

**Homewood Board of Zoning Adjustments**  
**Agenda**  
**Thursday, January 8, 2026, 6:00 P.M.**  
**City Council Chamber**  
**2850 19<sup>th</sup> Street South, 2<sup>nd</sup> 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 2<sup>nd</sup> 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.*

While the scheduled hearing is available for live-stream viewing here: <https://www.cityofhomewood.com/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](http://www.cityofhomewood.com/engineering-zoning) or to the Secretary to the Board of Zoning Adjustments at [fred.goodwin@homewoodal.org](mailto:fred.goodwin@homewoodal.org). Comments may also be hand-delivered to the Department of Engineering & Zoning, located on the 4<sup>th</sup> 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, Michael Pirkle, Ward 3

Vice-Chair, Callan Childs, Ward 1

Mario Neavez, Ward 2

Megan Hand, Ward 4

William Johnson, Ward 5

**Supernumeraries**

John Geer

Keith Young

**Order of Business**

**I. *Call to Order***

**II. *Roll Call***

**III. *Minutes Approval– December 4, 2025***

**IV. *Communications/Reports from Chair & Vice Chair***

**V. *2026 Officer Nominations and Elections***

**VI. *Old Business***

**1) *SV-25-12-04, 1707 Reese Street, Parcel ID No. 2800073026001000, Applicant: Andrew Patterson / Property Owner: Angie Boothe Noel***

*a) A request for a variance to Article IX. Tree Protection and Landscape, Sec. I. Other Landscaping Requirements, (2) Perimeter VA Landscape Area, to reduce the required PVA landscape area from 15-ft in width to 5-ft in width, for a total reduction of 10-feet.*

**VII. *New Business***

**1) *BZA-25-0012, 3410 Avalon Road, Parcel ID No. 2800182011005000, Applicant: Nathaniel Nowak / Property Owners: Sloane and Robert Drumm***

*a) A request for a variance to Article IV., Sec. A. Neighborhood Preservation District, (3), (d) (i) to reduce the required setback along the front property line from 38.8-feet to 35-feet for a total reduction of 3.8-feet to construct an addition*

*to an existing primary structure.*

**2) BZA-25-0015, 300 Woodland Drive, Parcel ID No. 2900132030021000,  
Applicants / Property Owners: Patricia Drentea and Paul Tybor**

- a) A request for a variance to Article VI., Sec. L, (2), (d) to reduce the required setback from right-of-way from 9-feet to 0-feet, for a total reduction of 9-feet to construct a fence.*

**VIII. Communications from Staff**

**IX. Adjournment**

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

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



**VARIANCE**



**APPEAL**

**ADDRESS OF PROPERTY:** 1707 Reese Street, Homewood, AL 35209

**BZA CASE # (assigned by city staff):** \_\_\_\_\_

**APPLICANT INFORMATION**

Name of Applicant (s): Andrew Patterson

Address of Applicant(s): 3800 Colonnade Parkway, Suite 250

Birmingham AL 35243  
City State Zip

Telephone Number(s) of Applicant(s) [REDACTED]

Email: [REDACTED]

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

**OWNER INFORMATION – If different from Applicant**

Name of Owner(s): Angie Boothe Noel

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

600 N 18th Street, Birmingham AL 35203  
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: 28-00-07-3-026-001.000

PRESENT USE: \_\_\_\_\_ vacant \_\_\_\_\_ residence

\_\_\_\_\_ commercial (describe): \_\_\_\_\_

X \_\_\_\_\_ other (describe): Gravel parking lot

PRESENT ZONING (City Zoning Map): C-4

**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 provide a survey to verify:*

	*Required by Zoning Regulations	Setback dimensions as they <b>NOW</b> exist	Setback dimensions <b>AFTER</b> construction	FINAL Setback Variance Requested
Front Bldg. Setback:	-	-	-	-
Front Bldg. Setback: (secondary - corner lot)	-	-	-	-
Right Bldg. Setback	0	0	0	-
Left Bldg. Setback	0	0	0	-
Rear Bldg. Setback	20'	20'	20'	-
Accessory Structure Height / Setbacks	35'/	35'/	35'/	- /
	As Required	Existing NOW	Proposed	Variance Required
Parking	42	0	80	Yes
Height of Structure	35'	35'	-	-

\*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](#).

**INDICATE THE FOLLOWING**

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

**Proposed Location of Fence** (check all that apply):

Front Yard    
  Side Yard (left)    
  Side Yard (right)    
  Rear Yard

**Description of Proposed Fence** (please include dimensions, materials, etc. of the proposed fence):

N/A

---



---



---



---



---

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

**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,
- the construction of a fence
- other (describe):

---

Original Variance was approved in July 2023 and has since expired, requesting re-approval of original variance.

---

Variance #1: To have a 5' Landscape strip on the west side of the site, instead of 15' Landscape strip currently required.

---

---

---

---

---

---

---

---

---

---

Project Narrative:

---

This project involves the construction of a shopping center (2 buildings with a total of 14,076 square feet) and parking lot with a total of 98 parking spaces (18 along 16th Court and 10 along the alley to the east of the site, and associated grading, drainage (underground detention), and utility service connections. There will also be retaining walls necessary for the drive connection to 16th Court and around the south end of the southern building.

---

---

---

**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:  
Variance #1:

Due to the narrowness of the site and in order to have enough onsite parking  
to make the project viable, a 5' landscape strip on the west side of the site is  
needed. This is instead of the 15' landscape strip normally required. We believe  
we can adequately screen the views to adjacent sites with the 5' strip.

*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.*



\_\_\_\_\_  
Signature of Applicant

4/3/25  
\_\_\_\_\_  
Date

**Signature:** Angie Noel  
Signature of Owner  
**Email:** abnoel@southernco.com

03/11/2025  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

To ensure your application packet is complete, and to indicate that the necessary documents have been included, please initial the line below each document type.

**A. Required Documents**

- 1. **Application:** The application must be completed and signed by the applicant and property owner and submitted by noon of the Final Application Deadline. The application must include a written description of the changes proposed and the specific hardship suffered, for which a variance is being requested. *Incomplete applications will not be included on an agenda.*

Included: \_\_\_\_\_ ✓

- 2. **Filing fee of \$100.00:** Check should be made payable to City of Homewood. BEZ Staff will notify adjacent property owners, in writing, of the variance request. Letters will be sent by U. S. Mail and addressed per Jefferson County Tax Assessor’s record. Any costs associated with mailing public notice letters will be billed separately and must be paid prior to the scheduled meeting.

Included: \_\_\_\_\_ ✓

- 3. **Survey:** A copy of a scaled Survey, prepared within 24-months of the date of application submittal, or one that represents the property exactly as it exists at the time of application. The survey shall be scaled and include the locations, setbacks and dimensions of all buildings, locations and dimensions of all easements and rights-of-way, locations, materials and dimensions of all sidewalks, driveways, swimming pool, decks, etc. The survey shall be prepared by a licensed Alabama registered surveyor.

Included: \_\_\_\_\_ ✓

- 4. **Survey/Plot Plan:** A copy of the survey/plot plan that represents the existing conditions prescribed in #3 as well as the locations, dimensions and setbacks of all proposed changes to the site and buildings.

Included: \_\_\_\_\_ ✓

- 5. **Previous Variance:** Provide date and nature of previous variance request(s) and state the outcome of the variance request.

Included: \_\_\_\_\_ ✓

6. **Site Photographs:** Photographs of the site, from the front, sides and rear, shall be included with the application. Photographs of the front of the property should be taken from a vantage point to include the fronts of the buildings/houses on adjacent properties. Photos may be emailed to BEZ staff.

Included:           ✓          

7. **Building Elevations:** An illustration, with accurate measurements and height, of exterior elevations for all proposed new construction or additions to existing structures, shall be made a part of the application, to accurately depict the relationship of any proposed new construction or additions to existing structures.

Included:           ✓          

8. **Restrictive Covenants:** Provide a copy of the recorded restrictive covenants for the subdivision, when applicable.

Included:           N/A          

9. **Proof of Ownership:** Proof of ownership if property has been purchased within the last 12 months.

Included:           N/A          

  
\_\_\_\_\_  
Applicant

          11/3/25            
Date

THIS PAGE FOR APPLICANT  
INFORMATION ONLY

## Notice to Applicant

The Homewood Board of Adjustment was established pursuant to section 11-52-80, Code of Alabama 1975 and shall have all powers and duties delegated to boards of adjustment by said code, which generally are:

- 1) **Appeal a decision of the administrative official:** To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this ordinance.
- 2) **Special Exception to allow a Home Occupation or other use requiring BZA approval:** To hear and decide special exceptions to the terms of this ordinance upon which the board is required to pass under this ordinance.
- 3) **To authorize upon appeal in specific cases such variance from the terms of this ordinance** as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this ordinance will result in unnecessary hardship, and so that the spirit of this ordinance shall be observed and substantial justice done.

## What is a Variance

A variance is an allowance, which permits minor deviation from the zoning ordinance district requirements where individual properties are both harshly and uniquely burdened by the strict application of the law. The power to vary is restricted and the degree of variation is limited to the **minimum change** necessary to overcome the inequality inherent in the property. Use Variances are specifically prohibited. "Variance" means the modification of the requirements of a zoning district and does not include the substitution of uses assigned to other districts.

- 1) A variance recognizes that the same district requirements do not affect all properties equally; it was devised to permit minor changes to allow hardship properties to enjoy equal opportunities with properties similarly zoned. You must prove that special circumstances or unusual conditions affect your land. These must result in uncommon hardship and unequal treatment under the strict application of the Zoning Ordinance. Where some general hardship conditions extend to other properties, a variance cannot be granted. The remedy for general hardship is a change of the map or the text of the Zoning Ordinance.
- 2) You must prove that the combination of the Zoning Ordinance and the uncommon conditions of your property prevent you from making any reasonable use of your land as permitted by your present zoning district. Since zoning regulates land and not people, the following conditions cannot be considered pertinent to the application for a variance: (1) Proof that a variance would increase the financial return from the land, (2) Personal hardship or (3) Self-imposed hardship. In the last case, the recognition of conditions created after the enactment of the Zoning Ordinance would encourage and condone violation of the law.
- 3) No variance may be granted which would adversely affect surrounding property or the general neighborhood. All variances must be in harmony with the intent and purposes of the Zoning Ordinance.

## Procedures

It shall be the responsibility of the applicant to provide necessary information, both verbal and graphic in nature to present the case (refer to Items required on the following page).

- 1) Applications must be received by the submittal deadline in order to be placed on the agenda for the upcoming meeting. Applications received after the submittal deadline will be placed on the agenda for the following month's meeting.
- 2) Requests for a Special Exception to operate a home occupation, sometimes required in order to obtaining a business license, are processed by the Zoning Department, which is located on the 4<sup>th</sup> floor of City Hall. Requests for home occupation Special Exceptions can be submitted at any time prior to the meeting date, unless there are unusual circumstances which may require going before the Board.
- 3) Board of Zoning Adjustment meetings typically occur on the first Thursday of each month at 6:00p.m., City Hall, 2850 19th Street South, 2<sup>nd</sup> Floor, City Council Chambers. Holidays could move a meeting to the second week of the month – please refer to the BZA submittal calendar, which is available on the online.
- 4) The applicant, owner or authorized representative must be present at the meeting.
- 5) It will take a 4-1 or 5-0 vote, in favor of an application, (4-0 if only 4 members are present) for approval of a variance. If only 4 members are present at a meeting, the applicant will be given the choice to be heard, or to continue the application until the next month's meeting, when five members may be in attendance. **APPROVAL is only valid for 6 months unless an extension is requested by notifying the BZA Secretary.**

## Required Items and Information

- 1) An application fee of \$100.00 is due at the time an application is submitted to the City. Any additional costs incurred by the City to process the application will be billed to the applicant. Additional costs may include: Certified Mail postage for letters that the City is required to send to adjacent property owners, notifying them of the public hearing; a Notice of Public Hearing sign that the City must post on the subject property, prior to the meeting, and which the property owner removes following the meeting date. Make checks payable to City of Homewood.
- 2) City staff will notify adjacent property owners based on the information of record on file with the Jefferson County Tax Assessor's Office. If the applicant knows of any changes to ownership within the last year, please include the information with the application.
- 3) A copy of a scaled Survey, prepared within 24-months of the date of application submittal, or one that represents the property exactly as it exists at the time of application. The survey shall be prepared by a registered surveyor and shall include: locations and dimensions of all existing buildings and structures; distances, in feet, from each structure to the two closest property lines. The survey must include the locations and dimensions of all existing and proposed driveways, sidewalks, and any other impervious areas.
- 4) A plot plan showing the locations, dimensions and distances from property lines of all *proposed structures*. The survey may be used to prepare a plot plan. The plot plan must include the

**THIS PAGE FOR APPLICANT  
INFORMATION ONLY**

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

locations and dimensions of all existing and proposed driveways, sidewalks, and any other impervious areas.

- 5) Additionally, scaled drawings of all proposed construction and/or structures to be constructed as a part of the variance request, which shall include, but not be limited to, exterior elevations for all structures made a part of the variance request, which accurately depict the relationship of any proposed new construction to existing structures, as well as structures on adjacent properties.
- 6) Provide a copy of any recorded Restrictive Covenants for the subdivision when applicable.
- 7) Proof of ownership if property has been recently purchased.
- 8) The original completed application, along with applicable required documents and information listed above, must be submitted to the Department of Engineering and Zoning located on the 4<sup>th</sup> Floor of Homewood City Hall, 2850 19th Street South, Homewood, Alabama 35209. (Refer to the Application Submittal and Meeting Calendar.)

You can drop-off your application at any time during regular office hours of 7:00a.m. - 4:30p.m. A member of Engineering and Zoning staff will try to review your application when you hand it in. However, if that is not possible, you will be contacted a staff member to:

- 1) Confirm your application is complete,
- 2) Request required information that was omitted from the application,
- 3) Request additional information that may be needed in order for staff to properly review and process the application.

If you need assistance filling-out your application, or if you are unsure whether your application is complete, please contact Emily Harris-Miller to set-up an appointment. You may reach Emily by phone at 205-332-6829 or by e-mail @ [emily.harrismiller@homewoodal.org](mailto:emily.harrismiller@homewoodal.org).



BUILDING ELEVATION A



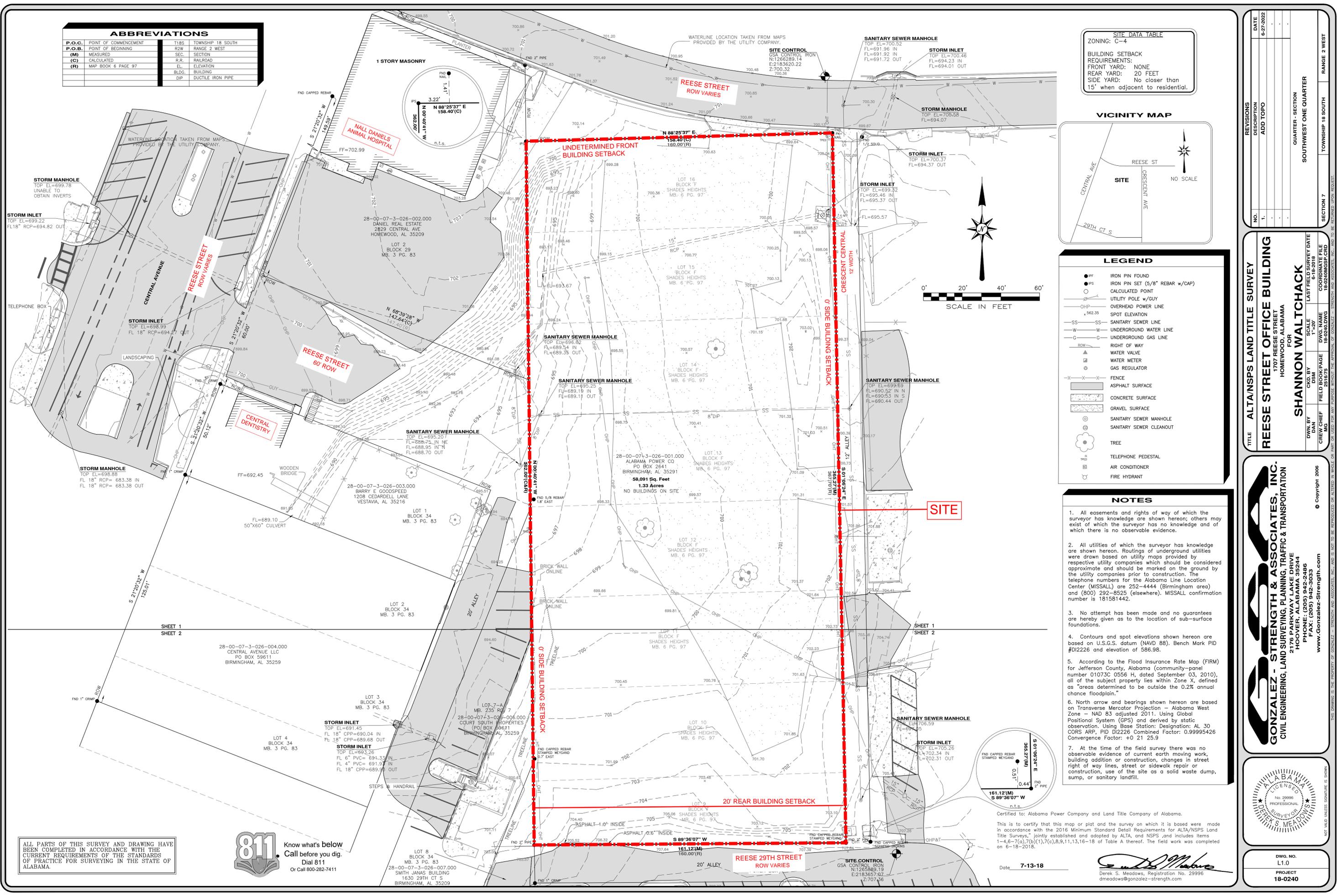
BUILDING ELEVATION B



FULL STREET ELEVATION

REESE STREET COURTYARD

ABBREVIATIONS			
P.O.C.	POINT OF COMMENCEMENT	T18S	TOWNSHIP 18 SOUTH
P.O.B.	POINT OF BEGINNING	R2W	RANGE 2 WEST
(M)	MEASURED	SEC.	SECTION
(C)	CALCULATED	R.R.	RAILROAD
(R)	MAP BOOK 6 PAGE 97	EL.	ELEVATION
		BLDG.	BUILDING
		DIP	DUCTILE IRON PIPE

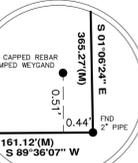


SITE DATA TABLE	
ZONING:	C-4
BUILDING SETBACK REQUIREMENTS:	
FRONT YARD:	NONE
REAR YARD:	20 FEET
SIDE YARD:	No closer than 15' when adjacent to residential.



LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET (5/8" REBAR w/CAP)
○	CALCULATED POINT
—	UTILITY POLE w/GUY
—	OVERHEAD POWER LINE
○	SPOT ELEVATION
SS	SANITARY SEWER LINE
W	UNDERGROUND WATER LINE
G	UNDERGROUND GAS LINE
—	RIGHT OF WAY
▲	WATER VALVE
⊕	WATER METER
⊕	GAS REGULATOR
—	FENCE
▨	ASPHALT SURFACE
▨	CONCRETE SURFACE
▨	GRAVEL SURFACE
⊕	SANITARY SEWER MANHOLE
⊕	SANITARY SEWER CLEANOUT
⊕	TREE
⊕	TELEPHONE PEDESTAL
⊕	AIR CONDITIONER
⊕	FIRE HYDRANT

- ### NOTES
- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
  - All utilities of which the surveyor has knowledge are shown hereon. Routings of underground utilities were drawn based on utility maps provided by respective utility companies which should be considered approximate and should be marked on the ground by the utility companies prior to construction. The telephone numbers for the Alabama Line Location Center (MISSALL) are 252-4444 (Birmingham area) and (800) 292-8525 (elsewhere). MISSALL confirmation number is 181581442.
  - No attempt has been made and no guarantees are hereby given as to the location of sub-surface foundations.
  - Contours and spot elevations shown hereon are based on U.S.G.S. datum (NAVD 88), Bench Mark PID #D12226 and elevation of 586.98.
  - According to the Flood Insurance Rate Map (FIRM) for Jefferson County, Alabama (community-panel number 010730 0556 H, dated September 03, 2010), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
  - North arrow and bearings shown hereon are based on Transverse Mercator Projection - Alabama West Zone - NAD 83 adjusted 2011. Using Global Positional System (GPS) and derived by static observation. Using Base Station: Designation: AL 30 CORS ARP; PID D12226 Combined Factor: 0.99995426 Convergence Factor: +0 21 25.9
  - At the time of the field survey there was no observable evidence of current earth moving work, building addition or construction, changes in street right of way lines, street or sidewalk repair or construction, use of the site as a solid waste dump, sump, or sanitary landfill.



Certified to: Alabama Power Company and Land Title Company of Alabama.  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6-7(c), 7(b)(1), 7(c), 8, 9, 11, 13, 16-18 of Table A thereof. The field work was completed on 6-18-2018.

Date: 7-13-18  
 Derek S. Meadows, Registration No. 29996  
 dmeadows@gonzalez-strength.com

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.

**811** Know what's below  
 Call before you dig.  
 Dial 811  
 Or Call 800-282-7411

NO.	REVISIONS	DATE
1.	DESCRIPTION ADD TOPO	6-27-2022

TITLE: ALTA/NSPS LAND TITLE SURVEY  
**REESE STREET OFFICE BUILDING**  
 1707 REESE STREET  
 HOMEWOOD, ALABAMA  
 FOR  
**SHANNON WALTCHACK**

DWN. BY: [Signature]  
 CDD. BY: [Signature]  
 CREW CHIEF: [Signature]

FIELD BOOK/PAGE: 18-0240/DWG  
 COORDINATE FILE: 18-0240/MGSP.CRD

QUARTER - SECTION  
 SOUTHWEST ONE QUARTER  
 TOWNSHIP 18 SOUTH  
 RANGE 2 WEST

**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
 CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION

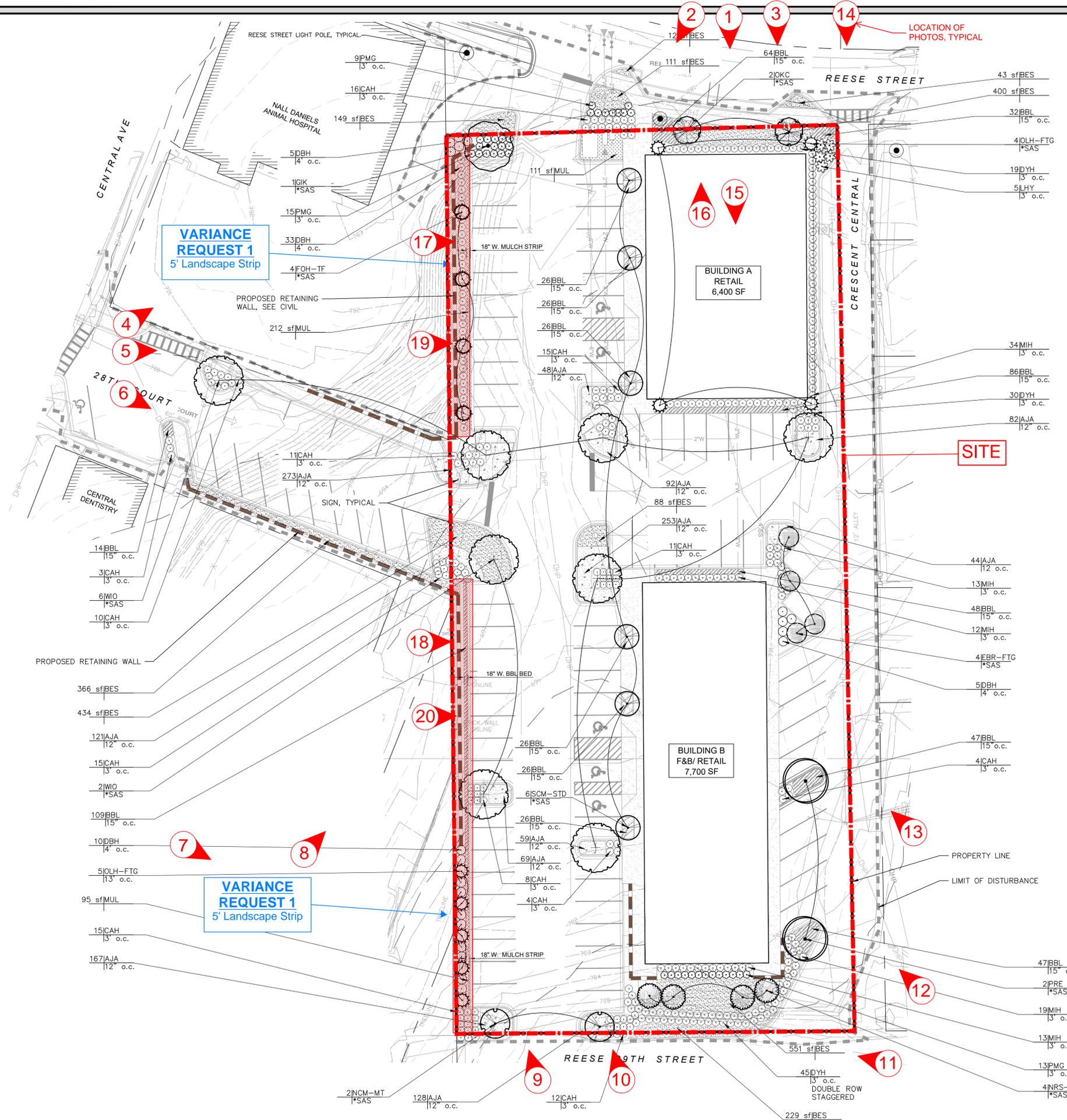
2176 PARKWAY LAKE DRIVE  
 HOOVER, ALABAMA 35244  
 PHONE: (205) 942-2486  
 FAX: (205) 942-3033  
 www.Gonzalez-Strength.com

© Copyright 2006



DWG. NO. L1.0  
 PROJECT 18-0240

N:\2025\Projects\Shannon\Waltchack Real Estate\25-0560\_Reese Street Commercial Development\HomeWood\Land\Arch\Graphics\ACD118-02041.dwg Nov 25, 2025 - 9:43 am  
 GSA\_2436\_Planet\_Terrace\_012022



**LANDSCAPE NOTES:**  
 1. \*SAS = SPACING AS SHOWN  
 2. \*\*N/A = NOT APPLICABLE  
 3. MOUND CENTER OF PARKING LOT ISLANDS TO 6" HT, RELATIVE TO TOP OF ADJACENT TOP OF CURB ELEVATIONS, TYPICAL  
 4. LANDSCAPE ARCHITECT TO APPROVE CONTRACTOR'S TREE STAKING LOCATIONS PRIOR TO LANDSCAPE INSTALLATION.

**REESE STREET PARKING SUMMARY**

REQUIRED PARKING:  
 SHOPPING CENTER UP TO 100,000 SF = 1 SPACE PER 400 SF  
 14,076 SF SHOPPING CENTER = 36 PARKING SPACES

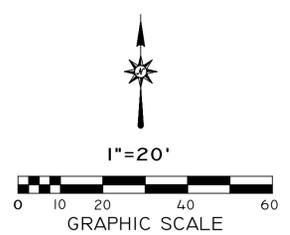
**MINIMUM TREE DENSITY (MTD) CALCULATIONS**

Required Tree Density =	20 Trees / Acre
Total Lot Size =	58,240 SF
Building Footprints =	-14,100 SF
Parking Area =	-29,857 SF
Net Area =	14,253 SF (0.33 ac.)
.33 ac. x 20 Trees / Acre =	6.6 (7) Total Trees Required on Site
Trees Provided =	10 (Willow Oak)
Trees Required =	-7
Trees in Excess =	3

**LANDSCAPE CALCULATIONS**  
 CITY OF HOMEWOOD LANDSCAPE REQUIREMENTS  
 ZONING: C-4

INTERIOR ISLAND LANDSCAPE AREA REQUIREMENTS	
● 1 TREE PER EVERY 150 SQ FT OF INTERIOR ISLAND LANDSCAPE	
<b>INTERIOR PARKING REQUIREMENTS</b>	
● TOTAL INTERIOR ISLAND AREA:	3701 SQ FT
● 3957 SQ FT / 150 SQ FT =	24.67
● UNDERSTORY TREES REQUIRED:	25
● UNDERSTORY TREES PROVIDED:	25
FOUNDATION LANDSCAPING REQUIREMENTS	
● A MINIMUM OF 50% OF THE LINEAR FEET OF ANY SIDE OF THE BUILDING FACING A PUBLIC STREET MUST BE PLANTED.	
● PLANTING AREAS MUST BE A MIN. OF 3 LINEAR FEET WIDE	
● 6 SHRUBS ARE REQUIRED FOR EVERY 15 SQ FT OF TOTAL REQUIRED PLANTING AREA	
● SHRUBS BE A MIN. OF 18" HT AT INSTALLATION	
FOUNDATION LANDSCAPING AREAS	
● 50% OF ANY SIDE OF A BUILDING FACING A PUBLIC STREET IS PLANTED:	YES
● FOUNDATION LANDSCAPING AREAS ARE 3 LF WIDE:	YES
● FOR EVERY 15 SQ FT OF PLANTING AREA THERE ARE 6 SHRUBS	YES
PERIMETER VA LANDSCAPE AREA REQUIREMENTS	
● PVA LANDSCAPE AREA MUST BE A MIN. OF 15 LINEAR FEET WIDE FROM THE BACK OF THE CURB TO THE PROPERTY BOUNDARY	
● 1 CANOPY TREE PER 50 LINEAR FEET OF PERIMETER CURB AND GUTTER	
● 30 SHRUBS PER 100 LINEAR FEET	
● SHRUBS BE A MIN. OF 36" HT AT INSTALLATION	
PERIMETER VA LANDSCAPE AREAS	
● CURB AND GUTTER LENGTH:	1,082 LF
● 1,082 LF / 50 LF =	22 TREES
● TREES PROVIDED:	22 TREES
● TREES REQUIRED:	22 TREES
● 1,082 LF / 100 LF X 30 SHRUBS =	325 SHRUBS
● SHRUBS REQUIRED:	325 SHRUBS
● SHRUBS PROVIDED:	368 SHRUBS

**VARIANCE REQUEST**  
 FOR  
 1707 REESE STREET  
 HOMEWOOD, AL  
 11.03.25



REVISIONS

NO.	DESCRIPTION	DATE
0	REVISED PER AHJ COMMENTS	11/25/25

PRELIMINARY LANDSCAPE PLAN  
**REESE STREET COURTYARD**  
 REESE STREET  
 HOMEWOOD, AL  
**SHANNON-WALTCHACK REAL ESTATE**  
 BIRMINGHAM, AL

**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
 CIVIL ENGINEERING - TRANSPORTATION ENGINEERING - LAND SURVEYING  
 LAND PLANNING - LANDSCAPE ARCHITECTURE  
 1550 WOODS OF RIVERCHASE DRIVE SUITE 200  
 HOUSTON, TEXAS 77057  
 PHONE: (281) 942-2484  
 FAX: (281) 942-3033  
 www.Gonzalez-Strength.com  
 © Copyright 2024

STATE OF ALABAMA  
 ROBBIN LANGE  
 LANDSCAPE ARCHITECT  
 LICENSE NUMBER 316  
 11/25/2025  
 NOT VALID UNLESS SIGNATURE IS SHOWN

DWG. NO. L2.0  
 PROJECT 25-0560

# REESE STREET SITE PHOTOS

## NORTH



## WEST



## SOUTH



## EAST



## INTERIOR



## SCREENING PLANTS



EAST PALATKA HOLLY

OAK LEAF HOLLY

DWARF BURFORD HOLLY

LOROPETALUM

NO.	REVISIONS DESCRIPTION	DATE
1.		5.30.23

TITLE		SITE PHOTOS	
REESE STREET OFFICE BUILDING			
1707 REESE STREET HOMWOOD, ALABAMA			
FOR SHANNON WALTCHACK			
DWN. BY	CKD. BY	SCALE	LAST FIELD SURVEY DATE
CREW CHIEF	FIELD BOOK/PAGE	DWG. NAME	COORDINATE FILE
SECTION 7	TOWNSHIP 18 SOUTH	RANGE 2 WEST	

**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
 CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION  
 2505 DICKINSON AVENUE SUITE 100  
 HOOPER, ALABAMA 36244  
 PHONE: (205) 942-2486  
 FAX: (205) 942-3033  
 www.Gonzalez-Strength.com  
 © Copyright 2006

NOT VALID UNLESS SIGNED AND DATED

DWG. NO.  
L3.0  
PROJECT  
18-0240

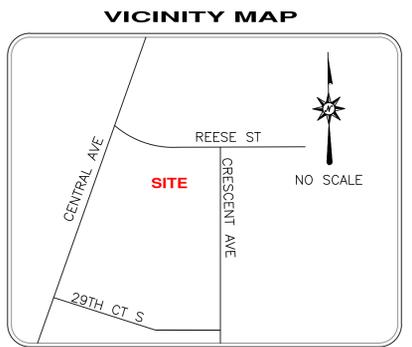
\\SSKFS01\Projects\2018 Projects\Shannon Waitchack Real Estate\18-0240-Reese St. Office Bldg\_Homewood AL\Engineering\Construction Documents\Land Arch\Graphics\Aerial\5-26-23\18-0240-WARRANT-EXHIBIT-4\_AERIAL.dwg May 26, 2023 3:05 pm



**SITE DATA TABLE**

ZONING: C-4

BUILDING SETBACK REQUIREMENTS:  
 FRONT YARD: NONE  
 REAR YARD: 20 FEET  
 SIDE YARD: No closer than 15' when adjacent to residential.

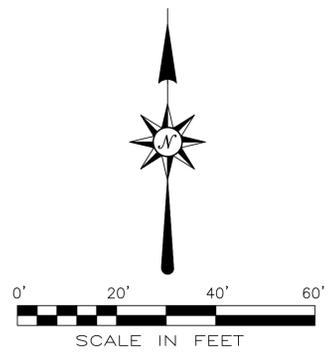


**ABBREVIATIONS**

P.O.C.	POINT OF COMMENCEMENT	T18S	TOWNSHIP 18 SOUTH
P.O.B.	POINT OF BEGINNING	R2W	RANGE 2 WEST
(M)	MEASURED	SEC.	SECTION
(C)	CALCULATED	R.R.	RAILROAD
(E)	ELEVATION	EL.	ELEVATION
(R)	MAP BOOK 6 PAGE 97	B.LDG.	BUILDING
		DIP	DUCTILE IRON PIPE

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.

**811** Know what's below  
 Call before you dig.  
 Dial 811  
 Or Call 800-282-7411



**REVISIONS**

NO.	DESCRIPTION	DATE
1.		5.30.23

QUARTER - SECTION  
 SOUTHWEST ONE QUARTER

TOWNSHIP 18 SOUTH RANGE 2 WEST

SECTION 7

**SITE AERIAL**

**REESE STREET OFFICE BUILDING**  
 1707 REESE STREET  
 HOMEWOOD, ALABAMA

FOR  
**SHANNON WAL TCHACK**

DWN. BY: [blank] SCALE: 1"=50'  
 CREW CHIEF: [blank] FIELD BOOK/PAGE: [blank] DWG. NAME: COORDINATE FILE

**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
 CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION

2176 PARKWAY LAKE DRIVE  
 HOOVER, ALABAMA 35244  
 PHONE: (205) 942-2486  
 FAX: (205) 942-3033  
 www.Gonzalez-Strength.com

© Copyright 2006

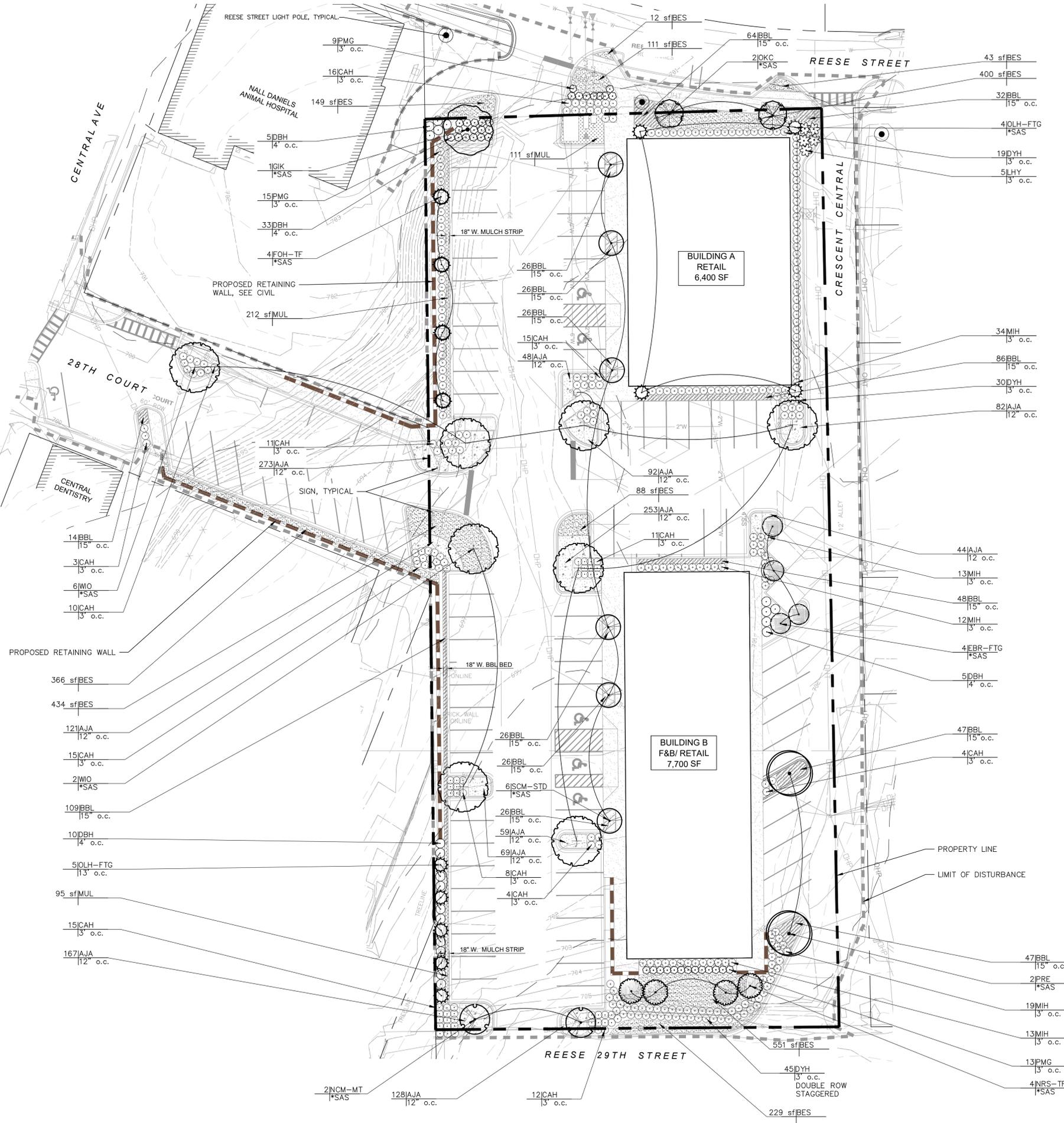
DWG. NO.  
**L4.0**

PROJECT  
**18-0240**

NOT VALID UNLESS SIGNATURE IS SHOWN

THIS DRAWING IS THE PROPERTY OF GONZALEZ - STRENGTH AND ASSOCIATES, INC., AND IS NOT TO BE REPRODUCED OR ALTERED IN WHOLE OR IN PART OR USED FOR ANY PURPOSE WITHOUT THE APPROVAL OF GONZALEZ - STRENGTH AND ASSOCIATES, INC., AND TO BE RETURNED UPON REQUEST.

N:\2025\Projects\Shannon\Waltchack Real Estate\25-0500\_Reese Street Commercial Development\HomeWood\Land\Arch\Graphics\ACAD\18-0240.L.dwg Nov 25, 2025 - 9:43 am  
 GSA\_2436\_Propet\_Terrace\_010222



**LANDSCAPE NOTES:**  
 1. \*SAS = SPACING AS SHOWN  
 2. \*\*N/A = NOT APPLICABLE  
 3. MOUND CENTER OF PARKING LOT ISLANDS TO 6" HT, RELATIVE TO TOP OF ADJACENT TOP OF CURB ELEVATIONS, TYPICAL  
 4. LANDSCAPE ARCHITECT TO APPROVE CONTRACTOR'S TREE STAKING LOCATIONS PRIOR TO LANDSCAPE INSTALLATION.

**REESE STREET PARKING SUMMARY**

REQUIRED PARKING:  
 SHOPPING CENTER UP TO 100,000 SF = 1 SPACE PER 400 SF  
 14,076 SF SHOPPING CENTER = 36 PARKING SPACES

**MINIMUM TREE DENSITY (MTD) CALCULATIONS**

Required Tree Density =	20 Trees / Acre
Total Lot Size =	58,240 SF
Building Footprints =	-14,100 SF
Parking Area =	-29,857 SF
Net Area =	14,253 SF (0.33 ac.)
.33 ac. x 20 Trees / Acre =	6.6 (7) Total Trees Required on Site
Trees Provided =	10 (Willow Oak)
Trees Required =	-7
Trees in Excess =	3

**LANDSCAPE CALCULATIONS**  
 CITY OF HOMEWOOD LANDSCAPE REQUIREMENTS  
 ZONING: C-4

**INTERIOR ISLAND LANDSCAPE AREA REQUIREMENTS**  
 • 1 TREE PER EVERY 150 SQ FT OF INTERIOR ISLAND LANDSCAPE

**INTERIOR PARKING REQUIREMENTS**

• TOTAL INTERIOR ISLAND AREA:	3701 SQ FT
• 3957 SQ FT / 150 SQ FT =	24.67
• UNDERSTORY TREES REQUIRED:	25
• UNDERSTORY TREES PROVIDED:	25

**FOUNDATION LANDSCAPING REQUIREMENTS**

- A MINIMUM OF 50% OF THE LINEAR FEET OF ANY SIDE OF THE BUILDING FACING A PUBLIC STREET MUST BE PLANTED.
- PLANTING AREAS MUST BE A MIN. OF 3 LINEAR FEET WIDE
- 6 SHRUBS ARE REQUIRED FOR EVERY 15 SQ FT OF TOTAL REQUIRED PLANTING AREA
- SHRUBS BE A MIN. OF 18" HT AT INSTALLATION

**FOUNDATION LANDSCAPING AREAS**

• 50% OF ANY SIDE OF A BUILDING FACING A PUBLIC STREET IS PLANTED:	YES
• FOUNDATION LANDSCAPING AREAS ARE 3 LF WIDE:	YES
• FOR EVERY 15 SQ FT OF PLANTING AREA THERE ARE 6 SHRUBS	YES

**PERIMETER VA LANDSCAPE AREA REQUIREMENTS**

- PVA LANDSCAPE AREA MUST BE A MIN. OF 15 LINEAR FEET WIDE FROM THE BACK OF THE CURB TO THE PROPERTY BOUNDARY
- 1 CANOPY TREE PER 50 LINEAR FEET OF PERIMETER CURB AND GUTTER
- 30 SHRUBS PER 100 LINEAR FEET
- SHRUBS BE A MIN. OF 36" HT AT INSTALLATION

**PERIMETER VA LANDSCAPE AREAS**

• CURB AND GUTTER LENGTH:	1,082 LF
• 1,082 LF / 50 LF =	22 TREES
• TREES PROVIDED:	22 TREES
• SHRUBS PROVIDED:	22 TREES
• 1,082 LF / 100 LF X 30 SHRUBS =	325 SHRUBS
• SHRUBS REQUIRED:	325 SHRUBS
• SHRUBS PROVIDED:	368 SHRUBS

**REVISIONS**

NO.	DESCRIPTION	DATE
0	REVISED PER AHJ COMMENTS	11/25/25

**PRELIMINARY LANDSCAPE PLAN**  
**REESE STREET COURTYARD**  
 REESE STREET  
 HOMEWOOD, AL  
**SHANNON-WALTCHACK REAL ESTATE**  
 BIRMINGHAM, AL

**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
 CIVIL ENGINEERING - TRANSPORTATION ENGINEERING - LAND SURVEYING  
 LAND PLANNING - LANDSCAPE ARCHITECTURE  
 1550 WOODS OF RIVERCHASE DRIVE SUITE 200  
 BIRMINGHAM, AL 35244  
 PHONE: (205) 942-2436  
 FAX: (205) 942-3033  
 www.Gonzalez-Strength.com  
 © Copyright 2024

STATE OF ALABAMA  
 ROBBIN LANGE  
 LANDSCAPE ARCHITECT  
 LICENSE NUMBER 316  
 11/25/2025  
 NOT VALID UNLESS SIGNATURE IS SHOWN

DWG. NO. L1.0 R.0  
 PROJECT 18-0240

REESE STREET PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
<b>TREES</b>								
	GIK	1	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	2" Cal.	B&B	**NA	12' Ht., 5' Clear Trunk Minimum, Male Only/Fruitless
	EBR-FTG	4	Ilex x 'Emily Bruner'	Emily Bruner Holly	8' Ht.	B&B	*SAS	2' Cal., Full To Ground, Matching
	NRS-TF	4	Ilex x 'Nellie R Stevens'	Nellie Stevens Holly	8' Ht.	B&B	*SAS	2' Cal., Tree Form
	OLH-FTG	9	Ilex x 'Conaf'	Oak Leaf™ Holly	8' Ht.	B&B	*SAS	2' Cal., Full to Ground
	FOH-TF	4	Ilex x attenuata 'Fosteri'	Foster's Holly	5' Ht.	B&B	*SAS	2' Cal., Standard, 2.5' Clear Trunk, Tree Form
	SCM-STD	6	Lagerstroemia indica 'Sloux'	Sioux Crape Myrtle	8' Ht.	B&B	*SAS	2' Cal., Standard
	NCM-MT	2	Lagerstroemia x 'Natchez'	Natchez Crape Myrtle	8' Ht.	B&B	*SAS	Multi-Trunk, 3 Stem minimum
	OKC	2	Prunus x okame	Okame Cherry	8' Ht.	B&B	*SAS	2' Cal., Full, Specimen
	WIO	8	Quercus phellos	Willow Oak	2" Cal.	B&B	*SAS	12' Ht., Full, 5' Clear Trunk Minimum
	PRE	2	Ulmus americana 'Princeton'	American Elm	2" Cal	B&B	*SAS	Full, 4' Clear Trunk
<b>SHRUBS</b>								
	LHY	5	Hydrangea paniculata 'Limelight'™	Limelight Hydrangea	3 gal.	Pot	3' o.c.	Full, 15" Spread
	DBH	20	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	** 36" Ht.	Pot	4' o.c.	Full, 15" Ht., 15" Spread
	CAH	124	Ilex cornuta 'Carissa'	Carissa Holly	3 gal.	Pot	3' o.c.	Full, 15" Spread
	DYH	128	Ilex vomitoria 'Nana'	Dwarf Yaupon	** 36" Ht.	Pot	3' o.c.	Full, 15" Spread
	PMG	37	Muhlenbergia capillaris	Pink Muhly Grass	3 gal.	Pot	3' o.c.	Full, 18" Spread
	MIH	92	Raphiolepis indica 'Majestic Beauty'™	Majestic Beauty Indian Hawthorn	** 36" Ht.	Pot	3' o.c.	Full, 15" spread

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
<b>GROUND COVERS</b>								
	BES	2,364 sf	Cynodon dactylon '419 Hybrid'	Bermuda Grass	sod			
	BBL	603	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal.	Pot	15" o.c.	Full
	MUL	370 sf	Mulch					Pine Straw Mulch, 4" Depth
	AJA	1,313	Trachelospermum asiaticum 'Asiatic'	Asiatic Jasmine	4"	Pot	12" o.c.	Full

NOTES:

- TREES TO BE OF THE HIGHEST GRADE AND PURCHASED FROM THESE SELECTED VENDORS ONLY:
  - \*\*SHRUBS TO BE A MINIMUM OF 36" HT. AT TIME OF INSTALLATION PER CITY OF HOMEWOOD, CONTRACTOR TO DETERMINE CONTAINER SIZE NECESSARY FOR THIS HT.
- |   |   |  |   |
|---|---|--|---|
| <b>ALABAMA:</b><br>- HUNTER TREES (866) 348-6837<br>- PLANTATION TREE CO. (334) 875-9176<br>- GREEN VALLEY FARMS, INC. (205) 665-1376 | <b>GEORGIA:</b><br>- BOLD SPRINGS NURSERY (478) 783-4975<br>- SELECT TREES (706) 743-5124<br>- SOUTHEAST GROWERS, INC. (706) 310-1151<br>- MID GEORGIA NURSERY, INC. (770) 567-3874 | <b>SOUTH CAROLINA:</b><br>- SHADY GROVE NURSERY (803) 534-5683<br>- RAY BRACKEN NURSERY (864) 277-1990 | <b>TENNESSEE:</b><br>- HAWKERSMITH NURSERY (931) 455-5436 |
|---|---|--|---|
- IF TREES ARE NOT AVAILABLE AT THE INDICATED NURSERIES, CONTRACTOR TO SUBMIT ALTERNATIVE NURSERIES. ALL TREES OBTAINED AT LISTED NURSERIES MUST MEET ALL OF THE SPECIFICATIONS REQUIRED.

LANDSCAPING NOTES:

- Examination of Site: Installer shall visit the site of work to acquaint himself with condition affecting his work. By submission of bid, installer acknowledges he has complied with all requirements and no additional compensation or relief from any obligation of Contract will be considered because of lack of knowledge of the site conditions.
- Notes on Drawings: Installer is responsible for all notes on drawings which call attention to particular requirements or conditions which may or may not be included in the written Specifications.
- Protection of Existing Work: It shall be the contractor's responsibility to perform all work in a manner that protects completed work by others, such as curbs, utilities, storm drainage, fences, driveway aprons, drives, vegetation, etc. The contractor shall be responsible for the cost of satisfactory repair of all damage in kind resulting from his failure to comply.
- Utilities: Prior to construction operations, installer shall verify locations of all utilities and structures which may or may not be indicated on the drawings. He shall conduct work so as to prevent interruption of services. Any damage shall be repaired to its original condition or satisfaction of utility company at no expense to Owner.
- Right-Of-Ways: Any work performed within a state, city or utility company's R.O.W., shall be properly permitted, approved and conform to that governing authority's specifications.
- Substitutions: No substitutions of products, plant types or sizes shall be made without the written approval of the owner and landscape architect. Requests for substitution shall be in writing, and shall state the reasons for the substitution request, the suggested alternative, and the changes in cost. Requests in plant materials shall state the names of nurseries who have been unable to supply the originally specified material.
- Quantities: Quantities of plants as shown by plant symbols on the plan shall govern over the quantities shown in the plant list. The contractor is to verify plant list totals with quantities shown on plan. The landscape architect shall be alerted by the contractor of any discrepancies prior to final bid negotiation.
- Plant Materials: All plant materials shall conform to the applicable standards of the American Association of Nurserymen, Inc. American Standard For Nursery Stock. ANSI Z60.1, latest edition. Plant materials shall have been grown under climatic conditions similar to those in the locality of the project. Botanical Names take precedence over Common Names. Note: plants budding into leaf or having tender growth, shall be sprayed with an anti-desiccant at grower prior to digging. All trees shall have a straight central leader.
- Installation: Install as per written Specifications and Planting Details. After placement of material, construct an earthen saucer around the root ball and fill with water. While watering, insert a rod into soil and rotate to release any air and continue until no more water will percolate into the soil. Fill holes left by rod and settlement. Remove all bamboo shafts and plastic tape from trunks prior to placing in tree pit. Remove soil from top of root ball in order to expose root flares.
- Tree Pits: Installer shall dig a test tree pit for percolation. Fill hole half way with water. If tree pit will not percolate at a rate sufficient enough to insure proper root growth and survival, raise the root ball to the minimum height above surrounding grade to insure proper root growth and survival.
- Topsoil: Unless otherwise specified, install a minimum of 4 inches of approved topsoil over all areas to be turfed and landscaped.
- Guarantee & Maintenance: All plant materials and workmanship shall be guaranteed for a period of twelve months beginning at time of written acceptance. All sodded and areas shall be guaranteed until a full healthy stand of grass is achieved and acceptable to Owner. Trees, shrubs, and grass shall be maintained (as a part of the original bid) in a healthy growing condition until final inspection and approval by Owner. Maintain by watering on a regular basis, applications of fertilizer, insecticides and fungicides when required. "Straighten leaning plants and raise plants that have settled. Remove dead or dying plants and replace with a plant material as originally specified and carry same guarantee.

SODDING NOTES:

- Soil Test Report: Installer shall provide and pay for a Soil Test Report to determine type and quantities of fertilizers and other amendments necessary to establish proper pH factor and nutrients to bring existing soil to a satisfactory level for plant growth. Testing shall include existing soil and topsoil. Furnish copies of Soil Test Report to Landscape Architect and or Engineer. Contact local County Agent for testing.
- Preparation: Install 4 inches of approved topsoil over all areas to be sodded. Rake smooth to finished grades shown. Add fertilizers and other soil amendments in quantities as recommended in the Soil Test Report, unless otherwise specified in the Specifications.
- Sod: Provide fresh well-rooted sod free of weeds, nutgrass, disease, insects, and other grasses. Sod shall be machine cut with clean sharp edges to a uniform thickness with 1 1/2 inches of topsoil and a turf height of 1 to 1 1/2 inches. Mow prior to cutting.
- Installation: Install with tight fitted joints. Lay perpendicular to direction of slope. Stagger strips to offset joints of adjacent courses. Set sod by rolling with a water ballast roller and water thoroughly to saturate sod and subsoil. Secure sod with staples on slopes 2.5:1 and steeper.
- Guarantee & Maintenance: All sodded areas shall be guaranteed and maintained in strict accordance with the Specification. Maintain also by watering, fertilizing, mowing, weeding, applications of herbicides, fungicides, insecticides, until a full healthy stand of grass, free from weeds, disease, and insects is achieved and acceptable to Owner. Replace any dead sod.

IRRIGATION NOTES:

- Irrigation plans will be design build.

STABILIZATION NOTES:

- Permanent stabilization shall be accomplished in all disturbed areas by covering the soil with vegetation, or other forms of soil stabilization.
- The Contractor is required to initiate permanent soil stabilization measures immediately upon reaching final grade. For those areas not at final grade that will not be disturbed for greater than 13 days, the Contractor should initiate temporary stabilization per the temporary seeding or stabilization detail.
- The Contractor has 7 days from initiation of stabilization to complete soil preparation, seeding, mulching, and any other required activities related to the planting and establishment of vegetation.
- Soils must be prepared before installation of sod.
- Final site stabilization is achieved when perennial vegetative cover provides permanent stabilization with a uniform density greater than 85 percent over the entire area to be stabilized by vegetative cover.

NO.	REVISIONS	DESCRIPTION	DATE
0	REVISED PER A/HJ COMMENTS		11/25/25

LANDSCAPE NOTES

**REESE STREET COURTYARD**  
REESE STREET  
HOMEWOOD, AL

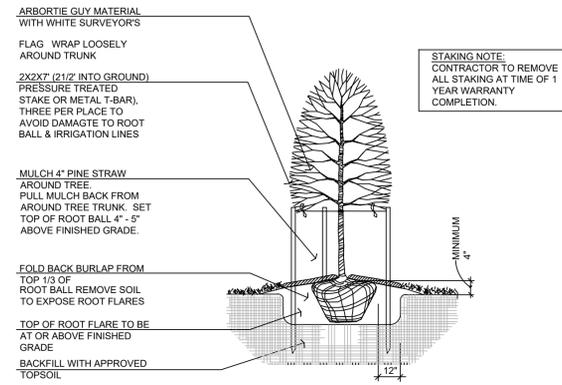
**SHANNON-WALTCHACK REAL ESTATE**  
BIRMINGHAM, AL

**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
CIVIL ENGINEERING - TRANSPORTATION ENGINEERING - LAND SURVEYING  
LAND PLANNING - LANDSCAPE ARCHITECTURE  
1550 WOODS OF RIVERCHASE DRIVE SUITE 200  
HOOVER, ALABAMA 35244  
PHONE: (205) 942-2486  
FAX: (205) 942-3033  
www.Gonzalez-Strength.com

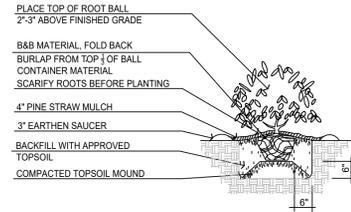
© Copyright 2024

STATE OF ALABAMA  
ROBBIN LANNY  
GRASS  
LANDSCAPE ARCHITECT  
316  
11/25/2025

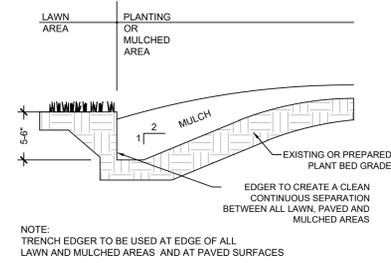
DWG. NO.  
L2.0 R 0  
PROJECT  
18-0240



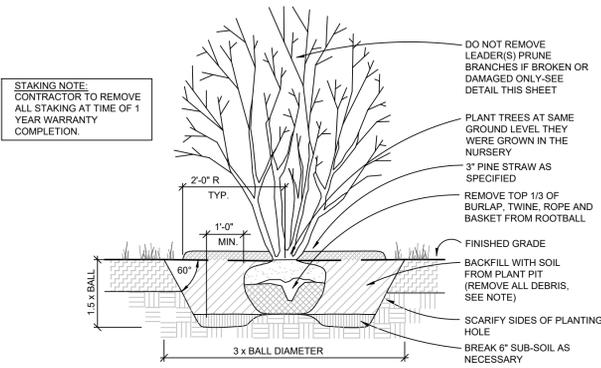
1 TREE PLANTING DETAIL  
NTS



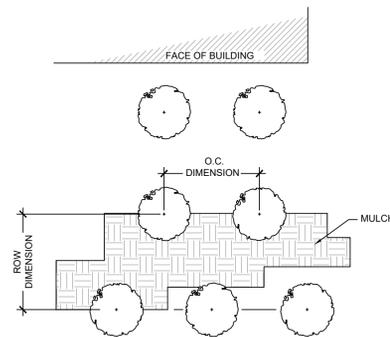
4 SHRUB PLANTING DETAIL  
NTS



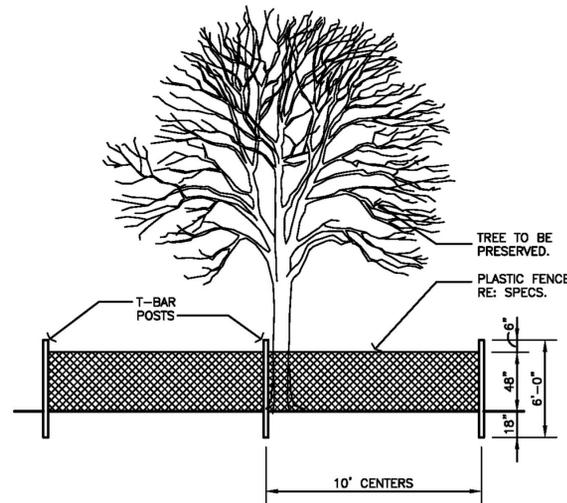
7 BED EDGING DETAIL  
NTS



2 MULTI-TRUNK TREE PLANTING DETAIL  
NTS



5 SHRUB PLANTING PLAN DETAIL  
NTS



TREE PROTECTION FENCE:

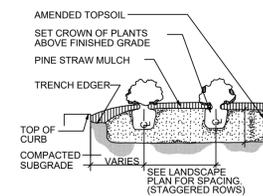
1. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION OPERATIONS.
2. TREE PROTECTION FENCE SHALL BE INSTALLED AROUND EXISTING TREES TO BE PRESERVED AS INDICATED ON LANDSCAPE PLAN.
3. FENCING SHALL BE LOCATED AS SHOWN ON PLAN.
4. FENCING MATERIAL SHALL BE PLASTIC ORANGE MESH FENCING. SEE DETAIL ABOVE.
5. NO STORAGE OF EQUIPMENT OR MATERIALS, NO PARKING OF VEHICLES, NO DISPOSAL OF CHEMICALS, NO CONCRETE OR OTHER SUBSTANCES SHALL BE LOCATED WITHIN THE PROTECTION FENCING.
6. CONTRACTOR SHALL MAINTAIN FENCING AND REPAIR AS NECESSARY UNTIL TIME OF REMOVAL. REMOVE FENCE ONLY WHEN INSTRUCTED BY LANDSCAPE ARCHITECT OR CITY.

TREE PRESERVATION NOTES:

1. ALL TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO AND MAINTAINED THROUGHOUT THE LAND DISTURBING AND CONSTRUCTION PROCESS, AND SHALL NOT BE REMOVED UNTIL FINAL LANDSCAPING IS INSTALLED.
2. TRENCING SHALL NOT BE ALLOWED IN TREE PROTECTION AREA UNLESS PRIOR APPROVAL IS RECEIVED BY CITY AND/OR STATE.
3. SIGNAGE IS RECOMMENDED POSTING THE AREA AS A "TREE SAVE AREA". SIGNS REQUESTING SUBCONTRACTORS COOPERATION AND COMPLIANCE WITH PROTECTION STANDARDS ARE RECOMMENDED FOR THE SITE ENTRANCES.

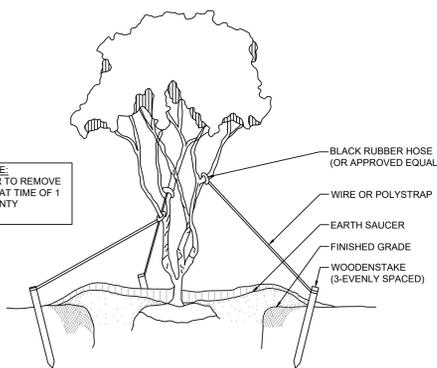
8 TREE PROTECTION FENCE DETAIL  
NTS

GENERAL NOTES:  
IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.



6 GROUNDCOVER PLANTING DETAIL  
NTS

ADD/ALTERNATE NO. 1:  
1.) PINE STRAW MULCH  
ADD/ALTERNATE FOR  
MEXICAN BEACH PEBBLE.



3 MULTI-TRUNK TREE STAKING DETAIL  
NTS

NO.	REVISIONS	DESCRIPTION	DATE
0		REVISED PER A/H COMMENTS	11/25/25

LANDSCAPE DETAILS & NOTES  
**REESE STREET COURTYARD**  
REESE STREET  
HOMEWOOD, AL  
**SHANNON-WALTCHACK REAL ESTATE**  
BIRMINGHAM, AL

**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
CIVIL ENGINEERING - TRANSPORTATION ENGINEERING - LAND SURVEYING  
LAND PLANNING - LANDSCAPE ARCHITECTURE  
11550 WOODS OF RIVERCHASE DRIVE SUITE 200  
HOOVER, ALABAMA 35244  
PHONE: (205) 942-2486  
FAX: (205) 942-3033  
www.Gonzalez-Strength.com

STATE OF ALABAMA  
ROBBIN LAMAR  
GRAND JURY  
MEMBER  
316  
11/25/2025  
NOT VALID UNLESS SIGNED BY SIGNER

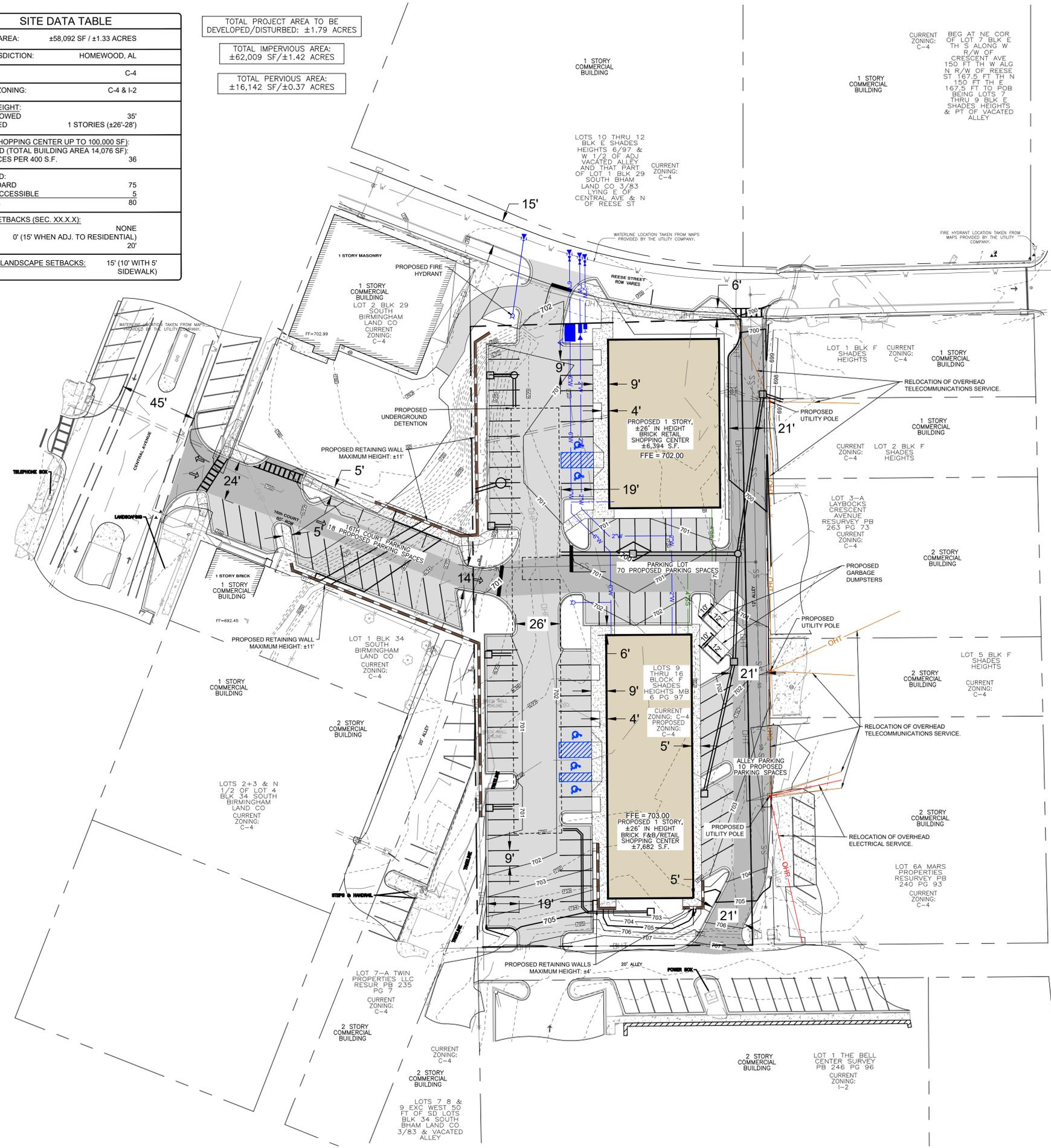
DWG. NO.  
L3.0 R 0  
PROJECT  
18-0240

SITE DATA TABLE	
PROPERTY AREA:	±58,092 SF / ±1.33 ACRES
LOCAL JURISDICTION:	HOMWOOD, AL
ZONING:	C-4
ADJACENT ZONING:	C-4 & I-2
BUILDING HEIGHT:	35'
MAX. ALLOWED	
PROPOSED	1 STORIES (±26'-28')
PARKING (SHOPPING CENTER UP TO 100,000 SF):	
REQUIRED (TOTAL BUILDING AREA 14,076 SF):	36
1 SPACES PER 400 S.F.	
PROVIDED:	
STANDARD	75
ADA ACCESSIBLE	5
TOTAL	80
BUILDING SETBACKS (SEC. XX.X.X):	
FRONT	NONE
SIDE	0' (15' WHEN ADJ. TO RESIDENTIAL)
REAR	20'
PERIMETER LANDSCAPE SETBACKS:	15' (10' WITH 5' SIDEWALK)

TOTAL PROJECT AREA TO BE DEVELOPED/DISTURBED: ±1.79 ACRES

TOTAL IMPERVIOUS AREA: ±62,009 SF/±1.42 ACRES

TOTAL PVIOUS AREA: ±16,142 SF/±0.37 ACRES

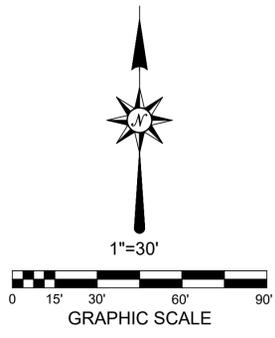


CURRENT ZONING: C-4  
 BEG AT NE COR OF LOT 7 BLK E TH S ALONG W R/W OF CRESCENT AVE 150 FT TH W ALLC N R/W OF REESE ST 167.5 FT TH N 150 FT TH E 167.5 FT TO POB BEING LOTS 7 THRU 9 BLK E SHADES HEIGHTS & FT OF VACATED ALLEY

1 STORY COMMERCIAL BUILDING

1 STORY COMMERCIAL BUILDING

LOTS 10 THRU 12 BLK E SHADES HEIGHTS 6/9/7 & W 1/2 OF ADJ VACATED ALLEY AND THAT PART OF LOT 1 BLK 29 SOUTH BHAM LAND CO 3/83 LYING E OF CENTRAL AVE & N OF REESE ST  
 CURRENT ZONING: C-4



VICINITY MAP  
N.T.S.

EXISTING LANDSCAPE/VEGETATION: BRUSH & TREES ALONG PERIMETER OF SITE

TENTATIVE CONSTRUCTION SCHEDULE: MAY 2026 - SEPTEMBER 2027

PROJECT WILL INCLUDE BUILDING SIGNAGE AND BUILDING LIGHTING. SEE ARCHITECTURAL DRAWING FOR MORE INFORMATION.

OWNER:  
 SOUTHERN COMPANY  
 600 N 8TH STREET  
 BIRMINGHAM, AL 35203  
 (205) 257-3466  
 ABNOEL@SOUTHERNCO.COM

DEVELOPER:  
 LEN SHANNON III  
 REESE STREET, LLC  
 3800 COLONNADE PARKWAY, STE 250  
 BIRMINGHAM, AL 35233  
 (205) 977-9797  
 LS@SHANWALT.COM

CIVIL ENGINEER:  
 C. TODD SMITH, P.E.  
 GONZALEZ-STRENGTH & ASSOCIATES, INC.  
 1550 WOODS OF RIVERCHASE DRIVE  
 HOOVER, AL 35244  
 (205) 942-2486  
 CHSMITH@GONZALEZ-STRENGTH.COM

ARCHITECT:  
 TRAVIS BURKE  
 NEQUETTE ARCHITECTURE & DESIGN  
 2227 2ND AVE N, FLOOR 4  
 BIRMINGHAM, AL 35203  
 (205) 329-7020  
 TRAVIS@NEQUETTE.COM

LANDSCAPE ARCHITECT:  
 ROBBIN GREGORY  
 GONZALEZ-STRENGTH & ASSOCIATES, INC.  
 1550 WOODS OF RIVERCHASE DRIVE  
 HOOVER, AL 35244  
 (205) 942-2486  
 RGREGORY@GONZALEZ-STRENGTH.COM

SIGNATURES

- 
- CITY COUNCIL PRESIDENT
- 
- PLANNING COMMISSION CHAIR
- 
- CITY ENGINEER
- 
- FIRE MARSHAL
- 
- ZONING ADMINISTRATOR
- 
- PLANNING COMMISSION SECRETARY
- 
- CITY CLERK
- 
- OWNER

LEGEND

- OHP — RELOCATION OF OVERHEAD ELECTRICAL SERVICE REQ'D.
- UTILITY POLE REQ'D. PER POWER COMPANY SPECIFICATIONS.
- OHT — RELOCATION OF OVERHEAD TELECOMMUNICATIONS SERVICE REQ'D.
- 4"SS — 4" SANITARY SEWER LATERAL @ 2.0% MINIMUM GRADE REQ'D.
- 6"W — 6" FIRE SERVICE LINE REQ'D.
- 2"W — 2" DOMESTIC WATER SERVICE LINE REQ'D.
- 600 — MAJOR CONTOUR
- 601 — MINOR CONTOUR
- — STORM SEWER
- — INLET
- ▨ — CONCRETE SIDEWALK REQ'D., TYPICAL.
- ▩ — STANDARD DUTY ASPHALT PAVEMENT REQ'D., TYPICAL.
- ▧ — HEAVY DUTY ASPHALT PAVEMENT REQ'D., TYPICAL.
- ▦ — HEAVY DUTY CONCRETE PAVEMENT REQ'D., TYPICAL.

NO.	DATE	REVISIONS DESCRIPTION
0		
1		
2		
3		
4		

DEVELOPMENT PLAN  
**REESE STREET COURTYARD**  
 1707 REESE STREET  
 HOMWOOD, AL  
**REESE STREET, LLC**  
 BIRMINGHAM, AL

**GONZALEZ-STRENGTH & ASSOCIATES, INC.**  
 CIVIL ENGINEERING - TRANSPORTATION ENGINEERING - LAND SURVEYING  
 LAND PLANNING - LANDSCAPE ARCHITECTURE  
 1550 WOODS OF RIVERCHASE DRIVE SUITE 200  
 HOOVER, AL 35244  
 PHONE: (205) 942-2486  
 FAX: (205) 942-3038  
 www.Gonzalez-Strength.com  
 © Copyright 2023

**PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION**

DWG. NO. DP R0  
 PROJECT 25-0560

11/14/2025

N:\2025 Projects\Shannon Watchdog Real Estate\25-0560 - Reese Street Commercial Development - Homewood\Engineering\Communication Documents\18-0240 - C.dwg Nov 25, 2025 - 8:47 am GSA\_24x36\_Plot\_Template

**CITY OF HOMEWOOD  
DEPARTMENT OF ENGINEERING & ZONING**

2850 19th Street South - 4<sup>th</sup> Floor  
Homewood, Alabama 35209  
Phone 205-332-6800

**Cale Smith, PE, City Manager**

**Wyatt Pugh, Director**

---

November 19, 2025

Angie Booth Noel  
600 N 18<sup>th</sup> Street  
Birmingham, AL 35203

*Re: 1707 Reese Street, Homewood, Alabama 35209*

Dear Property Owner:

This letter shall serve as a public hearing notice to the parties in interest and to all adjacent property owners. The Homewood Board of Zoning Adjustments has been petitioned to modify the zoning regulations, as they apply to the above referenced property, as follows:

***Case Number SV-25-12-04, 1707 Reese Street, Parcel ID No. 2800073026001000, Applicant: Andrew Patterson / Property Owner: Angie Boothe Noel***

*A request for a variance to Article IX. Tree Protection and Landscape, Sec. I. Other Landscaping Requirements, (2) Perimeter VA Landscape Area, to reduce the required PVA landscape area from 15-ft in width to 5-ft in width, for a total reduction of 10-feet.*

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, December 4, 2025**, in the Council Chambers (2<sup>nd</sup> Floor) of Homewood City Hall, 2850 19<sup>th</sup> Street South. **You or your agent must attend the public hearing to present your request to the Board.** Public comments in support or opposition to your petition shall be heard by the Board at this time. Additional information regarding live stream viewing and the electronic submittal of comments is provided on the reverse side of this notice.

Best,



Emily Harris-Miller, *Senior Planning Technician*

cc: Applicant  
Adjacent property owners

**Information and Instructions:** The public hearing will be preceded by a brief work session between Board Members and city staff beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2<sup>nd</sup> floor behind the Council Chambers.

If you wish to view the live stream for this meeting, the "Live Stream" link is available on the home page the city's website at [www.cityofhomewood.com](http://www.cityofhomewood.com). **Although Board of Zoning Adjustments meetings may be viewed through the live streaming service, persons wishing to participate in the public hearing, by speaking in support or opposition to a particular case, must attend the meeting in person.**

Comments in support or opposition may also be submitted via email to the Board Secretary @ [fred.goodwin@homewoodal.org](mailto:fred.goodwin@homewoodal.org). Comments should be submitted no later than 24-hours prior to the meeting and will be provided to Board Members for their consideration. Please reference the case number or the address of the subject property in your comments.

A copy of the meeting agenda packet, which includes the file for this case, will be available for viewing and downloading the Friday before the scheduled public hearing. You may access the agenda packet on the home page of the city's website @ [www.cityofhomewood.com](http://www.cityofhomewood.com) by clicking on the "Upcoming Meetings/BZA" tab.

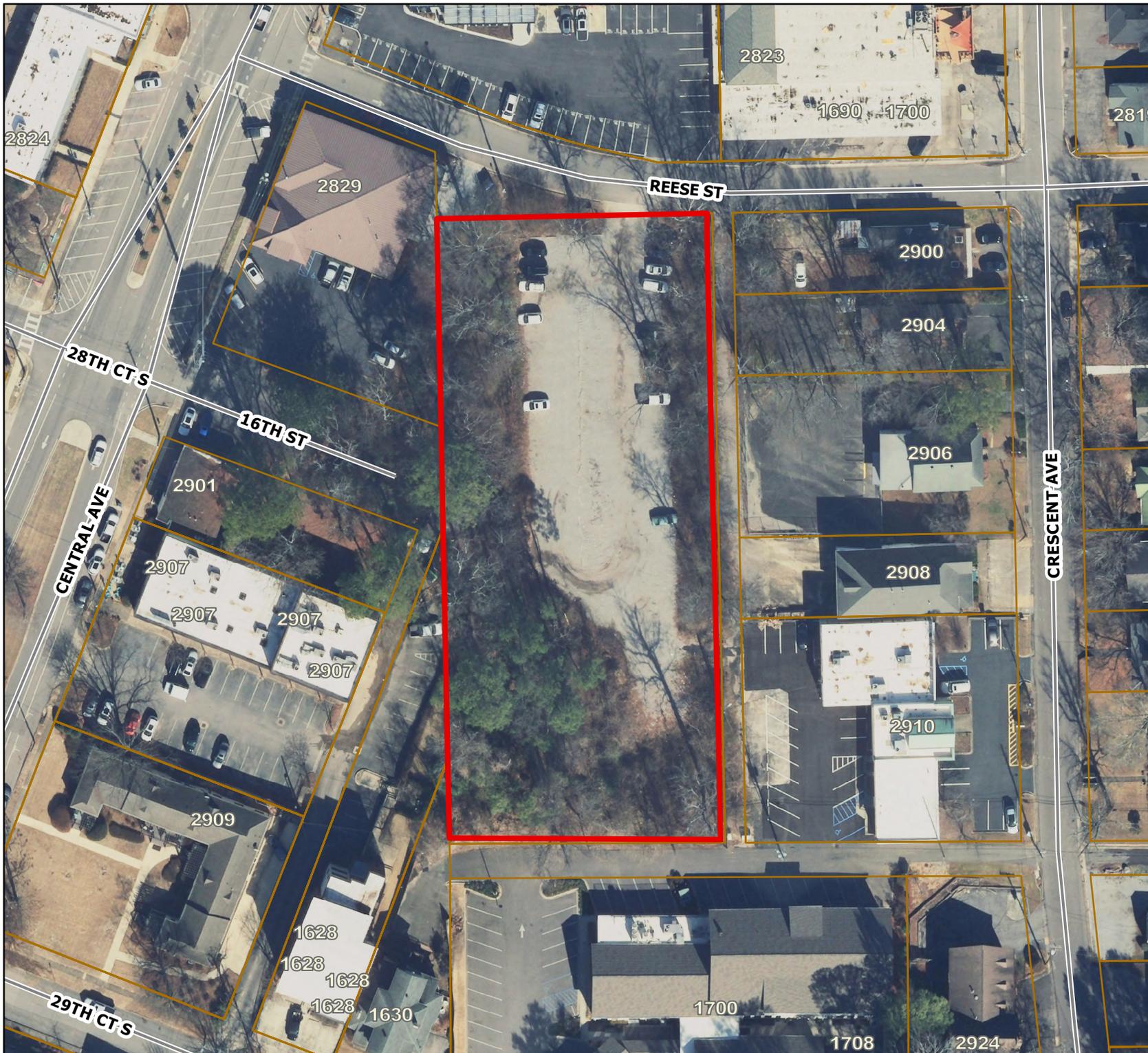
For further information or to review any files or drawings pertaining to this application you may contact our office at (205) 332-6800 or visit between 7:30 a.m. and 4:30 p.m. Monday-Friday.

# City of Homewood BZA Case Map

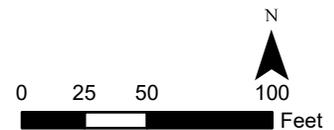
1707 Reese St.

SV 25-12-04

Vicinity Map



-  Subject Property
-  Roadway
-  Parcels



THE INFORMATION ON THIS DRAWING WAS COMPILED FROM SEVERAL SOURCES AND SHOULD ONLY BE USED FOR GEREAL INFORMATION AND ORENTATION. 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



# Planning and Zoning General Application

(Page 1 of 2 – see page 2 for submittal requirements)

**Property Address:** 3410 Avalon Rd  
**Parcel ID:** 28 00 18 2 011 005.000 **Current Zoning:** R-2  
**Acreage:** 0.25 **Proposed Land Use:** Single Family  
**Applicant:** Nathaniel Nowak **Property Interest of Applicant:** Home Builder  
**E-mail:** [Redacted] **Applicant Phone #:** [Redacted]  
**Mailing Address:** 665 Edgemore Dr. Homewood AL 35209  
City State Zip

**Property Owner:** Sloane & Robert Drum  
**E-mail:** [Redacted]  
**Mailing Address:** 3410 Avalon Rd, Homewood, AL 35209  
City State Zip

**Request (check all applicable items):**

- Variance Request
- Rezoning
- Development Plan
- Other BZA Request: \_\_\_\_\_
- Zoning Text Amendment
- Final
- Resurvey
- Amended

**Signatures of Property Owner and Applicant:**

I, Sloane Drum (Print Property Owner) am the property owner of the subject property and have read and understood all statements including the filing requirements. I hereby affirm that this application may be denied, modified, or approved with modifications and/or contingencies and that such modifications and/or contingencies must be complied with prior to issuance of building permits.

I authorize Nathaniel Nowak (Print Applicant) to act as representative in all matters concerning this application.

[Signature] 12/18/25  
 Signature of Property Owner Date

[Signature] 12/18/25  
 Signature of Applicant Date

**For office use only:**

<ul style="list-style-type: none"> <li><input type="checkbox"/> Completed Application form with signatures</li> <li><input type="checkbox"/> Project Narrative</li> <li><input type="checkbox"/> 2 Hard Copies of Site Plan, Site Photographs, Survey, Mylar, etc.</li> <li><input type="checkbox"/> Digital Copies of Site Plans, Site Photographs, Survey, Mylar etc.</li> <li><input type="checkbox"/> Application Fee</li> <li><input type="checkbox"/> Other Required Documents: _____</li> </ul>	<p>Current Zoning District: _____</p> <p>Proposed Zoning District: _____</p> <p>Special Flood Hazard Area (Y/N): _____</p>
<p>Date Received in Office: _____</p> <p>Received By: _____</p>	<p>Time Received: _____</p> <p>Case Number(s): _____</p>

# Planning and Zoning General Application

(Page 2 of 2)

**All General Applications shall include the following at the time of submittal:**

- One copy of the completed application form, with the original signature of the property owner or his/her authorized agent.
- Application fee
- Project narrative including the following as appropriate: proposed use, detailed project description, reason for request, conditions that the applicant will be willing to proffer
- Current Property Boundary Survey
- Hard copy and pdf copy of all site plans and building elevations. *(Plans and associated documents that are too large to email can be provided on a flash drive.)*
- Restrictive Covenants *(if applicable)*
- Photographs of the site and all existing buildings and structures.
- Proof of Ownership (if property has been purchased within the last 12 months)
- Any variances previously granted by the Board of Zoning Adjustments

**The following additional items will be required based on the nature of the application request and must also be submitted at the time of initial application submittal:**

**Variance Application Requirements**

- Completed Variance Request Chart
- Hardship Statement signed by Property Owner and Applicant
- Hardship Criteria Evaluation Form (initialed and signed)

**Final and Amended Development Plan Requirements**

- 2 full sized copies, 2 11X17 copies, and a digital copy of the proposed development plan
- Complete legal description
- Other additional information as listed in Article VII. Required Development Plan

**Resurvey Application Requirements**

- 2 full sized copies of the resurvey drawing
- 1 full size mylar copy of the resurvey drawing
- Digital copy of the resurvey drawing
- Complete legal description

**Rezoning Application Requirements**

- Complete legal description
- Current Zoning District \_\_\_\_\_
- Proposed Zoning District \_\_\_\_\_
- Conditions that the applicant will be willing to proffer. (If applicable, please include in the detailed project narrative)

*By signing below, I acknowledge that all required documents are included in the application package. Additionally, I understand that all applications must be complete by the final application deadline in order to be processed by staff and considered by the Board of Zoning Adjustments or Planning Commission.*

  
Signature of Applicant

12/8/25  
Date

**City of Homewood Board of Zoning Adjustments Applications**

***General Information for Applicant***

The Homewood Board of Adjustment was established pursuant to section 11-52-80, Code of Alabama 1975 and shall have all powers and duties delegated to boards of adjustment by said code, which generally are:

- 1) *Appeal a decision of the administrative official:* To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this ordinance.
- 2) *Special Exception to allow a Home Occupation or other use requiring BZA approval:* To hear and decide special exceptions to the terms of this ordinance upon which the board is required to pass under this ordinance.
- 3) *To authorize upon appeal in specific cases such variance from the terms of the zoning ordinance* as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this ordinance will result in unnecessary hardship, and so that the spirit of this ordinance shall be observed and substantial justice done.

The following pages include necessary information and requirements for applications to the Board of Zoning Adjustments. Please review closely and provide initials and/or signatures to indicate your understanding of the information.

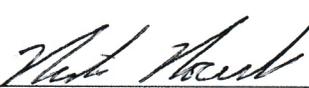
***The Purpose of a Variance***

A variance is an allowance, which permits minor deviation from the zoning ordinance district requirements where individual properties are both harshly and uniquely burdened by the strict application of the law. The power to vary is restricted and the degree of variation is limited to the minimum change necessary to overcome the inequality inherent in the property. Use Variances are specifically prohibited. "Variance" means the modification of the requirements of a zoning district and does not include the substitution of uses assigned to other districts.

- 1) A variance recognizes that the same district requirements do not affect all properties equally; it was devised to permit minor changes to allow hardship properties to enjoy equal opportunities with properties similarly zoned. The applicant must prove that special circumstances or unusual conditions affect the subject property. These must result in uncommon hardship and unequal treatment under the strict application of the Zoning Ordinance. Where some general hardship conditions extend to other properties, a variance cannot be granted. The remedy for general hardship is a change of the map or the text of the Zoning Ordinance.
- 2) The applicant must prove that the combination of the Zoning Ordinance and the uncommon conditions of your property prevent them from making any reasonable use of the land as permitted by the present zoning district. Since zoning regulates land and not people, the following conditions **cannot** be considered pertinent to the application for a variance:
  - a. Proof that a variance would increase the financial return from the land
  - b. personal hardship
  - c. self-imposed hardship

In the case of a self-imposed hardship, the recognition of conditions created after the enactment of the Zoning Ordinance would encourage and condone violation of the law.

- 3) No variance may be granted which would adversely affect surrounding property or the general neighborhood. All variances must be in harmony with the intent and purposes of the Zoning Ordinance.

  
\_\_\_\_\_  
**Applicant Signature**

12/8/25  
\_\_\_\_\_  
**Date**



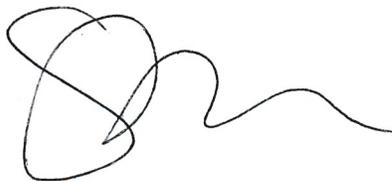
We are requesting a variance to allow a modest front-facing addition needed to create a fourth bedroom, including a master bedroom, bathroom, and closet. Due to the unique configuration of our property, strict compliance with the current front setback requirement creates a practical difficulty that prevents the reasonable use of our home.

Our hardship arises from the fact that the roadway in front of our property curves significantly, causing the measured distance from the front of our house to the right-of-way to be skewed when compared to neighboring lots. We also have an additional hardship of how our home is situated on our lot and the fact that no other addition could be done on the side or rear due to existing setback requirements. Therefore, the front is the only feasible location for the needed bedroom addition.

To construct a code-compliant, functional master suite that meets standard room dimensions and maintains the architectural consistency of our home, we require approximately four additional feet beyond the permitted setback. Without this variance, we cannot create an average-sized bedroom and bathroom nor improve the livability of the property in a way that is compatible with the surrounding neighborhood.

We believe granting this variance will not alter the essential character of the area, will not adversely affect neighboring properties, and represents the minimum relief necessary to permit reasonable use of our home. The request is driven solely by the unique conditions of the lot and road alignment, not by personal preference or self-created hardship.

We respectfully request approval of this variance.

 12/8/25

Sloane Drennon

 12/8/25



### Variance Request Charts

*Please complete only the charts relevant to the proposed variance request project. The information in these charts should reflect the information on the proposed site plans.*

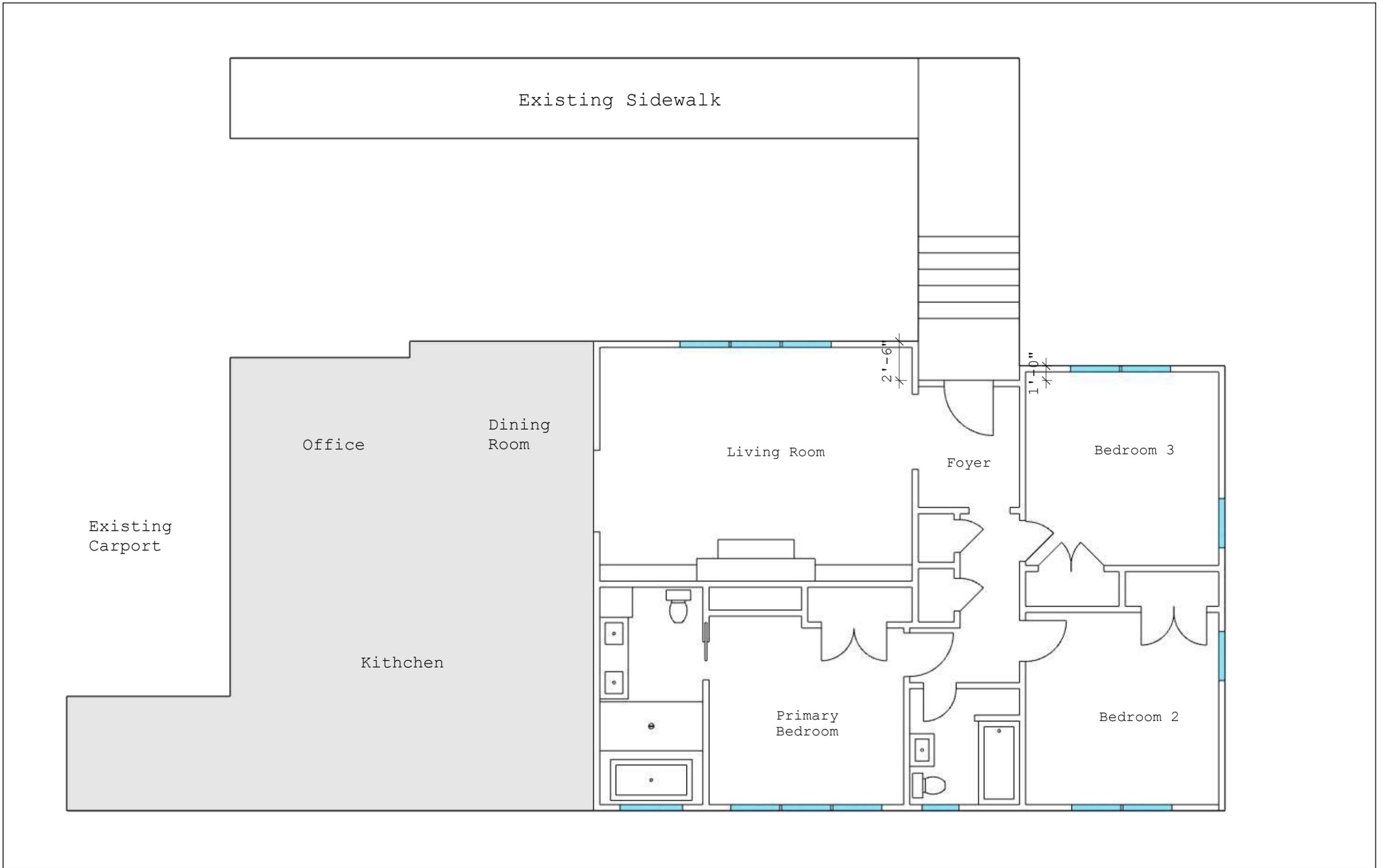
PRIMARY STRUCTURE SETBACKS				
	Existing Setback Dimensions	Setback Dimensions Required by Zoning Regulations	Proposed Setback Dimensions	Total Variance Requested
Front Setback	38.8'	38.8'	35'	3.8'
Secondary Front Setback				
Right Setback				
Left Setback				
Rear Setback				

ACCESSORY STRUCTURE SETBACKS				
<b>Please provide the following information regarding the proposed accessory structure:</b>				
<b>Proposed Height:</b> _____ <b>Proposed Size (in sq ft):</b> _____				
	Existing Setback Dimensions	Setback Dimensions Required by Zoning Regulations	Proposed Setback Dimensions	Total Variance Requested
Right Setback				
Left Setback				
Rear Setback				
Other:				

FENCES AND WALLS (NOT RETAINING)		
Proposed Height:	Proposed Setback:	Location of Fence:
Description of Fence (dimensions, materials, etc.): _____		
_____		

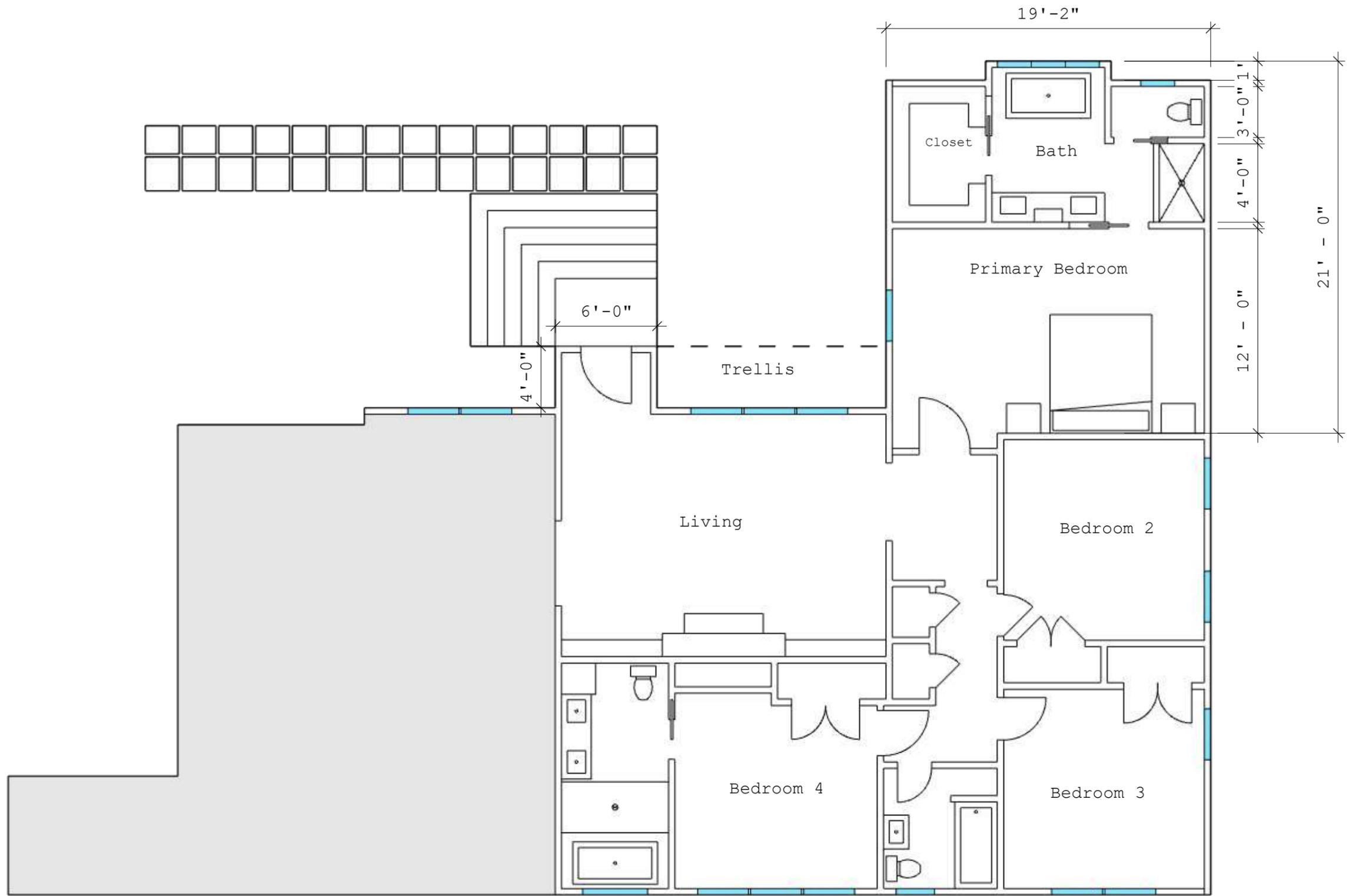
PARKING		STRUCTURE HEIGHT	
Required Parking Ratio		Existing Height	
Total Spaces Required		Maximum Height Permitted	
Total Spaces Provided		Proposed Height	
Total Variance Requested		Total Variance Requested	





Existing Floor Plan

Drumm Residence - 3410 Avalon Rd.  
 Nathaniel Nowak AL HB# 24609



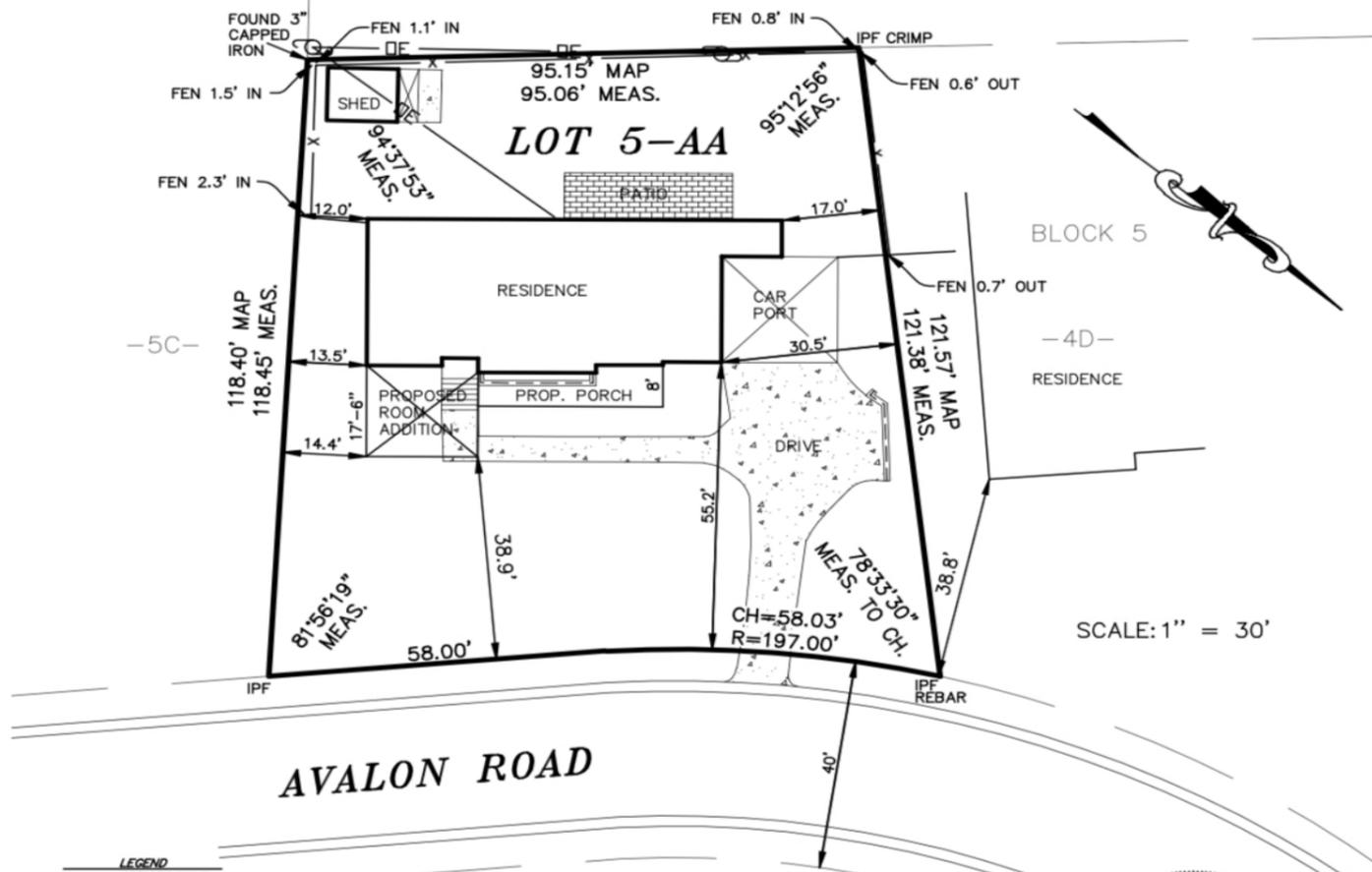
Proposed Floor Plan

Drumm Residence - 3410 Avalon Rd.

Nathaniel Nowak AL HB# 24609



REYNOLDS SURVEYING CO., INC.  
 Surveying - Land Planning



- LEGEND
- ⊙ UTILITY POLE
  - GUY WIRE
  - ▬ RETAINING WALL
  - ▬ CONCRETE
  - X- FENCE
  - OE- OVERHEAD ELECTRICAL
  - IPF IRON PIN FOUND
  - IPS IRON PIN SET



STATE OF ALABAMA  
 JEFFERSON COUNTY

"PROPERTY & PLOT PLAN SURVEY"

I, Robert Reynolds, a Registered Surveyor, do here by state that this is a true and correct plat or map of Lot 5-AA, Block 5, of RESURVEY OF LOTS 5-A & 5-B BLOCK 5 WINDSOR HIGHLANDS, as recorded in Map Book 260, Page 42 in the Office of the Judge Of Probate in JEFFERSON County, Alabama. All parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Surveying in the State of Alabama to the best of my knowledge, information and belief. The improvements on said premises are as shown. There are no visible encroachments on over or across said lands except as shown. According to my survey this the 30TH day of OCTOBER, 2025.

NOTE: This survey is not transferable to any additional institutions or subsequent owners.

*Robert Reynolds*  
 Reg. No. 25657

Address: 3410 AVALON ROAD

Drumm Residence - 3410 Avalon Rd.

Nathaniel Nowak AL HB# 24609

Max Allowable Currently





# City of Homewood BZA Case Map

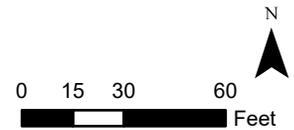
3410 Avalon Rd.

BZA 25-0012

Aerial Photo Map



-  Subject Property
-  Roadway
-  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

**CITY OF HOMEWOOD  
DEPARTMENT OF ENGINEERING & ZONING**

2850 19th Street South - 4<sup>th</sup> Floor  
Homewood, Alabama 35209  
Phone 205-332-6800

**Cale Smith, PE, City Manager**

**Wyatt Pugh, Director**

---

December 23, 2025

*Subject Property: 3410 Avalon Road*

Dear Property Owner:

This letter shall serve as a public hearing notice to the parties in interest and to all adjacent property owners. The Homewood Board of Zoning Adjustments has been petitioned to modify the zoning regulations as they apply to the above referenced property. Please see below for hearing details:

**Hearing Date & Time:** January 8, 2026, at 6:00 PM

**Hearing Location:** Homewood City Hall Council Chambers, 2850 19<sup>th</sup> Street South

**Applicant:** Nathaniel Nowak / **Property Owner:** Sloane and Robert Drumm

**Nature of Request:** Front Setback Variance

The applicant or their agent must attend the public hearing to present the request to the Board. Public comments in support or opposition to the petition shall also be heard by the Board at this time. Interested individuals can submit questions or comments to the Department of Engineering and Zoning by contacting Emily Harris-Miller at [emily.harrismiller@homewoodal.org](mailto:emily.harrismiller@homewoodal.org), or (205) 332-6800. Information regarding live stream viewing, electronic submittal of comments, and publication of case documents are provided on the reverse side of this notice.

Best,



Emily Harris-Miller  
*Senior Planning Technician*

cc: Applicant  
Property owner  
Adjacent property owners

**Information and Instructions:** The public hearing will be preceded by a brief work session between Board Members and city staff beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2<sup>nd</sup> floor behind the Council Chambers.

If you wish to view the live stream for this meeting, the "Live Stream" link is available on the home page the city's website at [www.cityofhomewood.com](http://www.cityofhomewood.com). **Although Board of Zoning Adjustments meetings may be viewed through the live streaming service, persons wishing to participate in the public hearing, by speaking in support or opposition to a particular case, must attend the meeting in person.**

Comments in support or opposition may also be submitted via email to the Board Secretary at [fred.goodwin@homewoodal.org](mailto:fred.goodwin@homewoodal.org) or [emily.harrismiller@homewoodal.org](mailto:emily.harrismiller@homewoodal.org). Comments should be submitted no later than 24-hours prior to the meeting and will be provided to Board Members for their consideration. Please reference the case number or the address of the subject property in your comments.

A copy of the meeting agenda packet, which includes the file for this case, will be available for viewing and downloading the Friday before the scheduled public hearing. You may access the agenda packet on the home page of the city's website at [www.cityofhomewood.com](http://www.cityofhomewood.com) by clicking on the "Upcoming Meetings/BZA" tab.

For further information or to review any files or drawings pertaining to this application you may contact our office at (205) 332-6800 or visit between 7:30 a.m. and 4:30 p.m. Monday-Friday.



Received 3:34pm (SH)

City of Homewood  
Department of Engineering & Zoning  
2850 19<sup>th</sup> Street South, Homewood, AL 35209  
cityofhomewood.com

# Planning and Zoning General Application

(Page 1 of 2 - see page 2 for submittal requirements)

Property Address: 300 WOODLAND DRIVE

Parcel ID: 29 00 13 2 030 020.000 Current Zoning: Residential

Acreage: .19 Proposed Land Use: \_\_\_\_\_

Applicant: PAUL TYBOR Property Interest of Applicant: \_\_\_\_\_

E-mail: \_\_\_\_\_ Applicant Phone #: \_\_\_\_\_

Mailing Address: 300 WOODLAND DRIVE Homewood AL 35209

Property Owner: PAUL TYBOR & PATRICIA Drenka City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E-mail: \_\_\_\_\_ Phone #: \_\_\_\_\_

Mailing Address: 300 Woodland Drive, Homewood, AL 35209 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

### Request (check all applicable items):

- Variance Request
- Other BZA Request: \_\_\_\_\_
- Rezoning
- Zoning Text Amendment
- Resurvey
- Development Plan
- Final
- Amended

### Signatures of Property Owner and Applicant:

I, Paul Tybor (Print Property Owner) am the property owner of the subject property and have read and understood all statements including the filing requirements. I hereby affirm that this application may be denied, modified, or approved with modifications and/or contingencies and that such modifications and/or contingencies must be complied with prior to issuance of building permits.

I authorize \_\_\_\_\_ (Print Applicant) to act as representative in all matters concerning this application.

Paul W. Tybor      12/9/25  
Signature of Property Owner      Date

Paul W. Tybor      12/9/25  
Signature of Applicant      Date

### For office use only:

- \_\_\_ Completed Application form with signatures
  - \_\_\_ Project Narrative
  - \_\_\_ 2 Hard Copies of Site Plan, Site Photographs, Survey, Mylar, etc.
  - \_\_\_ Digital Copies of Site Plans, Site Photographs, Survey, Mylar etc.
  - \_\_\_ Application Fee
  - \_\_\_ Other Required Documents: \_\_\_\_\_
- Current Zoning District: \_\_\_\_\_  
Proposed Zoning District: \_\_\_\_\_  
Special Flood Hazard Area (Y/N): \_\_\_\_\_

Date Received in Office: \_\_\_\_\_ Time Received: \_\_\_\_\_  
Received By: \_\_\_\_\_ Case Number(s): \_\_\_\_\_



# Planning and Zoning General Application

(Page 2 of 2)

**All General Applications shall include the following at the time of submittal:**

- One copy of the completed application form, with the original signature of the property owner or his/her authorized agent.
- Application fee
- Project narrative including the following as appropriate: proposed use, detailed project description, reason for request, conditions that the applicant will be willing to proffer
- Current Property Boundary Survey
- Hard copy and pdf copy of all site plans and building elevations. *(Plans and associated documents that are too large to email can be provided on a flash drive.)*
- Restrictive Covenants *(if applicable)*
- Photographs of the site and all existing buildings and structures.
- Proof of Ownership (if property has been purchased within the last 12 months)
- Any variances previously granted by the Board of Zoning Adjustments

***The following additional items will be required based on the nature of the application request and must also be submitted at the time of initial application submittal:***

**Variance Application Requirements**

- Completed Variance Request Chart
- Hardship Statement signed by Property Owner and Applicant
- Hardship Criteria Evaluation Form (initialed and signed)

**Final and Amended Development Plan Requirements**

- 2 full sized copies, 2 11X17 copies, and a digital copy of the proposed development plan
- Complete legal description
- Other additional information as listed in Article VII. Required Development Plan

**Resurvey Application Requirements**

- 2 full sized copies of the resurvey drawing
- 1 full size mylar copy of the resurvey drawing
- Digital copy of the resurvey drawing
- Complete legal description

**Rezoning Application Requirements**

- Complete legal description
- Current Zoning District \_\_\_\_\_
- Proposed Zoning District \_\_\_\_\_
- Conditions that the applicant will be willing to proffer. (If applicable, please include in the detailed project narrative)

*By signing below, I acknowledge that all required documents are included in the application package. Additionally, I understand that all applications must be complete by the final application deadline in order to be processed by staff and considered by the Board of Zoning Adjustments or Planning Commission.*

Paul W. Tybor 12/9/25  
Signature of Applicant

12/9/25  
Date



**City of Homewood Board of Zoning Adjustments Applications**

***General Information for Applicant***

The Homewood Board of Adjustment was established pursuant to section 11-52-80, Code of Alabama 1975 and shall have all powers and duties delegated to boards of adjustment by said code, which generally are:

- 1) *Appeal a decision of the administrative official:* To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this ordinance.
- 2) *Special Exception to allow a Home Occupation or other use requiring BZA approval:* To hear and decide special exceptions to the terms of this ordinance upon which the board is required to pass under this ordinance.
- 3) *To authorize upon appeal in specific cases such variance from the terms of the zoning ordinance* as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this ordinance will result in unnecessary hardship, and so that the spirit of this ordinance shall be observed and substantial justice done.

The following pages include necessary information and requirements for applications to the Board of Zoning Adjustments. Please review closely and provide initials and/or signatures to indicate your understanding of the information.

***The Purpose of a Variance***

A variance is an allowance, which permits minor deviation from the zoning ordinance district requirements where individual properties are both harshly and uniquely burdened by the strict application of the law. The power to vary is restricted and the degree of variation is limited to the minimum change necessary to overcome the inequality inherent in the property. Use Variances are specifically prohibited. "Variance" means the modification of the requirements of a zoning district and does not include the substitution of uses assigned to other districts.

- 1) A variance recognizes that the same district requirements do not affect all properties equally; it was devised to permit minor changes to allow hardship properties to enjoy equal opportunities with properties similarly zoned. The applicant must prove that special circumstances or unusual conditions affect the subject property. These must result in uncommon hardship and unequal treatment under the strict application of the Zoning Ordinance. Where some general hardship conditions extend to other properties, a variance cannot be granted. The remedy for general hardship is a change of the map or the text of the Zoning Ordinance.
- 2) The applicant must prove that the combination of the Zoning Ordinance and the uncommon conditions of your property prevent them from making any reasonable use of the land as permitted by the present zoning district. Since zoning regulates land and not people, the following conditions **cannot** be considered pertinent to the application for a variance:
  - a. Proof that a variance would increase the financial return from the land
  - b. personal hardship
  - c. self-imposed hardship

In the case of a self-imposed hardship, the recognition of conditions created after the enactment of the Zoning Ordinance would encourage and condone violation of the law.

- 3) No variance may be granted which would adversely affect surrounding property or the general neighborhood. All variances must be in harmony with the intent and purposes of the Zoning Ordinance.

Paul W. Tybor  
Applicant Signature

12/9/25  
Date



**Hardship Criteria Evaluation Form**

Prior to granting a variance, the Board of Zoning Adjustment must *examine* and *validate* that the following criteria apply to the request. Please examine the following criteria and initial to indicate their applicability to the variance request. *(The following criteria can be found in Article XI. Administration and Review Procedures, Section B. Variances, (3) Conditions)*

- a) There are extraordinary and exceptional conditions, which are peculiar to the piece of property in question because of its size, shape or topography, that are not applicable to other lands or structures in the same district.

**Applicable:** \_\_\_\_\_

- b) Granting the variance requested will not confer upon the applicant any special privileges that are denied to other owners of property in the district in which the property is located.

**Applicable:** \_\_\_\_\_

- c) All literal interpretations of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other owners of property in the district in which the property is located.

**Applicable:** \_\_\_\_\_

- d) The requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.

**Applicable:** \_\_\_\_\_

- e) The special circumstances are not the intended result of the actions of the applicant (i.e., self-imposed hardship)

**Applicable:** \_\_\_\_\_

- f) The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

**Applicable:** \_\_\_\_\_

- g) That no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted or non-conforming use of lands, structures, or building in other districts shall be considered grounds for the issuance of a variance.

**Applicable:** \_\_\_\_\_

- h) That the variance will not allow the permanent establishment of a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

**Applicable:** \_\_\_\_\_

*By signing below, I acknowledge that I have reviewed and evaluated the criteria, and the application and documents submitted for the requested variance will provide evidence of their applicability to the proposed request.*

Paul W. Tyko  
**Signature of Applicant**

12/9/25  
**Date**

Variance Request for 300 Woodland Drive. Homewood, AL 35209

### Project Narrative

We want to fix our old fence which is in bad condition. The existing fence is likely from the 1980s or 1990s. We have lived on the corner of Woodland and Roseland since 1999. The fence is on the “secondary front” of the house. We would like to fix our existing fence in the exact same place that it already is.

We have learned of **a new rule in 2023 that now requires that the fence be placed back an additional 9 feet from the property line.** We have a very narrow lot. This will cause hardship because our backyard will now shrink considerably to about  $\frac{3}{4}$  of what it once was, with an awkward **new side yard exposed to Roseland** that entails a well-used portion of our backyard. The proposed new setback means our pebble sideyard for trash (that is now hidden), our BBQ, the electric boxes on our house (the setback is on the inside line of the house and cuts the electric boxes in half by the new proposed fence) will all now be on the public street side. The new fence would also then go into a 100+ year old oak that we have carefully maintained (by paying for a tree service to push nutrients deep into the ground around the roots and cut out dead wood yearly). We do this to try to keep this large oak alive to preserve our tree canopy and shade. **With the 9-foot setback from the property line, about a quarter of our backyard will now be on the outside of the fence-equaling many hundreds of feet.** In this congested area of Edgewood, with lots of walkers and elementary students, we will now have walkers on our pebble sideyard, with access to the BBQ, utility boxes and wires, and access to our trashcans. The new poles would also **upset the delicate root system of our old oak tree, which we have tried (and succeeded) to nurse to better health.** We have invested thousands of dollars in the oak tree and all enjoy shade, woodpeckers, hawks, etc. that are in the tree.

**Please see pictures 1-4.**

Thus, we argue this is undue hardship on the community for the following reasons:

- The new setback will look out of place in our very tightly-designed neighborhood in which all the other fences on Roseland with similar situations are at the 25 foot mark from the center of the street **(see pictures 5-7 of corner lots on Roseland with secondary fronts on Roseland).**
- Adhering to setup requirement will result in us losing a significant amount of limited square footage already in the back yard
- Were we to comply with 9-foot set back, fence would start inside home structure line exposing street access to electrical service, electrical breaker panel and phone/internet demarks, and exposing trash in pebble sideyard.

- Existing fence places 100+ year old tree within back yard boundary, adhering to 9 foot set back places tree outside fence, with fence running into it and will disrupt its roots.
- Roseland has a high volume of traffic as a main thoroughfare to Edgewood Elementary

It is in the public interest to maintain the standards of the immediate Edgewood neighborhood.

(see pictures 8 and 9 of other homes nearby who recently were able to have new fences allowed without the 9 foot setback). Picture 8 is around the corner from us and right by Edgewood Elementary as well.

Re: the Hardship Criteria Form

- a) There are exceptional circumstances with losing much of our yard, and exposing it, a big oak, trash, bbq and utilities to the outside of a busy street with many children
- b) We have no special privileges that were denied to others in the area. In fact, it is the opposite, we would be the only ones that would be denied.
- c) The rights we are asking for, rebuilding fence in same place, is commonly enjoyed by all of our neighbors immediately surrounding us, including those with corner lots with secondary fronts on Roseland Drive
- d) It is harmonious to the neighborhood and will protect tree and utilities, and is sensible in a congested area with narrow and small lots. It is also harmonious to not expose trash everyday on a busy street.
- e) We will not induce self-imposed hardship
- f) It is the minimum variance
- g) Non-conforming use of neighboring lands is not grounds for the potential issuance
- h) The variance will not cause a permanent establishment of a use not permissible

Thank you for your consideration.

Sincerely, Paul Tybor

Paul W. Tybor 12/9/25



### Variance Request Charts

*Please complete only the charts relevant to the proposed variance request project. The information in these charts should reflect the information on the proposed site plans.*

PRIMARY STRUCTURE SETBACKS				
	Existing Setback Dimensions	Setback Dimensions Required by Zoning Regulations	Proposed Setback Dimensions	Total Variance Requested
Front Setback				
Secondary Front Setback				
Right Setback				
Left Setback				
Rear Setback				

ACCESSORY STRUCTURE SETBACKS				
<b>Please provide the following information regarding the proposed accessory structure:</b>				
<b>Proposed Height:</b> _____ <b>Proposed Size (in sq ft):</b> _____				
	Existing Setback Dimensions	Setback Dimensions Required by Zoning Regulations	Proposed Setback Dimensions	Total Variance Requested
Right Setback				
Left Setback				
Rear Setback				
Other:				

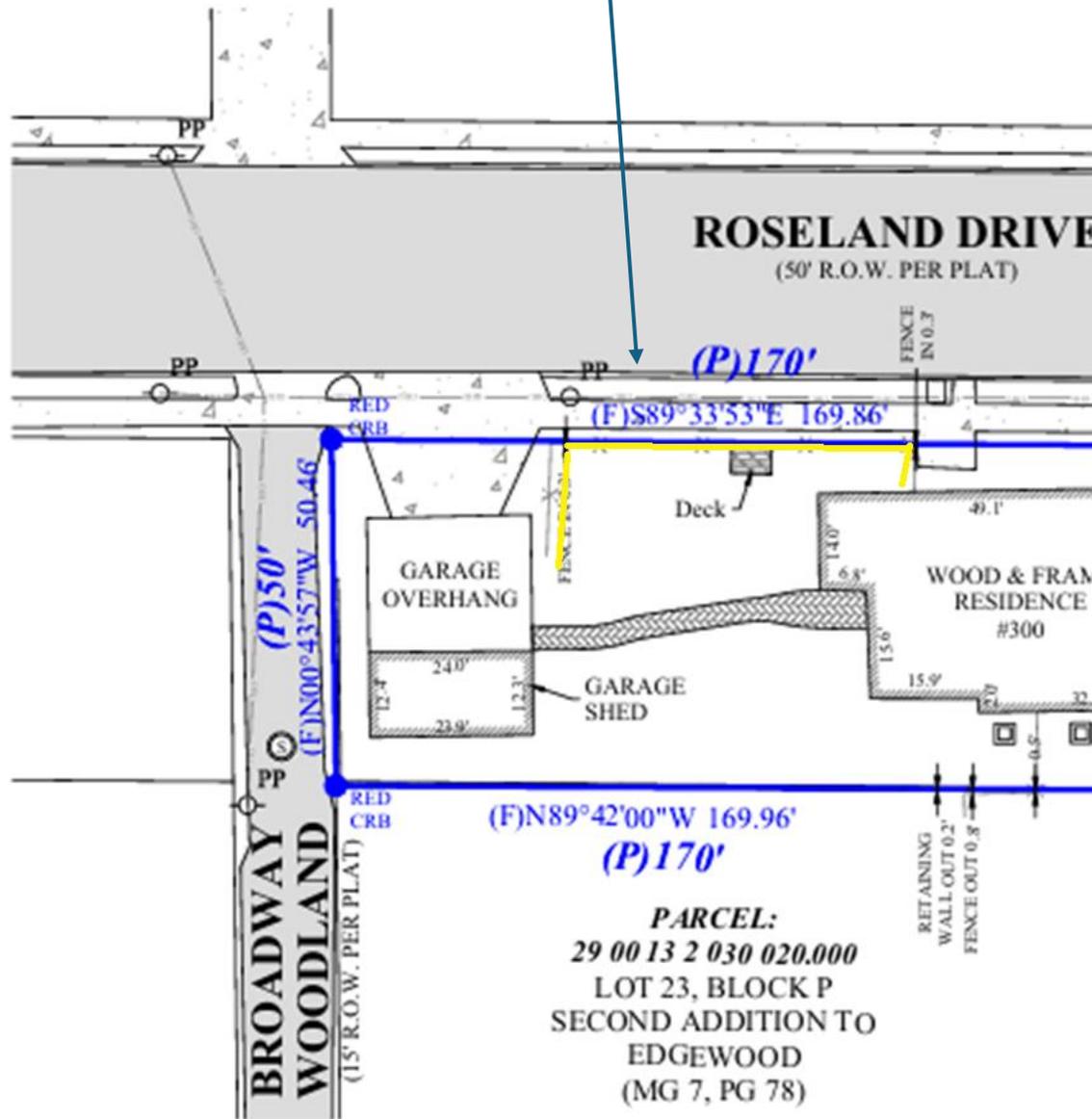
FENCES AND WALLS (NOT RETAINING)		
Proposed Height: 4'	Proposed Setback: 35' from edge of road	Location of Fence: on Roseland Drive
Description of Fence (dimensions, materials, etc.): _____		
_____		

PARKING		STRUCTURE HEIGHT	
Required Parking Ratio		Existing Height	
Total Spaces Required		Maximum Height Permitted	
Total Spaces Provided		Proposed Height	
Total Variance Requested		Total Variance Requested	



The snapshot from the current professional survey from Weygand

Our goal is to “repair in place” the existing fence that runs along Roseland Drive (as depicted as a yellow line). The plan is to use existing posts but install horizontal pickets.



**Photos submitted by applicant**



PED XING



STOP



















  
**212 Broadway St**



401

Hambaugh Ave

Hambaugh Ave

Morris Dixon Morris on



Google Maps

# City of Homewood BZA Case Map

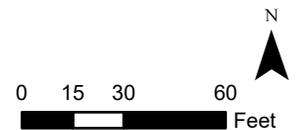
300 Woodland Dr.

BZA 25-0015

Aerial Photo Map



-  Subject Property
-  Roadway
-  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

**CITY OF HOMEWOOD  
DEPARTMENT OF ENGINEERING & ZONING**

2850 19th Street South - 4<sup>th</sup> Floor  
Homewood, Alabama 35209  
Phone 205-332-6800

**Cale Smith, PE, City Manager**

**Wyatt Pugh, Director**

---

December 23, 2025

*Subject Property: 300 Woodland Drive*

Dear Property Owner:

This letter shall serve as a public hearing notice to the parties in interest and to all adjacent property owners. The Homewood Board of Zoning Adjustments has been petitioned to modify the zoning regulations as they apply to the above referenced property. Please see below for hearing details:

**Hearing Date & Time:** January 8, 2026, at 6:00 PM

**Hearing Location:** Homewood City Hall Council Chambers, 2850 19<sup>th</sup> Street South

**Applicant / Property Owner:** Paul Tybor and Patricia Drentea

**Nature of Request:** Fence Setback Variance

The applicant or their agent must attend the public hearing to present the request to the Board. Public comments in support or opposition to the petition shall also be heard by the Board at this time. Interested individuals can submit questions or comments to the Department of Engineering and Zoning by contacting Emily Harris-Miller at [emily.harrismiller@homewoodal.org](mailto:emily.harrismiller@homewoodal.org), or (205) 332-6800. Information regarding live stream viewing, electronic submittal of comments, and publication of case documents are provided on the reverse side of this notice.

Best,



Emily Harris-Miller  
*Senior Planning Technician*

cc: Applicant  
Property owner  
Adjacent property owners

**Information and Instructions:** The public hearing will be preceded by a brief work session between Board Members and city staff beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2<sup>nd</sup> floor behind the Council Chambers.

If you wish to view the live stream for this meeting, the "Live Stream" link is available on the home page the city's website at [www.cityofhomewood.com](http://www.cityofhomewood.com). **Although Board of Zoning Adjustments meetings may be viewed through the live streaming service, persons wishing to participate in the public hearing, by speaking in support or opposition to a particular case, must attend the meeting in person.**

Comments in support or opposition may also be submitted via email to the Board Secretary at [fred.goodwin@homewoodal.org](mailto:fred.goodwin@homewoodal.org) or [emily.harrismiller@homewoodal.org](mailto:emily.harrismiller@homewoodal.org). Comments should be submitted no later than 24-hours prior to the meeting and will be provided to Board Members for their consideration. Please reference the case number or the address of the subject property in your comments.

A copy of the meeting agenda packet, which includes the file for this case, will be available for viewing and downloading the Friday before the scheduled public hearing. You may access the agenda packet on the home page of the city's website at [www.cityofhomewood.com](http://www.cityofhomewood.com) by clicking on the "Upcoming Meetings/BZA" tab.

For further information or to review any files or drawings pertaining to this application you may contact our office at (205) 332-6800 or visit between 7:30 a.m. and 4:30 p.m. Monday-Friday.