

Homewood Board of Zoning Adjustments

Agenda

Thursday, March 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, Megan Hand, Ward 4
(Vacant), Ward 1

Vice-Chair, Michael Pirkle, Ward 3
Scott Alsabrook, Ward 2

William Johnson, Ward 5

Supernumeraries

Stuart Roberts

John Geer

Order of Business

- I. ***Call to Order***
- II. ***Roll Call***
- III. ***Minutes Approval– February 2, 2023***
- IV. ***Communications/Reports from Chair & Vice Chair***
- V. ***Old Business***

1) 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.*

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.

VI. New Business

1) SV-23-03-01, 316 Devon Drive, Parcel ID No.: 28 00 17 2 002 001.000

Applicants / Property Owners: Cora and Allan Causey

- a) *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 property line from 20-feet to 10-feet for a total reduction of 10-feet for the construction of an addition to an existing primary structure.*

2) SV-23-03-02, 532 Cliff Place, Parcel ID No: 29 00 13 3 008 023.000

Applicant: Donald Proctor / Property Owner: Alexandra Vega

- 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 5-feet to 3.8-feet (3-feet, 10-inches) for a total reduction of 1.2-feet (1-foot, 3-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 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:

Sarna

City

State

Zip

Email: _____

Redacted by City Staff

Telephone Number(s) of Owner(s): Redacted by City Staff 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: 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
sits 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 on S. Side		
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.

Redacted by City Staff

Signature of Applicant/Agent

Redacted by City Staff

Signature of Owner

Redacted by City Staff

Signature of Owner

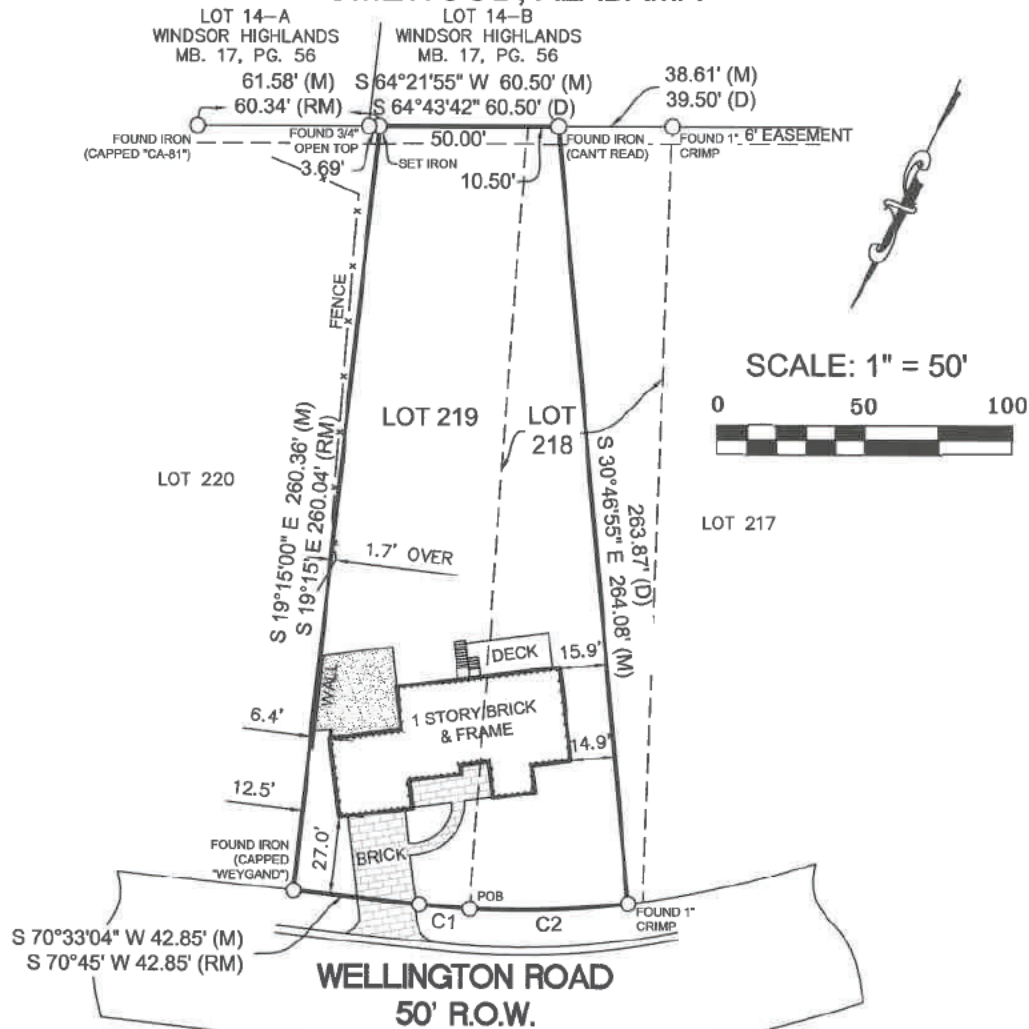
1.11.23
Date

1.10.23
Date

1.10.23
Date

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.

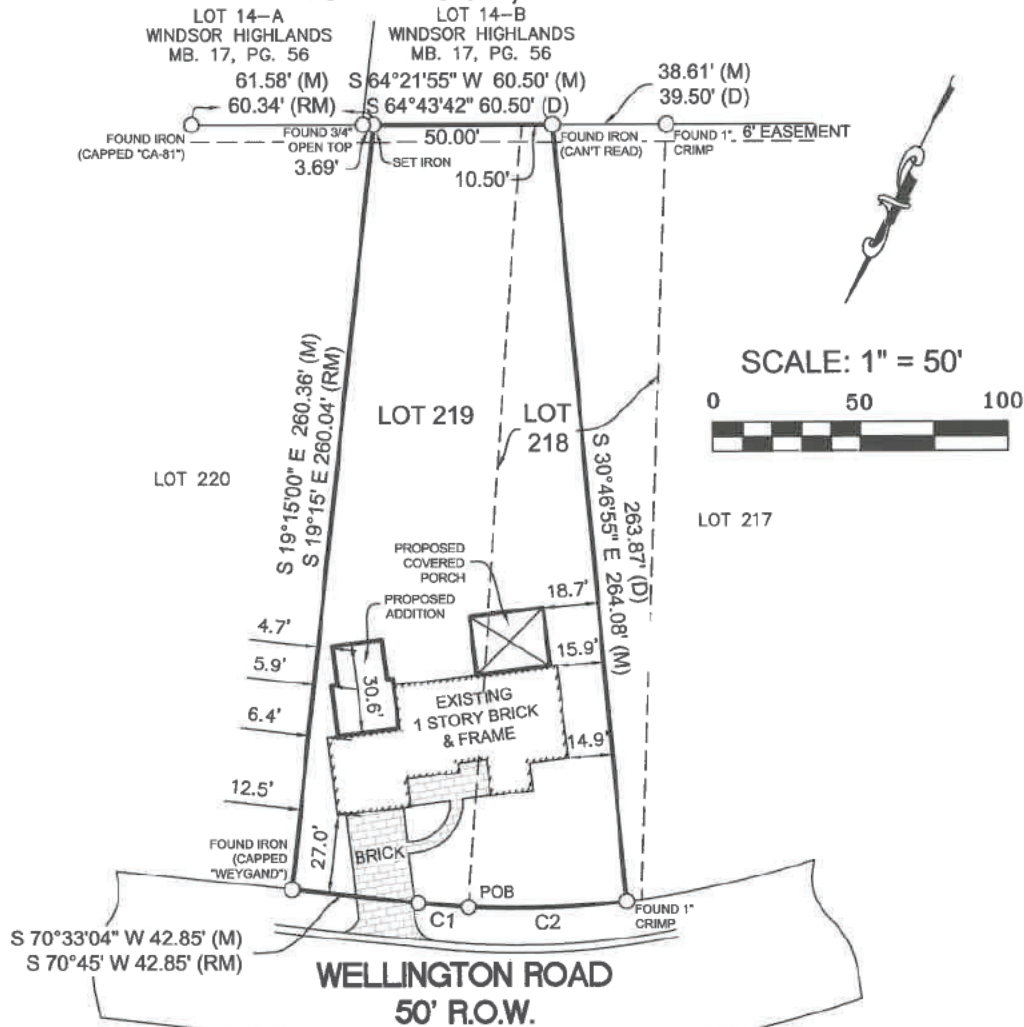
Address: 1737 WELLINGTON RD
Date of Fieldwork: 2022-12-22
Date of Survey: 2023-01-03
Job Number: JLCC0001
Drawn By: MBA
Survey For: CROSBY CONSTRUCTION
Type of Survey: BOUNDARY SURVEY
Field Book, Page: FB 71, PG 281



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)

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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

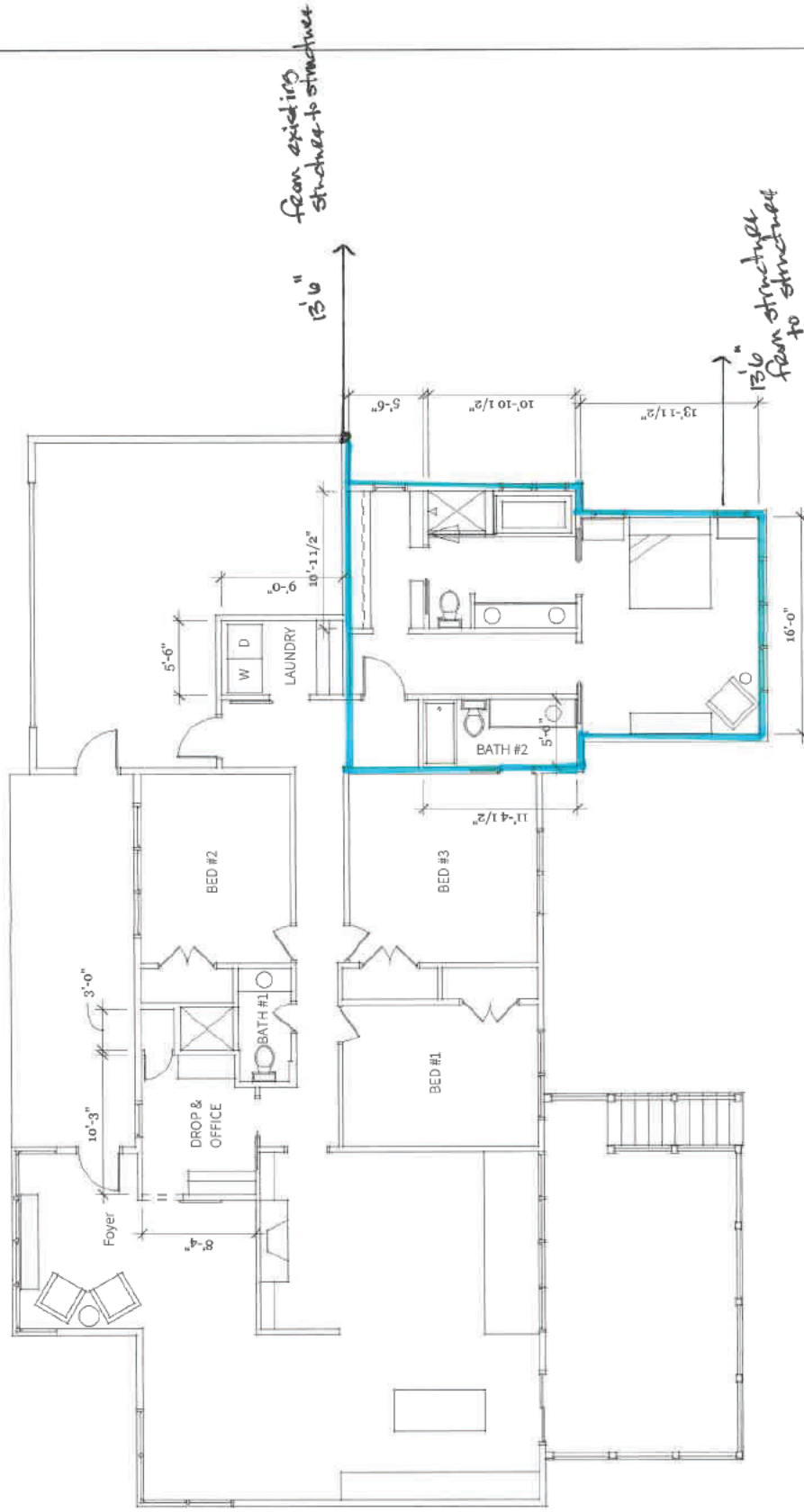


120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124



MAIN LEVEL FLOORPLAN

SCALE: 1/8" = 10"



JCD
&CO

MALKI RENOVATION
Wellington Rd. Homewood, AL

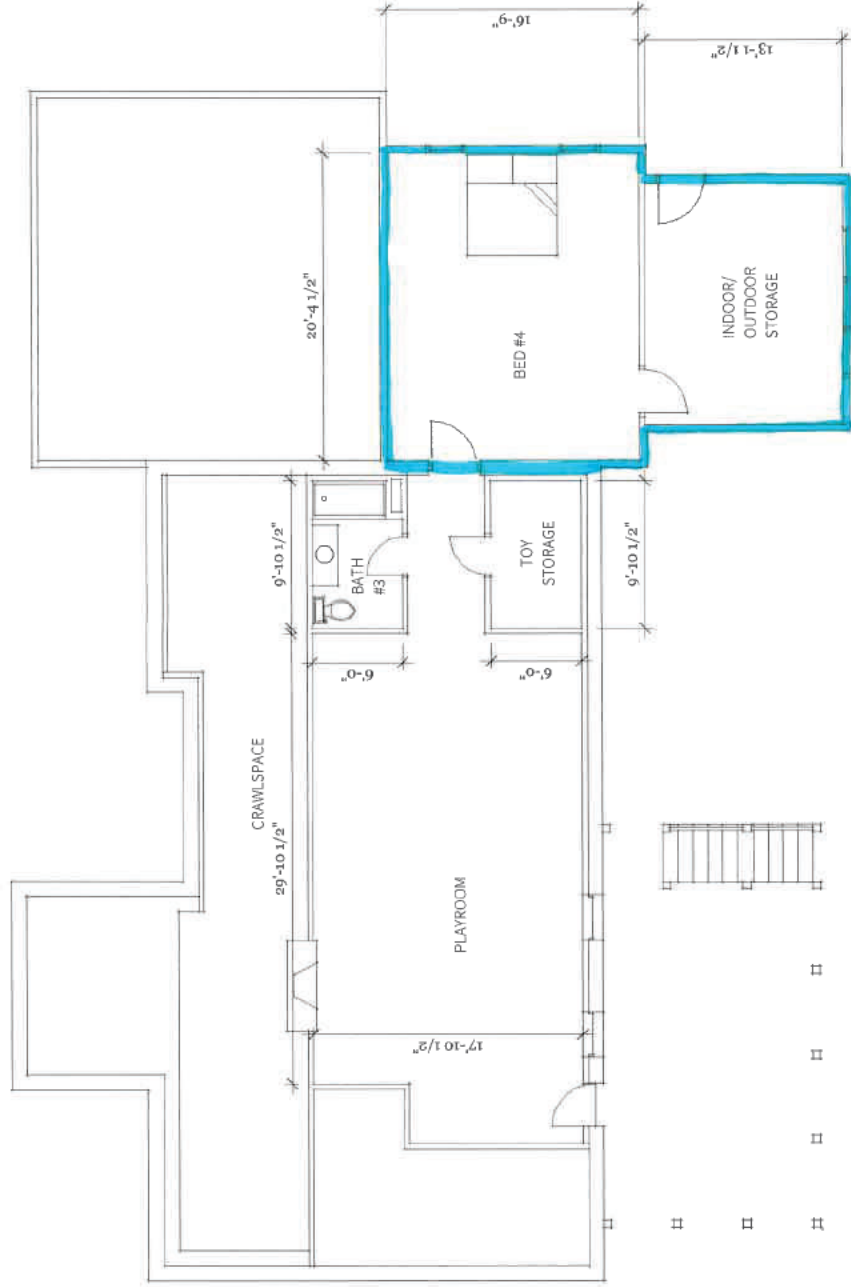
NO.	HOURS	REMARKS
1	4	FIRST ROUND - FLOORPLAN OPTIONS
2	2	
3	2	MEETINGS
4	8	TOTAL

10.07.22

PG. 01

LOWER LEVEL - FLOORPLAN

SCALE: 1/8" = 1'0"



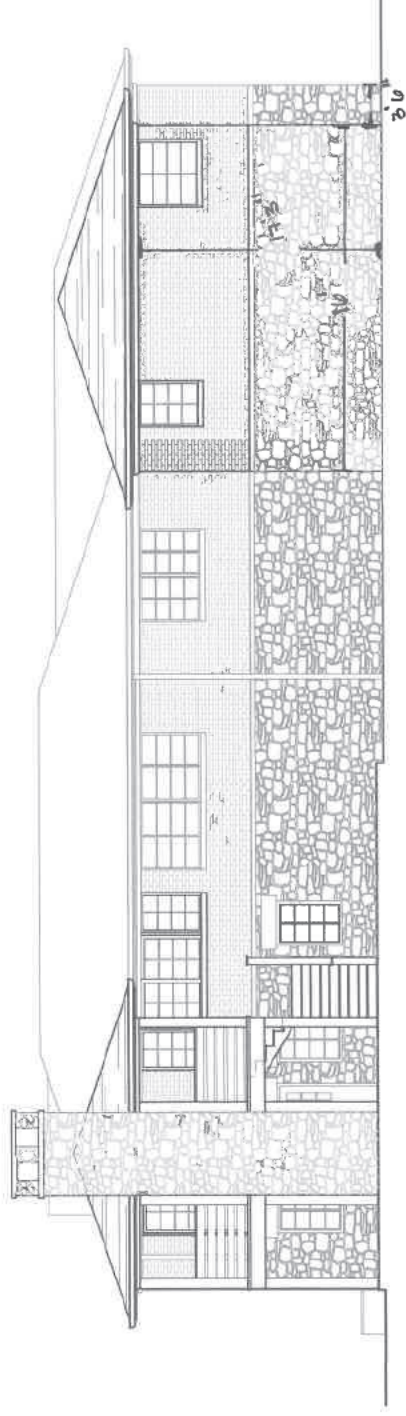
JCD
&CO

MALKI RENOVATION
Wellington Rd. Homewood, AL

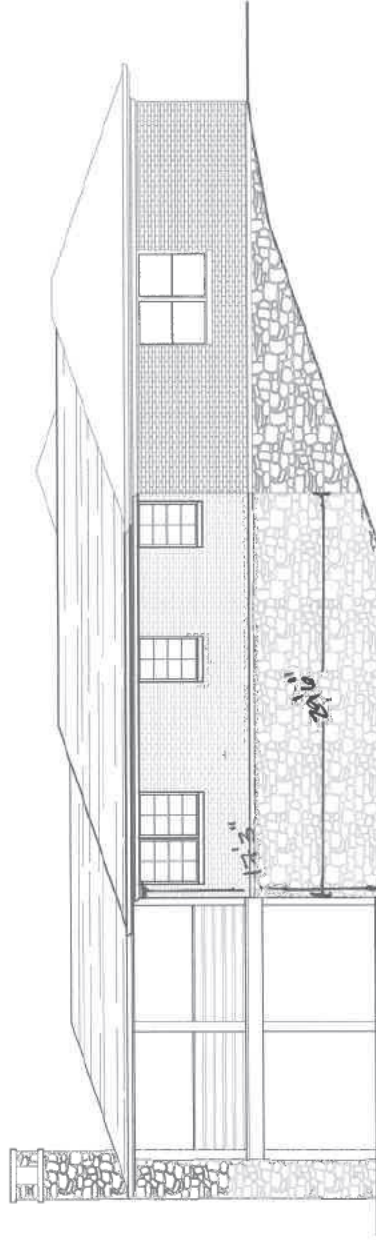
HOURS		TIME	
1	8	PREPWORK - FLOORPLAN OPTIONS	REPAIRS
2			
3			
4	2	MEETINGS	
5	8	TOTAL	

10.07.22

PG. 02



PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"
MALKI 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

Dear Owner/Applicant and/or Adjacent Property Owner:

The owner has petitioned the Homewood Board of Zoning Adjustments for modifications to the Homewood Zoning Ordinance for the property located at:

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) at Homewood City Hall, 2850 19th Street South. If you prefer not to attend the in-person meeting at City Hall, you may join online using the attached live stream instructions **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE)**

This letter will serve as notice to the parties in interest and to all adjacent property owners. Any protest to the above referenced petition will be heard at this time. The applicant and/or owner must participate in the meeting to present their case.

Sincerely,



Sherri Williams
Zoning Supervisor/CFM

You may contact our office for further information or questions at (205) 332-6800 OR visit between 7:30 a.m. and 4:30 p.m. Mon-Fri to review any files or drawings pertaining to this application

Instructions: Although the proceedings of the meeting may be viewed on-line, please note that anyone wishing to participate in a discussion of the scheduled cases must attend the meeting in Homewood City Hall in person.

If you would like to join the live stream for this meeting, you will find the “Live Stream” link on our website (www.cityofhomewood.com) on the home page, or you can navigate via: www.cityofhomewood.com/live-stream

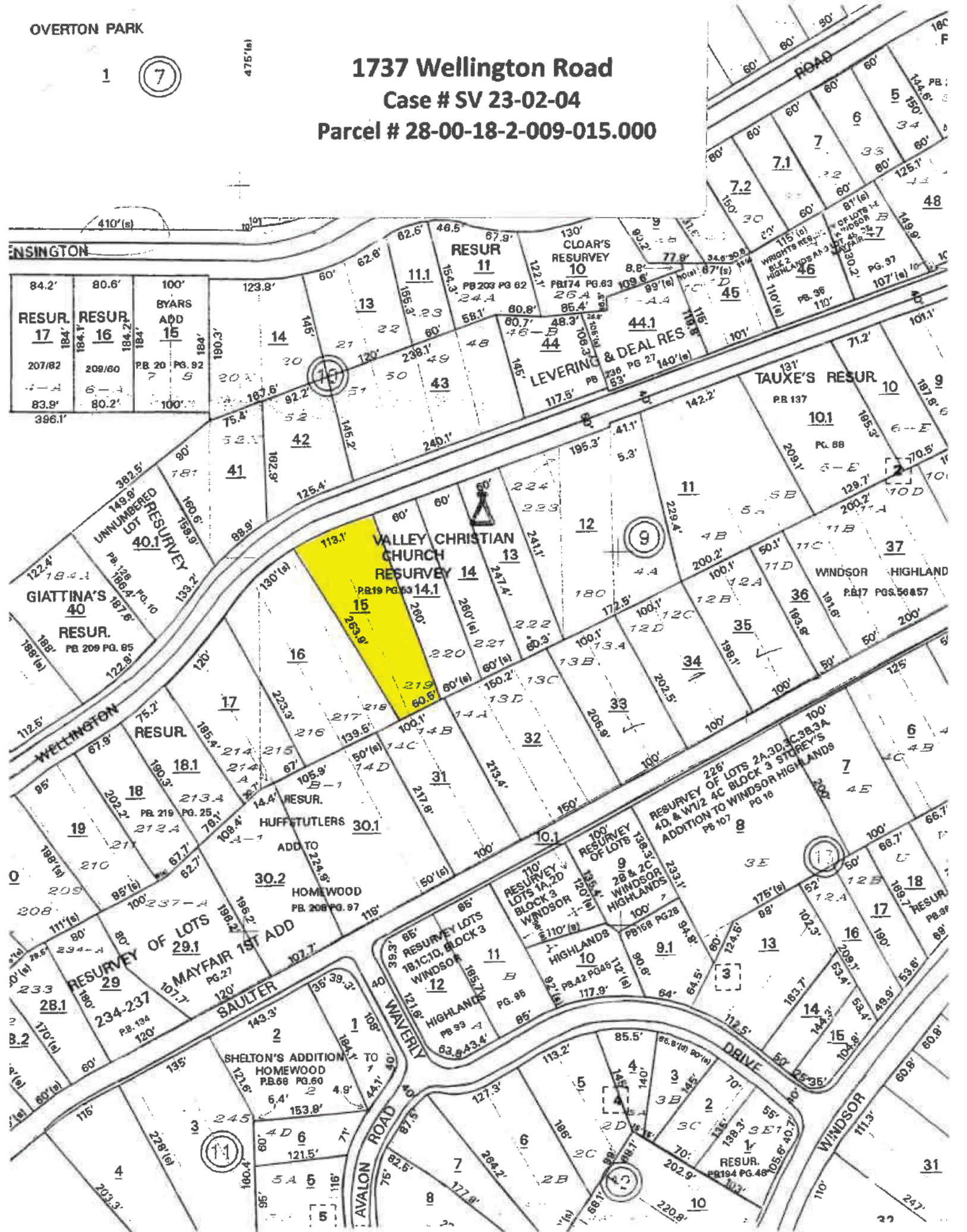
Comments in support or opposition to cases on the agenda, may be submitted to the Secretary to the Board of Zoning Adjustments at fred.goodwin@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the board’s members for their consideration. Please reference the case number or address in your comments.

A copy of the file on this case will be available for review on the City of Homewood’s website (cityofhomewood.com) under “Upcoming Meetings/BZA” approximately one week before the scheduled public hearing.

The scheduled public hearing will be preceded by a brief work session 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.

Case # SV 23-02-04

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



City of Homewood
BZA Case Map

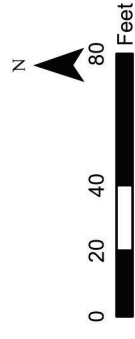
1737 Wellington Rd.

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. 332-6628

Fred Goodwin

From: Jackie Razzaghy <jackie.razzaghy@gmail.com>
Sent: Monday, January 30, 2023 3:07 PM
To: Fred Goodwin
Cc: Matthew Egeberg
Subject: 1737 Wellington Road (case #SV-23-02-04)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

My name is Jackie Razzaghy and I am writing concerning a set-back variance requested by our neighbors at 1737 Wellington Rd. My husband and I own/live in the house that shares the property line along which the request is being made.

The request would place a large addition significantly closer to our home than our houses presently sit which is concerning for several reasons. The side of our house that faces the proposed addition contains our primary living areas (kitchen, den, and screened porch). Currently we have great natural light in these spaces and good privacy given the relative proximity of our homes. We are concerned that the proposed addition would compromise both the natural light and privacy of these rooms (our kitchen windows would look out onto their master bathroom addition). An addition this close to our home would also be very intrusive on the privacy and subsequent use of our screened porch.

Further given the pitch and slopes of our properties, I am concerned for potential water run-off and erosion issues if water diversion is not carefully addressed.

We are not trying to argue against any addition being made to the Malki's home but rather ask that it be done in a way that is less intrusive and potentially compromising to our home's value and privacy. I am happy to discuss any further issues or concerns- please do not hesitate to reach out!

Thank you,
Jackie Razzaghy
1745 Wellington Road
864-907-6900

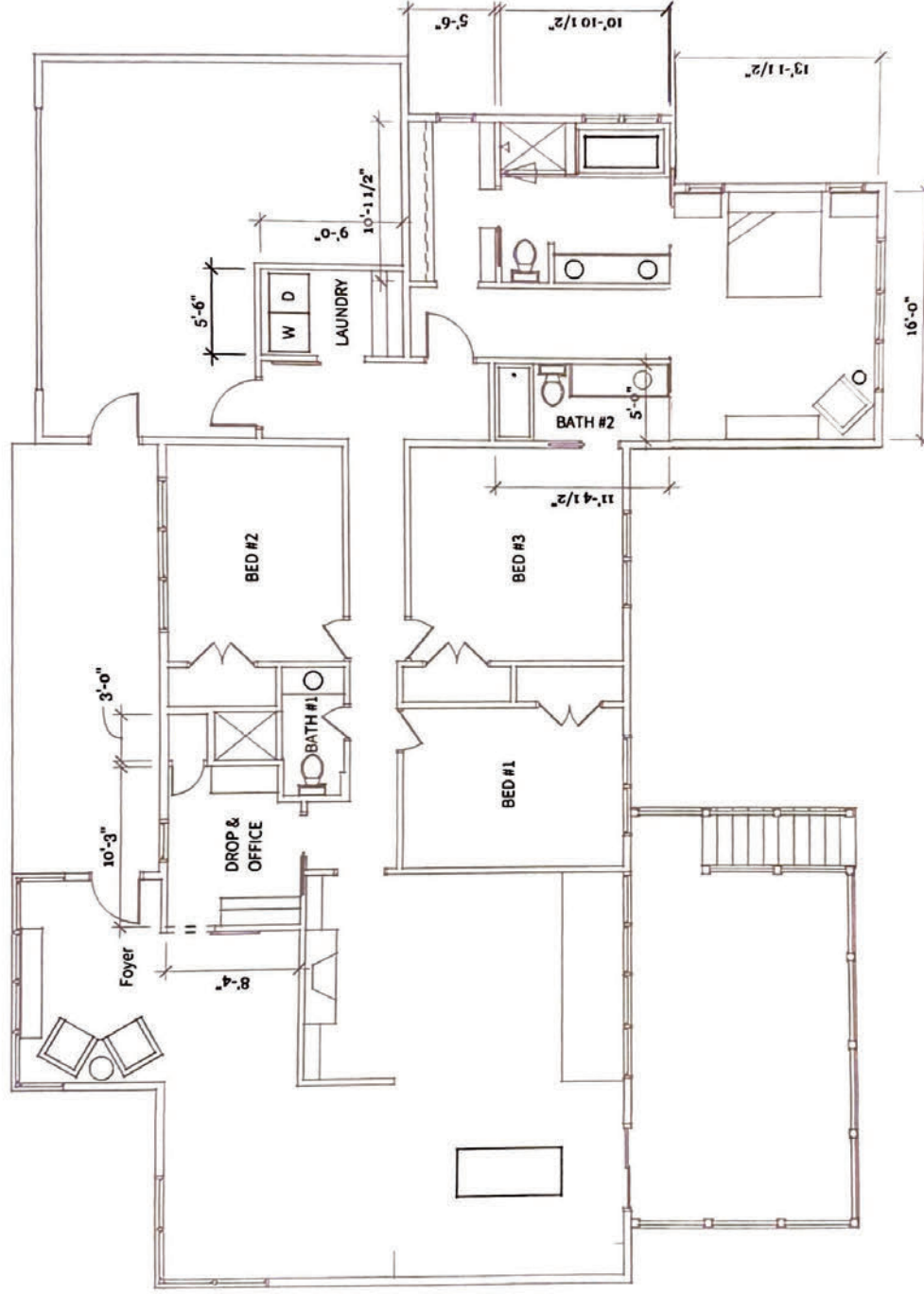
1737 Wellington Road

Revised Site Plans

Submitted to DEZ: February 10, 2023

MAIN LEVEL FLOORPLAN

SCALE: 1/8" = 1'0"



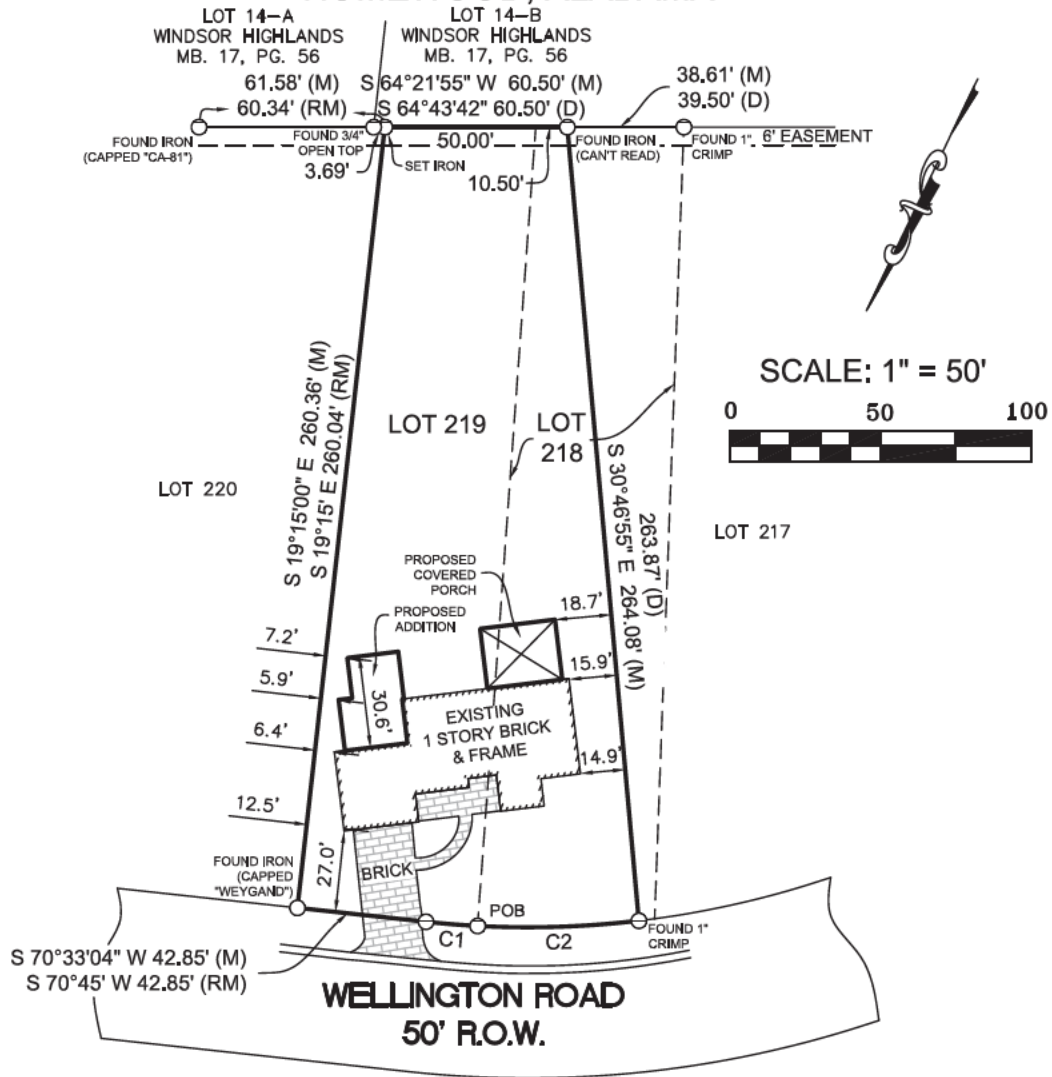
JCD
&CO

MALKI RENOVATION
Wellington Rd. Homewood, AL

DATE		10.07.22
1	QUANTITY	0
2	DESCRIPTION	0
3	UNIT PRICE	0
4	TOTAL	0

PG. 01

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)

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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: February 8, 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



**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: 316 Devon Drive, 35209

BZA CASE # (assigned by city staff): SV-23-03-01

APPLICANT INFORMATION

Name of Applicant (s): Cora and Allan Causey

Address of Applicant(s): 316 Devon Drive

Homewood, 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 and contractor
(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: 280017202001 28 00 17 2 002 001.000

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:

See Attachment.

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): _____

Cora and Allan Causey
316 Devon Drive
February 2, 2023

Hardship

In working with the architect, Ebee Tullos to design our home, our design considered the integrity and scale of our existing house and the adjacent houses, the very large trees we wanted to keep, and the impact of this project on our immediate neighbors. Based on those priorities we designed the addition to tuck back behind the existing footprint and minimize expanding east and west towards the adjoining property owners.

Our request is a variance of the 20' rear setback requirement by 10'. This would allow us to accomplish all our goals stated above. The rear, or north adjoining property owner is part of Office Park in Mountain Brook, and there is a significant wooded buffer between our properties. The 10' variance requested will have no impact on that property.

We have shared our building plans with the neighbors, and they seem pleased with our efforts to minimize changes to the existing side setbacks. Granting this variance would allow us to proceed without a compromise to our initial priorities of maintaining our existing large trees and having minimal impact on the adjacent 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				
Left Bldg. Setback				
Rear Bldg. Setback	20 feet	25.5 feet	10 feet	10 feet
Accessory Structure Setback: side/rear				
Property dimensions and structure information	As required	Currently existing	Proposed	Variance Requested
Lot Area (sq. ft./acres)		25,693 sq. ft. / .59 acres		
Lot Width		180 feet		
Parking Spaces				
Height of Structure		23 ft	23 ft	none
Lot Coverage sq. ft. of structures ÷ lot sq. ft.		9.5%	16.5%	none

*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

Signature of Owner

Redacted by City Staff

Signature of Owner

Date

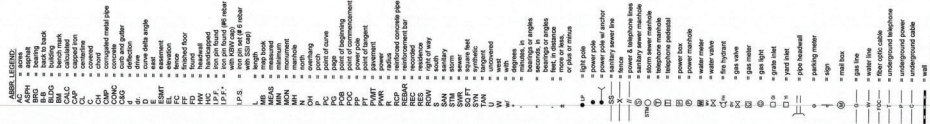
2-2-23

Date

2-2-23

Date

2-2-23



NOTE: ELEVATIONS ARE ON ASSUMED DATUM.

STATE OF ALABAMA
SHELBY COUNTY

I, David B. Edmison, a registered Land Surveyor, certify that I have surveyed Lot 1A, RESURVEY OF LOTS 7,8,9 OF FIFTH ADDITION TO HOLLYWOOD as recorded in Map Book 164, Page 87, 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: 3116 Devon Drive, according to my survey of August 11, 2022. Survey is not valid unless it is sealed with embossed seal or stamped in red.


David B. Entwistle, Reg. L.S. #30345
8-18-2022
Date of Signature

www.ssi-ala.com
dannymoore@ssi-ala.com
flavidentral@ssi-ala.com

ORDER NO: 889156

SHEET 1 OF 1

DRAWING
HAD SUBDIVISION JEFFERSON COUNTY HOLLYWOOD
LOT 1A RES LOT 7-9 5TH ADD TO HOLLYWOOD

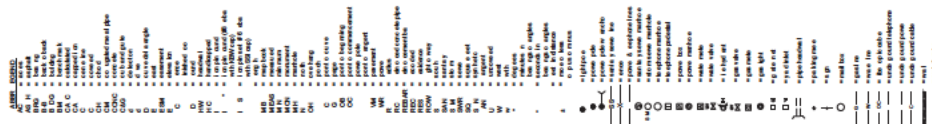
SHEET TITLE

DRAWN: _____ DBE _____
CHECKED: _____ CDM _____
REVISED: _____
DATE: 8-11-2022

SURVEYING SOLUTIONS, INC.

TOPOGRAPHIC & PROPERTY BOUNDARY SURVEY
LOT 1A, RESURVEY OF LOTS 7, 8, 9 OF FIFTH
ADDITION TO HOLLYWOOD MB 164, PG 87
JEFFERSON COUNTY, ALABAMA
P.O. Box 380065
Birmingham, AL 35242

PREPARED FOR
ELEE TULLOS
(404) 931-6889



STATE OF ALABAMA

I, Carl Daniel Moore, a registered Land Surveyor, certify that I have surveyed Lot 1A, RESURVEY OF LOTS 7, 8, 9 OF FIFTH ADDITION TO HOLLYWOOD as recorded in Map Book 16, Page 87, in the Office of the Judge of Probate, Jefferson County, Alabama, that all parts of this survey and drawing have been completed with the current requirements of the State of Alabama and that the Surveying in the State of Alabama is to the best of my knowledge, information and belief, that the correct address is as follows: 2350 DASH DRIVE, according to my survey of August 11, 2022. Surveys are not void unless the correct address is as follows: 2350 DASH DRIVE, as shown on or attached to the plat.

Carl Daniel Moore

Carl Dan at Moore, Reg. L.S. #12159
01-2 -2023
Date of Signature

www.sib-aba.com
darrinco@qmail.sib.com

DRAWING

ORDER NO: 899156

DRAWN: DBE _____
CHECKED: CDM _____
REVISED: _____
DATE: 6-11-2022

SHEET TITLE:

SURVEYING SOLUTIONS, INC.
 205-991-8965
 FAX: 205-991-6032
 TOPOGRAPHIC & PROPERTY BOUNDARY SURVEY
 LOT 14, RESURVEY OF LOTS 7, 8, 9 OF FIFTH
 ADDITION TO HOLLYWOOD MB 164, PG 87
 JEFFERSON COUNTY, ALABAMA
 P.O. Box 380065
 Birmingham, AL 35298-0065

PREPARED FOR
EBEE TULLOS
(404) 931-6889





HABLITZ,
JOHN J

SCALICI,
SAM A

O'BRIEN,
DANA S
(AGT OF
HEIRS
FOR

BUSH,
JAMES

MONTGOMERY,
HALEY
TINGLE

CAUSEY,
ALLAN P

WHITMAN,
T ALLEN

SUTO,
MARK
JAMES

TAYLOR,
JEFFERSON

SMITH,
SHAWN
P

HUGHES,
JAMES
THOMAS

MOSS,
STEPHEN
MICHAEL

WALKER,
JEREMY
B

DODD,
MICAH

HUGHEY,
BRANDON
D

TAYLOR,
LAURA C

YOUNGSON,
SUSAN
COUSINS

FLETCHER,
DONNA F

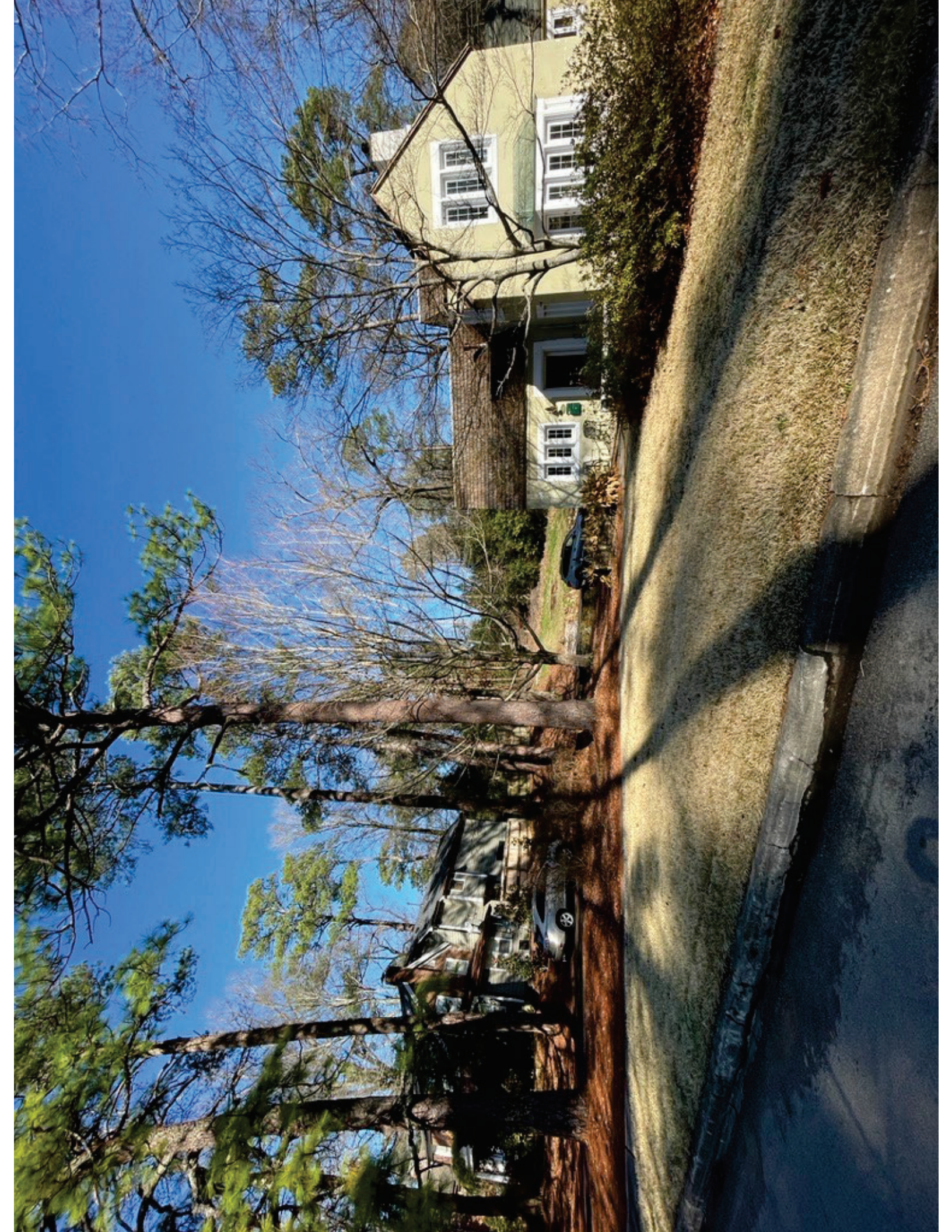
LEMAK,
MARK
RICHARD

JOHNSON,
WILLIAM R

LUMPKIN,
EDWIN B

GANT,













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

February 23, 2023

Cora and Allan Causey
316 Devon Drive
Homewood, Alabama 35209

Re: 316 Devon Drive, 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:

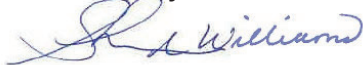
*Case #SV-23-03-01, 316 Devon Drive, Parcel ID No.: 28 00 17 2 002 001.000
Applicant: / Property Owners: Cora and Allan Causey*

- a) 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 property line from 20-feet to 10-feet for a total reduction of 10-feet for the construction of an addition to an existing primary structure.*

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, March 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.

PJL 62 PG. 2

4

ER WORKS

552.6'

**RES OF LOT 1-B
5TH ADDITION TO
OFFICE PARK**

P.B. 225 PG. 42

2.301
CAPSTONES
RESUR. AT
OFFICE PARK
P.B. 227 P.G. 86

**JACKSON
PROPERTIES**
33

PB 183 PG. 90

744

OFFICE PARK DRIVE

CAPSTONE DEVELOPMENT
RESURVEY

MOUNTAIN BROOK CORP LIMIT

PA 191

PG. 37

RESURVEY

HOMWOOD CORP LIMIT

PB 164 PG. 87

DRIVE

DESIGN

PURMISON

BRUNDI RESUME
PB.215 PG.74

BRUNDI RES. 15

5-A RE
10

RESURVEY

Year	Number of people (millions)
1980	18
1985	20
1990	22
1995	24
2000	26
2005	28
2010	30
2015	33
2020	38

PG. 58 PG. 47

8

2.1

138.2'

8-10807

KELLY 77.4
ADDITION TO
11
HOLLYWOOD
P.R. 194 PG. 1
87.8'

City of Homewood
BZA Case Map

316 Devon Dr.

SV 23-03-01

Aerial Photo

Subject Property
Parcels



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

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



COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 532 Cliff Pl, Homewood, AL 35209

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

APPLICANT INFORMATION

Name of Applicant (s): Alexandra Vega (Owner) and Donnie Proctor (Contractor)

Address of Applicant(s): 532 Cliff Pl

Homewood

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): Owners and Contractor

(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: Lot 22

29 00 13 3 008 023.000

PRESENT USE: _____ vacant



residence

_____ commercial (describe): _____

_____ other (describe): _____

PRESENT ZONING (per current City map): NPD

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

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

We are hoping to add space on the back of the house that would allow for a seating and eating area adjacent to the kitchen. This variance would allow us to have the space needed in order to fit a table and chairs in this area, and would line up with the side of the house as it exists currently. Therefore, we are not requesting more variance than is currently there on the property as we bought it.

PURPOSE OF VARIANCE

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

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

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

City of Homewood
Board of Zoning Adjustments
Request for Variance

INDICATE THE FOLLOWING

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

	*Required by Zoning Regulations	Setback dimensions As they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback Street:				
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback	5'	3.8'	3.8'	1.2
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 Applicant

Date

2/8/2023

Redacted by City Staff

Signature of Owner

Date

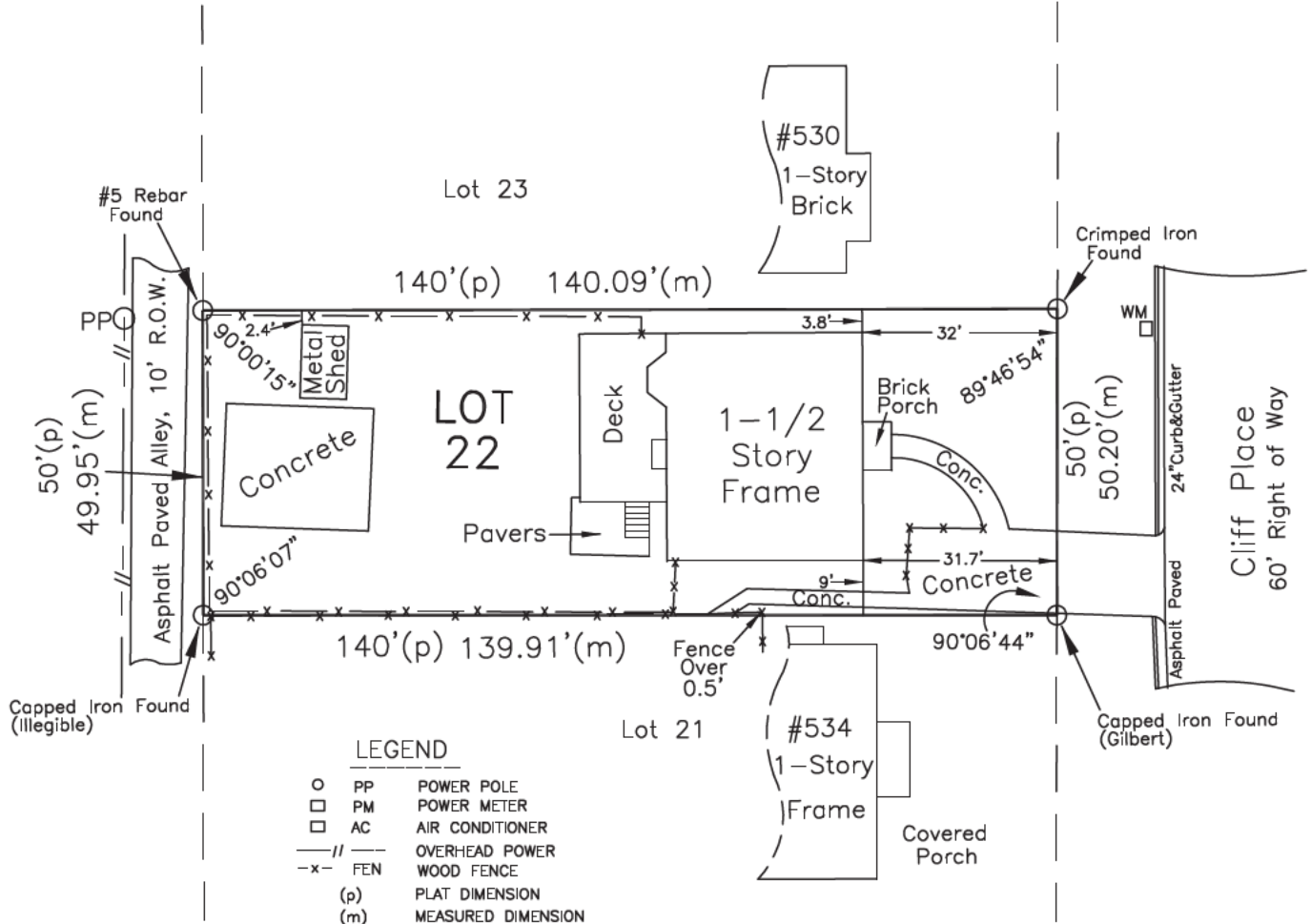
2/7/2023

Redacted by City Staff

Signature of Owner

Date

2/14/2023



STATE OF ALABAMA
JEFFERSON COUNTY

I, Rowland Jackins, a Registered Land Surveyor in the State of Alabama, 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 Land Surveying in the State of Alabama to the best of my knowledge, information and belief for the following described property:

Lot 22 in Block 11, according to the Map of Edgemont, as recorded in Map Book 16, Page 21, in the Probate Office of Jefferson County, Alabama;

I further state that there are no rights of ways, 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 those which serve the premises only) or structures or supports thereof, including poles, anchor or guy wires on or over said property except as shown, that there are no encroachments except as shown; that the improvements are located as shown above. No underground utilities were located.

According to my field survey of October 5, 2022;

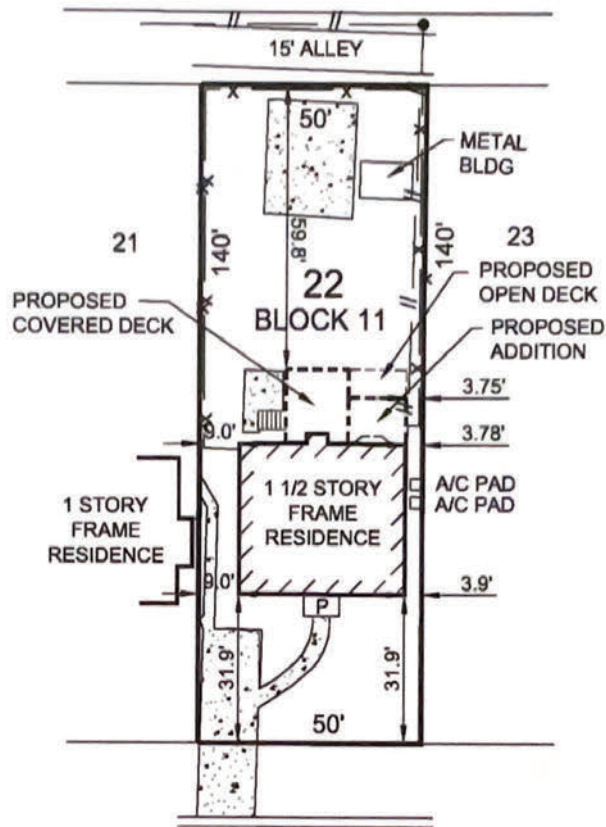


Rowland Jackins, PLS, Alabama Reg.No.18399
Jackins, Butler & Adams, Inc.
3430 Independence Drive, Suite 30
Birmingham, Alabama 35209
(205) 870-3390

Scale: 1 inch = 30 feet

File: S-1429/22-YYYY
Dwg.1

SCALE: 1"=40'



CLIFF PLACE

SITE PLAN

(THIS IS NOT A PROPERTY BOUNDARY SURVEY)

LOT 22 BLOCK 11
EDGEMONT

PREPARED BY: SURVEYING SOLUTIONS, INC.

2232 CAHABA VALLEY DRIVE SUITE M

BIRMINGHAM, AL 35242

(205) 991-8965

PREPARED FOR: DONNIE PROCTOR

(205) 281-0940

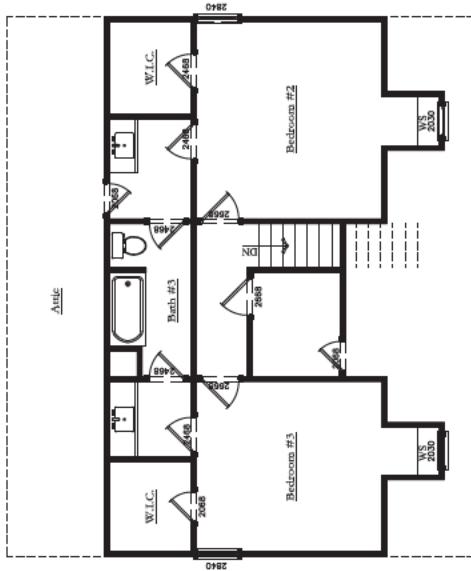
SCALE: 1" = 40' JOB NO. 889418 DATE: 2-8-2023

VACADISUBDIVISIONJEFFERSON COUNTYEDGEMONTLOT12 BLK 11 EDGEMONT

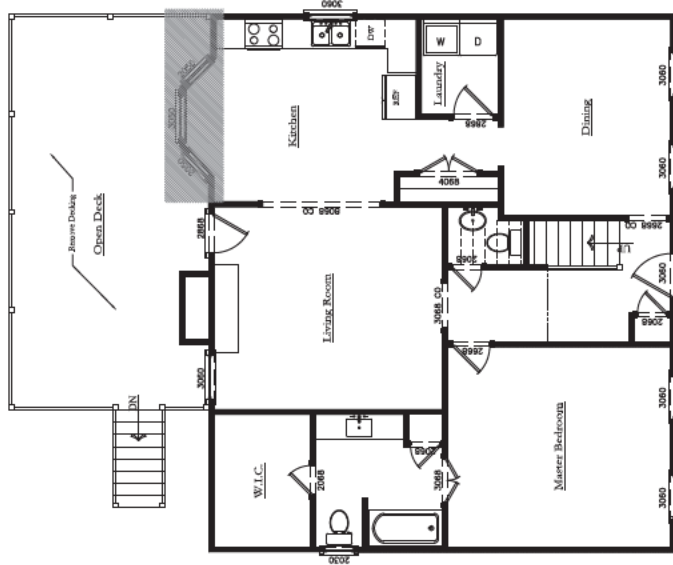
General Framing Notes:

1. Contractor to Verify and Note any Structural Changes.
2. All Dimensions are to inside face of stud or to centerline of windows or doors, unless noted otherwise.
3. Field Verify Existing layout , Dimensions May Vary

Wall Legend	
Demo Wall	
New Stud Wall	
Sheet Rock	
Stud Wall	
Existing	

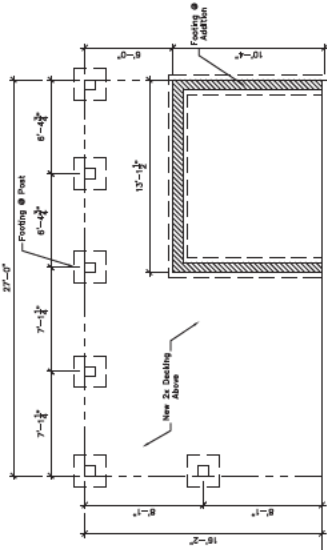


2 Existing Second Level Plan
A1.0 Scale 1/4" = 1'-0"



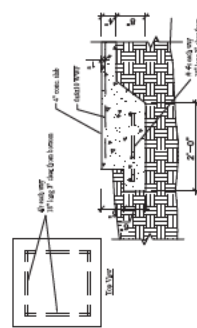
1 Existing Main Level Plan
A1.0 Scale 1/4" = 1'-0"

PLAN INFORMATION	
Vega	
552 Cliff Place	
WILLOW HOMES	
Revisions	
Date:	Revision:
06-30-2022	Revised Drawing
06-28-2022	Up-Size
Square Footages	
Max Lot	XXXX SQ. FT.
Max Lot	XXXX SQ. FT.
Net Total	XXXX SQ. FT.
SHEET INDEX	
A1.1	First Floor Existing Demo
A1.2	Second Floor Existing Demo
A1.3	Basement Existing Demo
A1.4	Basement Existing Demo
A1.5	Basement Existing Demo
A1.6	Basement Existing Demo
A1.7	Basement Existing Demo
A1.8	Basement Existing Demo
A1.9	Basement Existing Demo
A1.10	Basement Existing Demo
A1.11	Basement Existing Demo
A1.12	Basement Existing Demo
A1.13	Basement Existing Demo
A1.14	Basement Existing Demo
A1.15	Basement Existing Demo
A1.16	Basement Existing Demo
A1.17	Basement Existing Demo
A1.18	Basement Existing Demo
A1.19	Basement Existing Demo
A1.20	Basement Existing Demo
A1.21	Basement Existing Demo
A1.22	Basement Existing Demo
A1.23	Basement Existing Demo
A1.24	Basement Existing Demo
A1.25	Basement Existing Demo
A1.26	Basement Existing Demo
A1.27	Basement Existing Demo
A1.28	Basement Existing Demo
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A1.30	Basement Existing Demo
A1.31	Basement Existing Demo
A1.32	Basement Existing Demo
A1.33	Basement Existing Demo
A1.34	Basement Existing Demo
A1.35	Basement Existing Demo
A1.36	Basement Existing Demo
A1.37	Basement Existing Demo
A1.38	Basement Existing Demo
A1.39	Basement Existing Demo
A1.40	Basement Existing Demo
A1.41	Basement Existing Demo
A1.42	Basement Existing Demo
A1.43	Basement Existing Demo
A1.44	Basement Existing Demo
A1.45	Basement Existing Demo
A1.46	Basement Existing Demo
A1.47	Basement Existing Demo
A1.48	Basement Existing Demo
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A1.50	Basement Existing Demo
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A1.52	Basement Existing Demo
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A1.64	Basement Existing Demo
A1.65	Basement Existing Demo
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A1.67	Basement Existing Demo
A1.68	Basement Existing Demo
A1.69	Basement Existing Demo
A1.70	Basement Existing Demo
A1.71	Basement Existing Demo
A1.72	Basement Existing Demo
A1.73	Basement Existing Demo
A1.74	Basement Existing Demo
A1.75	Basement Existing Demo
A1.76	Basement Existing Demo
A1.77	Basement Existing Demo
A1.78	Basement Existing Demo
A1.79	Basement Existing Demo
A1.80	Basement Existing Demo
A1.81	Basement Existing Demo
A1.82	Basement Existing Demo
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A1.84	Basement Existing Demo
A1.85	Basement Existing Demo
A1.86	Basement Existing Demo
A1.87	Basement Existing Demo
A1.88	Basement Existing Demo
A1.89	Basement Existing Demo
A1.90	Basement Existing Demo
A1.91	Basement Existing Demo
A1.92	Basement Existing Demo
A1.93	Basement Existing Demo
A1.94	Basement Existing Demo
A1.95	Basement Existing Demo
A1.96	Basement Existing Demo
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A1.98	Basement Existing Demo
A1.99	Basement Existing Demo
A1.100	Basement Existing Demo

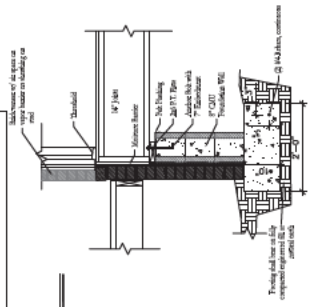


Existing Foundation

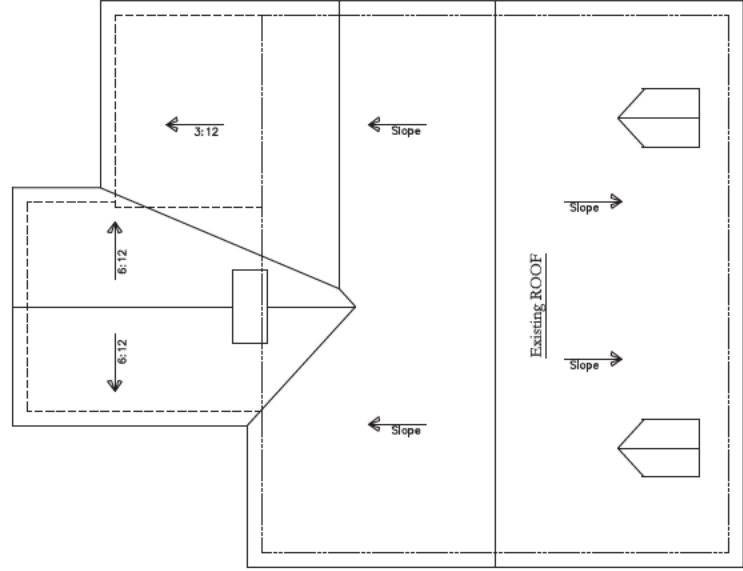
1 Foundation @ Addition
Scale: 1/4" = 1'-0"



Post Footing Detail at Porch Slab
3/4" = 1'-0"

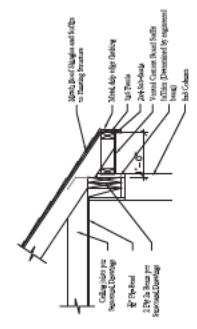


Foundation Detail at Porch
3/4" = 1'-0"



Existing ROOF

2 Roof Plan @ Addition
Scale: 1/4" = 1'-0"



Typ. Back Porch Eave
3/4" = 1'-0"

PLAN INFORMATION Vega 552 Cliff Place	
Revisions Date: 06-28-2022 Revision: 06-28-2022 By: JST	Revisions Date: 06-28-2022 Revision: 06-28-2022 By: JST
Square Footages Main Level: XXXX SQ. FT. Second Level: XXXX SQ. FT. New Total: XXXX SQ. FT.	Square Footages Main Level: XXXX SQ. FT. Second Level: XXXX SQ. FT. New Total: XXXX SQ. FT.
SHEET INDEX A1.0 Foundation and Roof Plan A1.1 Floor Plan Addition A1.2 Second Floor Plan A1.3 Porch Plan A1.4 Electrical Plan	
SHEET NAME/NUMBER Foundation and Roof Plan A1.0	

General Framing Notes:

1. Contractor to Verify and Note any Structural Changes.
2. All Dimensions are to Inside face of stud or to centerline of windows or doors, unless noted otherwise.
3. Field Verify Existing layout , Dimensions May Vary

Wall Legend

PLAN INFORMATION

Vega
532 Cliff Place

Revisions

Date:	Revisions
06-20-2022	Review Drawings
06-28-2022	Update

Square Footages

Main Level	XXXX SQ. FT.
Upper Level	XXX SQ. FT.
New Total	XXXX SQ. FT.

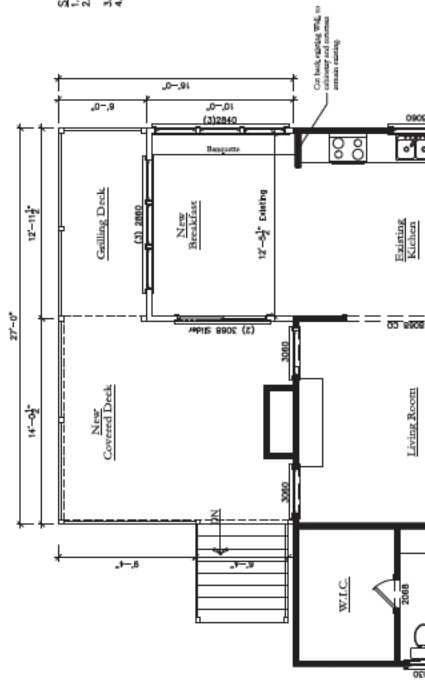
SHEET INDEX

A6.1	Floor Plan As-Built/Detail
A1.0	Foundation & Roof Plan
A2.0	New Floor Plan
A3.0	Elevations
E1.0	Electrical Plans

SHEET NAME/NUMBER

New Floor Plan

A2.0



SCOPE of WORK:

1. New Addition and Back Porch. See Plans
2. All New Windows, Replacement Windows on Existing and new at Addition
3. All New Exterior Siding and Soffits
4. New Front Entry Door, to be specified

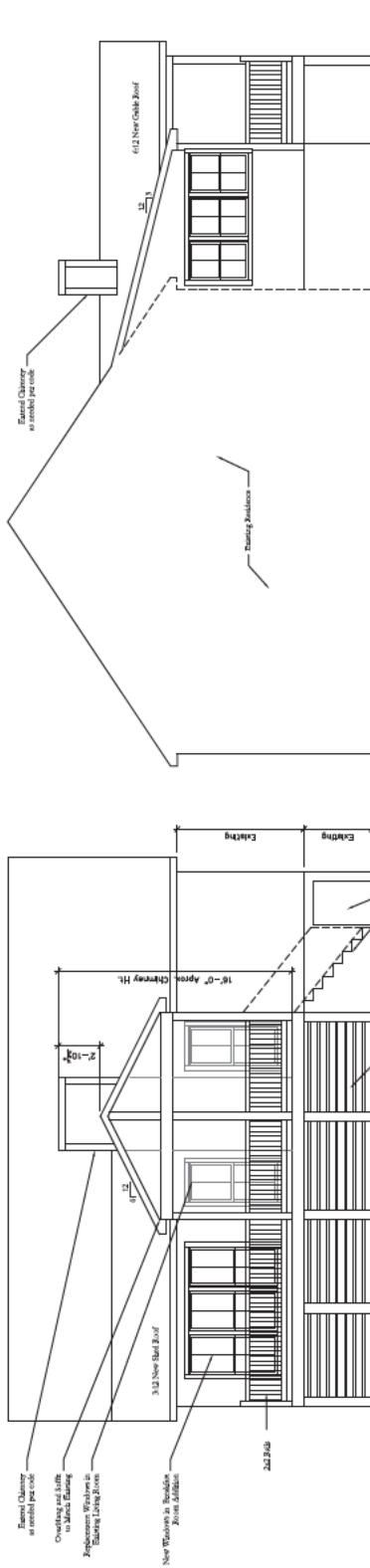
STUDY- Proposed Bar Elevation

Scale 10 = 10,000

1 New Floor Plan Addition

- General Framing Notes:**
1. Contractor to Verify and Note any Structural Changes.
 2. All Dimensions are to inside face of stud or to centerline of windows or doors, unless otherwise noted.
 3. Field Verify Existing layout. Dimensions May Vary.

Wall Legend	
Demo Wall	
New Stud Wall	
Sheet Rock	
Stud Wall Existing	



1. Rear Elevation @ Porch Addition
A3.0 Scale 1/4" = 1'-0"

2. Side Elevation @ Porch Addition
A3.0 Scale 1/4" = 1'-0"

PLAN INFORMATION	
Vega	532 Cliff Place
WILLOW HOMES	
Revisions	
Date	Revisions
06-25-2022	Review Drawings
06-25-2022	Update
Square Footages	
Main Level	XXXX SQ. FT.
Upper Level	XXXX SQ. FT.
New Foot.	XXXX SQ. FT.
SHEET INDEX	
A01	Basement & Sublet Plans
A1.1	Foundation & Roof Plan
A2.0	New Floor Plan
A3.0	Elevations
B1.0	Structural Plans
SHEET NAME/NUMBER	
Elevation	
A3.0	











WINTER
PARKING
NO PARKING
IN FRONT



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

February 23, 2023

Alexandra Vega
532 Cliff Place
Homewood, Alabama 35209

Re: 532 Cliff Place, 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:

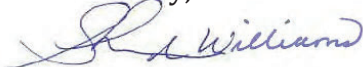
*Case #SV-23-03-02, 532 Cliff Place, Parcel ID No.: 29 00 13 3 008 023.000
Applicant: Donald Proctor/ Property Owner: Alexandra Vega*

- 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 5-feet to 3.8-feet (3-feet, 10-inches) for a total reduction of 1.2-feet (1-foot, 3-inches) for the construction of an addition to an 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, March 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.

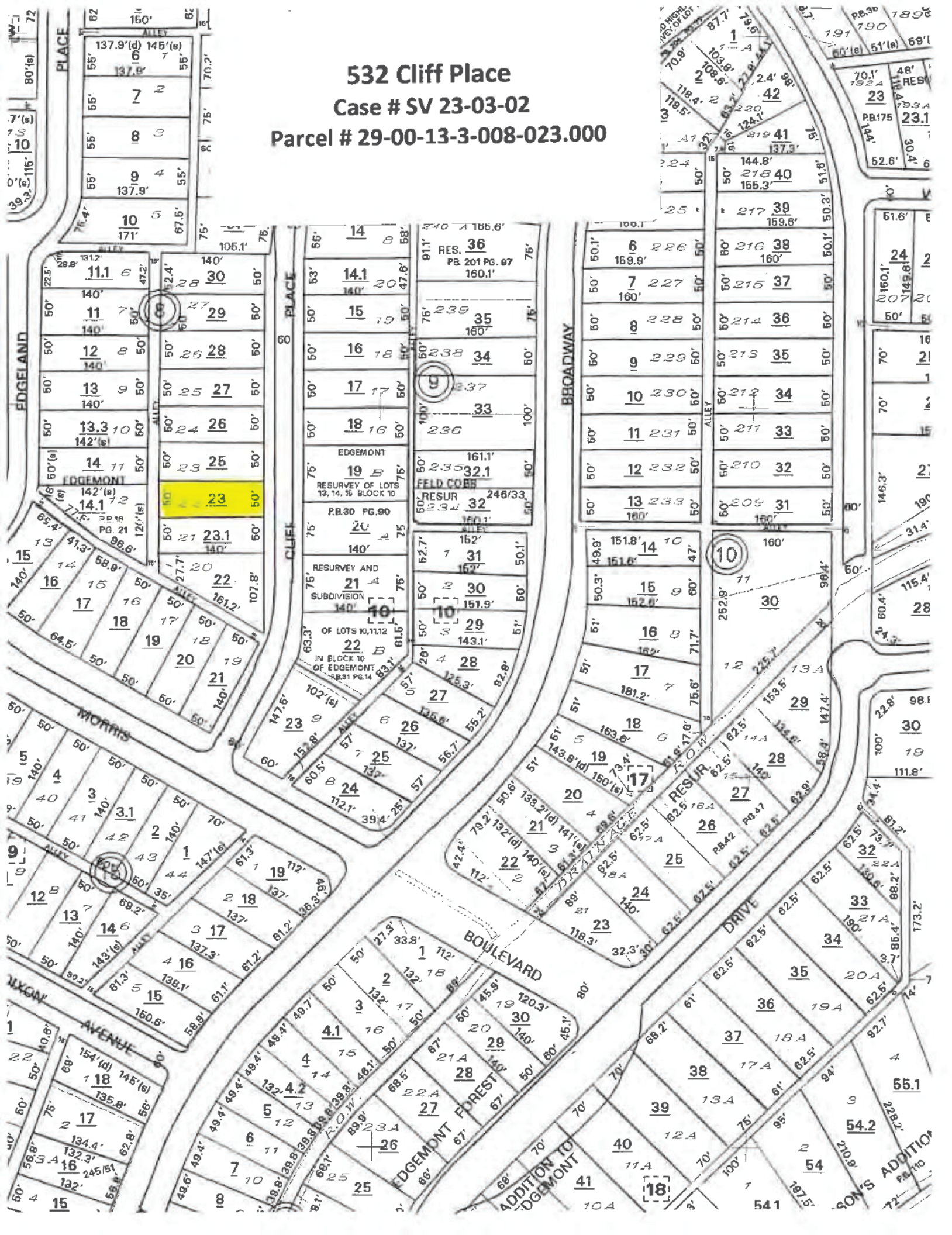
If you wish to view the live stream for this meeting, the "Live Stream" link is available on the home page the city's website at www.cityofhomewood.com or you can connect directly via: www.cityofhomewood.com/live-stream. **Although Board of Zoning Adjustments meetings may be viewed through the live streaming 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.

532 Cliff Place
Case # SV 23-03-02
Parcel # 29-00-13-3-008-023.000




City of Homewood BZA Case Map

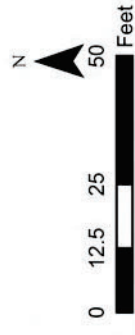
532 Cliff Pl.

SV 23-03-02

Aerial Photo



 Subject Property
 Parcels



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