

Homewood Board of Zoning Adjustments

Meeting Agenda

Thursday, January 6, 2022, 6:00 P.M.

City Council Chamber

2850 19TH Street South, 2nd Floor

Homewood, Alabama 35209

Persons who are unable to attend the meeting may view the proceedings on-line by clicking the link in Option 1, or by following the instructions in Option 2 or Option 3. Please note that public comments cannot be made by persons viewing through Zoom.

- Option 1: [Click to Connect to Zoom](#) or www.cityofhomewood.com/upcoming-meetings
Option 2: Zoom App - Meeting ID#: 883 5766 5513 | Passcode: 514257
Option 3: By phone: 312-626-6799

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. 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, Beverly LeBoeuf, Ward 2

Vice-Chair, Matthew Foley, Ward 5

Houston Wurtele, Ward 1

Michael Pirkle, Ward 3

Meghan Hand, Ward 4

Supernumeraries

Stuart Roberts

John Geer

Order of Business

- I. Call to Order
- II. Roll Call
- III. Minutes Approval – December 2, 2021
- IV. Communications/Reports from Chair & Vice Chair
- V. Election of Chairman & Vice Chairman for 2022 term
- VI. Old Business

1) Case # SV-21-12-03, 1605 Grove Place, Parcel ID No.: 29 00 13 1 014 019.000

Applicant: Amanda Hickam, Harper Harris Design Studio / Property Owner: Jeffery T. and Tina L. Gray

- a. *A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2.Side, to reduce the setback along the left*

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.

(east) property line from 10-feet to 4.6-feet (four-feet, seven-inches), for a total reduction of 5.4-feet (five-feet, five-inches), to allow for the construction of an addition to an existing, non-conforming, single-family residence in a Neighborhood Preservation Zoning District (NPD).

VII. New Business

1) Case # SV-22-01-01, 2916 Linden Avenue, Parcel ID No.: 28 00 07 3 027 012.000

Applicant: Nathan Lovvain / Property Owners: Stracener Investment Company, LLC

- a. A request for a variance to Article V, District Development Criteria, Sec. A. Quantitative development criteria, Table I, to reduce the side setback along the right-side property line, from 15-feet to 9.8-feet (nine-feet, 10-inches), for a total reduction of 5.2-feet (five-feet, two-inches), to allow for the construction of an addition to an existing, non-conforming, non-residential structure located in a C-1 Office Building Zoning District.*
- b. A request for a variance to Article V, District Development Criteria, Sec. A. Quantitative development criteria, Table I, to reduce the side setback along the left-side property line, from 15-feet to 4.6-feet (four-feet, seven-inches), for a total reduction of 10.4-feet (10-feet, five-inches), to allow for the construction of an addition to an existing, non-conforming, non-residential structure located in an Office Building Zoning District (C-1 District).*

2) Case # SV-22-01-02, 1021 Queensbury Road, Parcel ID No.: 29 00 22 4 012 007.000

Applicant / Property Owner: Gelene Breeland

- a. A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2.Side, to reduce the setback along the right-side property line from 10-feet to 2.3-feet, (two-feet, four-inches) for a total reduction of 7.7-feet, (seven-feet, eight-inches) to allow for the construction of a sunroom addition to an existing, non-conforming, single-family residence located in a Neighborhood Preservation Zoning District (NPD).*

3) Case # SV-22-01-03, 401 Yorkshire Drive, Parcel ID No.: 28 00 17 2 015 005.000

Applicant: Carlton Rushin S&S Development Co. / Property Owner: John Paul Strong

- a. A request for a variance to Article V, District Development Criteria, Sec. D., Accessory Structures, (3), to allow an accessory structure (swimming pool) to be located in a secondary front yard in a Neighborhood Preservation Zoning District (NPD).*

VIII. Adjournment

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.

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 1605 GROVE PLACE BIRMINGHAM, AL 35209

BZA CASE # (assigned by city staff): SV#21-12.03

APPLICANT INFORMATION

Name of Applicant(s): HARTER HARRIS DESIGN STUDIO / AMANDA HICKAM

Address of Applicant(s): 218 RICHMAR DR

BIRMINGHAM
City

AL
State

35243
Zip

Telephone Number(s) of Applicant(s): REDACTED

Email: REDACTED

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

OWNER INFORMATION - If different from Applicant

Name of Owner(s): JEFF & TINA GRAY

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

1605 Grove Place Homewood AL 35209
City State Zip

Email: REDACTED

Telephone Number(s) of Owner(s): REDACTED

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

PARCEL IDENTIFICATION NUMBER: 2900131014019000

PRESENT USE: vacant ☒ 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:

The existing footprint is 4.12' from the property line, which is not in compliance. We will be extending back from that point 14'-9", after which the distance from the setback is 12'-11". The width of the property is 55.47', which is only 5.124" over the requirement to allow a 5' setback.

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: | 25' | 26.9' | 26.9' | X |
| Front Bldg. Setback Street: (secondary - corner lot) | | | | |
| Right Bldg. Setback | 10' | 10.4' | 10.4' | X |
| Left Bldg. Setback | 10' | 4.6' | 4.6' | 4.6' to 4.6' 5.4' saw |
| Rear Bldg. Setback | 20' | 80' | 80' | X |
| Accessory Structure Setback: side/rear | 10' | 10.3' | 10.3' | X |
| | As Required | Existing NOW | Proposed | Variance Required |
| Lot Area | | 9511 sf | | |
| Lot Width | | 55.47 | | |
| Parking | | | | |
| Height of Structure | | | | |
| Lot Coverage | | 2746 sf | 2868 sf | — |

*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 332-8828 or 332-8854 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

Signature of Applicant

11/2/21
Date

REDACTED

Signature of Owner 1

11/2/21
Date

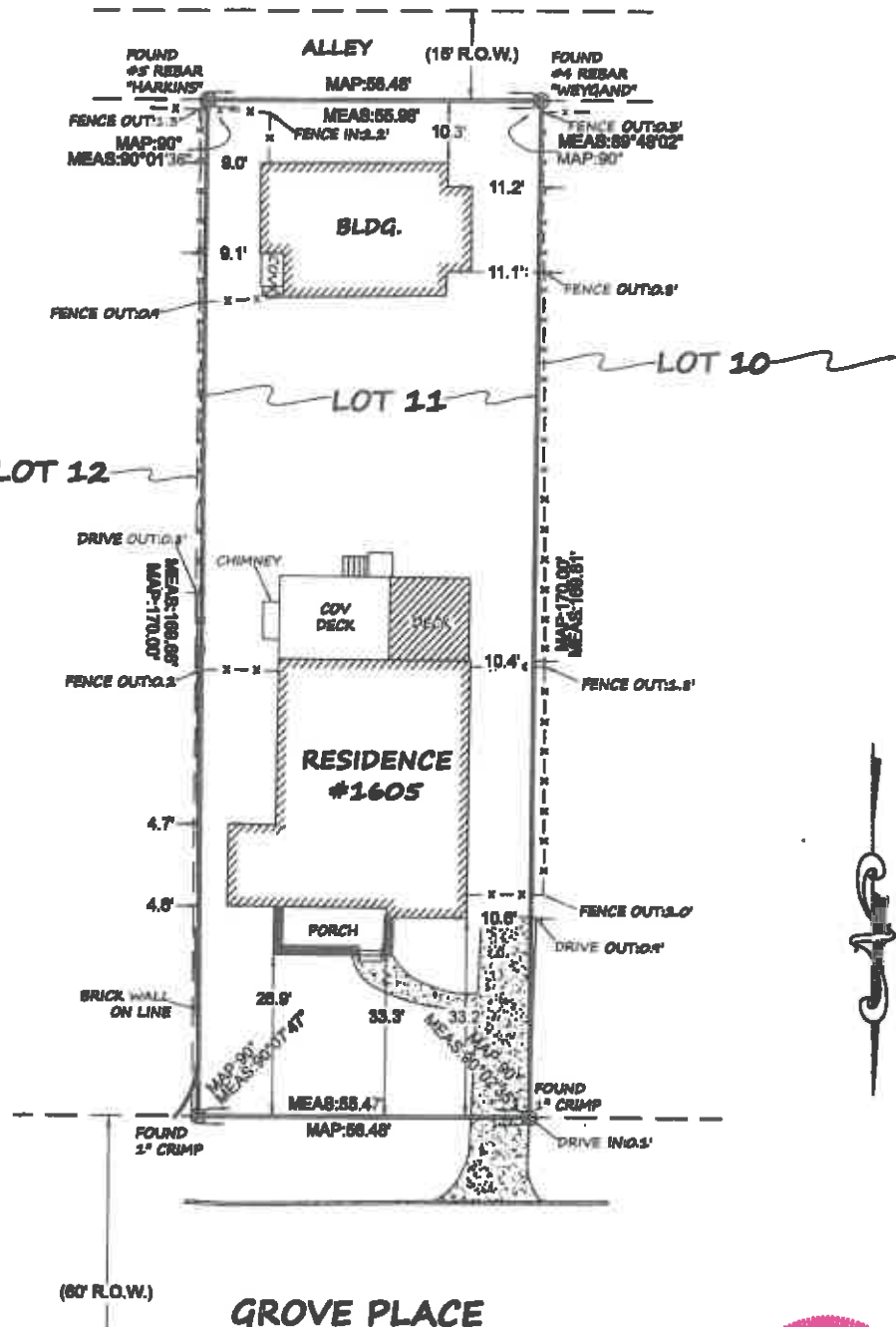
REDACTED

Signature of Owner

11/2/21
Date

LEGEND

ASP ASPHALT
 BLDG BUILDING
 CALC CALCULATED
 MEAS MEASURED
 CH CHORD
 LONG LONG CHORD
 DEF DEFLECTION
 DELTA
 EMBT EMBANKMENT
 HW HEADWALL
 INV INVERT
 MH MANHOLE
 ON OVERHANG
 POR PORCH
 R.O.W. RIGHT OF WAY
 SAN SANITARY
 STN STORM
 UTILITY
 AC ACROSS
 B.F. BULKHEAD FEET
 C.C. CENTERLINE
 AIR AIR CONDITIONER
 POLE
 ANCHOR
 FENCE
 OVERHEAD UTILITY WIRE
 PAVT PAVEMENT
 TBN TANGENT
 RES RESIDENCE
 LST LIGHT
 COV COVERED
 DECK
 CONCRETE
 WALL
 COLUMN
 IPS SET #4 REBAR



STATE OF ALABAMA
JEFFERSON COUNTY

"Property Boundary Survey"

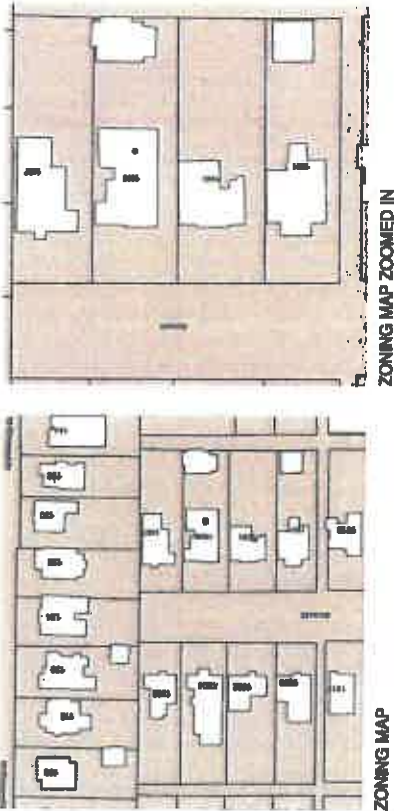
I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 11 EXCEPT THE EAST 1 FOOT, FIRST ADDITION TO EDENWOOD PARK, as recorded in Map Volume 23, Page 8, in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state that all parts of this survey and closing 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 JULY 28, 2021. Survey invalid if not noted in red.

Order No.: 20211732
 Purchase: 1488 GROVE PLACE
 Address:

Ray Weygand, Reg. L.S. 694873
 148 Corner Road Hartsfield, AL 36506
 Phone: (205) 942-0086 Fax: (205) 942-0087
 Copyright ©

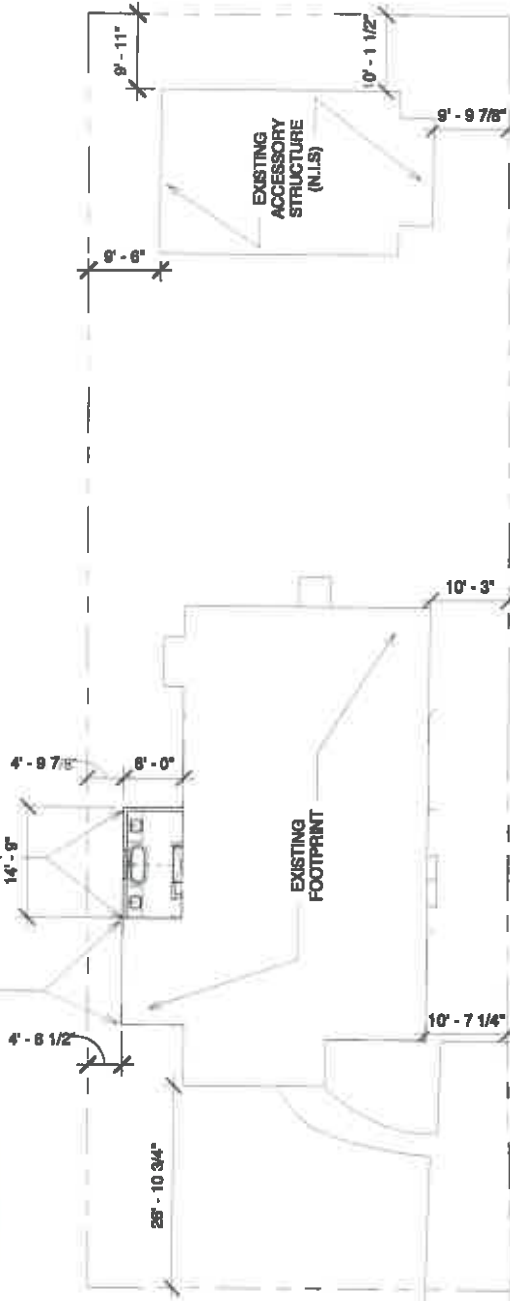
WEYGAND
 SURVEYORS

Note: (a) No title search of the public records has been performed by this firm and land shown herein was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown herein is subject to easements, servitudes, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, are deadwood map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, easements or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deadwood map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.



AREA CALCULATIONS:
LOT AREA: 9,511 SF
LOT WIDTH: 55.47'
REQUIRED SIDE SETBACK: 10'
EXISTING FOOTPRINT SETBACK: 4.6'
PROPOSED FOOTPRINT SETBACK: 4.6'
EXISTING LOT COVERAGE: 2,746 SF
PROPOSED LOT COVERAGE: 2,868 SF

NO CHANGE NEW ADDITION



Gray Residence

1605 Grove Place, Homewood AL 35209

Site Plan

Project number 21002

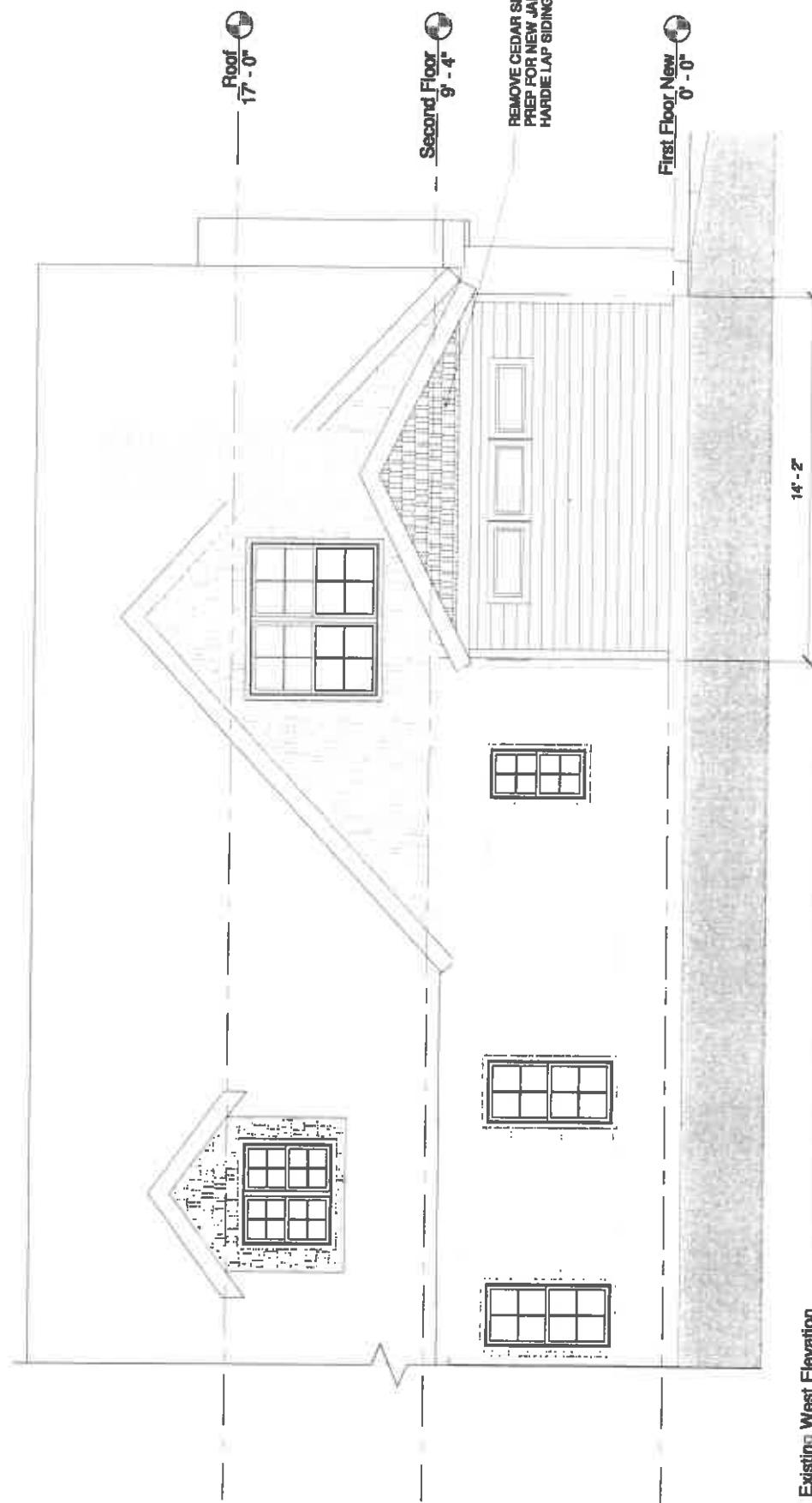
Date 11/17/21

A-101

Scale 1/16" = 1'-0"



WARPED HARRIS
DESIGN STUDIO



1 Existing West Elevation
1/4" = 1'-0"



HARPER HARRIS
DESIGN STUDIO

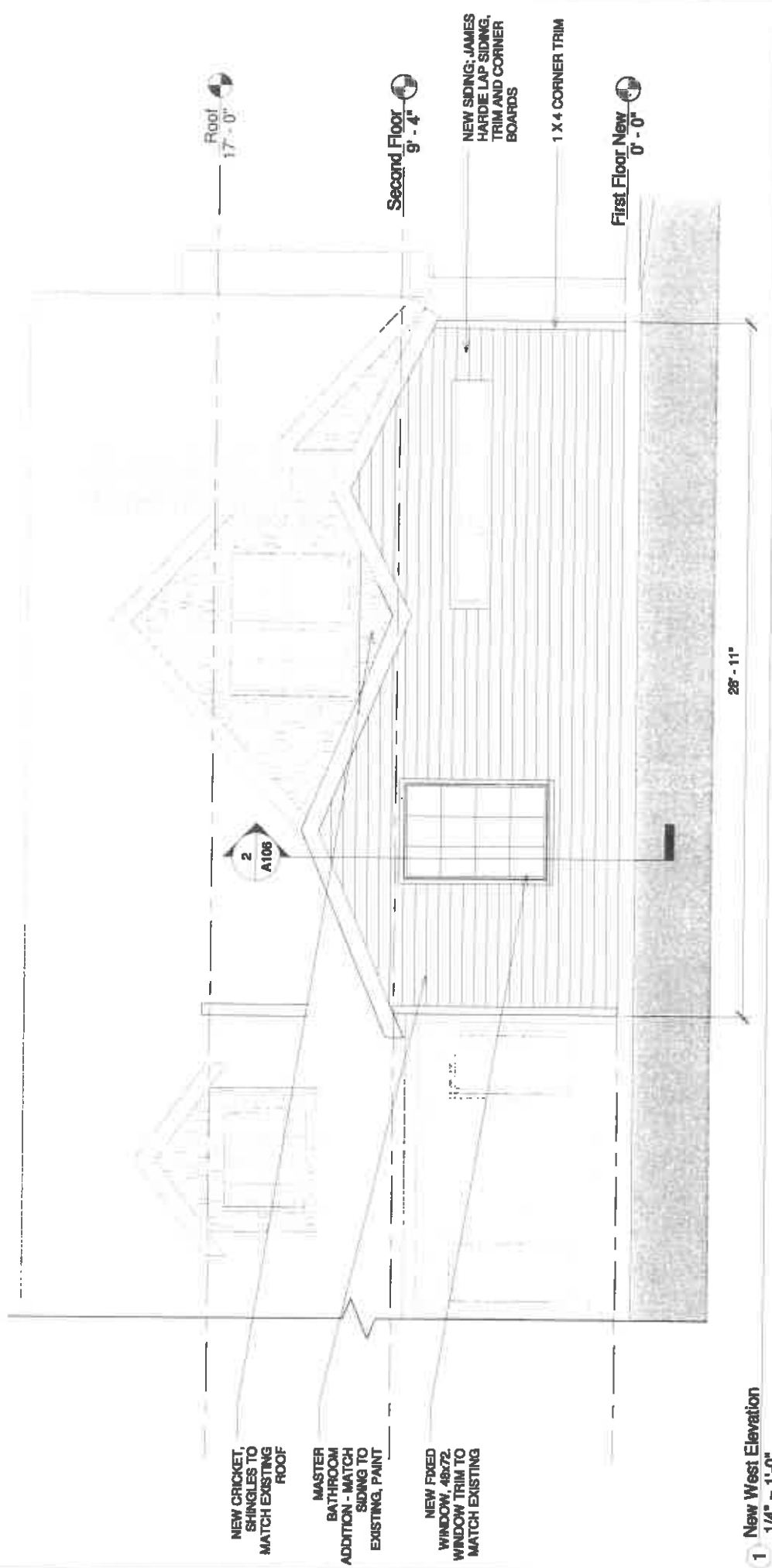
Gray Residence
1605 Grove Place, Homewood AL 35209

Existing Elevation

Project number 21002
Date 11/17/21

A-102
Scale 1/4" = 1'-0"

GENERAL NOTES:
 1. EXTERIOR SIDING AND TRIM TO BE PAINTED. COLORS TBD.
 2. MATCH ASPHALT SHINGLES TO EXISTING ROOF.



1 New West Elevation
 1/4" = 1'-0"



HARPER HARRIS
 DESIGN STUDIO

Gray Residence
 1605 Grove Place, Homewood AL 35209

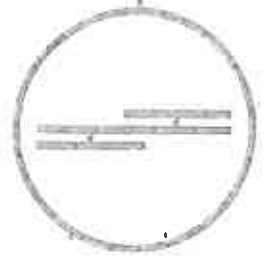
New West Elevation

Project number 21002

Date 11/17/21

A-103

Scale 1/4" = 1'-0"



GRAY RESIDENCE

1605 GROVE PLACE
FRONT ELEVATION





GRAY RESIDENCE

1605 GROVE PLACE
SIDE ELEVATION



October 31, 2021

City of Homewood

Board of Zoning and Adjustment

RE: 1605 Grove Place

To whom it may concern:

I own a neighboring home to this address and have no objection to the Gray's variance request under consideration.

Sincerely,

REDACTED

Signature

Stephen Owens

Print name

1607 Grove Pl Homewood AL 35209

Address

October 31, 2021

City of Homewood

Board of Zoning and Adjustment

RE: 1605 Grove Place

To whom it may concern:

I own a neighboring home to this address and have no objection to the Gray's variance request under consideration.

Sincerely,

Katie Smith

Signature

REDACTED

Print name

1603 Grove Place, Homewood, AL 35209

Address

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 30, 2021

Jeffery T. Gray and Tina L. Gray
1605 Grove Place
Homewood, AL 35209

Dear Owner/Applicant AND Adjacent Property Owners:

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

Case # SV-21-12-03, 1605 Grove Place, Parcel ID No.: 29 00 13 1 014 019.000 Applicant: Amanda Hickam, Harper Harris Design Studio / Property Owner: Jeffery T. Gray and Tina L. Gray

- a. *A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2.Side, to reduce the setback along the left property line from 10-feet to 4.6-feet (four-feet, seven-inches), for a total reduction of 5.4-feet (five-feet, five-inches), to allow for the construction of an addition to an existing, non-conforming, single-family residence located in a Neighborhood Preservation Zoning District (NPD).*

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, January 6, 2021 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,



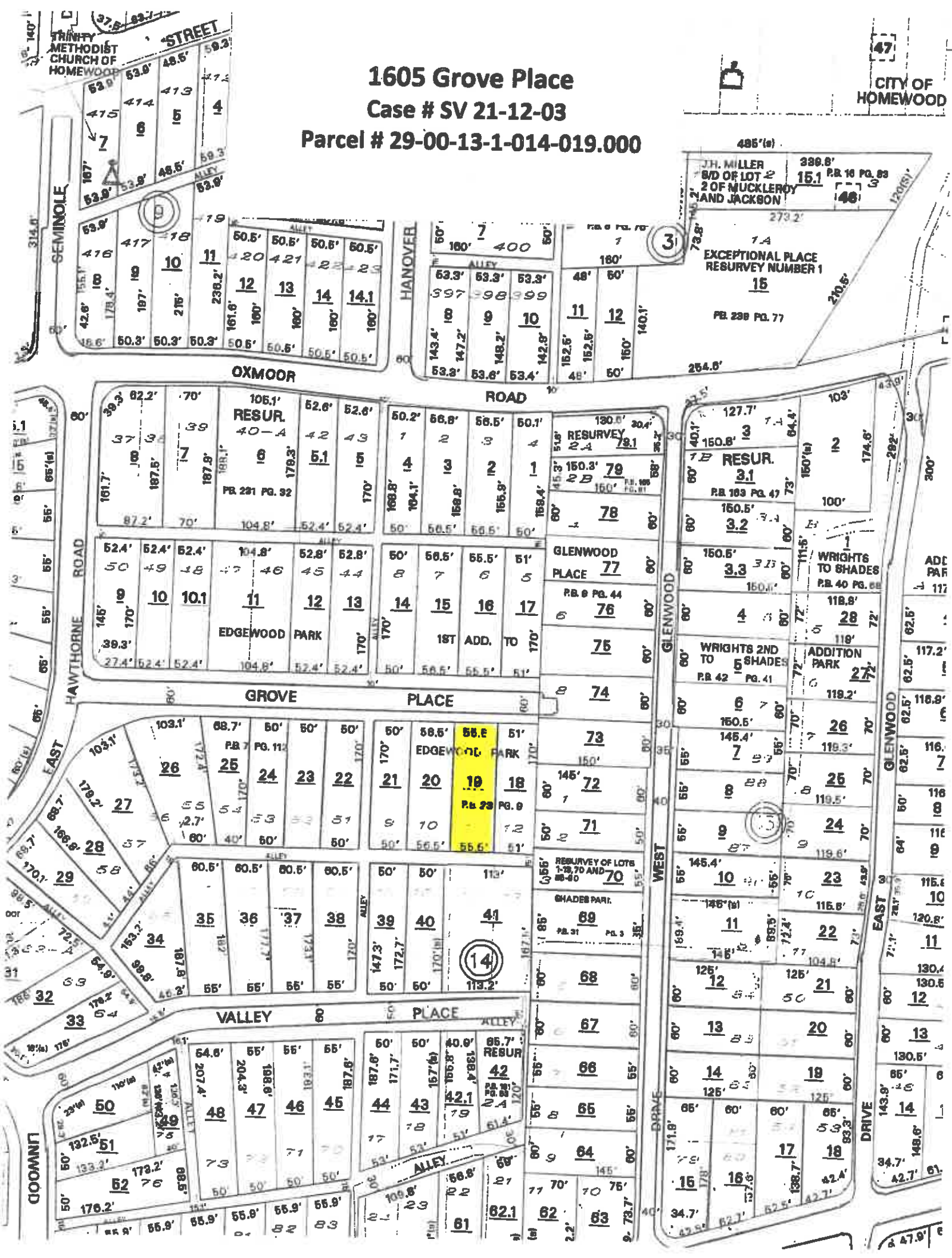
Cale Smith, PE
City Engineer
Case #: SV 21-12-03

cc: Amanda Hickam, Harper Harris Design Studio

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

1605 Grove Place
Case # SV 21-12-03
Parcel # 29-00-13-1-014-019.000

CITY OF
HOMEWOOD



City of Homewood
BZA Case Map

1605 Grove Pl.

SV 21-12-03

Aerial Photo



 Subject Property
 Parcel



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. 332-8828

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

SV 22-01-01

ADDRESS OF PROPERTY: 2916 Linden Avenue Homewood, Alabama 35209

BZA CASE # (assigned by city staff): SV # 22-01-01

APPLICANT INFORMATION

Name of Applicant(s): NATHAN LOVIN

Address of Applicant(s): 500 TURN OAKS WAY

STEELE
City

AL
State

35907
Zip

Telephone Number(s) of Applicant(s): REDACTED

Email: REDACTED

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

OWNER INFORMATION - If different from Applicant

Name of Owner(s): Stracener Investment Company (James Chase Stracener)

Address of Owner(s) (ONLY if address is different from property address) otherwise put same:
506 Dexter Avenue Birmingham, Alabama 35213

City

State

Zip

Email: REDACTED

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: 28-00-07-3-027-012.000

PRESENT USE: ☒ vacant ☐ residence

commercial (describe):

other (describe):

PRESENT ZONING (per current City map): C-1

**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 hardship is in reference to the 15' side setbacks. With the lot being 50' wide, the setbacks would only permit a 20' wide addition.

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: | | | | |
| Front Bldg. Setback Street: (secondary - corner lot) | | | | |
| Right Bldg. Setback | 15' | 9.8' | 9.8' | 4.2' |
| Left Bldg. Setback | 15' | 4.6' | 4.6' | 9.4' |
| Rear Bldg. Setback | | | | |
| Accessory Structure Setback: side/rear | | | | |
| | As Required | Existing NOW | Proposed | Variance Required |
| Lot Area | | | | |
| Lot Width | | | | |
| Parking | | | | |
| Height of Structure | | | | |
| Lot Coverage | | | | |

*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

Signature of Applicant

Verified by PDFfiller

REDACTED

Date

11-23-21

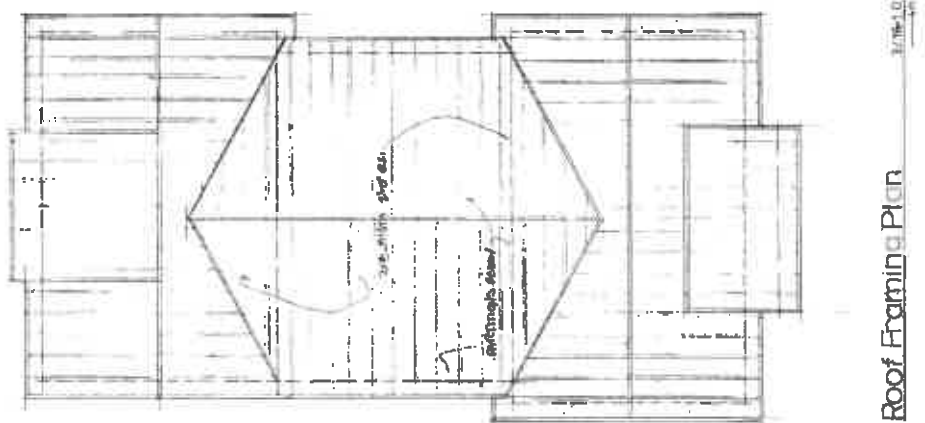
11-23-21

Signature of Owner

Date

Signature of Owner

Date





2916 Linden Avenue
Homewood, AL

Linden Cottage Additions to

Revisions
10/09/22

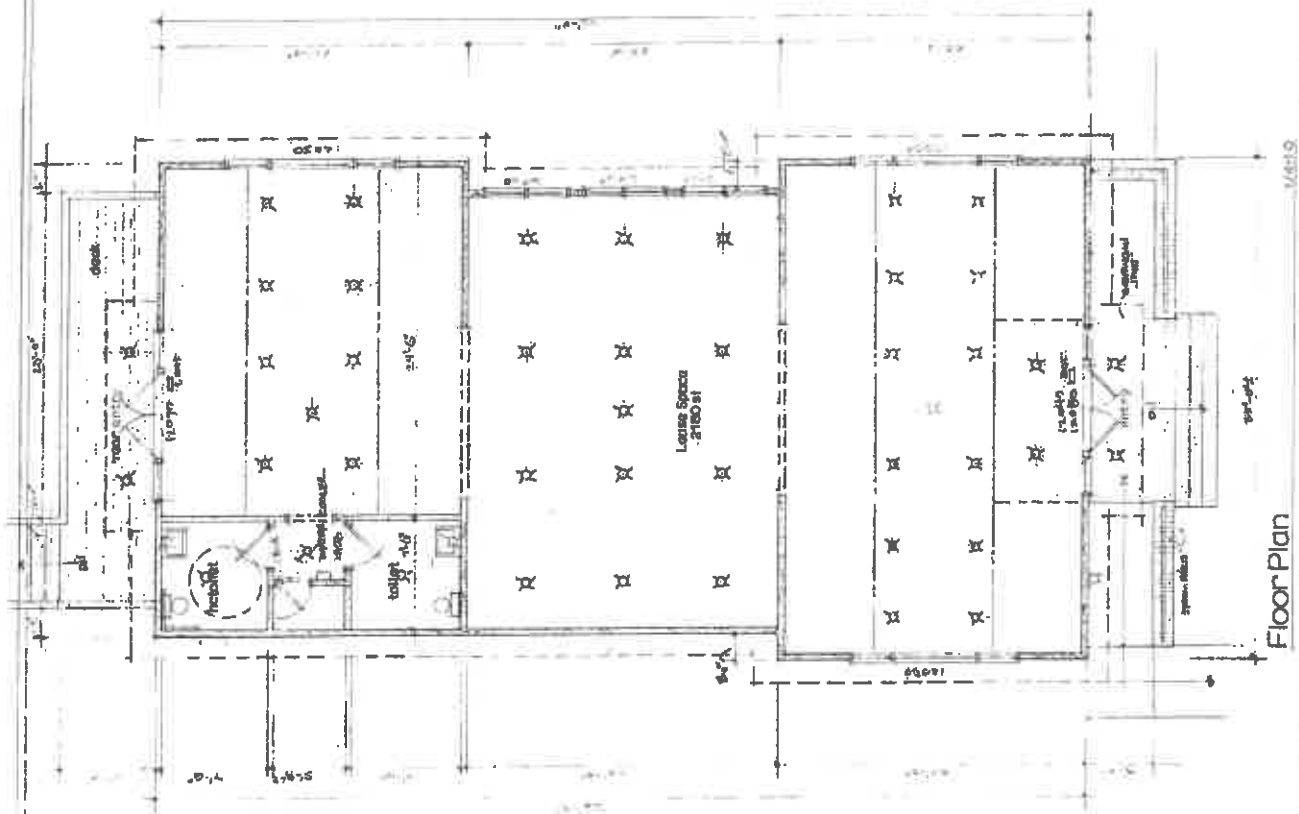
Date: 10/10/22

Drawn: JWB

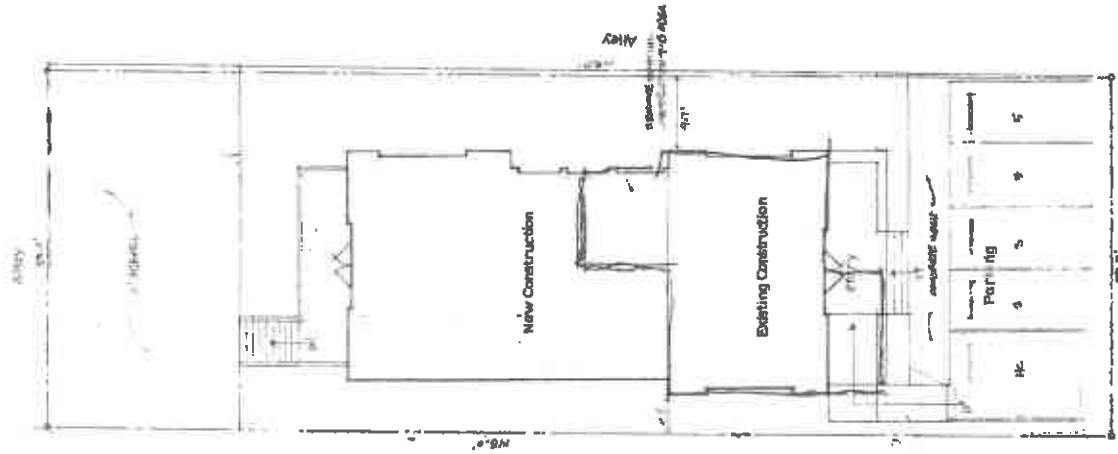
Check:

Title:
Floor Plan
Site Plan

Title:
A-1



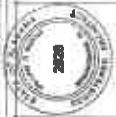
Floor Plan



Site Plan

Linden Avenue

1/25/20



Hemwood, AL

Address to
Linden Cottage

2016 Linden Avenue

Revisions
1/10/21

Date 10/10/21

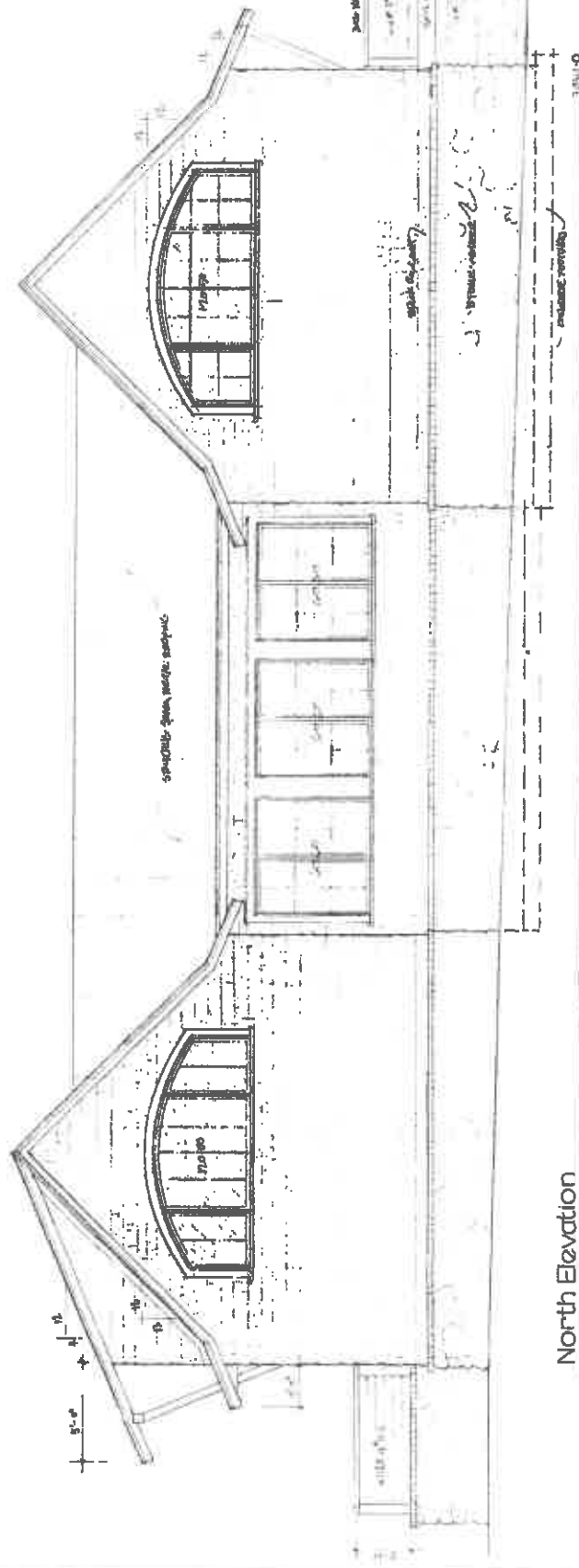
Drawn by JES

Checked

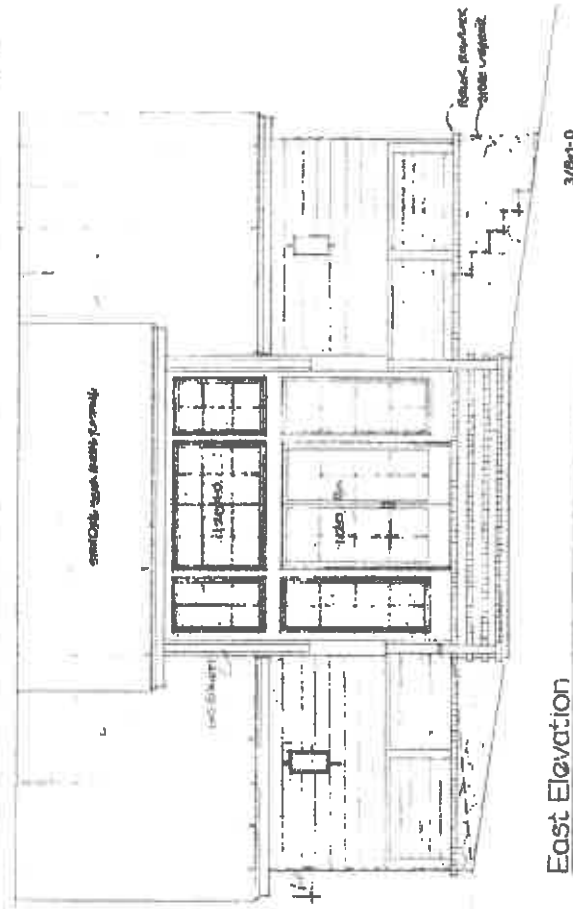
Title
East & West
Elevations

Sheet:

A-2



North Elevation



East Elevation

3/8/21-8

**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 30, 2021

James Chase Stracener
506 Dexter Avenue
Homewood, AL 35209

Dear Owner/Applicant AND Adjacent Property Owners:

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

Case # SV-22-01-01, 2916 Linden Avenue, Parcel ID No.: 28 00 07 3 027 012.000

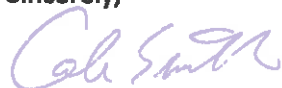
Applicant: Nathan Lovvoin / Property Owners: Stracener Investment Company, LLC

- a. A request for a variance to Article V, District Development Criteria, Sec. A. Quantitative development criteria, Table I, to reduce the side setback along the right-side property line, from 15-feet to 9.8-feet (nine-feet, 10-inches), for a total reduction of 5.2-feet (five-feet, two-inches), to allow for the construction of an addition to an existing, non-conforming, non-residential structure located in a C-1 Office Building Zoning District.*
- b. A request for a variance to Article V, District Development Criteria, Sec. A. Quantitative development criteria, Table I, to reduce the side setback along the left-side property line, from 15-feet to 4.6-feet (four-feet, seven-inches), for a total reduction of 10.4-feet (10-feet, five-inches), to allow for the construction of an addition to an existing, non-conforming, non-residential structure located in an Office Building Zoning District (C-1 District).*

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, January 6, 2021 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,



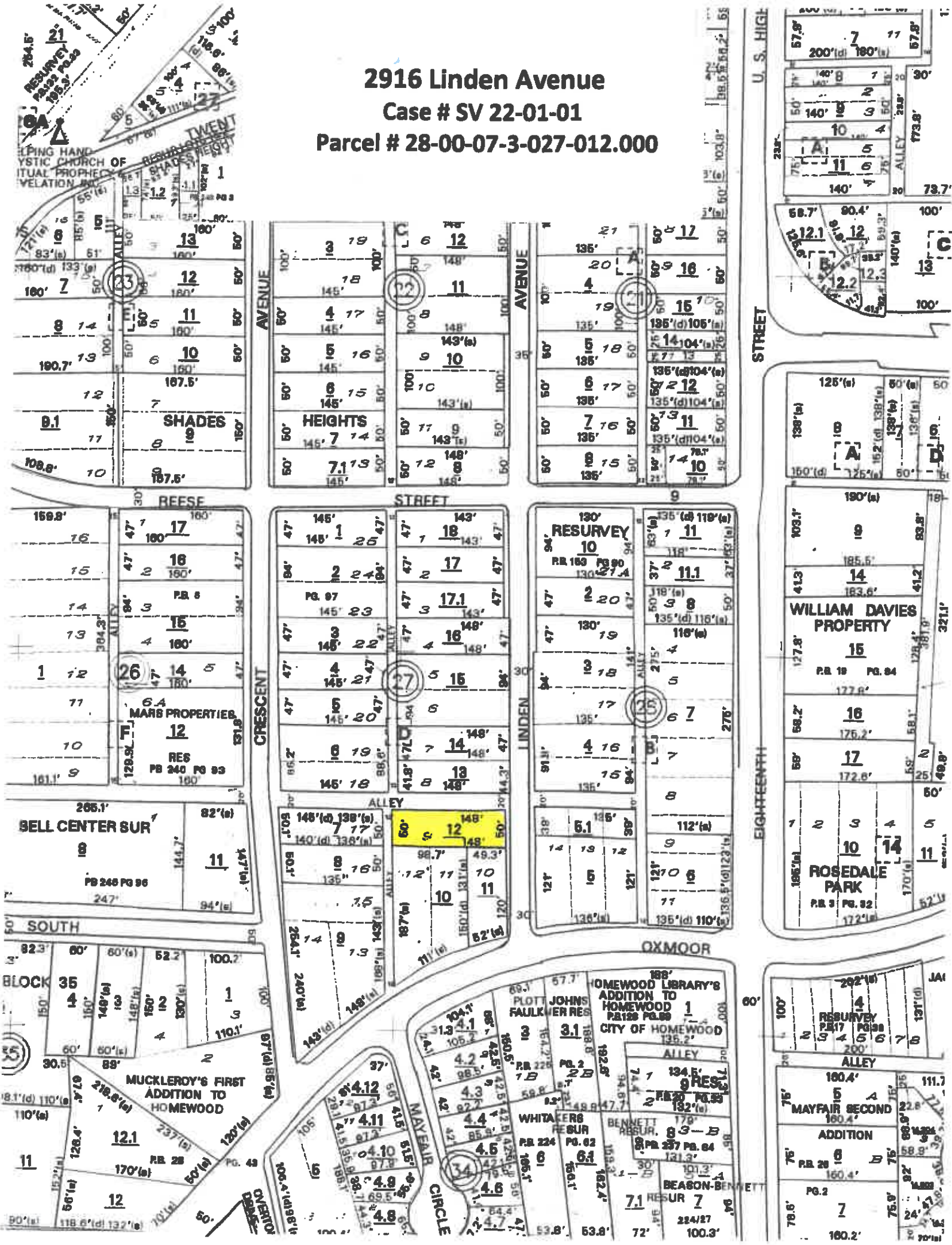
Cale Smith, PE, City Engineer

Case #: SV 22-01-01

cc: Nathan Lovvoin

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

2916 Linden Avenue
Case # SV 22-01-01
Parcel # 28-00-07-3-027-012.000



City of Homewood
PC Case Map
2916 Linden Ave.
SV 22-01-01
Aerial Photo

Parcels

Subject Property

SV 22-01-01



0 25 50 100

Feet

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: 1021 Queensbury Road

BZA CASE # (assigned by city staff): SV 22-01-02

APPLICANT INFORMATION

Name of Applicant(s): Gelene Breeland

Address of Applicant(s): 1021 Queensbury Road

Homewood

City

AL

State

35209

Zip

Telephone Number(s) of Applicant(s): REDACTED

Email: _____

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: 29-00-22-4-012-007.000

PRESENT USE: _____ vacant _____ Y 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:

Need to Replace Current deck - w a New
deck. There is Bottom boards on deck, Deck
Vibrates when dog runs onto deck.
Needs to be replaced before it Collapses
+ hurt myself.
want to replace w a New deck + 1/2 Screened
in!

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): remove + replace current deck

**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:

Corrected by staff with owner's permission

| | *Required by Zoning Regulations | Setback dimensions As they NOW exist | Setback dimensions AFTER construction | FINAL Setback Variance Requested |
|---|---------------------------------------|--|--|---|
| Front Bldg. Setback Street: | | | | |
| Front Bldg. Setback Street: (secondary - corner lot) | | | | |
| Right Bldg. Setback | 10 ft | 2' 8" 2.3' | 2' 8" 2.3' | 2' 8" 7.1' |
| Left Bldg. Setback | | | | |
| Rear Bldg. Setback | | | | |
| Accessory Structure Setback: side/rear | | | | |
| | As Required | Existing NOW | Proposed | Variance Required |
| Lot Area | | | | |
| Lot Width | | | | |
| Parking | | | | |
| Height of Structure | | | | |
| Lot Coverage | | | | |

*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

Signature of Applicant

Date

REDACTED

Signature of Owner

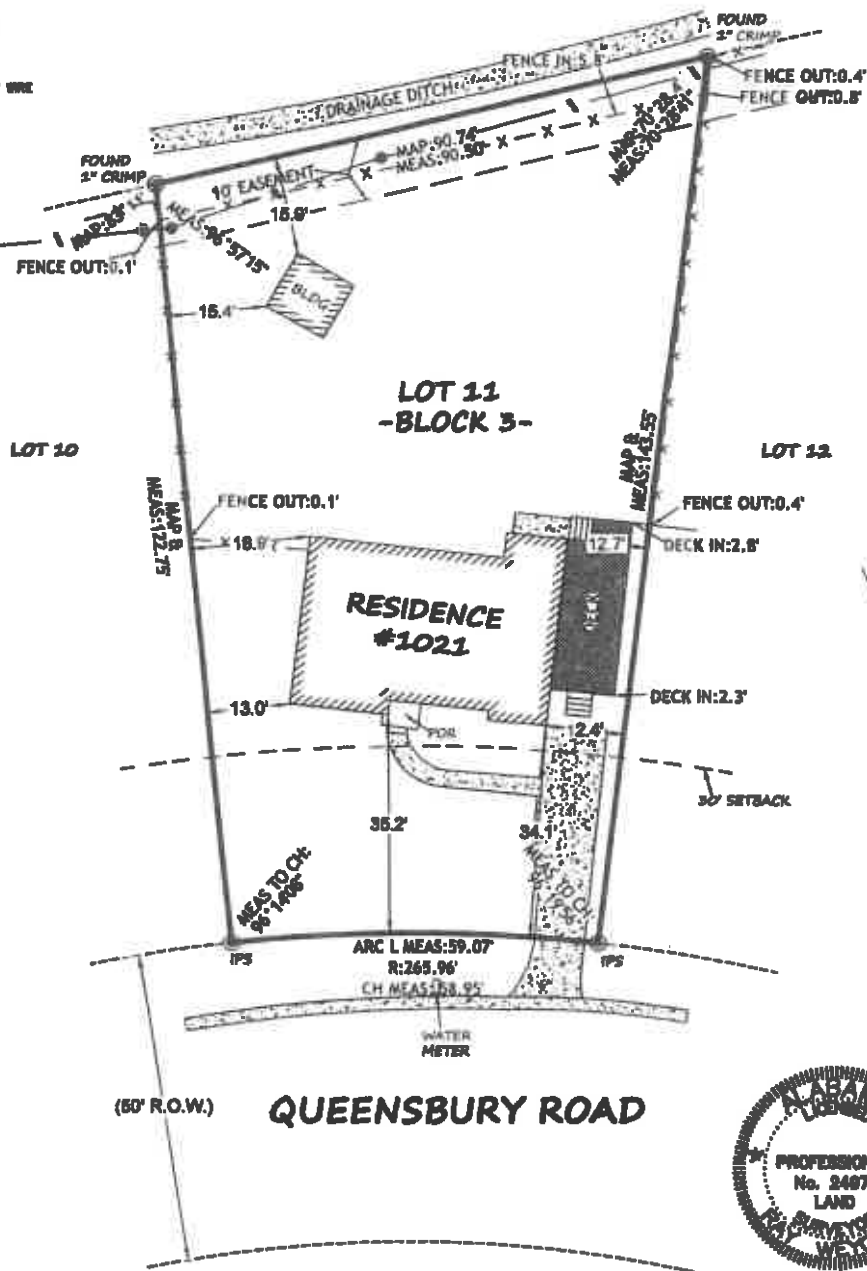
Date

Signature of Owner

Date

LEGEND

ASP ASPHALT
 BLDG BUILDING
 CALC CALCULATED
 MEAS MEASURED
 CH CHORD
 LNO LONG CHORD
 Δ DEFLECTION
 Δ DELTA
 CMT EASEMENT
 HNS HEADWALL
 MH MANHOLE
 OH OVERHANG
 POR PORCH
 R RADIUS
 R.O.W. RIGHT OF WAY
 SAN SANITARY
 STM STORM
 UTL UTILITY
 AC ACRES
 S.F. SQUARE FEET
 C/C CENTERLINE
 A/C AIR CONDITIONER
 POLE
 ANCHOR
 FENCE
 OVERHEAD UTILITY WIRE
 PAVT PAVEMENT
 WITH
 TANTRT TANGENT
 RESIDENCE
 LIGHT
 COVERED
 DECK
 CONCRETE
 WALL
 COLUMN
 SET #4 REBAR
 IPS



STATE OF ALABAMA
 JEFFERSON COUNTY

"Property Boundary Survey"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 11, Block 3, JOHNSON PARK - 2ND SECTION, as recorded in Map Volume 53, Page 42, in the Office of the Judge of Probate, Jefferson County, Alabama. 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 OCTOBER 4, 2021. Survey invalid if not sealed in red.

Order No.: 20211818
 Purchaser:
 Address: 1021 QUEENSBURY ROAD

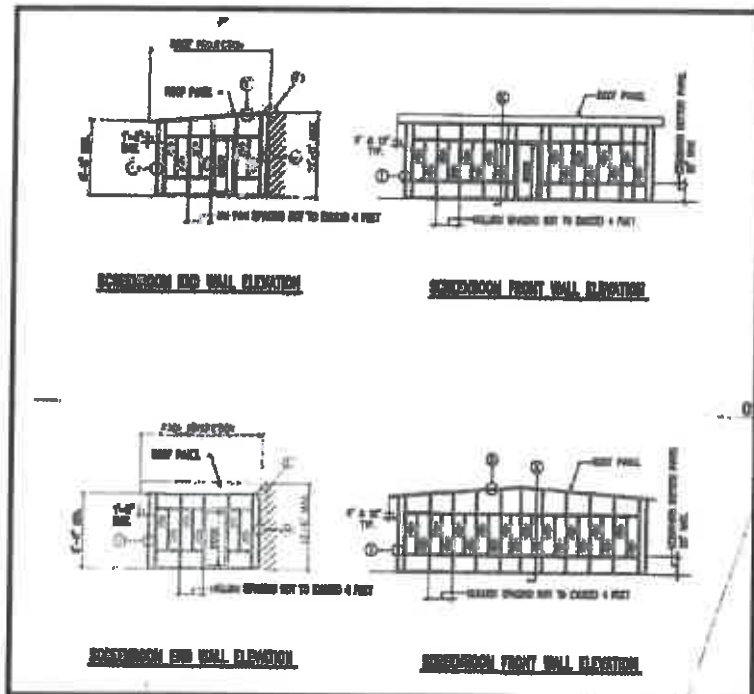
Ray Weygand, PLS L.S. 606973
 199 Osborn Road, Homewood, AL 36860
 Phone: (205) 842-0888 Fax: (205) 842-0087
 Copyright ©

WEYGAND
 SURVEYORS

Note: (a) No title search of the public records has been performed by this firm and land shown herein was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown herein 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 given/referenced map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, easements or buried sites were not located unless otherwise noted. (d) The shown north arrow is based on dead/referenced map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.

1021 QUEENSBURY ROAD PLAN REVIEW

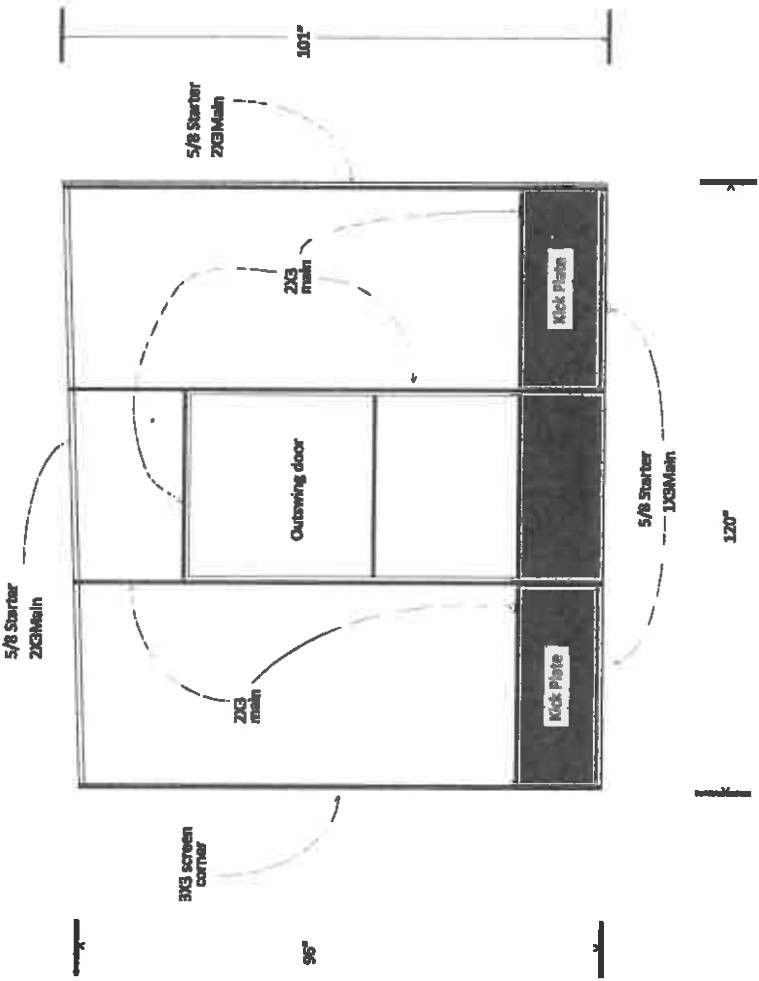
The permit application describes replacement of an existing deck and installation of a patio cover. The plans submitted are shown in the box below. The covered deck is considered the same as any other room addition for zoning purposes.



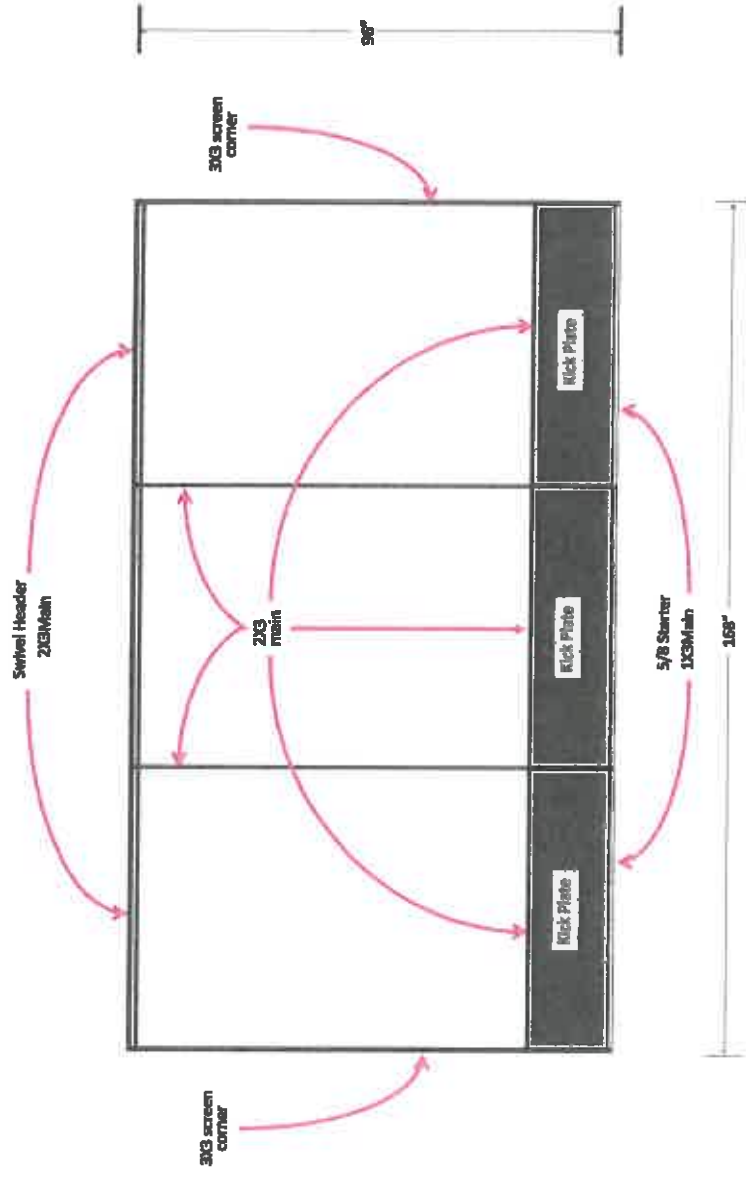
The site plan submitted depicts the addition extending over the neighbor's property line, which is not permitted. To determine the required side setback, a survey of the property must be submitted. If the width of the property at the front building line is 55' or less, then the minimum right side setback is either 5' or 9' depending on whichever neighboring house is closer. If the lot width is greater than 55', then the minimum side setback is 10'.

Comments: Please submit a survey and a revised site plan which depicts the structure with a compliant side setback.

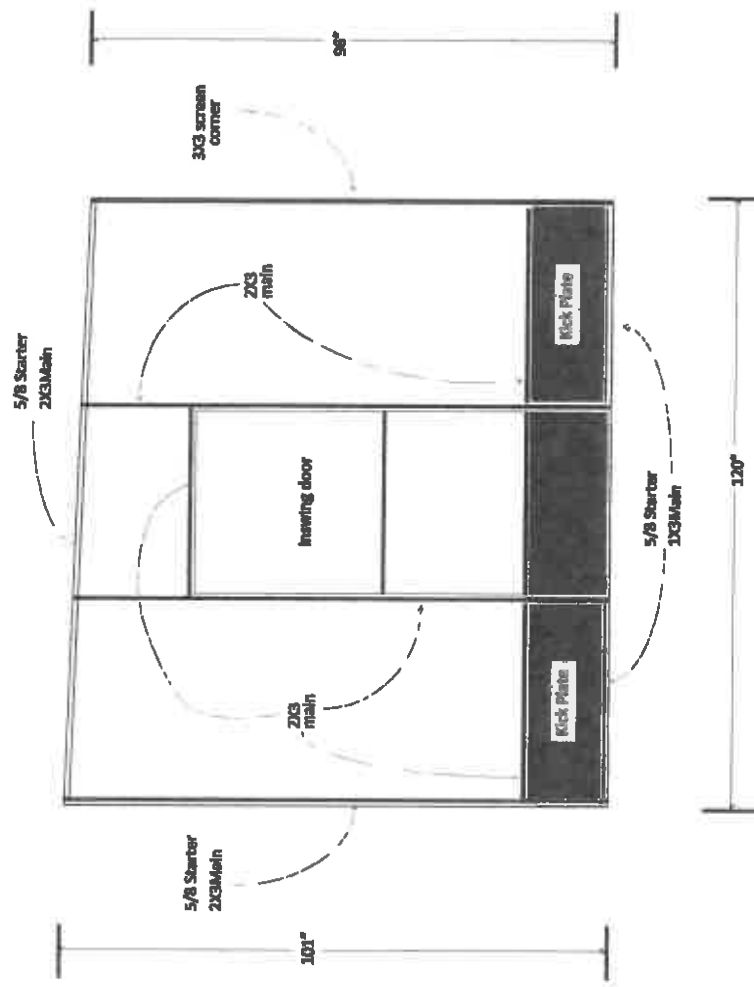
Right Wall elevation



Front Wall elevation

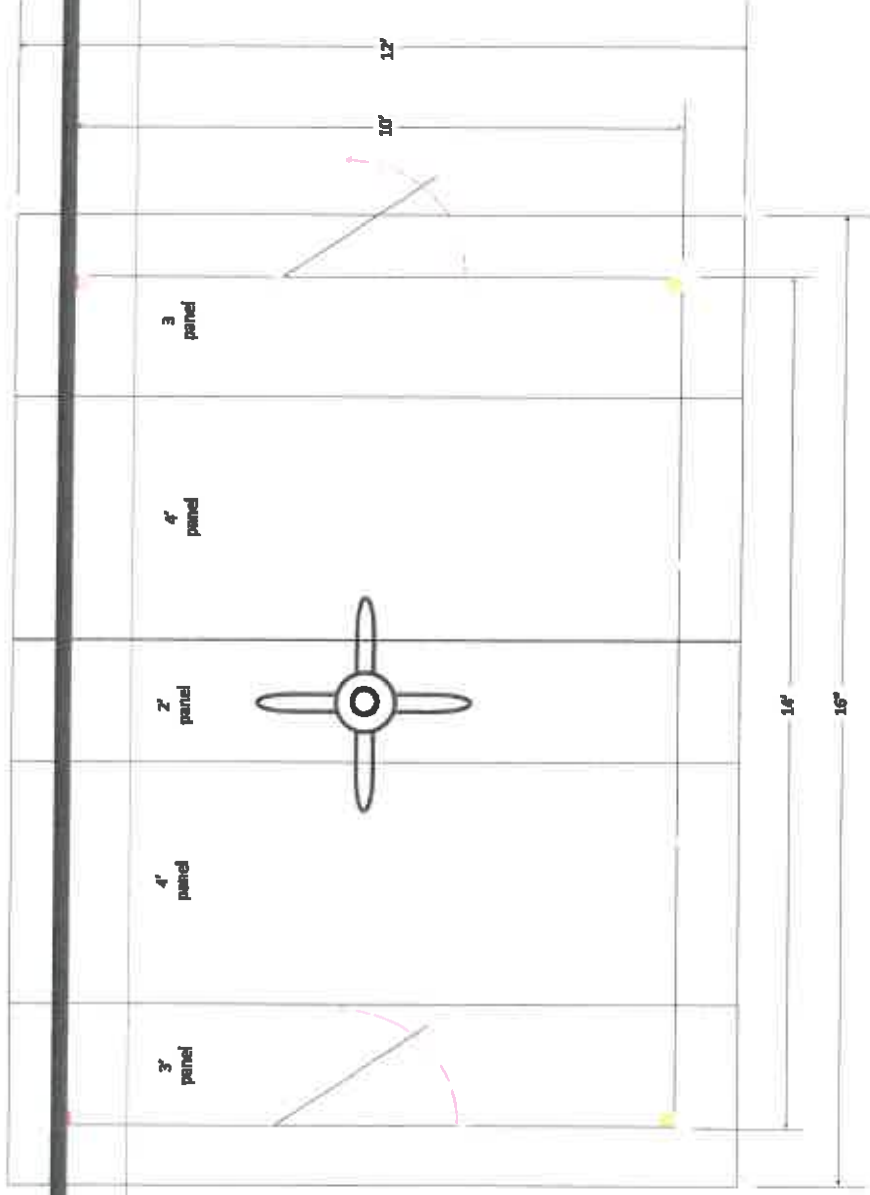


Left Wall elevation



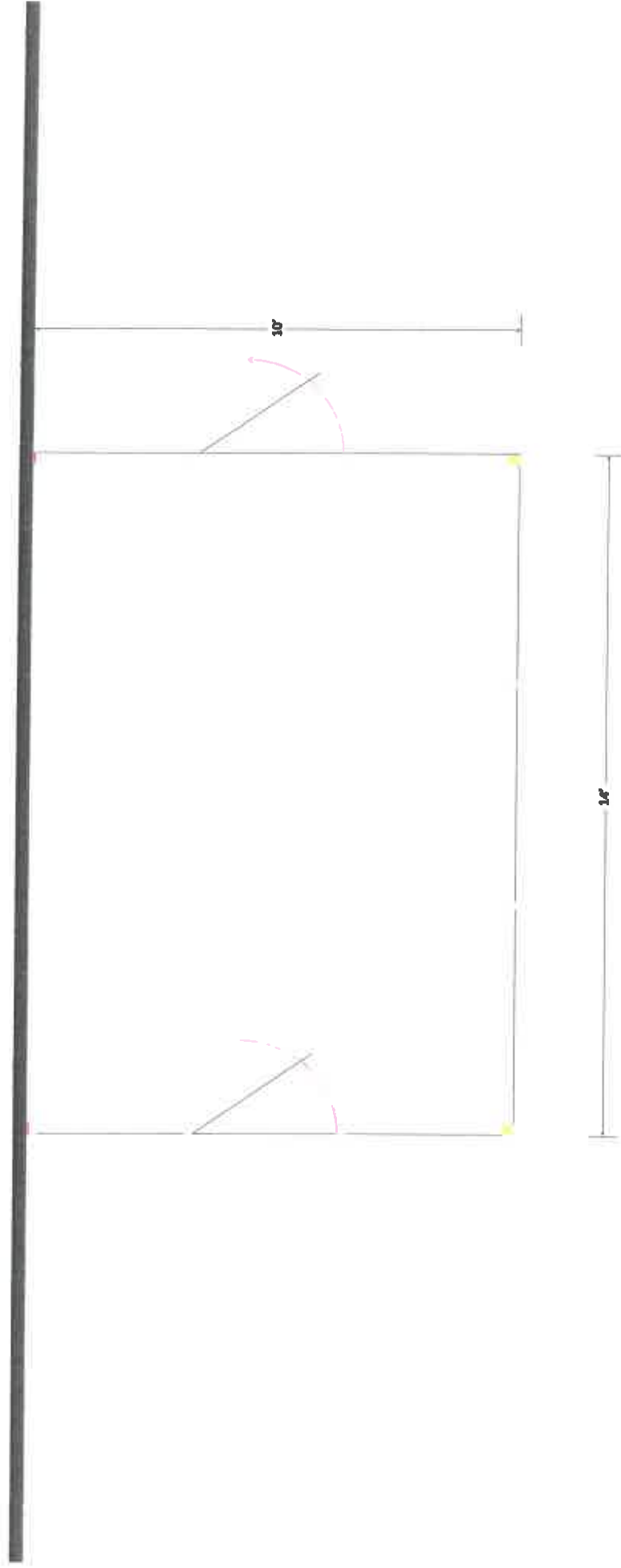
Existing House

Existing House Overhang



Screen room floor & Roof plan

Existing House



Screen room floor plan

Breeland, Beth
1021 Queensbury Rd.
Homewood, AL 35209
205-601-6231

Durante Home Exteriors is to build a 10X14 screen room with roof. There will be one door on the left wall project leading out to the stairs. One door on the right wall projection leading out to the open deck. The roof of the screen room will need to jump the existing house roof. Will need to cut the gutter back and cap the ends. The kick plate for the wall section, will need to get with the customer to determine the height.

Job Specification

Room Type: Screen room

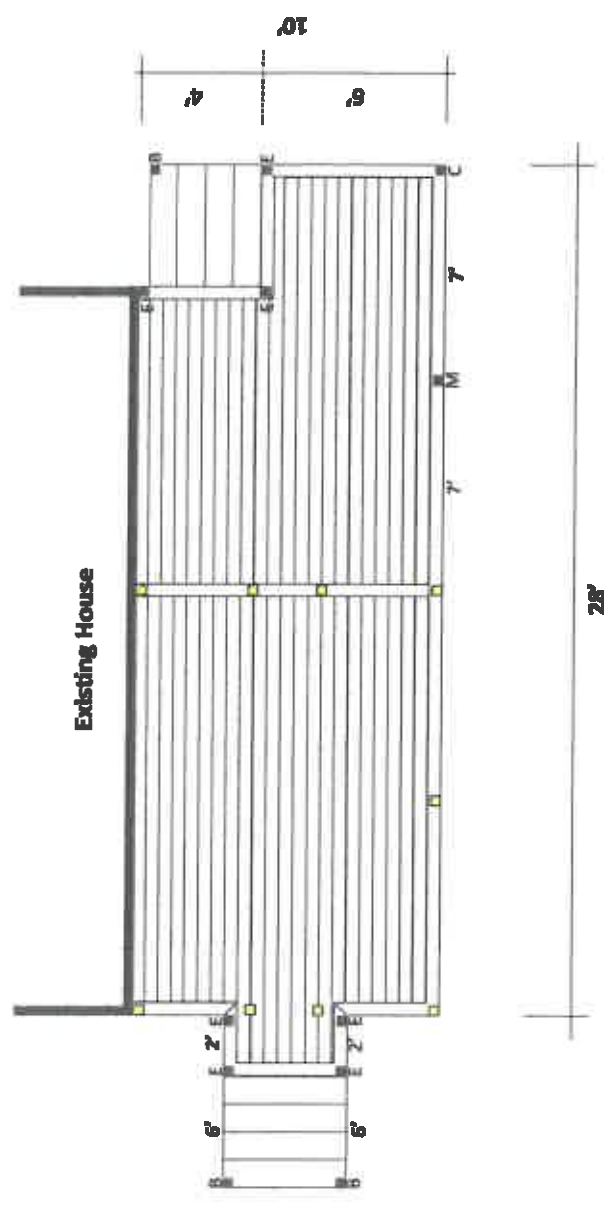
Room color: Bronze


Roof Color: White with bronze trim

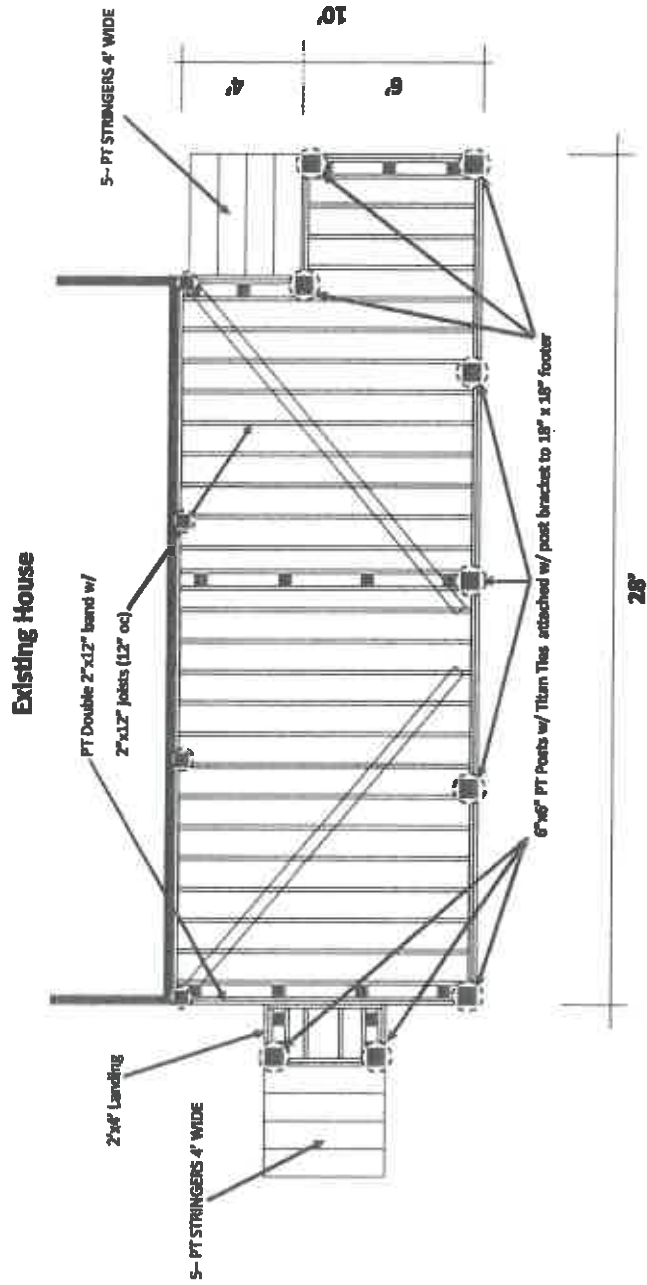


| Decking/Finishing Specifications | |
|----------------------------------|--------------|
| Manufacturer | Product Line |
| TimberTech | TerraH |
| R.D.I. | Excellibur |
| | Silver Maple |
| | Satin Black |

- INDICATES SCREEN ROOM POSTS
- INDICATES EXCALIBUR HAND RAIL POSTS



| | | |
|---|---|----------------------------|
|  DURANTE HOME EXTERIORS <small>a division of durante companies inc</small> | Breeland, Beth 1021 Queensbury Rd Homewood, AL 35209 | DECKING/RAIL DETAIL |
| | Brandon Shirah | SCALE: 1/4" = 1' 0" |



Breeland, Beth
1021 Queensbury Rd
Homewood, AL 35209

FRAMING/FOOTER DETAIL

Brandon Shirah

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 30, 2021

Gelene Breeland
1021 Queensbury Road
Homewood, AL 35209

Dear Owner/Applicant AND Adjacent Property Owners:

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

***Case # SV-22-01-02, 1021 Queensbury Road, Parcel ID No.: 29 00 22 4 012 007.000
Applicant / Property Owner: Gelene Breeland***

a. A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2.Side, to reduce the setback along the right-side property line from 10-feet to 2.3-feet, (two-feet, four-inches) for a total reduction of 7.7-feet, (seven-feet, eight-inches) to allow for the construction of a sunroom addition to an existing, non-conforming, single-family residence located in a Neighborhood Preservation Zoning District (NPD).

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, January 6, 2021 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,



Cale Smith, PE
City Engineer

Case #: SV 22-01-02

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

1021 Queensbury Road
Case # SV 22-01-02
Parcel # 29-00-22-4-012-007.000

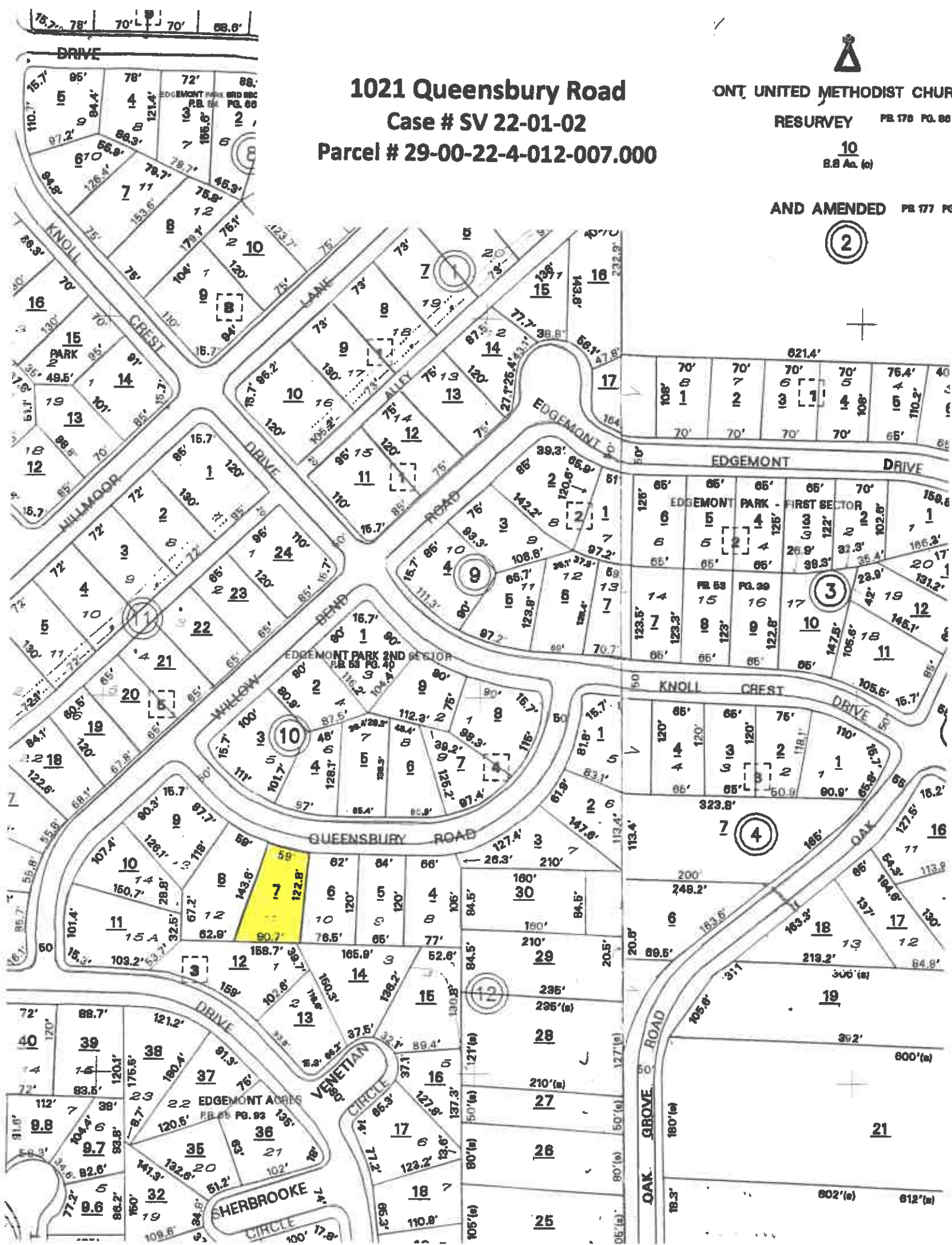
ONT. UNITED METHODIST CHURCH

RESURVEY PR 176 PG. 80

10
B.B. A.C. (c)

AND AMENDED PR 177 PG. 81

2



City of Homewood
PC Case Map
1021 Queensbury Rd.

SV 22-01-02

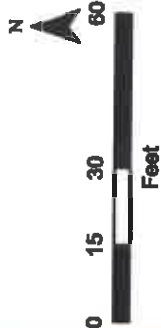
Aerial Photo



Subject Property



SV 22-01-02



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.
332-6628



ADDRESS OF PROPERTY: 401 YORKSHIRE DRIVE

BZA CASE # (assigned by city staff): SV# 22-01-03

APPLICANT INFORMATION

Carlton Rushin

Name of Applicant(s): S + S DEVELOPMENT CO., INC.

Address of Applicant(s): 2303 BROCK DR.

BIRMINGHAM City AL State 35242 Zip

Telephone Number(s) of Applicant(s): REDACTED

Email:

Property Interest of Applicant(s): CONTRACTOR
(i.e., owner, contract purchaser, agent, etc)

OWNER INFORMATION - If different from applicant

Name of Owner(s): JOHN PAUL STRONG

Address of Owner(s): 401 YORKSHIRE DR.

HOMESWOOD City AL State 35209 Zip

Telephone Number(s) of Owner(s): REDACTED

DESCRIPTION, USE AND ZONING OF PROPERTY

PARCEL IDENTIFICATION NUMBER: 28-00-17-2-015-005.000

PRESENT USE: vacant ☒ residence

commercial (describe):

other (describe):

PRESENT ZONING (per current City map): NPD

PLEASE STATE HARDSHIP: CORNER LOT, NO "BACKYARD"

FOR POOL CONSTRUCTION

RETURN PAGES 3 & 4 ONLY TO THE ENGINEERING, PLANNING & ZONING
DEPARTMENT BY APPLICATION DEADLINE

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): POOL

INDICATE THE FOLLOWING

Filled out at time of applying and applicant must bring survey to answer the following:

| | Required by Zoning Regulations* | Setback dimensions As they NOW exist | Setback dimensions AFTER construction | FINAL Setback Variance Requested |
|--------------------------------|---------------------------------------|--|---|---|
| Front Building Setback | | | | |
| Right Building Setback | | | | |
| Left Building Setback | | | | |
| Rear Building Setback | | | | |
| Accessory Structure Setback | | | | |
| Lot Area | | | | |
| Lot Width | | | | |
| Parking | | | | |
| Height of Structure | | | | |

* For NPD Zoning front and rear are determined by a line drawn between the adjacent dwellings on the same side of the street unless it is a corner lot (for all zonings See Zoning Ordinance on the website www.homewoodal.net then click Read Plan & Zone and open up Zoning Book.) Application Downloads allow this application to be downloaded and printed under BZA Application Variance Application.

The undersigned hereby grants permission for a sign advertising BZA hearing of this appeal, including 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

Signature of Applicant

REDACTED

Signature of Owner

Date

Date

ADDRESS OF PROPERTY: 401 YORKSHIRE DR,
BZA CASE # (assigned by city staff): SV # 22-01-03

FOR OFFICIAL USE ONLY (INITIAL EACH)

DATE RECEIVED: _____ \$100.00 FEE PAID: _____

NAMES OF ADJACENT PROPERTY OWNERS ATTACHED: _____

DATE NOTICES MAILED: _____ EXTRA FEES PAID: _____

DATE SIGNS POSTED: _____

CHECK LIST

- _____ Locations of adjacent residents and structures
- _____ All measurements are accurate and to scale (including the location, size, length and all dimensions of the requested variance)
- _____ Scale drawings of all proposed construction and/or structures to be constructed as a part of the variance requests which are to include but not be limited to exterior elevations for all construction for structures made a part of the variance request shall be provided as a part of the variance application to accurately depict the relationship of any proposed new construction to existing structures.

CASE RESULTS

CARRIED OVER

DATE: _____

APPROVED

DENIED

WITHDRAWN

DATE: _____

L=60.00'
R=252.18'
CH=50.00'
A=133.01°



IF FRONTING-
RUMSON RD.
FRONT = 40'
SIDE = 10'
REAR = 20'

“Cleaning Crew”

Local Download

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

Survey results to not reflect in real.



DESIGNER
JAMES H. HARRIS
REGISTERED PROFESSIONAL ENGINEER
STATE OF NORTH CAROLINA
EXPIRATION DATE 12/31/2017

DATE
FEB. 28, 2017

PROJECT
2017-0001

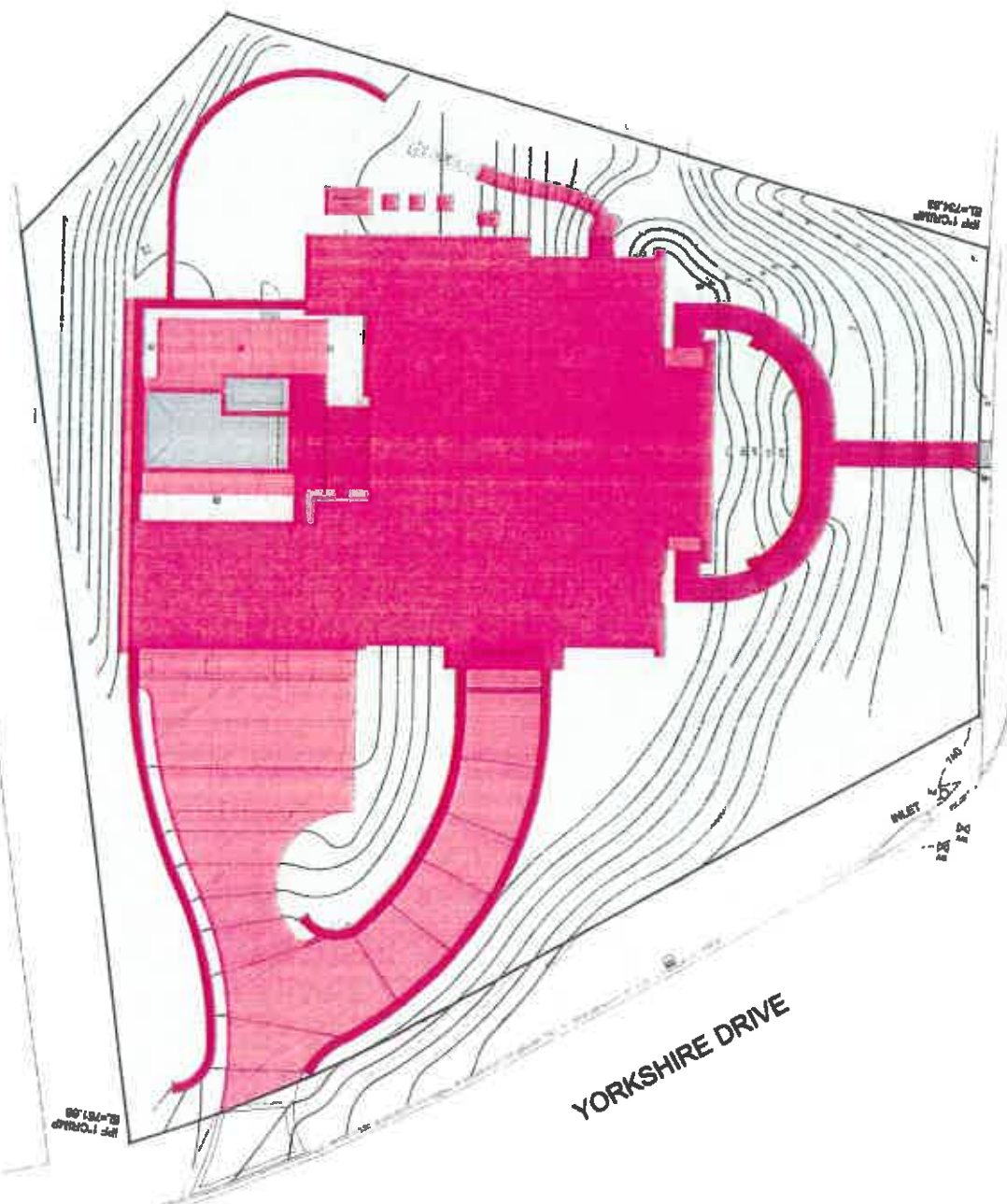
SCALE
1" = 100'

PROJECT
PERMEABLE PAVING

L-1.9

OVERALL AREA: 28,755 SF OR 100%
PERMEABLE: 14,940 SF OR 50%
IMPERVIOUS: 11,815 SF OR 44%

IMPERVIOUS
PERMEABLE



RUMSON ROAD

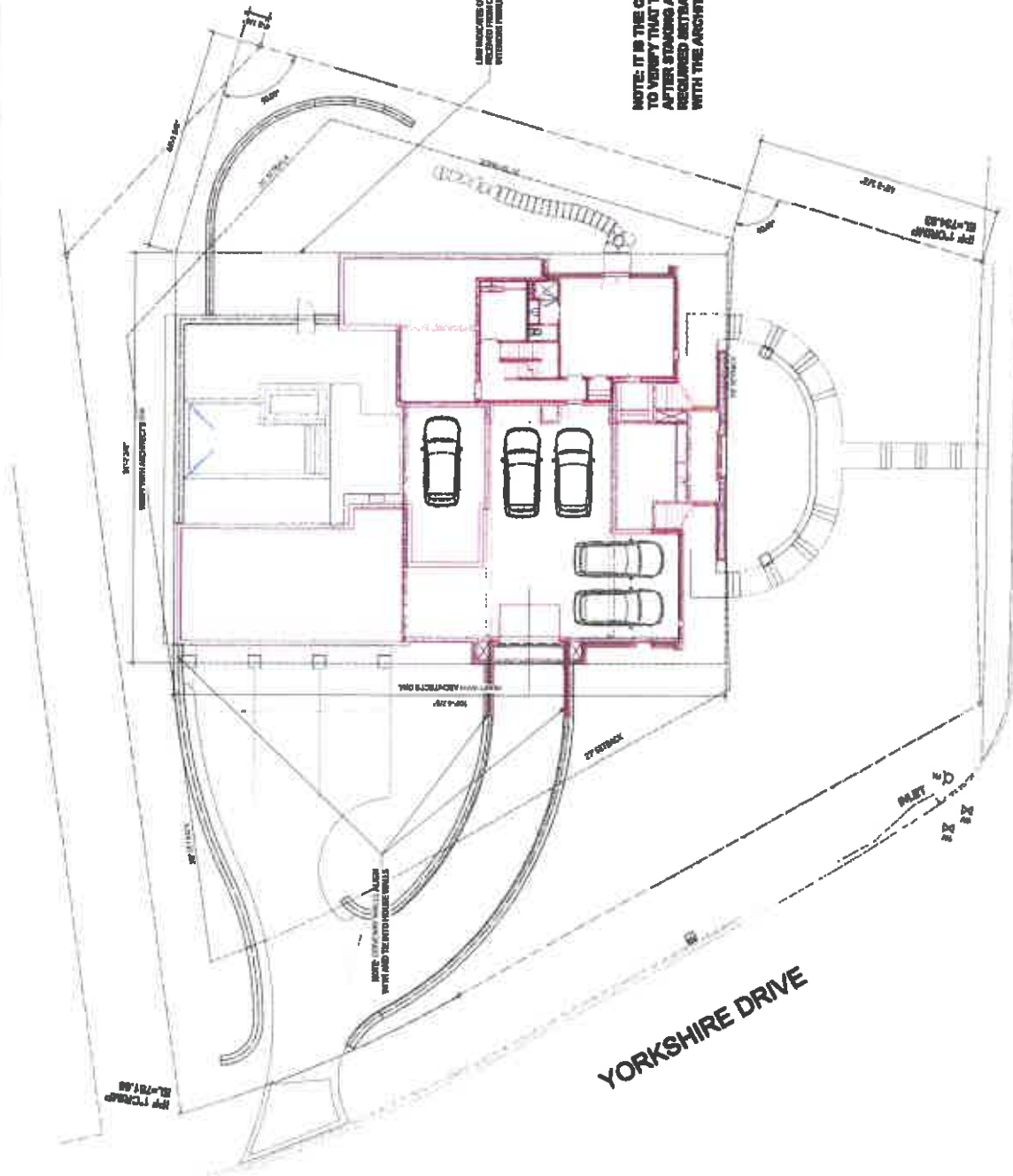
YORKSHIRE DRIVE



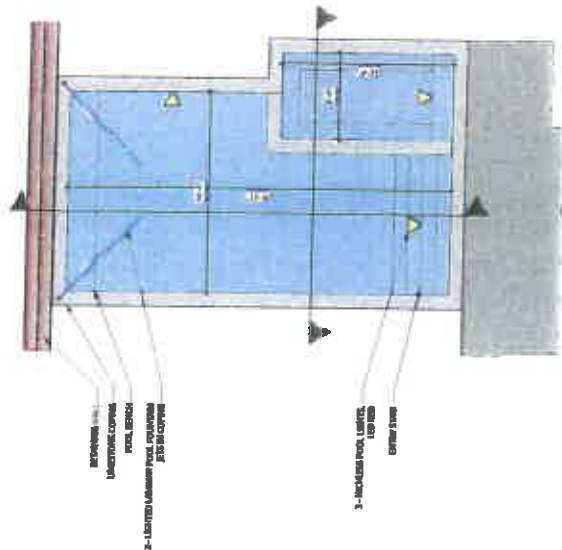
3. AREAS THAT WILL RECEIVE PAYING SHOULD BE BROUGHT TO GRADE IN ACCORDANCE WITH THE DETAILS SHOWN.

NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE HOUSE AFTER STAKING AND LAYOUT FALLS WITHIN THE RECOMMENDED SETBACKS IN COORDINATION WITH THE ARCHITECT'S DIMENSIONS

THE INDICATES OTHER LIMITS OF POLYMERIZATION
OBTAINED FROM CHESTNUT-HORN ARCHITECTURE &
POLYMERIZATION MAY BE 19, 2001



RUMSON ROAD



1. This section is disavowed, to provide notice that contractor is responsible for structural, pool, and plumbing repairs.



1. This section is designed to provide general information for structural, floor, and plumbing design.

[illegible]

OWNERS AS PART OF THE POOL



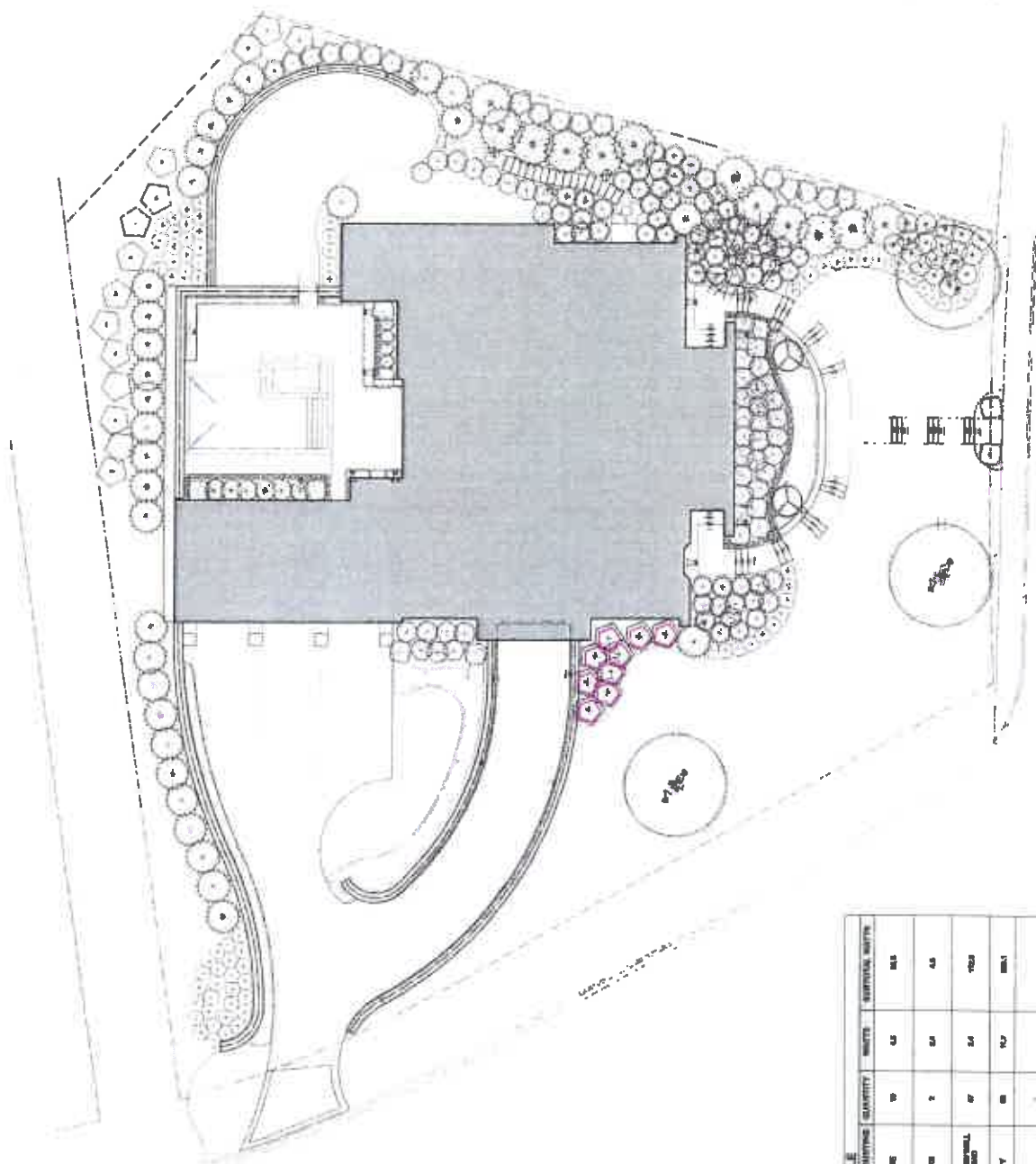
RESEARCH DESIGN

1997

DATE _____
DATE _____

11

0.91



| SYMBOL | | DESCRIPTION | MODEL | LANTORCAPE LIGHTING TABLE | | ACCEPTANCE / REJECTION | QUANTITY | UNITS | SUPPLYING PARTY |
|---|--|-----------------------------------|----------------------|---------------------------|-----------------|------------------------|----------|-------|-----------------|
|  | | 1. LANTORCAPE FOR ROAD LIGHTING | 100 - 250 - 250 - 02 | PC LANTORCAPE FOR HIGHWAY | ROADWAY LIGHT | | 10 | LS | MS.S |
|  | | 2. LANTORCAPE FOR STREET LIGHTING | 250 - 300 - 450 - 02 | PC LANTORCAPE FOR STREET | VEHICULAR LIGHT | | 2 | LS | LS |
|  | | 3. WALL LANTORCAPE | 100 - 250 - 150 - 01 | PC LANTORCAPE FOR HIGHWAY | VEHICULAR LIGHT | | 47 | LS | YOS |
|  | | 4. WALL LANTORCAPE | 100 - 250 - 150 - 01 | PC LANTORCAPE FOR HIGHWAY | VEHICULAR LIGHT | | 47 | LS | YOS |
|  | | 5. WALL LANTORCAPE | 100 - 250 - 150 - 01 | PC LANTORCAPE FOR HIGHWAY | VEHICULAR LIGHT | | 47 | LS | YOS |
|  | | 6. WALL LANTORCAPE | 100 - 250 - 150 - 01 | PC LANTORCAPE FOR HIGHWAY | VEHICULAR LIGHT | | 47 | LS | YOS |
|  | | 7. WALL LANTORCAPE | 100 - 250 - 150 - 01 | PC LANTORCAPE FOR HIGHWAY | VEHICULAR LIGHT | | 47 | LS | YOS |

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 30, 2021

John Paul Strong
401 Yorkshire Drive
Homewood, AL 35209

Dear Owner/Applicant AND Adjacent Property Owners:

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

Case # SV-22-01-03, 401 Yorkshire Drive, Parcel ID No.: 28 00 17 2 015 005.000

Applicant: Carlton Rushin S&S Development Co. / Property Owner: John Paul Strong

- a. *A request for a variance to Article V, District Development Criteria, Sec. D., Accessory Structures, (3), to allow an accessory structure (swimming pool) to be located in a secondary front yard located in a Neighborhood Preservation Zoning District (NPD).*

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, January 6, 2021 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,



Cale Smith, PE
City Engineer

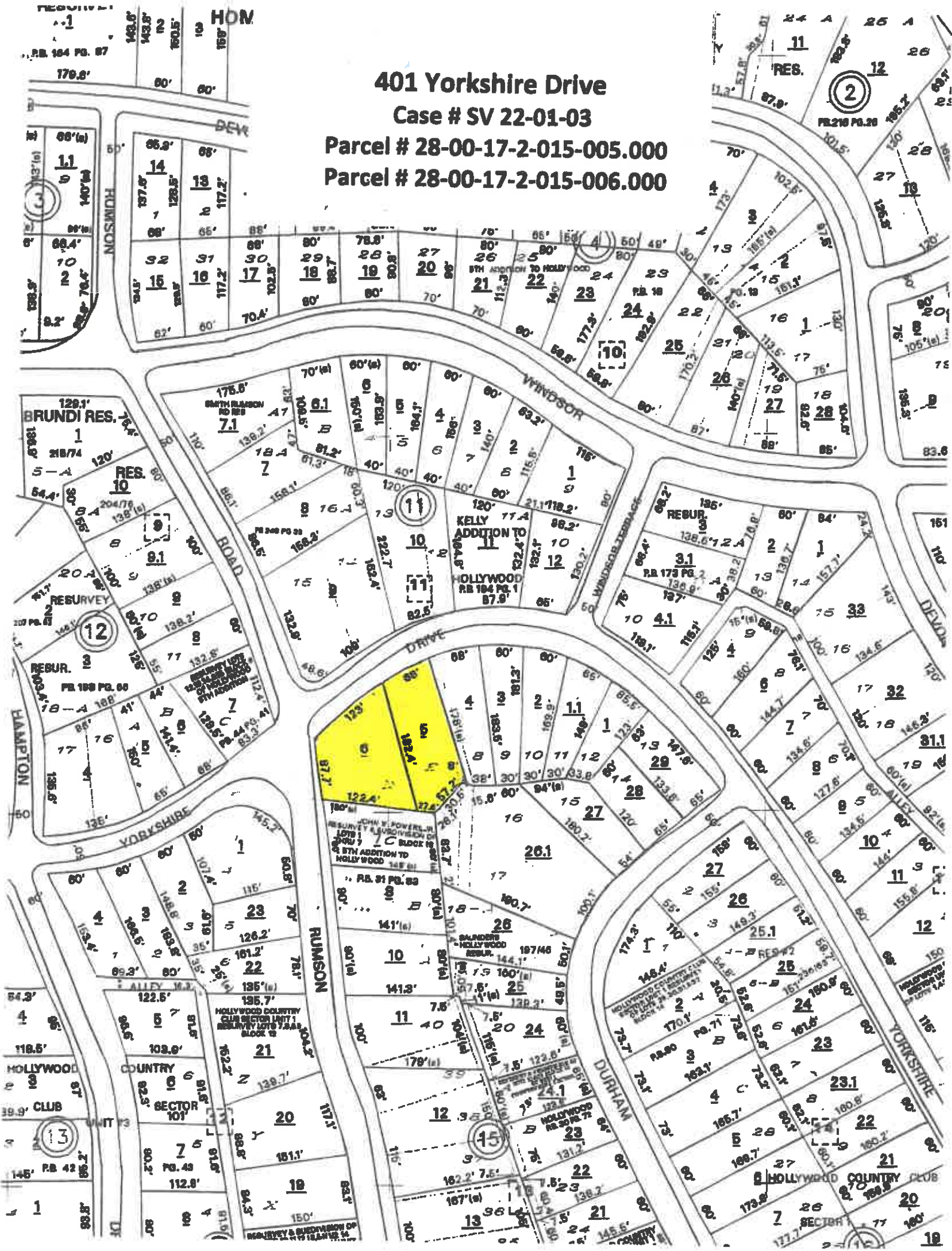
Case #: SV 22-01-03

401 Yorkshire Drive

Case # SV 22-01-03

Parcel # 28-00-17-2-015-005.000

Parcel # 28-00-17-2-015-006.000



City of Homewood
BZA Case Map

401 Yorkshire Dr.

SV 22-01-03

Aerial Photo

 Subject Property
 Parcel



0 20 40 60 Feet

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. 332-6626

