

Homewood Board of Zoning Adjustments
Meeting Agenda
Thursday, March 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 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, Matthew Foley, Ward 5	Vice-Chair, Meghan Hand, Ward 4
Houston Wurtele, Ward 1	Scott Alsabrook, Ward 2
Michael Pirkle, Ward 3	

Supernumeraries

Stuart Roberts	John Geer
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Order of Business

- I. Call to Order**
- II. Roll Call**
- III. Minutes Approval – February 3, 2022**
- IV. Communications/Reports from Chair & Vice Chair**
- V. New Business**

1) Case # SV-22-03-01, 1516 Roseland Drive, Parcel ID No.: 29 00 13 1 014 057.000
Applicant: Twin Construction Inc. / Property Owners: Alan and Caroline Renfroe

- 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-side property line from 10-feet to 6-feet, for a total reduction of 4-feet, to allow for the construction of an addition to the rear of an existing, non-conforming, single-family residence.*

2) Case # SV-22-03-02, 1506 Valley Place, Parcel ID No.: 29 00 13 1 014 035.000
Applicant: Twin Construction, Inc. / Property Owner: Jay and Julie Price

- a. *A request for a variance to Article V, District Development Criteria, Sec. D., Accessory Structures, (6)., to reduce the left-side setback of an accessory structure, which exceeds 15-feet in height, from 10-feet to 5-feet, to permit the addition of a second story exercise room and an 8.6-foot addition to the rear of an existing, non-conforming carport.*

3) Case # SV-22-03-03, 2916 Linden Avenue, Parcel ID No.: 28 00 07 3 027 012.000
Applicant / Property Owner: Stracener Investment Company, LLC

- a. *A request for a variance to Article VII, Off-Street Parking and Loading Requirements, Sec. M. Required parking spaces for individual uses, to reduce the number of required parking spaces from 7-spaces to 5-spaces, for a retail, commercial and service use in a C-1 Office Building Zoning District.*
- b. *A request for a variance to Article VII, Off-Street Parking and Loading Requirements, Sec. K. to permit off-street parking spaces to be entered or exited directly from a public street or alley, for a retail, commercial and service use in a C-1 Office Building Zoning District.*

4) Case # AP-22-03-04, 310 Poinciana Drive, Parcel ID No.: 28 00 07 4 017 034.000
Applicant: Jesse Evans & Bert Boykin / Property Owner: Jaroslav Klimcak

- a. *A request pursuant to Article IX. Administration and Review Procedures, Sec. A. General Administration, (1) Board of Adjustment, a., an appeal of the decision of an administrative official regarding the interpretation and enforcement of Article III. General Regulations, Sec. G. Nonconforming lots.*

5) Case # SV-22-03-05, 920 Palmetto Street, Parcel ID No.: 29 00 13 2 022 007.000

Applicant: Ben Strout, Strout Architecture / Property Owners: Jon and Sarah Nee

- 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 right-side property line from 5-feet to .75-feet (9—inches), for a total reduction of 4.25-feet (4-feet, 3-inches), to allow for the construction of a second-floor addition to an existing, non-conforming single-family residence.*
- b. *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-side property line from 9-feet to 6.69-feet (9—feet, 8-inches), for a total reduction of 2.31-feet (2-feet, 4-inches), to allow for the construction of a second-floor addition to an existing, non-conforming single-family residence.*

6) Case # SV-22-03-06, 306 La Playa Place, Parcel ID No.: 28 00 07 4 015 020.000

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

- c. *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 7-feet, for a total reduction of 3-feet, to allow for the construction of a new single-family residence.*

VI. Adjournment

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

~~* Revised *~~



APPEAL

BZA CASE # (assigned by city staff): SV 22-03-01

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

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

PRESENT ZONING (per current City map): NPD

Revised Application - updated by Julie J. ~~resent~~^{sent} me correction 2-9-22 am

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:

Existing home is non-conforming. We are seeking to add a rear addition to the house. The current home converges to the left side property line, therefore the proposed addition would put us 4' from the left side property line.

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	10'	10.9'	10.9'	0'
Left Bldg. Setback	10'	6.6'	6'	4'
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

Redacted by City Staff

Signature of Applicant 

Date 

Redacted by City Staff

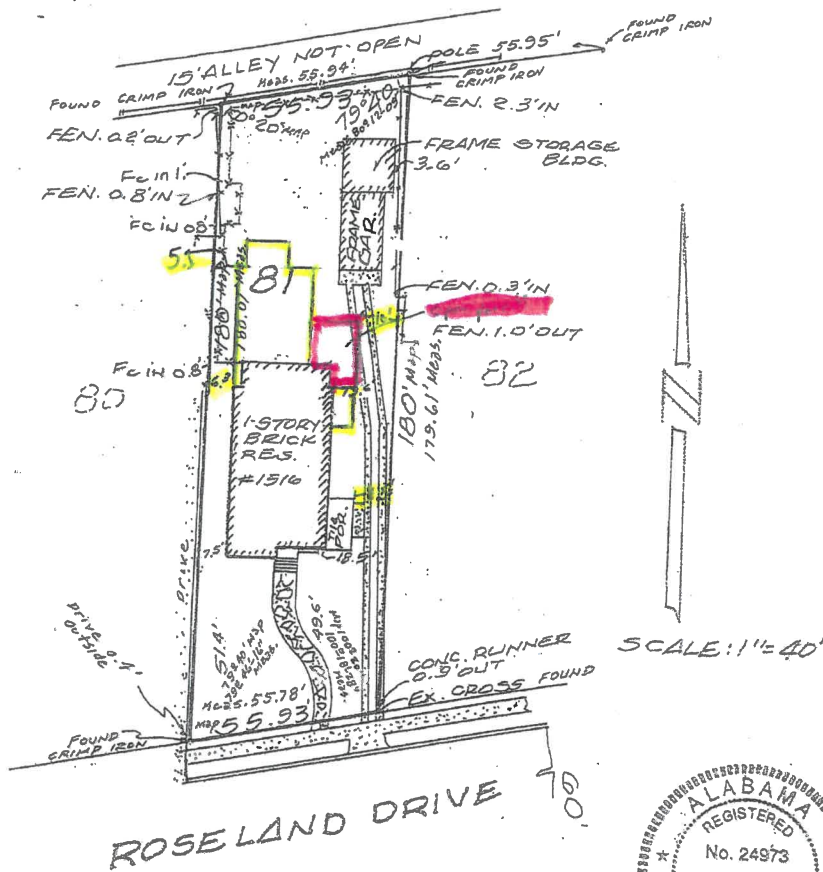
Redacted by City Staff

Signature of Owner

Date

Signature of Owner

Date



CLOSING SURVEY

Order No.: 53487

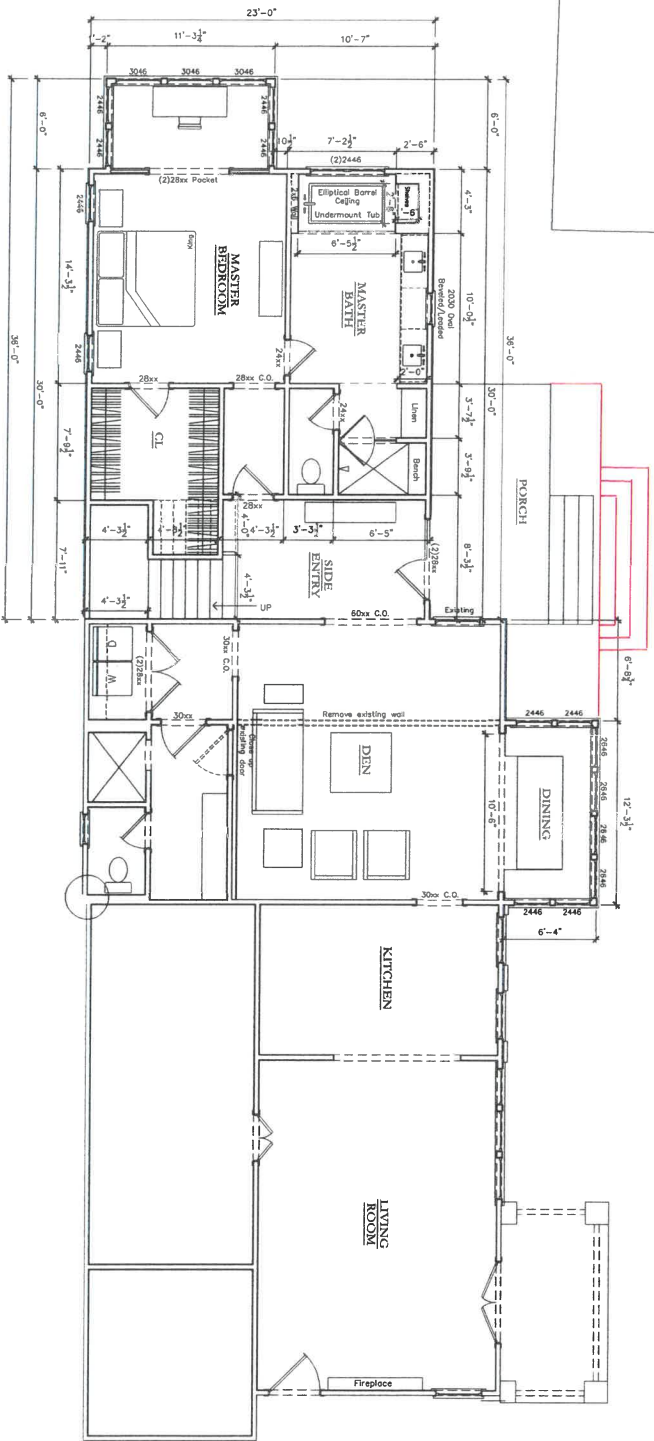
Purchaser.

Address: 1516 ROSELAND DR

Ray Weygand, Reg. L.S. #24973
2 Oxmoor Road Homewood, AL 35209
Phone: (205) 942-0088 Fax: (205) 942-0087
Copyright ©

WEYGAND
SURVEYORS

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



New Main Level Floor Plan

SCALE : 1/4" = 1'-0"


RENFROE

PROJECT ADDRESS

1516 Rutland Dr.
Homewood, AL 35899

Team Companies

2007 Central Ave.
Suite 105
Homewood, AL 35899

TWIN
INSPIRE. DESIGN. BUILD

CHANGE LOG :

Date:	Description:
X	X
X	X
X	X
X	X
X	X

PLAN : 01/10/2017 - Civil Taker
PANEL : 200 KLS/20

SHEET INDEX

A10	Foundation Plan
A11	Basement Floor Plan
A12	1st Floor Plan
A13	2nd Floor Plan
A14	3rd Floor Plan
A15	4th Floor Plan
A16	5th Floor Plan
A17	6th Floor Plan
A18	7th Floor Plan
A19	8th Floor Plan
A20	9th Floor Plan
A21	10th Floor Plan
A22	11th Floor Plan
A23	12th Floor Plan
A24	13th Floor Plan
A25	14th Floor Plan
A26	15th Floor Plan
A27	16th Floor Plan
A28	17th Floor Plan
A29	18th Floor Plan
A30	19th Floor Plan
A31	20th Floor Plan

SHEET NUMBER

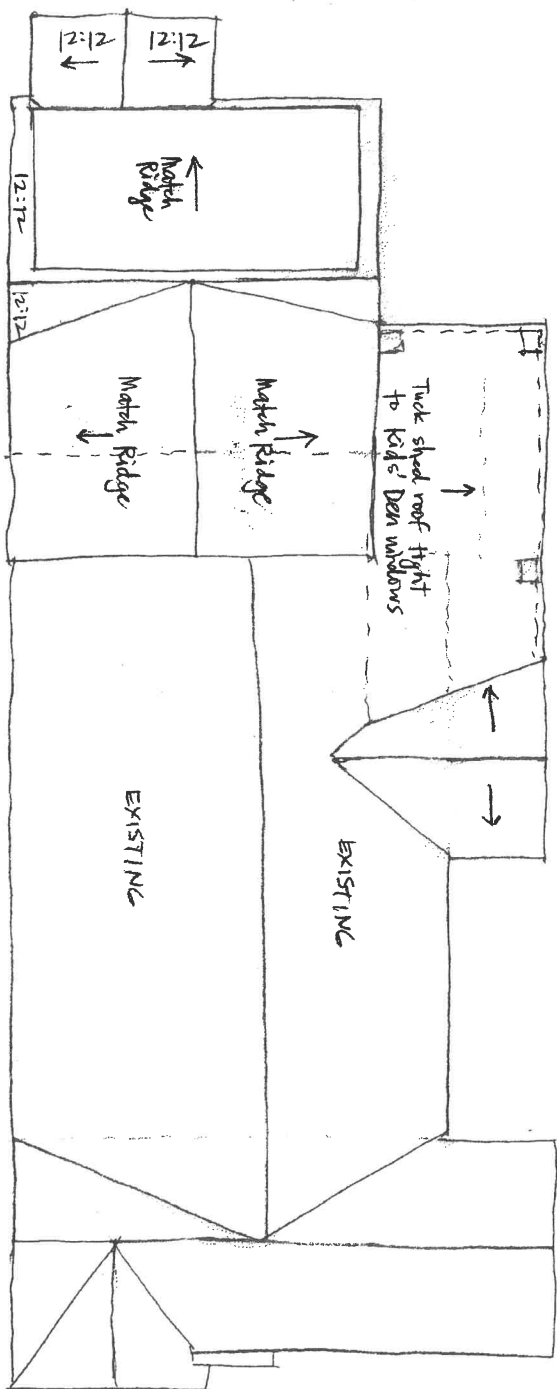
A2.0

Twin Companies
2907 Central Ave.
Suite 105
Homewood, AL 35209



A1.1

SCALE: 1/4" = 1'-0"



REFERENCE

PROJECT ADDRESS

1516 Roseland Dr
Hammond, AL 36060

Twin Companies
2801 Central Ave.
Suite 105
Hammond, AL 36060



CHANGE LOG :

Date:	Description:
x	x
x	x
x	x
x	x
x	x
PLAN CONTACT : David Tucker PHONE : 205.455.1000	

SHEET INDEX

- A10 Foundation Plan
- A11 Structural Framing
- A12 Mechanical Plan
- A13 Electrical Plan
- A14 Plumbing Plan
- A15 Interior Finish Plan
- A16 Exterior Finish Plan
- A17 Section Drawings

SHEET NUMBER

RENPROE

PROJECT ADDRESS

1516 Roseland Dr.
Homewood, AL 35099

Twin Companies
2907 Central Ave.
Shelby, MS 38201
Homewood, AL 35099



CHANGE LOG :

Date:	Description:
X	X
X	X
X	X
X	X
X	X

PLAN CONTACT : Crystal Taylor
PHONE : 205.662.7187

SHEET INDEX

A10	Foundation Plan
A11	1st Floor Plan
A12	2nd Floor Plan
A13	3rd Floor Plan
A14	4th Floor Plan
A15	5th Floor Plan
A16	6th Floor Plan
A17	7th Floor Plan
A18	8th Floor Plan
A19	9th Floor Plan
A20	10th Floor Plan
A21	11th Floor Plan
A22	12th Floor Plan
A23	13th Floor Plan
A24	14th Floor Plan
A25	15th Floor Plan
A26	16th Floor Plan
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A28	18th Floor Plan
A29	19th Floor Plan
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A31	21st Floor Plan
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A87	77th Floor Plan
A88	78th Floor Plan
A89	79th Floor Plan
A90	80th Floor Plan
A91	81st Floor Plan
A92	82nd Floor Plan
A93	83rd Floor Plan
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A98	88th Floor Plan
A99	89th Floor Plan
A100	90th Floor Plan

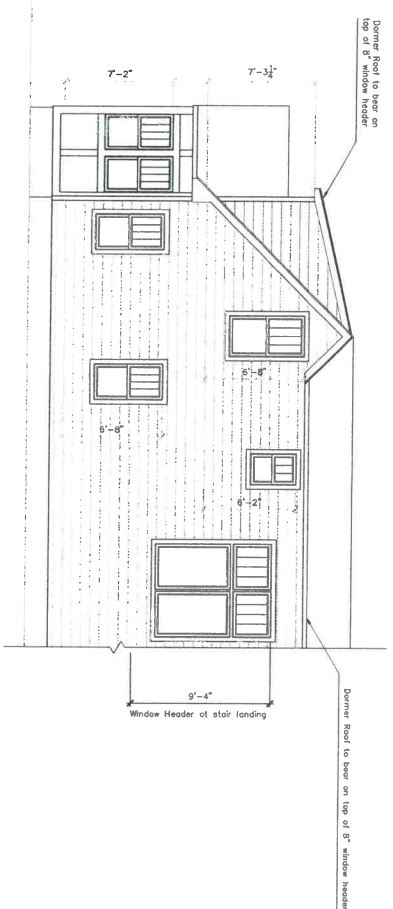
SHEET NUMBER

A3.0

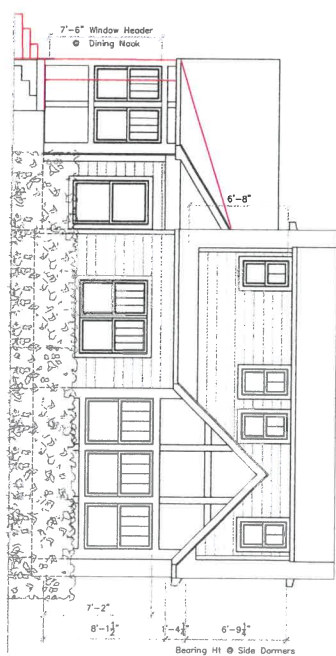
Exterior Elevations

SCALE : $\frac{1}{4}'' = 1'-0''$

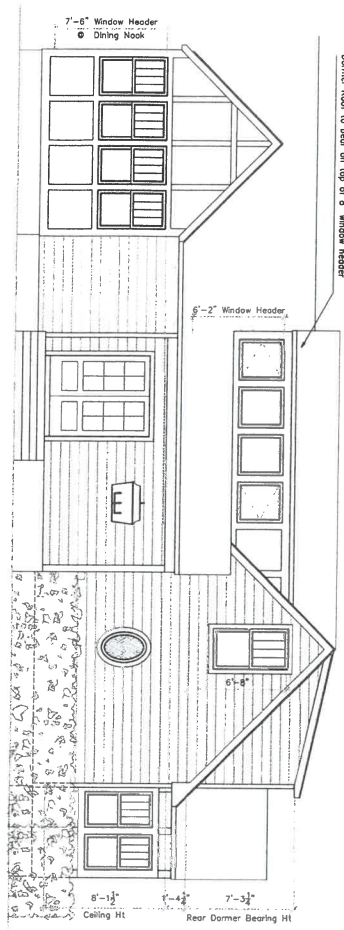
LEFT



REAR



RIGHT









1516 Roseland Drive
Case # SV 22-03-01
Parcel # 29-00-13-1-014-057.000



COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

☒

VARIANCE

☐

APPEAL

ADDRESS OF PROPERTY: 1506 Valley Place

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

APPLICANT INFORMATION

Name of Applicant (s): Twin Construction, Inc.

Address of Applicant(s): 2907 Central Ave. #105

Homewood AL 35209
City State Zip

Telephone Number(s) of Applicant(s): 205-802-3920

Email : william@twincompanies.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): Jay and Julie Price

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: 29-00-13-1-014-035.000

PRESENT USE: vacant X 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:

Existing, non-conforming carport. Owner desires to add an exercise room above the carport. The existing height of the structure is 21' and will change to 25'. With current setback requirements, this would require a 10' left side and 10' rear setback. However, the structure is currently 5' from the left property line. There will be no windows on the left elevation of the new structure.

The drawings also show an 8.6' rear addition, which will be inside the 10' required setback.

PURPOSE OF VARIANCE

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

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

Accessory structure, 2nd floor

**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				
Left Bldg. Setback				
Rear Bldg. Setback				
Accessory Structure Setback: side/rear	10'/10'	5' side 18.6' rear	5' side / 10' rear	5' left side
	As Required	Existing NOW	Proposed	Variance Required
Lot Area				
Lot Width				
Parking				
Height of Structure	25'	21'	25'	0'
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

Redacted by City Staff

Signature of Owner

1/26/2022 | 1:59 PM CST

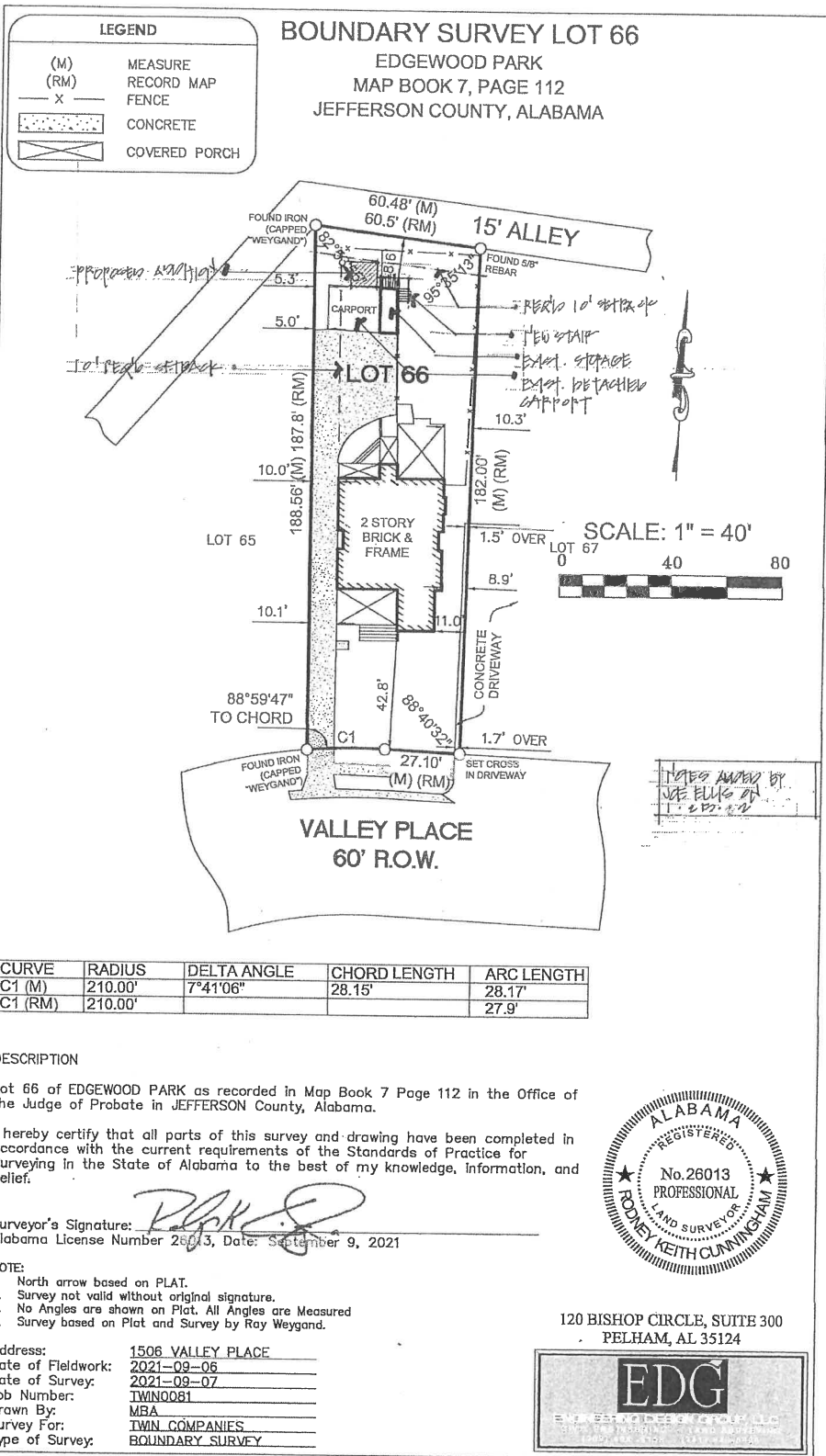
Date

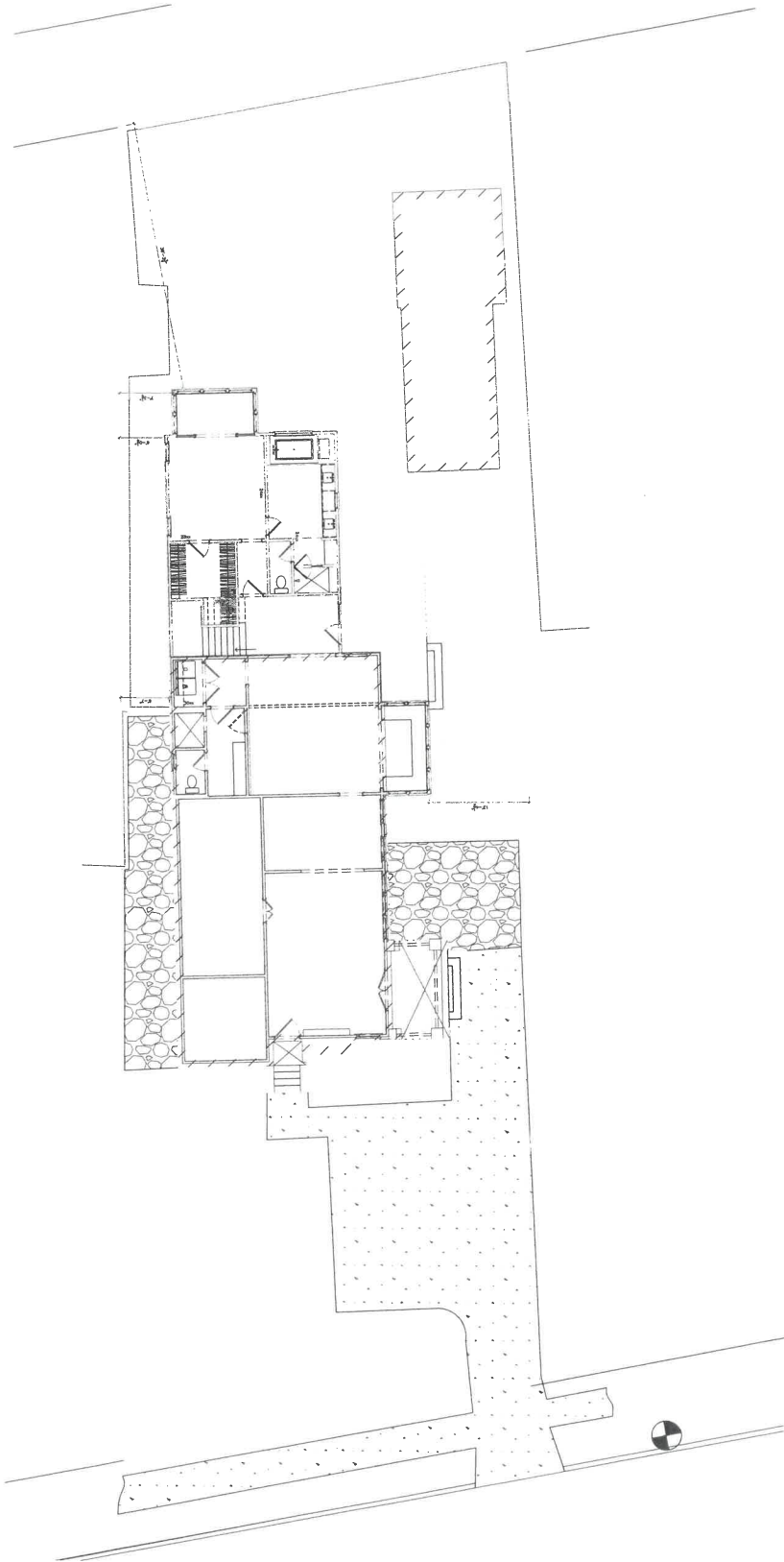
Signature of Owner

Date



Main Level





Site Plan

SCALE : 1/8" = 1'-0"

RENEROE

PROJECT ADDRESS

1516 Rootland Dr.
Homewood, AL 35209

Twin Computers

2807 Central Ave.
Suite 105
Homewood, AL 35209



CHANGE LOG :

Date:	Description:
x	x
x	x
x	x
x	x
x	x

PLAN CONTACT : Gerald Tucker
PHONE : 205.462.3500

SHEET INDEX

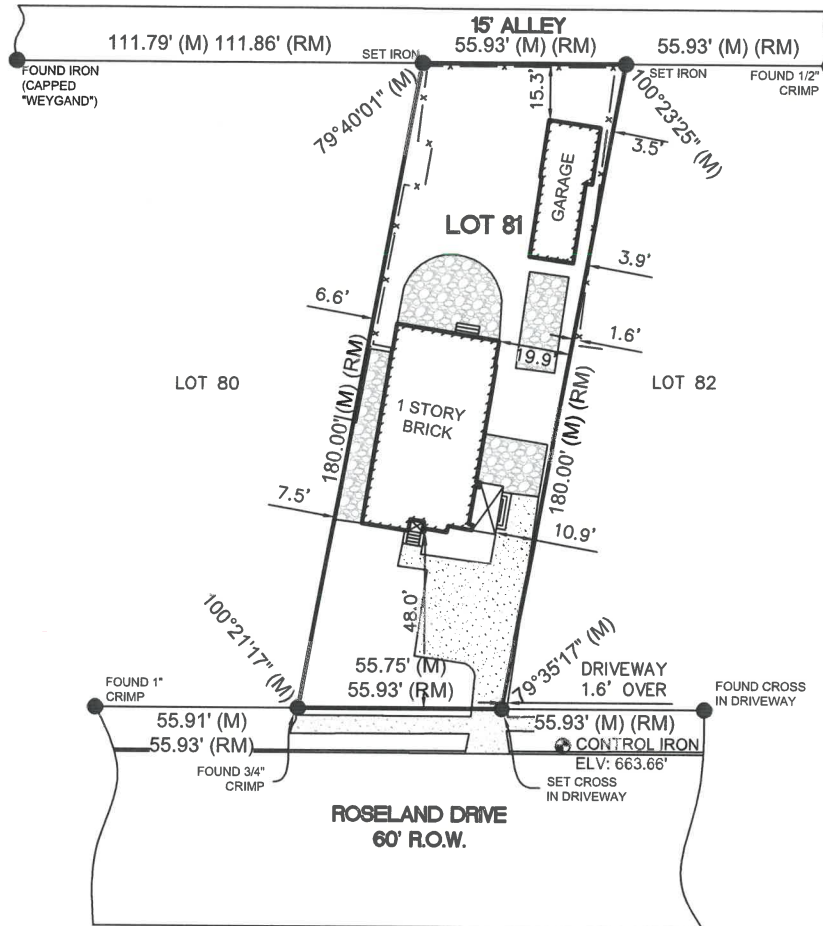
- A1.0 Foundation Plan
- A1.1 Existing Floor Plan
- A1.2 Existing Roof Plan
- A2.1 Soil and Floor Plan
- A2.2 Roof Plan
- A3.0 Exterior Elevation
- A3.1 Interior Elevation

SHEET NUMBER

S1.0

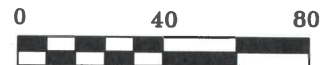
BOUNDARY SURVEY LOT 81

EDGEWOOD PARK
MAP BOOK 7, PAGE 112
JEFFERSON COUNTY, ALABAMA



LEGEND	
— x —	FENCE
—	WALL
▨	CONCRETE
▩	GRAVEL

SCALE: 1" = 40'



DESCRIPTION

Lot 81 of EDGEWOOD PARK as recorded in Map Book 7 Page 112 in the Office of the Judge of Probate in JEFFERSON County, Alabama.

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: February 8, 2022

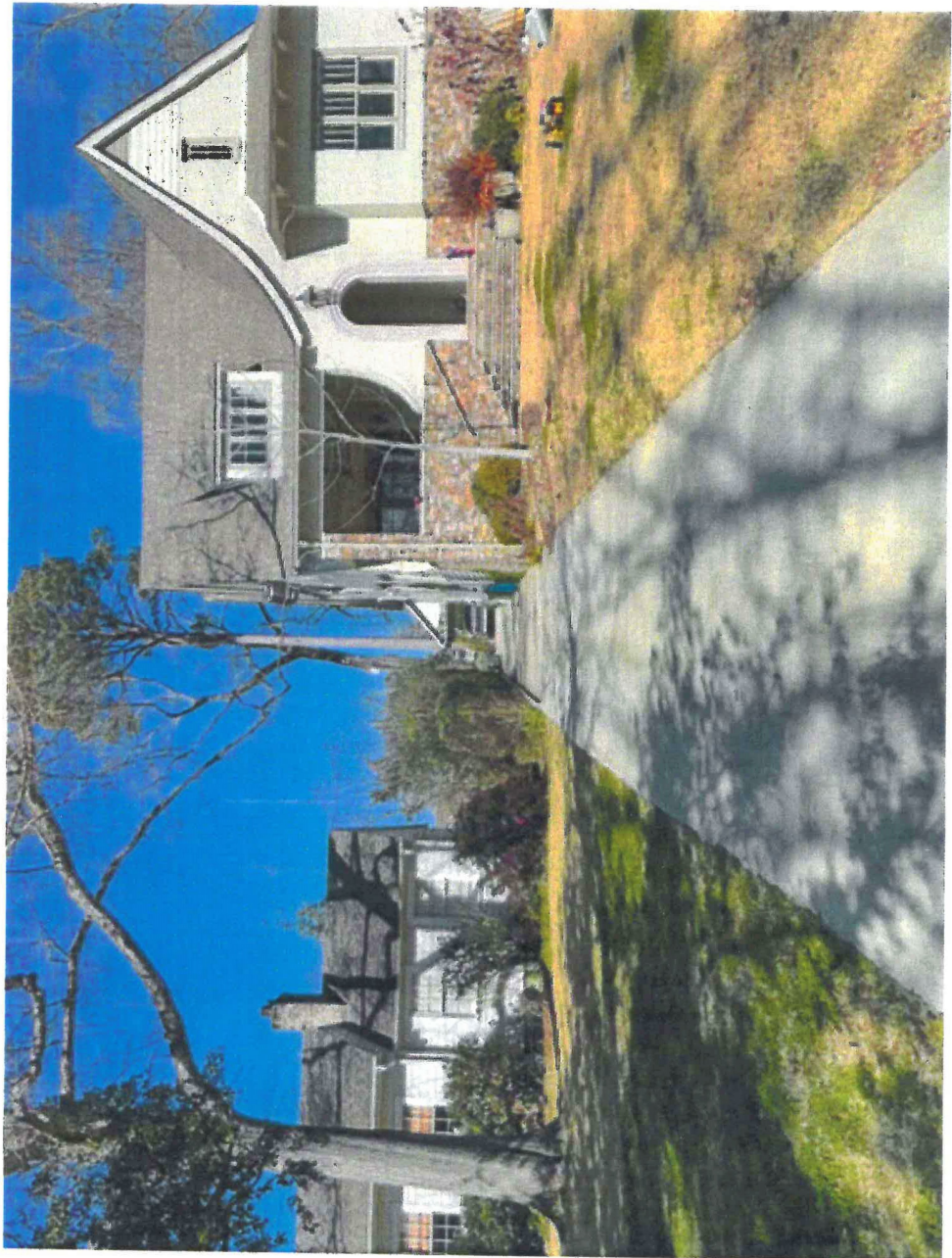
- NOTE:
1. North arrow based on PLAT.
 2. Survey not valid without original signature.

Address: 1516 ROSELAND DRIVE
Date of Fieldwork: 2022-02-07
Date of Survey: 2022-02-08
Job Number: TWIN0093
Drawn By: MBA
Survey For: TWIN COMPANIES
Type of Survey: BOUNDARY SURVEY

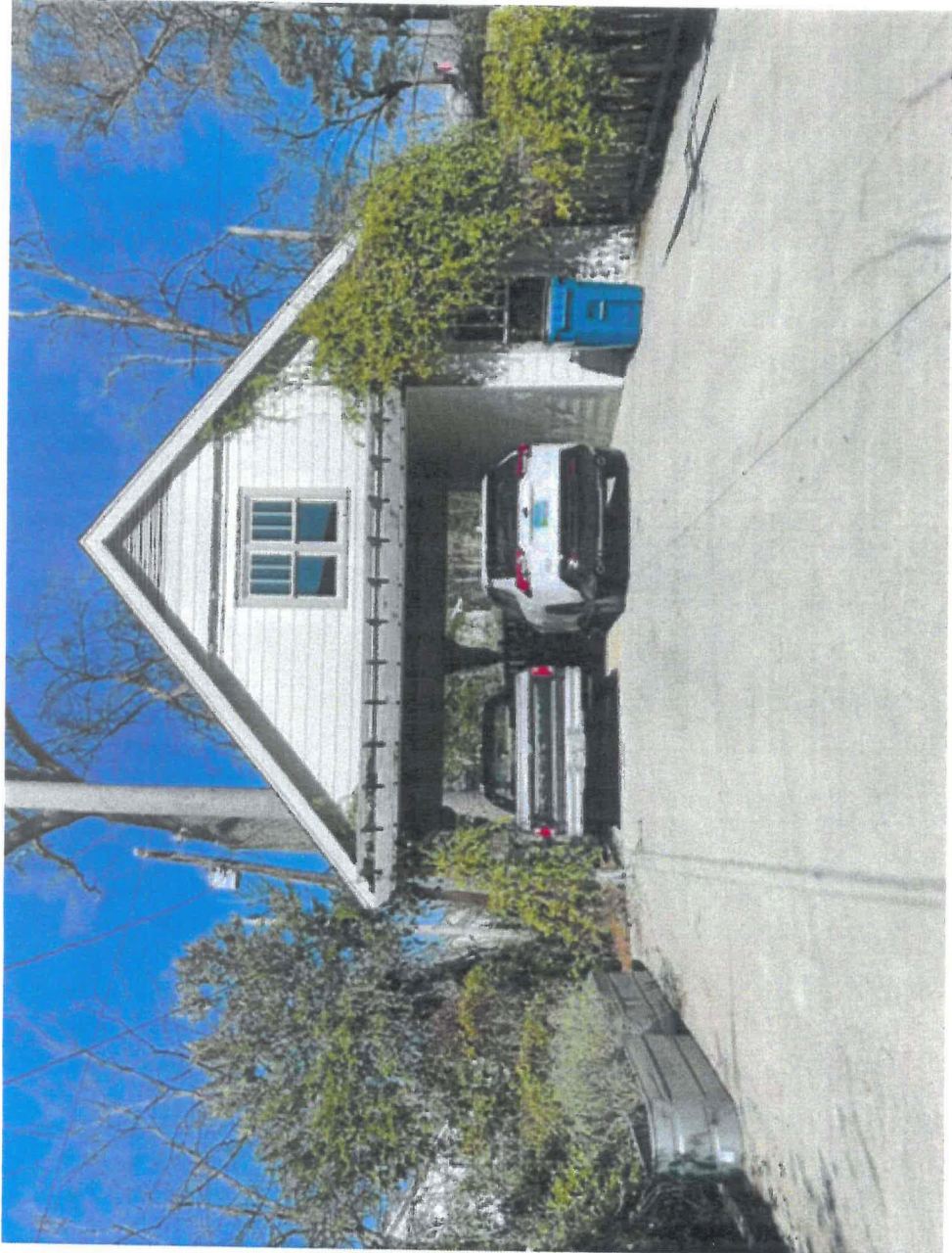


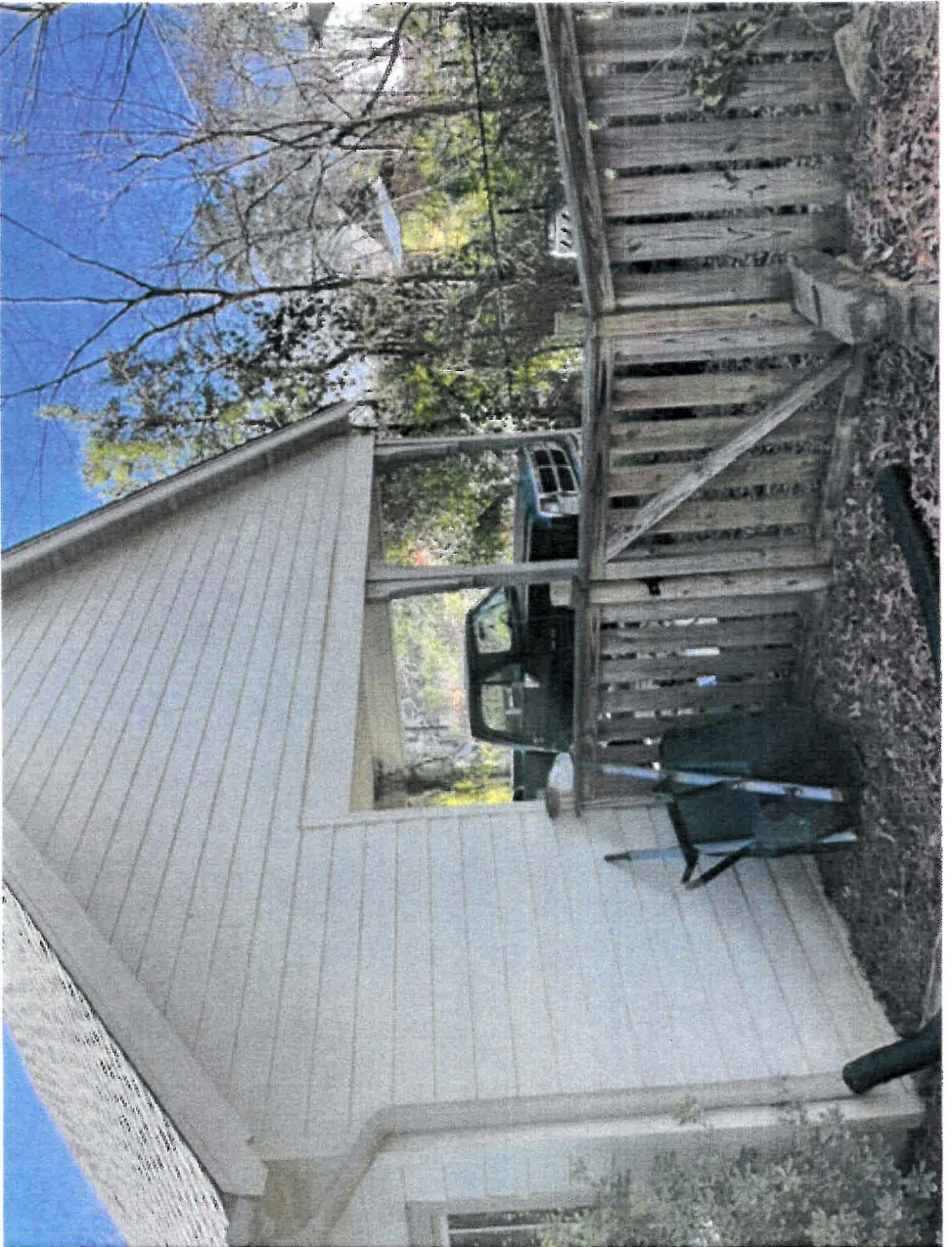
120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124

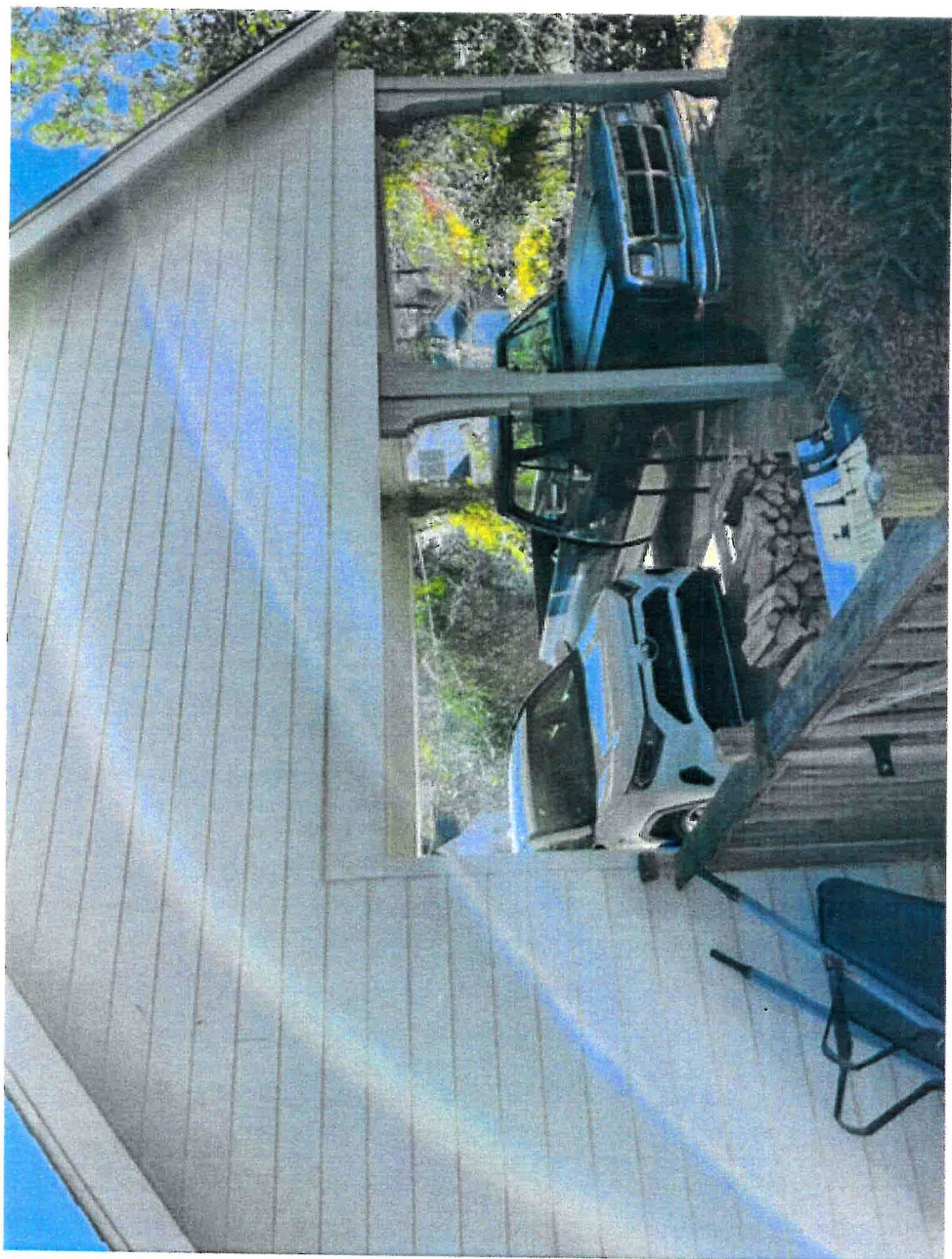


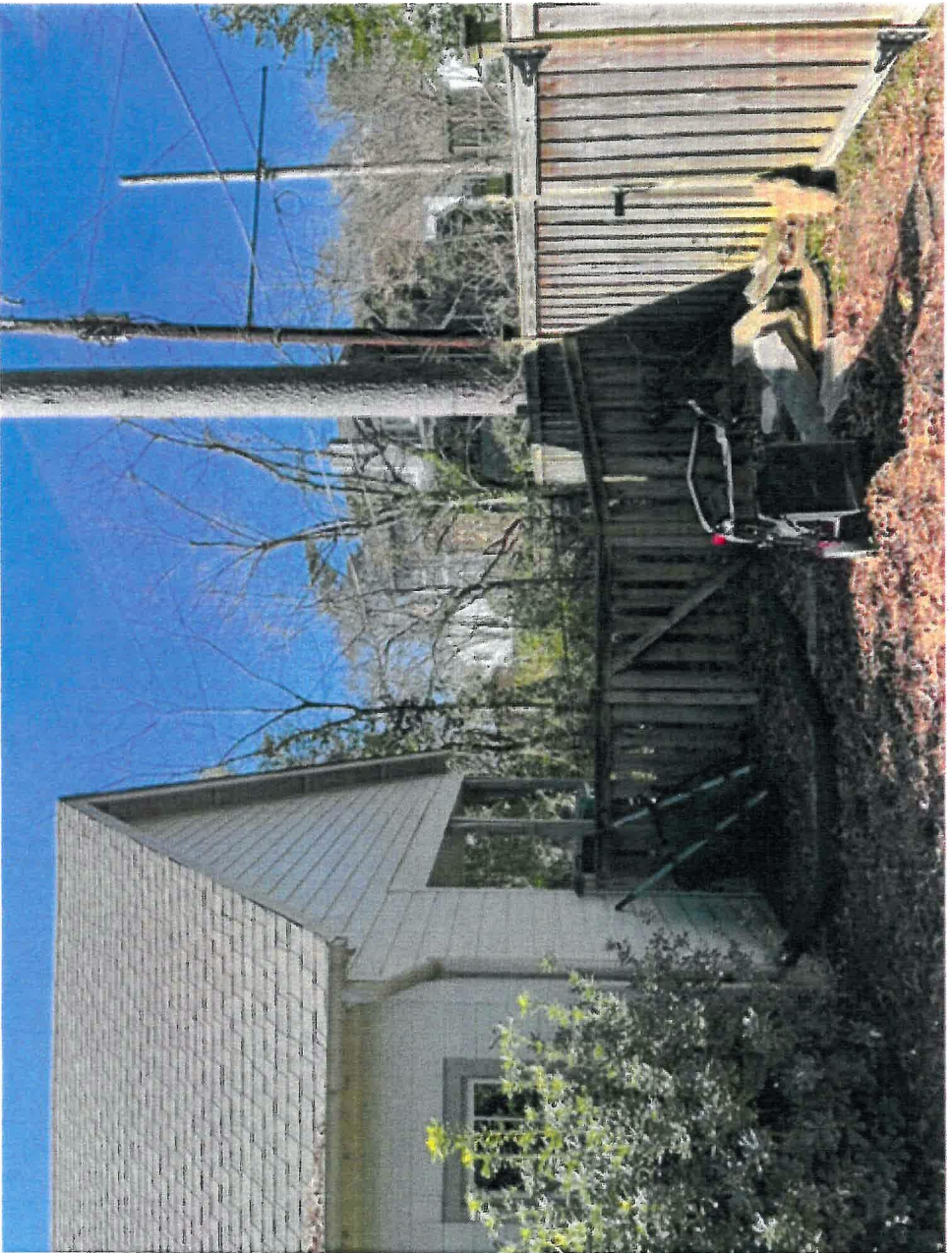


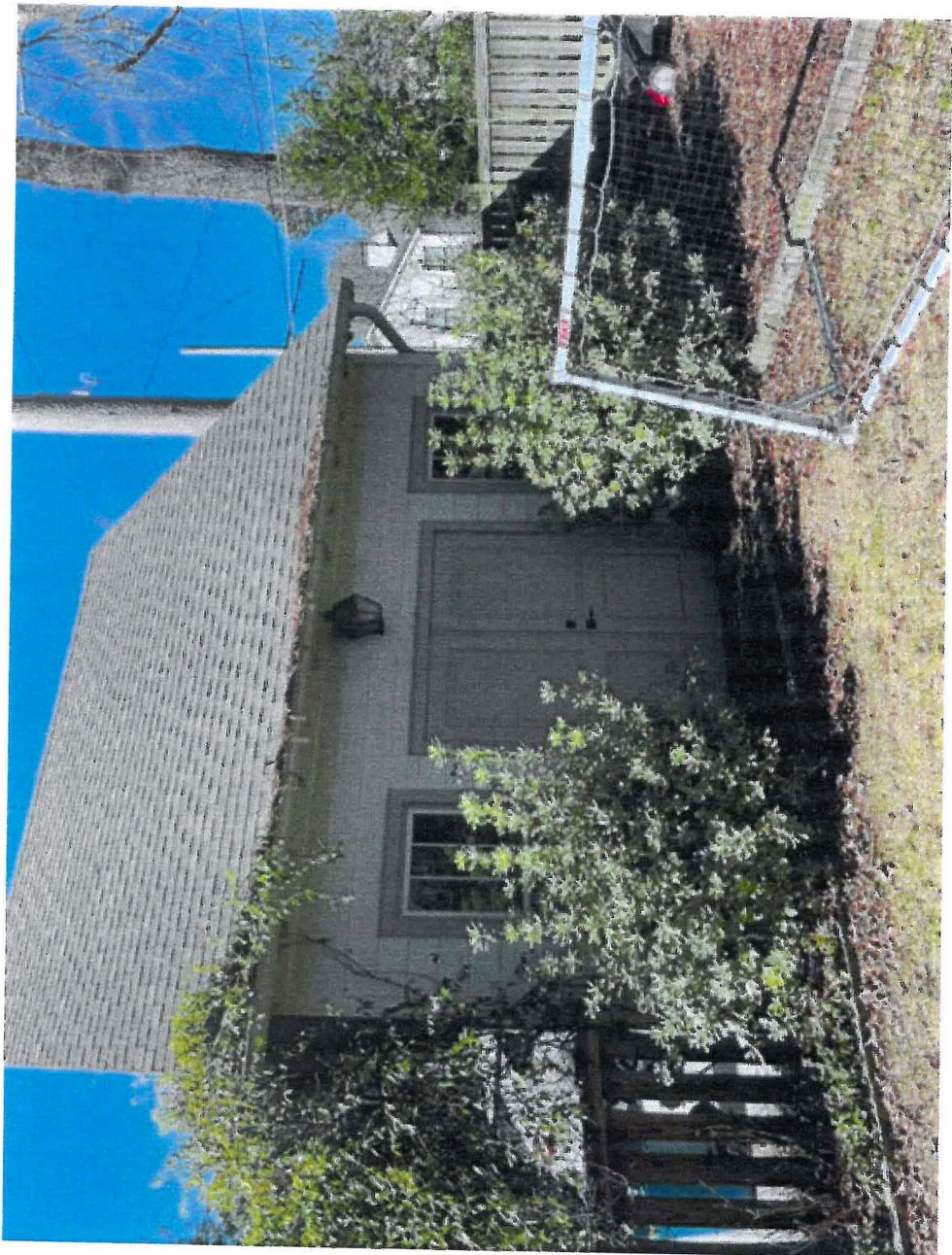














COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 2916 Linden Avenue Homewood, Alabama 35209

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

APPLICANT INFORMATION

Name of Applicant (s): Stracener Investment Company (James Chase Stracener)

Address of Applicant(s): 506 Dexter Avenue Birmingham, Alabama 35213

City

State

Zip

Telephone Number(s) of Applicant(s): 770-823-3948

Email : StracenerInvestment@outlook.com

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s):

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

City

State

Zip

Email :

Telephone Number(s) of Owner(s):

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

PARCEL IDENTIFICATION NUMBER: 28-00-07-3-027-012.000

PRESENT USE: ☒ vacant ☐ residence

☐ commercial (describe):

☐ other (describe):

PRESENT ZONING (per current City map): C-1

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:

Parking Variance

We are unable to increase parking from 5 spaces to 7 spaces with the current parking codes. The existing 5 spaces were grandfathered in.

If the existing 5 spaces weren't grandfathered, the lot would not be able to meet current codes to put any spaces.

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
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Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback				
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.

Signature of Applicant

Verified by PDFFiller

Redacted by City Staff

Signature of Owner

Signature of Owner

Date

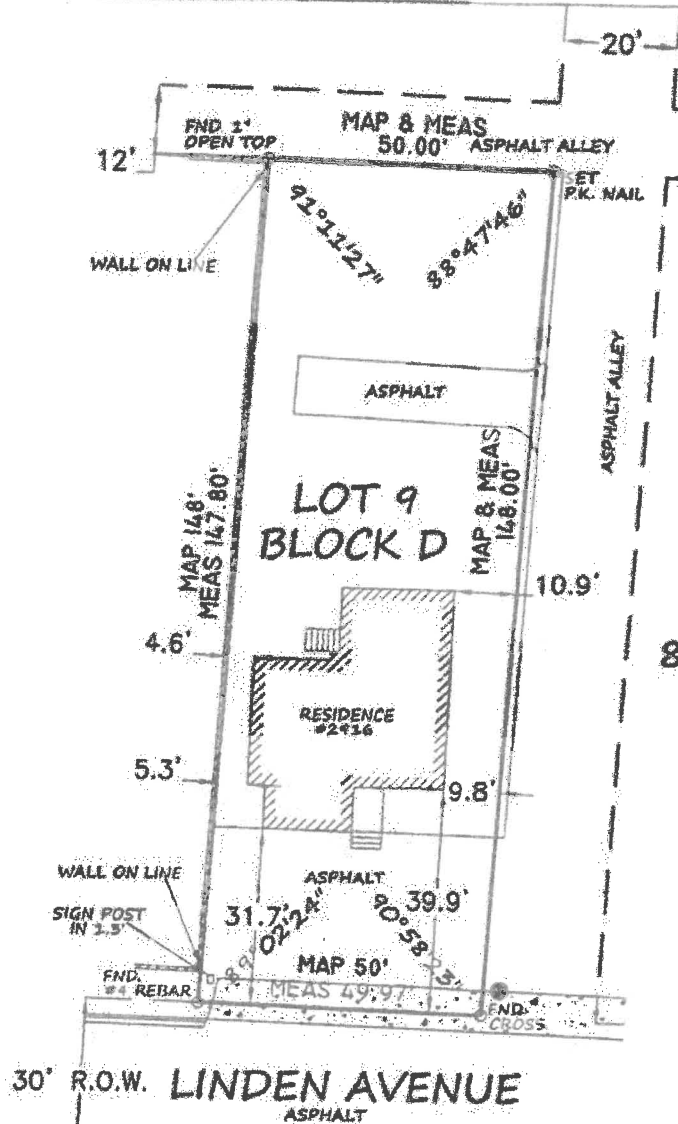
Date

Date

[Signature] 2/1/22

LEGEND

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CHORD	CHORD
LONG	LONG CHORD
DEF	DEFLECTION
DELTA	DELTA
EASMT	EASEMENT
HW	HEADWALL
MIN	MINIMUM
MH	MANHOLE
OH	OVERHANG
POR	PORCH
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTL	UTILITY
AC	ACRES
S.F.	SQUARE FEET
C	CENTERLINE
A/C	AIR CONDITIONER
POLE	POLE
ANCHOR	ANCHOR
FENCE	FENCE
OVERHEAD UTILITY WIRE	OVERHEAD UTILITY WIRE
PAVEMENT	PAVEMENT
WITH	WITH
TANGENT	TANGENT
RES	RESIDENCE
LGHT	LIGHT
COVERED	COVERED
DECK	DECK
CONCRETE	CONCRETE
WALL	WALL
COLUMN	COLUMN



SCALE: 1"=30'

STATE OF ALABAMA)
JEFFERSON COUNTY)

"Property Boundary Survey"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 9, BLOCK D, SHADES HEIGHTS, as recorded in Map Volume 6, Page 97, in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, according to my survey of FEBRUARY 11, 2020. Survey invalid if not sealed in red.

Order No.: 20200240

Purchaser:

Address: 2816 LINDEN AVENUE

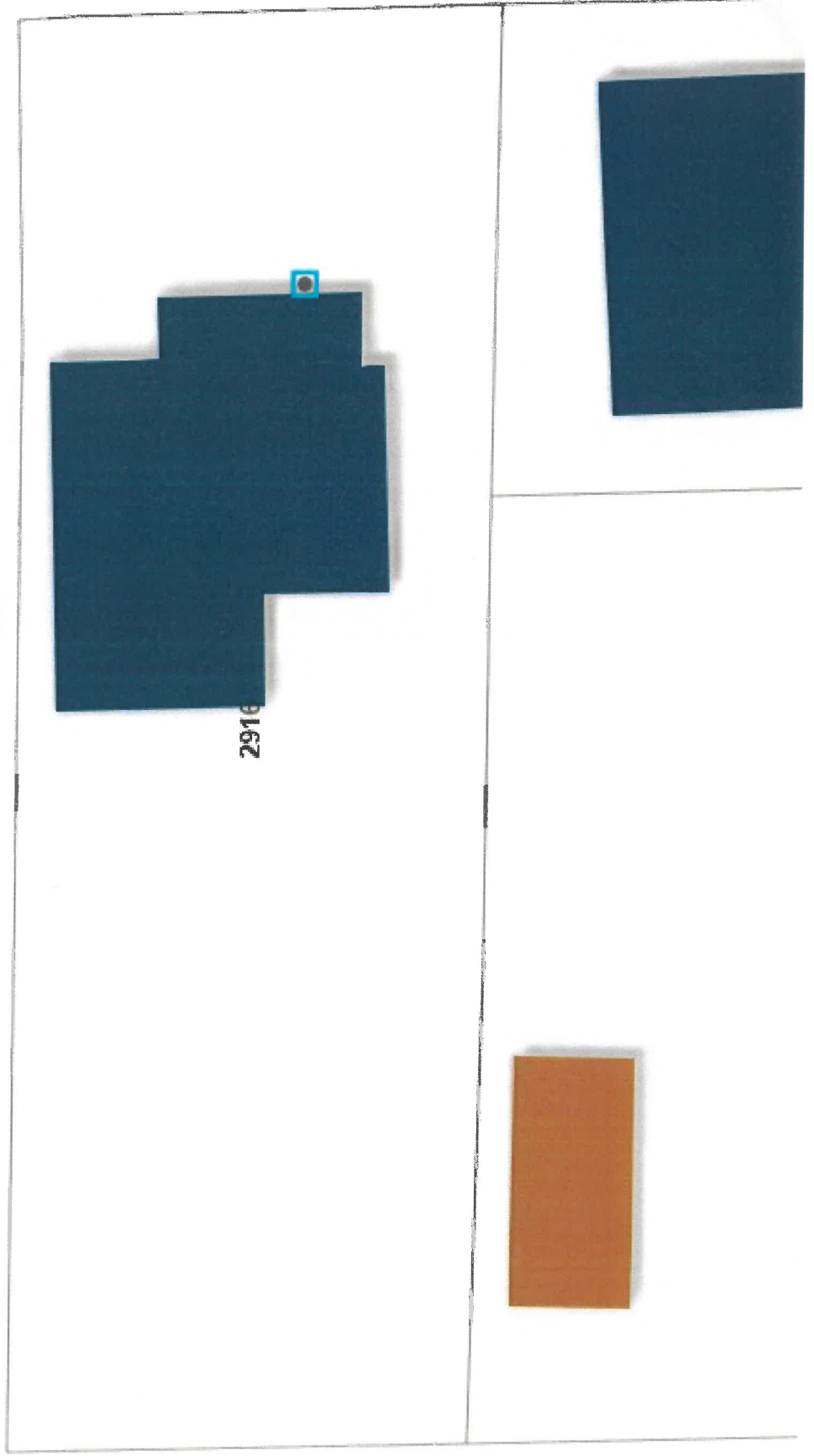
Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road, Homewood, AL 35209
Phone (205) 942-0085 Fax (205) 942-0087
Copyright ©

WEYGAND
SURVEYORS

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

2916 LINDEN AVENUE

LIN17



2916 Linden Ave- Street View



City of Homewood
PC Case Map

2916 Linden Ave.

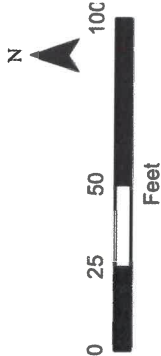
SV 22-01-01

Aerial Photo

Parcels

Subject Property

SV 22-01-01



THE INFORMATION ON THIS DRAWING WAS
COMPILED FROM SERVIAL SOURCES AND
SHOULD ONLY BE USED FOR GERAL
INFORMATION AND ORENTATION. THIS
DRAWING IS THE PROPERTY OF THE CITY OF
HOMWOOD AND ITS USE BY ANYONE FOR
ANY PURPOSE OTHER THAN THAT
SPECIFICALLY AUTHORIZED BY THE CITY OF
HOMWOOD 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: 310 Poinciana Drive

BZA CASE # (assigned by city staff): SV # 22-03-04

APPLICANT INFORMATION

Name of Applicant(s): Jaroslav Klimcak; represented by Jesse Evans & Bert Boykin

Address of Applicant(s): c/o EVANS & EVANS LAWYERS

Birmingham

AL

35203

City

State

Zip

Telephone Number(s) of Applicant(s): (205) 545-8085

Email : bb@eefirm.com; je@eefirm.com

Property Interest of Applicant(s): owner

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s):

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

City

State

Zip

Email :

Telephone Number(s) of Owner(s):

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

PARCEL IDENTIFICATION NUMBER:

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:
Staff in the City Planner’s office has refused to set the applicant’s previously filed variance application
for hearing. In doing so, staff has usurped the power of the BZA. Applicant files this appeal
pursuant to Section A(1)(a) of Article IX of the City of Homewood’s Zoning Ordinance.

See email from City Planner Sherri Williams attached as Exhibit A

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				
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

Redacted by City Staff

Signature of Owner

Date

Signature of Owner

Date

Bert Boykin

From: Sherri Williams <Sherri.Williams@homewoodal.org>
Sent: Thursday, January 20, 2022 6:52 PM
To: Jesse Evans; Bert Boykin
Cc: Cale Smith; Wyatt Pugh; Fred Goodwin; Angela Montgomery
Subject: 310 Poinciana Drive | 2022 Variance Application
Attachments: Variance application | 310 Poinciana Drive; Re: Variance application verification

Mr. Evans: I am in receipt of your letter dated January 13, as well as the variance request application that you filed on behalf of Mr. and Mrs. Klimcak. Since the variance application was submitted on December 16, 2021, seven days after the *Final Application Deadline* for the January meeting review cycle, it could not be included on the agenda for the January meeting. I apologize if that was not clearly stated when you submitted the application.

Staff has begun processing the applications submitted for the February 3, 2022 BZA meeting review cycle, including your submittal for 310 Poinciana Drive. Our research revealed that the property owners, Mr. and Mrs. Klimcak, submitted a nearly identical variance request one year ago. At that time, Staff advised Mr. and Mrs. Klimcak that a variance would not be appropriate since their ownership of the adjacent lot provided a route to the relief they sought, by way of resurveying the two lots into one. (see attached emails)

Staff's position regarding the newly submitted, albeit unchanged, application remains the same: a variance is not appropriate since ownership of the adjacent lot provides a route to the relief sought, by way of resurveying the two lots into one. Therefore, the variance request application you submitted for 310 Poinciana Drive cannot be considered and will not be included on the agenda for the upcoming February 3, 2022 BZA meeting.

Please contact Senior Planning Technician Fred Goodwin, copied on this email, if you wish to have the application returned to you.

Sincerely,
Sherri

Sherri Williams, Planner
City of Homewood
2850 19th Street South
Homewood, Alabama 35209
205-332-6835
[Department of Engineering & Zoning](#)
[City of Homewood Zoning Map](#)
www.cityofhomewood.com





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: 920 Palmetto Street

BZA CASE # (assigned by city staff): SV # 22-03-05

APPLICANT INFORMATION

Name of Applicant(s): Strout Architecture - Ben Strout

Address of Applicant(s): 438 Carr Avenue Ste. 1

Homewood AL 35209
City State Zip

Telephone Number(s) of Applicant(s): 205.569.8774

Email: ben @ stroutarch. com

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): Jon & Sarah Nee

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

Redacted by City Staff Zip
Email:

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: 29-00-13-2-022-007.000

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:

Home ~~was~~ was grandfathered into new
zoning. We are repairing current second
story and adding to but do not need
setback or dimension variances.
~~Need more space~~

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): _____

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

COMPLETE AND SUBMIT
PRIOR TO THE SUBMITTAL DEADLINE

Property Information Chart

The following must be included with application

1. A recent survey showing existing structures must be included with all Variance requests.
2. A plot plan showing the locations, dimensions and setbacks of all proposed construction must be included with all Variance requests.

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	5'	0.75'	0.75'	4.25'
Left Bldg. Setback	9'	6.69'	6.69'	2.31'
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.				

*For setback information, refer to the City of Homewood Zoning Ordinance, or contact the Zoning Department directly by calling 205-332-6828 or 205-332-6854 or click on [Zoning Information](#) to email your questions.

The undersigned hereby grants permission for a sign, advertising the BZA hearing date, time and place to be posted on the subject 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 statement or plans submitted herewith are true to the best of my (our) knowledge and belief. I (we) further understand that any relief granted based on falsified information will be null and void.

Redacted by City Staff

Signature of Applicant

2/10/2022

Date

Redacted by City Staff

Signature of Owner

2-10-22

Date



VARIANCE REQUEST

920 PALMETTO STREET, HOMEWOOD, AL 35209

PARCEL ID: 29 00 13 2 022 007.000

ZONE: NPD

The current house is non-conforming as the structure encroaches into both the required left and right side setbacks. We will not be expanding the current footprint of the house; simply renovating and modifying the existing structure. The requested setback variance is for the footprint of the house as it currently stands.

The hardship we face, in order to comply with the required setbacks, is that the existing structure is currently non-confirming as it was constructed prior to the current setback requirements. The planned modification will not extend beyond the current footprint of the house and therefore will not worsen the existing encroachment into the side setbacks. The design of the addition is designed to conform with the existing footprint of the structure and to maintain the symmetry and architectural character of the house.

Applicant- Strout Architecture

Benjamin O. Strout, Architect
205-569-8774
ben@stroutarch.com

Redacted by City Staff 2/10/2022

Jessica Moore, COO
205-362-6527
jessica@stroutarch.com

Home Owner

Sarah Nee
Redacted by City Staff

Redacted by City Staff

Redacted by City Staff

Redacted by City Staff

Jon Nee
Redacted by City Staff

Redacted by City Staff

**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 Setback Street Name				NA
Front Setback – Corner lot Street Name				NA
Right Bldg. Setback				NA
Left Bldg. Setback				NA
Rear Bldg. Setback				NA
Accessory Structure Setback: side/rear	/	/	/	/
Property dimensions and structure information	As required	Currently existing	Proposed	Variance Requested
Lot Area (sq. ft./acres)				NA
Lot Width				NA
Parking Spaces				NA
Height of Structure				NA
Lot Coverage sq. ft. of structures ÷ lot sq. ft.				NA


*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

 1/31/22
Date

Signature of Owner

Date

Signature of Owner

Date

Alterations to Nee Residence

CODE SUMMARY

2015 International Existing Building

HOMEWOOD CODE SUMMARY

GENERAL INFORMATION

Name of Project: NEE ALTERATIONS

Owner or Authorized Agent: NEE JONATHAN D & SARAH M

Email:

Phone #:

Owned by: ☒ Privately ☐ City/County

Code enforcement Jurisdiction: ☒ City ☐ County

Name of Jurisdiction: City of HOMEWOOD

SCOPE OF WORK

Building Description:

Scope of Work:

BUILDING CODE

2015 IRC

JOB SPECIFIC CODE

DESIGN OF RECORD

PROJECT COORDINATION

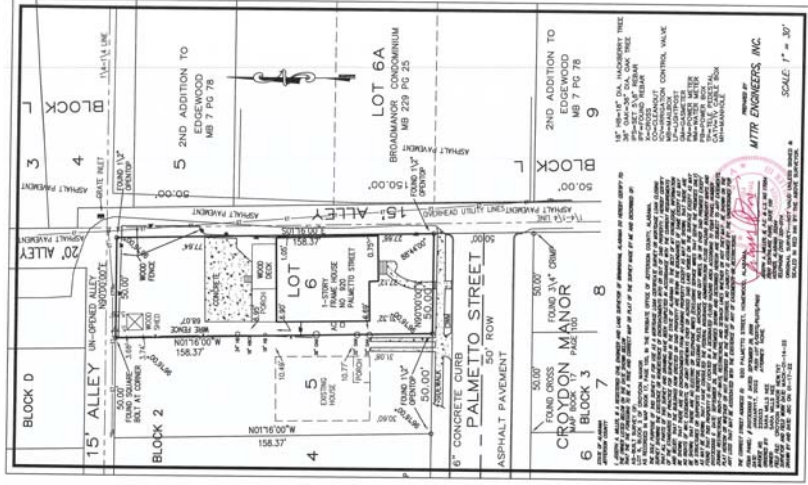
DESIGNER	LICENSE #	TELEPHONE #
Ben Strout	6673	(205) 569-8774

BUILDING DATA

PARCEL #: 29 00 13 2 022 007.000
OWNER: NEE JONATHAN D & SARAH M
ADDRESS: 920 PALMETTO ST HOMEWOOD AL 35209
LOCATION: 920 PALMETTO ST HOMEWOOD AL 35209



VICINITY



SURVEY

Strout Architecture LLC



438 CARR AVE, STE. 1 HOMEWOOD, AL 35209
205 569 8774
WWW.ANOTHERSTORY.COM



NEE SECOND STORY

920 PALMETTO STREET

NO.	DATE	DESCRIPTION
1	10/1/2015	ISSUED FOR PERMIT
2	10/1/2015	ISSUED FOR PERMIT
3	10/1/2015	ISSUED FOR PERMIT
4	10/1/2015	ISSUED FOR PERMIT
5	10/1/2015	ISSUED FOR PERMIT
6	10/1/2015	ISSUED FOR PERMIT
7	10/1/2015	ISSUED FOR PERMIT
8	10/1/2015	ISSUED FOR PERMIT
9	10/1/2015	ISSUED FOR PERMIT
10	10/1/2015	ISSUED FOR PERMIT
11	10/1/2015	ISSUED FOR PERMIT
12	10/1/2015	ISSUED FOR PERMIT
13	10/1/2015	ISSUED FOR PERMIT
14	10/1/2015	ISSUED FOR PERMIT
15	10/1/2015	ISSUED FOR PERMIT
16	10/1/2015	ISSUED FOR PERMIT
17	10/1/2015	ISSUED FOR PERMIT
18	10/1/2015	ISSUED FOR PERMIT
19	10/1/2015	ISSUED FOR PERMIT
20	10/1/2015	ISSUED FOR PERMIT

PROJECT NO.
DRAWING NO.
DATE
BY
CHECKED BY
APPROVED BY
SCALE
SHEET TITLE
COVER SHEET

G-101

Strout Architecture LLC



438 CARR AVE. STE. 1 HOMEWOOD, AL 35209
205 569 8774
WWW.ANOTHERSTORY.COM



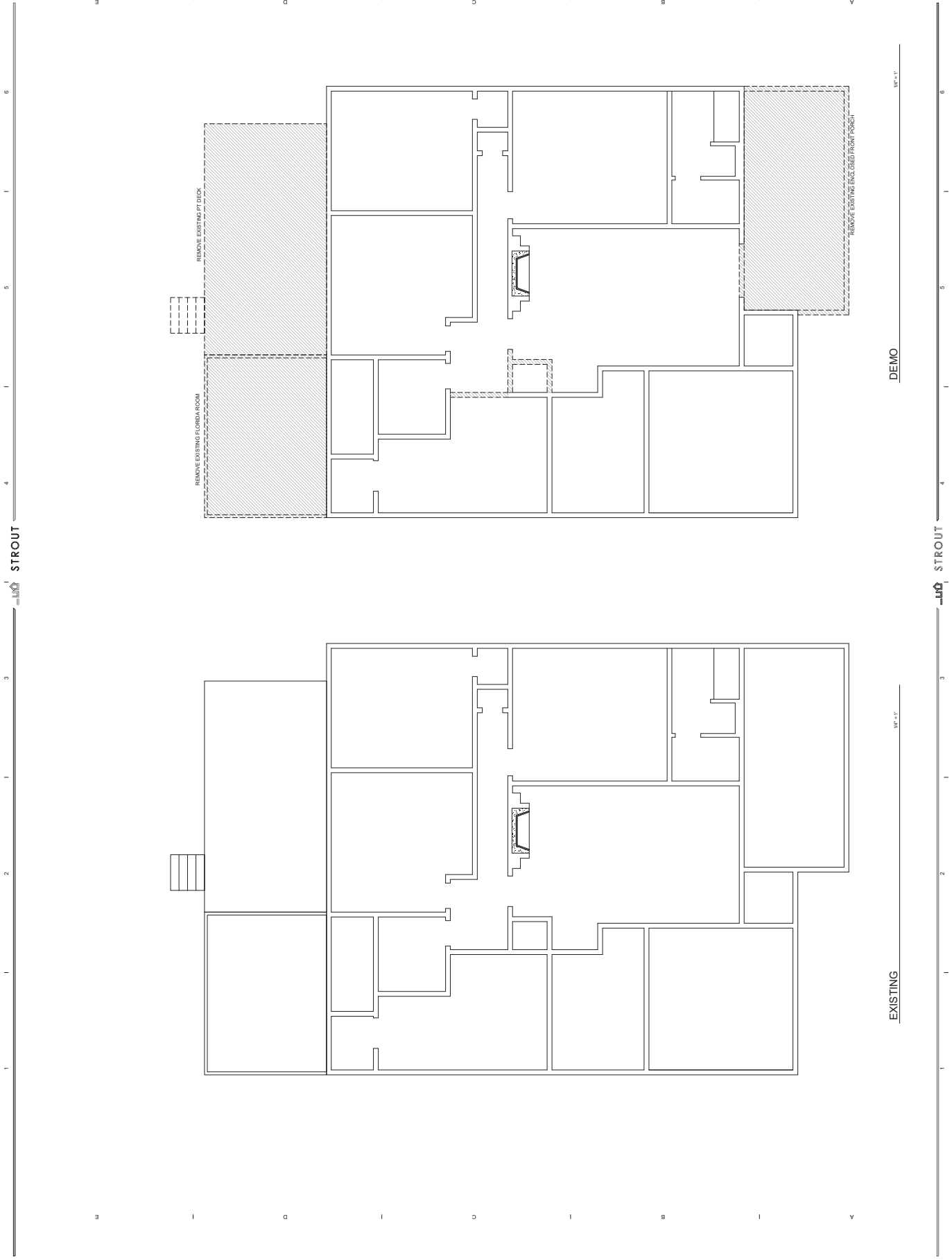
NEE SECOND
STORY

920 PALMETTO STREET

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99	10/1/20	SD
100	10/1/20	SD

OWNER: B2B
DRAWN BY: B2B
CHECKED BY: B2B
DATE: 10/1/20
PROJECT NO.:
SHEET TITLE: SD

A101



Strout Architecture LLC

438 CARR AVE. STE. 1 HOMEWOOD, AL 35209
205 569 8774
WWW.ANOTHERSTORY.COM



NEE SECOND
STORY

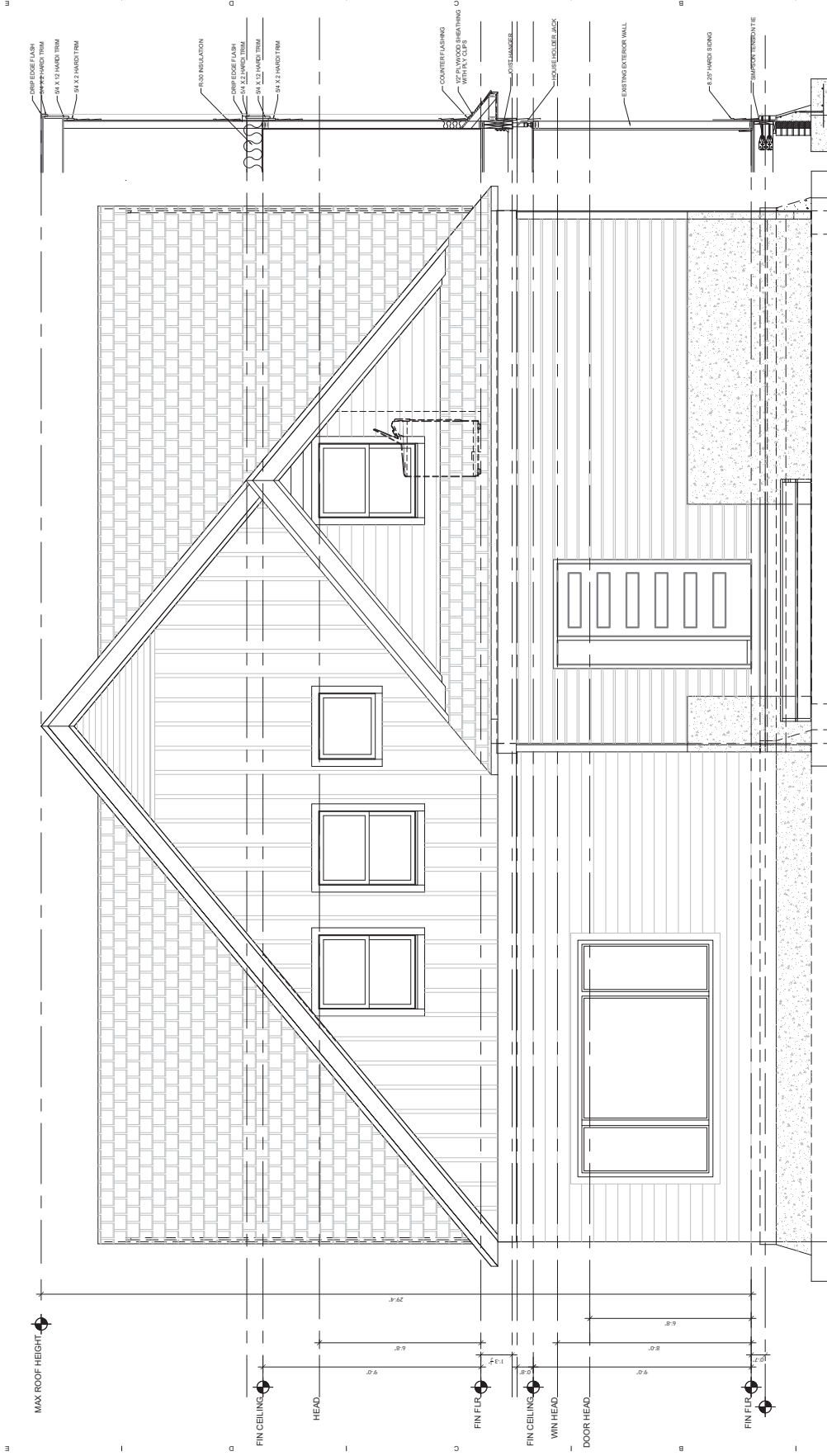
920 PALMETTO STREET

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A105

FRONT ELEVATION

1/2" = 1'





NEE SECOND STORY

920 PALMETTO STREET

PROJECT NO.

CAD DRAW FILE

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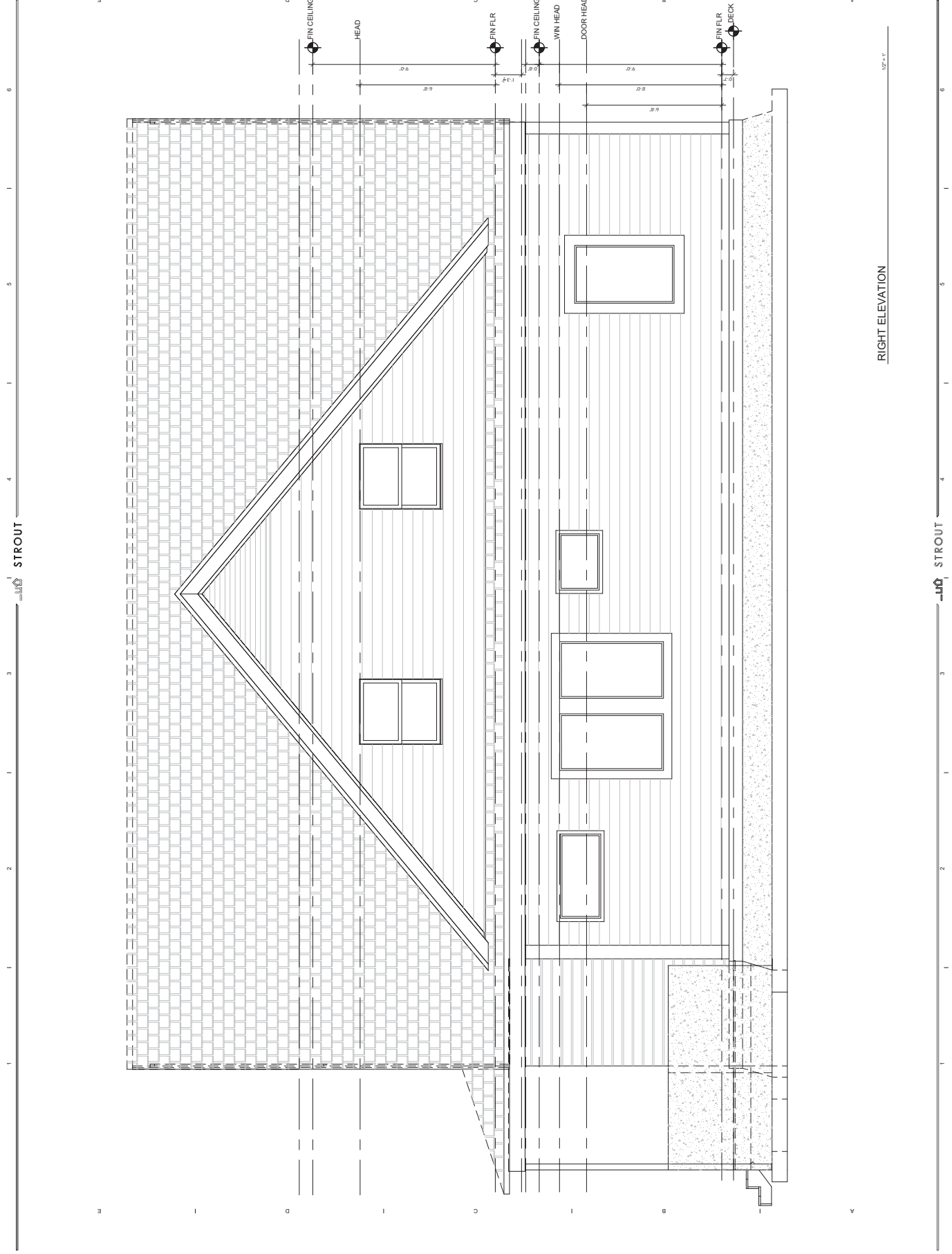
CHECKED BY:

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SHEET TITLE

SP

A106



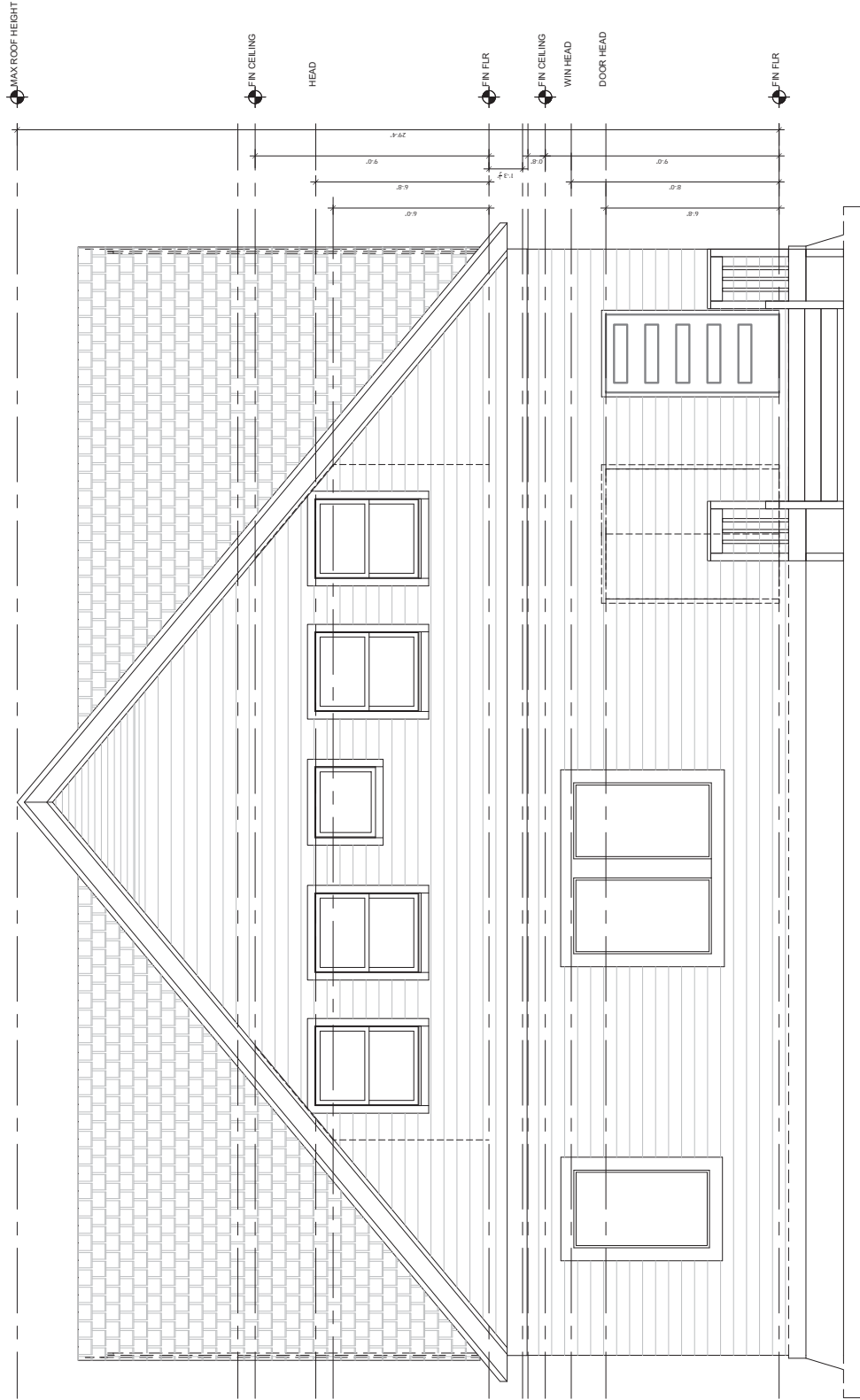


NEE SECOND
STORY

920 PALMETTO STREET

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A107



REAR ELEVATION

1/2" = 1'

STROUT

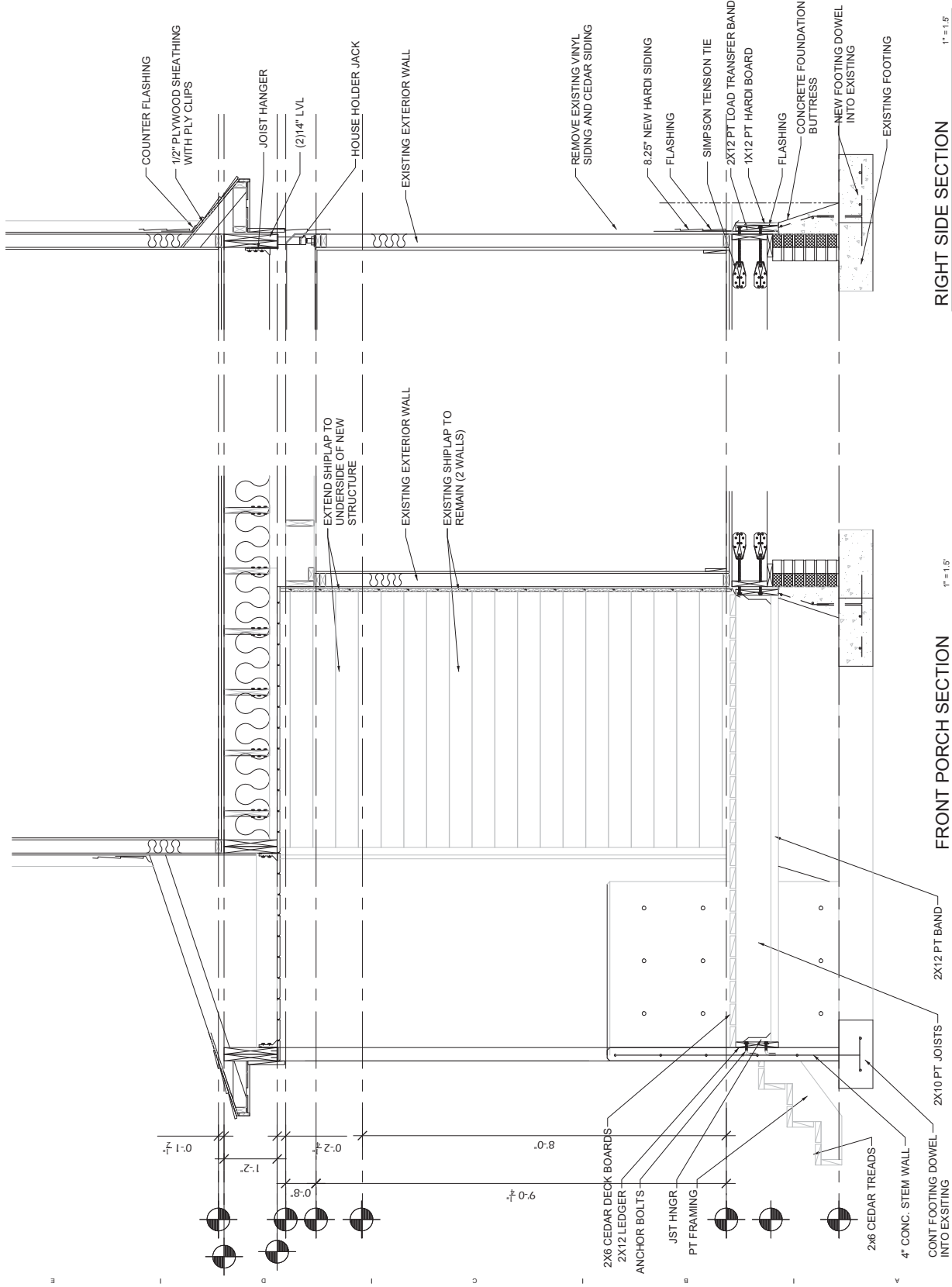
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NEE SECOND
STORY

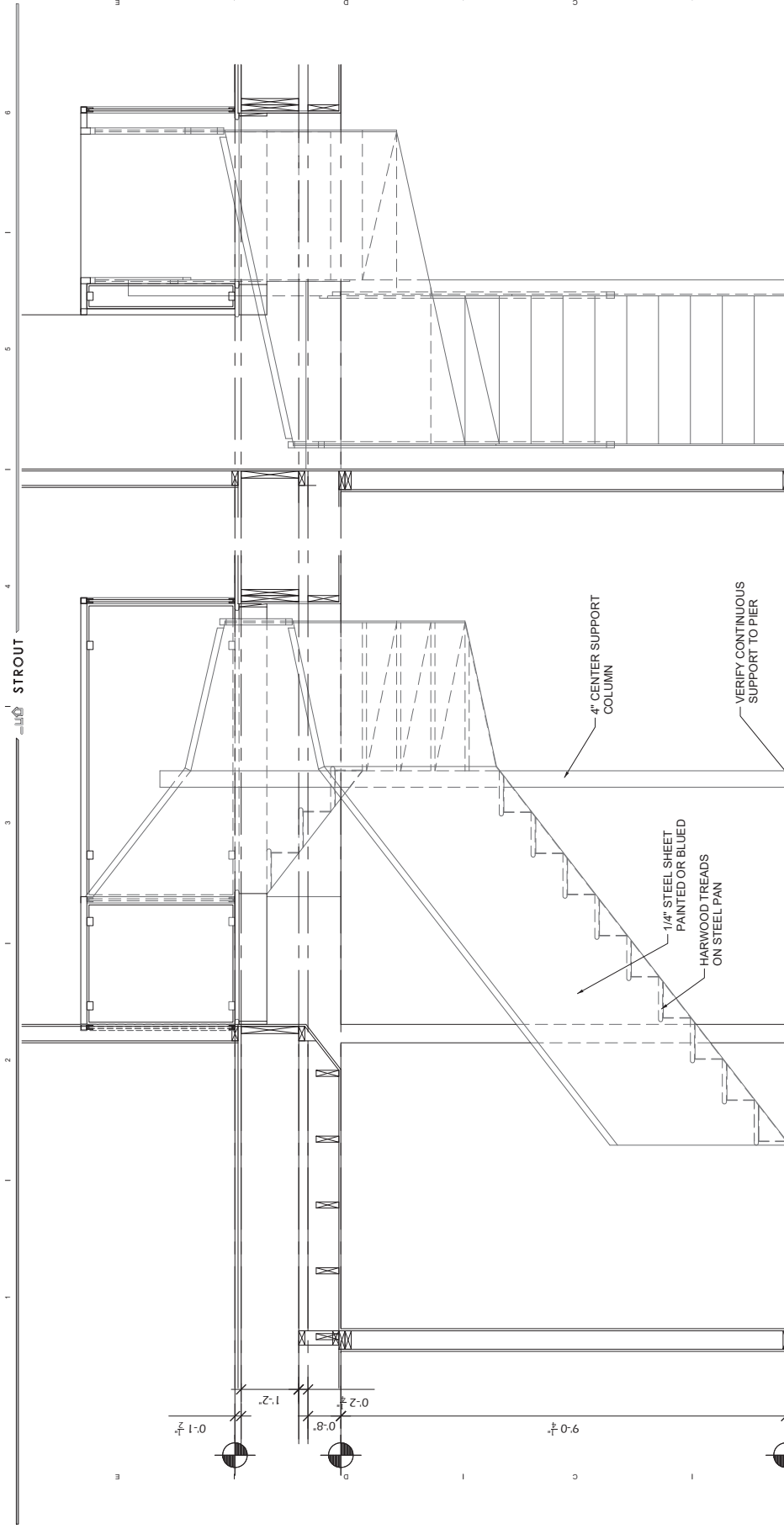
920 PALMETTO STREET

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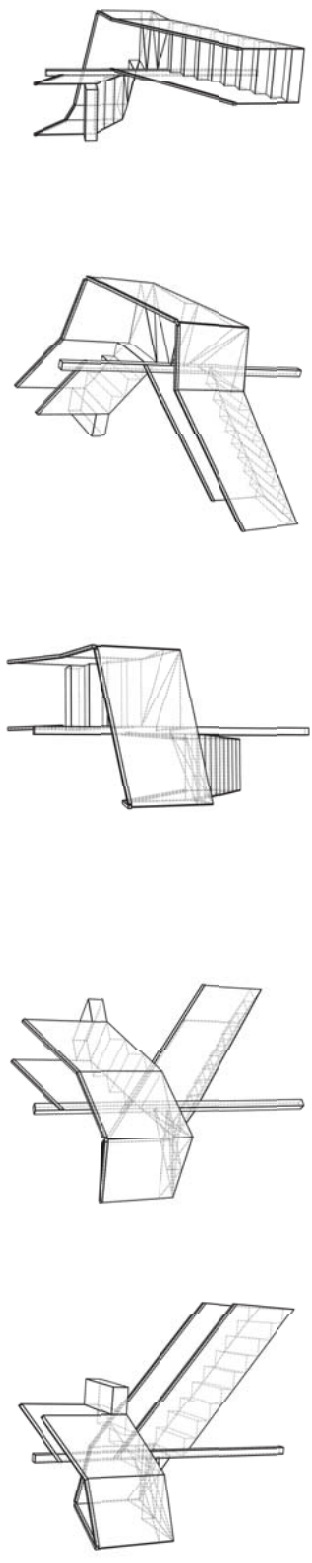


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SHORT STAIR ELEVATION 1\"/>

LONG STAIR ELEVATION 1\"/>





EXISTING FRONT



EXISTING ALLEY



EXISTING REAR



ARTIST RENDERING



INSPIRATION IMAGES

Strout Architecture LLC



438 CARR AVE. STE. 1 HOMEWOOD, AL 35209
205 569 8774
WWW.ANOTHERSTORY.COM



NEE SECOND
STORY

920 PALMETTO STREET

NO.	DATE	DESCRIPTION
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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 PLACE

BZA CASE # (assigned by city staff): SU# 22-03-06

APPLICANT INFORMATION

Name of Applicant(s): PAUL BATES

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

BHAM
City

AL
State

35223
Zip

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

Email: paul@paulbatesarchitects.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): MIMS & MARY COOPER

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

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: 2800074015020000

PRESENT USE: X 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:

OUR HARDSHIP IS CREATED BY OUR PIE SHAPED LOT,
ANGLED REAR SETBACK LINE, AND THE NEED TO
INCLUDE OUR ENTIRE DRIVEWAY ON THE LOT WHERE
PRESENTLY IT SITS $\approx 2'0"$ OVER OUR PROPERTY LINE.
GRADE CHANGES ON THE LOT FROM SIDE TO
SIDE + FRONT TO BACK FURTHER LIMIT OUR
PLACEMENT OF THE HOUSE + GARAGE.

CLIENT HAS A STRONG DESIRE TO KEEP THE
HOUSE ON ONE LEVEL TO KEEP THE SCALE
OF THE HOUSE APPROPRIATE FOR THE NEIGHBORHOOD.

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				
Left Bldg. Setback	10'0"	3'3" - 8'2"	7'0"	7'0" 3'-ft
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

2.4.22

Redacted by City Staff

Signature of Owner

Date

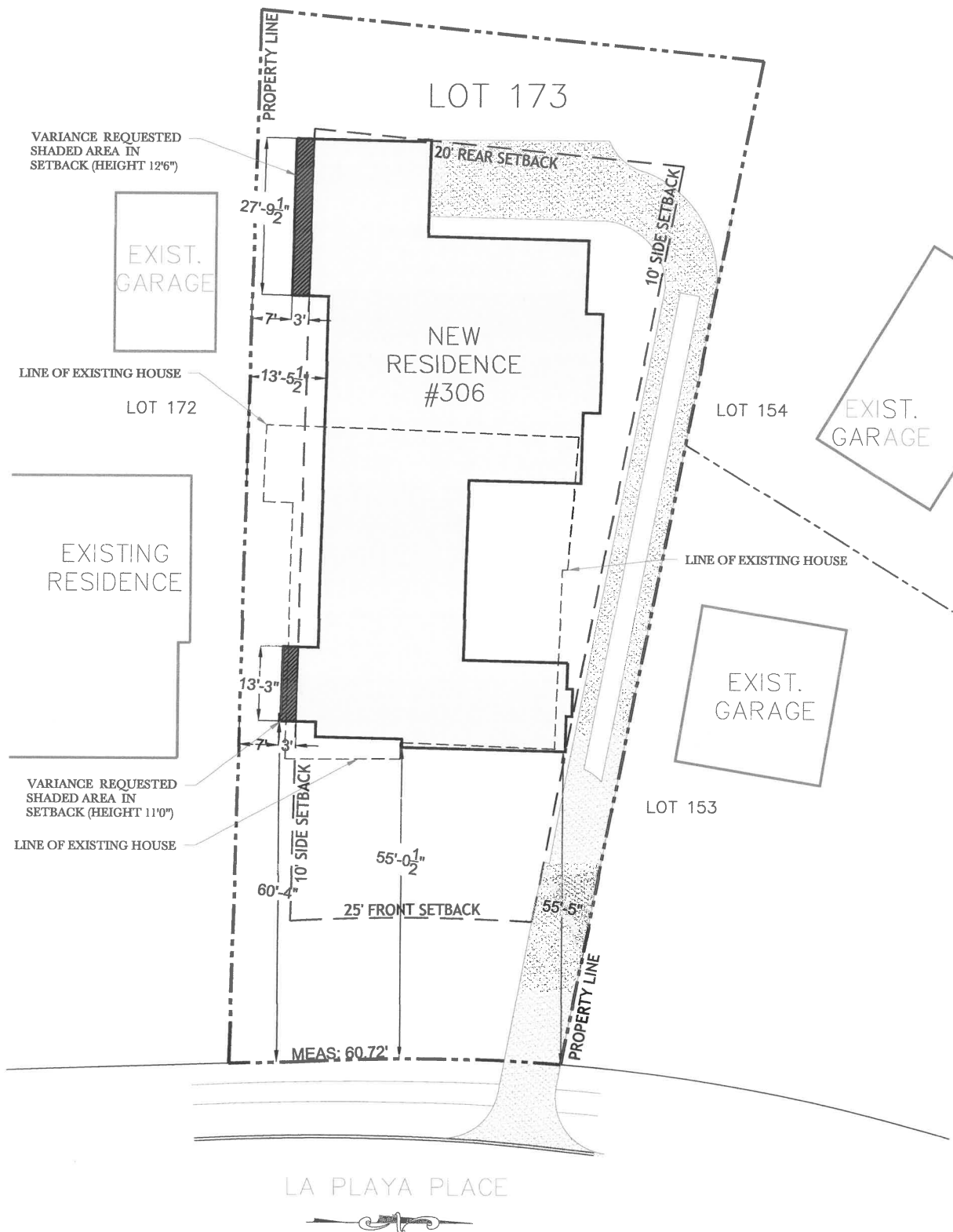
2.4.22

Redacted by City Staff

Signature of Owner

Date

2.4.22



PAUL
BATES
ARCHITECTS



2336 24th Avenue Alley South
Birmingham Alabama 35223
205.214.9939
paulbatesarchitects.com

Exhibit A

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

306 La Playa Place
Birmingham, Alabama

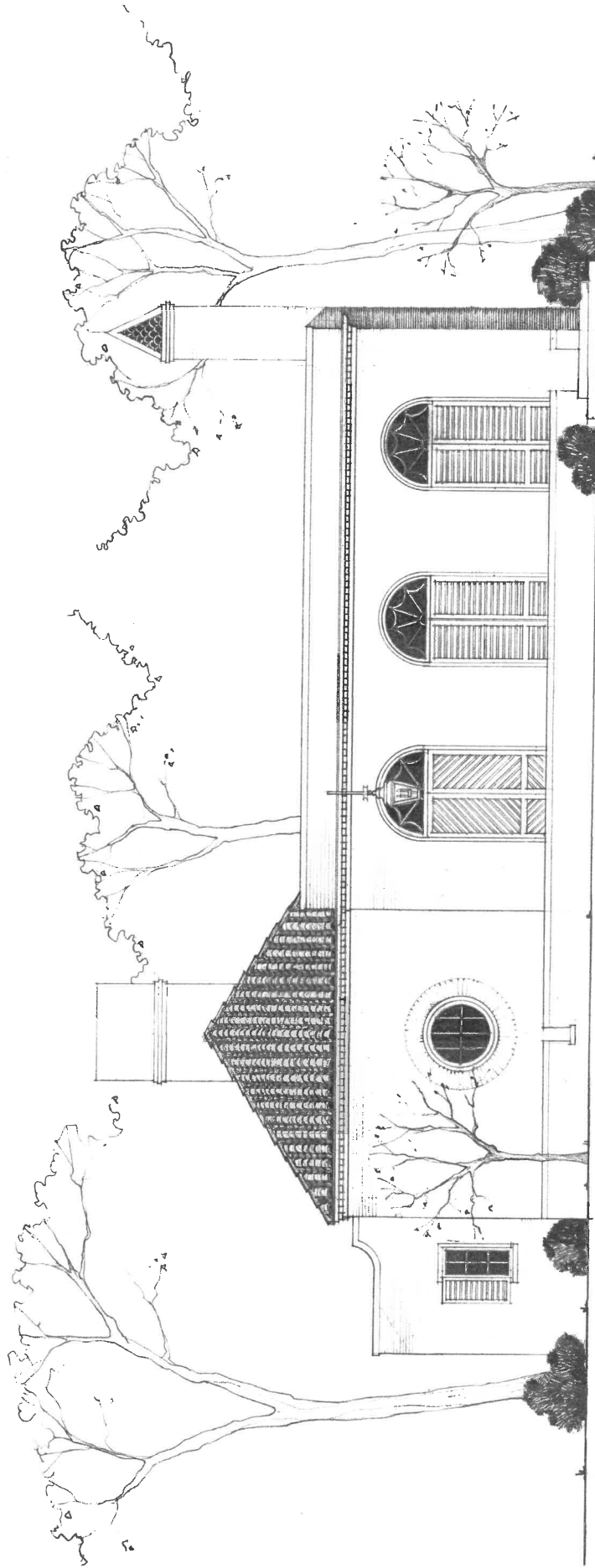


Exhibit B

Front Elevation

306 La Playa Place
Birmingham, Alabama

PAUL
BATES
ARCHITECTS



2396 20th Avenue, Suite 200
Birmingham, Alabama 35223
205.988.1111
paulbatesarchitects.com





306 La Playa Place

Case # SV 22-03-06

Parcel # 28-00-07-4-015-020.000

