewood, Alabama 35209

Dear Owner/Applicant and/or Adjacent Property Owner:

The owner has petitioned the Homewood Board of Zoning Adjustments for a modification to the Homewood Zoning Ordinance for the property located at:

SV-23-01-03, 302 Woodland Drive, Parcel ID No.: 29 00 13 2 030 020.000
Applicant / Property Owners: Ryan and Katherine Kraemer

- a. *A request for a variance to Article V, District Development Criteria, Sec. D., Accessory Structures, (4) to increase the proportionality of rear yard accessory structures from thirty (30) percent to thirty-six (36) percent for a total increase of six (6) percent, to allow for the construction of a paved driveway.*

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, January 5, 2023**, in the Council Chambers (2nd Floor) at Homewood City Hall, 2850 19th Street South. If you prefer not to attend the in-person meeting at City Hall, you may join on-line utilizing the attached Zoom instructions **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE)**

This letter will serve as notice to the parties in interest and to all adjacent property owners. Any protest to the above referenced petition will be heard at this time. The applicant and/or owner must participate in the meeting to present their case.

Sincerely,



Sherri Williams
Zoning Supervisor

You may contact our office for further information or questions at (205) 332-6800 OR visit between 7:30 a.m. and 4:30 p.m. Mon-Fri to review any files or drawings pertaining to this application

Instructions: Although the proceedings of the meeting may be viewed on-line, please note that anyone wishing to participate in a discussion of the scheduled cases must attend the meeting in Homewood City Hall in person.

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Comments in support or opposition to cases on the agenda, may be submitted to the Secretary to the Board of Zoning Adjustments at fred.goodwin@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the board's members for their consideration. Please reference the case number or address in your comments.

A copy of the file on this case will be available for review on the City of Homewood's website (cityofhomewood.com) under "Upcoming Meetings/BZA" approximately one week before the scheduled public hearing.

The scheduled public hearing will be preceded by a brief work session for Board Members beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers.

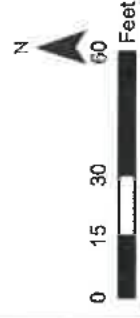
Parcel ID # 29-00-13-2-030-020.000



City of Homewood
BZA Case Map
302 Woodland Drive
SV 23-01-03
Aerial Photo



 Subject Property
 Parcels



THE INFORMATION ON THIS DRAWING WAS COMPILED FROM SEVERAL SOURCES AND SHOULD ONLY BE USED FOR GENERAL INFORMATION AND ORIENTATION. THIS DRAWING IS THE PROPERTY OF THE CITY OF HOMEWOOD AND ITS USE BY ANYONE FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE CITY OF HOMEWOOD IS PROHIBITED.

ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 332-6828

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

☒

VARIANCE

☐

APPEAL

ADDRESS OF PROPERTY: 2716 18th Place S

BZA CASE # (assigned by city staff): SV#23-01-04

APPLICANT INFORMATION

Name of Applicant(s): Dunn Investment Company

Address of Applicant(s): 3900 Messer Airport Highway

Birmingham

AL

35222

City

State

Zip

Telephone Number(s) of Applicant(s): 205-601-5230

Email: ^{Re} Edunn@dunnreal.com

Property Interest of Applicant(s): Owner

(i.e., owner, contract purchaser, agent, architect, contractor, developer, etc)

OWNER INFORMATION – If different from Applicant

Name of Owner(s): Dunn Investment Company

Address of Owner(s) (ONLY if address is different from property address) otherwise put same:

3900 Messer Airport Highway

Birmingham

AL

35222

City

State

Zip

Email: Edunn@dunnreal.com

Telephone Number(s) of Owner(s): 205-601-5230

DESCRIPTION, USE AND ZONING OF PROPERTY (Parcel ID & present zoning can be filled out at time of application submittal)

PARCEL IDENTIFICATION NUMBER: 2800073014016000

PRESENT USE: ☒ vacant ☐ residence

☐ commercial (describe):

☐ other (describe):

PRESENT ZONING (per current City map): C-4b

PLEASE STATE HARDSHIP – for guidance, see “*What is a Variance*” on page 1 of instructions page:

The applicant, Dunn Real Estate, is requesting a variance from the 15' building rear setback as required in Zone C-4a. We are planning for a 7'-6" rear setback and therefore are requesting 7'-6" relief from the required setback due to the following hardship:

The lot in question is in C-4b which in our interpretation of Table 1 – Quantitative Development Criteria- does not call for any rear or side setbacks because of the – (dash) in the table. We assumed the dash meant “does not apply” which would equate to 0'.

This made sense because many of the buildings in this district are also on small lots and are existing today with 0' setbacks. (Presumably developed prior to the ordinance being established.) However, to be C-4b, the table says we must have a lot size of 50,000 SF or greater which is rare in this area and which we don't have. Our lot is only 7,500 SF. Therefore, according to the Table, we were redirected into zone C-4a. This classification does require a 15' rear setback but 0' side setbacks are allowed.

The hardship we perceive is that 15' is an excessively large rear setback for small lots such as ours when also trying to meet the parking and landscaping ordinances. Since our lot size is only 50' wide, and trying to build a 3,000 SF building, we had to take advantage of the full width of the lot which forces the parking to be out in front completely. On our small parcel, a 15' setback does not allow for a reasonable sized building that also meets the parking requirement as well as the landscape requirements thus rendering the parcel as undevelopable.

So, to summarize, we simply request that our parcel be given benefit of the precedent that exists in the district with a reduced rear setback. It should be noted that our development will be providing a 7'-6" rear setback which is more than many buildings that exist in the area have. We will be able to build a minimal 3,000SF building and will also be able to meet the parking and landscaping ordinances. Thereby providing Homewood with a viable new development on what was previously a small private parking lot.

PURPOSE OF VARIANCE

A variance is requested on the property described below in conformity with the powers vested in the Board to permit:

- ☐ the construction of an addition to a residence,
- ☐ the construction of residence,
- ☐ the construction of an addition to a commercial structure,
- ☒ the construction of a commercial structure,
- ☐ other (describe): _____

**COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE**

**City of Homewood
Board of Zoning Adjustments
Request for Variance**

INDICATE THE FOLLOWING

The following information can be completed when applying but applicant must bring a survey to verify:

| | *Required by
Zoning
Regulations | Setback
dimensions As
they NOW exist | Setback
dimensions
AFTER
construction | FINAL
Setback
Variance
Requested |
|---|---------------------------------------|---|---|---|
| Front Bldg. Setback Street: | -- | -- | 81.5' | None |
| Front Bldg. Setback Street:
(secondary - corner lot) | -- | -- | -- | None |
| Right Bldg. Setback | -- | -- | 0' | None |
| Left Bldg. Setback | -- | -- | 0' | None |
| Rear Bldg. Setback | 15' | -- | 7.5' | 7.5' |
| Accessory Structure
Setback: side/rear | -- | -- | -- | None |
| | As Required | Existing NOW | Proposed | Variance
Required |
| Lot Area | 1,500 sq. ft. | 7,524 sq. ft. | 7,524 sq. ft. | None |
| Lot Width | 25' | 50' | 50' | None |
| Parking | 3 per 1,000 sq. ft. | 22 spaces | 9 spaces | None |
| Height of Structure | -- | -- | 17' | None |
| Lot Coverage | -- | -- | -- | None |

*For required setback information, please refer to the [Zoning Ordinance Book](#), which is available on the City of Homewood website. If you need to find out how your property is zoned, please contact the zoning department by calling 332-6828 or 332-6854 or by clicking on the following link to email: [Zoning Information](#).

The undersigned hereby grants permission for a sign, advertising the BZA hearing date, time and place to be posted on my property. I (we) attach \$100.00 application fee and promise to pay any additional costs billed separately for extra items related to this variance request.

I (we) certify that all of the above statements and the statements contained in any paper of plans submitted herewith are true to the best of my (our) knowledge and belief.

Redacted by City Staff

Signature of Applicant

Date

12/6/22

Redacted by City Staff

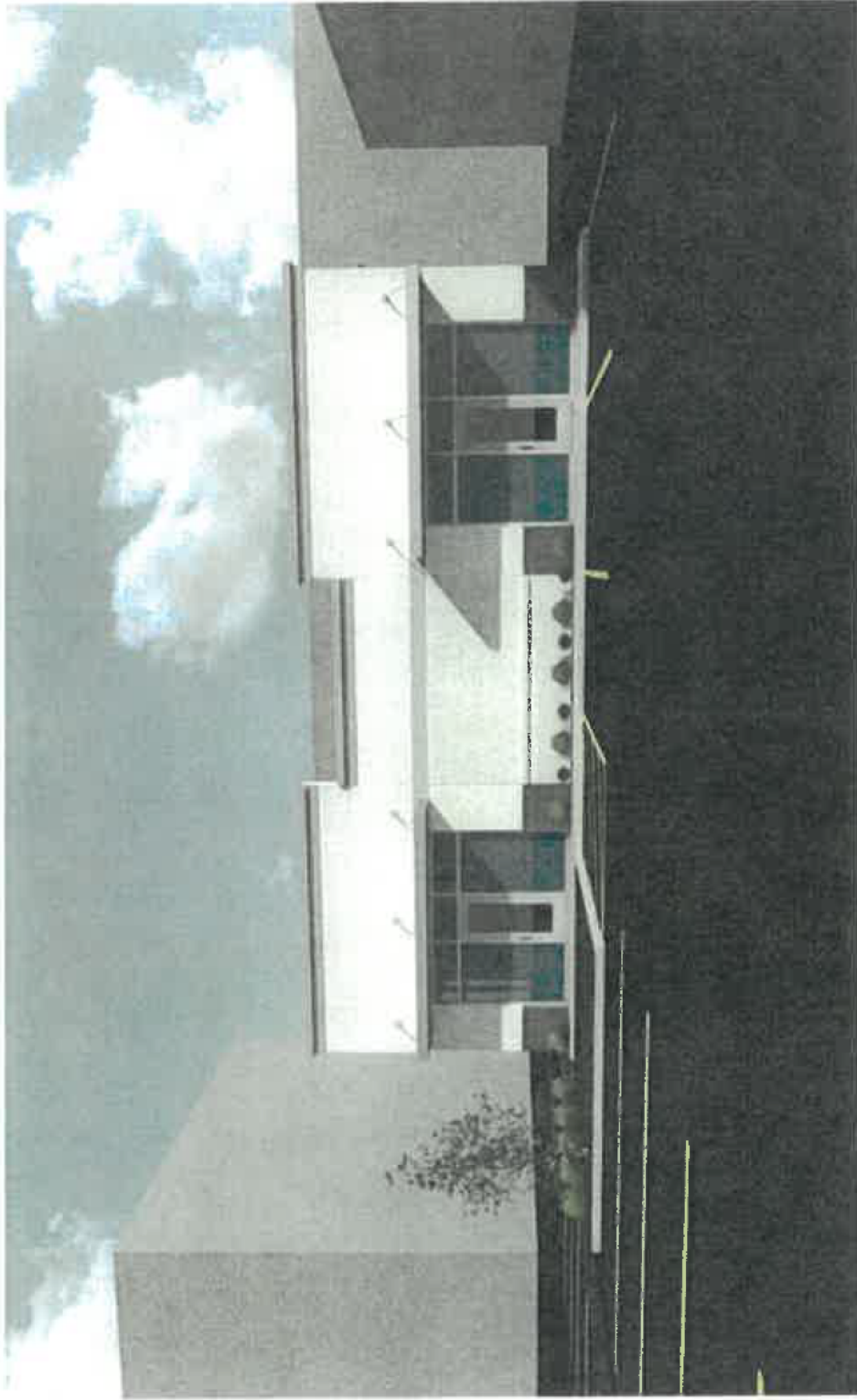
Signature of Owner

Date

12/6/22

Signature of Owner

Date

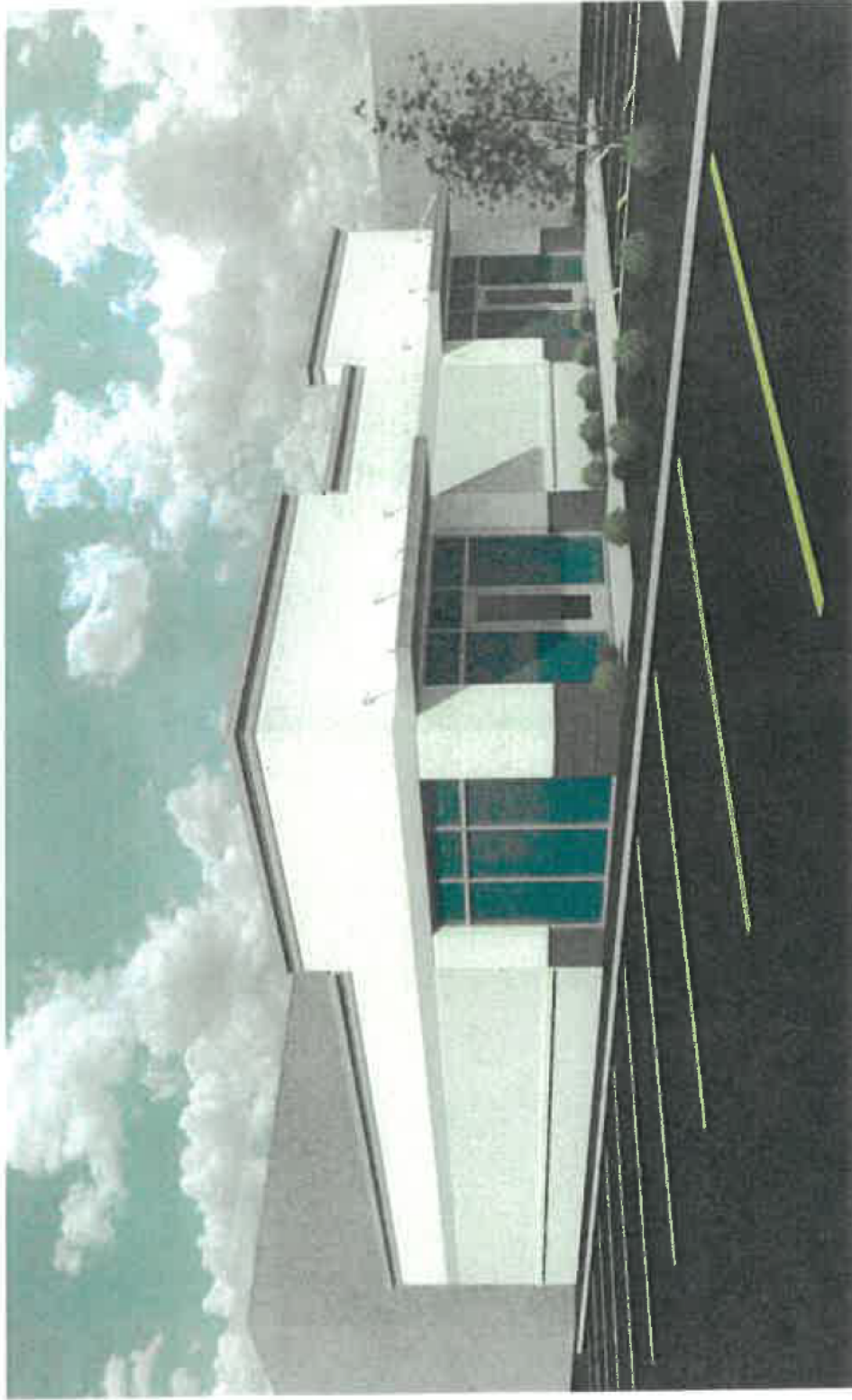


DUNN REAL ESTATE PROPOSED NEW BUILDING

HOMEWOOD, ALABAMA

12/2/22

lucy design associates
2023.0003



DUNN REAL ESTATE PROPOSED NEW BUILDING

HOMEWOOD, ALABAMA

12/2/22

lucy design associates
ARCHITECTS

DUNN REAL ESTATE PROPOSED NEW BUILDING



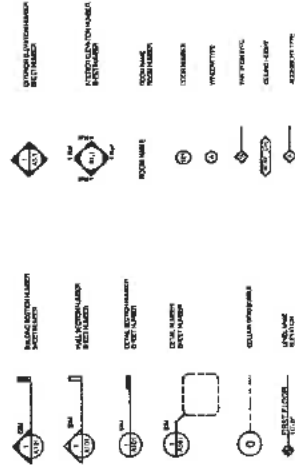
2716 18TH PLACE SOUTH
HOMEWOOD, AL 35209

DUNN REAL ESTATE
PROPOSED NEW BUILDING
HOMEWOOD, ALABAMA

GENERAL NOTES

1. EXISTING: THE EXISTING BUILDING IS A 10,000 SQ. FT. SINGLE STORY BUILDING. THE EXISTING BUILDING IS TO BE DEMOLISHED AND A NEW 10,000 SQ. FT. SINGLE STORY BUILDING IS TO BE CONSTRUCTED. THE EXISTING BUILDING IS TO BE DEMOLISHED AND A NEW 10,000 SQ. FT. SINGLE STORY BUILDING IS TO BE CONSTRUCTED. THE EXISTING BUILDING IS TO BE DEMOLISHED AND A NEW 10,000 SQ. FT. SINGLE STORY BUILDING IS TO BE CONSTRUCTED.
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SYMBOL LEGEND



PROJECT TEAM

OWNER
DUNN REAL ESTATE
2716 18TH PLACE SOUTH
HOMEWOOD, AL 35209
205.555.1234

GENERAL CONTRACTOR
DUNN REAL ESTATE
2716 18TH PLACE SOUTH
HOMEWOOD, AL 35209
205.555.1234

STRUCTURAL ENGINEER
DUNN REAL ESTATE
2716 18TH PLACE SOUTH
HOMEWOOD, AL 35209
205.555.1234

ELECTRICAL ENGINEER
DUNN REAL ESTATE
2716 18TH PLACE SOUTH
HOMEWOOD, AL 35209
205.555.1234

Mechanical Engineer
DUNN REAL ESTATE
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205.555.1234

Civil Engineer
DUNN REAL ESTATE
2716 18TH PLACE SOUTH
HOMEWOOD, AL 35209
205.555.1234

DRAWING LIST

ARCHITECTURAL
A.1. ARCHITECTURAL SITE PLAN
A.2. ARCHITECTURAL FLOOR PLAN
A.3. ARCHITECTURAL SECTION
A.4. ARCHITECTURAL ELEVATION
A.5. ARCHITECTURAL DETAIL

STRUCTURAL
S.1. STRUCTURAL FLOOR PLAN
S.2. STRUCTURAL SECTION
S.3. STRUCTURAL ELEVATION
S.4. STRUCTURAL DETAIL

MECHANICAL
M.1. MECHANICAL FLOOR PLAN
M.2. MECHANICAL SECTION
M.3. MECHANICAL ELEVATION
M.4. MECHANICAL DETAIL

ELECTRICAL
E.1. ELECTRICAL FLOOR PLAN
E.2. ELECTRICAL SECTION
E.3. ELECTRICAL ELEVATION
E.4. ELECTRICAL DETAIL

PLUMBING
P.1. PLUMBING FLOOR PLAN
P.2. PLUMBING SECTION
P.3. PLUMBING ELEVATION
P.4. PLUMBING DETAIL

VICINITY MAP



NOT TO SCALE
N

A0.0

COVER SHEET

22.016

100000

LIST OF DRAWINGS

15'11" MAX. DEPTH

LEVEL INVESTMENT MANAGEMENT

15'11" MAX. DEPTH

IN. VARIOUS
FIELD

EXPOSURE BAKERY

NEW PROPOSED BUILDING
TYPICAL SECTION

STANDARD MODEL



DUNN REAL ESTATE
PROPOSED NEW BUILDING

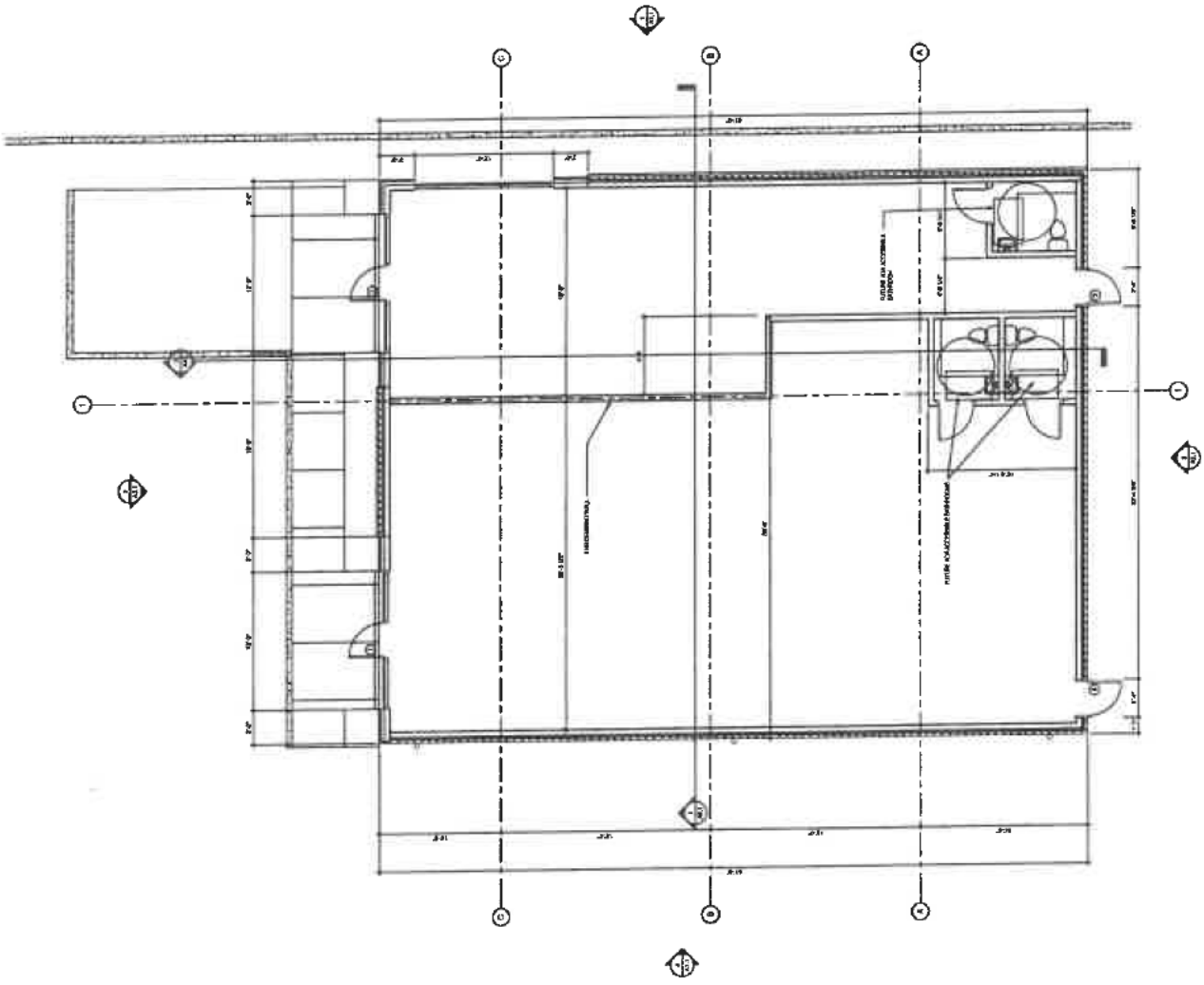
HOMEWOOD, ALABAMA

DATE: 08/18/2014
BY: J. DUNN
PROJECT: 15'11" MAX. DEPTH
SHEET: 15'11" MAX. DEPTH

PROJECT: 15'11" MAX. DEPTH

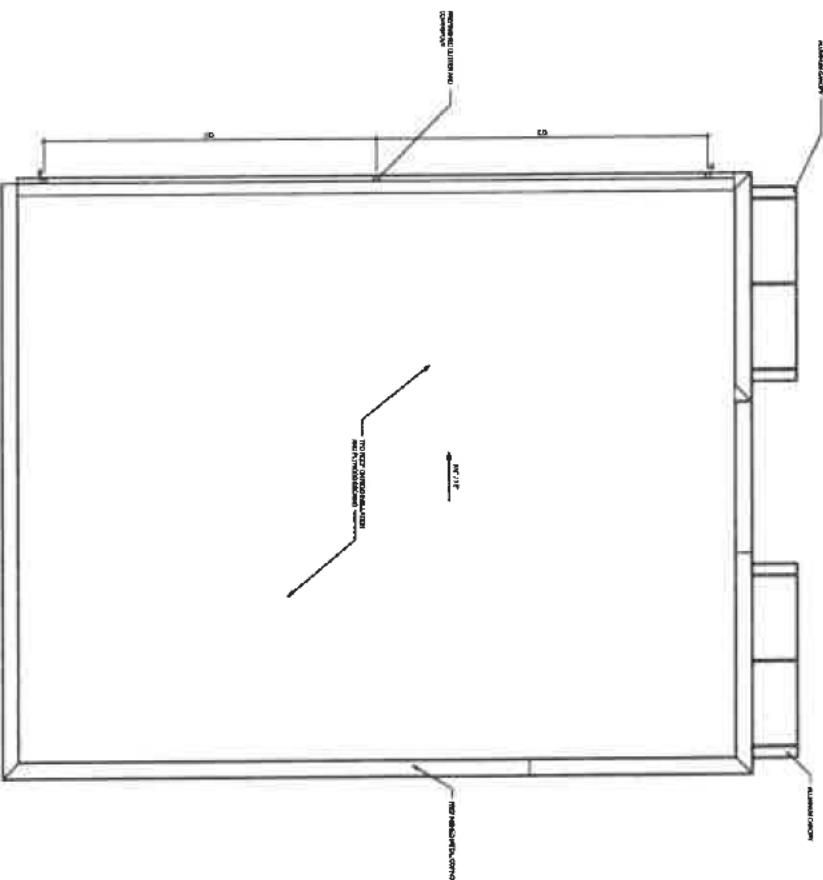
ARCHITECTURAL
SITE PLAN

A1.0



1. AN OBJECT SHOULD BE PUT IN A KNOWN HAZARDOUS LOCATION, BEHIND A WALL OR AN OBSTACLE.
2. BEFORE IT IS PLACED, THE OBJECT SHOULD BE IDENTIFIED, DESCRIBING HOW, WHY AND WHERE IT WAS PLACED, AND THE LOCATION OF THE OBJECT IN THE HAZARDOUS AREA.
3. ALL OBJECTS SHOULD BE IDENTIFIED BY THE HAZARDOUS AREA IDENTIFICATION AND RECORDING SYSTEM.
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HOMEWOOD, ALABAMA



① $\frac{1}{1024}$ PAGE PLAN: $\frac{1}{1024} = 1/2^9$

ROOF PLAN

A2.2



270816th plus

© 2022 Google

139245674 N 80-47-6188 W elev 722



270615th PWS

© 2022 Google



CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT

2850 - 19th Street South - 4th Floor
Homewood, Alabama 35209
Phone 205-332-6800 | Fax 205-332-6955

Patrick McClusky, Mayor

Cale Smith, PE, Director

December 28, 2022

Dunn Investment Company
3900 Messer Airport Highway
Homewood, Alabama 35222

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Applicant/Owner: Dunn Investment Company

- a. *A request for a variance to Article V, District Development Criteria, Sec. A, Table 1, to reduce the setback along the rear property line from 15 feet to 7.5 feet (7-feet, 6-inches) for a total reduction of 7.5 feet (7-feet, 6-inches) to allow for the construction of a new building on the property.*

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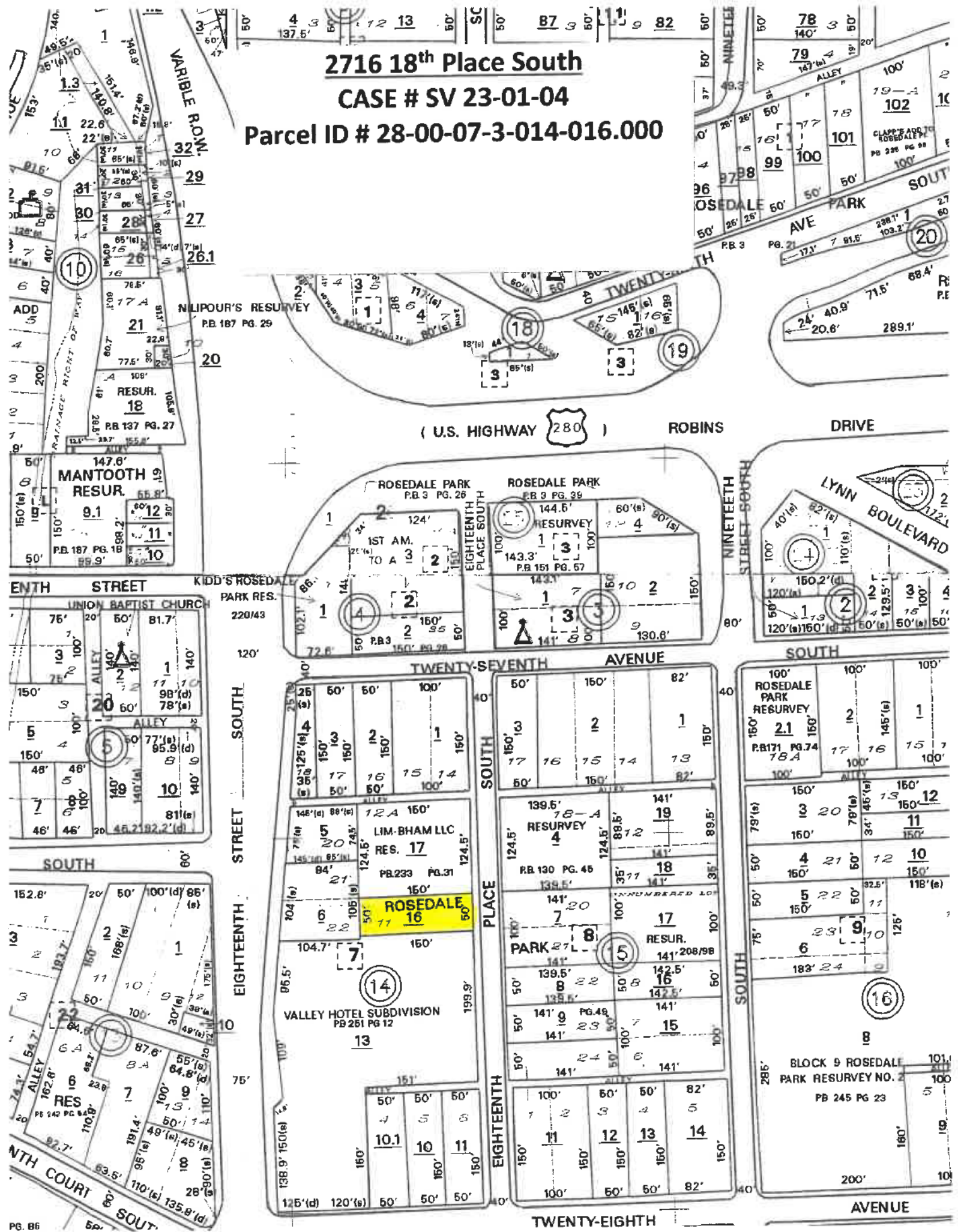
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2716 18th Place South
CASE # SV 23-01-04
Parcel ID # 28-00-07-3-014-016.000



City of Homewood
BZA Case Map

2716 18th Place S

SV 23-01-04

Aerial Photo

Subject Property
Parcels



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