

Homewood Board of Zoning Adjustments
Agenda
Thursday, February 1, 2024, 6:00 P.M.
City Council Chamber
2850 19th Street South, 2nd Floor
Homewood, Alabama 35209

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

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

Board Members

Chair, Megan Hand, Ward 4

Vice-Chair, Michael Pirkle, Ward 3

Callan Childs, Ward 1

Scott Alsabrook, Ward 2

William Johnson, Ward 5

Supernumeraries

Stuart Roberts

John Geer

Order of Business

I. *Call to Order*

II. *Roll Call*

III. *Minutes Approval– January 4, 2024*

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

V. *Old Business - None*

VI. *New Business*

1) *SV-24-02-01, 202 Theda Street, Parcel ID No., 29 00 14 4 005 013.000, Applicant: Jared Bussey / Property Owners: Gail and Richard Steed*

a) A request for a variance to Article IV. District Uses, Section A. Neighborhood Preservation District, section d., Setbacks, (2) Side, to reduce the required setback along the right-side property line from 10-feet to 7.5-feet (7-feet, 6-inches) for a total reduction of 2.5-feet (2-feet, 6-inches) in order to construct a rear addition to an existing non-conforming primary structure.

2) *SV-24-02-02, 317 West Valley Avenue, Parcel ID No., 29 00 14 3 004 002.000, Applicant: Randal Scott / Property Owner: Murad Bhamani and Rozina Khoja*

a) A request for variance to Article V. Quantitative Development Criteria, Table 1., C-3, to reduce the required rear setback from 20-feet to 0.33-feet (4-inches) for a total reduction of 19.67-feet (19-feet, 8-inches) in order to construct an

addition to an existing, non-conforming commercial structure.

**3) SV-24-02-03, 604 Rumson Road, Parcel ID No., 28 00 17 2 014 023.000,
Applicant/Property Owners: Emily and Daniel Woloschuk**

- a) A request for a variance to Article IV. District Uses, Section A, Neighborhood Preservation District, d., Setbacks, (2) Side, to reduce the required setback along the left side property line from 10-feet to 2.4-feet (2-feet, 5-inches) for a total reduction of 7.6-feet (7-feet, 7-inches) to construct an addition to the existing primary structure.*

VII. Communications from Staff

VIII. Adjournment

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

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



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 202 Theda Street, Homewood, AL 35209

BZA CASE # (assigned by city staff): SV-24-02-01

APPLICANT INFORMATION

Name of Applicant (s): Jared Bussey

Address of Applicant(s): 1604 28th Avenue South
Homewood, AL 35209

City

State

Zip

Telephone Number(s) of Applicant(s): 205-533-3563

Email: jaredb@architecturalcooperative.net

Property Interest of Applicant(s): Architect

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): Gail and Rich Steed

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

City

State

Zip

Email: richardsteedjr@gmail.com

Telephone Number(s) of Owner(s): 205-276-5161 + 105/276-8862

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

PARCEL IDENTIFICATION NUMBER:

PRESENT USE: _____ vacant ☒ residence

_____ commercial (describe):

_____ other (describe):

PRESENT ZONING DISTRICT ([City Zoning Map](#)): NPD

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

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

INDICATE THE FOLLOWING


Applicant must provide a survey to verify:

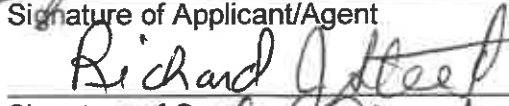
Setback information	*Required by zoning regulations	Setback dimensions currently existing	Setback dimensions after proposed construction	Setback Variance Requested
Front Bldg. Setback Street:	25'	33.1	33.1	
Front Bldg. Setback Street: secondary front - corner lot				
Right Bldg. Setback	10'	7.7'	7.5'	2.5'
Left Bldg. Setback	10'	15.8'	11'	
Rear Bldg. Setback	20'	89'	61.3'	
Accessory Structure Setback: side/rear				
Property dimensions and structure information	As required	Currently existing	Proposed	Variance Requested
Lot Area (sq. ft./acres)		8873 sf		
Lot Width		77' at street		
Parking Spaces		3		
Height of Structure		18'		
Lot Coverage sq. ft. of structures ÷ lot sq. ft.		2,587	3,395 sf	

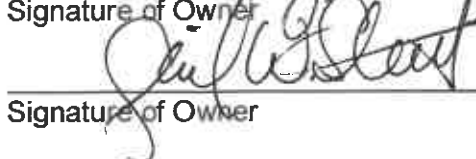
*Required setback information is available in the [Zoning Ordinance](#) which is available on the City of Homewood website. If you need to find out how your property is zoned, please contact the zoning department by calling 332-6828 or 332-6854 or by clicking on the following link to email: [Zoning Information](#).

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

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


Signature of Applicant/Agent


Signature of Owner


Signature of Owner

12-15-23
Date

12/13/2023
Date

12/13/2023
Date

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

The owners wish to extend their existing 2-bedroom 1-bath house towards the rear of the

property to add a Master Suite, a Den, and a Covered Porch. The property is wedge-shaped

along its depth and so the buildable area is reduced as it extends towards the rear of the

property. The front of the property is wide which requires 10' side setbacks which further

reduces the buildable area.

The hardship is due to the shape of the property.

The owners wish for the new addition to be flush with the existing house - simply extending the

existing wall rearward. This will require a Variance of 2.5' to the side setback.

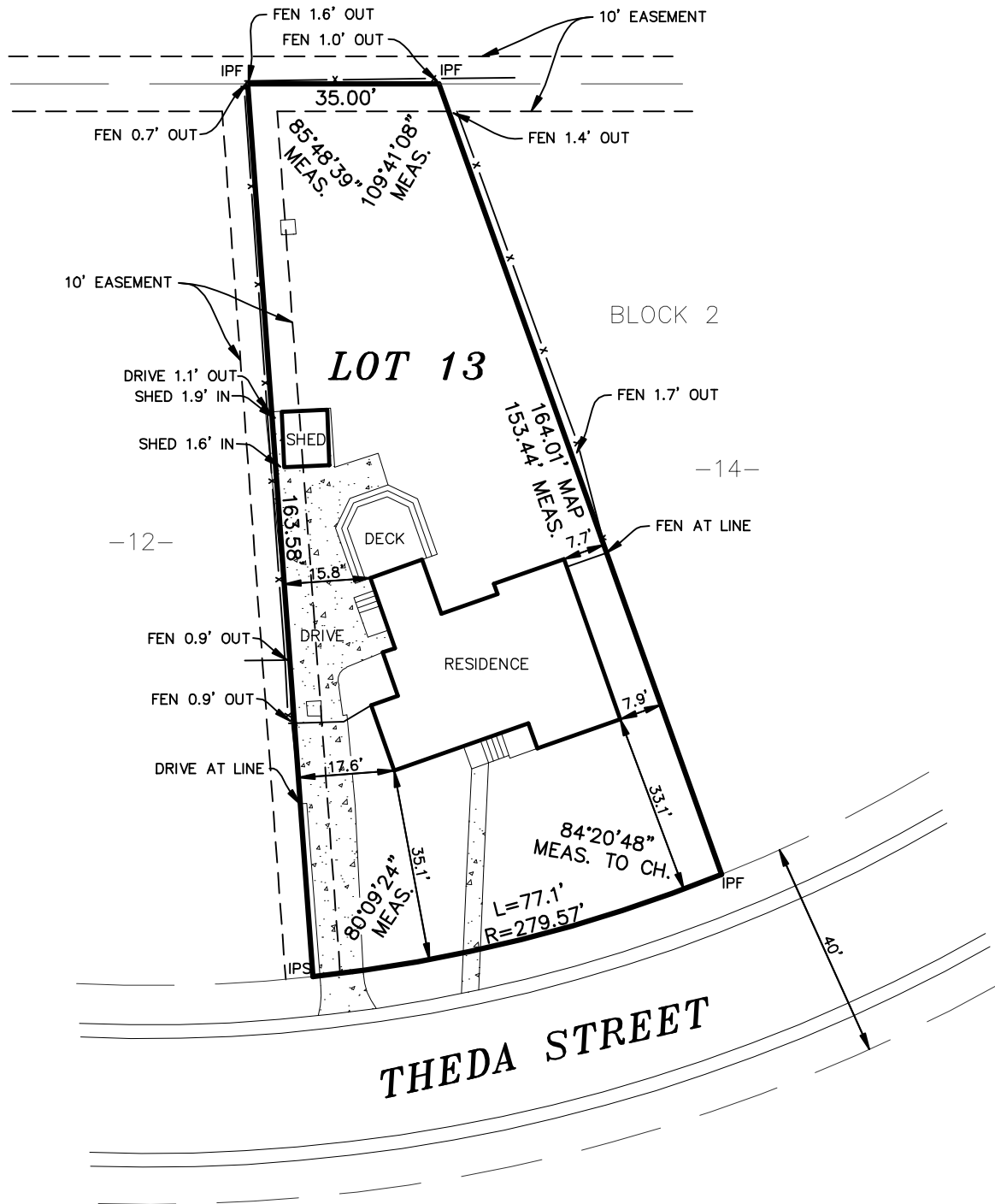
PURPOSE OF VARIANCE

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

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

REYNOLDS SURVEYING CO., INC.
Surveying - Land Planning

SCALE: 1" = 30'



- 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 SURVEY"

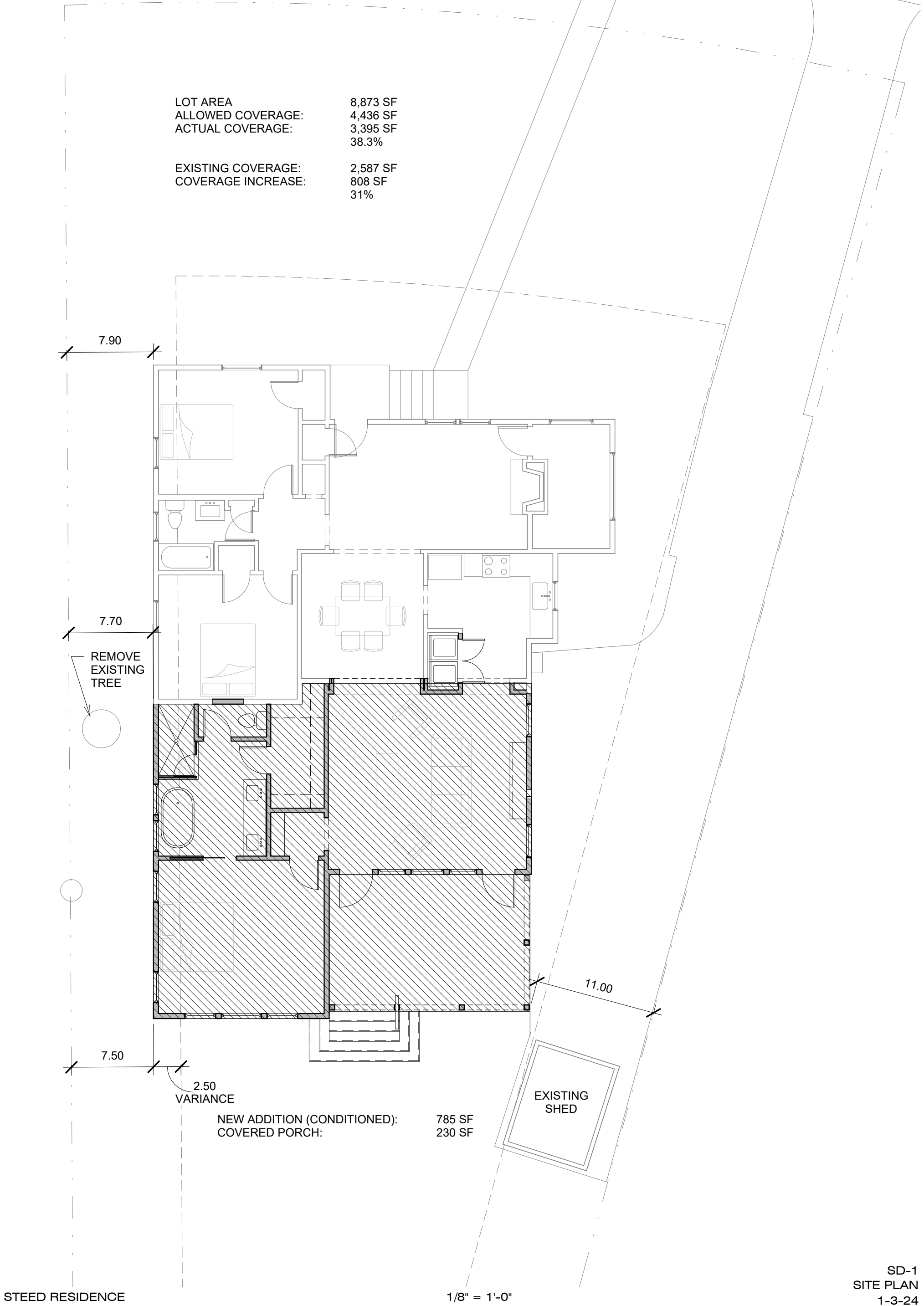


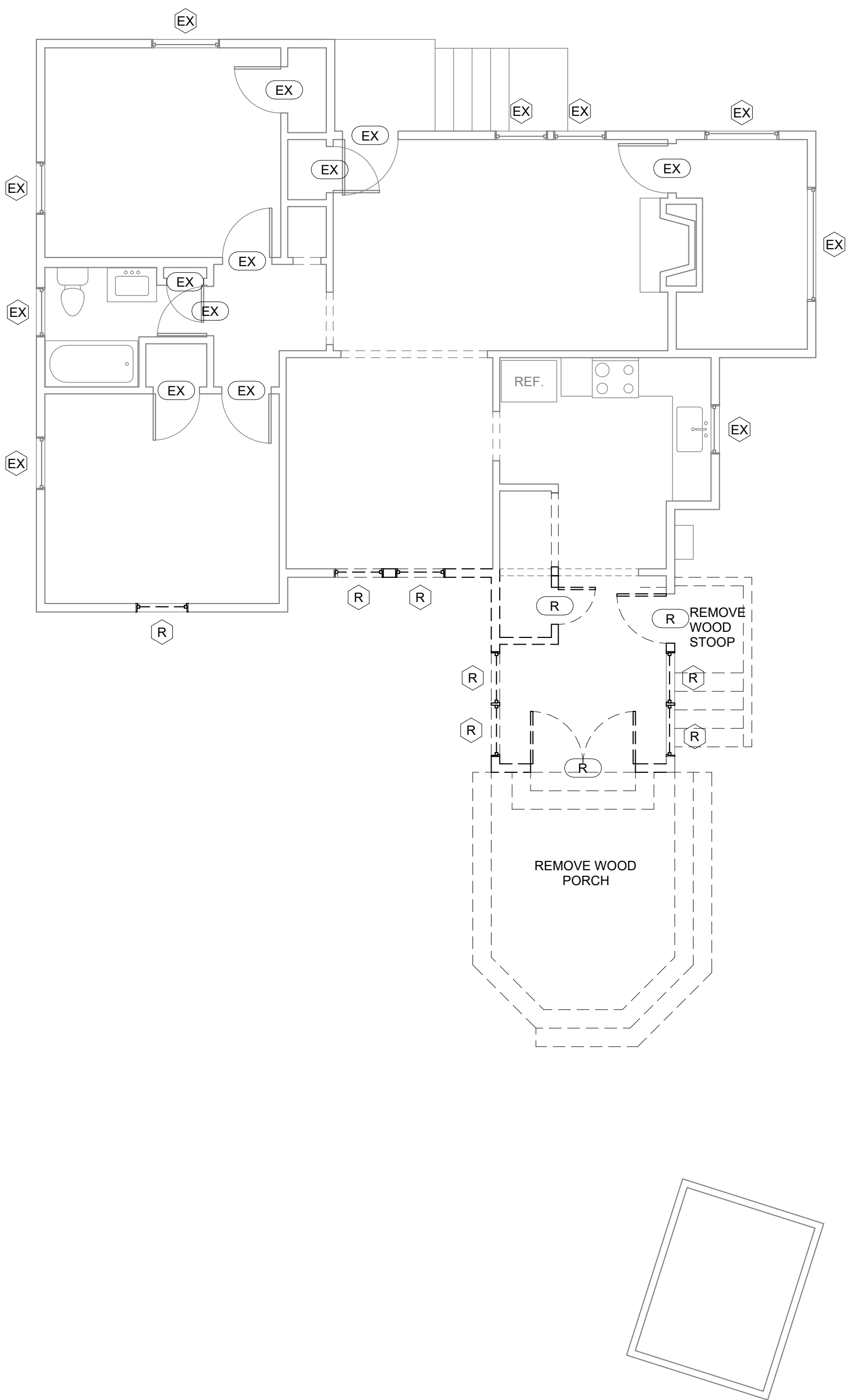
I, Robert Reynolds, a Registered Surveyor, do here by state that this is a true and correct plat or map of Lot 13, Block 2, of Edgewood Gardens, as recorded in Map Book 24, Page 62 in the Office of the Judge Of Probate in Jefferson County, Alabama. All parts of this survey and drawing have been completed 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 11TH day of OCTOBER, 2023.

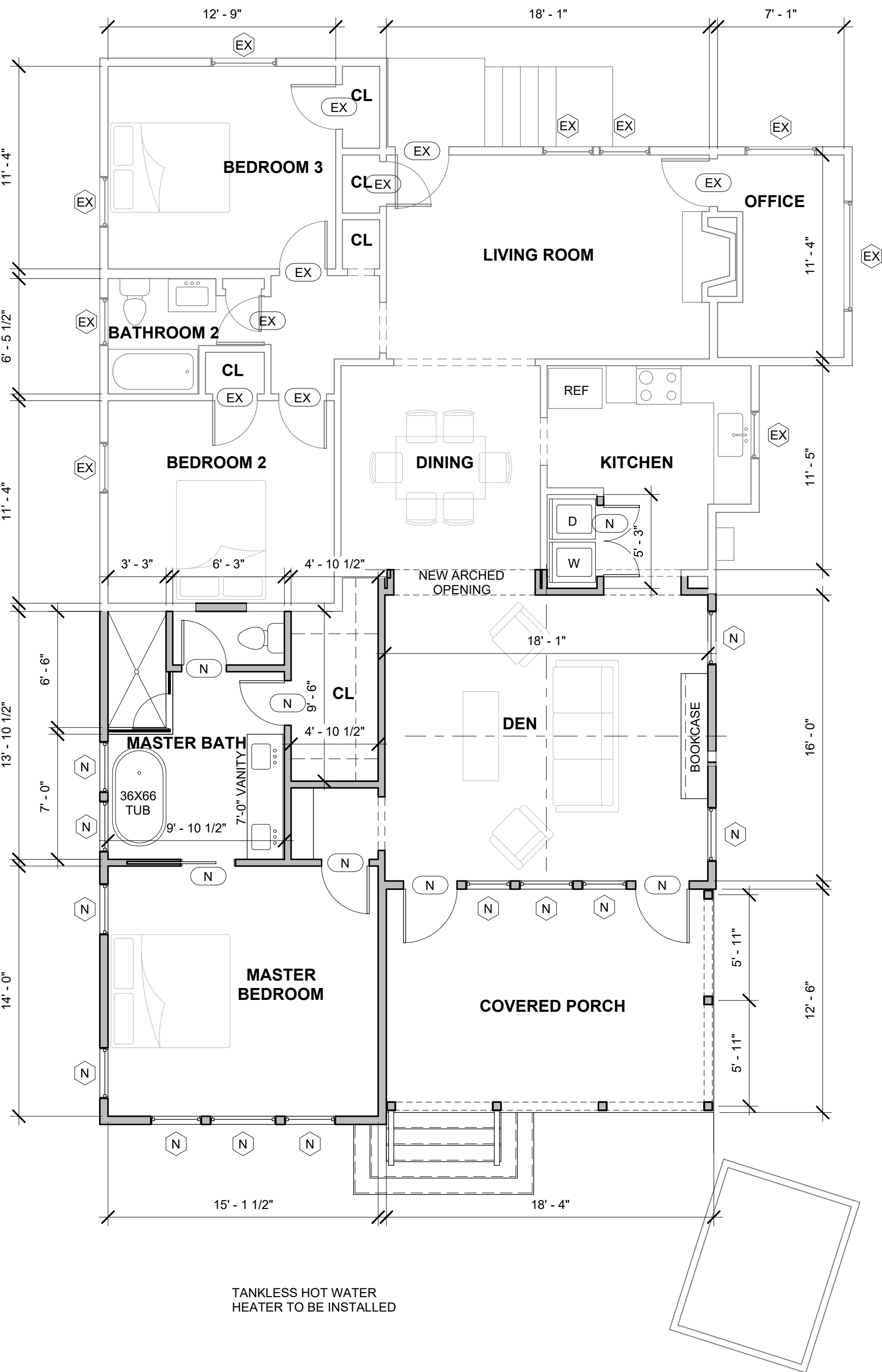
NOTE: This survey is not transferable to any additional institutions or subsequent owners.

Owner: STEED
Address: 202 THEDA STREET

Robert Reynolds
Reg. No. 25657









CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

January 25, 2024

Gail and Richard Steed
202 Theda Street
Homewood, Alabama 35209

Re: 202 Theda 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-24-02-01, 202 Theda Street, Parcel ID No., 29 00 14 4 005 013.000, Applicant: Jared Bussey / Property Owners: Gail and Richard Steed

- a) *A request for a variance to Article IV. District Uses, Section A. Neighborhood Preservation District, section d., Setbacks, (2) Side, to reduce the required setback along the right-side property line from 10-feet to 7.5-feet (7-feet, 6-inches) for a total reduction of 2.5-feet (2-feet, 6-inches) in order to construct a rear addition to an existing non-conforming primary structure.*

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, February 1, 2024**, in the Council Chambers (2nd Floor) of Homewood City Hall, 2850 19th 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.

Sincerely,



Sherri Williams, Zoning Supervisor

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 2nd floor behind the Council Chambers.

Comments in support or opposition may also be submitted via email to the Board Secretary @ fred.goodwin@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided 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 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 8:00 a.m. and 4:30 p.m. Monday-Friday.

202 Theda Street
Case # SV 24-02-01
Parcel # 29-00-14-4-005-013.000



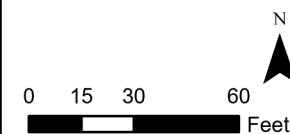
City of Homewood BZA Case Map

202 Theda St.

SV 24-02-01

Aerial Photo

 Subject Property
 Parcels



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

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

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 317 WEST VALLEY AVE HMWD, AL

BZA CASE # (assigned by city staff): SV-24-02-02

APPLICANT INFORMATION

Name of Applicant(s): RANDAL SCOTT (SCOTT CONTRACTING CO.)

Address of Applicant(s): 724 20TH AVE NW
CENTER POINT AL 35215
City State Zip

Telephone Number(s) of Applicant(s): (205) 365-4495

Email: RANDALSCOTT60@GMAIL.COM

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): MURAD BHAMANI / ROZINA KHOJA

Address of Owner(s) (ONLY if address is different from property address) otherwise put same:
2387 ARBOR GLEN HOOPER AL 35244
City State Zip

Email: MURAD - bhamani @ bellsouth.net

Telephone Number(s) of Owner(s): 205 223-2128

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

PARCEL IDENTIFICATION NUMBER: X 29 00 14 3 004 002.000

PRESENT USE: _____ vacant _____ residence

X commercial (describe): GAS & CONVENIENCE STORE
other (describe): _____

PRESENT ZONING ([City Zoning Map](#)): C-3

**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 NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback:		129' +	N/A	N/A
Front Bldg. Setback: (secondary - corner lot)				
Right Bldg. Setback		57' +		
Left Bldg. Setback		55' +		
Rear Bldg. Setback	20' ?	4.33'	.33	.33 19.67'
Accessory Structure Height / Setbacks	12' /	12' /	/	/
	As Required	Existing NOW	Proposed	Variance Required
Parking	18 Plus Spaces	"SAMB"	"SAMB"	N/A
Height of Structure	12'	12'	12'	N/A

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

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
THE VARIANCE IS OUR PRAYERFUL 2ND
OPTION. IF THE RECORDINGS ARE INCORRECT
THE VARIANCE WILL NOT BE REQUIRED. ONLY
SURVEY & DEED/DOC CORRECTIONS

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):

IN 1972 A SURVEY WAS COMPLETED SHOWING ALL OF LOTS 1 & 2 BELONGING TO THE OWNER OF THE GAS/CONVENIENCE STORE. STRANGELY IN 1978 A NEW SURVEY WAS DONE SHOWING ONLY 4.33' OF THE REAR OF LOT 2 BELONGS TO THE GAS/CONV. STORE OWNER. SEVERAL PROBLEMS WE FIND. HOW WAS THE GAS STATION BUILT AND REAR SET BACK REQUIREMENTS NOT ENFORCED. WHY WAS LOT 2 DIVIDED & GIVEN TO THE REAR OWNERS WITH OUT AN AGREEMENT, DEED OR CONTRACT RECORDED. WHY WOULD THE CITY OF HOOMWOOD ALLOW THE SALE (IF A SALE TOOK PLACE) OR DIVIDING OF LOT 2 TAKE PLACE WHICH CLEARLY VIOLATES THE REAR SET BACK REQUIREMENTS

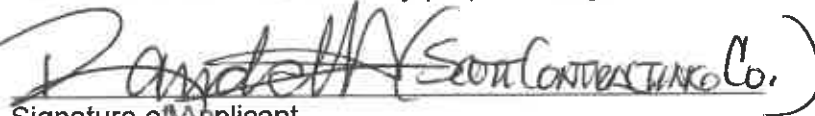
City of Homewood
Board of Zoning Adjustments
Request for Variance

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

THE OWNER (PRESENT OWNER) PURCHASED THE GAS/CONVENIENCE STORE WITH THE UNDERSTANDING THAT HIS REAR PROPERTY LINE EXTENDED TO THE CENTER OF THE REAR EASEMENT WITH 10' REQUIREMENT FOR PUBLIC EASEMENT RIGHT OF WAY WHICH MAKE SENSE. THE PREVIOUS OWNER UNDERSTOOD THE SAME THING. BOTH PREVIOUS & PRESENT OWNERS TOOK CARE OF THAT PROPERTY FOR A TOTAL 17+ YEARS BECAUSE AS FAR AS THEY KNOW THEY OWNED IT. ALSO WHY WAS ALABAMA POWER ALLOWED TO SERVICE THE STORE, SETTING APOLIS ON LOT 2 & SERVICE THE STORE IF IT DON'T BELONG TO THE STORE OWNER. HARDSHIP IS SO OBVIOUS, MY CLIENT NOW IS LAND LOCKED AND CANNOT EXPAND HIS BUSINESS.

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

12-10-23
Date


Signature of Owner

12-10-23
Date

Signature of Owner

Date

CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

January 25, 2024

Murad Bhamani and Rozina Khoja
2387 Arbor Glen
Hoover, Alabama 35244

Re: *317 West Valley Avenue, 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-24-02-02, 317 West Valley Avenue, Parcel ID No., 29 00 14 3 004 002.000, Applicant: Randal Scott / Property Owner: Murad Bhamani and Rozina Khoja

- a) A request for variance to Article V. Quantitative Development Criteria, Table 1., C-3, to reduce the required rear setback from 20-feet to 0.33-feet (4-inches) for a total reduction of 19.67-feet (19-feet, 8-inches) in order to construct an addition to an existing, non-conforming commercial structure.*

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, February 1, 2024**, in the Council Chambers (2nd Floor) of Homewood City Hall, 2850 19th 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.

Sincerely,



Sherri Williams, Zoning Supervisor

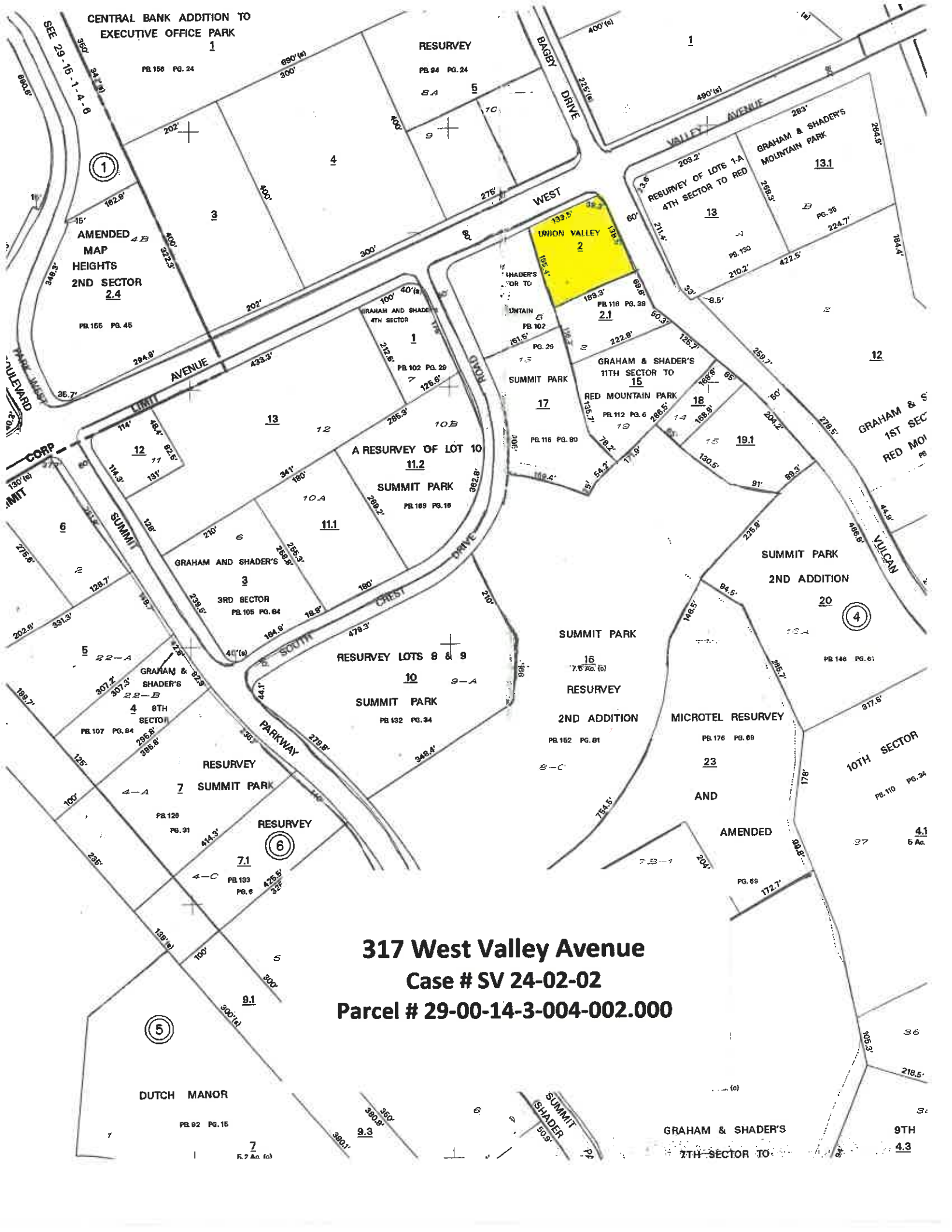
cc: Applicant
Adjacent property owners

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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 8:00 a.m. and 4:30 p.m. Monday-Friday.



317 West Valley Avenue
Case # SV 24-02-02
Parcel # 29-00-14-3-004-002.000

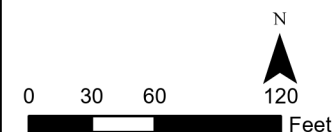
City of Homewood BZA Case Map

317 W Valley Ave.

SV 24-02-02

Aerial Photo

-  Subject Property
-  Parcels



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

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 604 Rumson Road, Birmingham, AL 35209

BZA CASE # (assigned by city staff): SV-24-02-03

APPLICANT INFORMATION

Name of Applicant (s): Emily and Daniel Woloschuk

Address of Applicant(s): 604 Rumson Road

Birmingham

AL

35209

City

State

Zip

Telephone Number(s) of Applicant(s): (205) 903-9722

Email: ebwoloschuk@gmail.com

Property Interest of Applicant(s): Owner

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s):

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

City

State

Zip

Email:

Telephone Number(s) of Owner(s):

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

PARCEL IDENTIFICATION NUMBER: 28-00-17-2-014-023.000

PRESENT USE: _____ vacant ☒ residence

_____ commercial (describe):

_____ other (describe):

PRESENT ZONING ([City Zoning Map](#)): NPD

**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 NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback:				
Front Bldg. Setback: (secondary - corner lot)				
Right Bldg. Setback	10'	10'		
Left Bldg. Setback	10'	10.4'	2.4'	7.6'
Rear Bldg. Setback	15'	28.2'		
Accessory Structure Height / Setbacks	/	/	/	/
	As Required	Existing NOW	Proposed	Variance Required
Parking				
Height of Structure	35'		12'	

*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):

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):

To construct an attached brick veneered storage building along the left side of the

existing house. The basement is in the preliminary design phases for a remodel. This remodel will be to accomodate the owner's

elderly mother. The proposed storage will be the storage for the elderly mother and she needs easy accessibility to the storage.

Due to the topograpgy and elevations, the location of this addition is better served at this location.

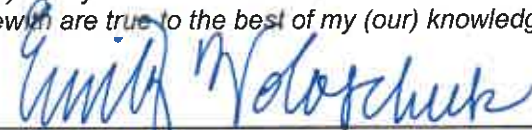
This addition would comply with The Americans with Disabilities Act.

City of Homewood
Board of Zoning Adjustments
Request for Variance

PLEASE STATE HARDSHIP – for guidance, see “*What is a Variance*” on page 1 of instructions page:
The property owner's elderly mother is handicapped due to mobility issues. The basement remodel will give access to the home on the ground floor, so that the elderly mother does not have to climb stairs to access the home. The addition and remodel will be ADA accessible.

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

1/11/2024
Date

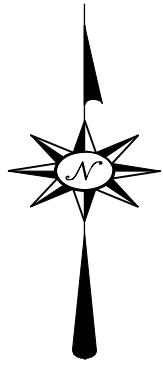


Signature of Owner

1/11/2024
Date

Signature of Owner

Date



BEARINGS ARE BASED ON GRID NORTH

LEGEND

These standard symbols may be found in the drawing.

- FOUND CORNER
- SET 5/8" CAPPED REBAR
- FOUND 6" ALDOT CONCRETE MONUMENT
- ⊙ OPEN PIPE
- ⊙ FOUND 5/8" CAPPED REBAR
- ▼ IRON CONTROL
- CORNER NOT SET DUE TO HINDRANCE
- POWER POLE
- ⊙ WATER METER
- 1/4-1/4 LINE
- ADJACENT DEED LINE
- BS --- BS --- BUILDING SETBACK LINE
- AE --- AE --- ACCESS EASEMENT LINE
- EL --- EL --- EASEMENT LINE
- DEED LINE
- X --- X --- EXISTING FENCE
- +++++ EXISTING RAILROAD
- E1 --- E1 --- EXISTING POWER LINE (1 PHASE)
- E1_T --- E1_T --- EXISTING POWER LINE (1 PHASE) & TELEPHONE
- E3 --- E3 --- EXISTING POWER LINE (3 PHASE)
- E3_T --- E3_T --- EXISTING POWER LINE (1 PHASE) & TELEPHONE
- SS --- EXISTING SANITARY SEWER LINE
- FM --- FM --- EXISTING FORCE MAIN
- S --- S --- EXISTING STORM SEWER LINE
- T --- T --- EXISTING TELEPHONE LINE (OVERHEAD)
- UT --- UT --- EXISTING TELEPHONE LINE (UNDERGROUND)
- FO --- FO --- EXISTING FIBER OPTICS LINE
- W --- W --- EXISTING WATER LINE
- G --- G --- EXISTING GAS LINE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING STRUCTURES OUTLINE
- (D) DEED
- (M) MEASURED
- (R) RECORD
- (P) PLAT
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- AC ACRES
- R/W RIGTH-OF-WAY
- SEC SECTION
- T TOWNSHIP
- R RANGE

STATE OF ALABAMA
JEFFERSON COUNTY

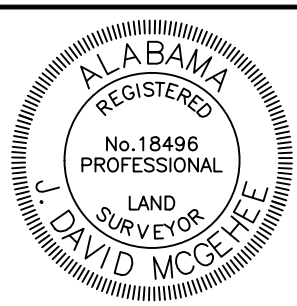
I hereby certify (or state) that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Witness my hand and seal this the 11th day of January, 2023.

J. David McGehee
J. David McGehee
Alabama Registration No. 18496

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DSM
DESIGN GROUP, LLC
ENGINEERING / SURVEYING
1400 VIKING DRIVE / PO BOX 690
JASPER, ALABAMA 35502-0690
TELEPHONE: (205) 221-6262



SOURCE OF INFORMATION USED:

INSTRUMENT NO.: 2022089484

MAP BOOK 18 PAGE 13

DRAWN BY: JDM

DATE: 01/11/2024

DWG. NAME: WOLOSCHUK.DWG

SCALE: 1" = 20'

APPROVED BY: JDM

DATE OF FIELD SURVEY: 12/12/2023

TYPE OF SURVEY: VARRIANCE REQUEST

MINIMUM CLOSURE: 1' : 5,000'

DANIEL & EMILY WOLOSCHUK

LOT 5, BLOCK 12,
5TH ADDITION TO HOLLYWOOD
HOMEWOOD, ALABAMA

SHT. NO.

1

1

YORKSHIRE DRIVE (50' ROW)

Amy Richmond & Lea Richmond, IV
Lot 4, Block 12, 5th Addition
to Hollywood
309 Yorkshire Drive
Birmingham, AL 35209
Zoned: NPD

Andra & Lucia Klopicki
Lot 3, Block 12, 5th Addition
to Hollywood
305 Yorkshire Drive
Birmingham, AL 35209
Zoned: NPD

Found 1" Open Pipe
S75°31'10"W 114.46'(M) 115.00' (P)
Found 5/8" Rebar
N04°20'36"W 69.98'(M) 70.00' (P)
S07°39'04"W 62.62'(M&P)
10' DRAINAGE EASEMENT
Found 1" Crimped Pipe
N80°28'03"E 126.20'(M&P)
Found Capped Rebar
S04°20'52"E 78.04'(M) 78.08' (P)

Amanda Elizabeth Musselwhite
Lot 6, Block 12, 5th Addition
to Hollywood
608 Rumsom Road
Birmingham, AL 35209
Zoned: NPD

RUMSOM ROAD (50' ROW)

DRAWING NOTES:

- NO TITLE SEARCH OF THIS PROPERTY HAS BEEN REQUESTED OR PERFORMED BY THIS FIRM.
- ALL EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN; OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE.
- THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL LOCATE ALL UTILITIES IN THE AREA PRIOR TO CONSTRUCTION. THIS LOCATION SHALL INCLUDE NOTIFYING ALL UTILITY COMPANIES AND ALABAMA ONE CALL AT 1-800-292-8525.





CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

January 25, 2024

Emily and Daniel Woloschuk
604 Rumson Road
Homewood, Alabama 35209

Re: 604 Rumson Road, 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-24-02-03, 604 Rumson Road, Parcel ID No., 28 00 17 2 014 023.000,
Applicant/Property Owners: Emily and Daniel Woloschuk

- a) A request for a variance to Article IV. District Uses, Section A, Neighborhood Preservation District, d., Setbacks, (2) Side, to reduce the required setback along the left side property line from 10-feet to 2.4-feet (2-feet, 5-inches) for a total reduction of 7.6-feet (7-feet, 7-inches) to construct an addition to the existing primary structure.*

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, February 1, 2024**, in the Council Chambers (2nd Floor) of Homewood City Hall, 2850 19th 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.

Sincerely,



Sherri Williams, Zoning Supervisor

cc: Applicant
Adjacent property owners

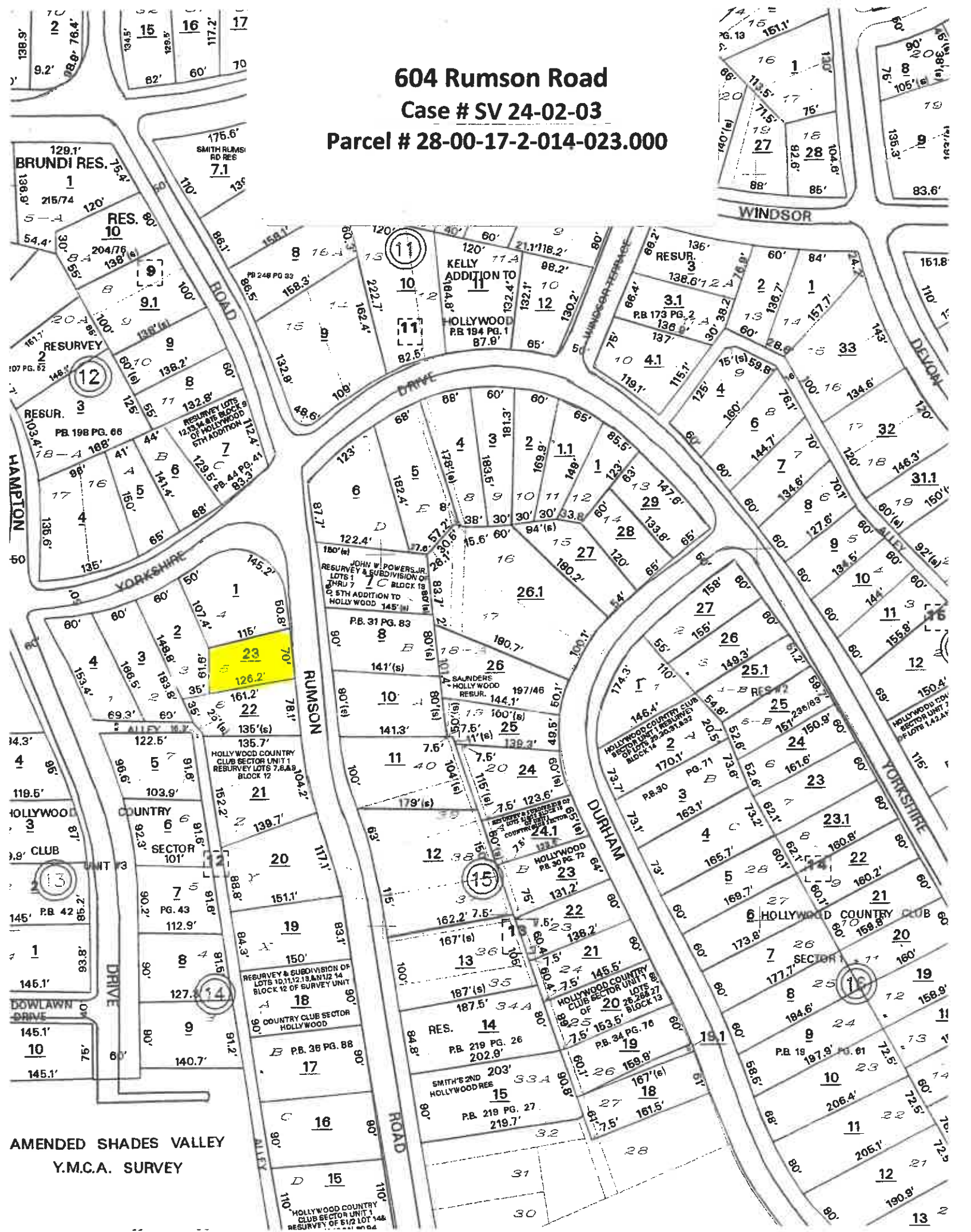
Information and Instructions: The public hearing will be preceded by a brief work session between Board Members and city staff beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers.

Comments in support or opposition may also be submitted via email to the Board Secretary @ fred.goodwin@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided 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 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 8:00 a.m. and 4:30 p.m. Monday-Friday.

604 Rumson Road
Case # SV 24-02-03
Parcel # 28-00-17-2-014-023.000



AMENDED SHADES VALLEY
Y.M.C.A. SURVEY

City of Homewood BZA Case Map

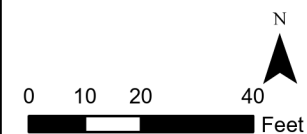
604 Rumson Rd.

SV 24-02-03

Aerial Photo



-  Subject Property
-  Parcels



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

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