

**Agenda**  
**Homewood Board of Zoning Adjustments**  
**Thursday, April 1, 2021, 6:00 P.M.**  
**Online via Zoom**

**Instructions:** This online Homewood Board of Zoning Adjustments meeting is being held in an effort to comply with social distancing requirements due to the COVID-19 Pandemic:

**How to Join:**

**1<sup>st</sup> Option:** Join on-line through your computer or app with this link: <https://zoom.us/j/89888162631>. If you click this link from a device/phone, this link will NOT work until you have downloaded the Zoom app.

**2<sup>nd</sup> Option:** Join through the app if you already have the Zoom app downloaded Meeting #: 898 8816 2631

**3<sup>rd</sup> Option:** Dial in by phone: 253-215-8782

For those items that allow public comment: If joining on-line, you will be told when to enter your name and address into the chat box if you want to speak about that item. You can speak once your name is called.

Comments, in support or opposition to cases on the agenda, may be submitted through the City of Homewood website @[www.cityofhomewood.com/boards-committees](http://www.cityofhomewood.com/boards-committees). Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the board's members for their consideration. Please reference the case number or address in your comments.

**Board Members**

Beverly LeBoeuf, Chair

Matthew Foley, Vice Chair

Ty Cole

Joy Smith

Meghan Hand

**Supernumeraries**

Stuart Roberts

John Geer

**ORDER OF BUSINESS**

- I. Call to Order
- II. Roll Call
- III. Minutes Approval – March 4, 2021
- IV. Communications/Reports from Chairman & Vice Chairman
- V. Old Business
- VI. *New Business*

(1) **Case # SV-21-04-01, 514 Edgeland Place, Parcel ID 29 00 13 3 007 004.000, Applicants/Property Owners, Mike and Lynn Simmons:** *The applicants/property owner's request - the following:*

*(a) A variance to City of Homewood Zoning Ordinance Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 1. Front, to reduce the setback*

The Agenda of the Board of Zoning Adjustments is subject to change prior to the scheduled meeting. The Board Chair reserves the right to vary the order of the meeting, if warranted. Questions regarding the agenda and meeting may be directed to the BEZ Department at (205) 332-6800.

*along the front property line, at Edgeland Place, from 29.6-feet (29-feet, 7-inches) to 15-feet, for a total reduction of 14.6-feet (14-feet, 7-inches), in order to construct a new single-family residence.*

*(b) A variance to City of Homewood Zoning Ordinance Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2.Side, to reduce the setback along the right (north) property line from 10-feet to 8-feet, for a total reduction of 2-feet, in order to construct a new single-family residence.*

*(c) A variance to City of Homewood Zoning Ordinance 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 5-feet, for a total reduction of 5-feet, in order to construct a new single-family residence.*

**(2) SV-21-04-02, 913 Westover Drive, Parcel ID 29 00 13 2 029 018.000; Applicant, Jared Bussey, Property Owners, Elizabeth and Jay Mitchell:** *A request for a variance to City of Homewood Zoning Ordinance Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2.Side, to reduce the setback along the right (north) property line from 10-feet to 9-feet, for a total reduction of 1-foot, in order to construct an addition onto an existing non-conforming single-family residence.*

**(3) SV-21-04-03, 214 Malaga Avenue, Parcel ID 28 00 07 4 012 025.000; Applicant, Joe Ellis Property Owner, Thomas and Katie Wells:** *A request for a variance to City of Homewood Zoning Ordinance Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2.Side, to reduce the setback along the left (southwest) property line from 10-feet to 6.5-feet (6-feet, 6-inches) for a total reduction of 3.5-feet (3-feet, 6-inches), in order to replace an existing non-conforming porch at the rear of an existing, single-family residence.*

**(4) SV-21-04-04, 322 Sterrett Avenue, Parcel ID 29 00 14 4 006 012.000; Applicant and Property Owner, David Rogers:** *A request for a variance to City of Homewood Zoning Ordinance Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2.Side, to reduce the setback along the left (west) property line from 10-feet to 8.1-feet (8-feet, 1-inch) for a total reduction of 1.9-feet (1-foot, 11-inches), in order to construct an addition at the rear of an existing non-conforming single-family residence.*

- (5) **SV-21-04-05, 702 Morris Blvd, Parcel ID 29 00 13 3 015 007.000, Applicant and Property Owner, Justin Henley:** *The applicant/property owner requests the following:*
- (a) *A request for a variance to City of Homewood Zoning Ordinance Article V, District Development Criteria, Sec. (6), Accessory Structures, to reduce the setback along the left (southwest) property line from 10-feet to 2.3-feet (two-feet, 4-inches), for a total reduction of 7.7-feet (seven feet, 8-inches), in order to enlarge the footprint and increase the height, from 15-feet to 21.8-feet, of an existing non-conforming accessory structure (detached garage).*
  - (b) *A request for a variance to City of Homewood Zoning Ordinance Article V, District Development Criteria, Sec. (6), Accessory Structures, to reduce the setback along the rear (southeast) property line from 10-feet to 4.6-feet (four-feet, 7-inches), for a total reduction of 5.4-feet (five feet, 5-inches) , in order to enlarge the footprint and increase the height, from 15-feet to 21.8-feet, of an existing non-conforming accessory structure (detached garage).*

VII. Discussion of BZA By-Laws

VIII. Presentations/Communications to the Board

IX. Adjournment

The Agenda of the Board of Zoning Adjustments is subject to change prior to the scheduled meeting. The Board Chair reserves the right to vary the order of the meeting, if warranted. Questions regarding the agenda and meeting may be directed to the BEZ Department at (205) 332-6800.

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

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



**VARIANCE**



**APPEAL**

**ADDRESS OF PROPERTY:** 514 Edgeland Place  
**BZA CASE # (assigned by city staff):** SV 21-04-D1

**APPLICANT INFORMATION**

**Name of Applicant (s):** Mike and Lynn Simmons  
**Address of Applicant(s):** 514 Edgeland Place  
Homewood AL 35209  
City State Zip

Redacted by BEZ Staff

**Telephone Number(s) of Applicant(s):** Redacted by BEZ Staff  
**Email :** Redacted by BEZ Staff  
**Property Interest of Applicant(s):** Owner  
(i.e., owner, contract purchaser, agent, architect, contractor, developer, etc)

**OWNER INFORMATION – If different from Applicant**

**Name of Owner(s):** \_\_\_\_\_  
**Address of Owner(s) (ONLY if address is different from property address) otherwise put same:**  
\_\_\_\_\_  
City State Zip  
**Email :** \_\_\_\_\_  
**Telephone Number(s) of Owner(s):** \_\_\_\_\_

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

**PARCEL IDENTIFICATION NUMBER:** 29-00-13-3-007-004.000  
**PRESENT USE:** ☒ vacant ☐ residence  
\_\_\_\_\_  
commercial (describe): \_\_\_\_\_  
\_\_\_\_\_  
other (describe): \_\_\_\_\_  
**PRESENT ZONING (per current City map):** NPD

COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance

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

The property is an irregular triangular shape with alley on one side. Proposal is to line up the front edge of the garage to the approximate line between the existing garage of the left neighbor and the front of the house of the right neighbor. The left side variance request is to allow the house to be 5' from an existing alley. The 8' right side setback would still provide 17.9' to the right side neighbor.

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:	29.6'	—	15'	14.6"
Front Bldg. Setback Street: (corner lot)				
Right Bldg. Setback	10'	—	8'	2'
Left Bldg. Setback	10'	—	5'	5'
Rear Bldg. Setback	20'			
Accessory Structure Setback: side/rear				
	As Required	Existing NOW	Proposed	Variance Required
Lot Area				—
Lot Width				—
Parking				—
Height of Structure				—
Lot Coverage				—

\*For all zoning 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 332-6864 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 BEZ Staff**

Signature of Applicant

Date

2/12/2021

**Redacted by BEZ Staff**

Signature of Owner

Date

2/12/2021

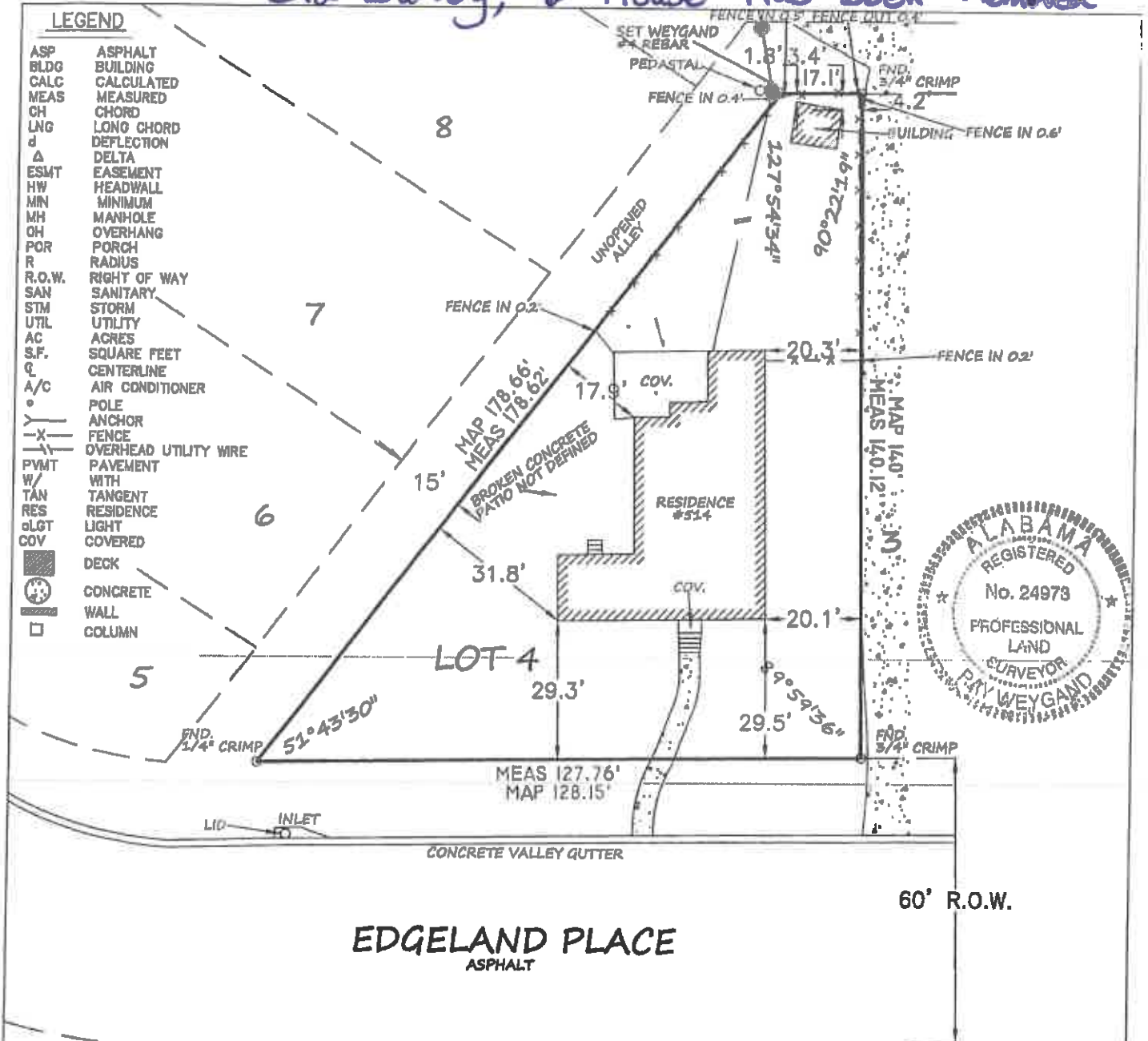
**Redacted by BEZ Staff**

Signature of Owner

Date

2/12/2021

Old Survey, House Has Been Removed



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 4, BLOCK 12, EDMONT, as recorded in Map Volume 18, Page 21 & 22, 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 SEPTEMBER 19, 2018. Survey invalid if not sealed in red.

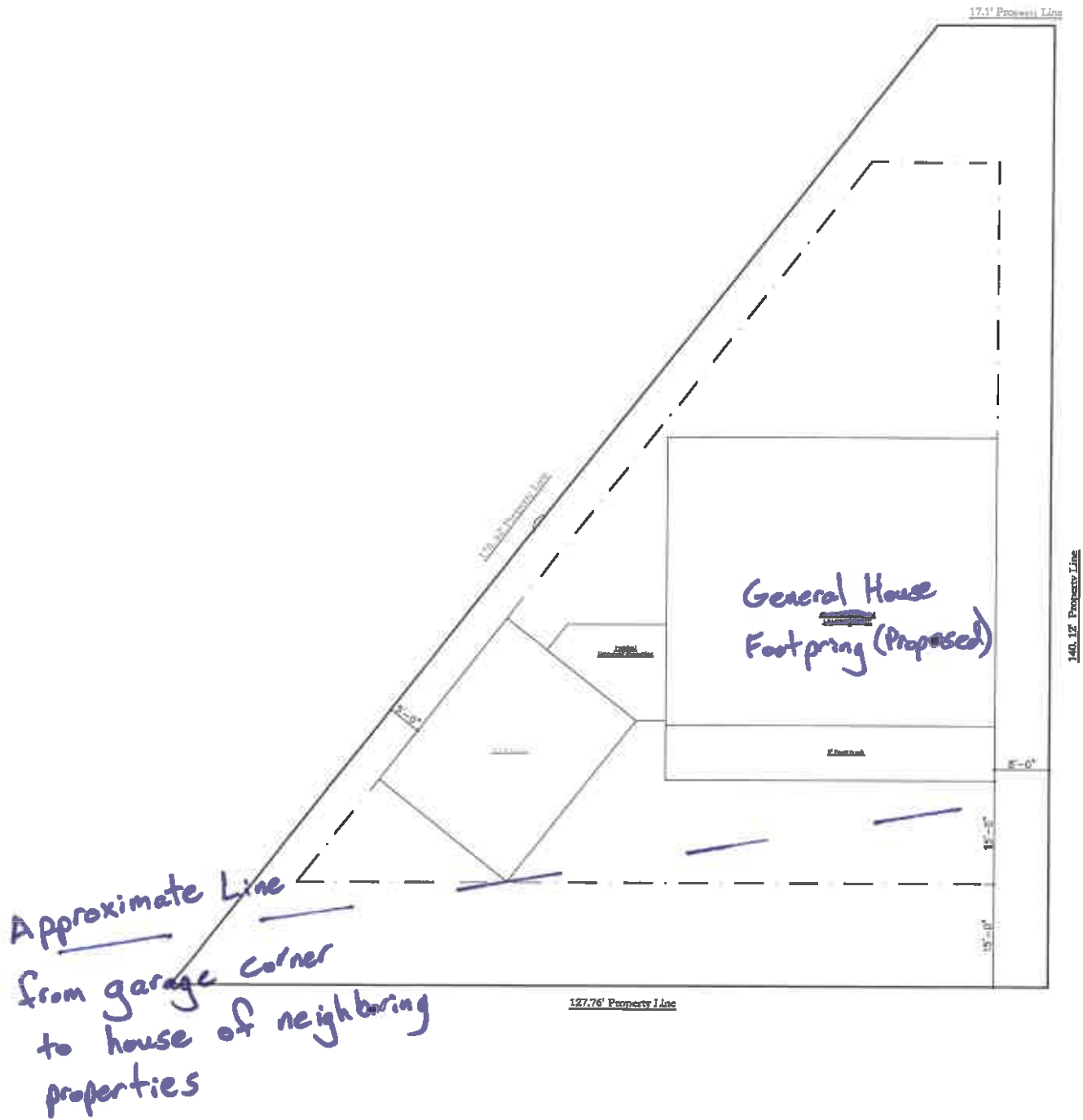
Order No.: 3887  
Purchaser: SIMMONS  
Address: 514 EDGELAND PLACE

Ray Weygand, Reg. L.S. #24973  
169 Oxmoor Road Homewood, AL 36209  
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.

# General Proposed Site Plan



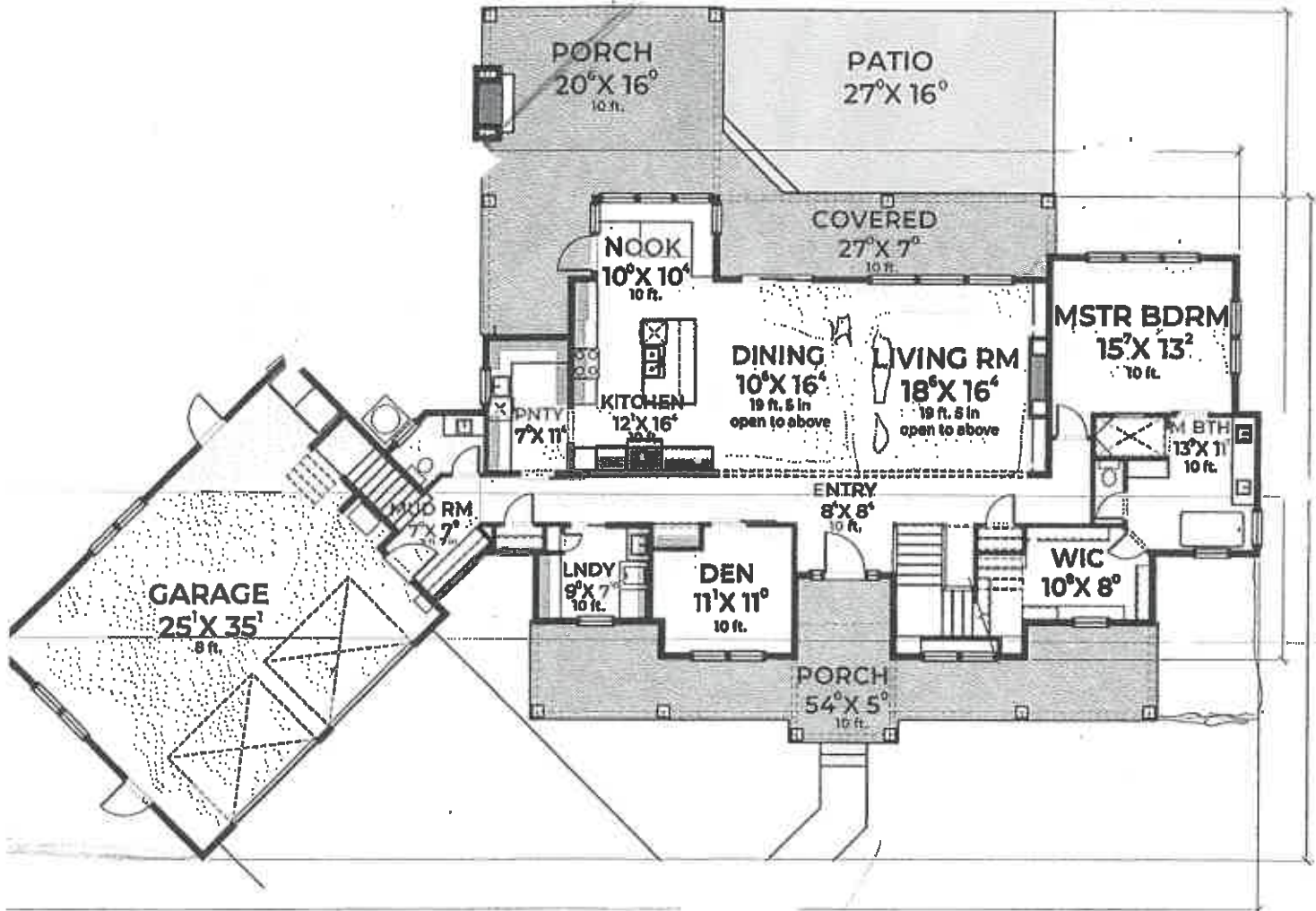


# Inspirational House Plan

Simmons <mikes@espmfg.com>

Tue, Dec 29, 2:15 PM

mikesimmons190@gmail.com <mikesimmons190@gmail.com>



# Inspiration Rendering





# Google Maps 514 Edgeland Pl



Map data ©2021, Map data ©2021 20 ft

Proposed House

**CITY OF HOMEWOOD  
BUILDING, 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

Wyatt Pugh, Director

March 26, 2021

Mike & Lynn Simmons  
514 Edgeland Place  
Homewood, AL 35209

**Dear Owner/Applicant AND Adjacent Property Owners:**

The owner has petitioned the Homewood Board of Zoning Adjustments for a modification to the Homewood Zoning Ordinance *in order to construct a new single-family residence* on the property located at:

(1) **Case # SV-21-04-01, 514 Edgeland Place, Parcel ID 29 00 13 3 007 004.000, Applicants/Property Owners, Mike and Lynn Simmons:** *The applicants/property owners request the following:*

- (a) *A variance to City of Homewood Zoning Ordinance Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 1. Front, to reduce the setback along the front property line, at Edgeland Place, from 29.6-feet (29-feet, 7-inches) to 15-feet, for a total reduction of 14.6-feet (14-feet, 7-inches).*
- (b) *A variance to City of Homewood Zoning Ordinance Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2.Side, to reduce the setback along the right (north) property line from 10-feet to 8-feet, for a total reduction of 2-feet, in order to construct a new single-family residence.*
- (c) *A variance to City of Homewood Zoning Ordinance 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 5-feet, for a total reduction of 5-feet, in order to construct a new single-family residence.*

The Board of Zoning and Adjustments will consider this petition during an on-line Zoom meeting to be held at 6:00 p.m. on Thursday, April 1, 2021. **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE)**

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

Sincerely,



Vicki Smith, AICP  
Zoning Supervisor

BZA Case File#: SV 21-04-01

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

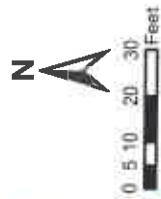


**514 Edgeland Place**  
**Case # SV 21-04-01**  
**Parcel # 29-00-13-3-007-004.000**





Subject  
Property  
Parcel



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 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. 332-8828



COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 913 Westover Drive

BZA CASE # (assigned by city staff): SV 21-04-02

APPLICANT INFORMATION

Name of Applicant (s): Jared Bussey

Address of Applicant(s): 1604 28th Avenue South

Homewood

AL

35209

City

State

Zip

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

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): Elizabeth and Jay Mitchell

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): 205-807-9394 (Jay) 205-936-0825 (Elizabeth)

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

PARCEL IDENTIFICATION NUMBER: 29-00-13-2-029-018.000

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

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

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

PRESENT ZONING (per current City map): NPD

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

The existing property is a 3-sided lot with the side yards coming to a point at the rear of the house. Because of this the buildable area of the property is very limited and

the side of the house has to be stepped to stay within the setbacks. Because of the wide front property line, the side yard setbacks are 10'-0" and 10'-0". The Owner would

like to construct a side addition to their house and is requesting a 1'-0' Variance so the addition can have a 9'-0" setback from the right side of the property. The existing house

also has a 9'-0" side yard setback on the left side of the house.

The addition will be a two-story addition, adding a single room on each level. The Second floor will be slightly smaller than the first.

#### 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:	25.0'	28.37'	28.37'	
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback	10.0'	10.0'	9.0'	1.0'
Left Bldg. Setback	10.0'	9.0'	9.0'	
Rear Bldg. Setback	20.0'	--	--	
Accessory Structure Setback: side/rear				
	As Required	Existing NOW	Proposed	Variance Required
Lot Area	8500	8500		
Lot Width	124'	124' front		
Parking	2	2		
Height of Structure		25'		
Lot Coverage		41%	41%	

\*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 BEZ Staff

Signature of Applicant

Redacted by BEZ Staff

3-1-21

Date

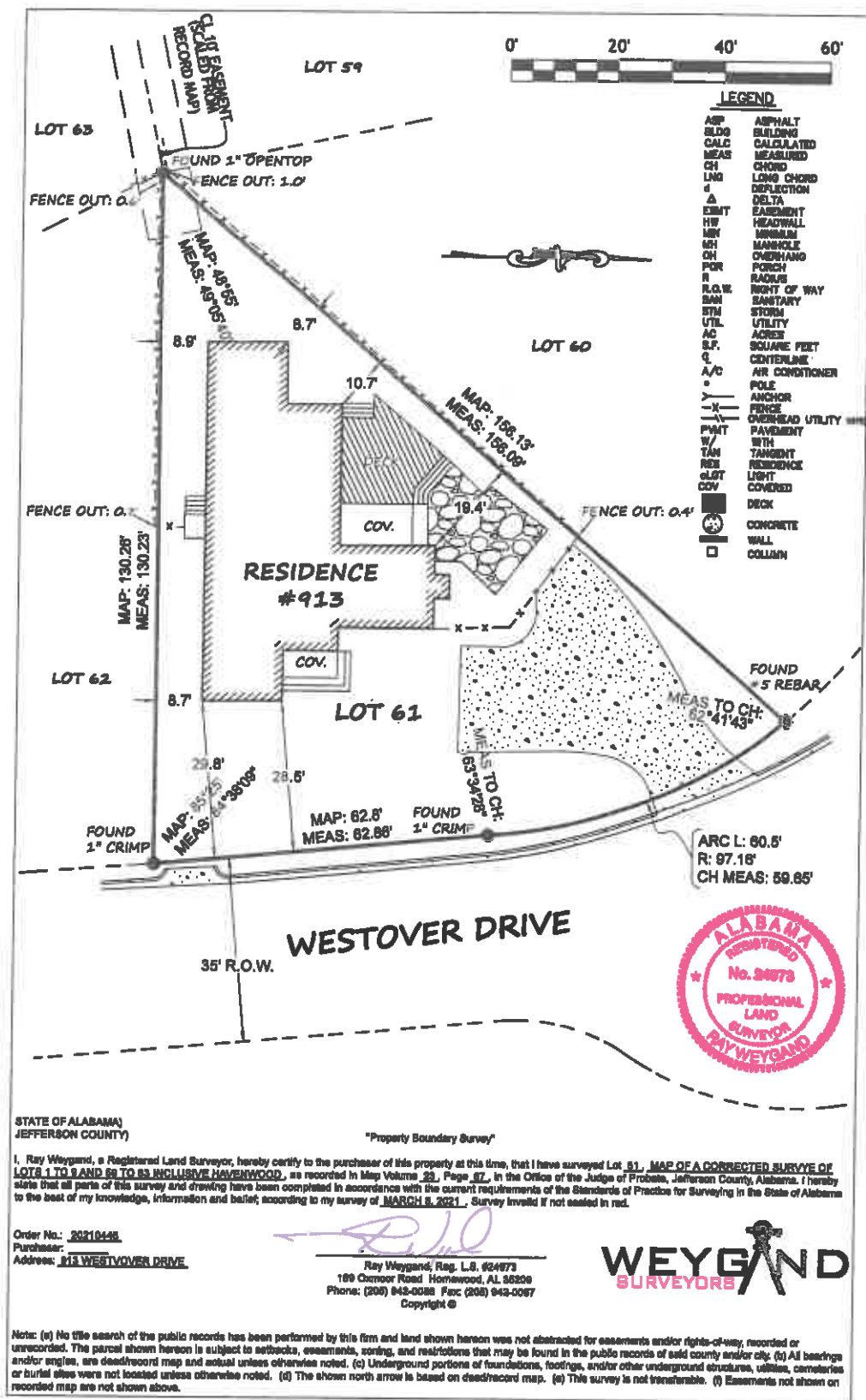
3-2-21

Signature of Owner

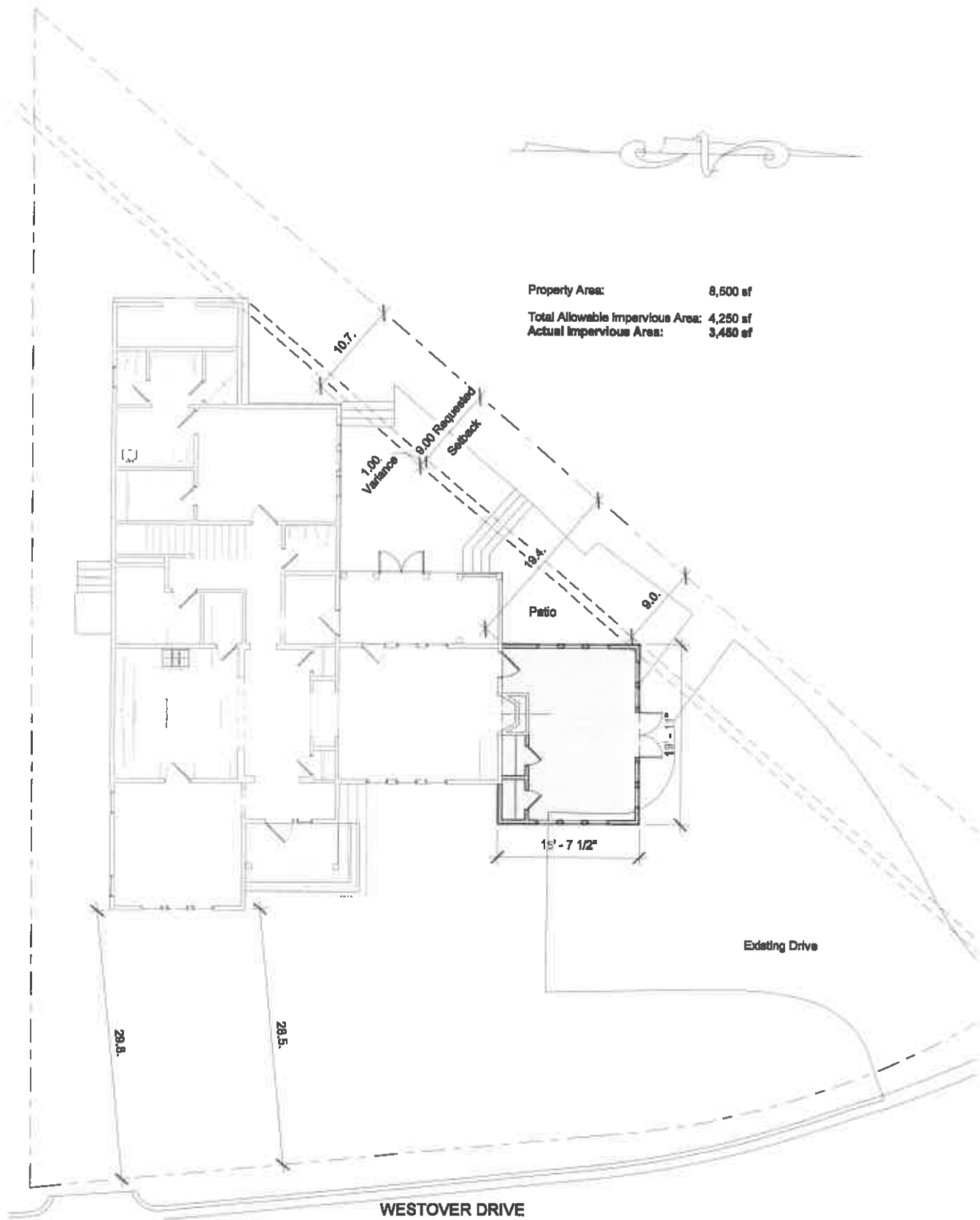
Date

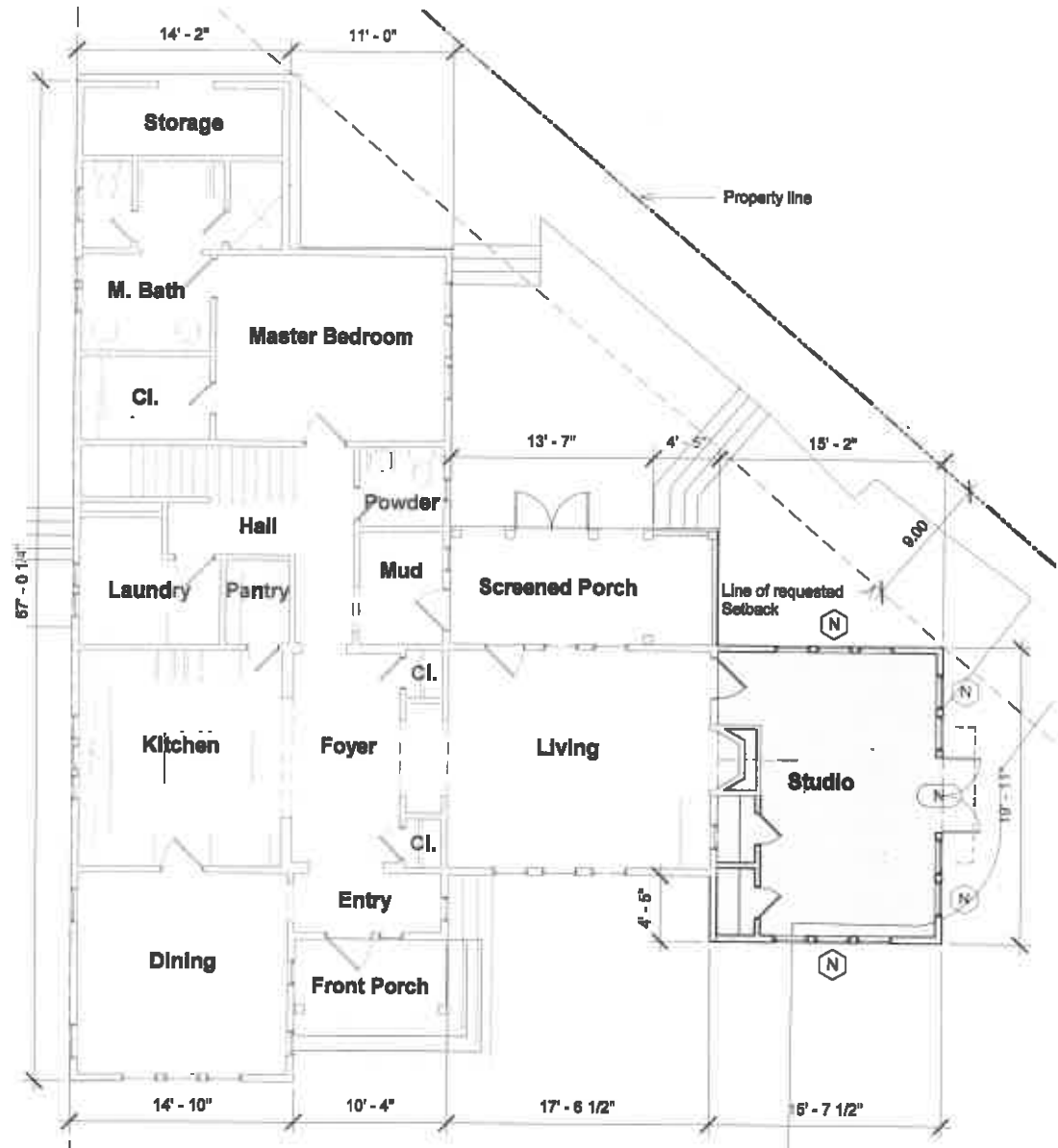
Signature of Owner

Date



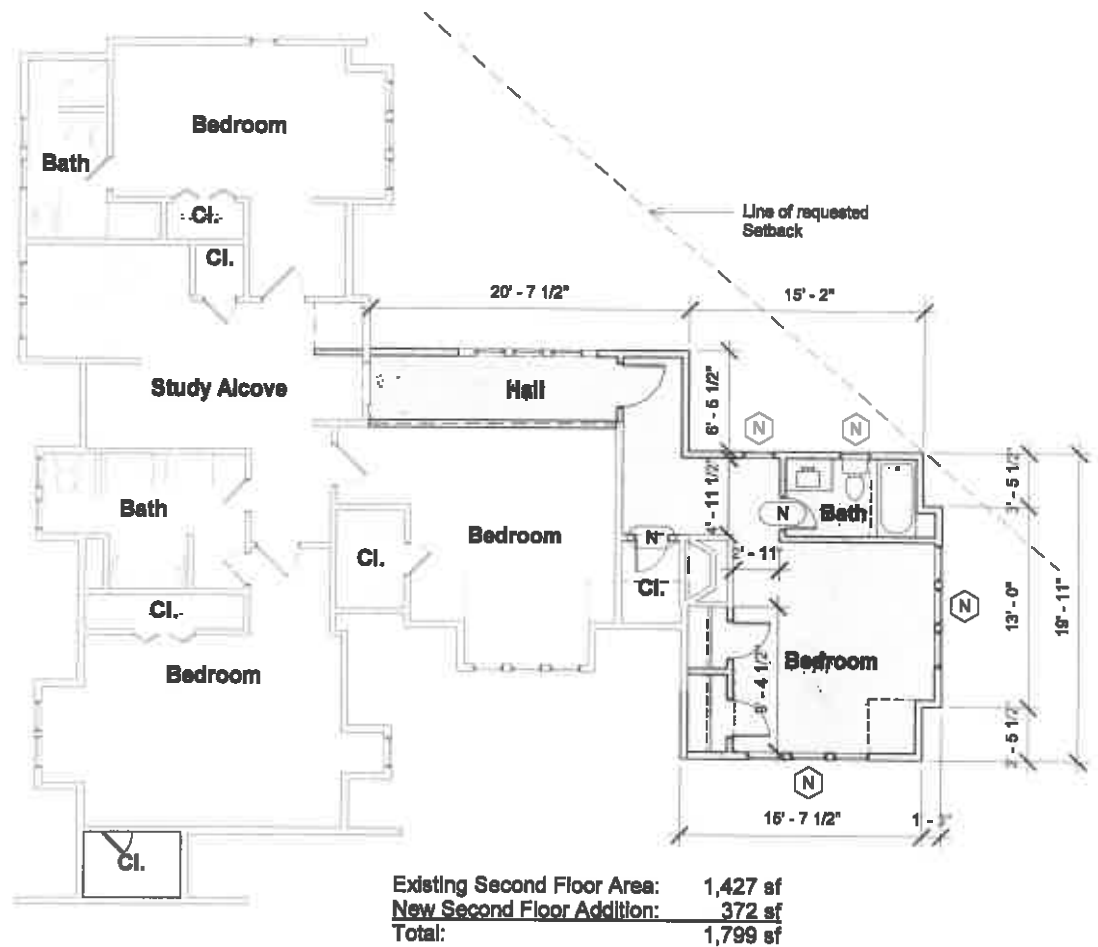
**Addition to the Mitchell Residence  
913 Westover Drive  
Homewood, AL 35209**





Existing First Floor Area: 1,770 sf  
 New First Floor Addition: 302 sf  
 Total: 2,072 sf

Addition Height: 26'-0"





**CITY OF HOMEWOOD  
BUILDING, 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

Wyatt Pugh, Director

---

March 26, 2021

Jay & Elizabeth Mitchell  
913 Westover Drive  
Homewood, AL 35209

**Dear Owner/Applicant AND Adjacent Property Owners:**

The owner has petitioned the Homewood Board of Zoning Adjustments for a modification to the Homewood Zoning Ordinance for an Addition on the property located at:

**SV-21-04-02, 913 Westover Drive, Parcel ID 29 00 13 2 029 018.000; Applicant Jared Bussey, Property Owners Elizabeth and Jay Mitchell: A request for a variance to City of Homewood Zoning Ordinance Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2.Side, to reduce the setback along the right (north) property line from 10-feet to 9-feet, for a total reduction of 1-foot, in order to construct an addition onto an existing non-conforming single-family residence.**

The Board of Zoning and Adjustments will consider this petition during an on-line Zoom meeting to be held at 6:00 p.m. on Thursday, April 1, 2021. **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE)**

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

Sincerely,



Vicki Smith, AICP  
Zoning Supervisor

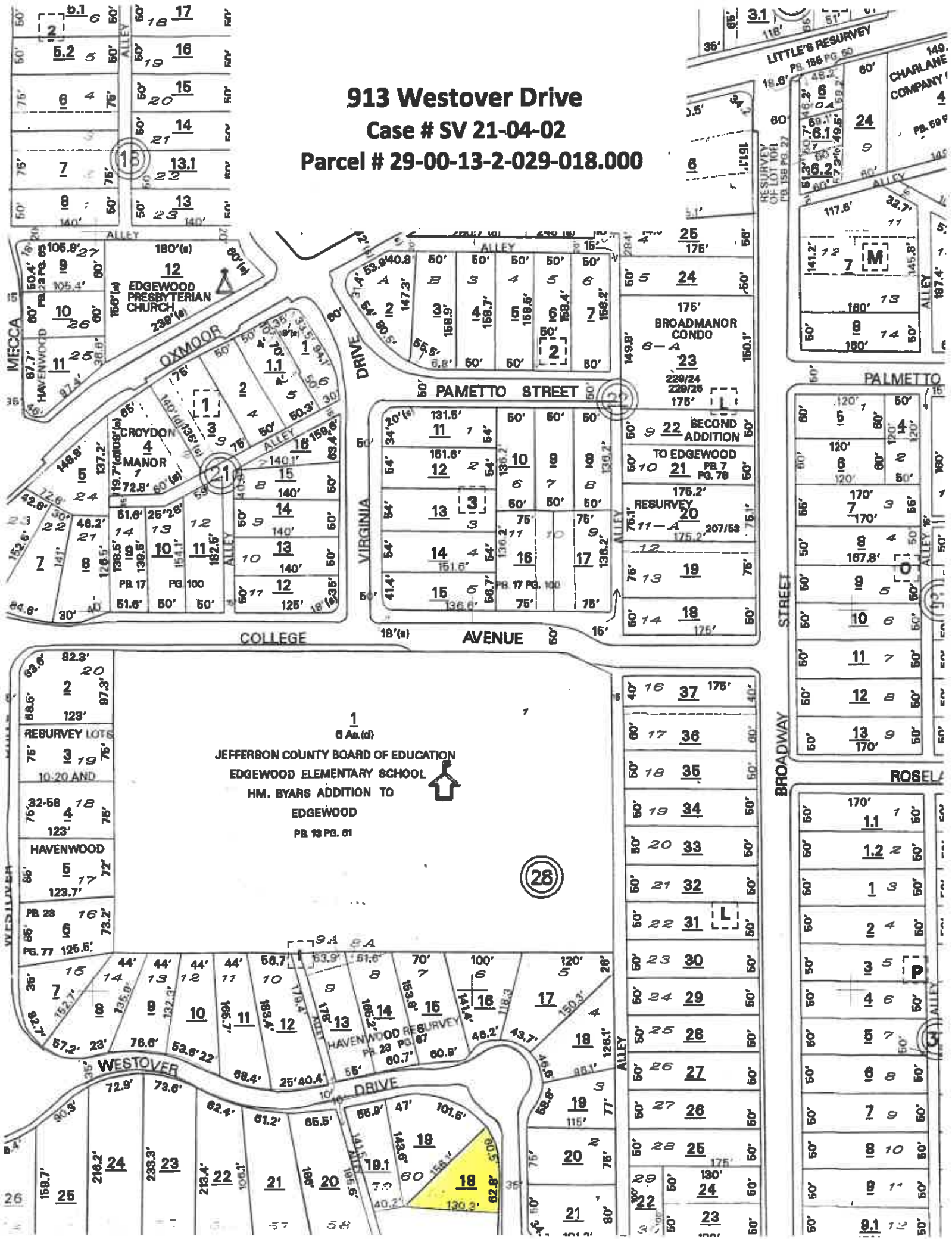
BZA Case File#: SV 21-04-02

cc: Jared Bussey

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



**913 Westover Drive**  
**Case # SV 21-04-02**  
**Parcel # 29-00-13-2-029-018.000**





**City of Homewood**

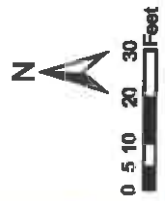
**913 Westover Dr**

**SV 21-04-02**

**Aerial Photo**



**Subject Property**  
**Parcel**



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 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. 332-6626



# 913 Westover Dr – Street View toward future side addition



COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 214 MALAGA AVENUE

BZA CASE # (assigned by city staff): SU 21-04-03

**APPLICANT INFORMATION**

Name of Applicant (s): JOE ELLIS

Address of Applicant(s): 1625 LINDA VISTA LAKE

BIRMINGHAM  
City

AL  
State

35226  
Zip

Telephone Number(s) of Applicant(s): 205-790-1389

Email: jellis@dwellingarchitecture.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): THOMAS AND KATIE WELLS

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

City

State

Zip

Email: Redacted by BEZ Staff

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

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

PARCEL IDENTIFICATION NUMBER: 28-00-07-4-012-025,000

PRESENT USE: vacant ☒ residence

commercial (describe):

other (describe):

PRESENT ZONING (per current City map): NPD

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

DUE TO THE NON-CONFORMING LOCATION OF THE EXISTING RESIDENCE,  
AS IT RELATES TO THE CURRENT NPD REGULATIONS, WE ARE  
RESPECTFULLY REQUESTING THE ATTACHED VARIANCE. THE OWNERS  
ARE SEEKING TO BUILD A NEW PBAP PORCH ACCESSIBLE  
FROM THE CURRENT FAMILY ROOM. THE EXISTING STRUCTURE  
TO BE REPLACED IS IN-LINE WITH THE NON-CONFORMING  
EXTERIOR WALL OF THE RESIDENCE, AND THE DESIGN OF THE  
NEW PORCH, RELOCATES THE COVERED AREA FARTHER FROM  
THE SIDE PROPERTY LINE AS INDICATED IN THE DRAWINGS  
ATTACHED. THE WORK WILL ALSO REMOVE THE CURRENT SIDE  
DECK AND STAIRS.

#### 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'	4.9'	6.5'	3.7'
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 BEZ Staff

Signature of Applicant

Date

3/2/21

Redacted by BEZ Staff

Signature of Owner

Date

3/10/2021

Signature of Owner

Date



BOUNDARY AND TOPOGRAPHIC SURVEY  
214 MALAGA AVENUE,  
HOMWOOD, AL

SCALE: 1" = 20'

FOUND CROSS  
IN CONCRETE

SSM  
P.M: 698.13  
P.L: 698.13  
O.U: 698.08

FOUND IRON  
(1" CRIMP)

LOT 315

LOT 316  
TWO STORY BRICK  
W/BSMT.  
PFE 703.84'  
PFE BSMT 697.63'

LOT 317

10' EASEMENT

FOUND  
CAPPED IRON

GRATE: 698.39  
FL: 698.19

FOUND IRON  
(CAPPED "WEYGAND")

50' BIRMINGHAM WATER  
WORKS CO. R.O.W.

DESCRIPTION:

LOT 316 ACCORDING TO THE SURVEY OF THIRD SECTOR HOLLYWOOD, AS RECORDED IN MAP BOOK 17,  
PAGE 28, 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.

SURVEYOR:

JEFF D. ARRINGTON  
ALABAMA NO. 18664

DATE:



LEGEND

- CORNER MONUMENT
- WATER METER
- IRRIGATION CONTROL VALVE
- GAS METER
- GRATE INLET
- SANITARY MANHOLE
- CLEANOUT
- SOFTWOOD TREE
- AC
- G — GAS LINE
- SS — SANITARY LINE
- W — WOOD FENCE
- CONCRETE



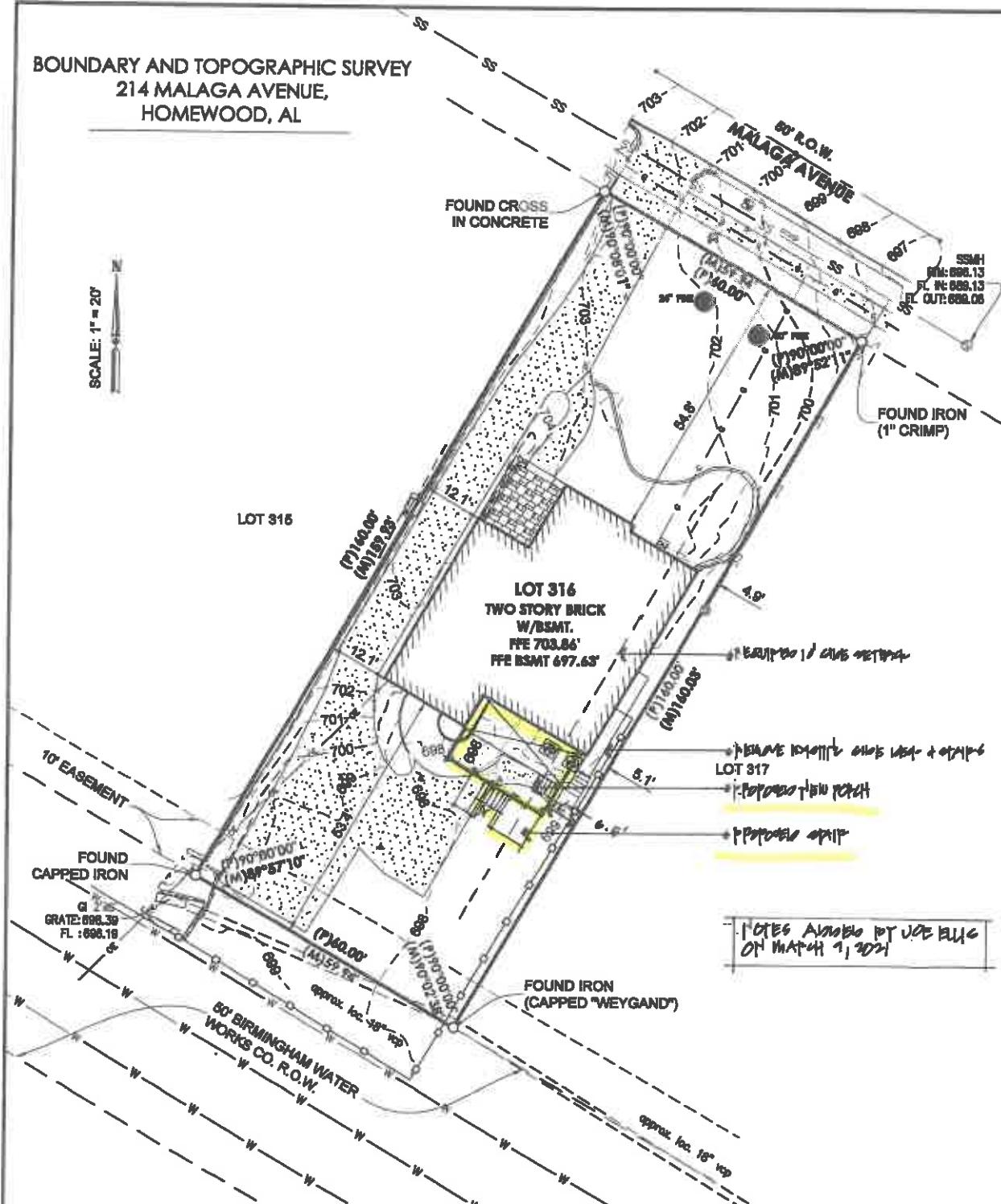
ARRINGTON ENGINEERING

Civil Engineers - Surveyors - Land Planners

Office (205) 985-5885 Fax (205) 985-5885  
2032 Villaville Road Birmingham AL 35244

BOUNDARY AND TOPOGRAPHIC SURVEY  
214 MALAGA AVENUE,  
HOMEWOOD, AL

SCALE: 1" = 20'



DESCRIPTION:

LOT 316 ACCORDING TO THE SURVEY OF THIRD SECTOR HOLLYWOOD, AS RECORDED IN MAP BOOK 17, PAGE 28, 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.

SURVEYOR:

JEFF D. ARRINGTON  
ALABAMA NO. 18664

DATE: \_\_\_\_\_

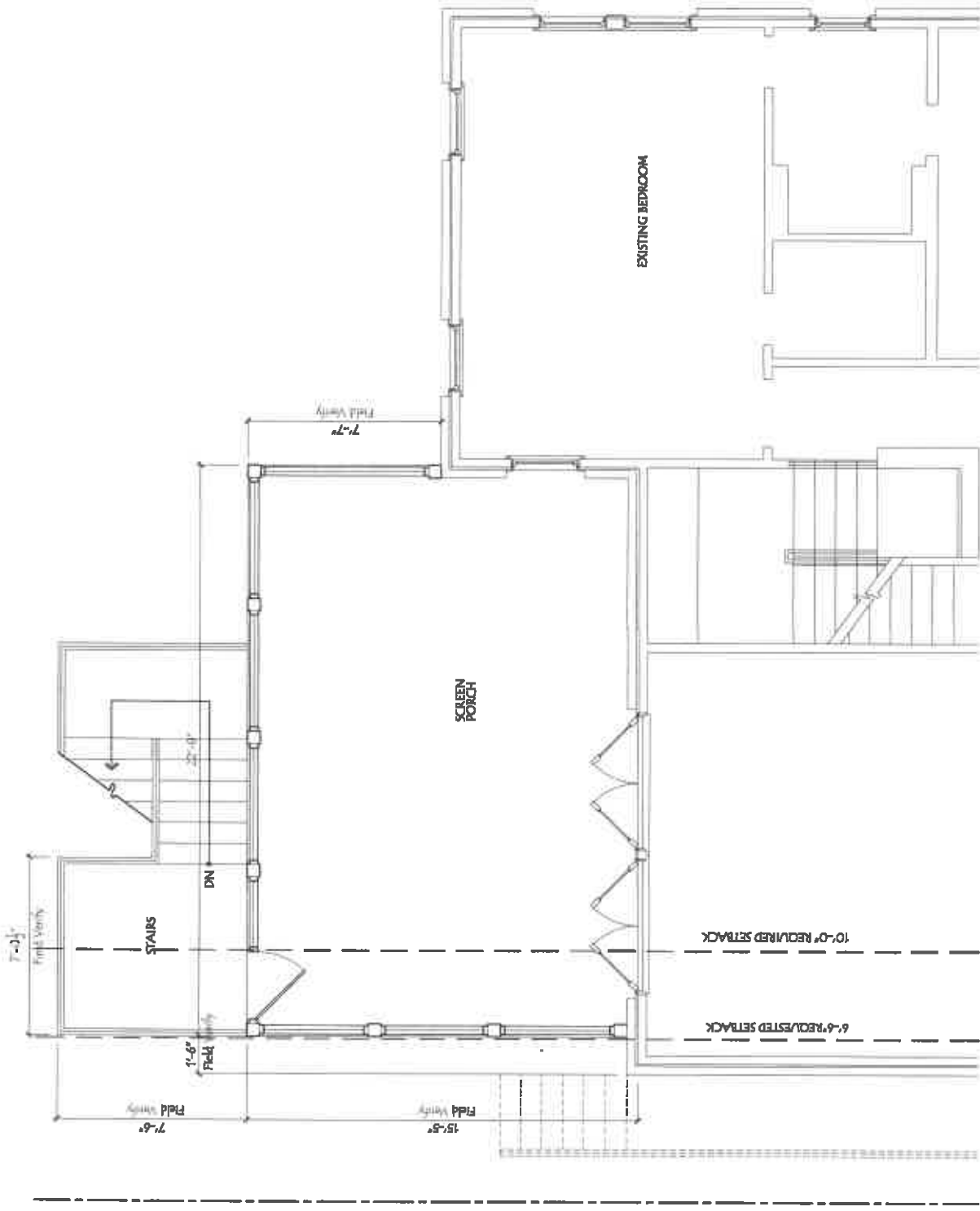


LEGEND

- CORNER MONUMENT
- ⊗ WATER METER
- ⊕ IRRIGATION CONTROL VALVE
- ⊖ GAS METER
- ⊙ GRATE INLET
- SANITARY MANHOLE
- CLEANOUT
- SOFTWOOD TREE
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- G — GAS LINE
- SS — SANITARY LINE
- W — WOOD FENCE
- ▨ CONCRETE

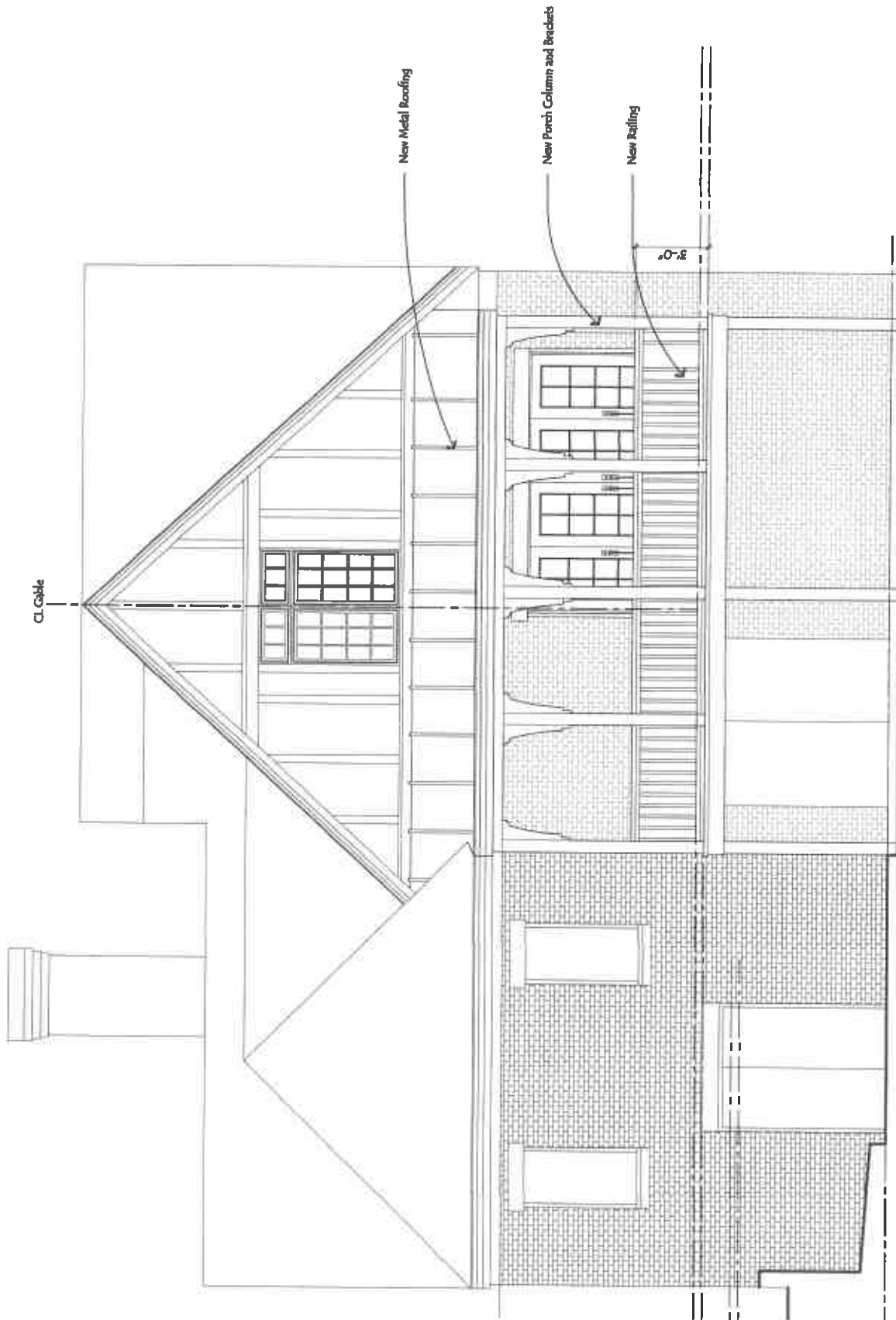
NOTES AVAILABLE BY USE BLUE ON MATCH 1, 2021

**ARRINGTON ENGINEERING**  
Civil Engineers - Surveyors - Land Planners  
Office: (205) 985-5245 Fax: (205) 985-5245  
2022 Valleydale Road Birmingham AL 35244



1 Entry Level Floor Plan  
SCALE 1/4" = 1'-0"





2 **Rear Elevation**  
SCALE  
1/4" = 1'-0"





CITY OF HOMEWOOD  
BUILDING, 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

Wyatt Pugh, Director

March 26, 2021

Thomas & Katie Wells  
214 Malaga Avenue  
Homewood, AL 35209

**Dear Owner/Applicant AND Adjacent Property Owners:**

The owner has petitioned the Homewood Board of Zoning Adjustments for a modification to the Homewood Zoning Ordinance for an Addition on the property located at:

**SV-21-04-03, 214 Malaga Avenue, Parcel ID 28 00 07 4 012 025.000; Applicant, Joe Ellis Property Owner Thomas and Katie Wells:** A request for a variance to City of Homewood Zoning Ordinance Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2.Side, to reduce the setback along the left (southwest) property line from 10-feet to 6.5-feet (6-feet, 6-inches) for a total reduction of 3.5-feet (3-feet, 6-inches), in order to replace an existing non-conforming porch at the rear of an existing, single-family residence.

The Board of Zoning and Adjustments will consider this petition during an on-line Zoom meeting to be held at 6:00 p.m. on Thursday, April 1, 2021. **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE)**

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

Sincerely,

  
Vicki Smith, AICP  
Zoning Supervisor

BZA Case File#: SV 21-04-03

cc: Joe Ellis

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



**214 Malaga Avenue**  
**Case # SV 21-04-03**  
**Parcel # 28-00-07-4-012-025.000**





City of Homewood  
214 Malaga Ave  
SV 21-04-03  
Aerial Photo

Subject  
Property  
Parcel



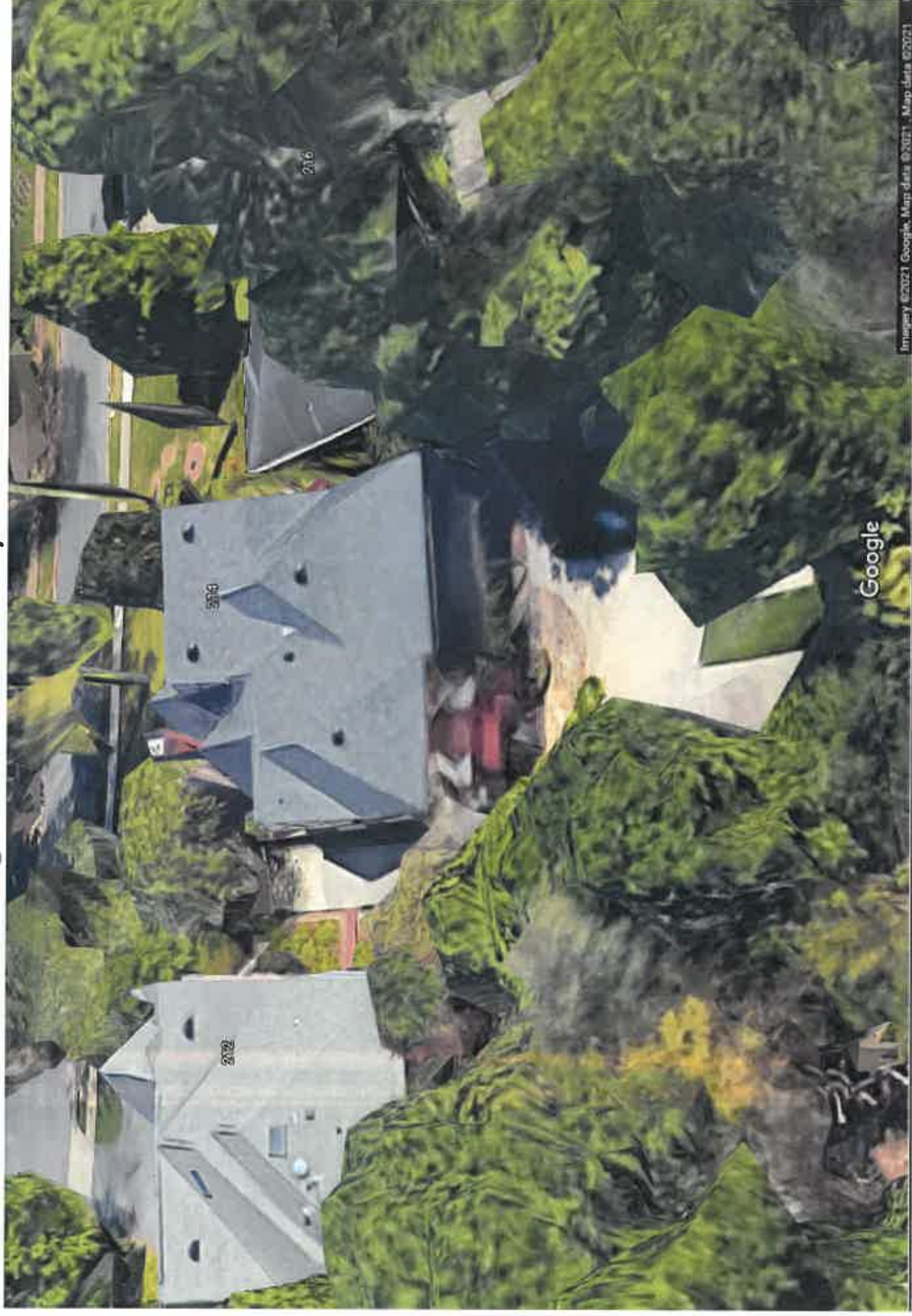
THE INFORMATION ON THIS DRAWING WAS COMPILED FROM SEVERAL SOURCES AND SHOULD ONLY BE USED FOR GENERAL INFORMATION AND ORIENTATION. THIS DRAWING IS THE PROPERTY OF THE CITY OF HOMWOOD AND ITS USE BY ANYONE FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE CITY OF HOMWOOD IS PROHIBITED.

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





## 214 Malaga Ave – Bird’s Eye View of Rear



COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 322 STERRETT AVE

BZA CASE # (assigned by city staff): SV 21-04-04

APPLICANT INFORMATION

Name of Applicant (s): DAVID ROGERS

Address of Applicant(s): 322 STERRETT AVE

HOMWOOD City AL State 35209 Zip

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

Email: Redacted by BEZ Staff

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): SAME

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

City State Zip

Email:

Telephone Number(s) of Owner(s):

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

PARCEL IDENTIFICATION NUMBER: 29-00-14-4-006-012.000

PRESENT USE: vacant X residence

commercial (describe):

X other (describe): RESIDENTIAL

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:

-BUILDING ADDITION ON BACK OF  
HOUSE. EXISTING HOME IS 8ft 1"  
FROM OFFSET LINE. WE WANT  
TO TAKE ADDITION STRAIGHT  
BACK FROM EXISTING HOME. SO  
WE NEED VARIANCE FOR ADDITION  
TO BE 8ft 1" INSTEAD OF 10FT  
OFFSET.

**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 FT		8 FT 1"	1 FT 11"
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 BEZ Staff**

Signature of Applicant

3/10/2021  
Date

**Redacted by BEZ Staff**

Signature of Owner

3/10/2021  
Date

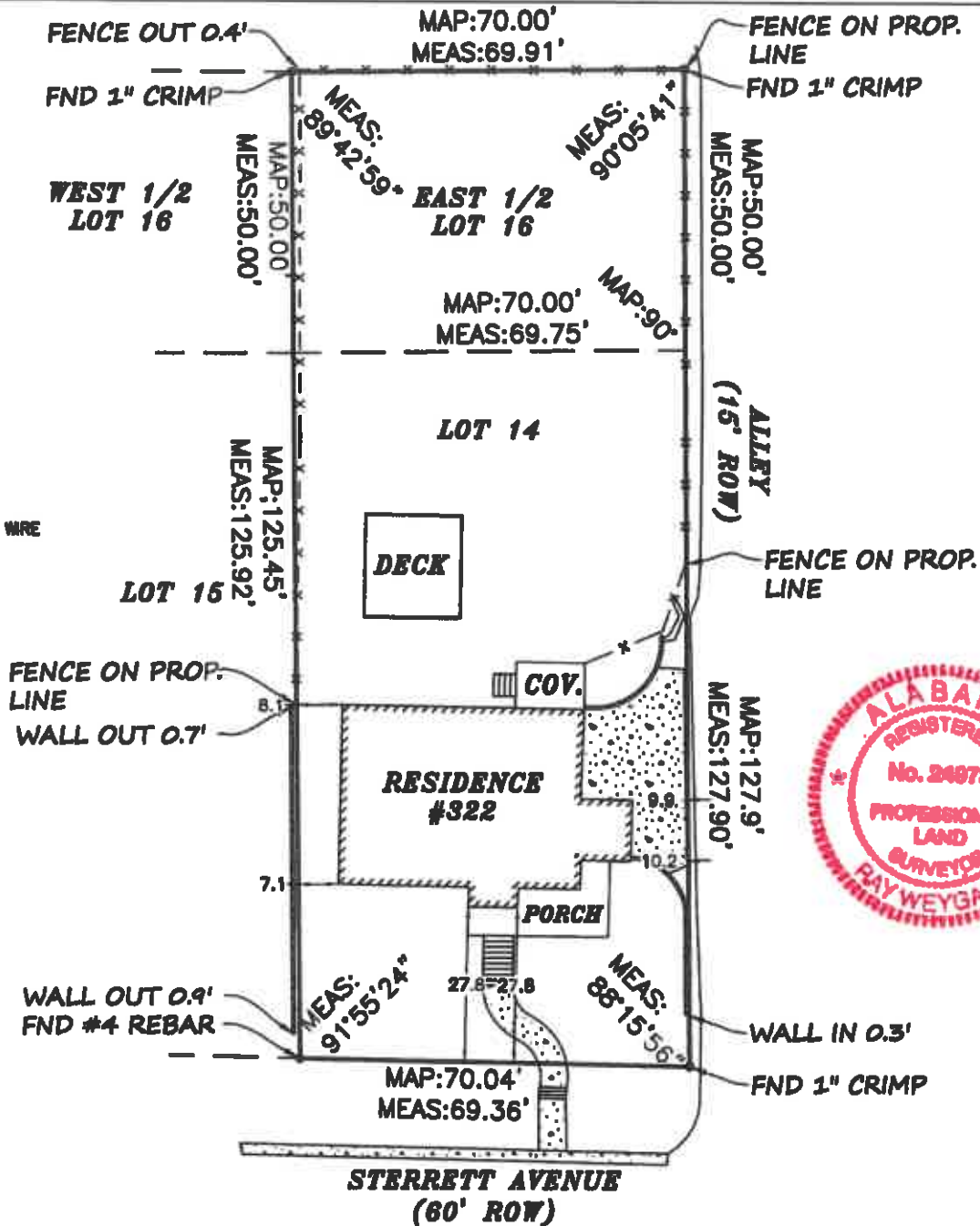
Signature of Owner

Date

# LEGEND

ASP	ASPHALT
BULD	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG	LONG CHORD
d	DEFLECTION
Δ	DELTA
EASMT	EASEMENT
HW	HEADWALL
MN	MINIMUM
MH	MANHOLE
OH	OVERHANG
POR	PORCH
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTIL	UTILITY
AC	ACRES
S.F.	SQUARE FEET
CL	CENTERLINE
A/C	AIR CONDITIONER
⊙	POLE
—X—	ANCHOR
—X—	FENCE
—X—	OVERHEAD UTILITY WIRE
PWMT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
LG	LIGHT
COV	COVERED
■	DECK
●	CONCRETE
□	WALL
□	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 14, & E 1/2 LOT 16 BLOCK 2 EDGE MONT, as recorded in Map Volume 16, Page 21, 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 NOVEMBER 9, 2020. Survey invalid if not sealed in red.

Order No.: 20202803

Purchaser:

Address: 322 STERRETT AVENUE

Ray Weygand, Reg. L.S. #24873  
 189 Osborn Road Homewood, AL 36208  
 Phone: (205) 942-0086 Fax: (205) 942-0087  
 Copyright ©

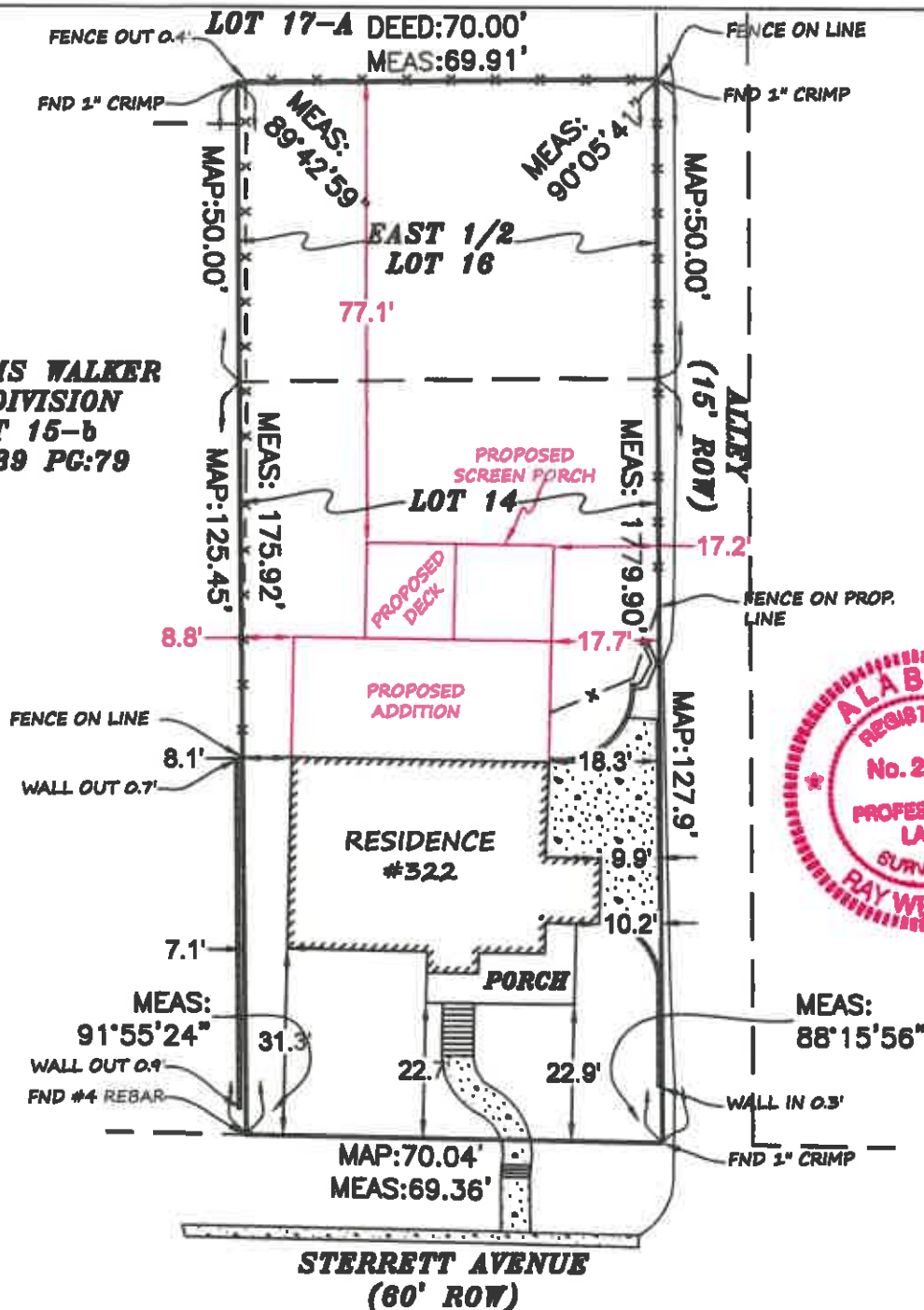
**WEYGAND**  
SURVEYORS

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.

# LEGEND

ASP	ASPHALT
BLOG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG	LONG CHORD
d	DEFLECTION
Δ	DELTA
ESMT	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
CL	CENTERLINE
A/C	AIR CONDITIONER
⊙	POLE
—X—	ANCHOR
—X—	FENCE
—X—	OVERHEAD UTILITY WIRE
PVMT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
GLT	LIGHT
COV	COVERED
■	DECK
■	CONCRETE
□	WALL
□	COLUMN

**WILLIAMS WALKER  
SUBDIVISION  
LOT 15-b  
MB:239 PG:79**



SCALE: 1"=30'

STATE OF ALABAMA)  
(JEFFERSON COUNTY)

"PLOT PLAN"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 14, & E 1/2 LOT 16, BLOCK 2, EDGEMONT, as recorded in Map Volume 18, Page 21, 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 NOVEMBER 9, 2020. Survey invalid if not sealed in red.

Order No.: 20210202  
Purchaser:  
Address: 322 STERRETT AVENUE

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

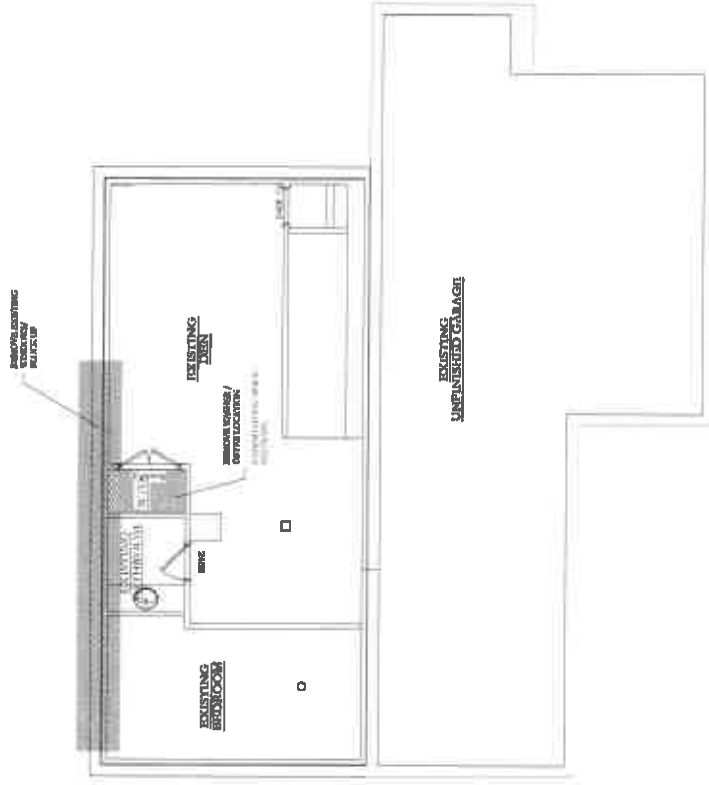
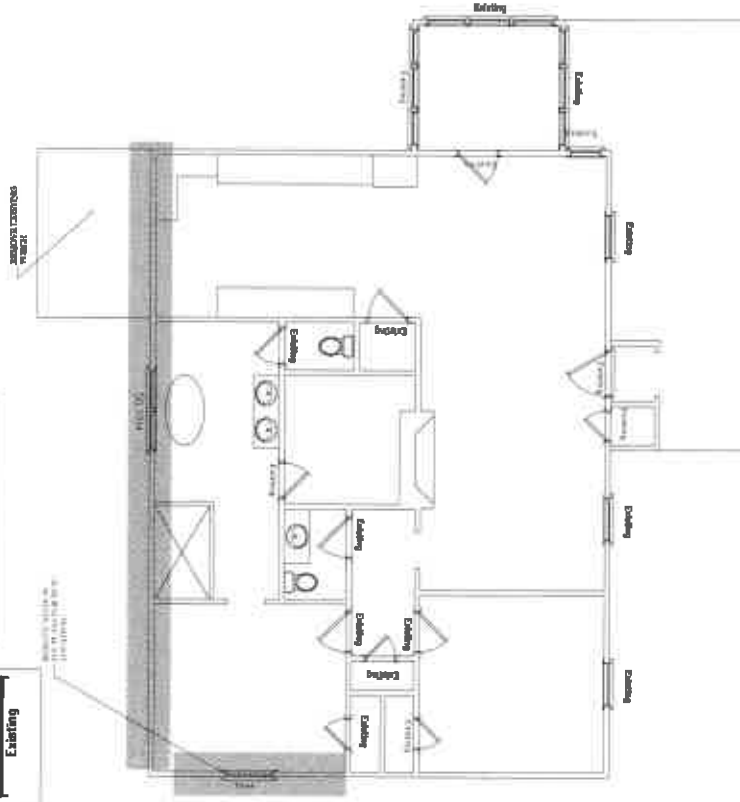
**WEYGAND**  
SURVEYORS

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**General Framing Notes:**

1. Contractor to Verify and Note any Standard Changes.
2. All Dimensions are to inside face of stud or to centerline of slab-on or chaise, unless noted otherwise.
3. Field Verify Existing layout. Dimensions May Vary



1. Existing Main Level

1 Existn: Basement Level

ARJ  
HOME  
DESIGN • DRAFTING

## REMODEL

## WATKINS

**Rodgers Residence**  
322 Summit Ave  
Homewood, Al

Applicable Code Information	2015
-----------------------------	------

Log Service # 861

Date	Description	Ref No	Amount
11-24-20			
12-1			

**Kelley**

1531

100

## SUBJECT INDEX

3111 **Excavating & Grading**  
 3112 **New Roads and Bridges**  
 3113 **Excavator and Well Drilling**  
 3114 **Foundation and Deep Pile**  
 3115 **Top Lifting & Moving**

5 T NUMB  
Facing

## A1.1



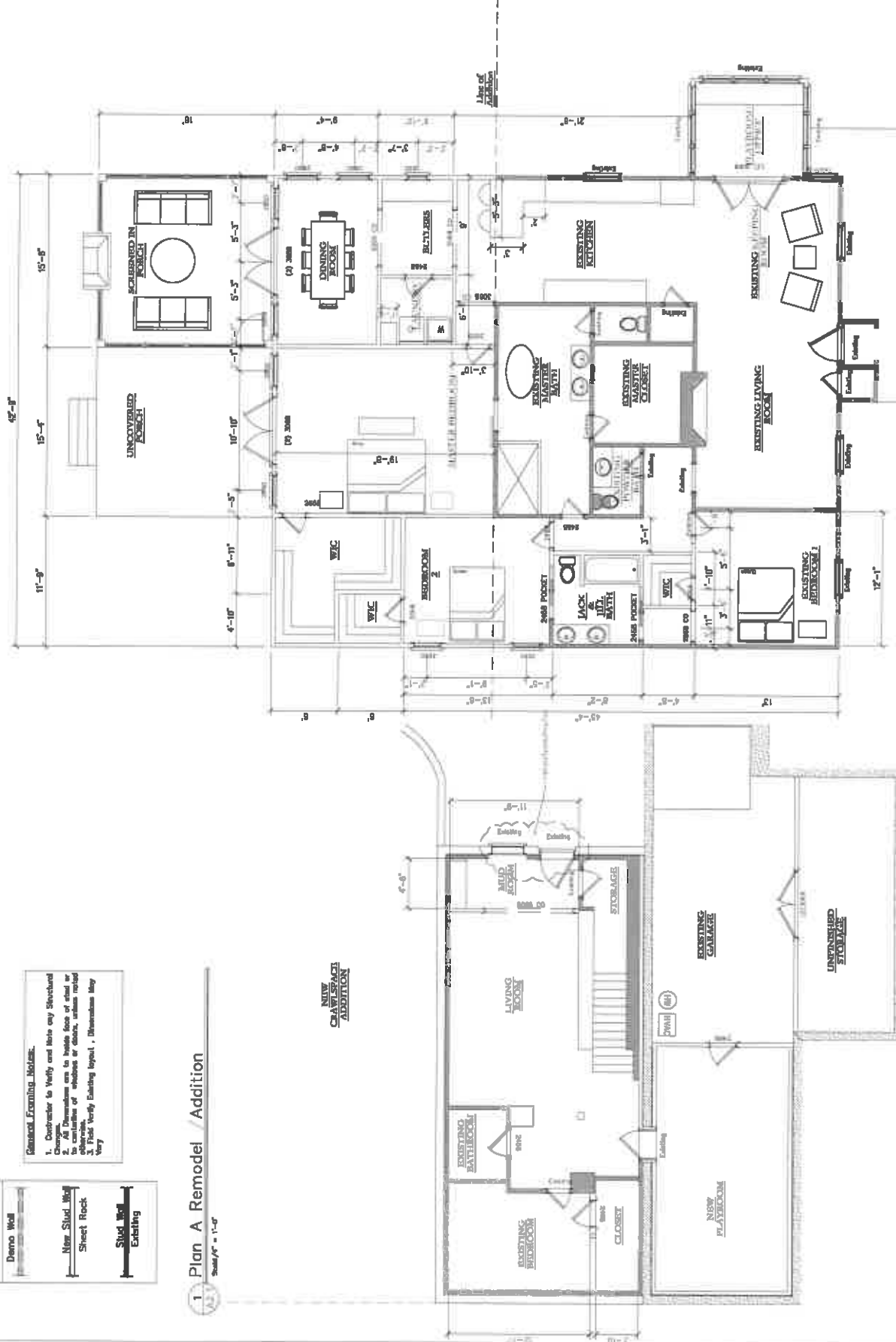
**General Framing Notes.**

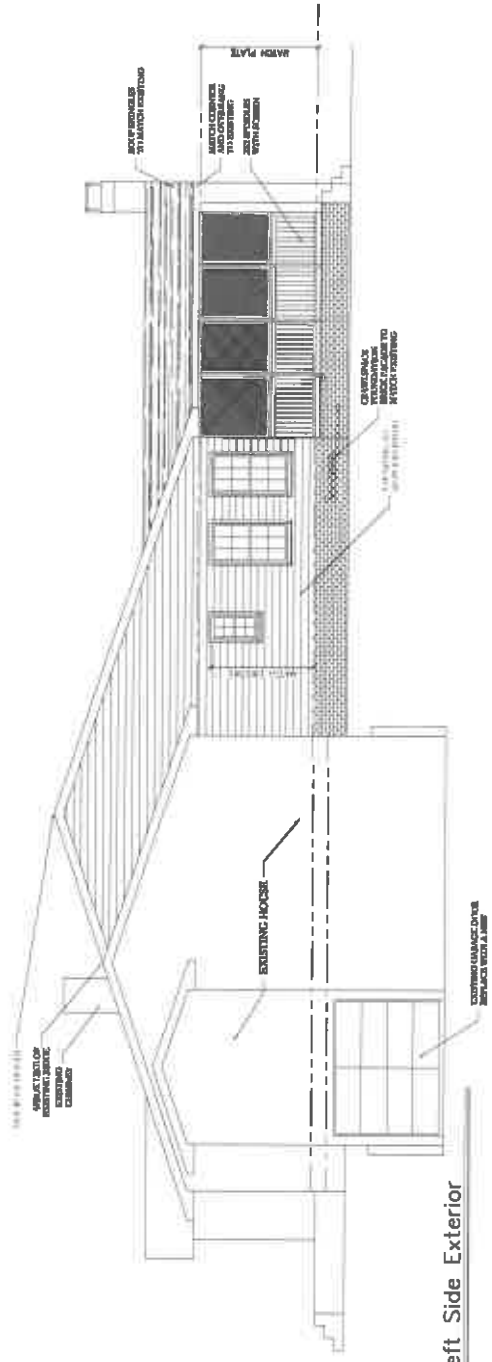
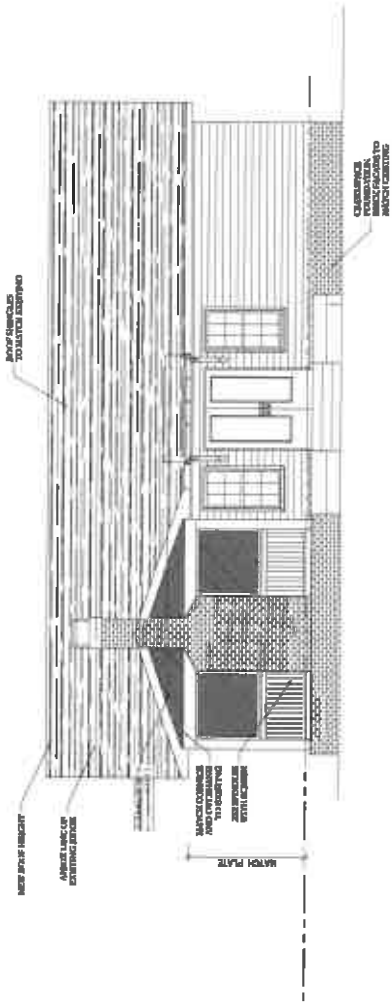
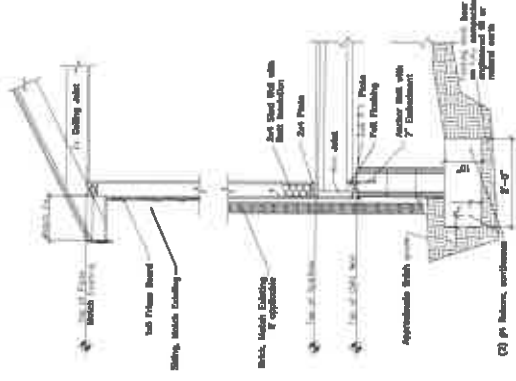
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3. First Verify Existing layout, Dimensions May vary

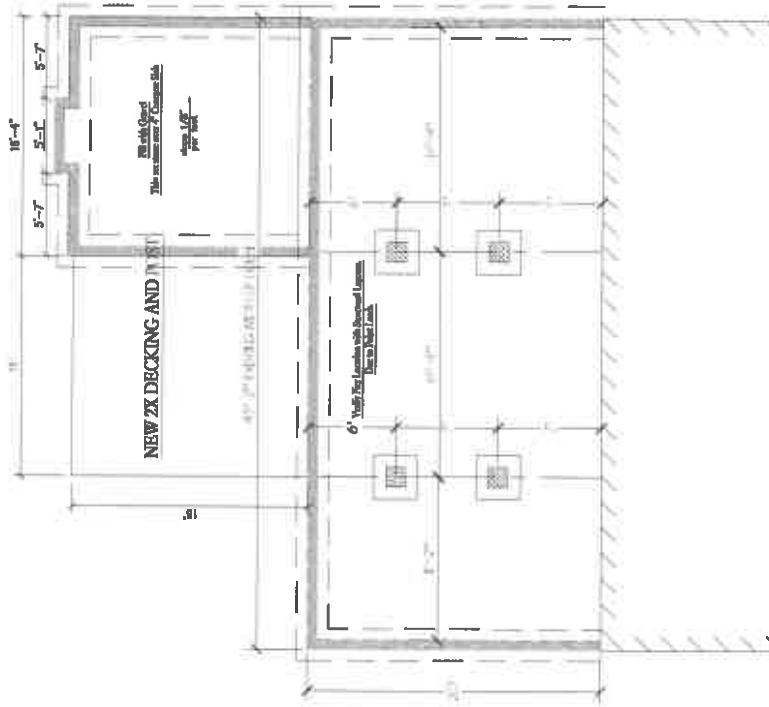
## 1 Plan A Remodel / Addition

$$\sigma_{\text{max}}/\sigma^* = 1/\sigma^*$$

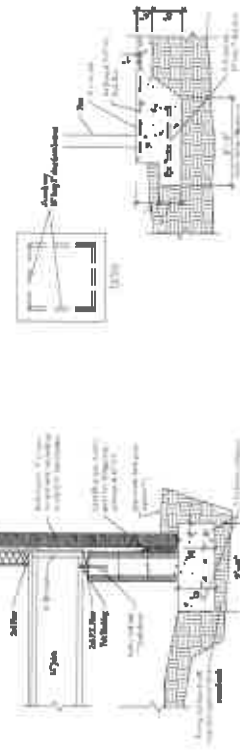
**NEW  
CRAWLSPACES  
ADDITION**

[illegible]



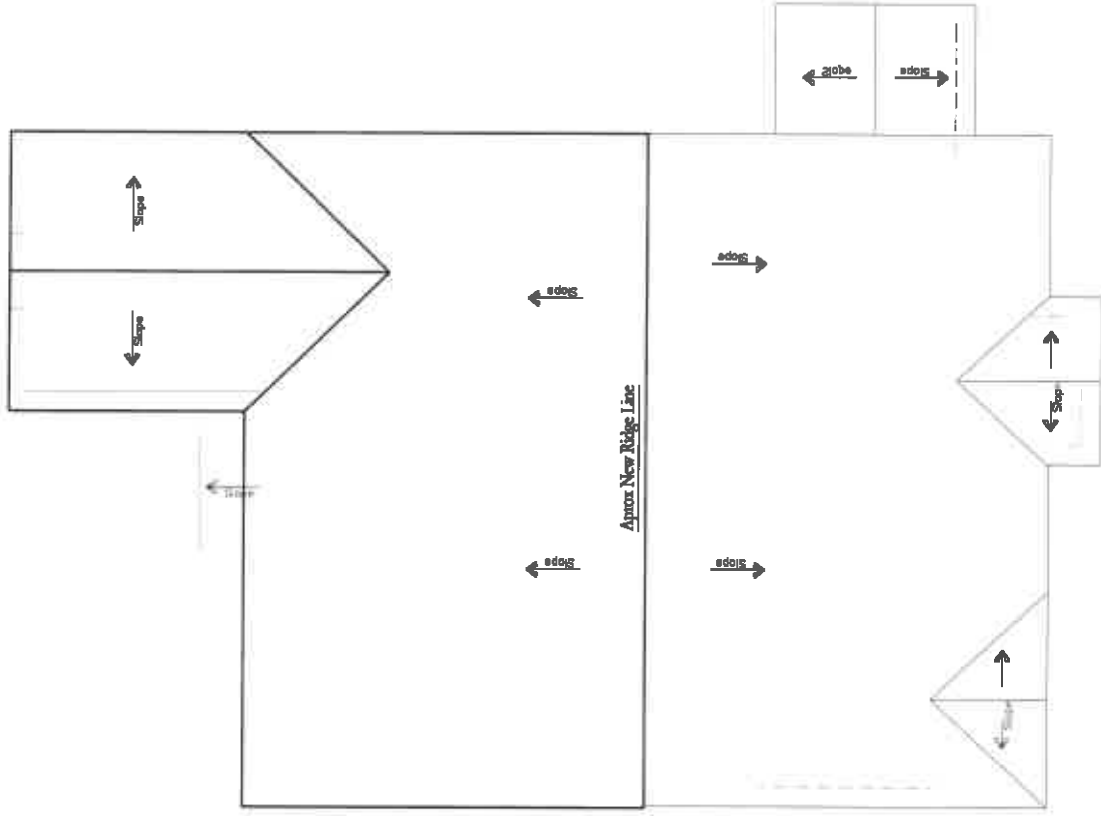


Foundation Plan @ Addition



### Foundation Detail

### Post Forming Detail at Porch Slab



1 Roof Plan @ Addition























**CITY OF HOMEWOOD  
BUILDING, 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

Wyatt Pugh, Director

March 26, 2021

David Rogers  
322 Sterrett Avenue  
Homewood, AL 35209

**Dear Owner/Applicant AND Adjacent Property Owners:**

The owner has petitioned the Homewood Board of Zoning Adjustments for a modification to the Homewood Zoning Ordinance for an Addition on the property located at:

**SV-21-04-04, 322 Sterrett Avenue, Parcel ID 29 00 14 4 006 012.000; Applicant and Property Owner David Rogers:** A request for a variance to City of Homewood Zoning Ordinance Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2.Side, to reduce the setback along the left (west) property line from 10-feet to 8.1-feet (8-feet, 1-inch) for a total reduction of 1.9-feet (1-foot, 11-inches), in order to construct an addition at the rear of an existing non-conforming single-family residence.

The Board of Zoning and Adjustments will consider this petition during an on-line Zoom meeting to be held at 6:00 p.m. on Thursday, April 1, 2021. **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE)**

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

Sincerely,



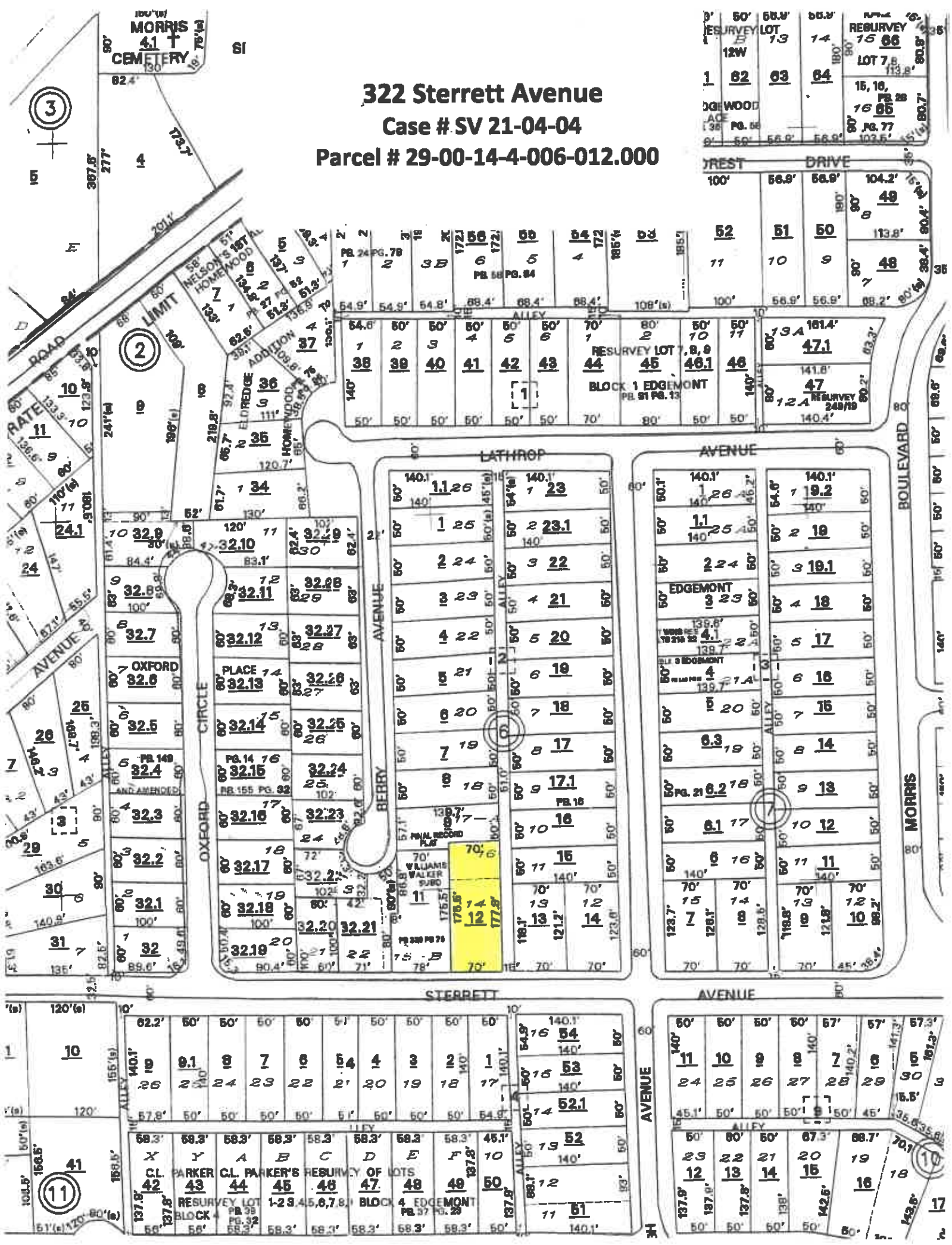
Vicki Smith, AICP  
Zoning Supervisor

BZA Case File#: SV 21-04-04

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**322 Sterrett Avenue**  
**Case # SV 21-04-04**  
**Parcel # 29-00-14-4-006-012.000**





City of Homewood

322 Sterrett Ave

SV 21-04-04

Aerial Photo



Subject  
Property  
Parcel

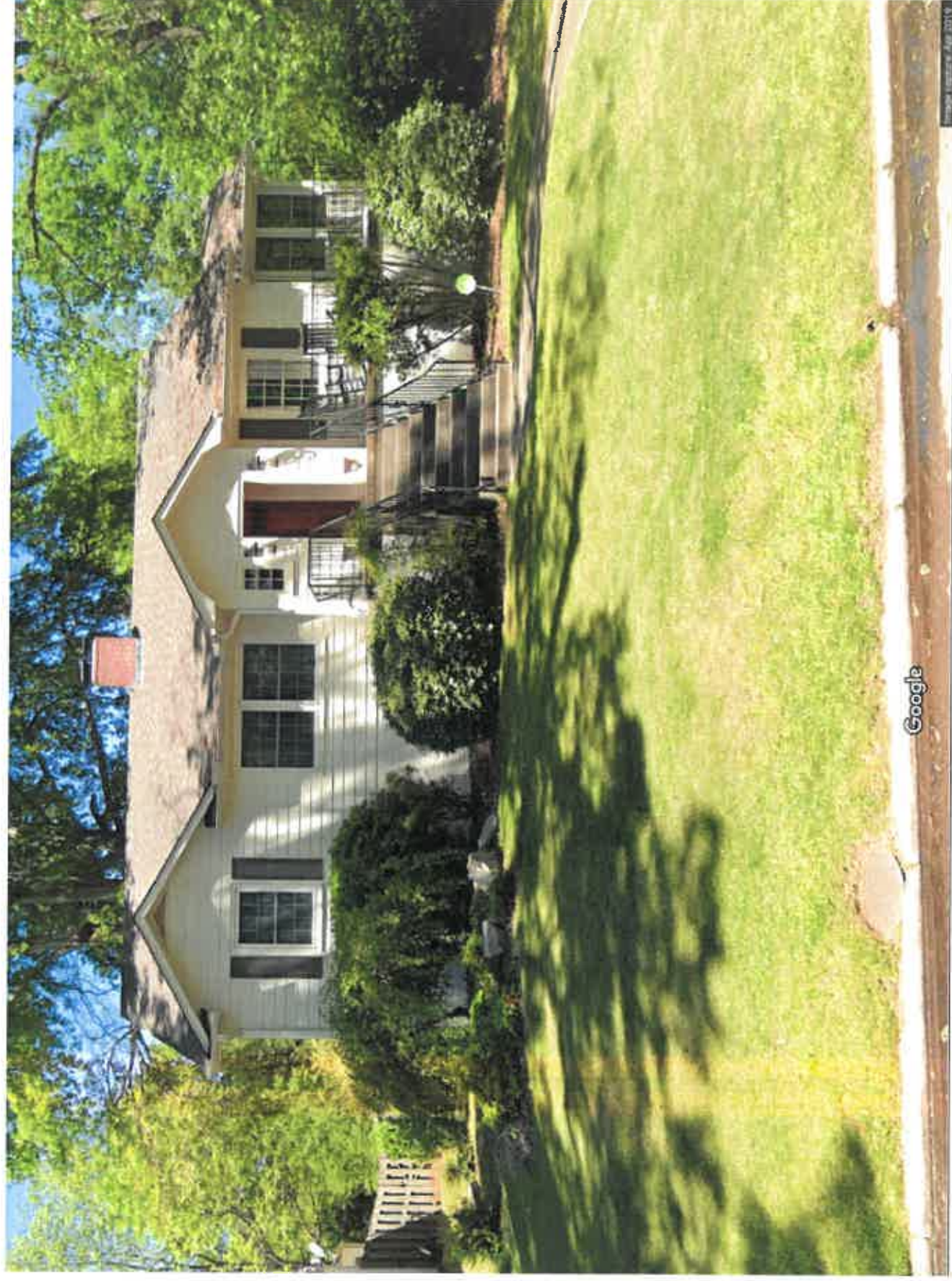


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ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 332-8828



## 322 Sterrett Ave – Street View



COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 702 MORRIS BLVD

BZA CASE # (assigned by city staff): SV 21-04-05

APPLICANT INFORMATION

Name of Applicant(s): JUSTIN HENLEY

Address of Applicant(s): 702 MORRIS BLVD

Homewood

City

AL

State

35209

Zip

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

Email: Redacted by BEZ Staff

Property Interest of Applicant(s): OWNER

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): SAME

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

City

State

Zip

Email:

Telephone Number(s) of Owner(s):

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

PARCEL IDENTIFICATION NUMBER: 21-00-13-3-015-007.000

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

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

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

PRESENT ZONING (per current City map): N P D



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:

Looking to add on to existing shed/garage to accommodate a vehicle. Will be keeping as much as possible and adding a few feet of ground the entire structure. Current structure will not fit vehicle. Will also be using additional upstairs space for an office. Due to Covid I have started working from home 50% of the time and need an office space. Current structure can't accommodate office space needed.

**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): addition to accessory structure

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

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

**INDICATE THE FOLLOWING**

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

	*Required by Zoning Regulations	Setback dimensions As they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback Street:				
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback				
Left Bldg. Setback				
Rear Bldg. Setback				
Accessory Structure Setback: side/rear	10 / 10	5.3 / 4.6	2.3 / 4.6	
	As Required	Existing NOW	Proposed	Variance Required
Lot Area				
Lot Width				
Parking				
Height of Structure		15	21' 8"	
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 BEZ Staff

\_\_\_\_\_

3 / 10 / 21  
Date

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

\_\_\_\_\_  
Date

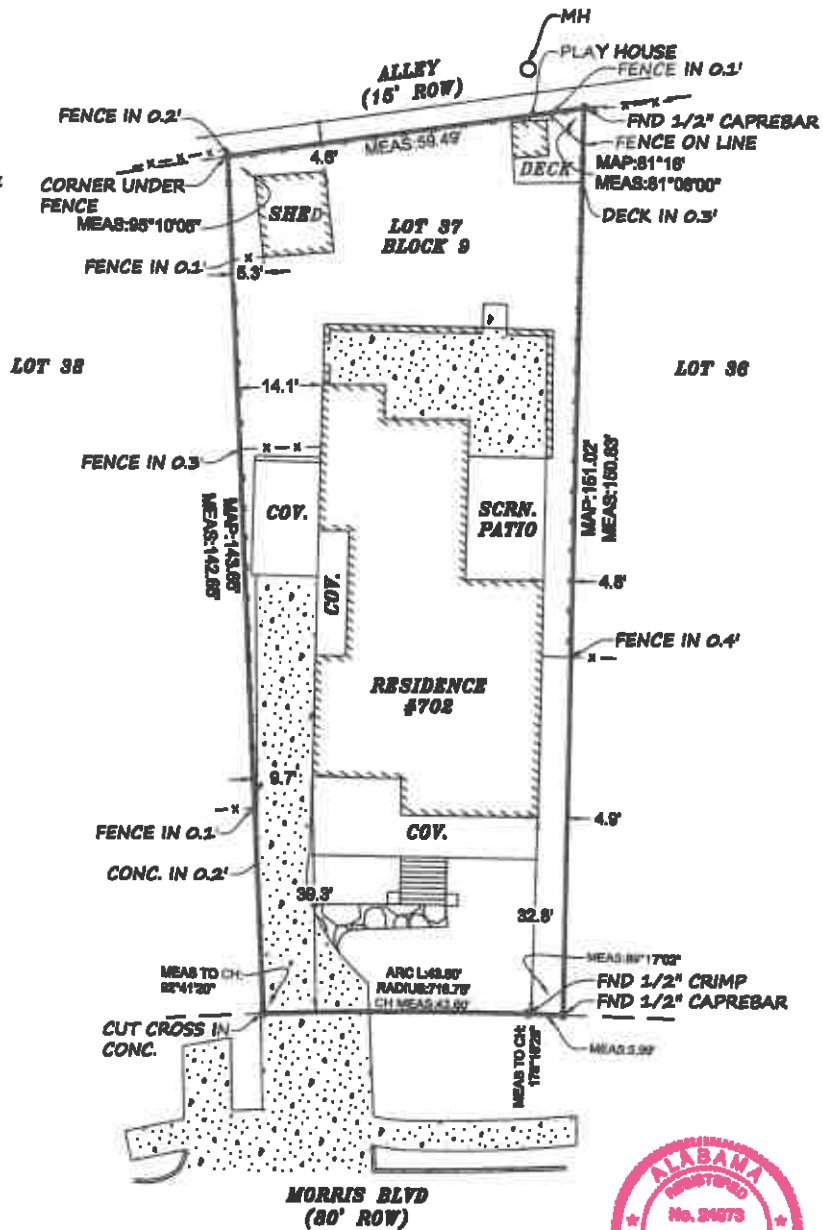
\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

In order to prevent excessive rain water, the garage will have gutters where necessary and will be hooked into current French drainage system. This will dump water at the street in two different locations. If needed I will add an additional French drain and run to the sewer if necessary.

# LEGEND

ASP	ASPHALT
B.L.S.	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LONG	LONG CHORD
DELTA	DEFLECTION
DELTA	DELTA
EASMT	EASEMENT
HW	HEADWALL
MIN	MINIMUM
MH	MANHOLE
OH	OVERHANG
FOR	FOR
R	RADIUS
R.O.W.	RIGHT OF WAY
STW	STORM
UTL	UTILITY
AC	ACRES
S.F.	SQUARE FEET
S	CENTERLINE
A/C	AIR CONDITIONER
POLE	POLE
ANCHOR	ANCHOR
FENCE	FENCE
OVERHEAD	OVERHEAD UTILITY WIRE
PAV	PAVEMENT
UTM	UTM
TAN	TANGENT
RES	RESIDENCE
SLT	SLIGHT
CON	CONCRETE
WALL	WALL
COLUMN	COLUMN



SCALE 1\"/>

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 37 BLOCK 9, EDEGMONT SUB., as recorded in Map Volume 18, Page 25, 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 4, 2001. Survey invalid if not sealed in red.

Order No: 20010106  
Purchaser:  
Address: 700 MORRIS BLVD.

Ray Weygand, Reg. L.S. 684073  
100 Cannon Road Homewood, AL 36860  
Phone: (205) 943-0088 Fax: (205) 943-0087  
Copyright ©



**WEYGAND**  
SURVEYORS

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

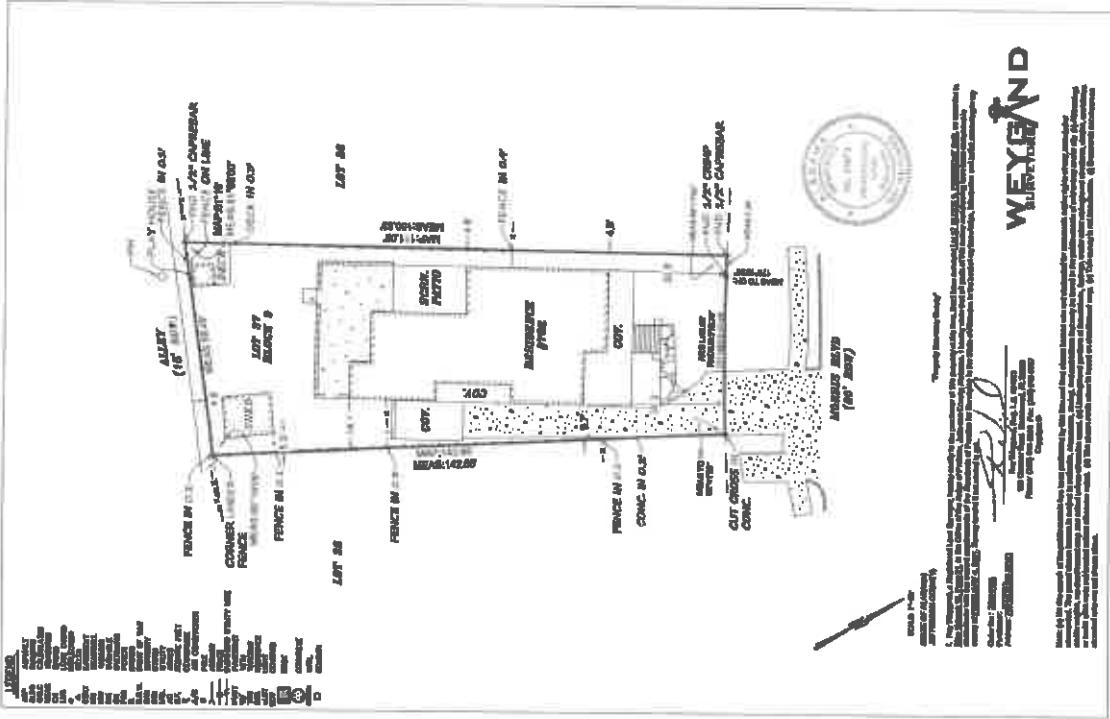


- 1. The owner of the property is the City of Portland, Oregon.
- 2. The property is located at 1234 Main Street, Portland, Oregon.
- 3. The property is zoned for residential use.
- 4. The property is currently vacant.
- 5. The property is being offered for sale.
- 6. The property is being offered for sale at a public auction.
- 7. The property is being offered for sale at a public auction on the 15th day of the month of January, 2024.
- 8. The property is being offered for sale at a public auction on the 15th day of the month of January, 2024 at 10:00 AM.
- 9. The property is being offered for sale at a public auction on the 15th day of the month of January, 2024 at 10:00 AM at the City of Portland, Oregon.
- 10. The property is being offered for sale at a public auction on the 15th day of the month of January, 2024 at 10:00 AM at the City of Portland, Oregon.

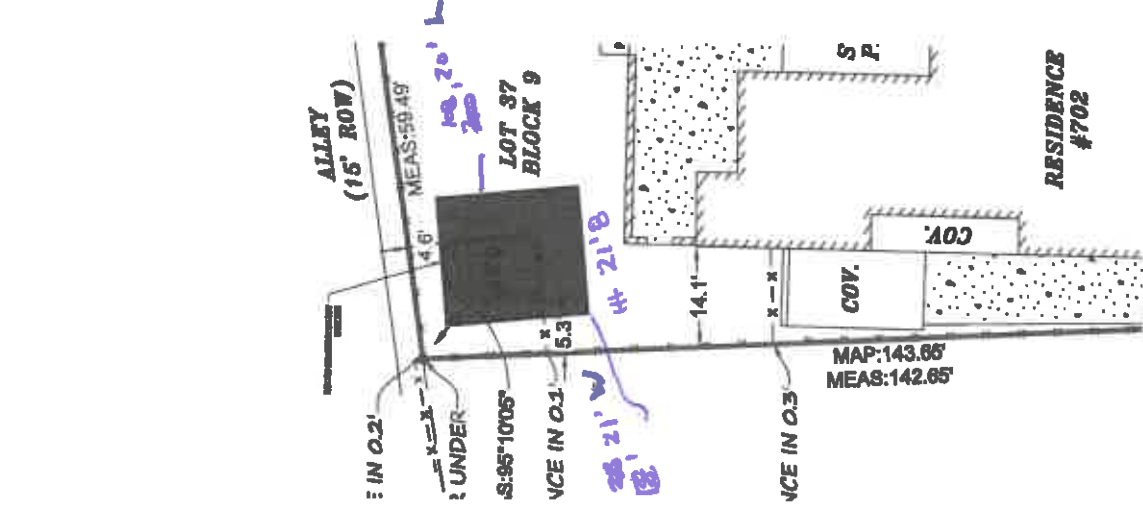
NOT  
TO SCALE  
CONSTRUCTION

**Hartley  
Residence**  
1234 Main St.  
Portland, OR 97201  
1234 Main St.  
Portland, OR 97201  
1234 Main St.  
Portland, OR 97201  
1234 Main St.  
Portland, OR 97201

**A21**  
EXISTING SURVEY



01 | Existing Survey  
DATE: 1/15/24



02 | Partial Site Plan  
DATE: 1/15/24

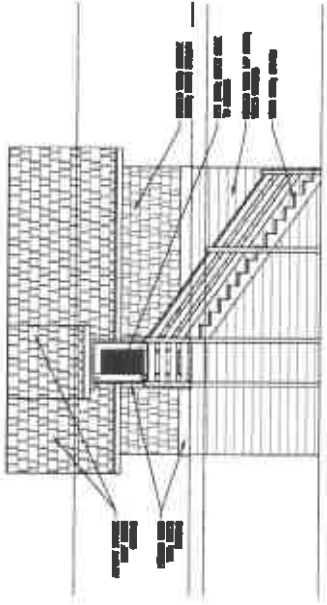


04 | Upper Level  
DATE: 1/15/24

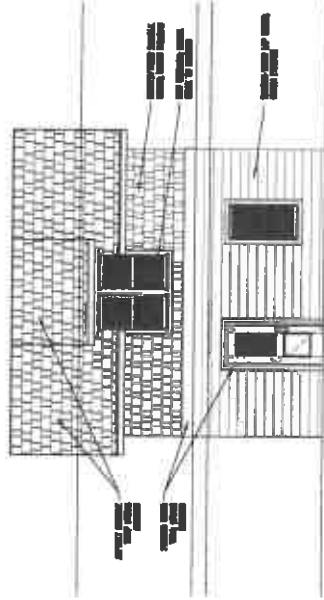


03 | Main Level  
DATE: 1/15/24

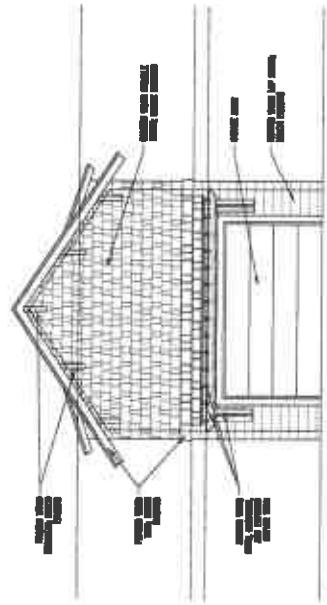
- 1. Double-hung window, 24" x 36"
- 2. Single-hung window, 24" x 36"
- 3. Single-hung window, 24" x 36"
- 4. Single-hung window, 24" x 36"
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- 100. Single-hung window, 24" x 36"



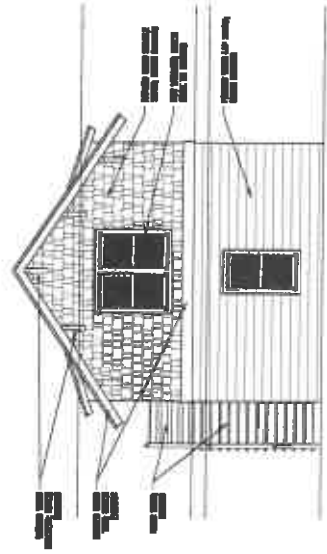
04 | Side Elevation  
Scale 1/8"=1'-0"



02 | Side Elevation  
Scale 1/8"=1'-0"



03 | Rear Elevation  
Scale 1/8"=1'-0"



01 | Front Elevation  
Scale 1/8"=1'-0"

NOT  
FOR  
CONSTRUCTION

Harley  
Residence

2430 Maple Road  
Birmingham, AL 35205  
Date: 10/1/2021  
Sheet: 1 of 1

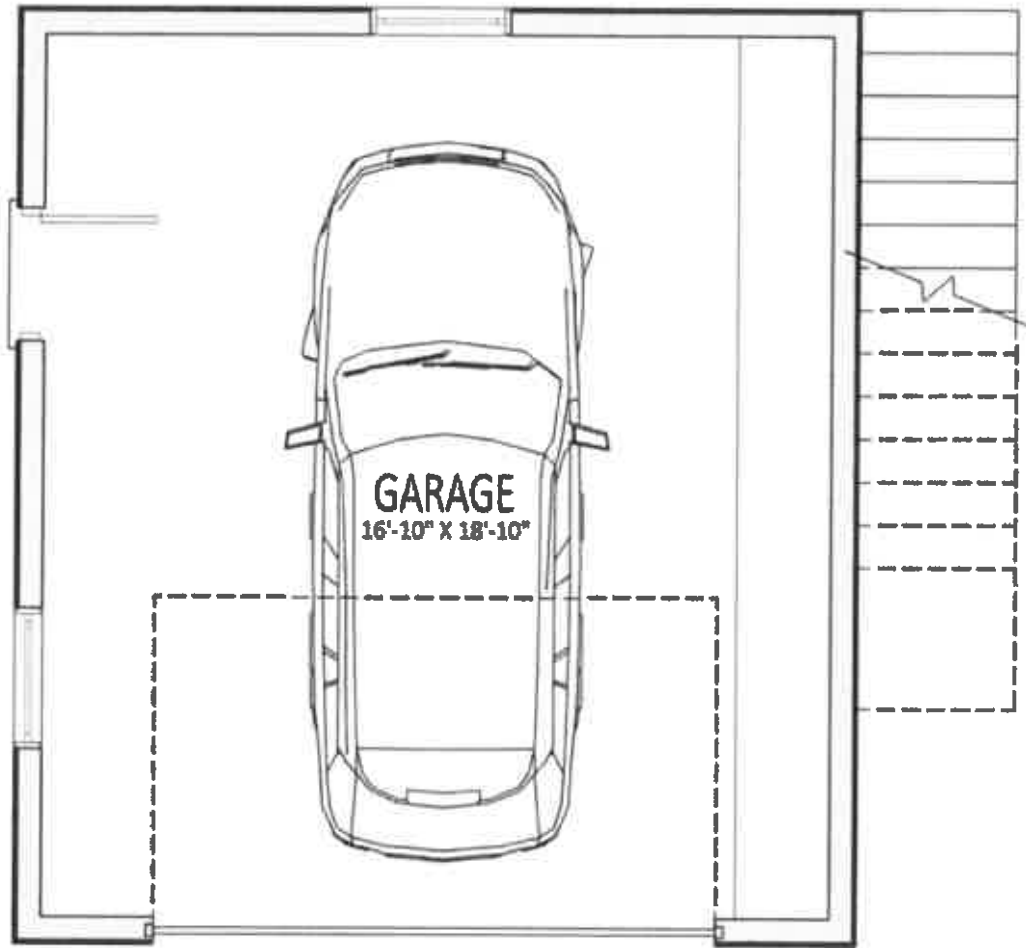
Architect  
ELEVATIONS

A3.1

































**CITY OF HOMEWOOD  
BUILDING, 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

Wyatt Pugh, Director

March 26, 2021

Justin Henley  
702 Morris Blvd  
Homewood, AL 35209

**Dear Owner/Applicant AND Adjacent Property Owners:**

The owner has petitioned the Homewood Board of Zoning Adjustments for a modification to the Homewood Zoning Ordinance for an accessory structure on the property located at:

**SV-21-04-05, 702 Morris Blvd, Parcel ID 29 00 13 3 015 007.000, Applicant and Property Owner, Justin Henley: The applicant/property owner requests the following:**

- (a) *A variance to City of Homewood Zoning Ordinance Article V, District Development Criteria, Sec. (6), Accessory Structures, to reduce the setback along the left (southwest) property line from 10-feet to 2.3-feet (two-feet, 4-inches), for a total reduction of 7.7-feet (seven feet, 8-inches), in order to enlarge the footprint and increase the height, from 15-feet to 21.8-feet, of an existing non-conforming accessory structure (detached garage).*
- (b) *A variance to City of Homewood Zoning Ordinance Article V, District Development Criteria, Sec. (6), Accessory Structures, to reduce the setback along the rear (southeast) property line from 10-feet to 4.6-feet (four-feet, 7-inches), for a total reduction of 5.4-feet (five feet, 5-inches), in order to enlarge the footprint and increase the height, from 15-feet to 21.8-feet, of an existing non-conforming accessory structure (detached garage).*

The Board of Zoning and Adjustments will consider this petition during an on-line Zoom meeting to be held at 6:00 p.m. on Thursday, April 1, 2021. **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE)**

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

Sincerely,



Vicki Smith, AICP  
Zoning Supervisor

BZA Case File#: SV 21-04-05

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

**Parcel # 29-00-13-3-015-007.000**



# City of Homewood

702 Morris Blvd

SV 21-04-05

Aerial Photo



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 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





## 702 Morris Blvd – Street View

