

Homewood Board of Zoning Adjustments

Agenda

Thursday, February 2, 2023, 6:00 P.M.

City Council Chamber

2850 19TH Street South, 2nd Floor

Homewood, Alabama 35209

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

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

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

Board Members

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

Vice-Chair, Michael Pirkle, Ward 3
Matthew Foley, Ward 5

(Vacant), Ward 1

Supernumeraries

Stuart Roberts

John Geer

Order of Business

- I. **Call to Order**
- II. **Roll Call**
- III. **Minutes Approval – December 1, 2022 and January 5, 2023**
- IV. **Communications/Reports from Chair & Vice Chair**
- V. **Old Business**
- VI. **New Business**
 - 1.) **Case # SV-23-02-01, 59 Aspen Cove, Parcel ID No.: 29 00 15 4 005 005.001**

Applicant: Todd Brandt, Osborn Engineering / Property Owner: Pete Dedvukaj, Contour Companies

 - a. *A request for a variance to Article V., District Development Criteria, Sec. A, Table 1, to reduce the setback along the rear property line from 35 feet to 25.8 feet (25-feet, 10-inches) for a total reduction of 9.2 feet (9-feet, 3-inches) to allow for the restoration of a burned attached dwelling unit structure comprising five (5) apartment homes.*

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

2.) Case # SV-23-02-02, 114 Havenwood Court, Parcel ID No.: 29 00 13 2 029 009.000

Applicant: Jared Bussey / Property Owners: David Maman

- a. A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 1. Front, to reduce the setback along the front of the property line from 25 feet to 21.7 (21-feet, 9-inches) feet for a total reduction of 3.3 feet (3-feet, 4-inches) to allow for the construction of a new house.
- b. A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side, to reduce the setback along the ride-side property line from 10 feet to 7 feet for a total reduction of 3 feet for the construction of a new house.
- c. A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side, to reduce the side setback along the left side property line from 10 feet to 5.8 feet (5-feet, 10-inches) for a total reduction of 4.2 feet (4-feet, 3-inches) for the construction of a new house.
- d. A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 3. Rear, to reduce the setback along the rear of the property line from 20 feet to 13.7 feet (13-feet, 9 inches) for a total reduction of 6.3 feet (6-feet, 4-inches) for the construction of a new house

3.) Case # SV-23-02-03, 1823 Windsor Boulevard, Parcel ID No.: 28 00 18 2 014 028.00

Applicant / Property Owners: Teresa and James Cannon

- a. A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side, to reduce the setback along the right-side property line from 10-feet to 5.7 feet (5-feet, 9 inches) for a total reduction of 4.3 feet (4-feet, 4-inches), to allow for the existing stairs to remain after the construction of a covered deck.

4.) Case # SV-23-02-04, 1737 Wellington Road, Parcel ID No.: 20 00 18 2 009 015.000

Applicant: Jesse Crosby / Property Owners: Ellie Jo and Faris Malki

- a. A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side, to reduce the setback along the left-side property line from 10-feet to 4-feet, 7 inches for a total reduction of 5-feet, 5 inches for the construction of an addition to an existing, non-conforming house.

VII. Communications from Staff

VIII. Adjournment

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

☒

VARIANCE



APPEAL

ADDRESS OF PROPERTY: 59 Aspen Cove, Homewood, AL 35209

BZA CASE # (assigned by city staff): SV-23-02-01

APPLICANT INFORMATION

Name of Applicant (s): Todd Brandt / Osborn Engineering

Address of Applicant(s): 1111 Superior Ave., Suite 2100

Cleveland

OH

44114

City

State

Zip

Telephone Number(s) of Applicant(s): 216.339.7557

Email : tbrandt@osborn-eng.com

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): Pete Dedvukaj / Contour Companies

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

40950 Woodward Ave., Bloomfield Hills

MI

48304

City

State

Zip

Email : pete@contourcompanies.com

Telephone Number(s) of Owner(s): 248.530.9600 / 248.421.1165

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

PARCEL IDENTIFICATION NUMBER: 29 00 15 4 005 005.001

PRESENT USE: vacant residence

 commercial (describe):

X other (describe): Existing, multi-family residential structure.

PRESENT ZONING (per current City map): R-5

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

- Portions of an existing building were damaged by a fire event. The existing building, including the portions of the building that remain, already encroaches into the rear yard setback of 35.0 feet by about 8.4 feet per survey. It is proposed to keep the existing structure that remains and reconstruct the damaged portion of the building to match the prior configuration in like, kind and quality making improvements to the building as needed to comply with current building codes. Granting such variance would not be contrary to the public interest and literal enforcement of the setback requirements would result in unnecessary hardship as it would require complete demolition of the remaining structure and not allow enough area on the site for reconstruction of a similar building. The spirit of the zoning ordinance will be observed and substantial justice will be done by granting such variance.

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): Reconstruction of an existing, multi-family residential structure.

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

City of Homewood
Board of Zoning Adjustments
Request for Variance

INDICATE THE FOLLOWING

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

	*Required by Zoning Regulations	Setback dimensions As they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback Street:	35 feet	377 feet	377 feet	
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback	15 feet	48 feet	48 feet	
Left Bldg. Setback	15 feet	1,466 feet	1,466 feet	
Rear Bldg. Setback	35 feet	25.8 feet	25.8 feet	9.2 feet
Accessory Structure Setback: side/rear				
	As Required	Existing NOW	Proposed	Variance Required
Lot Area		33.46 acres	33.46 acres	No
Lot Width				No
Parking		1,105 spaces	1,105 spaces	No
Height of Structure	35 feet	33 feet	33 feet	No
Lot Coverage				No

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

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

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


Redacted by City Staff

Signature of Applicant

1.5.2023

Date


Redacted by City Staff

Signature of Owner

Date

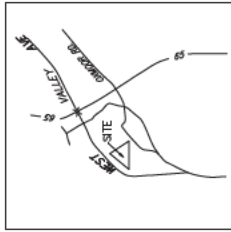
Signature of Owner

Date









VICINITY MAP
N.T.S.

DESCRIPTION
TRACT 2

STATE OF ALABAMA
SHERIFF'S OFFICE

Subsidiary to the Survey of Lot 3, S&L Lodge
Shelby County, Alabama
Probate Office of Jefferson County, Alabama.

TO: Stewart The Quarry Company, Caribou, Buckingham AL LLC, and
Wells Fargo Bank, National Association.

THIS IS TO CERTIFY THAT THE MAP OR PLAN AND THE SURVEY ON WHICH
IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM
STANDARD DESIGN REQUIREMENTS FOR ALABAMA'S LAND TITLE SURVEYS
(ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18,
19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38,
39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58,
59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78,
79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98,
99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114,
115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130,
131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146,
147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162,
163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178,
179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194,
195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210,
211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226,
227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242,
243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258,
259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274,
275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290,
291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306,
307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322,
323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338,
339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354,
355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370,
371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386,
387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402,
403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418,
419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434,
435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450,
451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466,
467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482,
483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498,
499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514,
515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530,
531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546,
547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562,
563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578,
579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594,
595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610,
611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626,
627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642,
643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658,
659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674,
675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690,
691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706,
707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722,
723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738,
739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754,
755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770,
771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786,
787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802,
803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819,
820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836,
837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852,
853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868,
869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884,
885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900,
901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916,
917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932,
933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948,
949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964,
965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980,
981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996,
997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010,
1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023,
1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036,
1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049,
1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062,
1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075,
1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088,
1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101,
1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115,
1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129,
1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143,
1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157,
1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171,
1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185,
1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199,
1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213,
1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227,
1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241,
1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255,
1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269,
1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283,
1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297,
1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311,
1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325,
1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339,
1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353,
1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367,
1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381,
1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395,
1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409,
1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423,
1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437,
1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451,
1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465,
1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479,
1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493,
1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507,
1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521,
1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535,
1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549,
1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563,
1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577,
1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591,
1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605,
1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620,
1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635,
1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650,
1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664,
1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678,
1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692,
1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706,
1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720,
1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734,
1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748,
1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762,
1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776,
1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790,
1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804,
1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819,
1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833,
1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848,
1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862,
1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876,
1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890,
1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904,
1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919,
1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933,
1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948,
1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962,
1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976,
1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990,
1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004,
2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019,
2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033,
2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048,
2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062,
2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076,
2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090,
2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104,
2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119,
2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134,
2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149,
2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 21



NO	REVISION	DATE
1	ISSUED FOR TENDERS	18.12.14

This document is the property of Contour Companies Ltd. It is to be used for the purpose stated and is not to be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of Contour Companies Ltd.

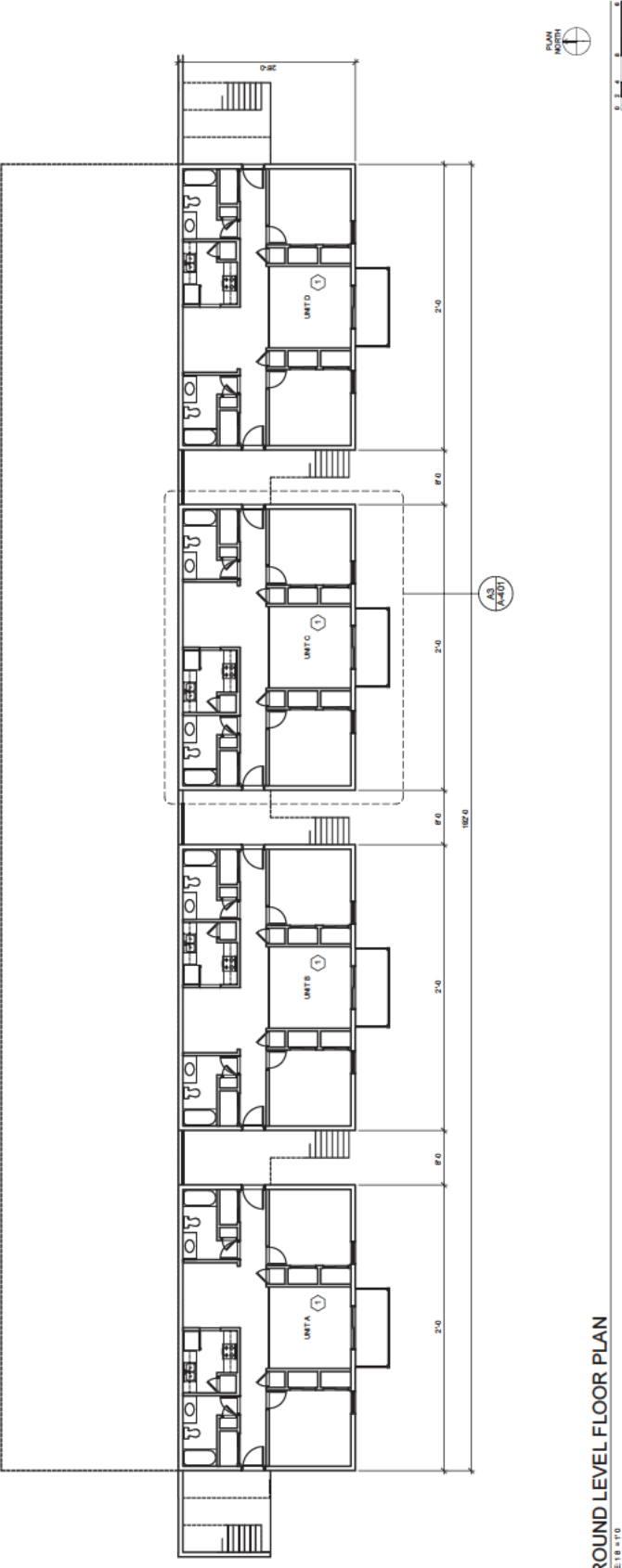
DRAWN BY
CHECKED BY
CLIENT PROJECT NO.
OSBORN PROJECT NO.

GROUND LEVEL
FLOOR PLAN

CONTINUATION NO.
A-100

KEYNOTES

1. REPAIR TO EXISTING CONCRETE AND BRICKWORK TO BE IN ACCORDANCE WITH THE REPAIRS TO CONCRETE AND BRICKWORK TO EXISTING BUILDINGS WITHIN THE AREA OF THE PROJECT.
2. REPAIR TO EXISTING CONCRETE AND BRICKWORK TO BE IN ACCORDANCE WITH THE REPAIRS TO CONCRETE AND BRICKWORK TO EXISTING BUILDINGS WITHIN THE AREA OF THE PROJECT.
3. REPAIR TO EXISTING CONCRETE AND BRICKWORK TO BE IN ACCORDANCE WITH THE REPAIRS TO CONCRETE AND BRICKWORK TO EXISTING BUILDINGS WITHIN THE AREA OF THE PROJECT.



GROUND LEVEL FLOOR PLAN

SCALE 1:100

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 27, 2023

Pete Dedvukaj
40950 Woodward Avenue
Bloomfield Hills, MI 48304

Re: 59 Aspen Cove, 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:

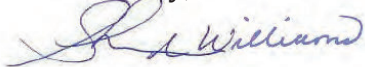
*Case #SV-23-02-01, 59 Aspen Cove, Parcel ID No.: 29 00 15 4 005 005.001
Applicant: Todd Brandt, Osborn Engineering / Property Owners: Pete Dedvukaj,
Contour Companies*

- a) *A request for a variance to Article V., District Development Criteria, Sec. A, Table 1, to reduce the setback along the rear property line from 35 feet to 25.8 feet (25-feet, 10-inches) for a total reduction of 9.2 feet (9-feet, 3-inches) to allow for the restoration of a burned attached dwelling unit structure comprising five (5) apartment home.*

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 2, 2023**, 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.

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 or you can connect directly via: www.cityofhomewood.com/live-stream. **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. 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 7:30 a.m. and 4:30 p.m. Monday-Friday.

City of Homewood BZA Case Map

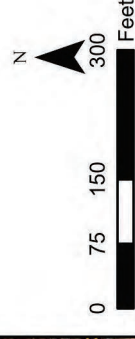
59 Aspen Cove

SV 23-02-01

Aerial Photo

☐ Subject Property

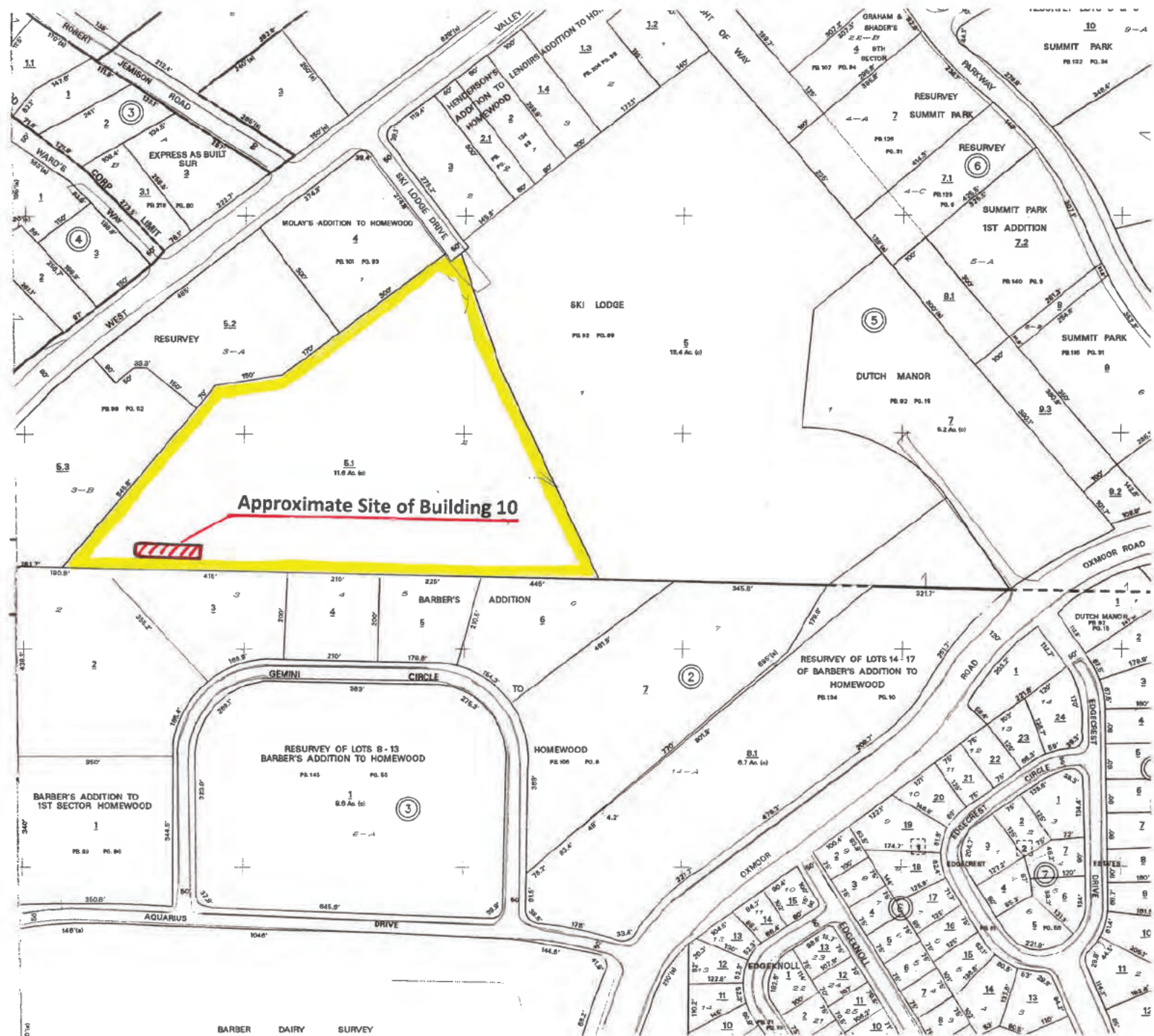
Parcels



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





59 Aspen Cove
The Park at Buckingham
Apartment Homes
(Building 10)
CASE # SV 23-02-01
Parcel # 29-00-15-4-005-005.001

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

☒

VARIANCE

☐

APPEAL

ADDRESS OF PROPERTY: 114 Havenwood Court

BZA CASE # (assigned by city staff): SV-23-02-02

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

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): David Maman

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

City

State

Zip

Email : david@c13investments.com

Telephone Number(s) of Owner(s): 205-206-5715

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 (per current City map): NPD

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

The existing house has numerous non-conforming conditions related to side yard and rear yard setbacks. The Owner wishes to renovate the main level and construct a new second story addition.

The existing non-conforming conditions at the plan-west wide of the house and rear of the house will not be changed or altered in any way. The walls and roof will remain. At the front east (right) corner of the house is an attached garage. A portion of this garage extends over the setback line and has a lower roof on it. Because the house is so small, the

renovation scope will need to use this space for a Master Bedroom and therefore we are requesting a Variance so we can raise the roof over this corner 3' +/- to match the existing roof of the main house structure. This Variance request only pertains to the first

floor roof. The second floor addition will comply with all setback requirements. The Variance request does not pertain to the Second Floor.

The existing house has a small covered stoop on the front. We are also requesting a 3.3' Variance so we can rebuild a new covering at the front door to protect the entry to the house.

The shape of the lot (extremely wedged shape) and the positioning of the existing house create significant hardships for improvement. Great effort has been taken to eliminate the need for Variances while still improving the house for a family to comfortably use it. However because the garage roof is currently too low to create usable space in that area, we need a Variance to simply raise that roof. The front Variance is needed to be able to maintain an existing condition to simply cover the front door.

This Variance was granted on Sept. 1, 2022. As construction got underway the demolition contractor uncovered a large amount of unforeseen rot and termite damage within the exterior walls.

The contractor gave him instruction to remove the damaged studs with the understanding that new studs would be sistered next to damaged ones. However, before it could be fully assessed (the contractor was out of town at the time) the demolition worker had removed all of the exterior walls. This came

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): _____

to the attention of the contractor. He contacted the architect, and the City Building and Planning Department. The City of Homewood instructed the contractor that due to the extensive demolition, a new Variance must be granted. This application requests that we be able to rebuild the exterior walls to the exact same height and roof slope that existed before. There will be no difference in size, scale, or materials from what was previously approved. It will only be constructed from new studs and sheathing. Included are the approved Permit Documents.

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

City of Homewood
Board of Zoning Adjustments
Request for Variance

INDICATE THE FOLLOWING

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

	*Required by Zoning Regulations	Setback dimensions As they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback Street:	25'	21.7	21.7	3.3
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback	10'	7.0	7.0	3.0
Left Bldg. Setback	10'	5.8	5.8	4.2
Rear Bldg. Setback	20'	13.7	13.7	6.3
Accessory Structure Setback: side/rear	--	--	--	--
	As Required	Existing NOW	Proposed	Variance Required
Lot Area	5855			
Lot Width	varies			
Parking	2	2	2	
Height of Structure	35/38	15	32'	
Lot Coverage	50%	40%	45%	

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

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

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

Redacted by City Staff

1-6-23

Date

1-6-23

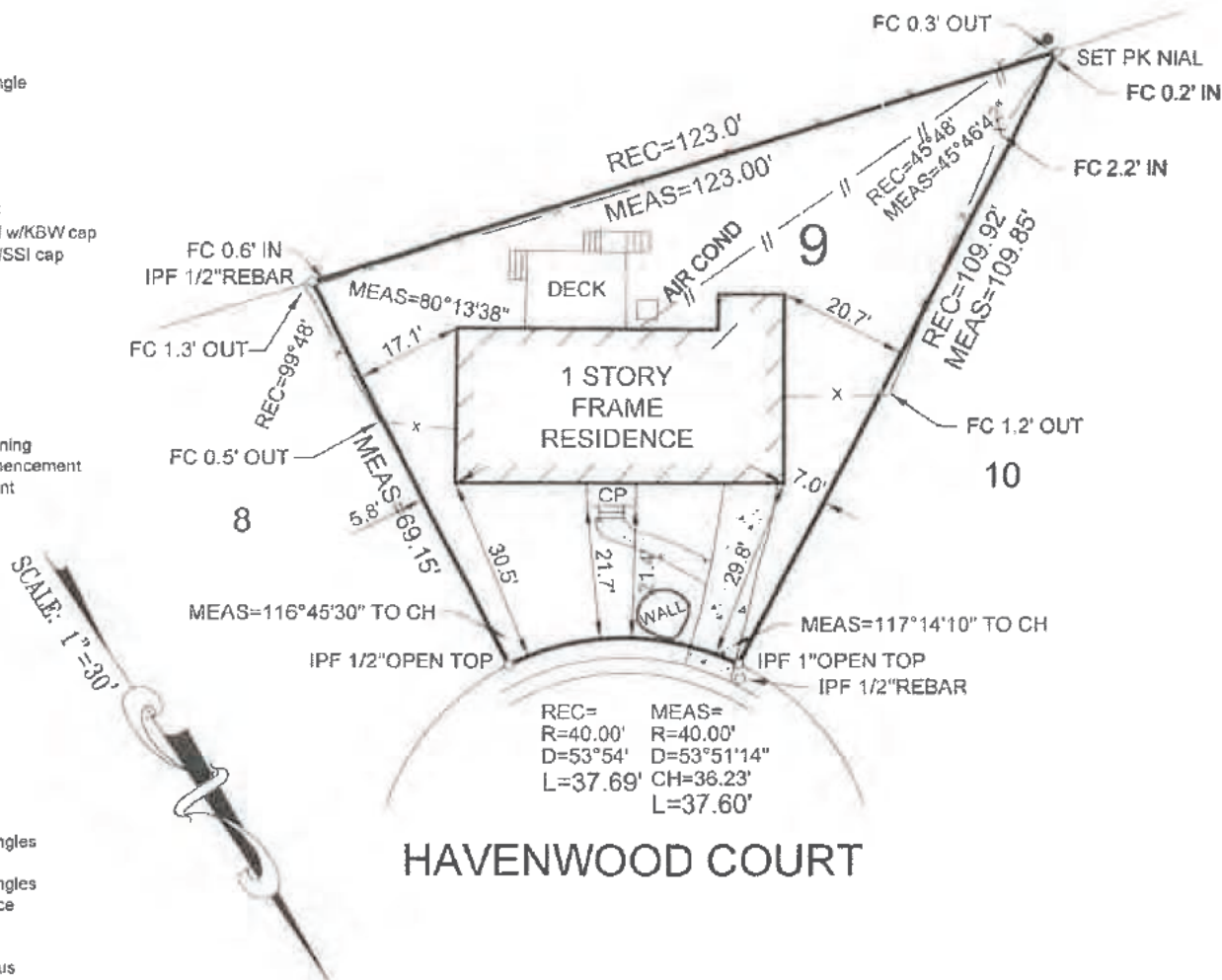
Date

Signature of Owner

Date

ASPH = asphalt
 BRG = bearing
 BLDG = building
 CALC = calculated
 CAP = capped iron
 CL = centerline
 CH = chord
 CONC = concrete
 C = covered
 d = deflection
 D = curve delta angle
 E = east
 ESMT = easement
 FC = fence
 FD = found
 HW = headwall
 IPF = iron pin found
 IPF* = iron pin found w/KBW cap
 IPS = iron pin set w/SSI cap
 L = length
 MEAS = measured
 MIN = minimum
 MH = manhole
 N = north
 OH = overhang
 P = porch
 PC = point of curve
 POB = point of beginning
 POC = point of commencement
 PT = point of tangent
 PVMT = pavement
 R = radius
 REC = recorded
 RES = residence
 ROW = right of way
 S = south
 SAN = sanitary
 STM = storm
 SWR = sewer
 SYN = synthetic
 UTIL = utility
 U = uncovered
 W = west
 YI = yard inlet
 ° = degrees
 ' = minutes, in
 " = bearings or angles
 ' = seconds, in
 ' = bearings or angles
 ' = feet, in distance
 AC = acres
 ± = more or less,
 or plus or minus

SCALE: 1" = 50'



I, Carl Daniel Moore, a registered Land Surveyor, certify that I have surveyed Lot 9, HAVENWOOD COURT as recorded in Map Book 24, Page 46 in the Office of the Judge of Probate, Jefferson County, Alabama; 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; that the correct address is as follows: 114 Havenwood Court according to my survey of May 20, 2022. Survey is not valid unless it is sealed with embossed seal or stamped in red.

ALABAMA
REGISTERED
No. 1215
PROFESSIONAL
LAND
SURVEYOR
CARL SMITH

Order No. 889064
Purchaser: Bussey
Type of Survey: Property Boundary

\\ACAD\SUBDIVISION\JEFFERSON COUNTY\HAVENWOOD COURT\LOT 9 HAVENWOOD COURT



Havenwood Court Residence

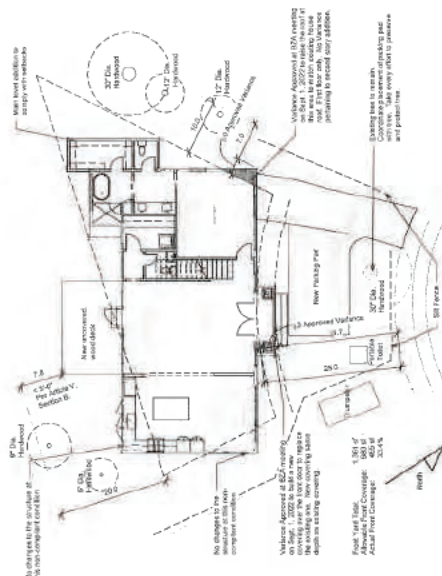
114 Havamood Court
Barnesville, AL 35709

1576	630.27
------	--------

AO 1



Net Area:
Allowable Coverage:
Total Coverage:



Carl Eugene Moore, a registered Land Surveyor, Geirly Road I have surveyed Lot 6, HAVENWOOD COURT as accords to Map 24, Page 60, in the Office of the Assessor of Probate, Jefferson County, Alabama, that all parts of this survey and platting have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama as in effect at the time of this survey, and that the same conform to the standards of the Alabama Board of Land Surveyors. I have been a member of the Alabama Board of Land Surveyors since March 29, 1970, and am duly licensed as a Professional Land Surveyor.

SURVEYING SOLUTIONS, INC.
222 CANADA VALLEY DRIVE SUITE M
GARDEN CITY, MISSOURI 64503

Order No. 002924
Purchase: Jersey
Type of Survey: Property Boundary

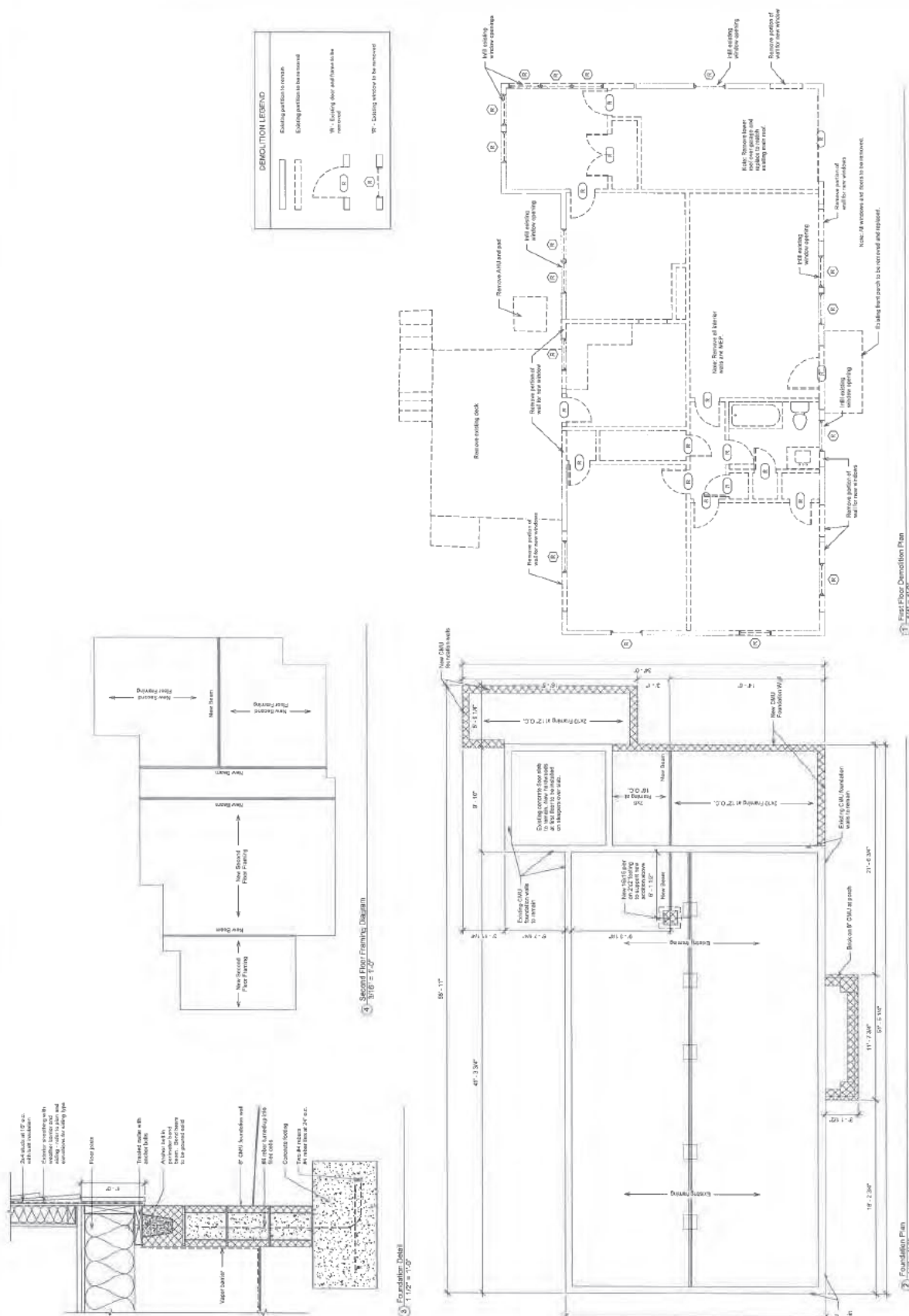
Date of Signature _____

Site Plan

[illegible]

Symbols Legend	
	COLUMN AND LINE
	WALL TAG
	ROOM TAG
	DOOR TAG
	WINDOW TAG
	QUANTITY SET - REFER TO WALL TAGS
	ELEVATION MARK
	SECTION MARK

[illegible]

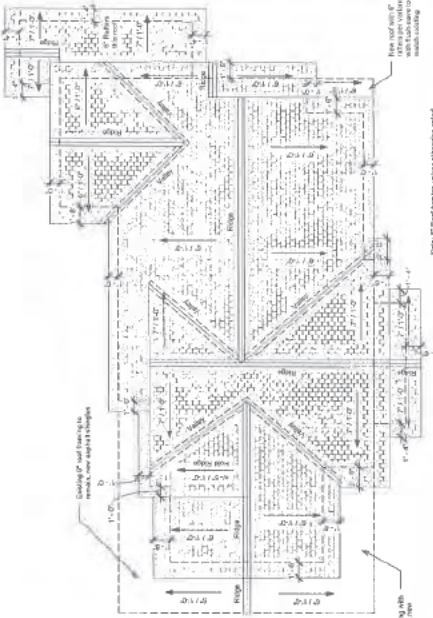


↑ First Floor Demolition Plan

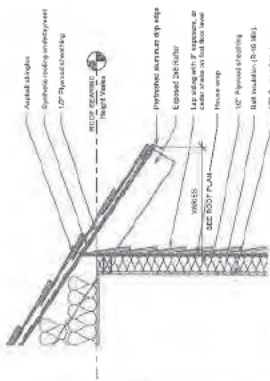
5) Foundation Plan

Window Schedule						
Type	Mark	Count	Width	Height	Type	Comments
A	23		3' - 0"	5' - 0"	Double Hung	
B	3		2' - 6"	3' - 6"	Casement	Must meet Egress
C	3		3' - 0"	2' - 8"	Fixed	

Well Types Legend

[illegible]

Note: 8" Wood framing unless otherwise noted



③ Typical Copying Detail

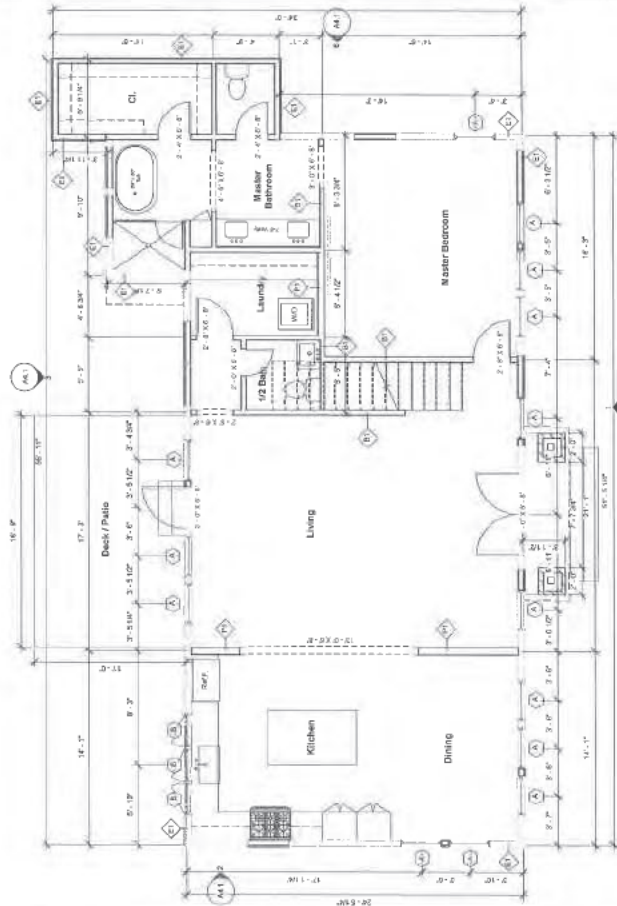
Roof Notes

Single Boating:

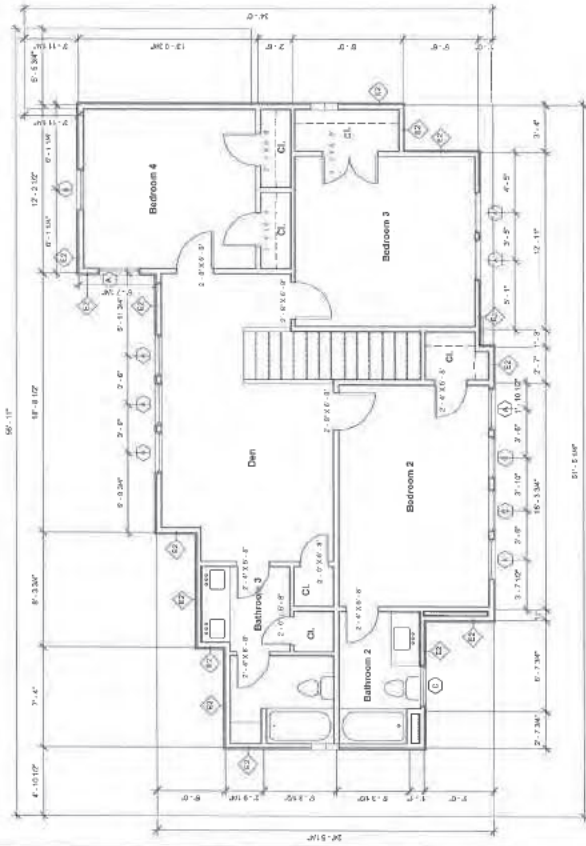
- C. Existing roof framing to remain and structural members to be removed and replaced.
- D. 30 year Asph/Flt Shingles to be installed on old roofing felt on plywood roof sheathing.
- E. Valleys to be flashed with Ice and Water Shield (or equal) or make flashing over 2" x 2" on either side.
- F. For all other, under GUT, roofing will be replaced with the same Weather Shield (or equal).
- G. Roof decking to remain on east and west Weather Shield (or equal).

Guthrie and Dwyer note:

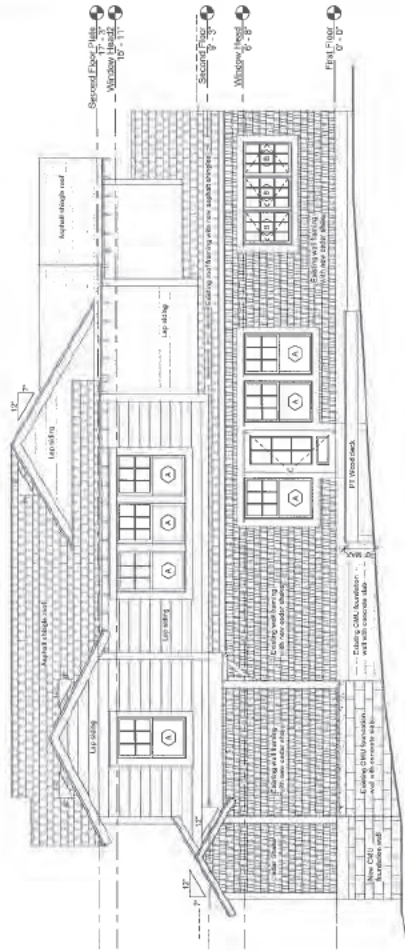
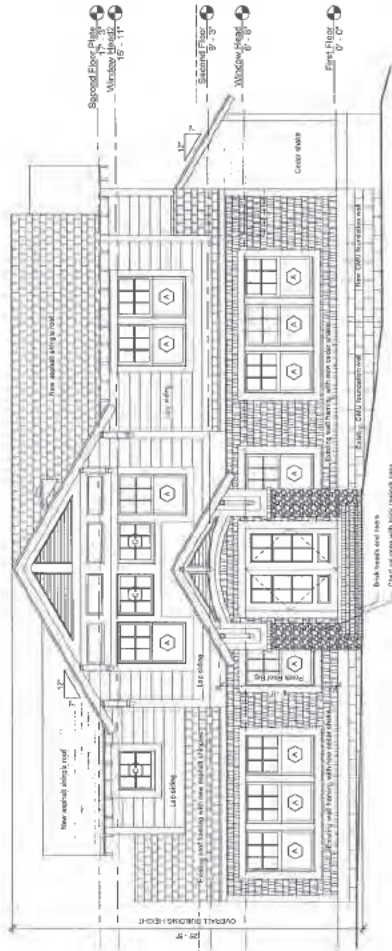
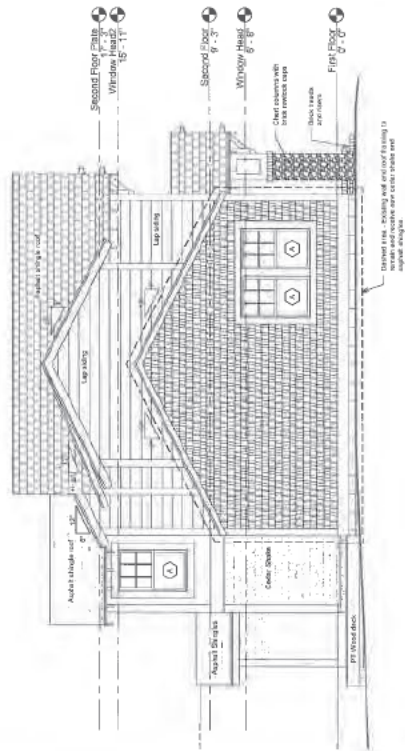
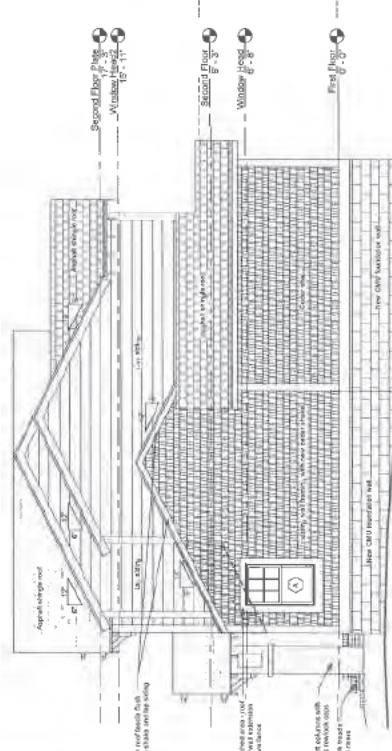
- A. Gaskets and downspouts to be pre-finished metal.
B. Gaskets to slope to downspouts. Downspouts to connect to below-grade PVC piping and run to curb or edge of property. If components in areas susceptible to collected debris, downspouts to empty directly into storm blocks, or into slope away from house.



① First Floor Plan



② Second Floor
1.48" = 1'-0"


$$\textcircled{3} \frac{\text{Rear Elevation}}{1/4" = 1'-0"}$$

$$\frac{\text{Front Elevation}}{1\frac{1}{4}'' = 1'-0''}$$
Side Elevation A
 $\frac{5.4' \times 1.0'}{2}$ Side Elevation B
4/4" = 1'-0"

CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

January 27, 2023

David Maman
Birmingham Investments 3, LLC
105 Euclid Avenue
Mountain Brook, Alabama 35213

Re: *114 Havenwood Court, 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 #SV-23-02-02, 114 Havenwood Court, Parcel ID No.: 29 00 13 2 029 009.000

Applicant: Jared Bussey / Property Owners: David Maman

- a. A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 1. Front, to reduce the setback along the front of the property line from 25 feet to 21.7 (21-feet, 9-inches) feet for a total reduction of 3.3 feet (3-feet, 4-inches) to allow for the reconstruction of the home.*
- b. A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side, to reduce the setback along the ride-side property line from 10 feet to 7 feet for a total reduction of 3 feet for the reconstruction of the home.*
- c. A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side, to reduce the side setback along the left side property line from 10 feet to 5.8 feet (5-feet, 10-inches) for a total reduction of 4.2 feet (4-feet, 3-inches).*
- d. A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 3. Rear, to reduce the setback along the rear of the property line from 20 feet to 13.7 feet (13-feet, 9 inches)*

for a total reduction of 6.3 feet (6-feet, 4-inches).

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 2, 2023**, 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 last page of this notice.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sherri Williams", is written over a light blue circular stamp.

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.

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 or you can connect directly via: www.cityofhomewood.com/live-stream. **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. 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 7:30 a.m. and 4:30 p.m. Monday-Friday.

City of Homewood
BZA Case Map

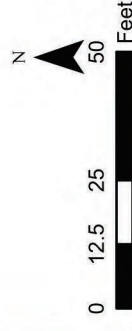
114 Havenwood Court

SV 23-02-02

Aerial Photo



 Subject Property
 Parcels

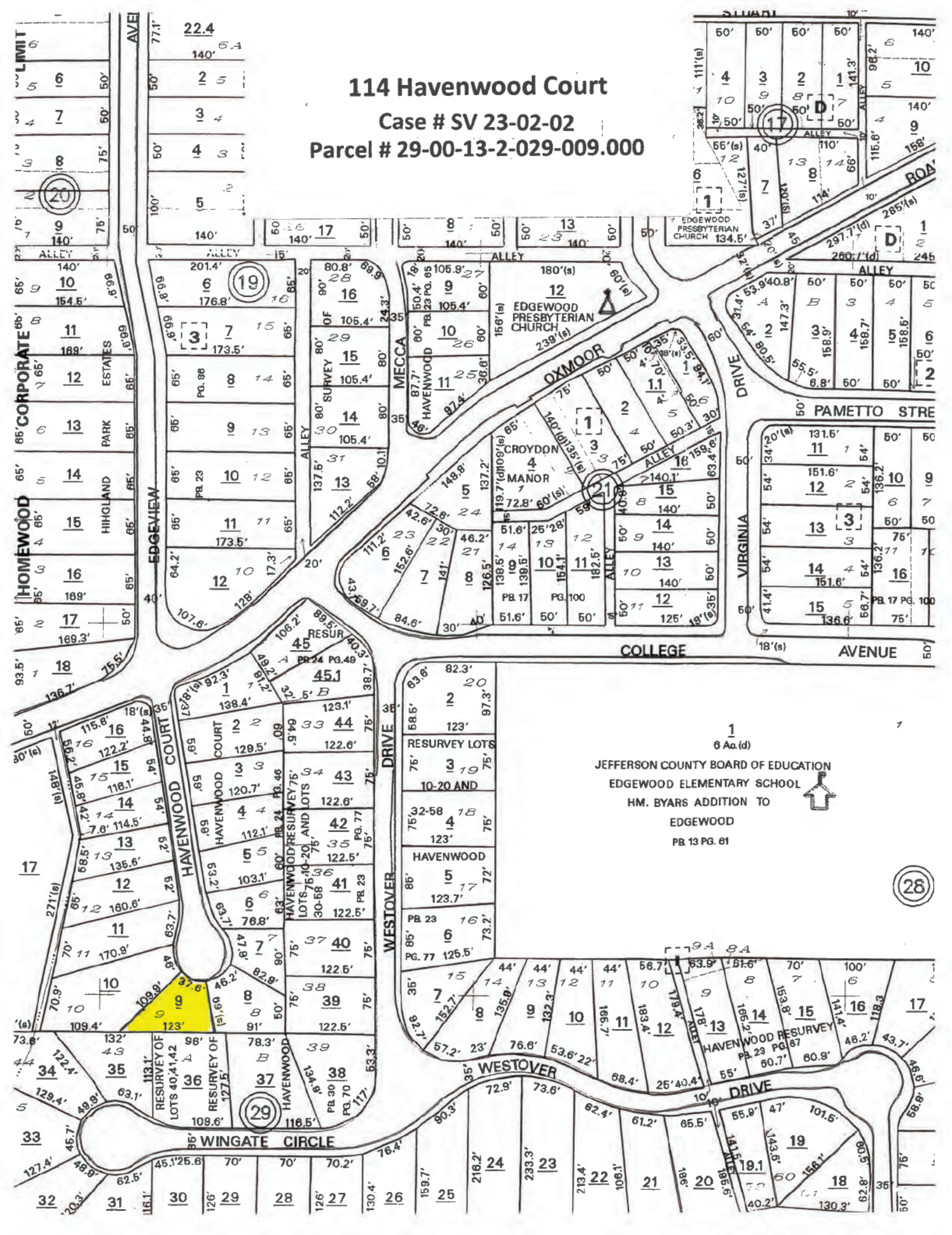


THE INFORMATION ON THIS DRAWING WAS COMPILED FROM SEVERAL SOURCES AND SHOULD ONLY BE USED FOR GENERAL INFORMATION AND ORIENTATION. THIS DRAWING IS THE PROPERTY OF THE CITY OF HOMEWOOD AND ITS USE BY ANYONE FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE CITY OF HOMEWOOD IS PROHIBITED.

ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 332-6628

Jefferson County Department of Information Technology

114 Havenwood Court
Case # SV 23-02-02
Parcel # 29-00-13-2-029-009.000



COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 1823 Windsor Blvd

BZA CASE # (assigned by city staff): **SV-23-02-03**

APPLICANT INFORMATION

Name of Applicant(s): James and Teresa Cannon

Address of Applicant(s): 1823 Windsor Blvd

Homewood

City

AL

State

35209

Zip

Telephone Number(s) of Applicant(s):

Redacted by City Staff

16-

Redacted by City Staff

Redacted by City Staff

Redacted by City Staff

Email:

Redacted by City Staff

Redacted by City Staff

Redacted by City Staff

Property Interest of Applicant(s): Owner

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s):

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 18 2 014 028.000

PRESENT USE: vacant ☒ residence

commercial (describe):

other (describe):

PRESENT ZONING (per current City map): NPD

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

Our existing structure is 2" too close to property line @ 9.8" instead of 10'. We are adding a roof to the existing structure. We request a variance of 2" so that we can keep the roof line straight. The new roof does not further encroach our neighbor. Our neighbor has stated he does not have any objection to the new structure. The addition has no affect on any other neighboring properties and is not visible from the front of the home.

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): The existing porch is being covered. The existing structure is non-conforming and can't be moved. We request the variance to allow the new porch roof to tie into the existing roof of house without having a set back in the roof.

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

City of Homewood
Board of Zoning Adjustments
Request for Variance

INDICATE THE FOLLOWING

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

	*Required by Zoning Regulations	Setback dimensions As they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback Street:				
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback	10.0"	5.9 feet	5.9 feet	4.1 feet
Left Bldg. Setback				
Rear Bldg. Setback				
Accessory Structure Setback: side/rear				
	As Required	Existing NOW	Proposed	Variance Required
Lot Area				
Lot Width				
Parking				
Height of Structure				
Lot Coverage				

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

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

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

Redacted by City Staff



Signature of Owner



Signature of Owner

1/10/23

Date

1/10/23

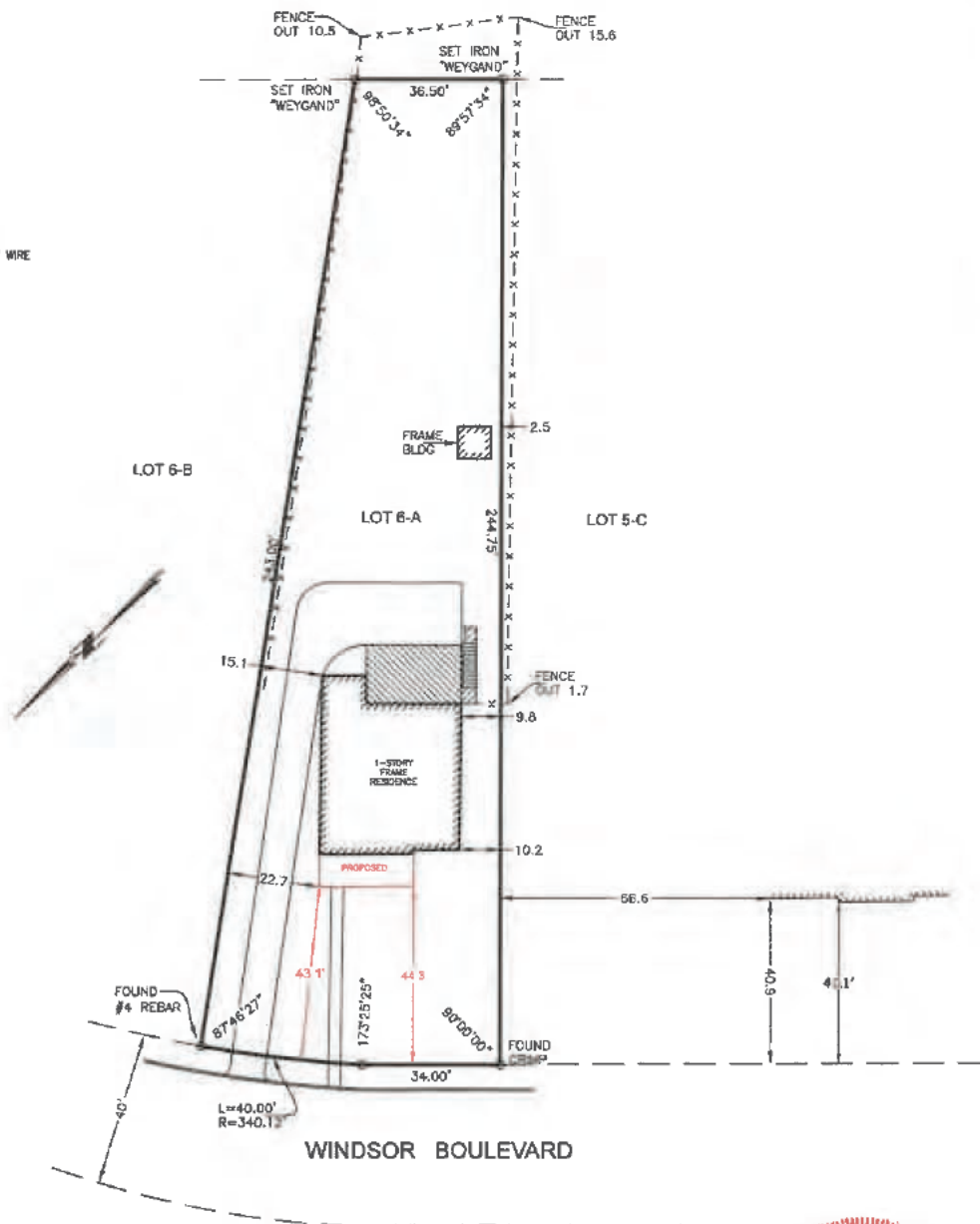
Date

1-10-23

Date

LEGEND

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG	LONG CHORD
d	DEFLECTION
Δ	DELTA
ESWT	EASEMENT
HW	HEADWALL
MIN	MINIMUM
MH	MANHOLE
OH	OVERHANG
POR	PORCH
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTL	UTILITY
AC	ACRES
S.F.	SQUARE FEET
C	CENTERLINE
A/C	AIR CONDITIONER
●	POLE
—X—	ANCHOR
—X—	FENCE
—X—	OVERHEAD UTILITY WIRE
P/WT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
ALGT	LIGHT
COV	COVERED
■	DECK
■	CONCRETE
■	WALL
□	COLUMN



STATE OF ALABAMA
JEFFERSON COUNTY

"PLOT-PLAN"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 6-A, WINDSOR HEIGHTS, as recorded in Map Volume 17, Page 56, in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, according to my survey of JULY 5, 2022. Survey invalid if not sealed in red.

Order No.: 20221094
Purchaser:
Address: 1823 WINDSOR BLVD

Ray Weygand, P.L.S. #24973
169 Oakmor Road, Hartswood, AL 35209
Phone: (205) 942-0088 Fax: (205) 942-0087
Copyright ©

WEYGAND
SURVEYORS

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











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 27, 2023

Teresa and James Cannon
1823 Windsor Boulevard
Homewood, Alabama 35209

Re: 1823 Windsor Boulevard, 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:

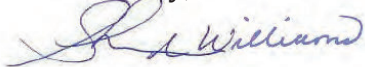
*Case #SV-23-02-03, 1823 Windsor Boulevard, Parcel ID No.: 28 00 18 2 014 028.00
Applicant: / Property Owners: Teresa and James Cannon*

- a) request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side, to reduce the setback along the right-side property line from 10-feet to 5.7 feet (5-feet, 9 inches) for a total reduction of 4.3 feet (4-feet, 4-inches), to allow for the existing stairs to remain after the construction of a covered deck*

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 2, 2023**, 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.

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 or you can connect directly via: www.cityofhomewood.com/live-stream. **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. 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 7:30 a.m. and 4:30 p.m. Monday-Friday.

City of Homewood BZA Case Map

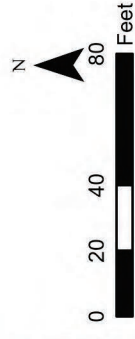
1823 Windsor Blvd

SV 23-02-03

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. 332-6628

Jefferson County Department of Information Technology

1823 Windsor Blvd.
Case # SV 23-02-03
Parcel # 28-00-18-2-014-028.000

WINDSOR BLVD.
WELLINGTON ROAD
SAULTER ROAD
BOULEVARD

RESURV OF 10-A-10-B-10-C-10-D BLOCK
WINDSOR HIGHLANDS
KOLTER'S ADDITION TO HOMWOOD
RESURV OF 10-A-10-B-10-C-10-D BLOCK

WINDSOR DRIVE
WINDSOR

33
8.4 Ac. (c)

SAMFORD UNIVERSITY

SAMFORD UNIVERSITY

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: 1737 Wellington Rd.

BZA CASE # (assigned by city staff): SV-23-02-04

APPLICANT INFORMATION

Name of Applicant (s): Jessa L. Crosby

Address of Applicant(s): 2242 Ascot Lane

Vestavia

City

AL

State

35216

Zip

Telephone Number(s) of Applicant(s): 205-600-3673

Email: tray@jlcrosbyconstruction.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): Faris & Ellen Jo Malki

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

Same

City

State

Zip

Email: faris@canabacycles.com - eloquemalki@gmail.com

Telephone Number(s) of Owner(s): 205-335-5672 205-518-1744

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

PARCEL IDENTIFICATION NUMBER: 2800182009D15000

PRESENT USE: vacant ☒ residence

commercial (describe):

other (describe):

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

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

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

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

Due to the shape of our lot and that the home
site askew this limits the ~~appeal~~ possible options
to build the addition for the ~~our~~ needs of more
bedrooms. Please see attached letter

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): _____

Letter of Intent
In Support of Request for Variance
1737 Wellington Road, Homewood, AL 35209

This letter of intent is in support of our request for variance to the side yard setback requirement for our existing lot. The intention is to build an addition to a single family residence. Based on the current code, the setback side yard requirement for our lot is ten feet. However, in an effort to complete an addition to our home and avoid the sloping nature of our lot, we are requesting a variance to permit our addition to go a few feet to the east.

Due to the shape of our lot combined with the side yard setback of ten feet, the strict application of the requirements would result in practical difficulties for our addition. The sloping nature of our lot does not allow for an addition further back on the lot. Our request for variance is only for a few feet in the back corner of our lot, will not have a detrimental effect on any parties, and allows for 13'6" of separation between the building structures.

What is perhaps most relevant here, and we ask the board to consider is the following:

- This variance is only for the back corner of our lot and keeps the current footprint of our house intact
- We are unable to move the addition to the other side of our home since it would cause a larger encroachment on our western neighbors
- We have worked with two separate architects to come up with the least impactful and most economical footprint
- We have spoken to our neighbor and the main concern is losing natural light. We are incurring the costs of trimming the trees and raising the canopy to allow for more natural light.

Our project would be an improvement to the neighborhood and would result in an overall increase in property value and tax base created by improvement.

Thank you so much for your consideration.

Ellie Jo and Faris Malki
Homeowners

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

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

INDICATE THE FOLLOWING

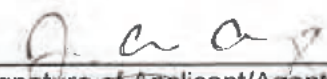
Applicant must provide a survey to verify:

Setback information	*Required by zoning regulations	Setback dimensions currently existing	Setback dimensions after proposed construction	Setback Variance Requested
Front Bldg. Setback Street:				
Front Bldg. Setback Street: secondary front - corner lot				
Right Bldg. Setback	10'	14'9" - 15'9"	same	
Left Bldg. Setback	10'	6'4"	4'7"	5'5"
Rear Bldg. Setback	20'			
Accessory Structure Setback: side/rear				
Property dimensions and structure information	As required	Currently existing	Proposed	Variance Requested
Lot Area (sq. ft./acres) •		.53 Acres - 23,913 sq. ft.		
Lot Width •		112' front corner lot		
Parking Spaces				
Height of Structure •	35'	17'3"	17'3"	
Lot Coverage sq. ft. of structures ÷ lot sq. ft.		2080	2124	

*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

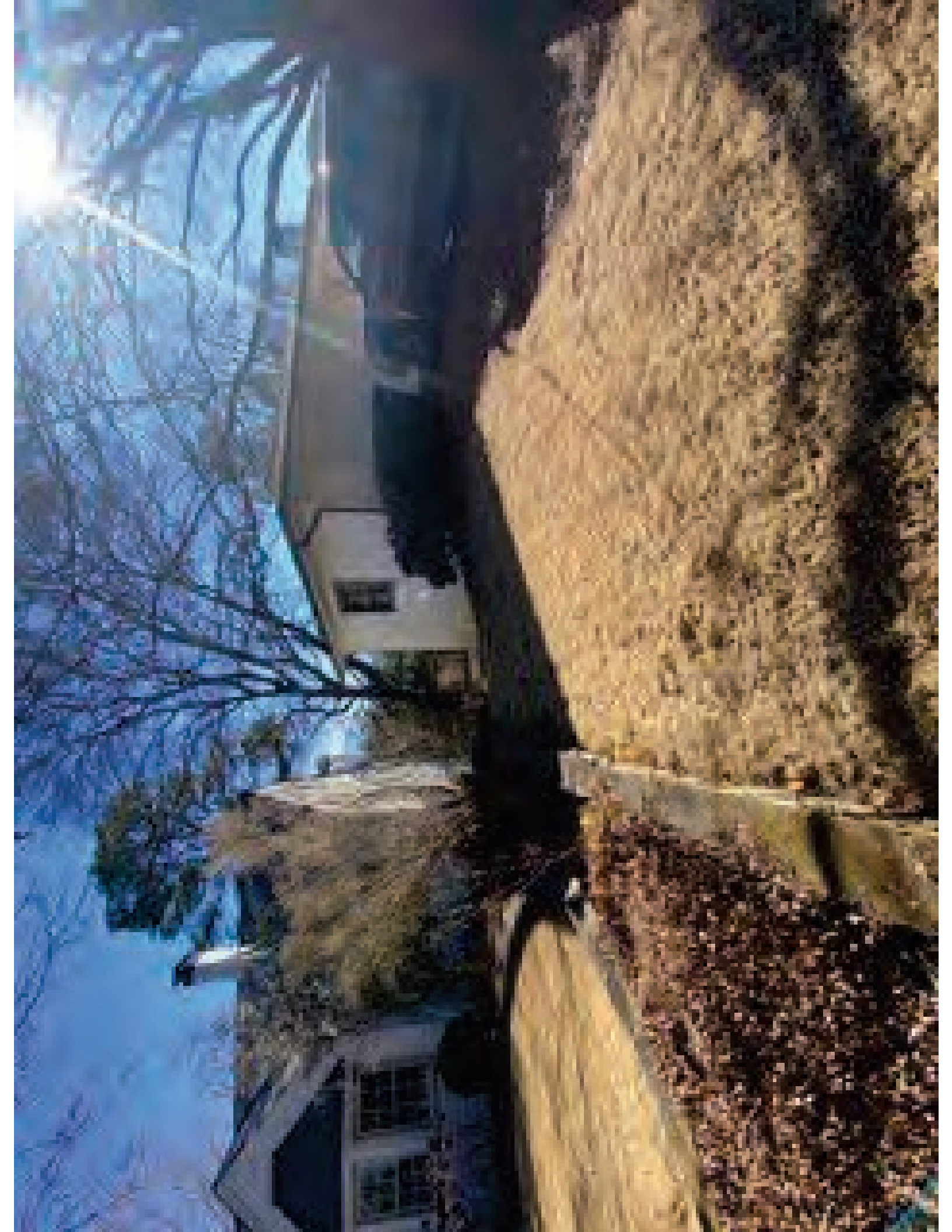
1.11.23
Date


Signature of Owner

1.10.23
Date

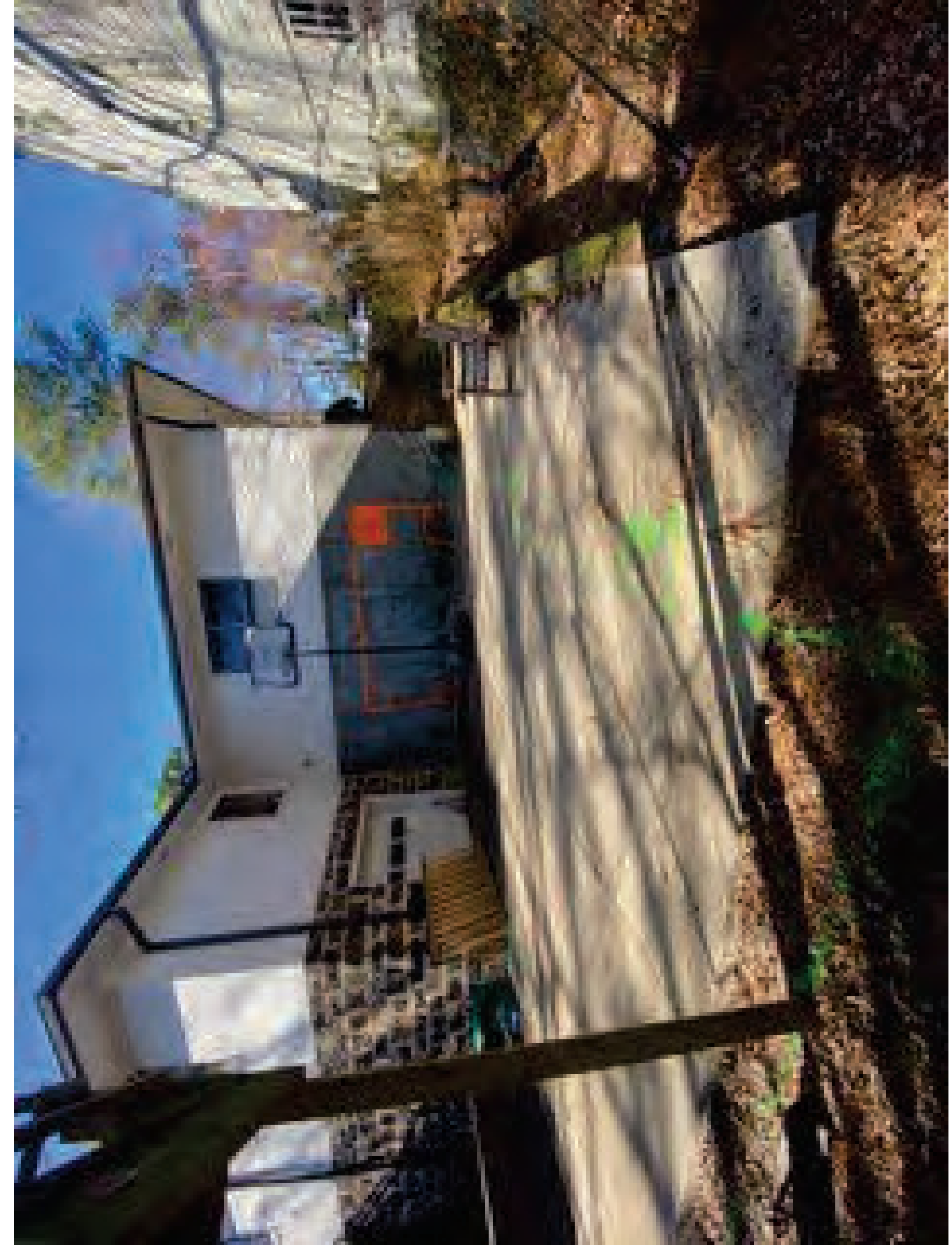

Signature of Owner

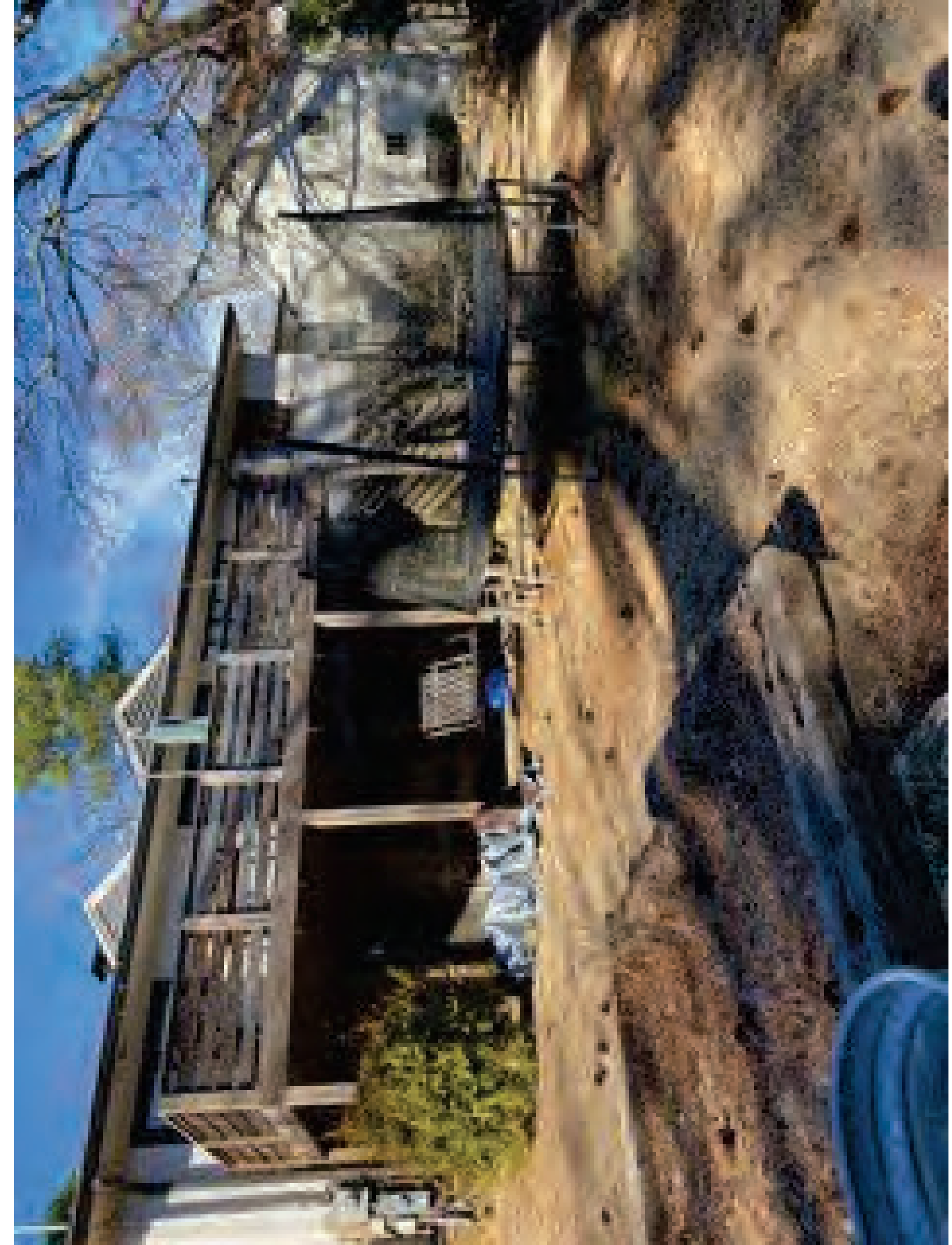
1.10.23
Date

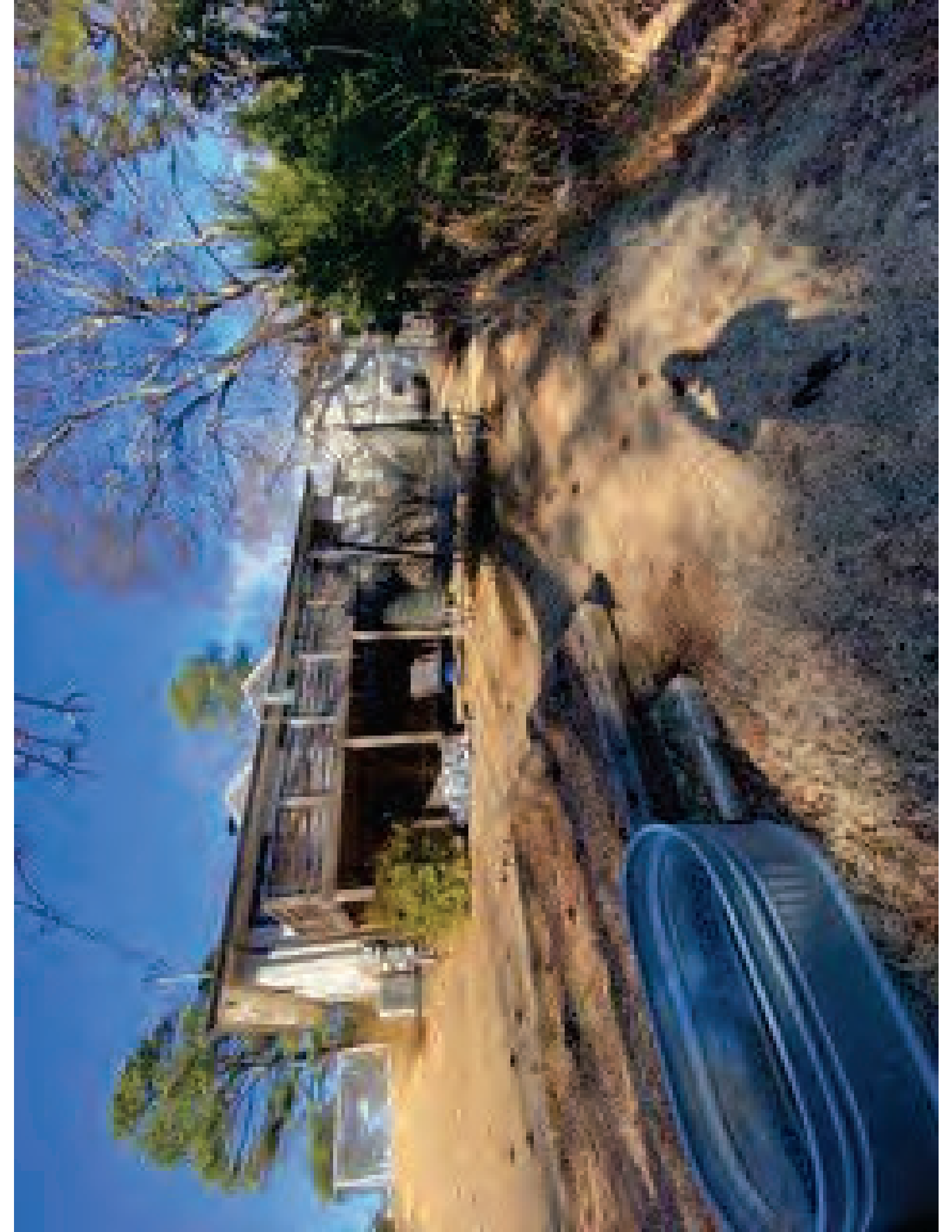




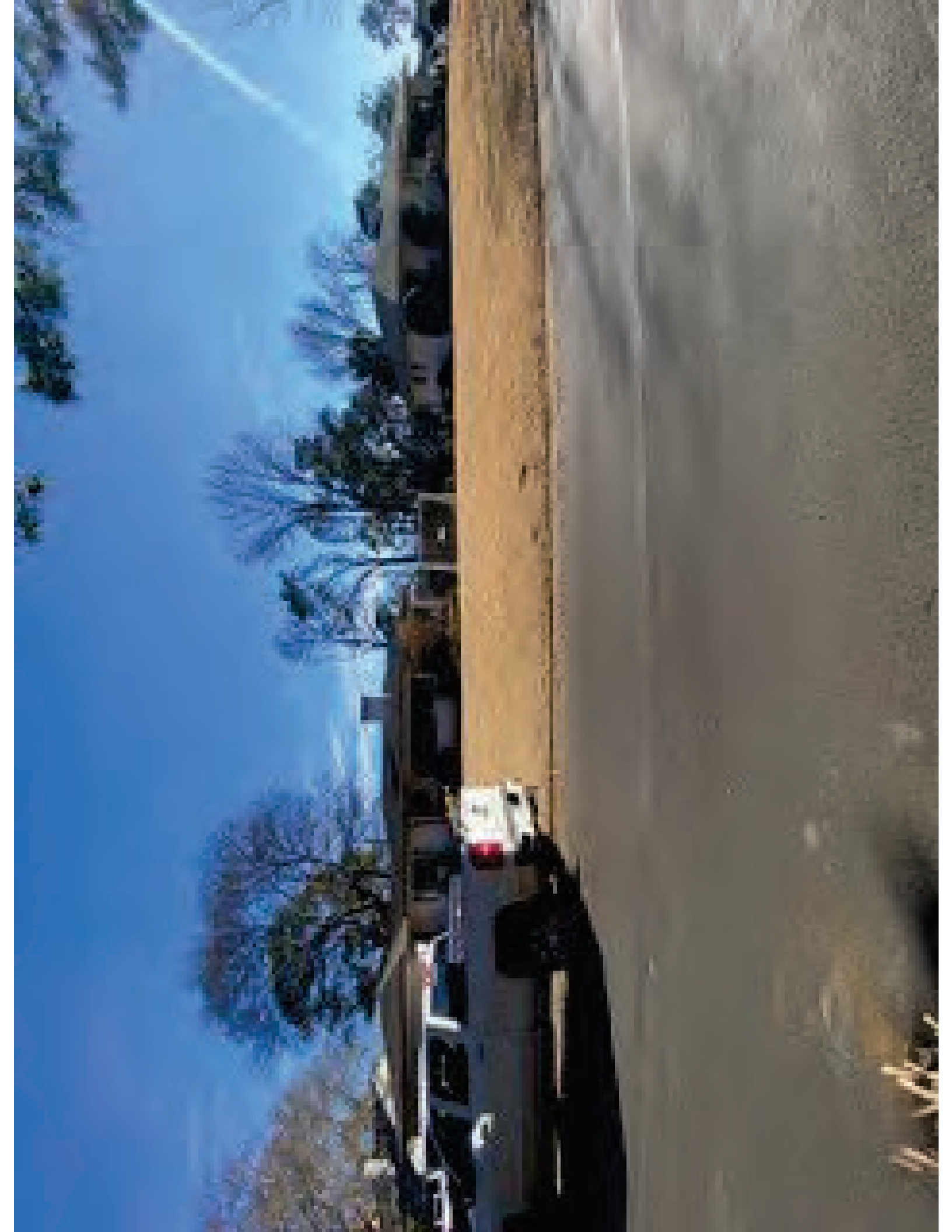


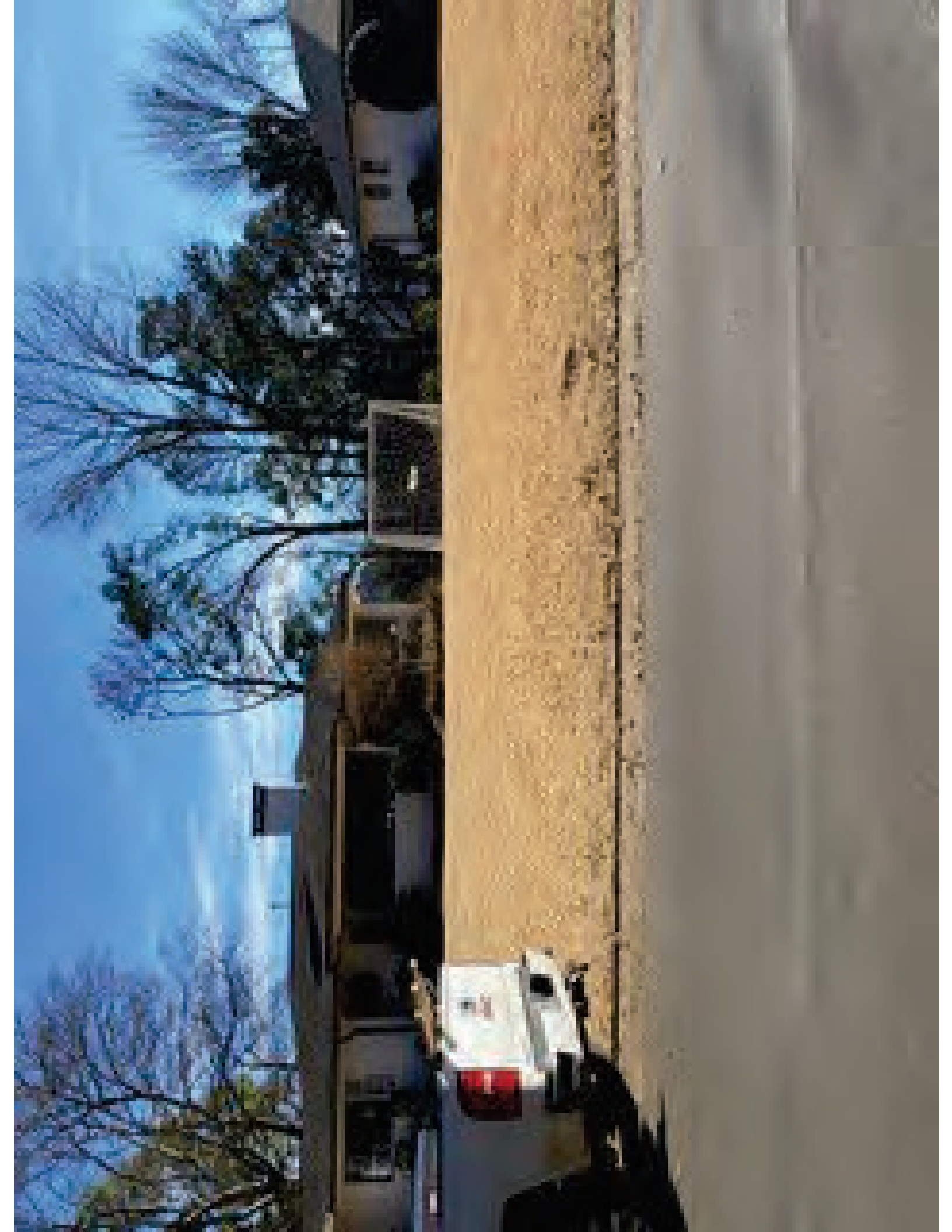




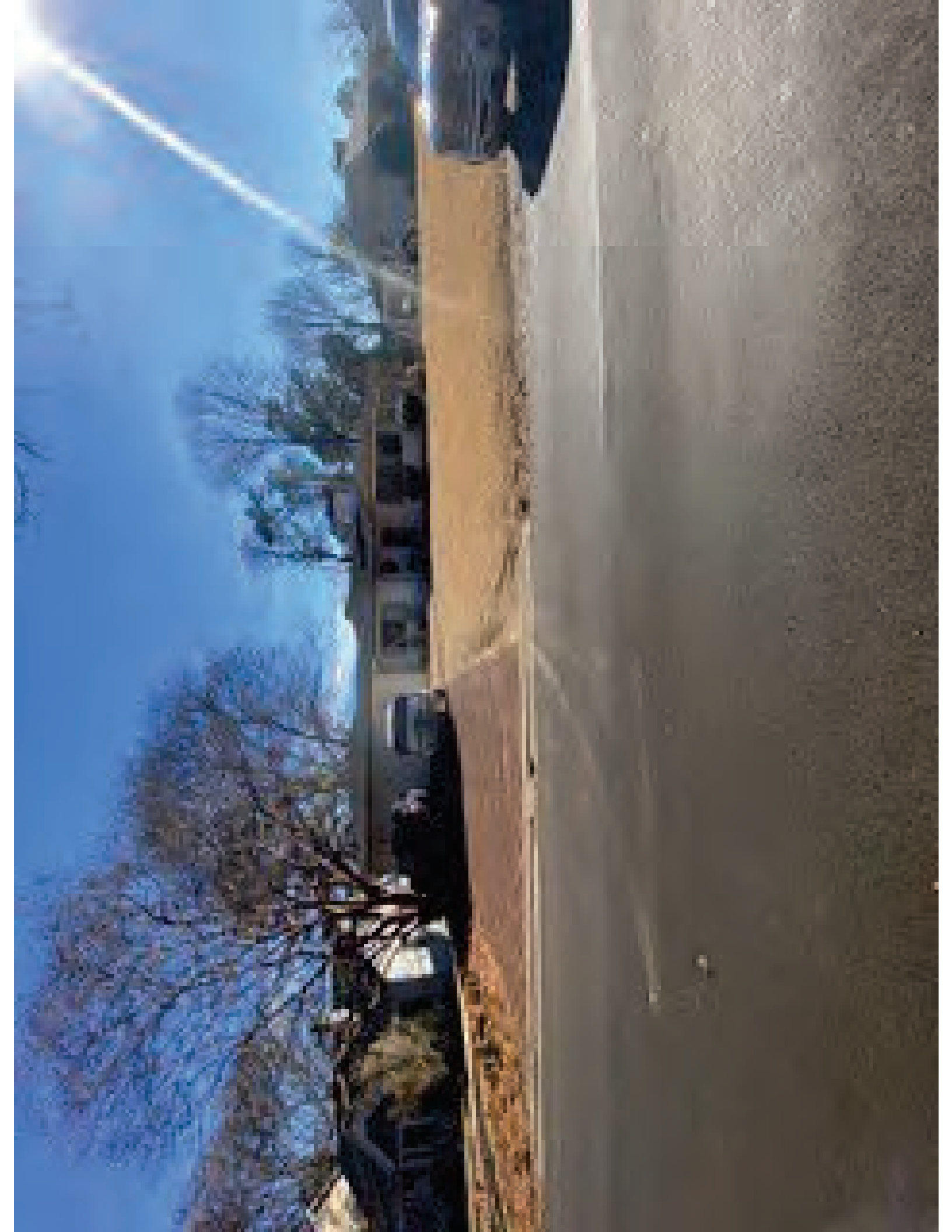


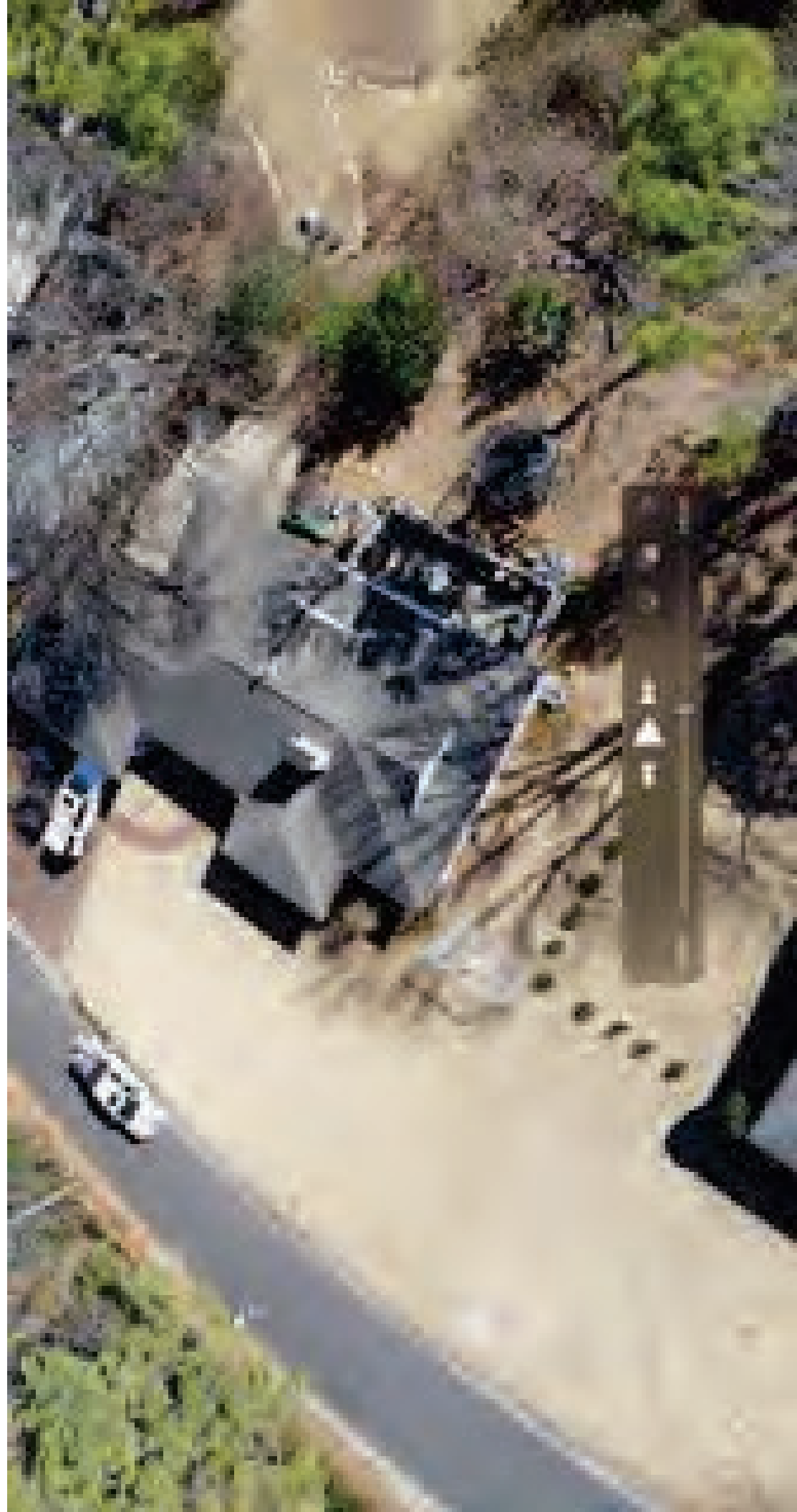






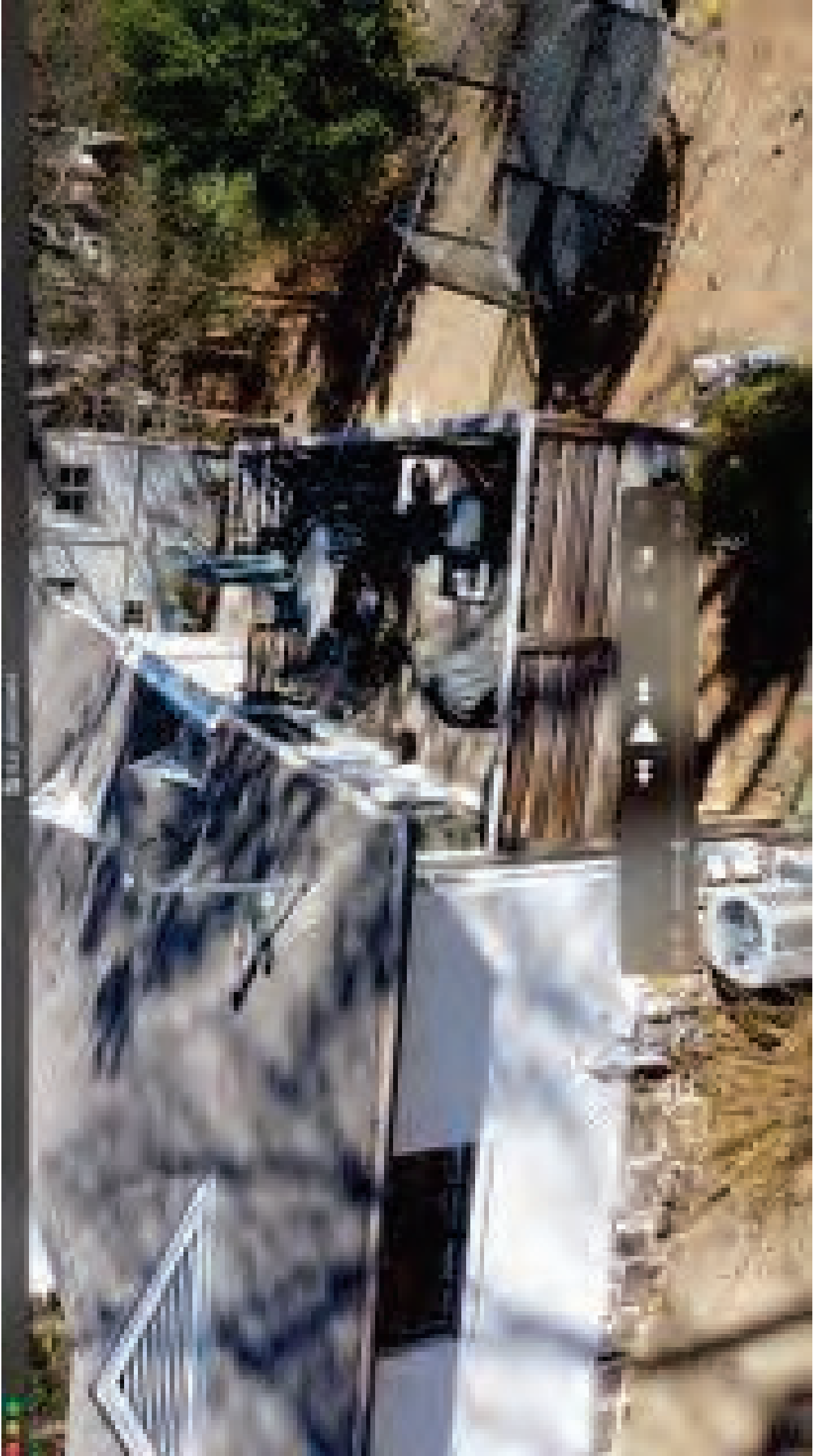






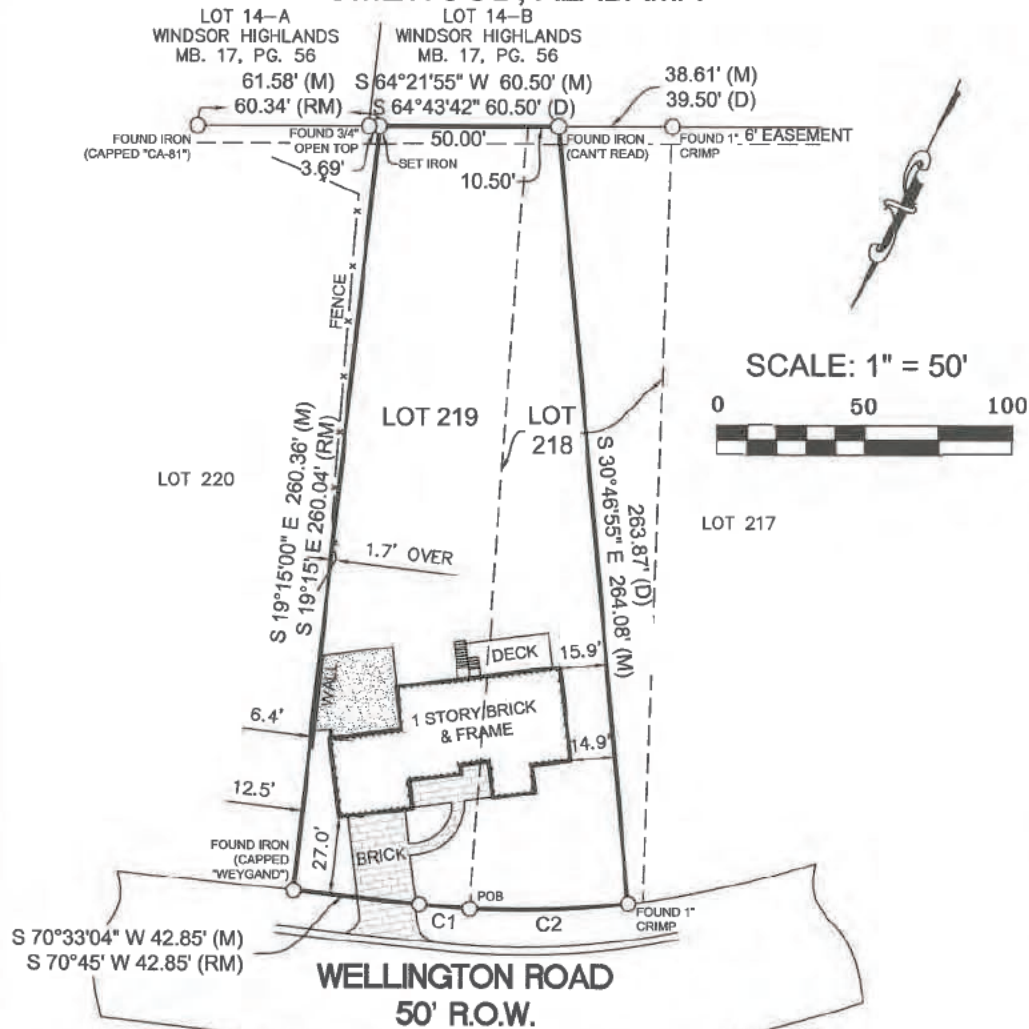








BOUNDARY SURVEY 1737 WELLINGTON ROAD HOMEWOOD, ALABAMA




CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.15' (M) (RM)	313.33' (RM)	3°08'11" (M)	S 68°58'59" W (M)	17.15' (M)
C2	53.54' (M) 53.05' (D)	313.33' (RM)	9°47'26" (M)	S 62°31'10" W (M)	53.48' (M)

DESCRIPTION: INSTRUMENT 2016008154, AS RECORDED IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

All of Lot 219 and that part of Lot 218, according to Resurvey, as recorded in Map Book 19, Page 53, in the Probate Office of Jefferson County, Alabama, of part of Mayfair, described as follows: Begin at Northeast corner of said Lot 218 and go West along north line of said Lot 218, 53.05 feet; thence left and in a southeasterly direction 263.87 feet to southeast boundary of said Lot 218, intersecting said south boundary at a point 10.5 feet west of southeast corner of said lot; thence east along said south line for 10.5 feet to southeast corner of said Lot 218; thence in a northerly direction along east line of said Lot, 265.03 feet to point of beginning.

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

Surveyor's Signature: 
Alabama License Number 26013, Date: January 4, 2023

NOTE:

1. North arrow based on PLAT.
2. Survey not valid without original signature.

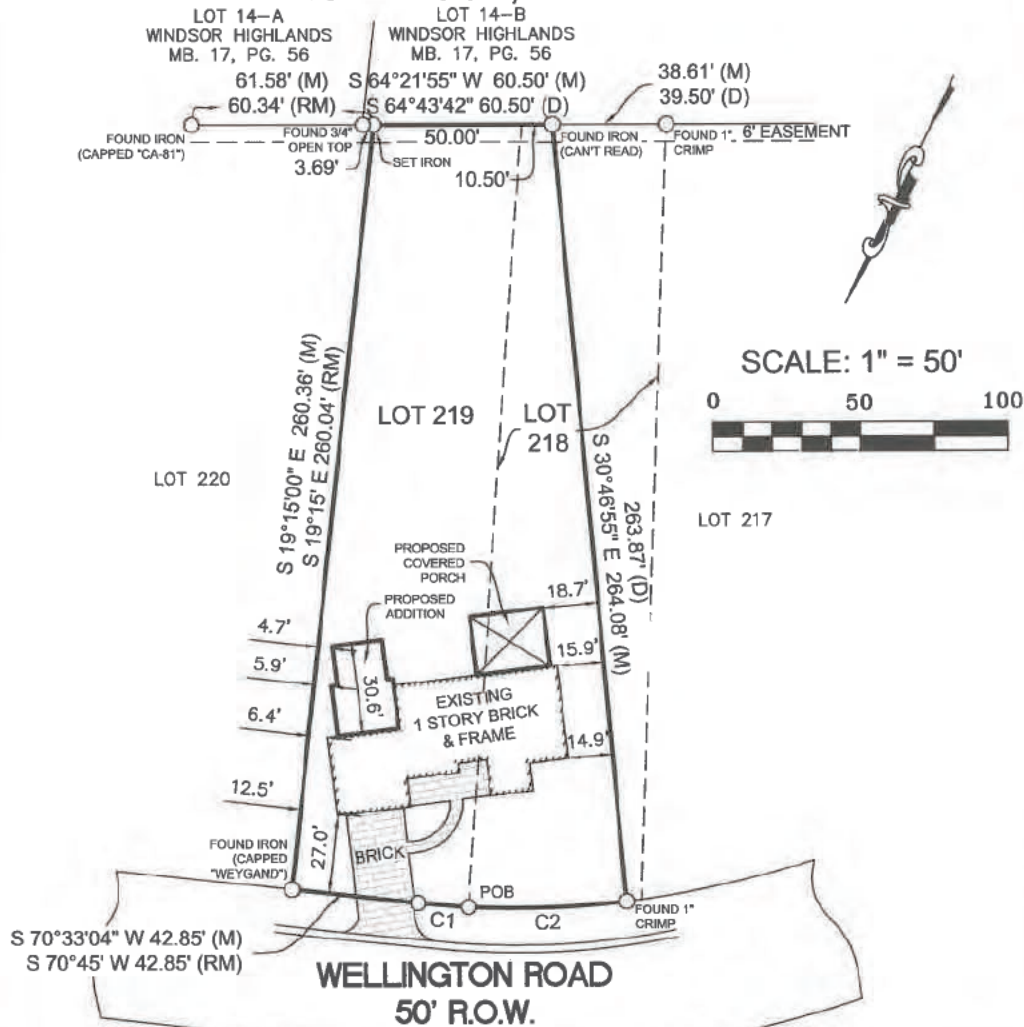
Address: 1737 WELLINGTON RD
Date of Fieldwork: 2022-12-22
Date of Survey: 2023-01-03
Job Number: JLCC0001
Drawn By: MBA
Survey For: CROSBY CONSTRUCTION
Type of Survey: BOUNDARY SURVEY
Field Book, Page: FB 71, PG 281



120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124



PLOT PLAN 1737 WELLINGTON ROAD HOMEWOOD, ALABAMA



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.15' (M) (RM)	313.33' (RM)	3°08'11" (M)	S 68°58'59" W (M)	17.15' (M)
C2	53.54' (M) 53.05' (D)	313.33' (RM)	9°47'26" (M)	S 62°31'10" W (M)	53.48' (M)

DESCRIPTION: INSTRUMENT 2016008154, AS RECORDED IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

All of Lot 219 and that part of Lot 218, according to Resurvey, as recorded in Map Book 19, Page 53, in the Probate Office of Jefferson County, Alabama, of part of Mayfair, described as follows: Begin at Northeast corner of said Lot 218 and go West along north line of said Lot 218, 53.05 feet; thence left and in a southeasterly direction 263.87 feet to southeast boundary of said Lot 218, intersecting said south boundary at a point 10.5 feet west of southeast corner of said lot; thence east along said south line for 10.5 feet to southeast corner of said Lot 218; thence in a northerly direction along east line of said Lot, 265.03 feet to point of beginning.

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

Surveyor's Signature: [Signature]
Alabama License Number 26013, Date: January 3, 2023

NOTE:

1. North arrow based on PLAT.
2. Survey not valid without original signature.

Address: 1737 WELLINGTON RD
Date of Fieldwork: 2022-12-22
Date of Survey: 2023-01-03
Job Number: JLCC0001
Drawn By: MBA
Survey For: CROSBY CONSTRUCTION
Type of Survey: PLOT PLAN
Field Book, Page: FB 71, PG 281

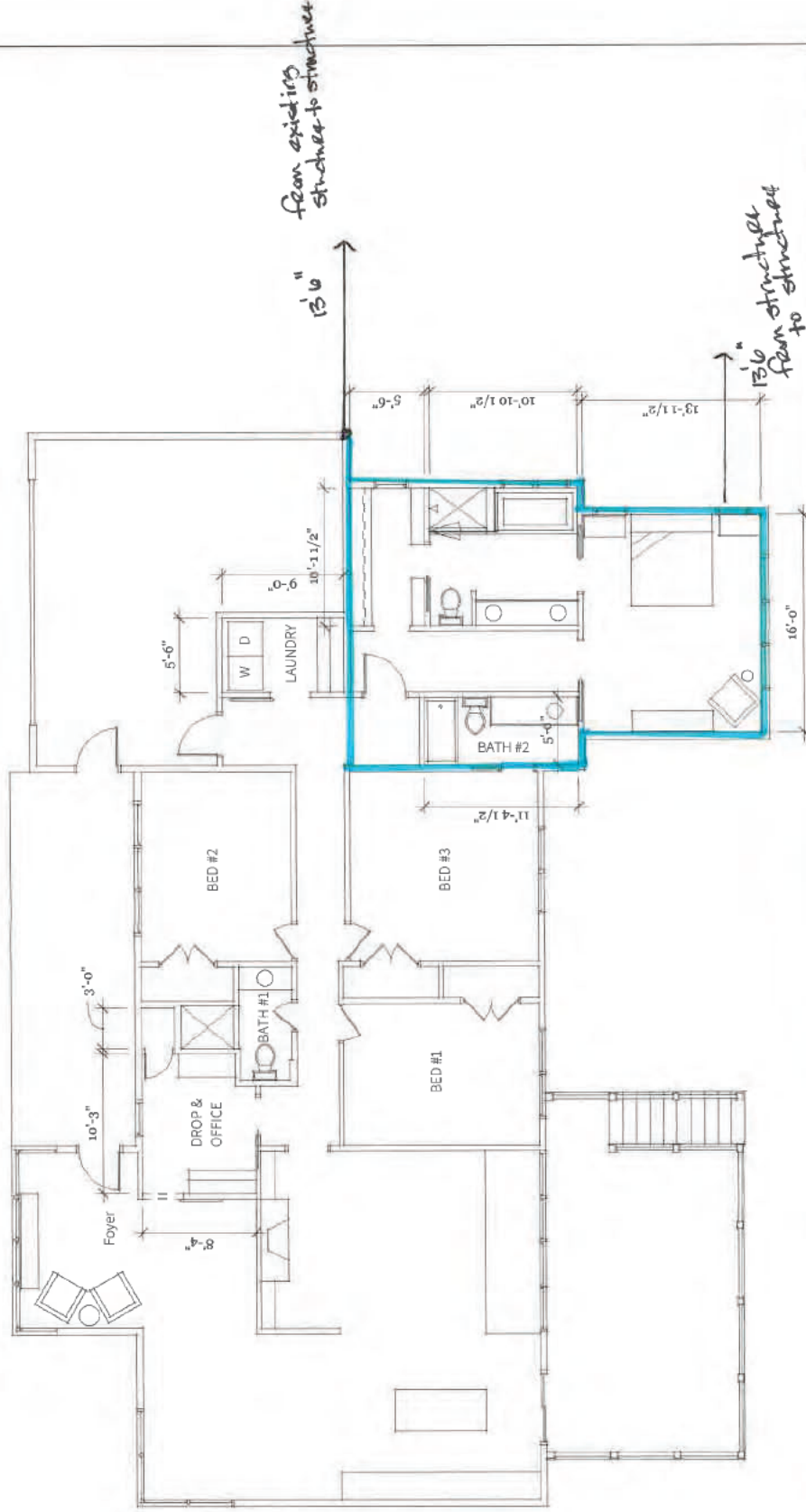


120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124



MAIN LEVEL FLOORPLAN

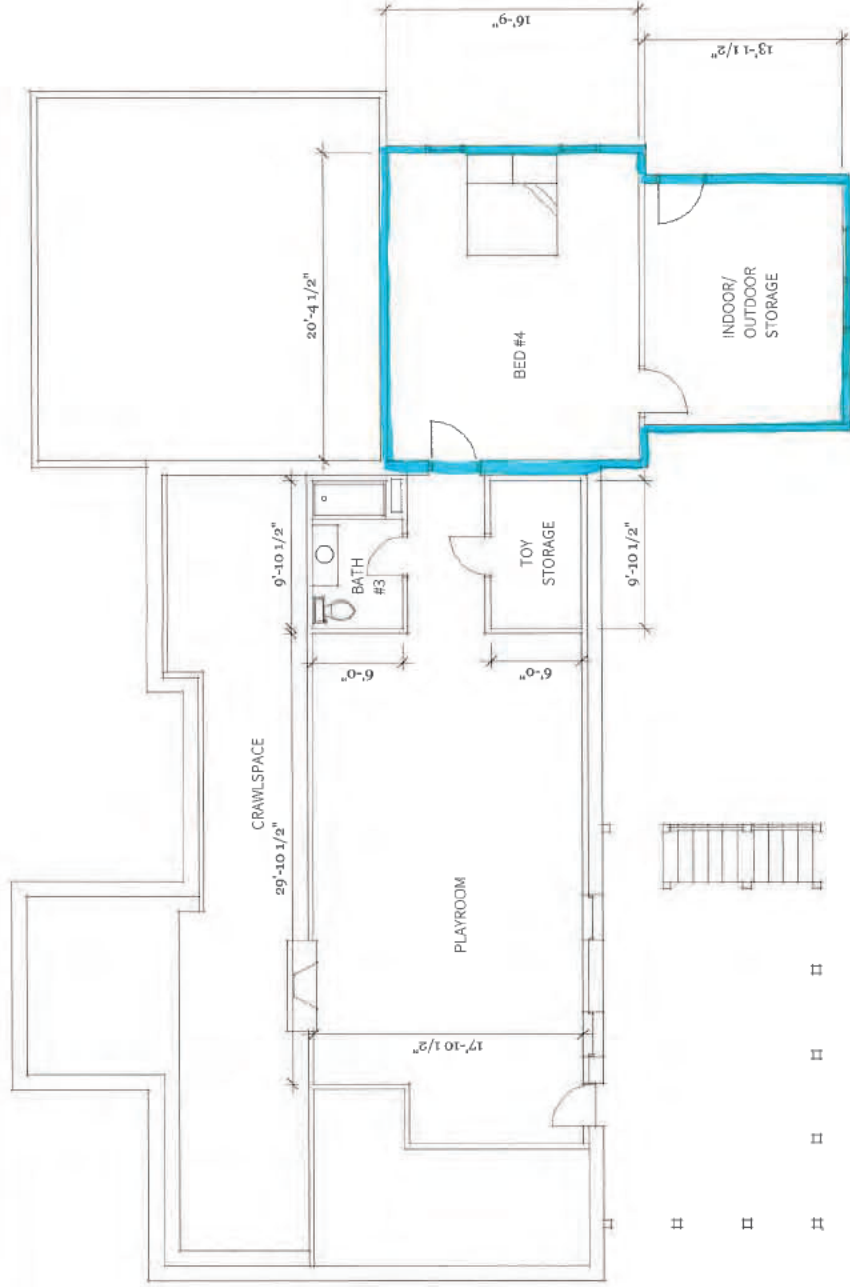
SCALE: 1/8" = 10"



JCD &CO		MALKI RENOVATION Wellington Rd. Homewood, AL		10.07.22	
PG. 01					
		TIME			
	HOURS			REMARKS	
1	5	FIRST ROUND - FLOORPLAN OPTIONS			
2					
3					
4	2	MEETINGS			
	8	TOTAL			

LOWER LEVEL - FLOORPLAN

SCALE: 1/8" = 1'0"



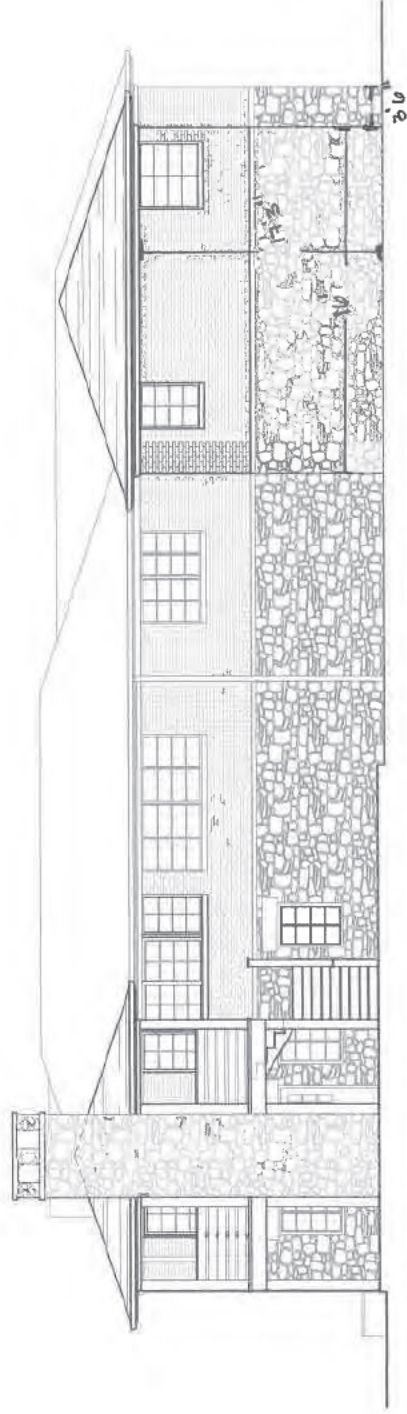
JCD
&CO

MALKI RENOVATION
Wellington Rd. Homewood, AL

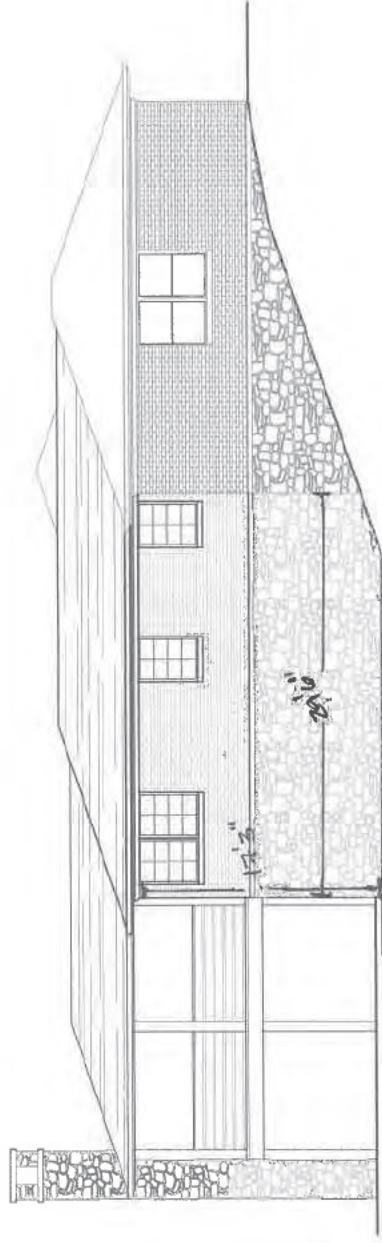
TIME		
HOURS	REPAIRS	
1	PREPWORK - FLOORPLAN OPTIONS	
2		
3		
4	MEETINGS	
8	TOTAL	

10.07.22

PG. 02



PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"
MAIKI RESIDENCE
SCHEMATIC DESIGN



PROPOSED SIDE ELEVATION
SCALE: 1/8" = 1'-0"
MALKI RESIDENCE
SCHEMATIC DESIGN

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 27, 2023

Faris and Ellie Jo Malki
1737 Wellington Road
Homewood, Alabama 35209

Re: 1737 Wellington 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:

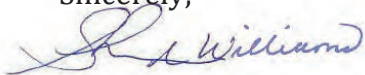
*Case #SV-23-02-04, 1737 Wellington Road, Parcel ID No.: 20 00 18 2 009 015.000
Applicant: Jesse Crosby / Property Owners: Ellie Jo and Faris Malki*

- a) *A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side, to reduce the setback along the left-side property line from 10-feet to 4-feet, 7 inches for a total reduction of 5-feet, 5 inches for the construction of an addition to the existing non-conforming house.*

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 2, 2023**, 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.

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 or you can connect directly via: www.cityofhomewood.com/live-stream. **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. 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 7:30 a.m. and 4:30 p.m. Monday-Friday.

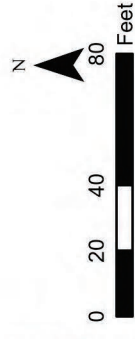
City of Homewood
BZA Case Map

1737 Wellington Rd.

SV 23-02-04

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



Case # SV 23-02-04

Parcel # 28-00-18-2-009-015.000