

Homewood Board of Zoning Adjustments

Meeting Agenda

Thursday, February 3, 2022, 6:00 P.M.

City Council Chamber

2850 19TH Street South, 2nd Floor

Homewood, Alabama 35209

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

Option 1: [Click to Connect to Zoom](#) or www.cityofhomewood.com/upcoming-meetings

Option 2: Zoom App - Meeting ID#: 883 5766 5513 | Passcode: 514257

Option 3: By phone: 312-626-6799

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

Board Members

Chair, Matthew Foley, Ward 5

Vice-Chair, Meghan Hand, Ward 4

Houston Wurtele, Ward 1

Beverly LeBoeuf, Ward 2

Michael Pirkle, Ward 3

Supernumeraries

Stuart Roberts

John Geer

Order of Business

I. Call to Order

II. Roll Call

III. Minutes Approval – December 2, 2021, January 6, 2022

IV. Communications/Reports from Chair & Vice Chair

V. Old Business

1) *Consideration of an edit to Rules of Procedure and By-Laws, Section 3: Qualifications*

VI. New Business

1) *Case # SV-22-02-02, 306 La Playa Place, Parcel ID No.: 28 00 07 4 015 020.000*

Applicant: Paul Bates, Paul Bates Architects / Property Owner: Mims & Mary Cooper

- a. A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2.Side, to reduce the setback along the left (south) property line from 10-feet to 6-feet, for a total reduction of 4-feet, to allow for the construction of a new single-family residence.*

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-22-02-03, 201 Woodland Drive, Parcel ID No.: 29 00 13 2 026 003.000
Applicant / Property Owners: Terri Johnson & Florence Clarkson

- a. *A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 1. Front, to reduce the setback along the secondary frontage, Palmetto Street, from 9-feet to 6-feet, for a total reduction of 3-feet, to allow for the construction of a screened porch addition to an existing, non-conforming, single-family residence located in a Neighborhood Preservation Zoning District (NPD).*

3) Case # SV-22-02-04, 3101 Roxbury Road, Parcel ID No.: 28 00 18 2 001 019.000
Applicant: Bryant Naile, Father Nature Landscapes / Property Owner: Joey Miller

- a. *A request for a variance to Article V, District Development Criteria, Sec. D., Accessory Structures, (3)., to permit the placement of an accessory structure in the secondary front yard of a corner lot located in a Neighborhood Preservation Zoning District (NPD), to allow the property owner to replace natural grass with artificial turf.*
- b. *A request for a variance to Article V, District Development Criteria, Sec. D., Accessory Structures, (5), to permit the placement of an accessory structure, other than a garage or carport, in the side yard of a corner lot in a Neighborhood Preservation Zoning District (NPD), to allow the property owner to replace natural grass with artificial turf.*
- c. *A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, g. to increase the maximum area of ground coverage by all structures from 50-percent to 54-percent, for a total increase of 4-percent (+/- 603-sq. ft.), to allow the property owner to replace natural grass with artificial turf.*

4) Case # SV-22-02-05, 304 English Circle, Parcel ID No.: 28 00 07 4 017 012.000
Applicant: David Brush / Property Owners: Brandon & Katy Bishop

- a. *A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, g. to increase the maximum area of ground coverage by all structures from 50-percent to 54-percent, to allow for landscape improvements to a non-conforming lot.*
- b. *A request for a variance to Article V, District Development Criteria, Sec. D., Accessory Structures, (4)., to increase the proportionality of rear yard accessory structures from 30-percent (+/- 900-square feet) to 75.8-percent (+/- 2,280- square feet), for a total increase of 45.8-percent (+/- 1,378-square feet) to allow for landscape improvements to a non-conforming lot located in a Neighborhood Preservation Zoning District (NPD).*

VII. Adjournment

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

Old Business

Section 3: *Qualifications*

All members of the Board shall serve as such without compensation, and the members shall hold no more than one (1) additional municipal office; except, that one of the regular members may serve on the Planning Commission. All Board members shall be bona fide residents and qualified electors of the City of Homewood.

Section 4: *Terms*

The term of each appointed member shall be three (3) years and may serve two (2) terms but must re-apply for second term by way of resume submitted to the City Clerk's office for presentation to the City Council for consideration.

Any Board member can be removed by the City Council for inefficiency, neglect of duty or malfeasance in office.

Attendance at all scheduled meetings of the Board shall be deemed mandatory. Failure to attend six (6) meetings in any one (1) calendar year may result in removal.

Section 5: *Meetings*

The Board shall hold regular meetings on the 1st Thursday of each month at 6:00 P.M., in the Council Chamber of City Hall, or at some other agreed upon and advertised location and/or electronic communication, such as *Zoom*, should Council Chambers be unavailable or other conditions exist making the Council Chambers ill-advised. The first meeting held in January shall constitute the annual organizational meeting of the Board. Special meetings may be called by the Chairperson, or shall be held at such other times as the Board may determine, or upon written request of two (2) members of the Board.

The Chairperson shall notify Board members, including supernumeraries, at least forty-eight (48) hours prior to any special meeting. It shall be within the authority of the Chairperson to dispense with the regular meeting, when there are no appeals or applications pending, and no other important business matter to be considered. The Chairperson shall notify Board members and supernumeraries of said cancellation at least forty-eight (48) hours prior to the regular meeting date.

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 306 LA PLAYA PL BHAM, AL 35209

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

APPLICANT INFORMATION

Name of Applicant (s): PAUL BATES

Address of Applicant(s): 2336 20th AVE. ALLEY S.

BHAM, AL 35223
City State Zip

Telephone Number(s) of Applicant(s): 205.414.9939

Email : paul @ paul bates architects.com jarrod @ paul bates architects.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): MARY + MIMS COOPER

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

308 LA PLAYA PL BHAM, AL 35209
City State Zip

Email : Redacted by City Staff Redacted by City Staff

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

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

PARCEL IDENTIFICATION NUMBER: 28 000 74 015 02 000 0

PRESENT USE: X 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 HARDSHIP IS CREATED BY THE PIE SHAPED NATURE OF THE LOT AND ANGLED REAR PROPERTY LINE. THE NARROW LOT FRONTAGE REQUIRES THE HOUSE TO BE SITED FURTHER BACK ON THE LOT THAN REQUIRED BY ZONING. COMBINED WITH THE ANGLED REAR PROPERTY LINE THE GARAGE IS LIMITED IN LOCATION TO THE REAR LEFT OF THE LOT, OVERLAPPING THE SIDE SETBACK BY 4'0".

A SECOND HARDSHIP IS CAUSED BY INCLUDING THE DRIVEWAY'S ENTIRE WIDTH ON THIS LOT, WHERE IT PREVIOUSLY WAS 2'0" OVER THE PROPERTY LINE. THIS FURTHER REDUCES OUR BUILDABLE AREA AT THE FRONT, CAUSING THE PANTRY TO ENCRUCH 4'0" INTO THE 10'0" SETBACK.

THE EXISTING HOME IS 2'0" OVER THIS SETBACK AND 7'0" OVER THIS SETBACK AT THE REAR. OUR CURRENT DESIGN IS AN IMPROVEMENT ON THIS CURRENT CONDITION.

PURPOSE OF VARIANCE

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

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

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

INDICATE THE FOLLOWING

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

	*Required by Zoning Regulations	Setback dimensions As they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback Street:				N/A
Front Bldg. Setback Street: (secondary - corner lot)				N/A
Right Bldg. Setback				N/A
Left Bldg. Setback	10' 0"	3' 3" + 8' 2"	6' 0"	6' 0"
Rear Bldg. Setback				N/A
Accessory Structure Setback: side/rear				N/A
	As Required	Existing NOW	Proposed	Variance Required
Lot Area				N/A
Lot Width				N/A
Parking				N/A
Height of Structure				N/A
Lot Coverage				N/A

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

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

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

Redacted by City Staff

Signature of Applicant

Date

12.21.21

Redacted by City Staff

Signature of Owner

Date

12.21.21

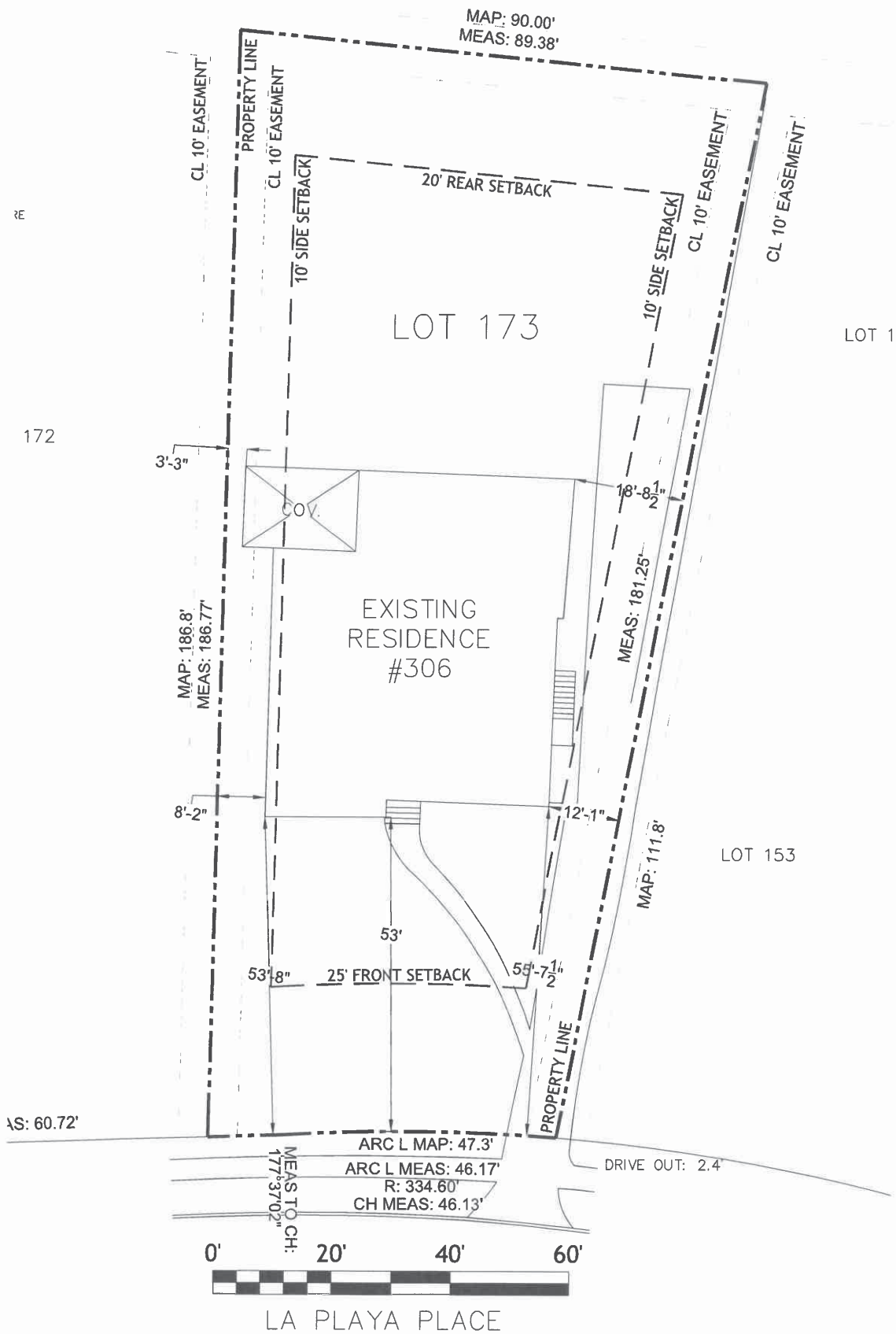
Redacted by City Staff

Signature of Owner

Date

12.21.21





PAUL
BATES
ARCHITECTS

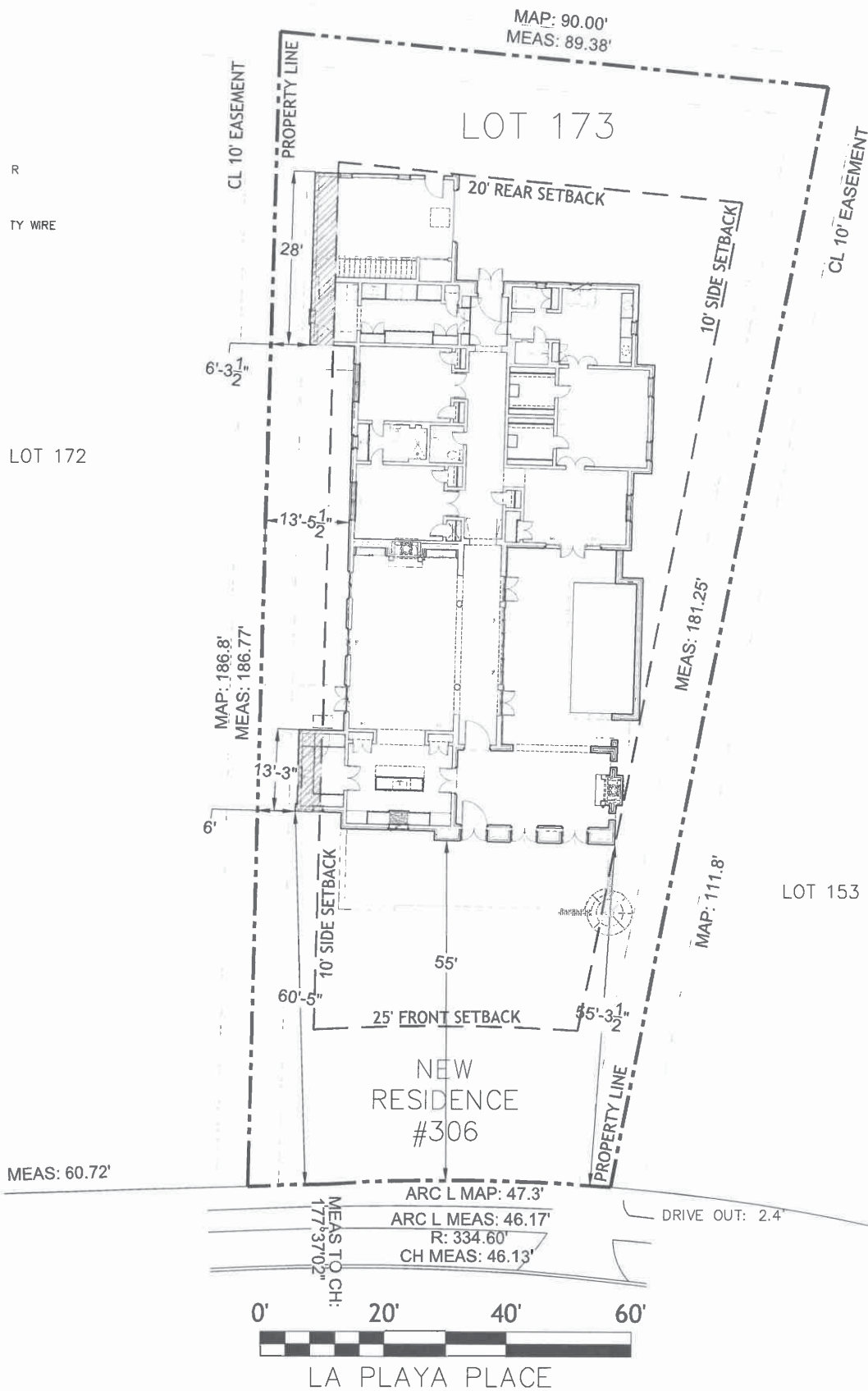


2556 28th Avenue Alley South
Birmingham, Alabama 35222
205.414.9939
paulbatesarchitects.com

Exhibit B

Existing Home with New Setbacks

306 La Playa Place
Birmingham, Alabama



PAUL
BATES
ARCHITECTS



2220 20th Avenue North
Birmingham, Alabama 35223
205.414.9939
paulbatesarchitects.com

Exhibit C

New Home with Setbacks (portions over the setback line are hatched)

306 La Playa Place
Birmingham, Alabama



Side Elevation

**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'	53'	58'	N/A
Front Bldg. Setback Street: (secondary - corner lot)	N/A	N/A	N/A	N/A
Right Bldg. Setback	10'	12' 1"	10' 0"	N/A
Left Bldg. Setback	ON APPLICATION	ON APPLICATION	ON APPLICATION	ON APPLICATION
Rear Bldg. Setback	20'	70'	20'	N/A
Accessory Structure Setback: side/rear	N/A	N/A	N/A	N/A
	As Required	Existing NOW	Proposed	Variance Required
Lot Area	N/A	13,536 SF	13,536 SF	N/A
Lot Width	61' - 90'	61' - 90'	61' - 90'	N/A
Parking	N/A	ONSITE	ONSITE	N/A
Height of Structure	< 35'	≈ 17'	≈ 25'	N/A
Lot Coverage	< 50%	≈ 37%	≈ 40%	N/A

*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.

Signature of Applicant

Date

Signature of Owner

Date

Signature of Owner

Date

PARCEL #: 28 00 07 4 015 020.000
OWNER: HEASTY MILDRED ELIZABETH
ADDRESS: 308 LAPLAYA PL BIRMINGHAM AL 35209-4122
LOCATION: 306 LA PLAYA PL BIRMINGHAM AL 35209

[111-B0] Baths: 2.0 H/C Sqft: 1,957
 16-006.0 Bed Rooms: 3 Land Sch: G1
 Land: 445,000 Imp: 145,000 Total: 590,000
 Acres: 0.000 Sales Info: \$0

<< Prev Next >> [1 / 0 Records]

Tax Year : 2021 ▼

[SUMMARY](#)

[LAND](#)

[BUILDINGS](#)

[SALES](#)

[PHOTOGRAPHS](#)

[MAPS](#)

SALES INFORMATION

SALES HISTORY:

Sale Date	Price	Deed	Grantor	Grantee
-----------	-------	------	---------	---------

PROPERTY OWNERSHIP HISTORY:

Tax Year	Entity Name.	Mailing Address
2022	COOPER MIMS & MARY	308 LAPLAYA PL, BIRMINGHAM AL - 35209-4122
2021	HEASTY MILDRED ELIZABETH C/O COOPER MIMS & MARY	308 LAPLAYA PL, BIRMINGHAM AL - 35209-4122
2020	HEASTY MILDRED ELIZABETH	306 LAPLAYA PL, BIRMINGHAM AL - 35209-4122
2019	HEASTY MILDRED ELIZABETH	306 LAPLAYA PL, BIRMINGHAM AL - 35209-4122
2018	HEASTY MILDRED ELIZABETH	306 LAPLAYA PL, BIRMINGHAM AL - 35209-4122
2017	HEASTY MILDRED ELIZABETH	306 LAPLAYA PL, BIRMINGHAM AL - 35209-4122
2016	HEASTY MILDRED ELIZABETH	306 LAPLAYA PL, BIRMINGHAM AL - 35209-4122
2015	HEASTY MILDRED ELIZABETH	306 LAPLAYA PL, BIRMINGHAM AL - 35209-4122
2014	HEASTY MILDRED ELIZABETH	306 LAPLAYA PL, BIRMINGHAM AL - 35209-4122
2013	HEASTY MILDRED ELIZABETH	306 LAPLAYA PL, BIRMINGHAM AL - 35209-4122
2012	HEASTY MILDRED ELIZABETH	306 LAPLAYA PL, BIRMINGHAM AL - 35209-4122
2011	HEASTY MILDRED ELIZABETH	306 LAPLAYA PL, BIRMINGHAM AL - 35209-4122
2010	HEASTY MILDRED ELIZABETH	306 LAPLAYA PL, BIRMINGHAM AL - 35209-4122
2009	HEASTY MILDRED ELIZABETH	306 LAPLAYA PL # HOMEWOOD, BIRMINGHAM AL - 35209-4122
2008	HEASTY MILDRED ELIZABETH	306 LAPLAYA PL # HOMEWOOD, BIRMINGHAM AL - 35209-4122
2007	HEASTY MILDRED ELIZABETH	306 LAPLAYA PL # HOMEWOOD, BIRMINGHAM AL - 35209-4122
2006	HEASTY MILDRED ELIZABETH	306 LAPLAYA PL # HOMEWOOD, BIRMINGHAM AL - 35209-4122
2005	HEASTY MILDRED ELIZABETH	306 LAPLAYA PL # HOMEWOOD, BIRMINGHAM AL - 35209-4122
2004	HEASTY MILDRED ELIZABETH	306 LAPLAYA PL # HOMEWOOD, BIRMINGHAM AL - 35209-4122
2003	HEASTY MILDRED ELIZABETH	306 LAPLAYA PL # HOMEWOOD, BIRMINGHAM AL - 35209-4122

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: 201 WOODLAND DRIVE 35209

BZA CASE # (assigned by city staff): SV # 22-02-03

APPLICANT INFORMATION

Name of Applicant (s): TERRI JOHNSON & FLORENCE CLARKSON

Address of Applicant(s): 201 WOODLAND DR,
HOMWOOD AL 35209
City State Zip

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

Email: Redacted by City Staff

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): Same

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

City State Zip

Email: _____

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

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

PARCEL IDENTIFICATION NUMBER: 29-00-13-2-026-003.000

PRESENT USE: _____ vacant ☒ residence

_____ commercial (describe): _____

_____ other (describe): _____

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

City of Homewood
Board of Zoning Adjustments
Request for Variance
Page 2 Attachment

Terri Johnson & Florence Clarkson, property owners
201 Woodland Drive

We are requesting approval of a variance to construct a new screened porch addition to our existing house. The requested variance of 1' 7" is necessary to ensure the finished addition will be structurally and esthetically compatible with the existing house. Because the addition will be to the side of the house and behind existing fencing, it will be a minimally visible change to the property.

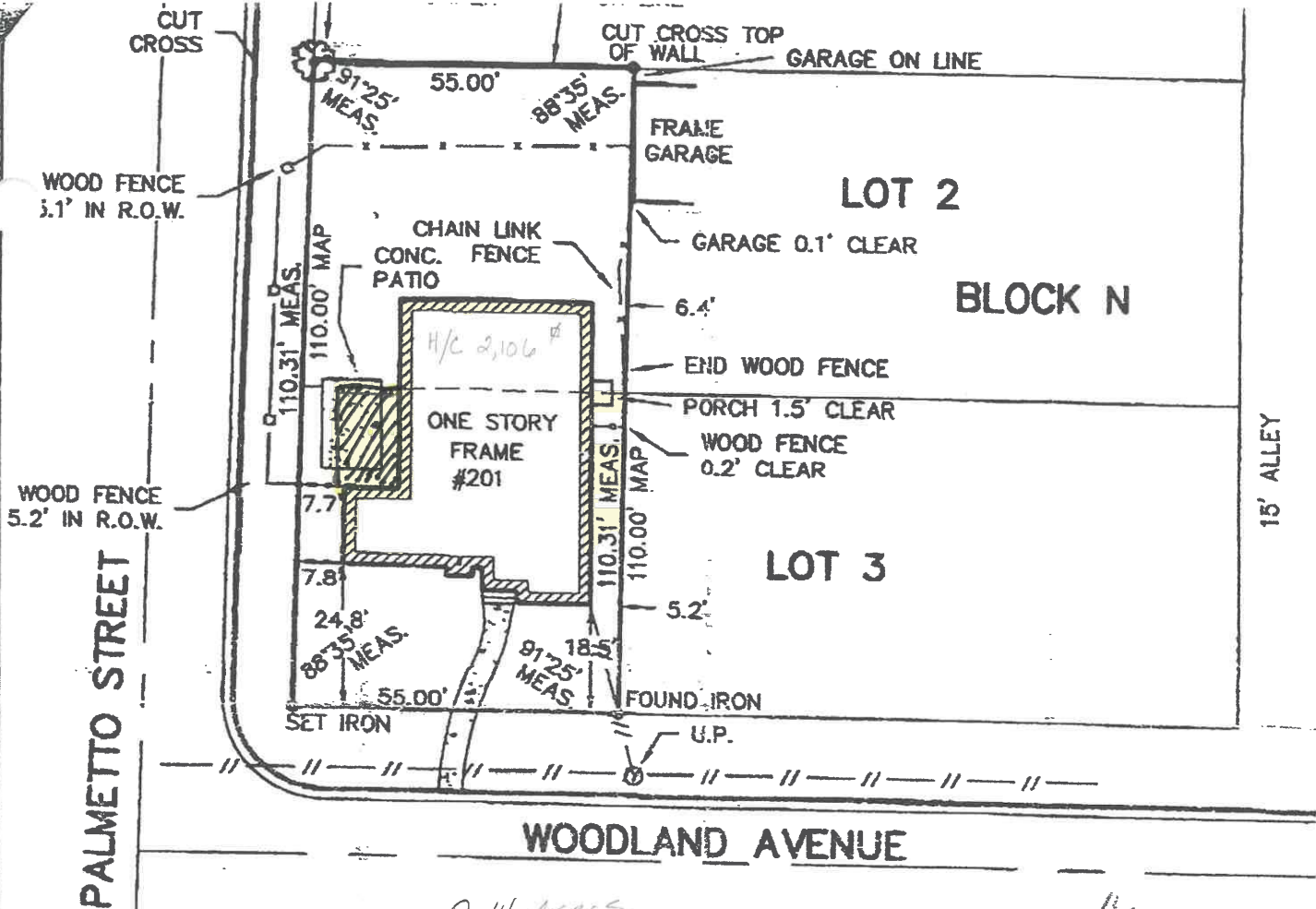
Our property is a corner lot. The front property line is 55' and the side property line is 110'. There is an existing fence along part of the side property line that extends 5' 2" into the ROW. This fence was there when we bought the property in 1999 and was recently replaced with an attractive wooden fence. This replacement was made with the approval of the Homewood City Council in September 2019.

Because ours is a corner lot and a narrow lot, the existing side yards combined are 12' 9" (Palmetto Road side yard is 7' 7"; the opposite side yard is 5' 2") which leaves insufficient space to accommodate the new addition. However, the shortage is minimal but necessary, making our variance request only 1' 7".

The existing distance from the north side (Palmetto Road) of the house to the property line is 7' 7". The requested variance of 1' 7" will reduce this to 6'.

[The proposed screen porch addition, which is 10' x 15', will add an additional 7" to the house. Also, there will be a fireplace that will extend approximately 1' into the existing setback. This results in our request for a 1' 7" variance.]

We are committed to minimizing the impact of this change to our neighborhood and to making this addition compatible with the esthetics of the existing house and neighborhood.



STATE OF ALABAMA
JEFFERSON COUNTY

I, JOSEPH A. MILLER, II, A REGISTERED CIVIL ENGINEER AND LAND SURVEYOR OF BIRMINGHAM, ALABAMA DO HEREBY CERTIFY THE FOREGOING TO BE A TRUE AND CORRECT MAP OR PLAT OF THE SURVEY MADE BY ME AND DESCRIBED OF:

NORTH 55' OF LOT 2 & 3 BLOCK 'N' EDGEWOOD 2ND ADDITION

AS RECORDED IN MAP BOOK 7 PAGE 78 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA. THE SOLE PURPOSE OF THIS SURVEY IS FOR USE AS A MORTGAGE LOAN CERTIFICATE SURVEY OR MORTGAGE LOAN CLOSING SURVEY SHOWING THE EXISTENCE OR NONEXISTENCE OF ENCROACHMENTS INTO OR OUT OF SAID PROPERTY. I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BUILDINGS NOW ERECTED ON SAID PROPERTY ARE WITHIN THE BOUNDARIES OF SAME EXCEPT AS MAY BE SHOWN; THAT THERE ARE NO ENCROACHMENTS FROM ADJOINING PROPERTY EXCEPT AS MAY BE SHOWN; THAT THERE ARE NO RIGHTS OF WAY, EASEMENTS, OR JOINT DRIVEWAYS OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE EXCEPT AS MAY BE SHOWN; THAT THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING SERVICE WIRES THAT SERVE THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS THEREFOR, INCLUDING POLES, ANCHORS, AND GUY WIRES, ON OR OVER SAID PREMISES EXCEPT AS MAY BE SHOWN; THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FEMA PANEL # 0107300461 E DATE: JANUARY 20, 1990. THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EASEMENTS, ZONING RESTRICTIONS, RIGHT-OF-WAYS, RESTRICTIONS, AND SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY OF EASEMENTS OR RESTRICTIONS.

THE CORRECT STREET ADDRESS IS 201 WOODLAND DRIVE, HOMEWOOD, AL 35226

FEMA PANEL: #0107300461 E DATE: JANUARY 20, 1990
DATE: NOVEMBER 23, 1989
INVOICE NO. 23220
ORDERED BY: GEORGINA SAUNDERS
OWNER: JOHNSON & CLARKSON
FIELD FILE: C-230 PAGE 24-25

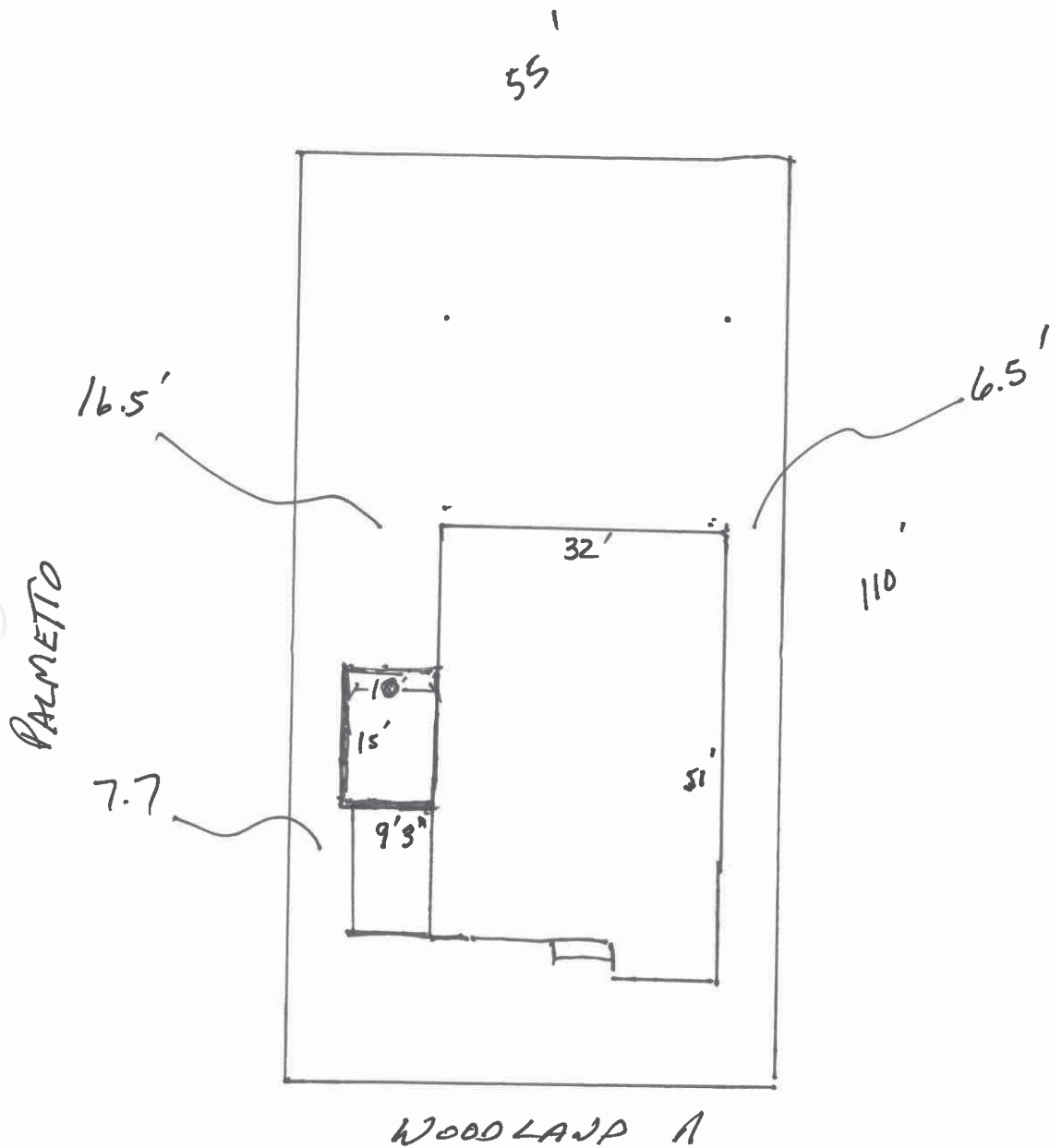
JOSEPH A. MILLER, II, P.E. & L.S. NO 17054
3020 7TH AVENUE SOUTH
BIRMINGHAM, ALABAMA 35223
TELEPHONE (205) 320-0114

SCALE 1" = 30'



PREPARED BY
MILLER, TRIPLETT
AND MILLER ENGINEERS, INC.

PROPOSED SCREENED PORCH (IN YELLOW) - 10' x 15' - PLUS FIREPLACE
WILL EXTEND APPROXIMATELY 1' ADDITIONALLY



EXISTING SET BACK	-	7.7'
PROPOSED SET BACK	-	6.0'
		<hr/>
		1.7'

**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:

** corrected by staff*

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	5' 9'	7.7'	6' * 3' 1.7' *	
Right Bldg. Setback				
Left Bldg. Setback				
Rear Bldg. Setback				
Accessory Structure Setback: side/rear				
Property dimensions and structure information	As required	Currently existing	Proposed	Variance Requested
Lot Area (sq. ft./acres)		0.14 AC		
Lot Width		55'		
Parking Spaces				
Height of Structure		2 STORY		
Lot Coverage sq. ft. of structures ÷ lot sq. ft.		28%		

** .7' +
1' FIRE LANE
= 1.7'*

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

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

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

Redacted by City Staff

Sig **Redacted by City Staff**
Signature of Owner

Date
1.4.22
Date

Signature of Owner

Date

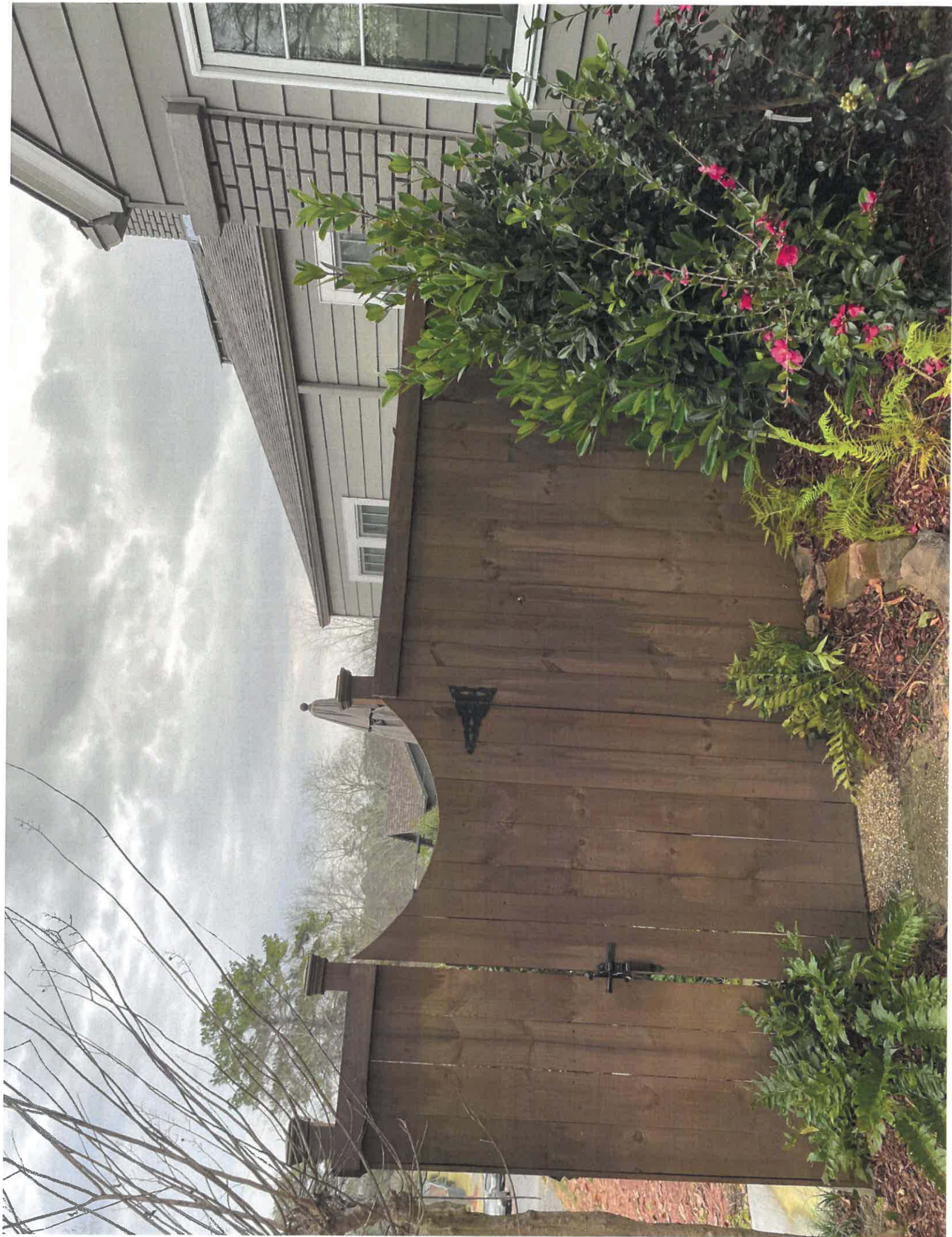


















JEFFERSON COUNTY, ALABAMA. CITIZEN ACCESS PORTAL

WELCOME

PROPERTY TAX

BOE

PERSONAL PROPERTY

REDEMPTION

- Search
- Pay Tax
- Assessment
- Forms

201 Woodland Dr

Search

ENTER PART OF THE ADDRESS.

☐ Name
 ☐ Parcel #
 ☒ Address

Tax Year: 2021 ▼

1 Record Found.

TAX YEAR: 2021

29 00 13 2 026 003.000

1 OWNER NAME: CLARKSON FLORENCE E &
 ADDRESS: 201 WOODLAND DR
 HOMEWOOD AL 35209-5347
 CLASS: 3 - RESIDENTIAL
 EXEMPTION: 2-2
 MUNICIPALITY: 12 HOMEWOOD
 CLASS USE:

RECEIPT NO: **5107674**
 LAND VALUE: **\$335,000**
 IMP VALUE: **\$150,100**
 TOTAL VALUE: **\$485,100**
 APPR. VALUE: **\$485,100**
 TOTAL TAX: \$3,567.99
 PAID: \$3,572.99
 TOTAL DUE: **\$0.00**

QUICK LINKS

- BOE
- Property Tax
- Assessment
- Collection
- Millage Rate
- Contact Us
- County Site
- ** News **

Disclaimer: Information and data provided by any section of this website are being provided "as-is" without warranty of any kind. The information and data may be subject to errors and omissions.

Jefferson County
 716 Richard Arrington Jr
 Blvd N
 Birmingham, AL 35203
 (205) 325-5500



Powered By: E-Ring, Inc.

Website Disclaimer

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: 3101 Roxbury Rd.

BZA CASE # (assigned by city staff): SV # 20-02-04

APPLICANT INFORMATION

Name of Applicant(s): Bryant Naile

Address of Applicant(s): 4671 Appalosa Dr.

City

State

Zip

Telephone Number(s) of Applicant(s): 205.732.5062

Email: Bnaile@fathernaturelandscapes.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): Joey Miller

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

same

City

State

Zip

Email: _____

Telephone Number(s) of Owner(s): Redacted by City Staff
205-732-5062

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

PARCEL IDENTIFICATION NUMBER: 28-00-18-2-001-019.000

PRESENT USE: _____ vacant ☒ residence

_____ commercial (describe): _____

_____ other (describe): _____

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

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

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

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

wants synthetic turf near pool for cleanliness
& bc pool chemicals are hard on natural grass.

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): Conversion of backyard grass to
synthetic turf.

**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				
Left Bldg. Setback				
Rear Bldg. Setback				
Accessory Structure Setback: side/rear				
Property dimensions and structure information	As required	Currently existing	Proposed	Variance Requested
Lot Area (sq. ft./acres)	15,943 FT ²	6,811 FT ²	1,356 FT of synthetic turf	
Lot Width				
Parking Spaces				
Height of Structure				
Lot Coverage sq. ft. of structures ÷ lot sq. ft.				

Current impervious

* w/ gravel base it should be as pervious as current grass

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

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

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

Redacted by City Staff

Signature of Applicant/Agent

Date

1/4/22

Signature of Owner

Date

Signature of Owner

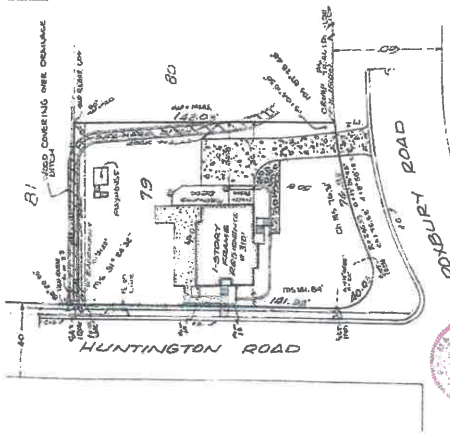
Date

LAYOUT NOTES

1. THE SITE LAYOUT IS BASED ON CENTERLINES AND CONTROL POINTS AS NOTED. DIMENSIONS NOTED (N/A) ARE FOR FIELD ADJUSTMENTS WHEN NECESSARY. ALL OTHER DIMENSIONS ARE TO BE MAINTAINED. MINOR FIELD ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN PROPER LAYOUT OF BUILDING FOOTPRINT.
2. THIS PLAN AND ITS MEASUREMENTS ARE BASED UPON THE CIVIL SURVEY PROVIDED TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FIELD MEASUREMENTS IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FIELD MEASUREMENTS IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FIELD MEASUREMENTS IN THE FIELD.
3. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE NOT TO BE MOVED OR REMOVED. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
4. THE CONTRACTOR, WHEN SIGNING THE CONTRACT DOCUMENTS, RELEASES OWNERS AND LANDSCAPE ARCHITECT FROM ANY AND ALL LIABILITY CLAIMS RESULTING FROM THE DAMAGE TO AND/OR INJURY DERIVED FROM AN ENCOUNTER WITH ANY AND ALL EXISTING UTILITIES.
5. INDIVIDUAL BUILDING CONTRACTORS ARE RESPONSIBLE FOR LOCATING THE PROPERTY SERVICE CONNECTIONS BY DIGGING DOWN TO THEN PRIOR TO SETTING THE BUILDING ELEVATIONS.
6. BEFORE THE WORK IS STARTED, THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR WILL MEET ON THE SITE FOR A DETAILED REVIEW OF THE SITE LAYOUT PLAN DRAWINGS UNLESS OTHERWISE NOTED.
7. POINT OF BEGINNING FOR ALL CONSTRUCTION LAYOUT IS POINT SHOWN ON DRAWINGS UNLESS OTHERWISE NOTED.
8. SEE CONSTRUCTION DETAILS FOR DIMENSIONS OF SITE DETAILS.
9. DO NOT SCALE FROM DRAWING. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. FIELD DIMENSIONS PREVAIL OVER ALL OTHER DIMENSIONS. CONTACT LANDSCAPE ARCHITECT WITH DISCREPANCIES IN DIMENSIONS.
10. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
11. CONTRACTOR SHALL OBTAIN PROPER PERMIT FOR WORK PRIOR TO CONSTRUCTION.

20' SIDE YARD SETBACK

10' SIDE YARD SETBACK



SCALE: 1" = 20'

02 EXISTING SURVEY



* The highlighted areas are currently lawn, + are where we want to do synthetic turf.

TYPE B SILT FENCING WILL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS IN THE LOCATIONS SHOWN ON THE SITE PLAN.

10' SIDE YARD SETBACK

Overall Site (sq.ft.) = 15,083 sq.ft.
Impervious Area = 6,811 sq.ft. (45%)
Pervious Area = 8,272 sq.ft. (55%)

25' FRONT YARD SETBACK



SITE LANDSCAPE PLAN

THIS DRAWING IS THE PROPERTY OF LANDSCAPE ARCHITECTS, LLC AND IS NOT TO BE REPRODUCED, COPIED, OR ALTERED IN ANY MANNER WITHOUT THE APPROVAL OF LANDSCAPE ARCHITECTS, LLC.



www.landscapedesign.com

A LANDSCAPE DEVELOPMENT PLAN FOR
Miller Residence
3101 Roxbury Road
Homewood, Alabama 35209

PROJ. CODE	20-000
DRAWN BY	DLH
REVIEWED BY	DLH
DATE	10/10/2019
DESCRIPTION	EXISTING SURVEY
SCALE	1" = 20'

REVISIONS

SHEET
L1.0







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: 304 English Circle, 35209

BZA CASE # (assigned by city staff): SV# 22-02-05

APPLICANT INFORMATION

Name of Applicant(s): David Brush

Address of Applicant(s): 76 Burnham St.

Birmingham City AL State 35242 Zip

Telephone Number(s) of Applicant(s): (205) 408-2214

Email: dbrush@dauidbrush.com

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): Brandon & Katy Bishop

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

Redacted by City Staff City Redacted by City Staff State Redacted by City Staff Zip
Email:

Redacted by City Staff Redacted by City Staff
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: 2800074017012.000

PRESENT USE: vacant + residence

commercial (describe):

other (describe):

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

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

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

The Owners wish to improve the landscape on the side and rear of their property. Existing conditions present hardships in that they exceed both the allowable lot and rear yard coverages.

The Owners are proposing a landscape design which would reduce the total lot coverage by more than 7% (62.54% to 55.30%) and the rear yard coverage by nearly 5% (80.19% to 75.80%). Furthermore, they are proposing to use in some areas pervious materials, pea gravel and synthetic turf, which, if deducted from the aforementioned totals due to proper drainage, would reduce the total lot coverage by nearly 15% (62.54% to 47.94%) and the rear yard coverage by nearly 33% (80.19% to 47.59%).

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): landscape improvements

**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				
Left Bldg. Setback				
Rear Bldg. Setback				
Accessory Structure Setback: side/rear				
Property dimensions and structure information	As required	Currently existing	Proposed	Variance Requested
Lot Area (sq. ft./acres)				
Lot Width				
Parking Spaces				
Height of Structure				
Lot Coverage sq. ft. of structures ÷ lot sq. ft.	50.00%	62.54%	55.30%	YES 5.3 %

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

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

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

Redacted by City Staff

Signature of Applicant/Agent

Redacted by City Staff

Date

1/4/22

Signature of Owner

Redacted by City Staff

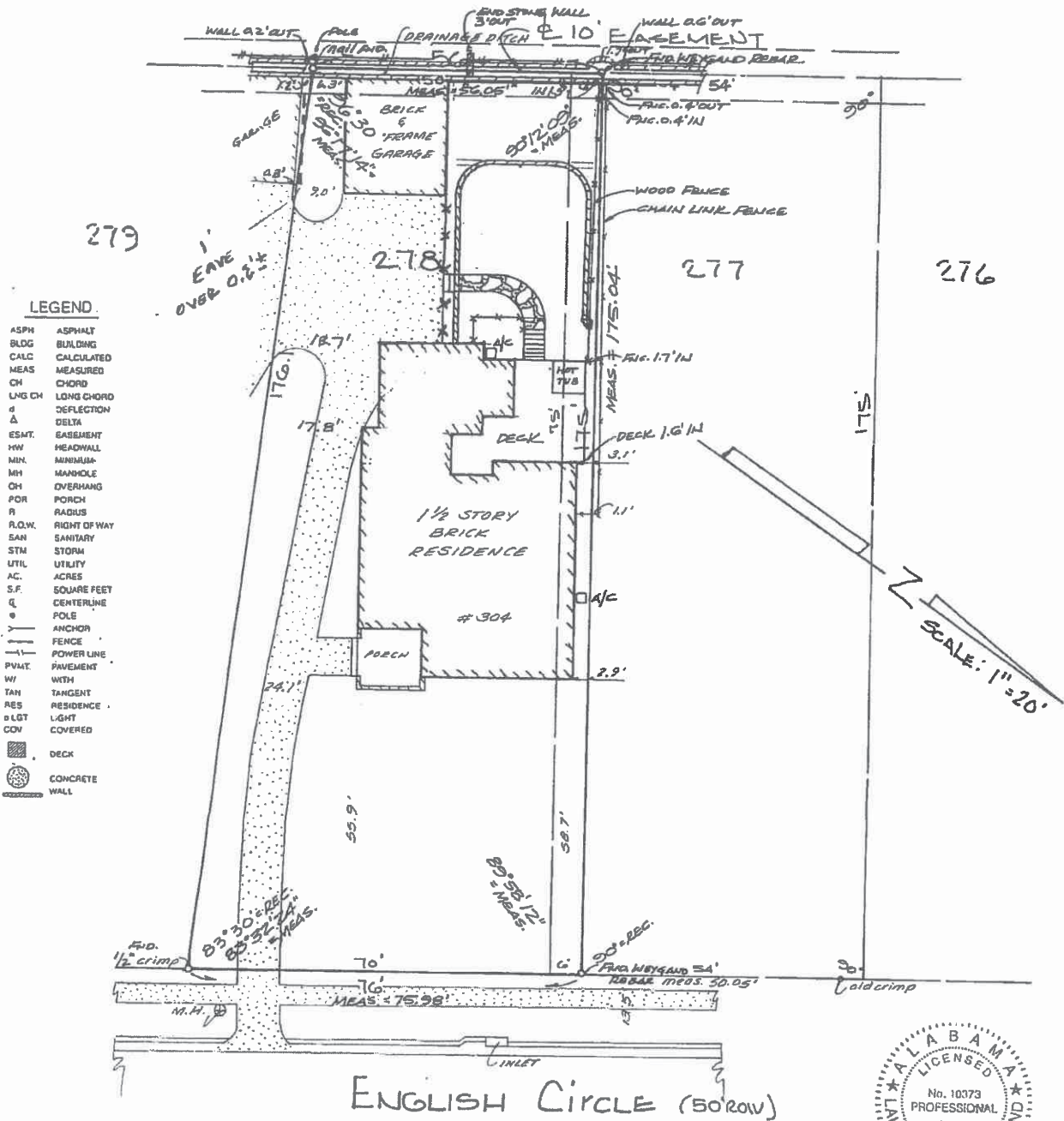
Date

1.4.22

Signature of Owner

Date

1.4.22

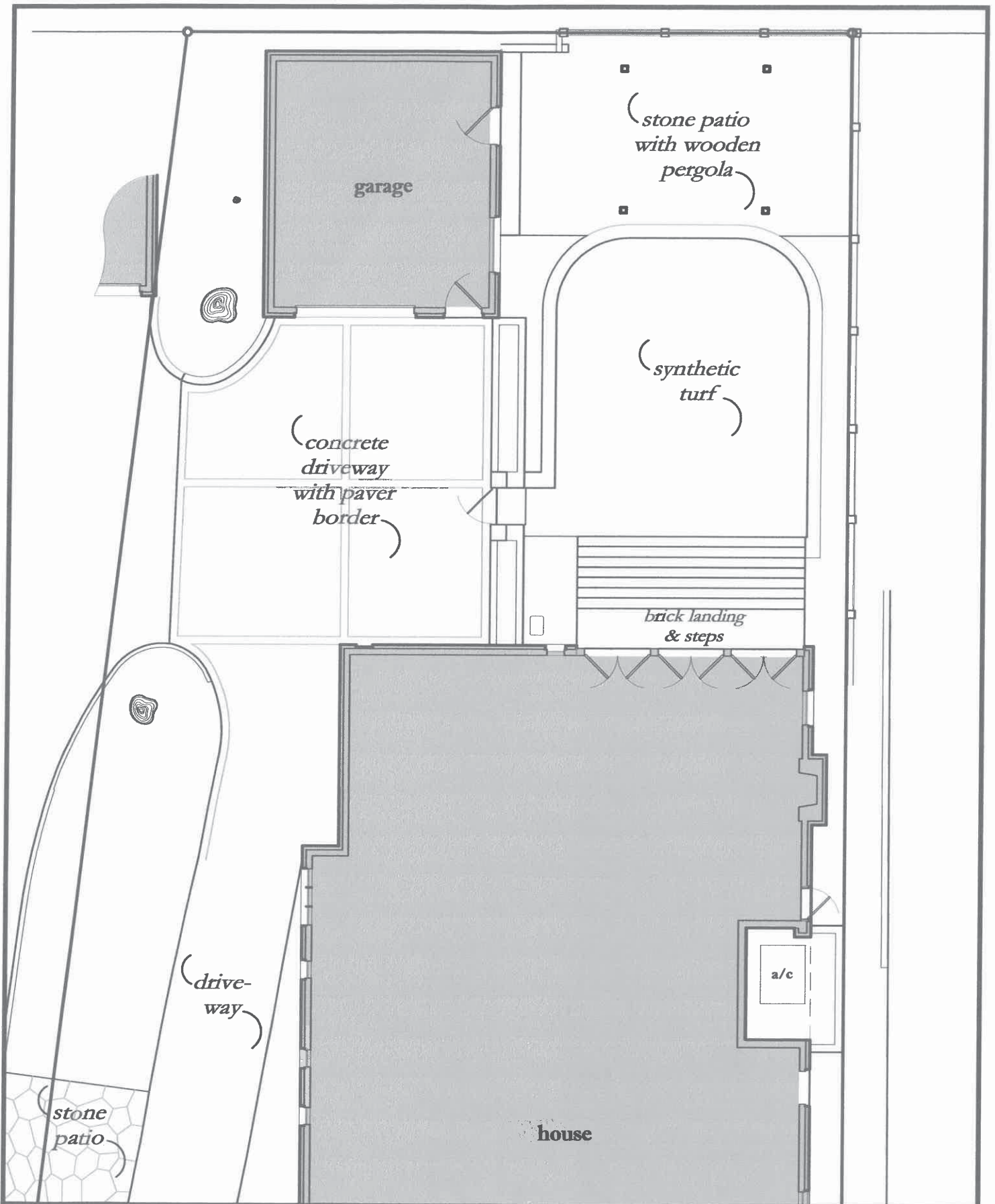


State of Alabama
 Jefferson County

"Closing Survey"

I, Laurence D. Weygand, a registered Engineer-Land Surveyor, or Ray Weygand, a registered Land Surveyor, certify to the purchaser of this property at this time, that I have surveyed the land shown and describe hereon; that there are no rights-of-way, easements, or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve premise only) or structures or supports therefor, including poles, anchors and guy wires, on or over said premises except as shown; that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and found that this property is not located in a special flood hazard area; that there are no encroachments on said lot except as shown and that improvements are located as shown. 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. 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 setback: easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, and distances are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, or other underground structures, utilities, cemeteries or burial grounds, were not located unless otherwise noted. We do not look for underground sewers or flip manholes covers. (d) The shown north arrow is based on an assumed bearing from a well defined line. (e) This survey is not transferable and is only good for 6 years and only good to the person/co. that pays for it at time of survey. (f) Easements not shown on record map are not shown above.

Lot 278 and a strip of land 6 feet in width evenly off of the Southerly side of Lot 277, according to the Survey of Hollywood, Granada Section, as recorded in Map Book 15, Pages 15 and 16, in the Office of the Judge of Probate of Jefferson County, Alabama, said strip of land 6 feet in width being more particularly described as follows: Begin at a point on the Westerly line of English Circle, which point is 6 feet Northward of the Southeast corner of Lot 277, run thence South along the said Westerly line of English Circle a distance of 6 feet to the Southeast corner of said lot, run thence Westward along said Southerly line of said lot a distance of 175 feet to the Southwesterly corner of said lot, run thence Northward along the Westerly line of said lot a distance of 6 feet, run thence Eastward in a straight line to the point of beginning.



Existing Conditions for the BISHOP RESIDENCE
for review only

January 4, 2022
David N. Brush Landscape Architecture



1. Street View.jpg



2. Right Side_front.jpg



3. Right Side_rear.jpg



4. Left Side_front.jpg



5. Left Side_midway.jpg



6. Left Side_rear.jpg



Back Yard_front.jpg



Back Yard_rear.jpg



Driveway_trash cans.jpg



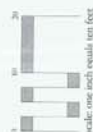
Service Court_front.jpg



Service Court_rear.jpg



Service Court_side.jpg



scale: one inch equals ten feet

[illegible]