

**Homewood Board of Zoning Adjustments**  
**Agenda**  
**Thursday, March 7, 2024, 6:00 P.M.**  
**City Council Chamber**  
**2850 19<sup>th</sup> Street South, 2<sup>nd</sup> 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 2<sup>nd</sup> floor behind the Council Chambers. Members of the public are welcome to attend and observe the work session; however, questions and/or comments from the public will only be considered during the scheduled public hearing.*

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

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**Board Members**

Chair, Megan Hand, Ward 4

Vice-Chair, Michael Pirkle, Ward 3

Callan Childs, Ward 1

Vacant, Ward 2

William Johnson, Ward 5

**Supernumeraries**

John Geer

Winslow Armstead

**Order of Business**

**I. *Call to Order***

**II. *Roll Call***

**III. *Minutes Approval– February 1, 2024***

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

**V. *Old Business - None***

**VI. *New Business***

**1) *SV-24-03-01, 420 Windsor Drive, Parcel ID No., 2800172004025000, Applicant/Property Owner: Matt Conn***

*a) A request for a variance to article VI. District Development Criteria, Sec. D. Accessory Structures, (2) Location, b., to reduce the required accessory structure setback along the left-side property line from 5-feet to 1.9-feet (1-foot, 11-inches) for a total reduction of 3.1-feet (3-feet, 1-inch) in order to build a covered patio area on an existing, non-conforming slab.*

**2) *SV-24-03-02, 1422 Ardsley Place, Parcel ID No., 2900124016024000, Applicant: ELM Construction, LLC / Property Owner: Sara Stromeyer and Bryan Porter***

*a) A request for variance to Article IV. District Uses, Sec. A., NPD Neighborhood Preservation District, d. setbacks, ii. Side, to reduce the required setback along*

*the right-side property line from 10-feet to 3.2-feet (3-feet, 2-inches) for a total reduction of 6.8-feet (6-feet, 10-inches) in order to construct an addition to the existing nonconforming primary structure.*

**3) SV-24-03-03, 2925 Crescent Avenue, Parcel ID No., 2800073027008000, Applicant: Jared Bussey / Property Owner: Andrew Cronin**

- a) A request for a variance to Article IV. District Uses, Sec. L., C-1 Office Building District, 3., Area and Dimension Regulations, Front Setback Minimum, to reduce the required front setback from 25-feet to 22.5-feet (22-feet, 6-inches) for a total reduction of 2.5-feet (2-feet, 6-inches), in order to construct a covered porch entrance.*
- b) A request for variance to Article IX. Tree Protection and Landscape, Sec. E, Permitting for Landscaping, 3., to be exempt from the requirement for a landscape plan prepared by a licensed landscape architect.*

**4) SV-24-03-04, 800 Lakeshore Drive, Parcel ID No., 2800183001009003, Applicant: Davis Architects / Property Owner: Samford University**

- a) A request for variance to Article IV. District Uses, Sec. U., I-3 Institution District, 3. Area and Dimension Regulations, Maximum Height of Structure, to increase the maximum structure height permitted from 35-feet to 53.5-feet (53-feet, 6-inches) for a total increase of 18.5-feet (18-feet, 6-inches) in order to expand an existing parking deck.*

**5) SV-24-03-05, 1300 Columbiana Road, Parcel ID No., 2900234003004000, Applicant: Eric Rogers / Property Owner: Second Presbyterian Church**

- a) A variance request to Article VIII, Off-Street Parking and Loading Requirements, Sec. F., to allow shared parking to be located in a district in which the use it serves is not a permitted use.*
- b) A variance request to Article VIII, Off-Street Parking and Loading Requirements, Sec. G., to increase the amount of permitted shared parking spaces on an adjacent property from fifty (50) percent of required spaces to seventy-five (75) percent of required spaces for a total increase of twenty-five (25) percent of spaces.*
- c) A variance request to Article IX, Tree Protection and Landscape, Sec. I. Other Landscaping Requirements, 2., a. and b. to allow the applicant to provide 3,345 square feet of PVA landscaping in lieu of providing the minimum width requirement of PVA landscaping of 15-feet.*
- d) A variance request to Article VI., District Development Criteria, Section K., Garbage and Trash Disposal, 2.a., to allow the dumpster to be located closer to the property line than the front face of finish of the primary structure.*
- e) A request for variance to Article IV. District Uses, Section L., C-1 Office Building District, to increase the maximum front setback from 45-feet to 160-*



*feet for a total increase of 115-feet in order to construct a medical office building.*

**VII. Communications from Staff**

**VIII. Adjournment**

COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 420 Windsor Drive

BZA CASE # (assigned by city staff): **SV-24-03-01**

**APPLICANT INFORMATION**

Name of Applicant (s): Matt Conn

Address of Applicant(s): 420 Windsor Dr

Homewood

AL

35209

City

State

Zip

Telephone Number(s) of Applicant(s): 205-616-1070

Email: mconn@friedman-lawyers.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: 2800172004025000

PRESENT USE: \_\_\_\_\_ vacant ☒ residence

\_\_\_\_\_ commercial (describe):

\_\_\_\_\_ other (describe):

PRESENT ZONING (City Zoning Map): NPD

COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance

**INDICATE THE FOLLOWING**

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

	*Required by Zoning Regulations	Setback dimensions as they <b>NOW</b> exist	Setback dimensions <b>AFTER</b> construction	FINAL Setback Variance Requested
Front Bldg. Setback:				
Front Bldg. Setback: (secondary - corner lot)				
Right Bldg. Setback				
Left Bldg. Setback				
Rear Bldg. Setback				
Accessory Structure Height / Setbacks	15 / 5	/ 1.9'	15 / 1.9'	/ 3.1'
	As Required	Existing NOW	Proposed	Variance Required
Parking				
Height of Structure				

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

**INDICATE THE FOLLOWING**

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

**Proposed Location of Fence** (check all that apply):

☐ Front Yard    ☐ Side Yard (left)    ☐ Side Yard (right)    ☐ Rear Yard

**Description of Proposed Fence** (please include dimensions, materials, etc. of the proposed fence):

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COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance

**PURPOSE OF VARIANCE**

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

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

Since we have owned this house, a summer kitchen existed in the rear yard, which has

likely been there since the 40's or 50's. On the morning of December 11, tornados passed through our neighborhood and a large pine tree was

knocked down by the wind in my back yard, destroying the summer kitchen (photo of the damage attached). Since that time, we had a crew

come out and demo most of the structure (photo after demo attached), except for the concrete footprint and one of the walls, which is a retaining

wall. In attempting to re-build the structure, we want to use the existing footprint and the retaining wall that were left. However, the existing

footprint does not conform to the new setbacks, so we are asking for a variance, which would allow us to build on the existing footprint. We are

planning to build an open air structure on the existing footprint that looks similar to the 3rd photo we are attaching.

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:

See prior page. Building was destroyed by an act of  
god (tornado). We have an existing portion of the  
structure that we want to re-use. If we  
cannot, it will increase the cost substantially.

Even if the variance is not granted, the retaining  
wall (on the property line) will remain.

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

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

  
\_\_\_\_\_  
Signature of Applicant

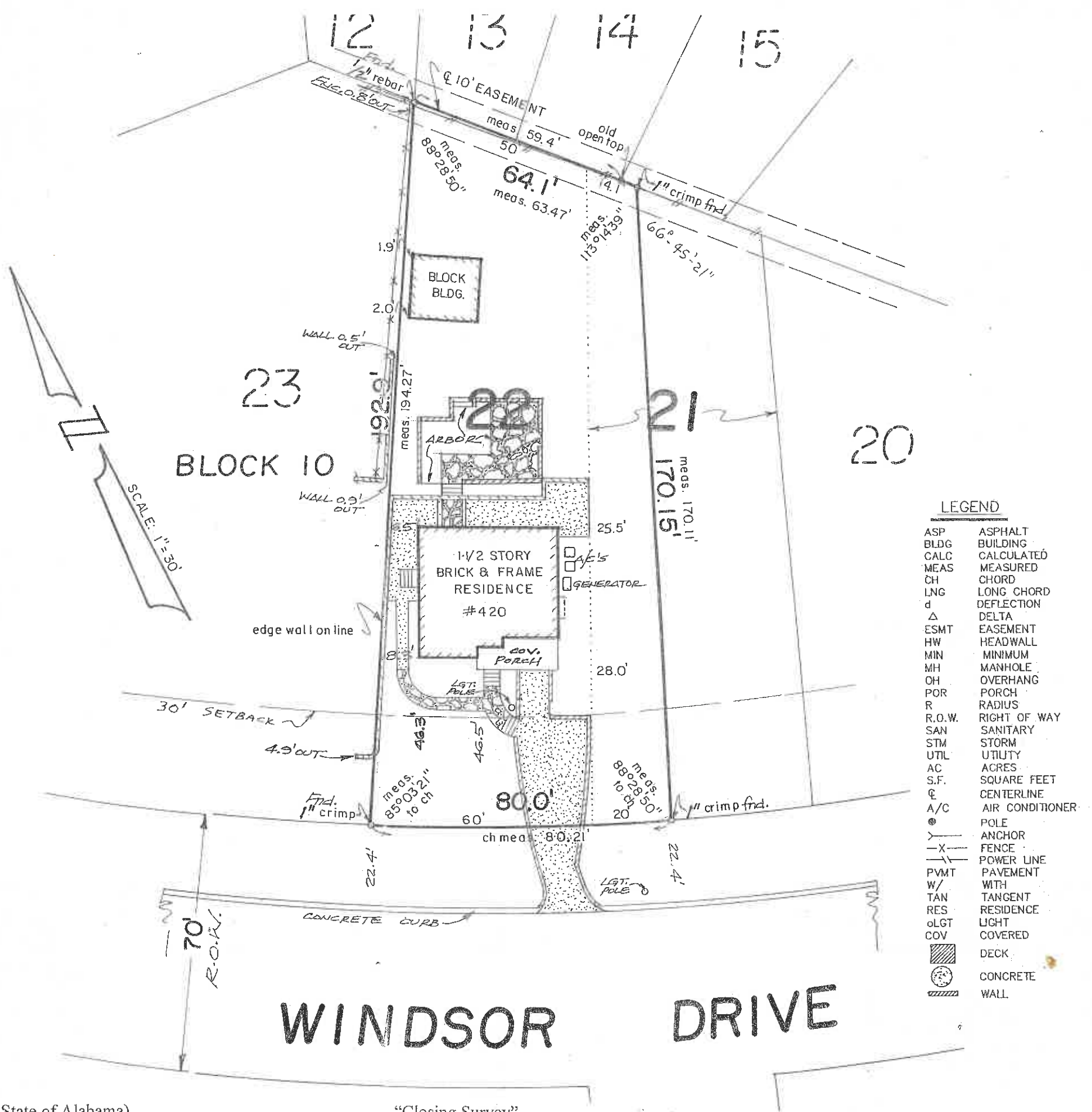
1-30-24  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Owner

1-30-24  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date



State of Alabama)  
Jefferson County)

"Closing Survey"

I, Ray Weygand, a registered Land Surveyor, certify that I have surveyed the land shown and described hereon; that there are no rights-of-way, easements, or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said premises except as shown; that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and found that this property is not located in a special flood hazard area; that there are no encroachments on said lot except as shown and that improvements are located as shown. I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

#### LEGAL DESCRIPTION

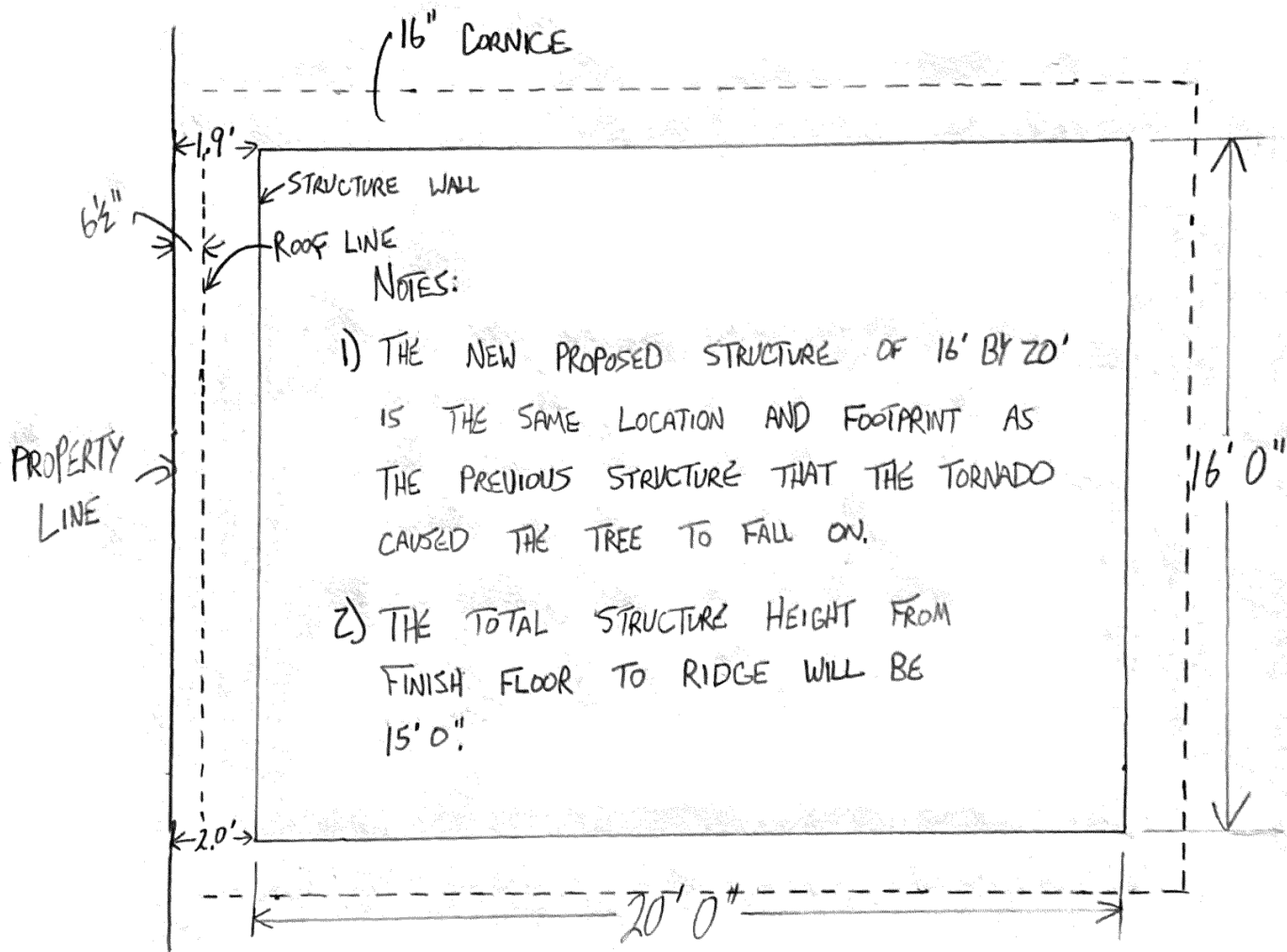
Lot 22, Block 10, Fifth Addition to Hollywood, a map of which is recorded in the Office of the Judge of Probate, Jefferson County, Alabama, in Map Book 18, Page 13, and a part of Lot 21, Block 10, of said Fifth Addition to Hollywood, said part of Lot 21 being more particularly described as follows:

Beginning at the most northerly corner of said Lot 21, run in a southeasterly direction along the northeast line of said Lot 21 for a distance of 14.10 feet to an existing crimp iron pin; thence turn an angle to the right of 66 degrees 45 minutes 21 seconds and run in a southwesterly direction for a distance of 170.11 feet to an existing crimp iron pin being 80.21 feet from the most westerly corner of Lot 22 (being marked by an existing crimp iron pin); thence turn an angle to the right and run in a northwesterly direction along the southerly line of said Lot 21 and the northerly right-of-way line of Windsor Drive for a distance of 20.0 feet, more or less, to the most southerly corner of Lot 22; thence turn an angle to the right and run in a northeasterly direction along the common line of Lots 21 and 22 of said Block 10 for a distance of 176.6 feet, more or less, to the point of beginning.

According to my survey of: AUG 16, 2013  
Order No.: 50065  
Purchaser: \_\_\_\_\_  
Address: 420 WINDSOR DRIVE

Ray Weygand Reg. L.S.#24973  
169 Oxmoor Road, PH: 942-0086  
Homewood, AL 35209 © Copyright





SCALE

$$\frac{1}{4}" = 1' 0"$$

### PROPERTY INFO:

OWNER: MATT CONN

ADDRESS: 420 WINDSOR Dr.

HOMELAND, AL 35209



10:36

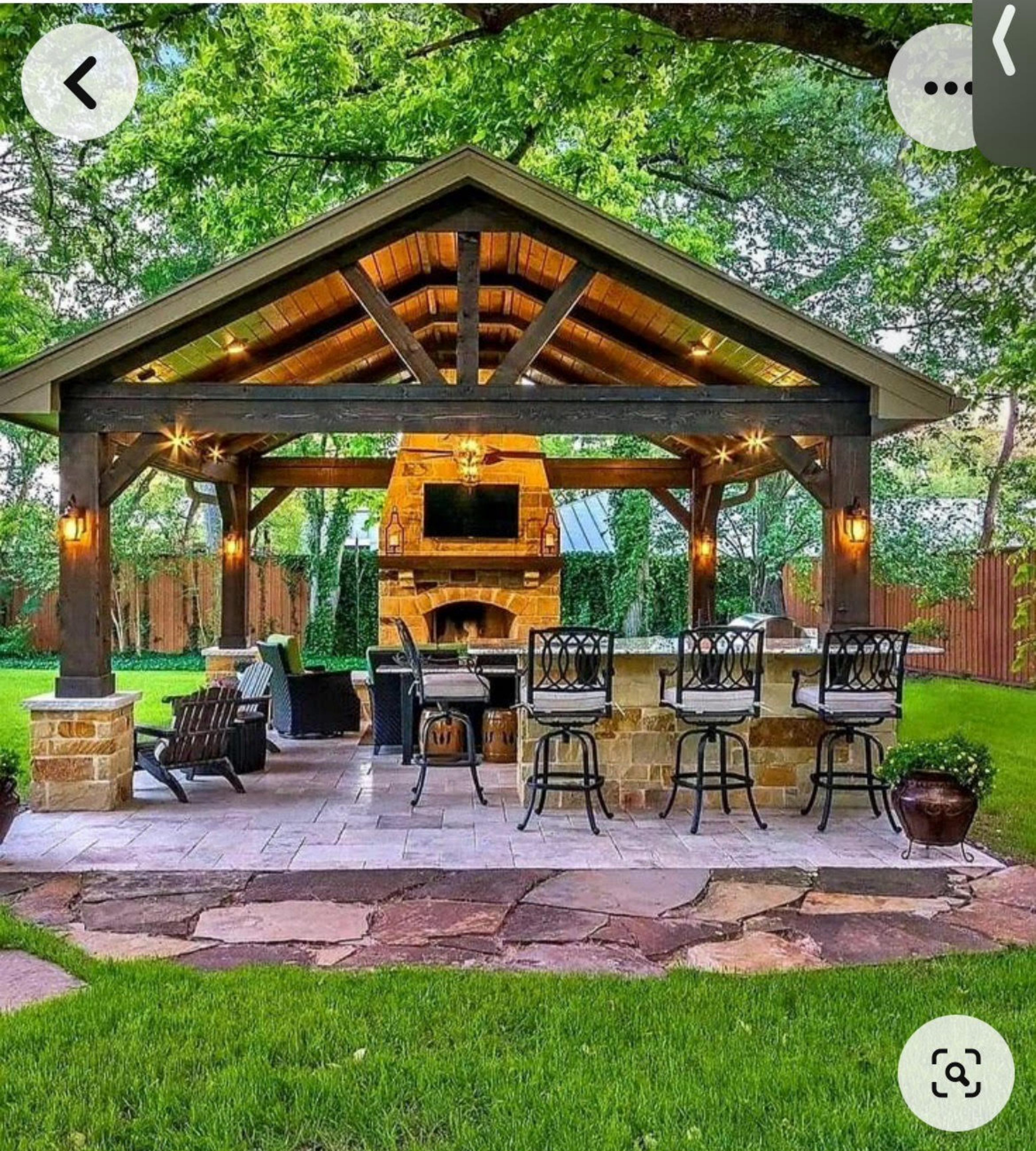


Log in

Sign up

Explore >

Home Decor



Geraldine\_Fh  
974 followers

Outdoor Pool Table

AA

pinterest.com













CITY OF HOMEWOOD  
ENGINEERING & ZONING DEPARTMENT

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

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February 21, 2024

Matt Conn  
420 Windsor Drive  
Homewood, Alabama 35209

Re: 420 Windsor 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 Number: SV-24-03-01, 420 Windsor Drive, Parcel ID No., 2800172004025000, Applicant/Property Owner: Matt Conn**

*A request for a variance to article VI. District Development Criteria, Sec. D. Accessory Structures, (2) Location, b., to reduce the required accessory structure setback along the left-side property line from 5-feet to 1.9-feet (1-foot, 11-inches) for a total reduction of 3.1-feet (3-feet, 1-inch) in order to build a covered patio area on an existing, non-conforming slab.*

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 7, 2024**, in the Council Chambers (2<sup>nd</sup> Floor) of Homewood City Hall, 2850 19<sup>th</sup> 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 the electronic submittal of comments is provided on the reverse side of this notice.

Sincerely,



Cale Smith, Director, Department of Engineering and Zoning

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 2<sup>nd</sup> floor behind the Council Chambers.

Comments in support or opposition may also be submitted via email to the Board Secretary @ [fred.goodwin@homewoodal.org](mailto: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](http://www.cityofhomewood.com) by clicking on the "Upcoming Meetings/BZA" tab.

For further information or to review any files or drawings pertaining to this application you may contact our office at (205) 332-6800 or visit between 8:00 a.m. and 4:30 p.m. Monday-Friday.





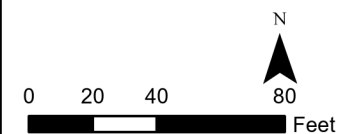
# City of Homewood BZA Case Map

420 Windsor Dr.

SV 24-03-01

Aerial Photo

 SV 24-03-01  
 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: 1422 Ardsley Place, Homewood, AL 35209

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

APPLICANT INFORMATION

Name of Applicant (s): ELM Construction LLC

Address of Applicant(s): 4100 Autumn Lane, Suite 104

Birmingham

AL

35243

City

State

Zip

Telephone Number(s) of Applicant(s): 205-427-8689 / 205-368-3109

Email: adam@elmbuilds.com / elliott@elmbuilds.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): Bryan Porter & Sara Stromeyer

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

SAME

City

State

Zip

Email: b.porter28@gmail.com / s.stromeyer@gmail.com

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 (City Zoning Map): NPD

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

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

**INDICATE THE FOLLOWING**

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

	*Required by Zoning Regulations	Setback dimensions as they <b>NOW</b> exist	Setback dimensions <b>AFTER</b> construction	FINAL Setback Variance Requested
Front Bldg. Setback:				
Front Bldg. Setback: (secondary - corner lot)				
Right Bldg. Setback	10 ft	3.9 ft	3.2 ft	6.8 ft
Left Bldg. Setback				
Rear Bldg. Setback				
Accessory Structure Height / Setbacks	/	/	/	/
	As Required	Existing NOW	Proposed	Variance Required
Parking				
Height of Structure				

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

**INDICATE THE FOLLOWING**

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

**Proposed Location of Fence** (check all that apply):

☐ Front Yard    ☐ Side Yard (left)    ☐ Side Yard (right)    ☐ Rear Yard

**Description of Proposed Fence** (please include dimensions, materials, etc. of the proposed fence):

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

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

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

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:

Due to the irregular shape of the lot, the Porter's are requesting a variance along

the right side of the property to allow for the construction of a new primary

bathroom addition that will be accessible from their primary bedroom. Their current

bathroom is not directly connected to the bedroom. This addition along with modifications

within the existing home will greatly enhance the day-to-day functionality of their primary

suite area. The new addition will align with the existing exterior wall

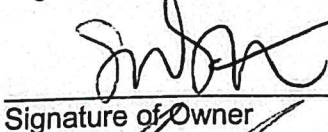
along the right elevation and will extend toward the rear of the residence.

*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

2/11/24  
Date

  
Signature of Owner

1/30/24  
Date

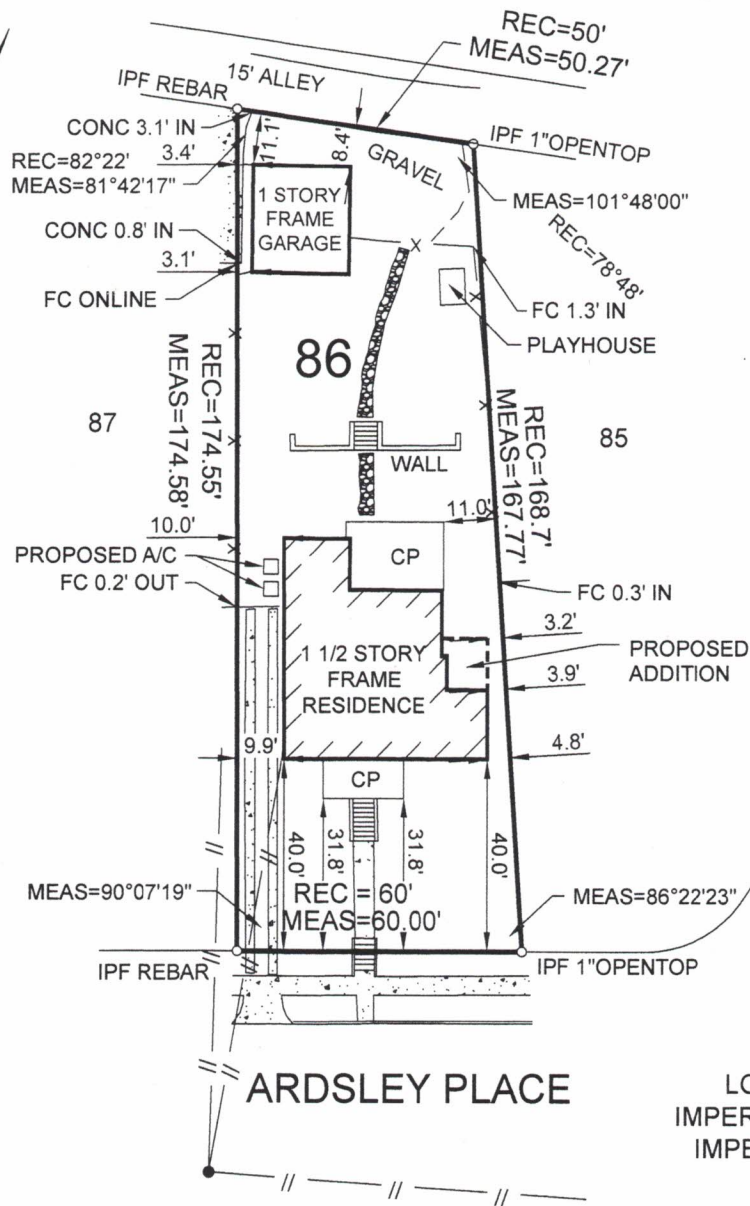
  
Signature of Owner

1/30/24  
Date

# LEGEND:

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

SCALE: 1"=40'



LOT 9,364± SQ FT  
 IMPERVIOUS 3,148 SQ FT  
 IMPERVIOUS = 33.62%

STATE OF ALABAMA  
 SHELBY COUNTY

I, Carl Daniel Moore, a registered Land Surveyor, certify that I have surveyed Lot 86, GROVE PARK as recorded in Map Book 13, Page 42 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: 1422 Ardsley Place according to my survey of January 11, 2024. Survey is not valid unless it is sealed with embossed seal or stamped in red.

SURVEYING SOLUTIONS, INC.  
 2232 CAHABA VALLEY DRIVE SUITE M  
 BIRMINGHAM, AL 35242  
 PHONE: 205-991-8965

*Carl Daniel Moore*

Carl Daniel Moore, Reg. L.S. #12159

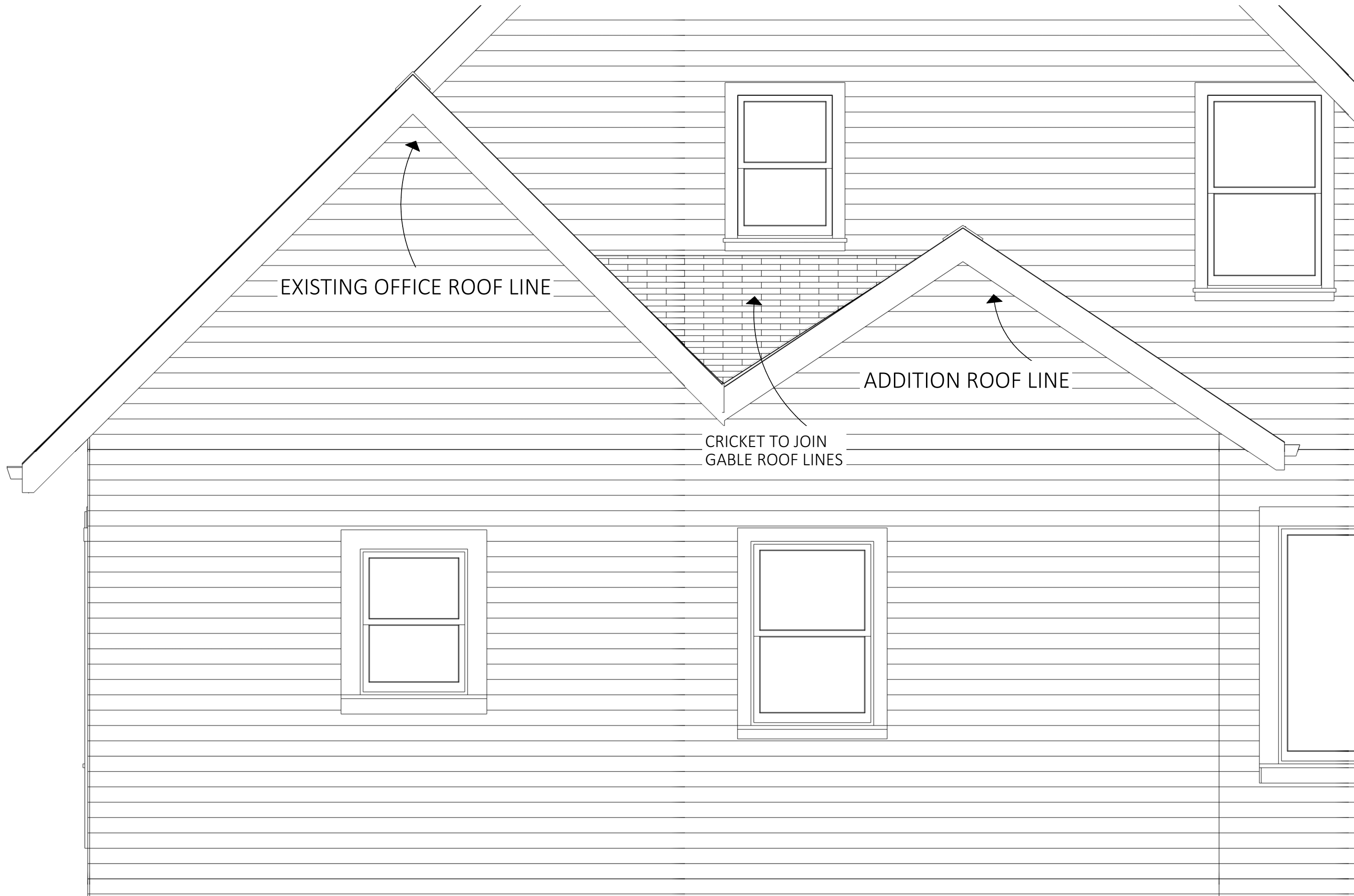
01-17-2024

Date of Signature



Order No. 909909  
 Purchaser: Elm Construction  
 Type of Survey: Special Purpose to  
 Show Proposed Addition

VACAD\SUBDIVISION\JEFFERSON COUNTY\GROVE PARK\LOT86 GROVE PARK



4100 AUTUMN LANE  
SUITE 104  
BIRMINGHAM, AL 35243

PROPOSED ROOF LINE

PORTER RESIDENCE  
MASTER BATH ADDITION  
1422 ARDSLEY PL  
HOMEWOOD, AL 35209

DRAWN BY:

*Liz Kennedy*



DATE:

11/8/2023

SCALE:

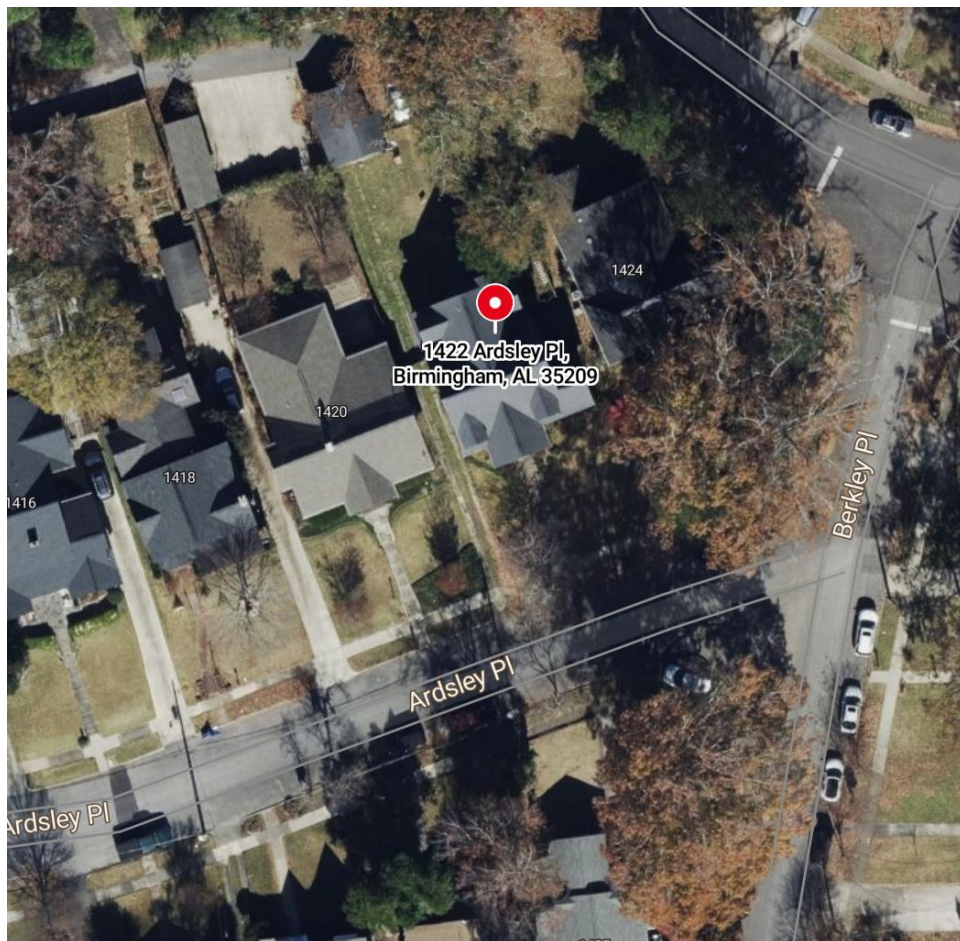
SHEET:

A-5

\*\* NOT FOR CONSTRUCTION. ALL PLANS ARE PROPERTY OF ELM CONSTRUCTION \*\*



## 1422 Ardsley Place



CITY OF HOMEWOOD  
ENGINEERING & ZONING DEPARTMENT

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

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February 21, 2024

Sara Stromeyer and Bryan Porter  
1422 Ardsley Place  
Homewood, Alabama 35209

Re: 1422 Ardsley 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 Number: SV-24-03-02, 1422 Ardsley Place, Parcel ID No., 2900124016024000, Applicant: ELM Construction, LLC / Property Owner: Sara Stromeyer and Bryan Porter**

*a) A request for variance to Article IV. District Uses, Sec. A., NPD Neighborhood Preservation District, d. setbacks, ii. Side, to reduce the required setback along the right-side property line from 10-feet to 3.2-feet (3-feet, 2-inches) for a total reduction of 6.8-feet (6-feet, 10-inches) in order to construct an addition to the existing nonconforming 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 7, 2024**, in the Council Chambers (2<sup>nd</sup> Floor) of Homewood City Hall, 2850 19<sup>th</sup> 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 the electronic submittal of comments is provided on the reverse side of this notice.

Sincerely,



Cale Smith, Director, Department of Engineering and Zoning

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 2<sup>nd</sup> floor behind the Council Chambers.

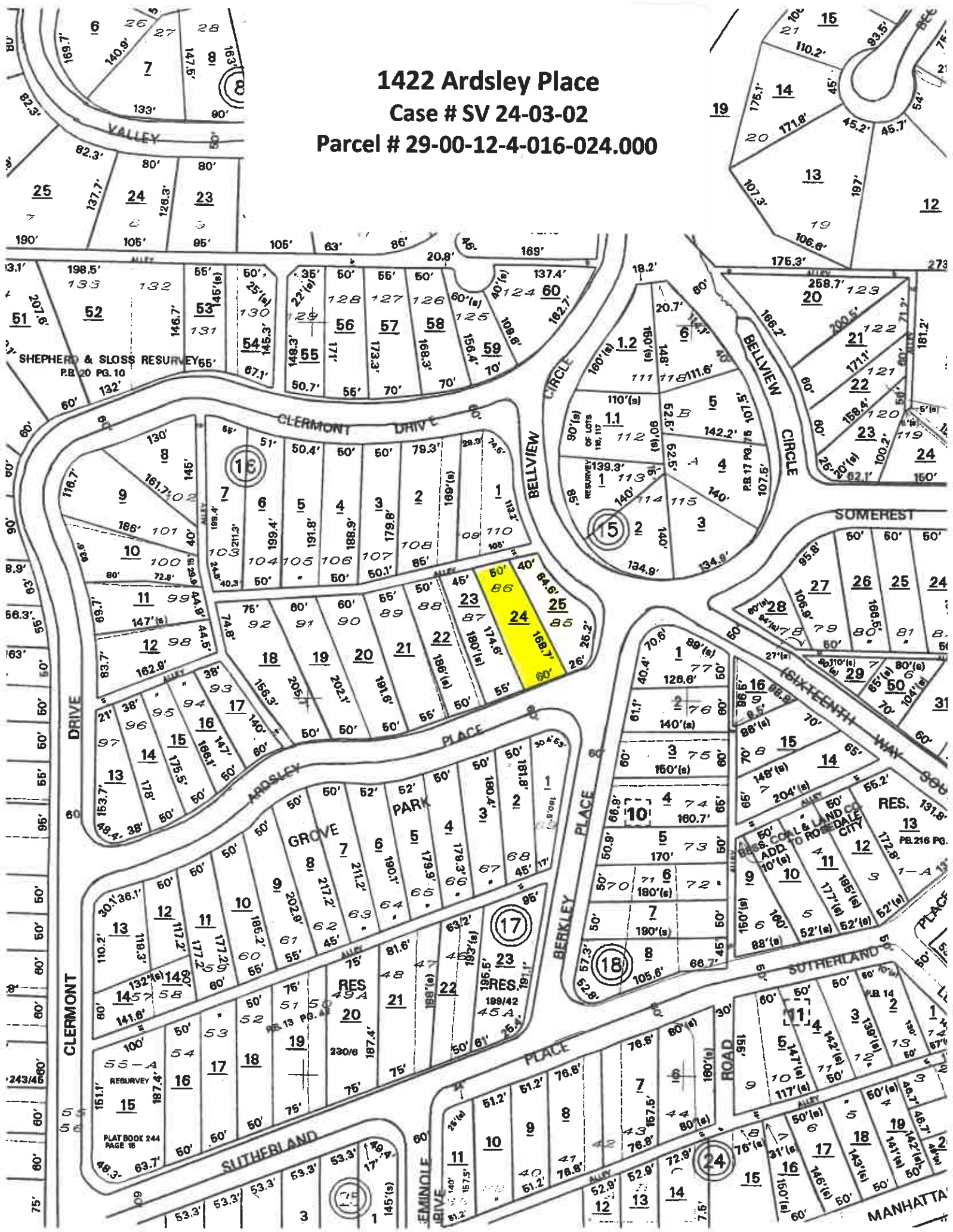
Comments in support or opposition may also be submitted via email to the Board Secretary @ [fred.goodwin@homewoodal.org](mailto:fred.goodwin@homewoodal.org). Comments should be submitted no later than 24-hours prior to the meeting and will be provided Board Members for their consideration. Please reference 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](http://www.cityofhomewood.com) by clicking on the "Upcoming Meetings/BZA" tab.

For further information or to review any files or drawings pertaining to this application you may contact our office at (205) 332-6800 or visit between 8:00 a.m. and 4:30 p.m. Monday-Friday.



1422 Ardsley Place  
Case # SV 24-03-02  
Parcel # 29-00-12-4-016-024.000



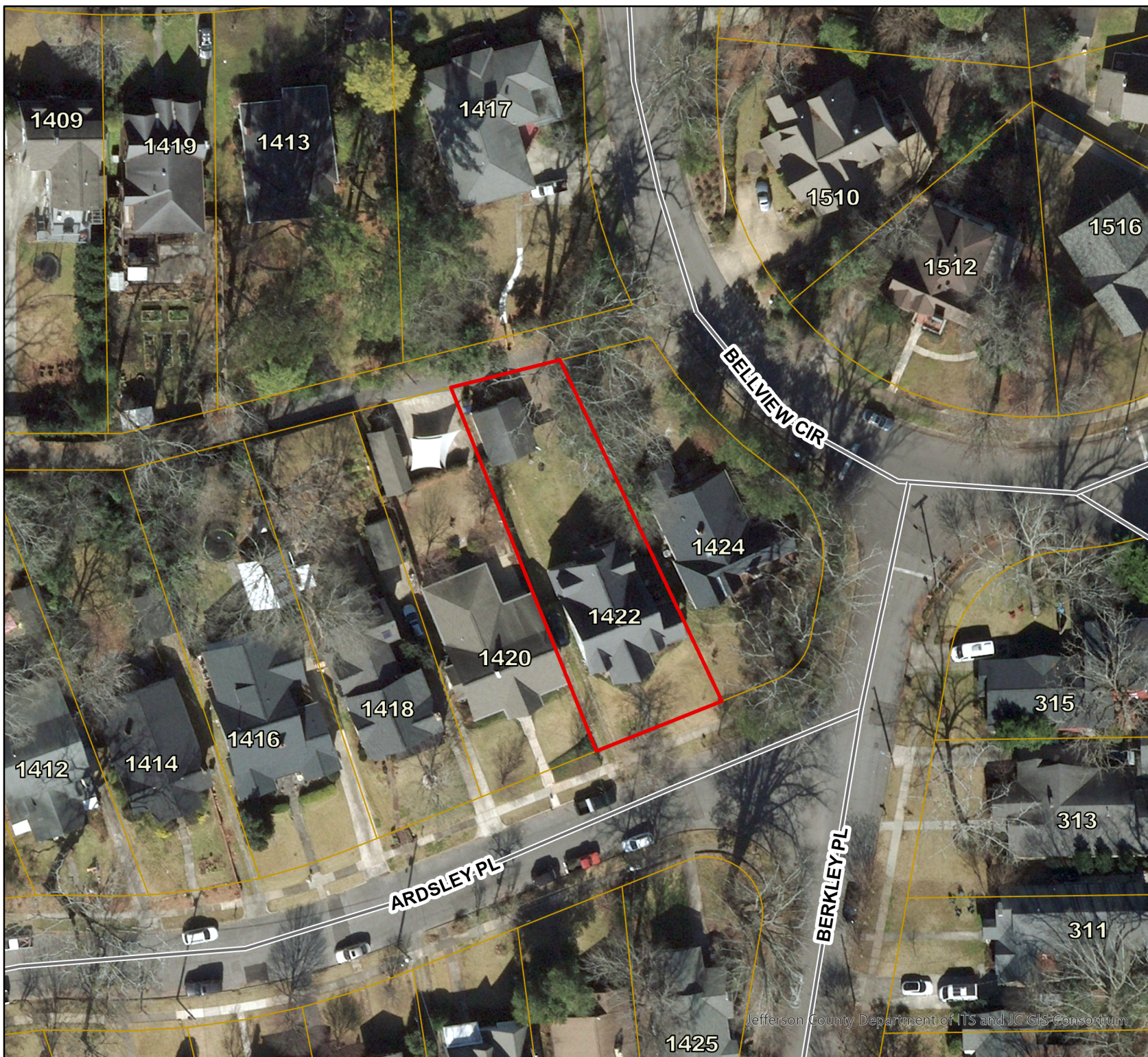


# City of Homewood BZA Case Map

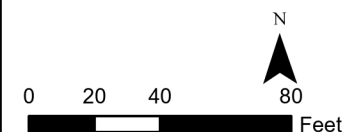
1422 Ardsley Pl.

SV 24-03-02

Aerial Photo



- Subject Property
- Parcels



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

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



**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:** 2925 CRESCENT AVE

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

**APPLICANT INFORMATION**

Name of Applicant (s): JARED BUSSEY

Address of Applicant(s): 1604 28TH AVE S

BIRMINGHAM AL 35209

City State Zip

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

JAREDB@ARCHITECTURALCOOPERATIVE.NET

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

**OWNER INFORMATION – If different from Applicant**

Name of Owner(s): ANDREW CRONIN

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

1616 Shades Park Dr Homewood AL 35209

City State Zip

ANDREW@TIDEWATERDEV.COM

Telephone Number(s) of Owner(s): 205-223-4850

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

PARCEL IDENTIFICATION NUMBER: 28-00-07-3-027-008.000

PRESENT USE: \_\_\_\_\_ vacant \_\_\_\_\_ residence

X commercial (describe): DENTISTRY

other (describe):

PRESENT ZONING DISTRICT (City Zoning Map): C-1

**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:  
THE BUILDING WAS CONSTRUCTED PRIOR TO THE CURRENT SETBACKS, AND THE

ALLOWED BUILDABLE AREA LIMITS THE CONSTRUCTABILITY OF A FRONT ENTRANCE.

THE REQUESTED VARIANCE IS TO BUILD A NEW, CENTERED COVERED PORCH ENTRANCE.

NEW CONSTRUCTION WILL NOT IMPAIR PARKING REQUIREMENTS.

**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 or Appeal

**INDICATE THE FOLLOWING**

Applicant must provide a survey to verify:

Setback information	*Required by zoning regulations	Setback dimensions currently existing	Setback dimensions after proposed construction	Setback Variance Requested
Front Bldg. Setback Street:	25.00'	28.84'	22.50'	2.50'
Front Bldg. Setback Street: secondary front - corner lot				
Right Bldg. Setback	15.00'	4.37'		
Left Bldg. Setback	15.00'	6.78'		
Rear Bldg. Setback	20.00'	79.88'		
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	3	4		
Height of Structure	35.00'	19.17'		
Lot Coverage sq. ft. of structures ÷ lot sq. ft.		35%	35%	

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

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

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

  
\_\_\_\_\_  
Signature of Applicant/Agent

1-30-24

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Owner

1-30-24  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

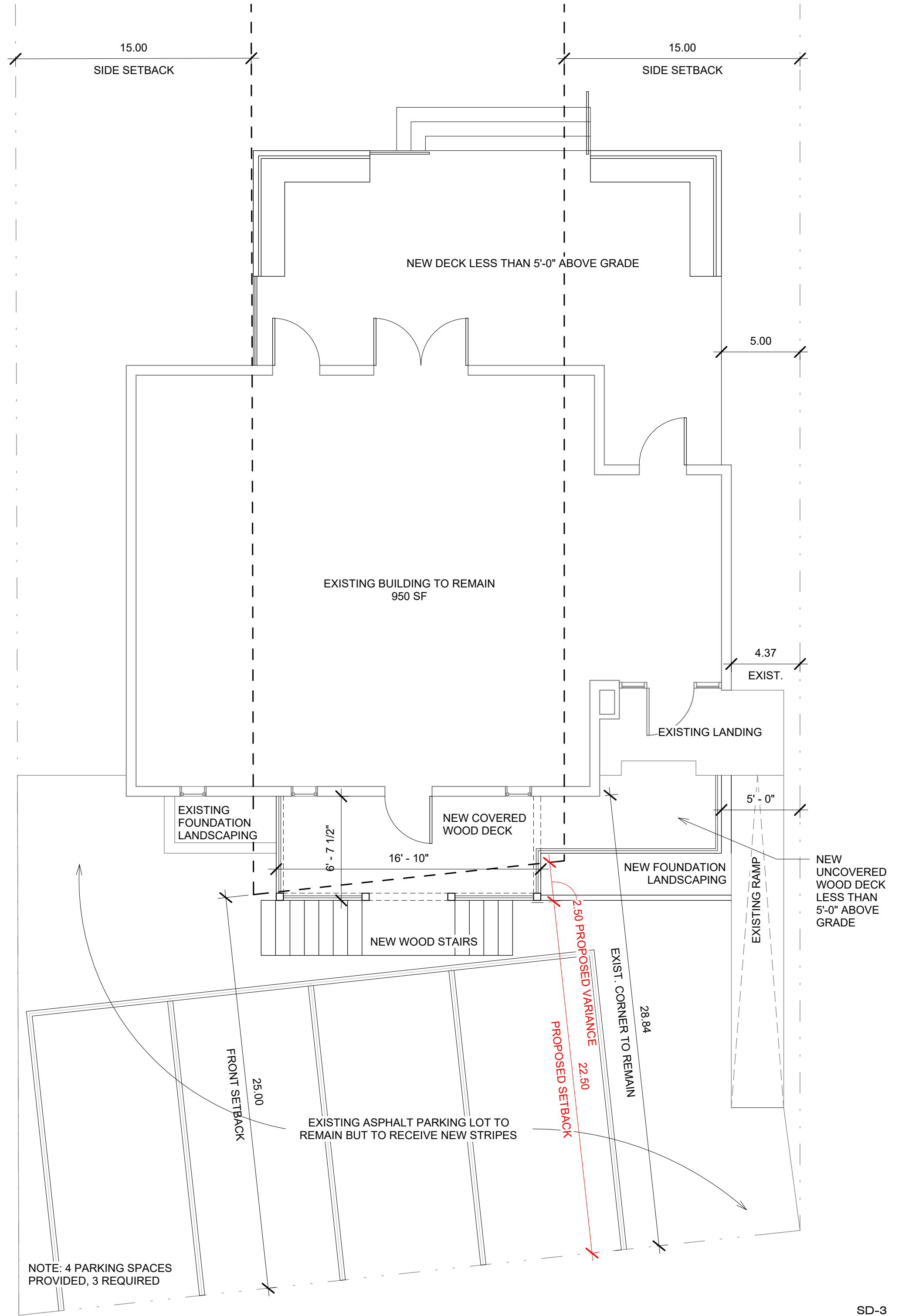






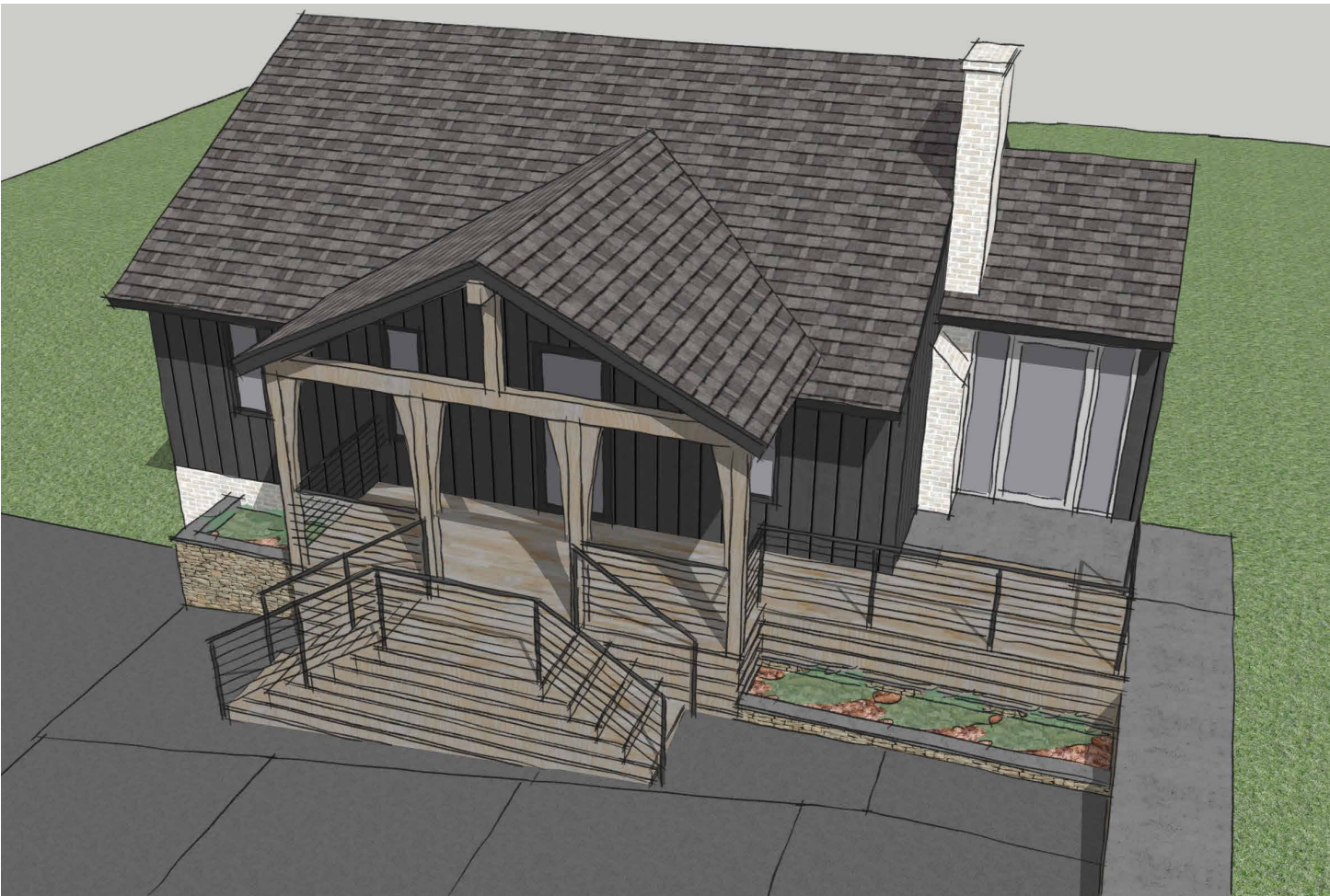






NOTE: 4 PARKING SPACES PROVIDED, 3 REQUIRED







CITY OF HOMEWOOD  
ENGINEERING & ZONING DEPARTMENT

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

---

February 21, 2024

Andrew Cronin  
1616 Shades Park Drive  
Homewood, Alabama 35209

Re: 2925 Crescent Avenue, Homewood, Alabama 35209

Dear Property Owner:

This letter shall serve as a public hearing notice to the parties in interest and to all adjacent property owners. The Homewood Board of Zoning Adjustments has been petitioned to modify the zoning regulations, as they apply to the above referenced property, as follows:

**Case Number: SV-24-03-03, 2925 Crescent Avenue, Parcel ID No., 2800073027008000, Applicant: Jared Bussey / Property Owner: Andrew Cronin**

*a) A request for a variance to Article IV. District Uses, Sec. L., C-1 Office Building District, 3., Area and Dimension Regulations, Front Setback Minimum, to reduce the required front setback from 25-feet to 22.5-feet (22-feet, 6-inches) for a total reduction of 2.5-feet (2-feet, 6-inches), in order to construct a covered porch entrance.*

*b) A request for variance to Article IX. Tree Protection and Landscape, Sec. E, Permitting for Landscaping, 3., to be exempt from the requirement for a landscape plan prepared by a licensed landscape architect.*

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 7, 2024**, in the Council Chambers (2<sup>nd</sup> Floor) of Homewood City Hall, 2850 19<sup>th</sup> 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 the electronic submittal of comments is provided on the reverse side of this notice.

Sincerely,



Cale Smith, Director, Department of Engineering and Zoning

cc: Applicant  
Adjacent property owners

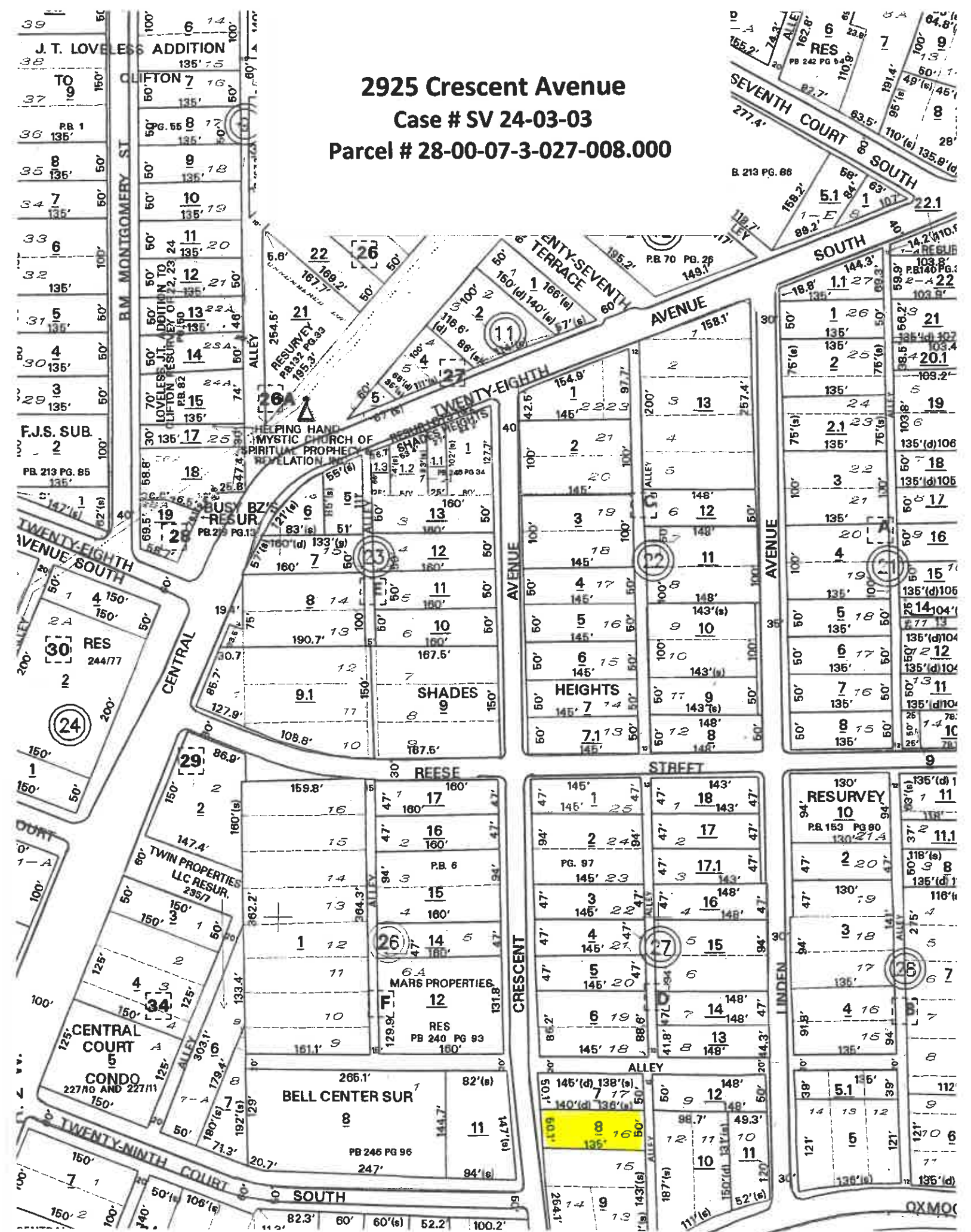
**Information and Instructions:** The public hearing will be preceded by a brief work session between Board Members and city staff beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2<sup>nd</sup> floor behind the Council Chambers.

Comments in support or opposition may also be submitted via email to the Board Secretary @ [fred.goodwin@homewoodal.org](mailto: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](http://www.cityofhomewood.com) by clicking on the "Upcoming Meetings/BZA" tab.

For further information or to review any files or drawings pertaining to this application you may contact our office at (205) 332-6800 or visit between 8:00 a.m. and 4:30 p.m. Monday-Friday.

**Parcel # 28-00-07-3-027-008.000**





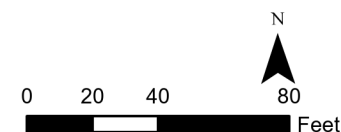
# City of Homewood BZA Case Map

2925 Crescent Ave.

SV 24-03-03

Aerial Photo

 SV 24-03-03  
 Parcels



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





COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: North Parking Deck, 800 Lakeshore Drive Birmingham, AL 35229

BZA CASE # (assigned by city staff): SV-24-03-04

**APPLICANT INFORMATION**

Name of Applicant (s): Davis Architects, Inc. ATTN: Gabrielle Fuller

Address of Applicant(s): 120 23rd St. S.

Birmingham, AL 35233

City

State

Zip

Telephone Number(s) of Applicant(s): 205-322-7482

Email : gfuller@dadot.com

Property Interest of Applicant(s): agent

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

**OWNER INFORMATION – If different from Applicant**

Name of Owner(s): Samford University, ATTN: Jeff Poleshek

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

800 Lakeshore Drive Birmingham, AL 35229

City

State

Zip

Email : jpoleshe@samford.edu

Telephone Number(s) of Owner(s): 205-726 - 2386

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

PARCEL IDENTIFICATION NUMBER: 28-00-18-3-001-009.003 + 29-00-13-4-010-003.000

PRESENT USE: \_\_\_\_\_ vacant \_\_\_\_\_ residence

\_\_\_\_\_ commercial (describe): \_\_\_\_\_

x other (describe): on grade parking

PRESENT ZONING (per current City map): I-3



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:

Due to the existing parking deck that we are expanding, and the topography of the site,

the height results in 53'-6" above average grade.

## 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 <b>NOW</b> exist	Setback dimensions <b>AFTER</b> 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	35 ft	on grade parking = 0 existing deck 60'-11"	53'-6" to	18.5'
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

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date





PROJECT NO. IRONDALE, ALABAMA 35210  
24004

PO BOX 101205  
CONTACT: Caleb Martin, PE  
Tel + 205-446-3036  
These drawings and design intent are the sole property of KADRE, LLC, which may not be reproduced without written permission

PRELIMINARY  
NOT FOR CONSTRUCTION

SAMFORD UNIVERSITY NORTH  
PARKING DECK EXPANSION



SAMFORD UNIVERSITY ;  
HOMEWOOD, AL

DAVIS

OWNER  
SAMFORD UNIVERSITY  
205-726-2386  
ATTN: JEFF POLESHEK

ARCHITECT  
DAVIS ARCHITECTS, INC.  
205-322-1462  
ATTN: JULIE POTTER, GABE FULLER

STRUCTURAL ENGINEER  
LSDY ENGINEERS  
205-251-4500  
ATTN: WIN BISHOP

CIVIL ENGINEER  
KADRE ENGINEERS, LLC  
205-446-3038  
ATTN: CALEB MARTIN

MECHANICAL ENGINEER & PLUMBING ENGINEER  
RJ MECHANICAL  
205-988-0081  
ATTN: ROB WELLS

ELECTRICAL ENGINEER  
HAYS CREATWOOD CONSULTING, INC.  
205-842-0696  
ATTN: TONY DODD

NEW EXISTING

N

KEY PLAN

REV DATE DESCRIPTION

DATE JANUARY 26, 2024

PHASE SCHEMATIC DESIGN

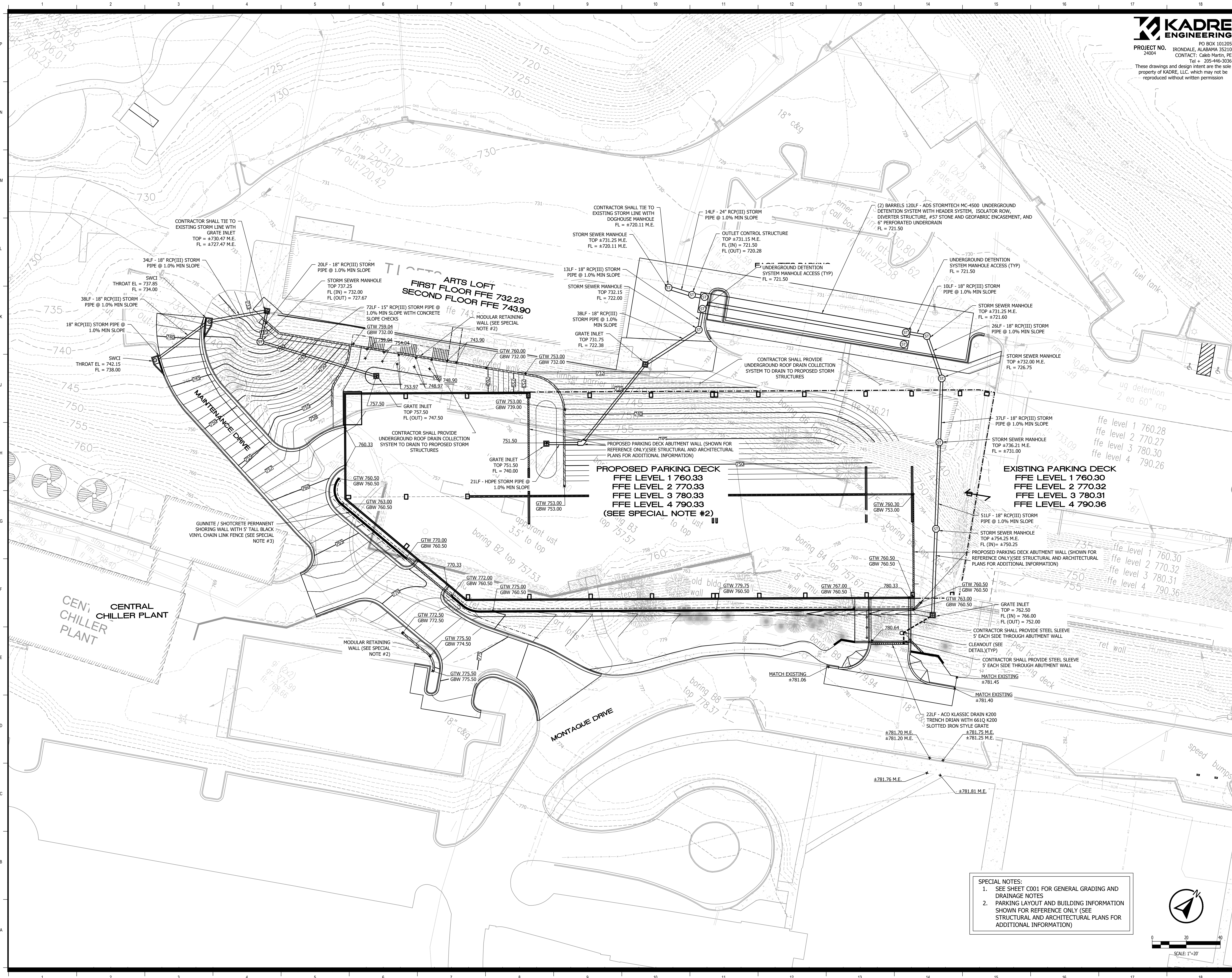
DRAWN BY DAVIS ARCHITECTS PROJECT NO. 4016

SHEET TITLE GRADING AND DRAINAGE PLAN

DRAWING NO.

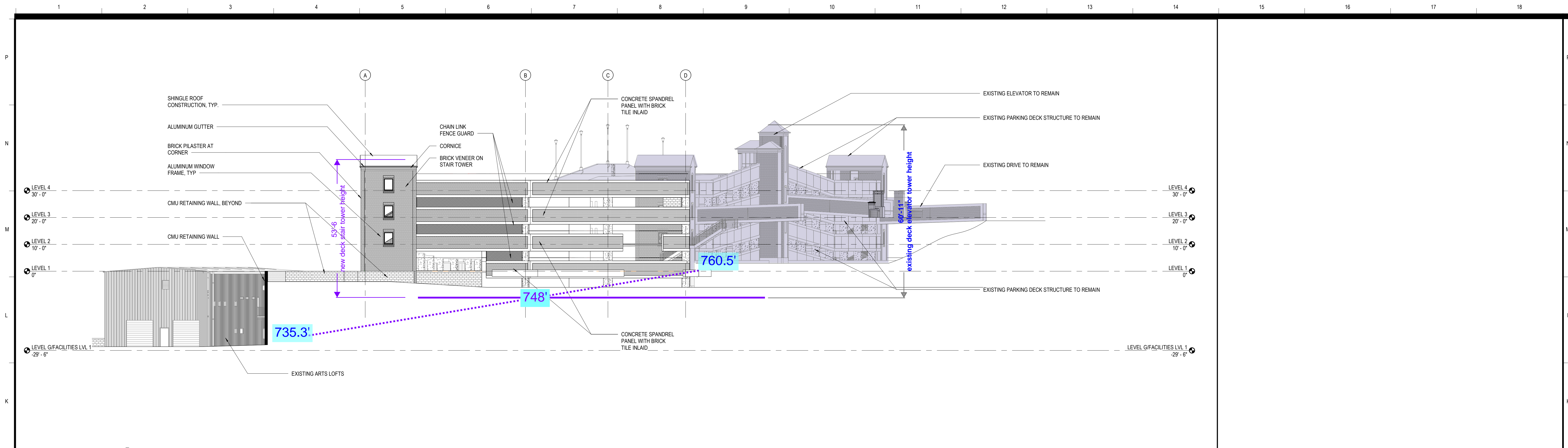
C300

NOTE: SHEET CONTAINS COLOR ELEMENTS AND MUST BE PRINTED IN COLOR. ARCHITECT IS NOT RESPONSIBLE FOR ERRORS MADE DUE TO IMPROPER PRINTING

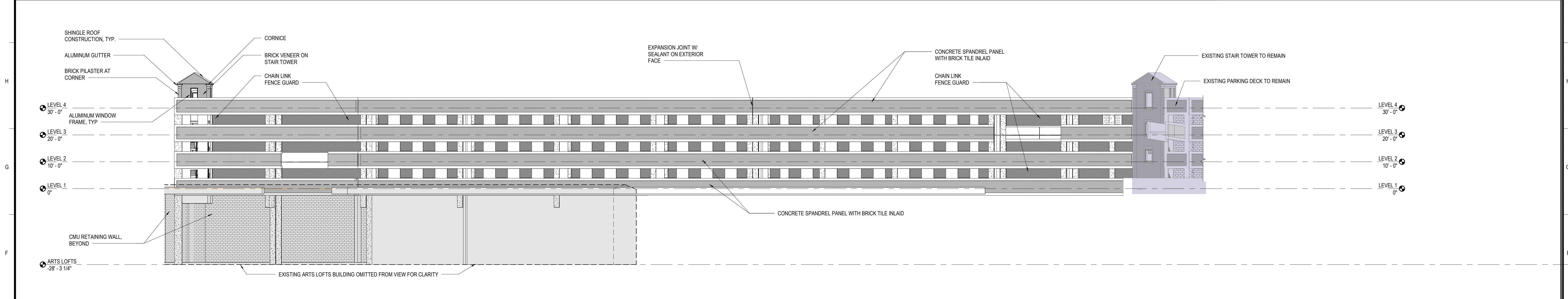


- SPECIAL NOTES:
1. SEE SHEET C001 FOR GENERAL GRADING AND DRAINAGE NOTES
  2. PARKING LAYOUT AND BUILDING INFORMATION SHOWN FOR REFERENCE ONLY (SEE STRUCTURAL AND ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)

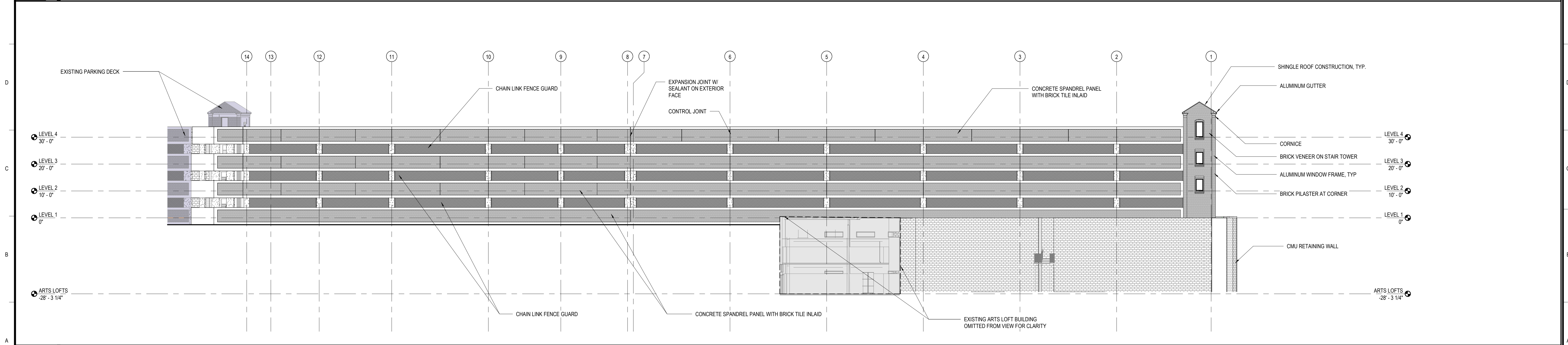




J1	EXTERIOR ELEVATION - WEST
A1 / A001	SCALE: 1/16" = 1'-0"



E1	EXTERIOR ELEVATION - SOUTH
A1 / A001	SCALE: 1/16" = 1'-0"



A1	EXTERIOR ELEVATION - NORTH
A1 / A001	SCALE: 1/16" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION

## SAMFORD UNIVERSITY NORTH PARKING DECK EXPANSION



SAMFORD UNIVERSITY ;  
HOMWOOD, AL

# DAVIS

**OWNER**  
SAMFORD UNIVERSITY  
205-726-2386  
ATTN: JEFF POLESHEK

**ARCHITECT**  
DAVIS ARCHITECTS, INC.  
205-322-1442  
ATTN: JULIE POTTER, GABE FULLER

**STRUCTURAL ENGINEER**  
LEYD ENGINEERS  
205-251-4500  
ATTN: WIN BISHOP

**CIVIL ENGINEER**  
KADRE ENGINEERS, LLC  
205-446-3038  
ATTN: CALEB MARTIN

**MECHANICAL ENGINEER & PLUMBING ENGINEER**  
RJ MECHANICAL  
205-988-0091  
ATTN: ROB WELLS

**ELECTRICAL ENGINEER**  
HAYS CHEATWOOD CONSULTING, INC.  
205-842-0696  
ATTN: TONY DODD

REV	DATE	DESCRIPTION
-----	------	-------------

DATE: JANUARY 26, 2024

PHASE: SCHEMATIC DESIGN SUBMITTAL

DESIGNER: DAVIS ARCHITECTS PROJECT NO: 4016

SHEET TITLE: EXTERIOR ELEVATIONS

DRAWING NO:

## A300

NOTE: SHEET CONTAINS COLOR ELEMENTS AND MUST BE PRINTED IN COLOR. ARCHITECT IS NOT RESPONSIBLE FOR ERRORS MADE DUE TO IMPROPER PRINTING



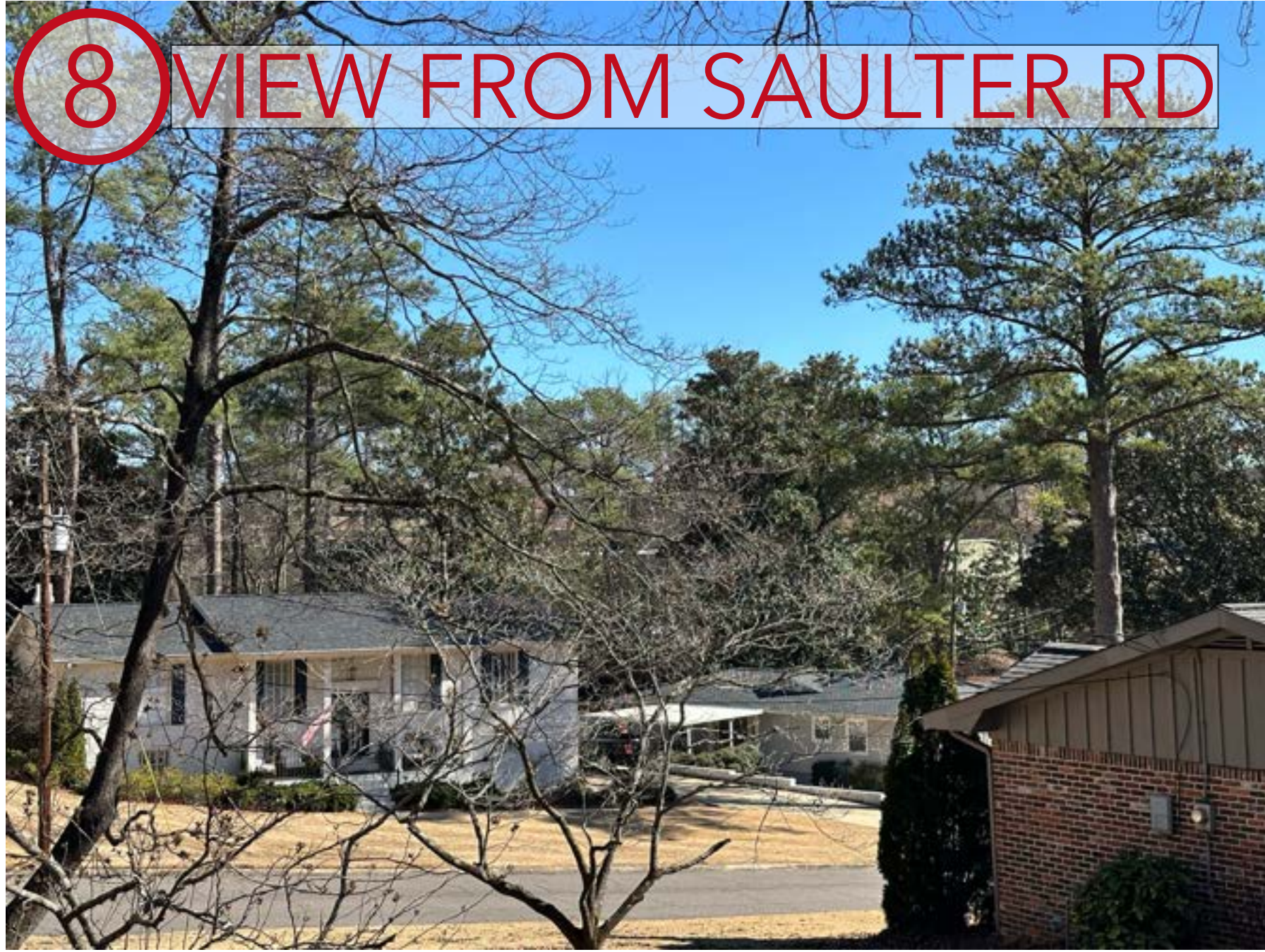
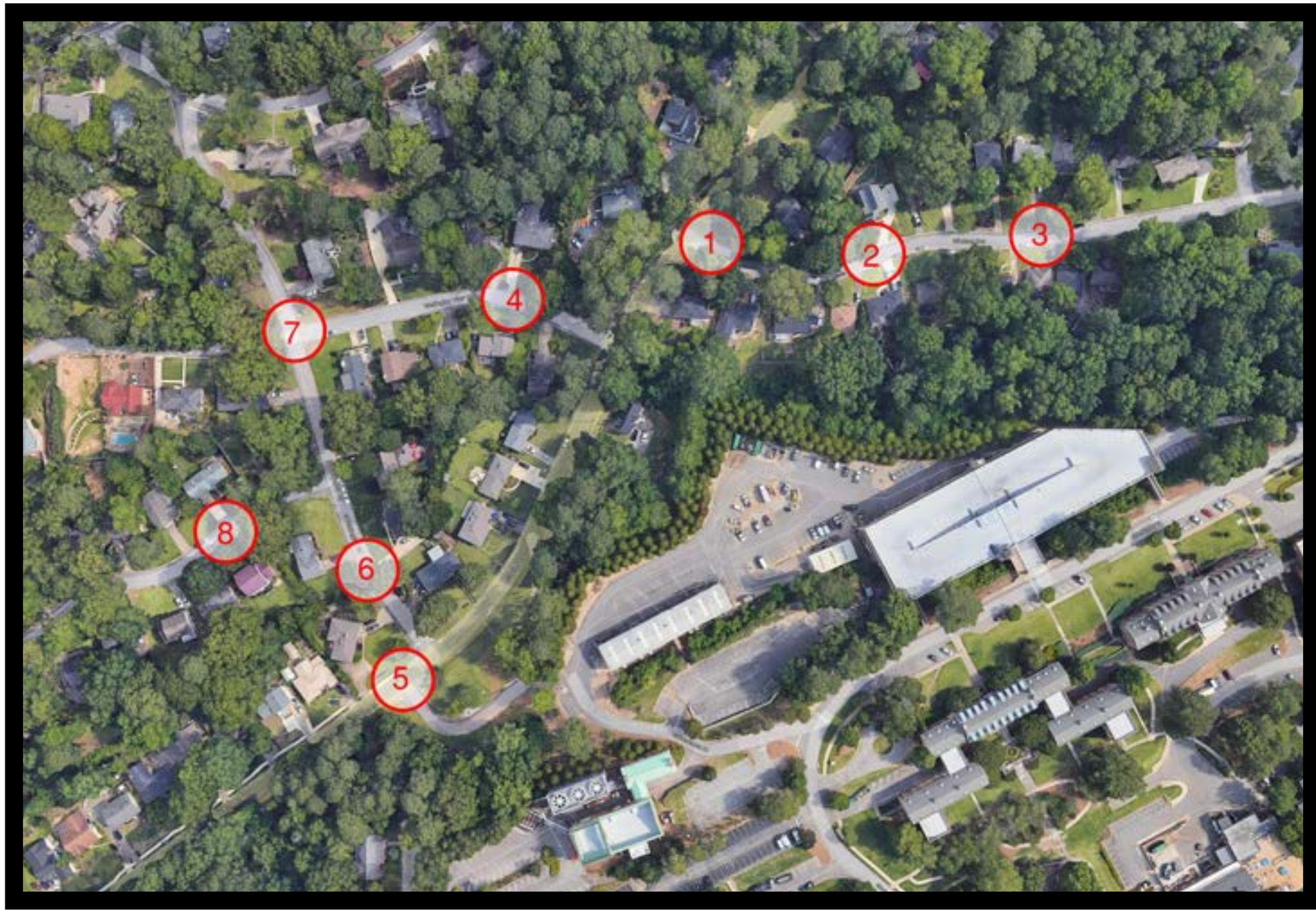


## North Parking Deck Expansion Conceptual Rendering

Samford University  
February 6, 2024

DAVIS







CITY OF HOMEWOOD  
ENGINEERING & ZONING DEPARTMENT

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

---

February 21, 2024

Jeff Poleshek  
Samford University  
800 Lakeshore Drive  
Homewood, Alabama 35209

Re: *800 Lakeshore 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 Number: SV-24-03-04, 800 Lakeshore Drive, Parcel ID No., 2800183001009003, Applicant: Davis Architects / Property Owner: Samford University**

*a) A request for variance to Article IV. District Uses, Sec. U., I-3 Institution District, 3. Area and Dimension Regulations, Maximum Height of Structure, to increase the maximum structure height permitted from 35-feet to 53.5-feet (53-feet, 6-inches) for a total increase of 18.5-feet (18-feet, 6-inches) in order to expand an existing parking deck.*

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, March 7, 2024**, in the Council Chambers (2<sup>nd</sup> Floor) of Homewood City Hall, 2850 19<sup>th</sup> 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 the electronic submittal of comments is provided on the reverse side of this notice.

Sincerely,



Cale Smith, Director, Department of Engineering and Zoning

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 2<sup>nd</sup> floor behind the Council Chambers.

Comments in support or opposition may also be submitted via email to the Board Secretary @ [fred.goodwin@homewoodal.org](mailto: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](http://www.cityofhomewood.com) by clicking on the "Upcoming Meetings/BZA" tab.

For further information or to review any files or drawings pertaining to this application you may contact our office at (205) 332-6800 or visit between 8:00 a.m. and 4:30 p.m. Monday-Friday.



# City of Homewood BZA Case Map




800 Lakeshore Dr.

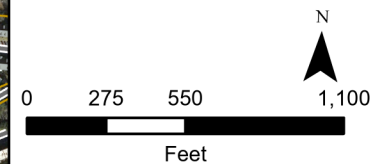
Site: 849 Montague Dr.

SV 24-03-04

Aerial Photo

Expansion of N Parking  
Deck

-  Parcels
-  Site of Parking Deck Expansion
-  Samford Property



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INFORMATION AND ORIENTATION. 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.



Jefferson County Department of IT'S and GIS Consortium



**City of Homewood  
BZA Case Map**




**800 Lakeshore Dr.**

**Site: 849 Montague Dr.**

**SV 24-03-04**

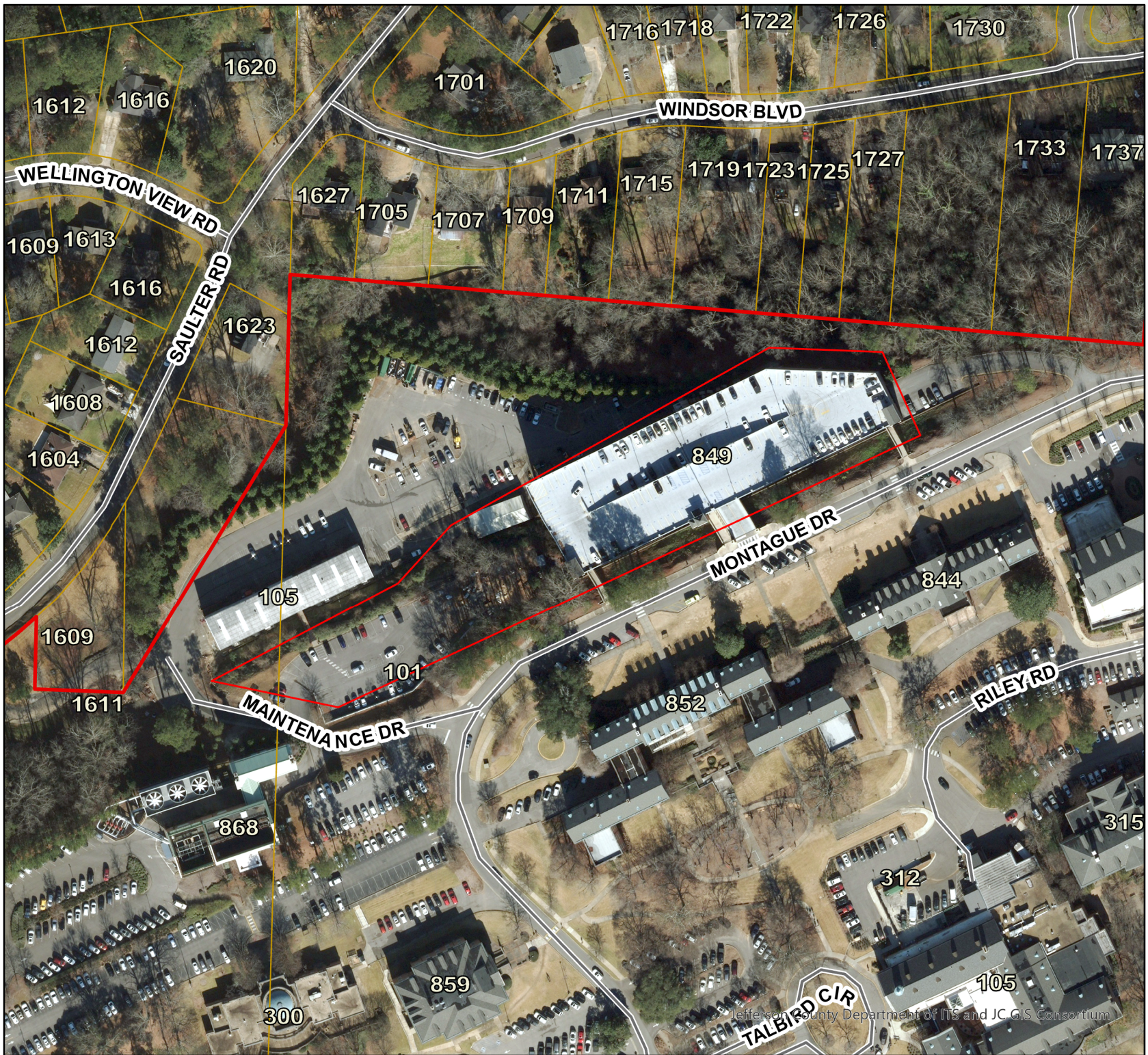
**Aerial Photo**

**Expansion of N Parking Deck**

-  Parcels
-  Site of Parking Deck Expansion
-  Samford Property



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HOMWOOD IS PROHIBITED.





COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance

☒

VARIANCE

☐

APPEAL

ADDRESS OF PROPERTY: 1300 Columbiana Rd, Homewood, AL 35209

BZA CASE # (assigned by city staff):

APPLICANT INFORMATION

Name of Applicant (s): Eric Rogers

Address of Applicant(s): 1914 13th Ave South  
Birmingham, AL 35205

City

State

Zip

Telephone Number(s) of Applicant(s): 205-542-4499 cell 205-534-9043 office

Email: eric@progressiveal.com

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): Second Presbyterian Church

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

City

State

Zip

Email :

Telephone Number(s) of Owner(s):

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

29 00 23 4 003 004.000, 29 00 24 3 008 001.000

PARCEL IDENTIFICATION NUMBER: 29 00 24 3 008 002.000

PRESENT USE: \_\_\_\_\_ vacant \_\_\_\_\_ residence

\_\_\_\_\_ commercial (describe):

x \_\_\_\_\_ other (describe): Church/school

PRESENT ZONING (per current City map): I-2



COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance

**PLEASE STATE HARDSHIP** – for guidance, see “What is a Variance” on page 1 of instructions page:  
The current plan for this site includes saving the existing church building and building a new office building and shared parking lot. The site is bounded on the east by Columbiana Road, north by Old Greensprings Rd and west by a steep slope down to Shades Creek and the floodway and floodplain. Most of the existing parking for the church is in the existing Columbiana Road ROW. Jefferson Co. condemned the road ROW and left the parking in the ROW for the church. The hardships for this property include: The irregular shape of the parcel created by road R.O.W. condemnations. The steep slope and floodway for Shades Creek. The layout of the existing building on the parcel leaves only one area where a shared parking lot can be constructed.

**PURPOSE OF VARIANCE**

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

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



COMPLETE AND SUBMIT  
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 <b>NOW</b> exist	Setback dimensions <b>AFTER</b> construction	FINAL Setback Variance Requested
Front Bldg. Setback Street:	N/A			
Front Bldg. Setback Street: (secondary - corner lot)	N/A			
Right Bldg. Setback	N/A			
Left Bldg. Setback	N/A			
Rear Bldg. Setback	N/A			
Accessory Structure Setback: side/rear	N/A			
	As Required	Existing NOW	Proposed	Variance Required
Lot Area	N/A			
Lot Width	N/A			
Parking	54	10	14+40 shared	See attached
Height of Structure	N/A			
Lot Coverage	N/A			

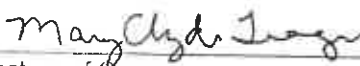
\*For required setback information, please refer to the Zoning Ordinance Book, which is available on the City of Homewood website. If you need to find out how your property is zoned, please contact the zoning department by calling 332-6828 or 332-6854 or by clicking on the following link to email: [Zoning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

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

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

  
\_\_\_\_\_  
Signature of Applicant

2/8/2024  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date



**Supplemental Information for Zoning Variance request for  
Second Presbyterian Church, 1300 Columbiana Road**

The variances requested by the Church for this property are:

**1) Article VIII, Sec F.** *Not to include detached dwelling zoning districts, parking for any use shall be located in a district in which the use it serves is a permitted use. If publicly owned parking spaces share a property line with the subject property, the adjacent parking spaces may be counted towards the number of required parking spaces for the use.*

The proposed shared parking spaces will be in Zone C-1. The church is in zone I-2. We request a variance for the shared parking spaces to be on the adjacent lot that is zoned C-1

**2) Article VIII, Sec G.** Up to fifty (50) percent of the parking spaces required for institutional uses such as civic and cultural uses, places of worship, or similar uses may be provided and used jointly by office, retail or service commercial, or similar uses which are not generally open, used or operated during the same hours as those listed above with a written agreement thereto is properly executed and recorded.

The church requires 54 parking spaces. It will have 14 spaces on its own parcel. We request a variance to allow 40 shared parking spaces (75% of the total required) to be used for the church.

**3) Article IX, Sec I.**

**2.a.** *A perimeter VA landscape (PVA) shall be provided along the outside of an off-street parking and vehicular use area (VA).*

**2.b.** *PVA landscape area must be a minimum of 15 feet wide as measured from the back of curb of the VA toward the property boundary.*

The existing parking within the Columbiana Road ROW and partially on proposed lot 1 will limit the PVA to less than 15 feet width in some areas. There is 223 linear feet of parking fronting on Old Greensprings Road and Columbiana Road. With a PVA of 15 feet for 223 linear feet, 3,345 square feet of PVA is required. The applicant can provide the required area, but in some places the PVA will be less than 15 feet wide. We request a variance from the 15 foot width of the PVA provided that we provide the calculated area required.

**4) Article VI Sec. K. Garbage and Trash Disposal.**

**(2) Containers for garbage and trash disposal shall be located**

**a.** *No closer to the front property line than the front face of finish of the primary structure*

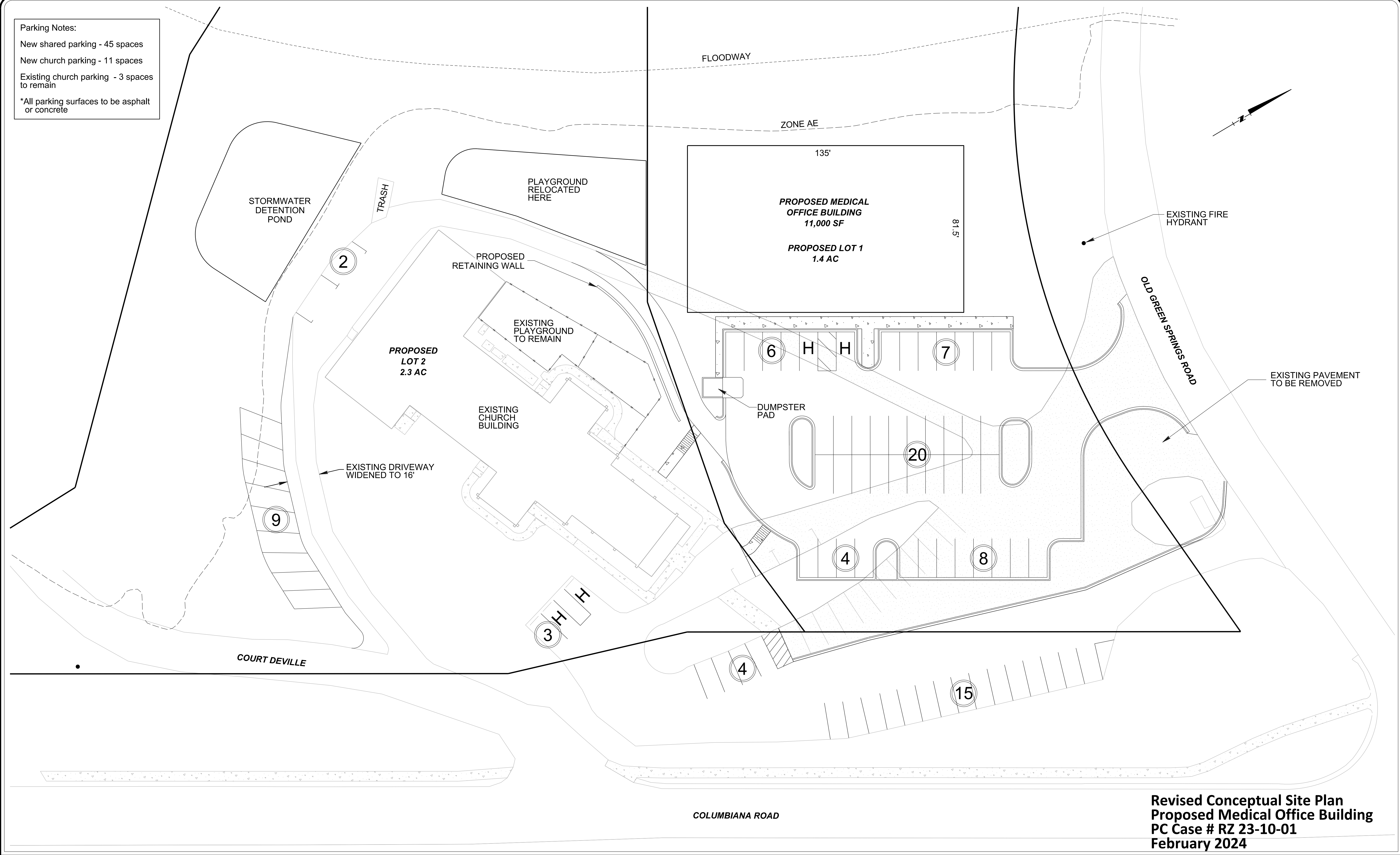
Because of the floodway, slope and floodplain behind the building, we cannot put the dumpster behind the building and screen the dumpster location from public view. We requires a variance from this section to allow the dumpster enclosure to be constructed at the location that we are shown on the attached plan.

**5) Article IV Sec L, The maximum front setback is 45 feet.**

To make the proposed shared parking spaces convenient to both the existing church and the proposed office building, the parking needs to be close to the front door of the church. We are requesting a variance from the maximum front setback to allow the proposed office building to be 160 feet from the Columbiana Road ROW to allow for the parking to be in front of the office building.



Parking Notes:  
New shared parking - 45 spaces  
New church parking - 11 spaces  
Existing church parking - 3 spaces to remain  
\*All parking surfaces to be asphalt or concrete



Revised Conceptual Site Plan  
Proposed Medical Office Building  
PC Case # RZ 23-10-01  
February 2024

No.	Date	By	Checked	

<b>Alabama Engineering Company, Inc.</b> 1214 Alford Avenue, Suite 200 Hoover, Alabama 35226 Phone (205) 803-2161 Fax (205) 803-2162	Not valid for construction unless signed in this block  Robert W. Easley, IV, PE  Date		Site Plan Exhibit		Scale 1" = 20'	Date 1/29/2024
			Second Presbyterian Church 1300 Columbiana Road Homewood, Alabama		Drawn by BD	Sheet No. <b>1</b>
					Checked RWE	Sequence No.
					File Name site plan.dgn	1 of 1



CITY OF HOMEWOOD  
ENGINEERING & ZONING DEPARTMENT

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

February 21, 2024

Second Presbyterian Church  
1300 Columbiana Road  
Homewood, Alabama 35209

Re: 1300 Columbiana Road, Homewood, Alabama 35209

Dear Property Owner:

This letter shall serve as a public hearing notice to the parties in interest and to all adjacent property owners. The Homewood Board of Zoning Adjustments has been petitioned to modify the zoning regulations, as they apply to the above referenced property, as follows:

**Case Number: SV-24-03-05, 1300 Columbiana Road, Parcel ID No., 2900234003004000, Applicant: Eric Rogers / Property Owner: Second Presbyterian Church**

- a) A variance request to Article VIII, Off-Street Parking and Loading Requirements, Sec. F., to allow shared parking to be located in a district in which the use it serves is not a permitted use.*
- b) A variance request to Article VIII, Off-Street Parking and Loading Requirements, Sec. G., to increase the amount of permitted shared parking spaces on an adjacent property from fifty (50) percent of required spaces to seventy-five (75) percent of required spaces for a total increase of twenty-five (25) percent of spaces.*
- c) A variance request to Article IX, Tree Protection and Landscape, Sec. I. Other Landscaping Requirements, 2., a. and b. to allow the applicant to provide 3,345 square feet of PVA landscaping in lieu of providing the minimum width requirement of PVA landscaping of 15-feet.*
- d) A variance request to Article VI., District Development Criteria, Section K., Garbage and Trash Disposal, 2.a., to allow the dumpster to be located closer to the property line than the front face of finish of the primary structure.*
- e) A request for variance to Article IV. District Uses, Section L., C-1 Office Building District, to increase the maximum front setback from 45-feet to 160-feet for a total increase of 115-feet in order to construct a medical office building.*

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 7, 2024**, in the Council Chambers (2<sup>nd</sup> Floor) of Homewood City Hall, 2850 19<sup>th</sup> 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 the electronic submittal of comments is provided on the reverse side of this notice.

Sincerely,



Cale Smith, Director, Department of Engineering and Zoning

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 2<sup>nd</sup> floor behind the Council Chambers.

Comments in support or opposition may also be submitted via email to the Board Secretary @ [fred.goodwin@homewoodal.org](mailto: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](http://www.cityofhomewood.com) by clicking on the "Upcoming Meetings/BZA" tab.

For further information or to review any files or drawings pertaining to this application you may contact our office at (205) 332-6800 or visit between 8:00 a.m. and 4:30 p.m. Monday-Friday.



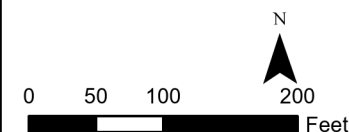
# City of Homewood BZA Case Map

1300 Columbiana Rd.

SV 24-03-05

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

