

Homewood Board of Zoning Adjustments
Agenda
Thursday, April 2, 2026, 6:00 P.M.
City Council Chamber
2850 19th Street South, 2nd Floor
Homewood, Alabama 35209

**NOTE: Prior to the scheduled public hearing, a brief work session will be held for Board members beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers. Members of the public are welcome to attend and observe the work session; however, questions and/or comments from the public will only be considered during the scheduled public hearing.*

While the scheduled hearing is available for live-stream viewing here: <https://www.cityofhomewood.com/live-stream>, persons who wish to comment during the meeting may only do so in person. Comments in support or opposition, may be submitted via email to the Department of Engineering & Zoning by clicking the following link: www.cityofhomewood.com/engineering-zoning or to the Secretary to the Board of Zoning Adjustments at fred.goodwin@homewoodal.org. Comments may also be hand-delivered to the Department of Engineering & Zoning, located on the 4th floor of Homewood City Hall. Please include the address or case number and submit them no later than 24 hours prior to the meeting.

Board Members

Chair, Michael Pirkle, Ward 2 | Vice-Chair, Mario Neavez, Ward 1
John Geer, Ward 3 | William Johnson, Ward 4 | Megan Hand, At-Large

Supernumeraries

Dominic Sims Keith Young

Order of Business

- I. Call to Order**
- II. Roll Call**
- III. Minutes Approval– February 5, 2026 and March 5, 2026**
- IV. Communications/Reports from Chair & Vice Chair**
- V. Old Business**
- VI. New Business**
 - 1) BZA-26-0020, 609 Morris Boulevard, Parcel ID No. 2900133007005000, Applicant / Property Owner: Steve Jones – Case continued to the May 2026 BZA hearing at the request of the applicant.**
 - 2) BZA-26-0021, 1100 Irving Road, Parcel ID No. 2900132003003000, Applicants/Property Owners: Mallory and Warren Foster**
 - a) A request for a variance to Article VI. District Development Criteria, Sec. L. Erection, Location and Construction of Exterior Fences and Walls, (2), (d) to reduce the required setback for a fence along street right-of-way from 9-feet to 3-feet for a total reduction of 6-feet.*
 - 3) BZA-20-022 609 Edgemoor Drive, Parcel ID No. 2900221009005000, Applicant / Property Owner: Nick Halfacre**
 - a) A request for a variance to Article IV. District Uses, Sec. A. Neighborhood Preservation District, (3) Development Regulations, (ii) side, to reduce the*

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

required setback along the left property line from 10-feet to 5.7-feet for a total reduction of 4.3-feet in order to construct an addition.

4) BZA-26-0027, 275 Lakeshore Parkway, Parcel ID No. 2900262000001008, Applicant: Aspen Dental/Anchor Sign / Property Owner: GMPC RP LLC

a) A request for a variance to Article X. Signs, Table 2. General Sign Restrictions, Planned Non-Residential Districts, to increase the maximum permitted number of wall signs per tenant from 1 to 2.

b) A request for a variance to Article X. Signs, Table 2. General Sign Restrictions, Planned Non-Residential Districts, to increase the maximum permitted copy height from 36-inches to 42 and 5/8-inches.

5) BZA-26-0028 2501 25th 20th Place South, Applicant: Mike Brown / Property Owner: 20th Place South LLC—Joe Sandner III – Case continued to the May 2026 BZA hearing at the request of the applicant.

VII. Communications from Staff

VIII. Adjournment



Planning and Zoning General Application

(Page 1 of 2 – see page 2 for submittal requirements)

Property Address: 1100 Irving Rd Homewood AL 35209
Parcel ID: 2900132003003000 **Current Zoning:** NPD
Acreage: _____ **Proposed Land Use:** single family residential
Applicant: Warren + Mallory Foster **Property Interest of Applicant:** Owner
E-mail: _____ **Applicant Phone:** _____
Mailing Address: 1100 Irving Rd Homewood AL 35209
City State Zip

Property Owner: Warren + Mallory Foster
E-mail: _____
Mailing Address: _____
City State Zip

Request (check all applicable items):

- Variance Request
- Rezoning
- Development Plan
- Other BZA Request: _____
- Zoning Text Amendment
- Final
- Resurvey
- Amended

Signatures of Property Owner and Applicant:

I, Warren Cole Foster (Print Property Owner) am the property owner of the subject property and have read and understood all statements including the filing requirements. I hereby affirm that this application may be denied, modified, or approved with modifications and/or contingencies and that such modifications and/or contingencies must be complied with prior to issuance of building permits.

I authorize [Signature] (Print Applicant) to act as representative in all matters concerning this application.

[Signature]
 Signature of Property Owner Date

[Signature]
 Signature of Applicant Date

For office use only:

<ul style="list-style-type: none"> <input type="checkbox"/> Completed Application form with signatures <input type="checkbox"/> Project Narrative <input type="checkbox"/> 2 Hard Copies of Site Plan, Site Photographs, Survey, Mylar, etc. <input type="checkbox"/> Digital Copies of Site Plans, Site Photographs, Survey, Mylar etc. <input type="checkbox"/> Application Fee <input type="checkbox"/> Other Required Documents: _____ 	<p>Current Zoning District: _____</p> <p>Proposed Zoning District: _____</p> <p>Special Flood Hazard Area (Y/N): _____</p>
<p>Date Received in Office: _____</p> <p>Received By: _____</p>	<p>Time Received: _____</p> <p>Case Number(s): _____</p>



Planning and Zoning General Application

(Page 2 of 2)

All General Applications shall include the following at the time of submittal:

- One copy of the completed application form, with the original signature of the property owner or his/her authorized agent.
- Application fee
- Project narrative including the following as appropriate: proposed use, detailed project description, reason for request, conditions that the applicant will be willing to proffer
- Current Property Boundary Survey
- Hard copy and pdf copy of all site plans and building elevations. *(Plans and associated documents that are too large to email can be provided on a flash drive.)*
- Restrictive Covenants *(if applicable)*
- Photographs of the site and all existing buildings and structures.
- Proof of Ownership (if property has been purchased within the last 12 months)
- Any variances previously granted by the Board of Zoning Adjustments

The following additional items will be required based on the nature of the application request and must also be submitted at the time of initial application submittal:

Variance Application Requirements

- Completed Variance Request Chart
- Hardship Statement signed by Property Owner and Applicant
- Hardship Criteria Evaluation Form (initialed and signed)

Final and Amended Development Plan Requirements

- 2 full sized copies, 2 11X17 copies, and a digital copy of the proposed development plan
- Complete legal description
- Other additional information as listed in Article VII. Required Development Plan

Resurvey Application Requirements

- 2 full sized copies of the resurvey drawing
- 1 full size mylar copy of the resurvey drawing
- Digital copy of the resurvey drawing
- Complete legal description

Rezoning Application Requirements

- Complete legal description
- Current Zoning District _____
- Proposed Zoning District _____
- Conditions that the applicant will be willing to proffer. (If applicable, please include in the detailed project narrative)

By signing below, I acknowledge that all required documents are included in the application package. Additionally, I understand that all applications must be complete by the final application deadline in order to be processed by staff and considered by the Board of Zoning Adjustments or Planning Commission.

Signature of Applicant

Date



City of Homewood Board of Zoning Adjustments Applications

General Information for Applicant

The Homewood Board of Adjustment was established pursuant to section 11-52-80, Code of Alabama 1975 and shall have all powers and duties delegated to boards of adjustment by said code, which generally are:

- 1) *Appeal a decision of the administrative official:* To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this ordinance.
- 2) *Special Exception to allow a Home Occupation or other use requiring BZA approval:* To hear and decide special exceptions to the terms of this ordinance upon which the board is required to pass under this ordinance.
- 3) *To authorize upon appeal in specific cases such variance from the terms of the zoning ordinance* as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this ordinance will result in unnecessary hardship, and so that the spirit of this ordinance shall be observed and substantial justice done.

The following pages include necessary information and requirements for applications to the Board of Zoning Adjustments. Please review closely and provide initials and/or signatures to indicate your understanding of the information.

The Purpose of a Variance

A variance is an allowance, which permits minor deviation from the zoning ordinance district requirements where individual properties are both harshly and uniquely burdened by the strict application of the law. The power to vary is restricted and the degree of variation is limited to the minimum change necessary to overcome the inequality inherent in the property. Use Variances are specifically prohibited. "Variance" means the modification of the requirements of a zoning district and does not include the substitution of uses assigned to other districts.

- 1) A variance recognizes that the same district requirements do not affect all properties equally; it was devised to permit minor changes to allow hardship properties to enjoy equal opportunities with properties similarly zoned. The applicant must prove that special circumstances or unusual conditions affect the subject property. These must result in uncommon hardship and unequal treatment under the strict application of the Zoning Ordinance. Where some general hardship conditions extend to other properties, a variance cannot be granted. The remedy for general hardship is a change of the map or the text of the Zoning Ordinance.
- 2) The applicant must prove that the combination of the Zoning Ordinance and the uncommon conditions of your property prevent them from making any reasonable use of the land as permitted by the present zoning district. Since zoning regulates land and not people, the following conditions **cannot** be considered pertinent to the application for a variance:
 - a. Proof that a variance would increase the financial return from the land
 - b. personal hardship
 - c. self-imposed hardship

In the case of a self-imposed hardship, the recognition of conditions created after the enactment of the Zoning Ordinance would encourage and condone violation of the law.

- 3) No variance may be granted which would adversely affect surrounding property or the general neighborhood. All variances must be in harmony with the intent and purposes of the Zoning Ordinance.



Applicant Signature

Date



Hardship Criteria Evaluation Form

Prior to granting a variance, the Board of Zoning Adjustment must *examine* and *validate* that the following criteria apply to the request. Please examine the following criteria and initial to indicate their applicability to the variance request. *(The following criteria can be found in Article XI. Administration and Review Procedures, Section B. Variances, (3) Conditions)*

- a) There are extraordinary and exceptional conditions, which are peculiar to the piece of property in question because of its size, shape or topography, that are not applicable to other lands or structures in the same district.

Applicable: WCF

- b) Granting the variance requested will not confer upon the applicant any special privileges that are denied to other owners of property in the district in which the property is located.

Applicable: WCF

- c) All literal interpretations of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other owners of property in the district in which the property is located.

Applicable: WCF

- d) The requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.

Applicable: WCF

- e) The special circumstances are not the intended result of the actions of the applicant (i.e., self-imposed hardship)

Applicable: WCF

- f) The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

Applicable: WCF

- g) That no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted or non-conforming use of lands, structures, or building in other districts shall be considered grounds for the issuance of a variance.

Applicable: WCF

- h) That the variance will not allow the permanent establishment of a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

Applicable: WCF

By signing below, I acknowledge that I have reviewed and evaluated the criteria, and the application and documents submitted for the requested variance will provide evidence of their applicability to the proposed request.

WCF
Signature of Applicant

Date



Variance Request Charts

Please complete only the charts relevant to the proposed variance request project. The information in these charts should reflect the information on the proposed site plans.

PRIMARY STRUCTURE SETBACKS				
	Existing Setback Dimensions	Setback Dimensions Required by Zoning Regulations	Proposed Setback Dimensions	Total Variance Requested
Front Setback				
Secondary Front Setback				
Right Setback				
Left Setback				
Rear Setback				

ACCESSORY STRUCTURE SETBACKS				
Please provide the following information regarding the proposed accessory structure:				
Proposed Height: _____ Proposed Size (in sq ft): _____				
	Existing Setback Dimensions	Setback Dimensions Required by Zoning Regulations	Proposed Setback Dimensions	Total Variance Requested
Right Setback				
Left Setback				
Rear Setback				
Other:				

FENCES AND WALLS (NOT RETAINING)		
Proposed Height: <u>6' + 8'</u>	Proposed Setback: 4' 3'	Location of Fence: <u>Rear Yard</u>
Description of Fence (dimensions, materials, etc.): <u>Fence to enclose rear yard. Fence to be 8' tall along rear property line + 6' along other sides. Fence to be composite material or stained wood.</u>		

PARKING		STRUCTURE HEIGHT	
Required Parking Ratio		Existing Height	
Total Spaces Required		Maximum Height Permitted	
Total Spaces Provided		Proposed Height	
Total Variance Requested		Total Variance Requested	

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

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):

We are seeking a variance for the fencing along the left (west) side of the home only. The total length of the fencing

subject to the variance we are seeking is roughly 15 feet due to retaining walls in other areas. We are asking for

a variance of 6' to move teh fence from the 9' setback to 3'. We have 2 handicapped family members

(Uncle and Nephew) that cannot currently access the main floor of the house through the basement - due to stairs -

or through the front door - due to the steep incline in the front yard. We would love to have a safe/flat

space for them to access through back fencing without being too close to pool/water.

Also, having a 6' fence along the area where we are seeking a variance instead of a 4' fence will

deter/prevent anyone from climbing the fence. Also, the proposed fence will be farther from the

property line than a 4' fence with vegetation for privacy making it safer for pedestrians

and vehicular traffic than a 4' fence with vegetation would be. Additionally, the proposed

fence should not interfere with vehicular traffic as the fence will not be near an intersection.

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:

After we ceded/dedicated a 25' by 136' portion of our lot to Homewood, our property line

still extends into Evergreen Ave. This makes the "usable" area of the rear portion of

the property slightly smaller than the front portion of the property. The narrowing

of the property due to Evergreen Ave. combined with the need for a rear retaining

wall due to the topography of the lot, has reduced the "usable" are of the rear yard.

We are asking for a 2' height variance to create a safer environment around the pool

in the rear yard especailly for our family members that are wheelchair bound,

and to prevent children from climbing the fence to access the pool. We want to ensure

complete safety in and around the pool and do not want anyone to

access the pool while we are away or without our knowledge so that we can always

ensure anyone on the property in or around the pool is safe.

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

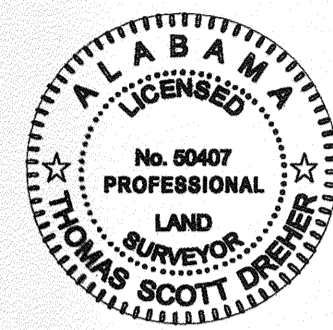
Date

STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Thomas Scott Dreher, Professional Land Surveyor, State of Alabama, and Warren Foster and Mallory Foster, Owners, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owner, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as FOSTER'S RESURVEY OF SOUTH HIGHLANDS, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the maps of SOUTH HIGHLANDS ANNEX (Map Book:7, Page:3), and to government survey of Section 13, Township 18 South, Range 3 West, and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. I, Thomas Scott Dreher, 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. Said owner agrees that the City of Homewood may, at any time, change the natural or existing grade of any street, alley or public grounds, or any part thereof, from the natural or existing grade to the permanent grade without the payment of compensation or damages to the abutting owner; and this agreement shall be a covenant running with the lands.

In Witness Whereof, we have here unto set our hands this the 14 day of March, 2024.

By: Thomas Scott Dreher Date: March 14, 2024
Thomas Scott Dreher, PLS AL 50407



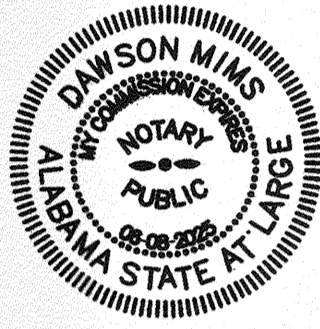
By: Warren Foster Date: Mar 14, 2024
Warren Foster (Owner)
104 Baker Avenue
Hueytown, AL 35023

By: Mallory Foster Date: March 14, 2024
Mallory Foster (Owner)
104 Baker Avenue
Hueytown, AL 35023

STATE OF Alabama
Jefferson COUNTY

I, Dawn Mims, a Notary Public in and for said County and State hereby certify that Thomas Scott Dreher, whose name is signed to the foregoing certificate as Land Surveyor and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 14th day of March, 2024.

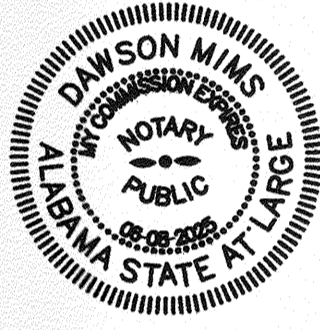


By: Dawn Mims
Notary Public - My commission expires: 6/18/25

STATE OF Alabama
Jefferson COUNTY

I, Dawn Mims, a Notary Public in and for said County and State hereby certify that Warren Foster (Owner), whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, she executed same voluntarily on the day the same bears date.

Given under my hand and seal this 14th day of March, 2024.

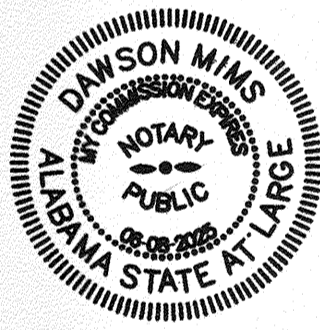


By: Dawn Mims
Notary Public - My commission expires: 6/18/25

STATE OF Alabama
Jefferson COUNTY

I, Dawn Mims, a Notary Public in and for said County and State hereby certify that Mallory Foster (Owner), whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, she executed same voluntarily on the day the same bears date.

Given under my hand and seal this 14th day of March, 2024.



By: Dawn Mims
Notary Public - My commission expires: 6/18/25

APPROVED: Stanley DATE: March 27, 2024
CHAIRMAN

APPROVED: Paul Dandrea DATE: MARCH 25, 2024
SECRETARY

APPROVED: Sherrill Williams DATE: April 1, 2024
ZONING ADMINISTRATOR

NOTE:
Environmental Services Department approval indicates that this document has been reviewed for provision of future or existing sanitary sewers; however this does not mean sanitary sewers have been built or will be built in the future. Any change in Right of Way or Easement boundaries after this date may void this approval.

APPROVED: Paul DATE: 3/19/2024
Director of Environmental Service

NOTES:
ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED). NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.

BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.

THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

WEYGAND, LLC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.

BUILDING SETBACKS ARE TO BE BASED ON THE CURRENT ZONING REQUIREMENTS OF THE SUBJECT PROPERTY.

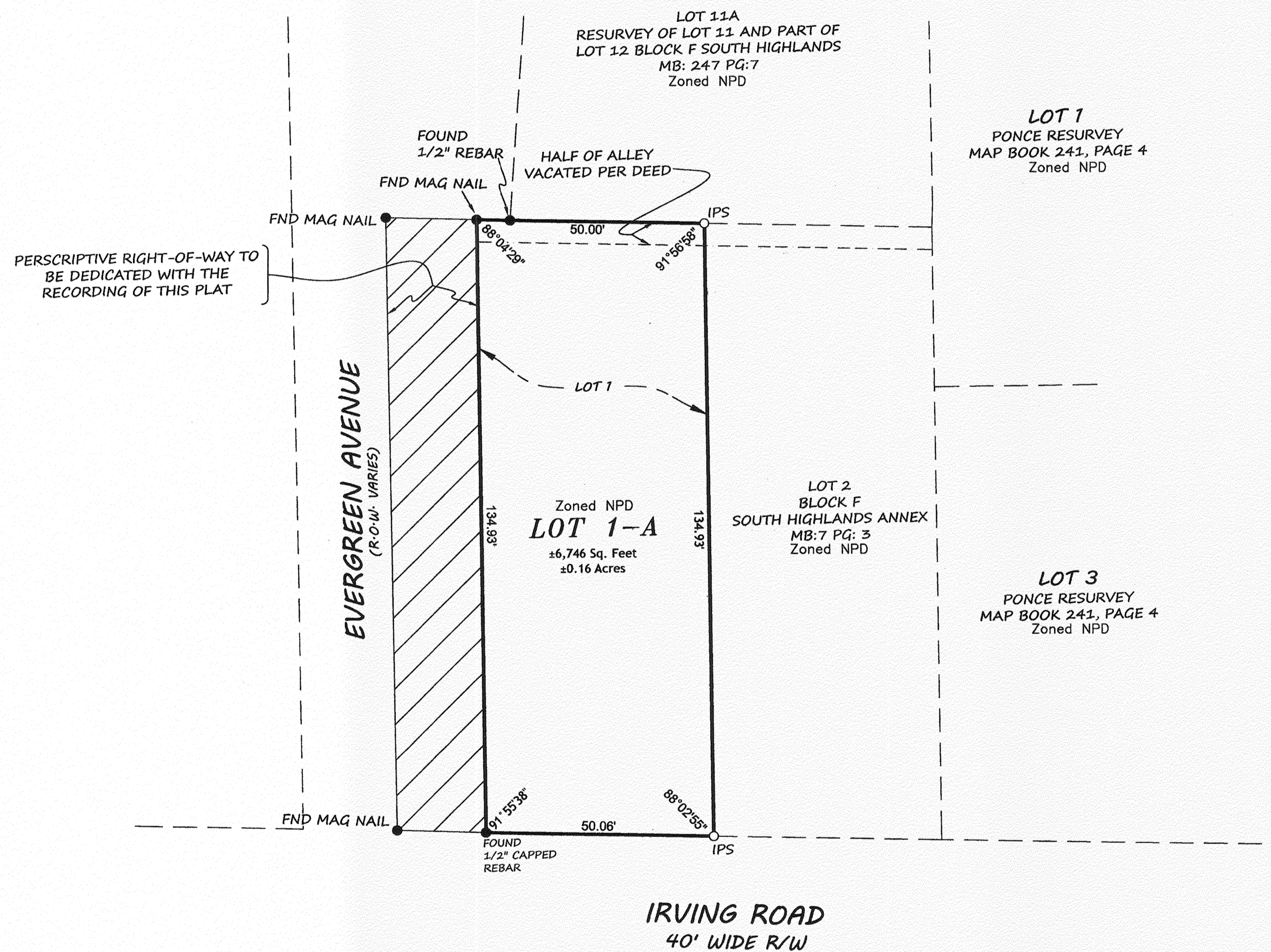
SURVEY CONTROL:
THE BASIS OF BEARINGS SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011), AND THE VERTICAL DATUM IS NAVD 88 (GEOID 12B). ELEVATION AND POSITION WERE OBTAINED FROM R.T.K. OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.

FOSTER'S RESURVEY OF SOUTH HIGHLANDS

BEING A RESURVEY OF LOT 1, BLOCK F, AND THE SOUTH HALF OF A VACATED ALLEY, SOUTH HIGHLANDS ANNEX, AS RECORDED IN MAP BOOK 7 PAGE 3 IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA

SITUATED IN THE NW 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 3 WEST, JEFFERSON COUNTY, ALABAMA

SITE ADDRESS: 1100 IRVING ROAD

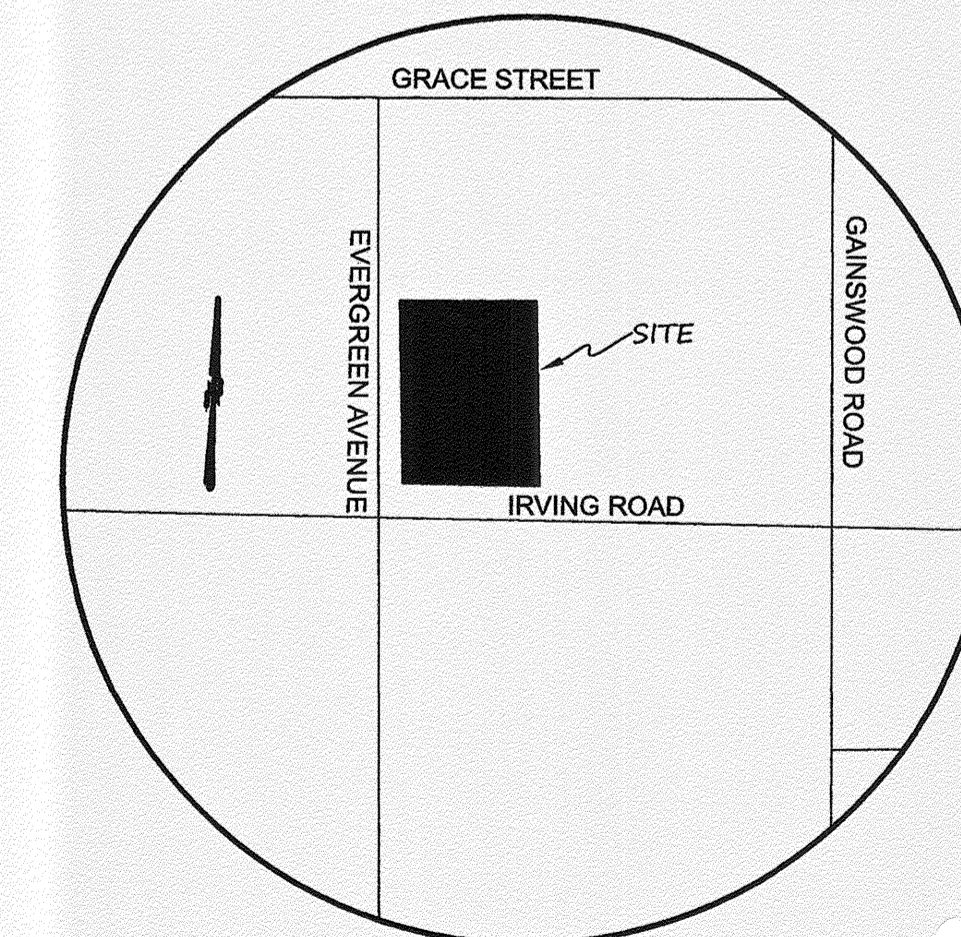
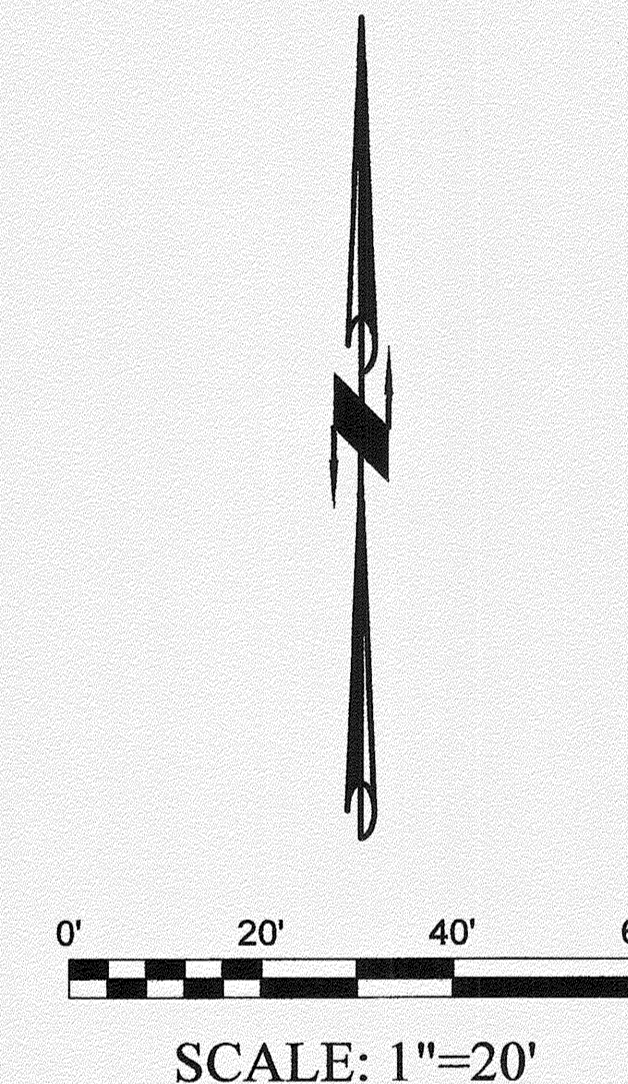


LEGEND

SQ. FT.	.....	SQUARE FEET
AC.	.....	ACRES
+/-	.....	MORE OR LESS
Δ	.....	DELTA ANGLE
d	.....	DEFLECTION ANGLE
T	.....	TANGENT
R	.....	RADIUS
CH	.....	CHORD
L	.....	LENGTH
ESMT	.....	EASEMENT
EX	.....	EXISTING
M.B.	.....	MAP BOOK
PG.	.....	PAGE
FND	.....	FOUND
ROW	.....	RIGHT-OF-WAY
O	.....	REBAR SET
MIN	.....	MINIMUM
C/L	.....	CENTERLINE
D.B.	.....	DEED BOOK
	.....	NOT TO SCALE

SURVEYOR'S NOTE:

- Deed Reference: Instrument #2023049553
- Instrument No. 2023049553 conveys ownership of the easterly half of the right-of-way of Evergreen Avenue (Formerly known as Winkler Avenue), shown as vacated per Map Book 7, Page 3.



VICINITY MAP
(NOT TO SCALE)

County Division Code: AL040
Inst. # 2024031247
Bk: 264 Pg. 4 Pages: 1 of 1
I certify this instrument filed on
4/5/2024 3:38 PM Doc: MAP518
Judge of Probate Jeff Co., AL
Rec: \$28.00 Clerk: NICOLE

NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0556J, DATED SEPTEMBER 24, 2021.

WEYGAND, LLC
THOMAS SCOTT DREHER, PLS AL 50407
173 Oxmoor Road, Homewood, AL 35209
PHONE: (205)-942-0086
DATE: MARCH 2024

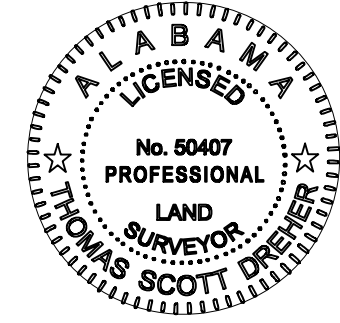


STATE OF ALABAMA;
JEFFERSON COUNTY;

The undersigned, Thomas Scott Dreher, Professional Land Surveyor, State of Alabama, and Warren Foster and Mallory Foster, Owners, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owner, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as FOSTER'S RESURVEY OF SOUTH HIGHLANDS, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the maps of SOUTH HIGHLANDS ANNEX (Map Book:7, Page:3), and to government survey of Section 13, Township 18 South, Range 3 West, and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. I, Thomas Scott Dreher, 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. Said owner agrees that the City of Homewood may, at any time, change the natural or existing grade of any street, alley or public grounds, or any part thereof, from the natural or existing grade to the permanent grade without the payment of compensation or damages to the abutting owner; and this agreement shall be a covenant running with the lands.

In Witness Whereof, we have here unto set our hands this the ____ day of _____, 2024.

By: *Thomas Scott Dreher* Date: MARCH 8, 2024
Thomas Scott Dreher, PLS AL 50407



By: _____ Date: _____
Warren Foster (Owner)

By: _____ Date: _____
Mallory Foster (Owner)

STATE OF _____
COUNTY }

I, _____, a Notary Public in and for said County and State hereby certify that Thomas Scott Dreher, whose name is signed to the foregoing certificate as Land Surveyor and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this ____ day of _____, 2024.

By: _____
Notary Public - My commission expires: _____

STATE OF _____
COUNTY }

I, _____, a Notary Public in and for said County and State hereby certify that Warren Foster (Owner), whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, she executed same voluntarily on the day the same bears date.

Given under my hand and seal this ____ day of _____, 2024.

By: _____
Notary Public - My commission expires: _____

STATE OF _____
COUNTY }

I, _____, a Notary Public in and for said County and State hereby certify that Mallory Foster (Owner), whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, she executed same voluntarily on the day the same bears date.

Given under my hand and seal this ____ day of _____, 2024.

By: _____
Notary Public - My commission expires: _____

APPROVED: _____ DATE: _____
CHAIRMAN

APPROVED: _____ DATE: _____
SECRETARY

APPROVED: _____ DATE: _____
ZONING ADMINISTRATOR

NOTE:
Environmental Services Department approval indicates that this document has been reviewed for provision of future or existing sanitary sewers; however this does not mean sanitary sewers have been built or will be built in the future. Any change in Right of Way or Easement boundaries after this date may void this approval.

APPROVED: _____ DATE: _____
Director of Environmental Service

NOTES:
ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED). NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.
BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.

THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

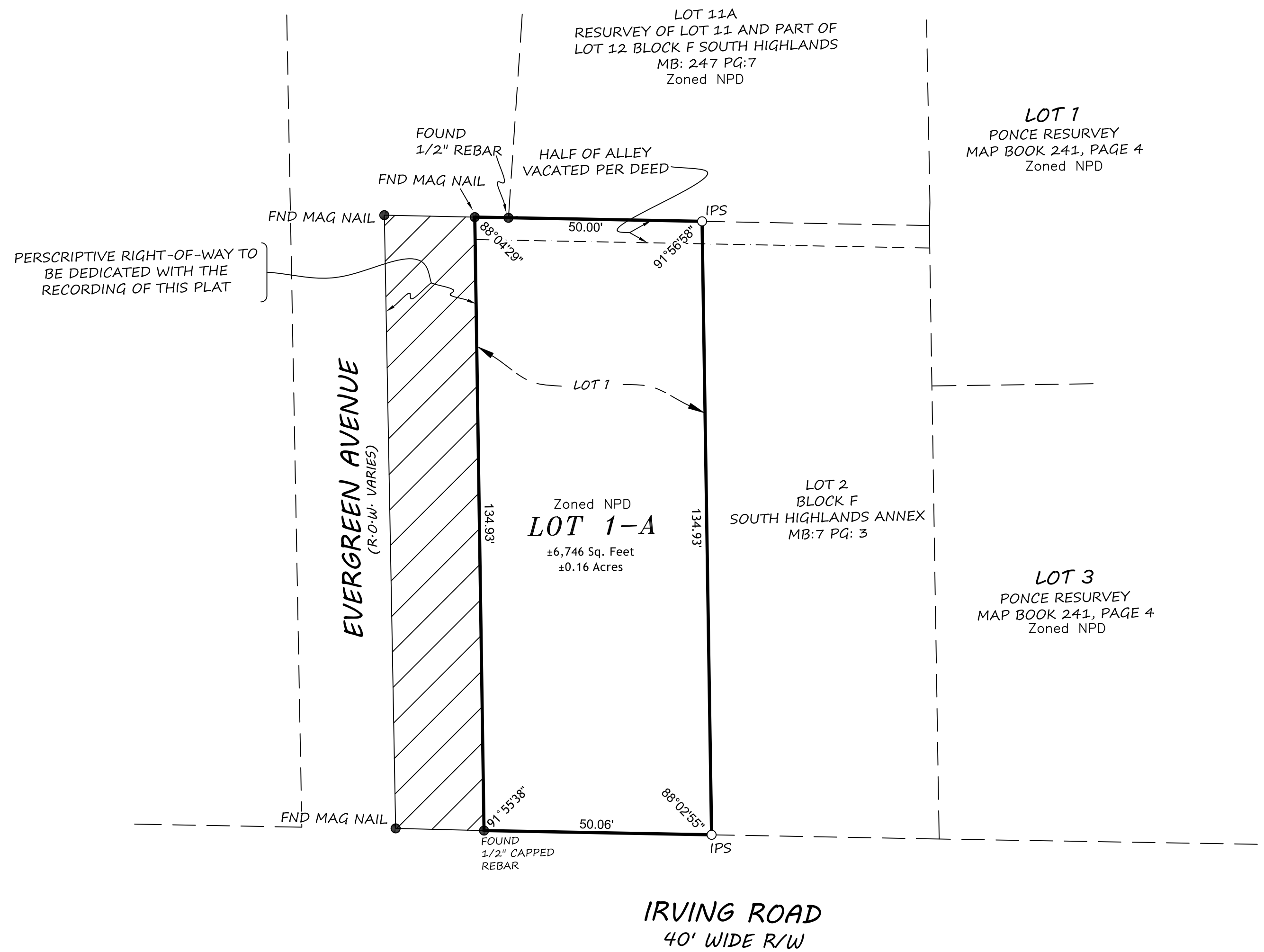
WEYGAND, LLC, IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.

SURVEY CONTROL:
THE BASIS OF BEARINGS SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011), AND THE VERTICAL DATUM IS NAVD 88 (GEOID 12B). ELEVATION AND POSITION WERE OBTAINED FROM R.T.K. OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.

FOSTER'S RESURVEY OF SOUTH HIGHLANDS

BEING A RESURVEY OF LOT 1, BLOCK F, AND THE SOUTH HALF OF A VACATED ALLEY, SOUTH HIGHLANDS ANNEX, AS RECORDED IN MAP BOOK 7 PAGE 3 IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA

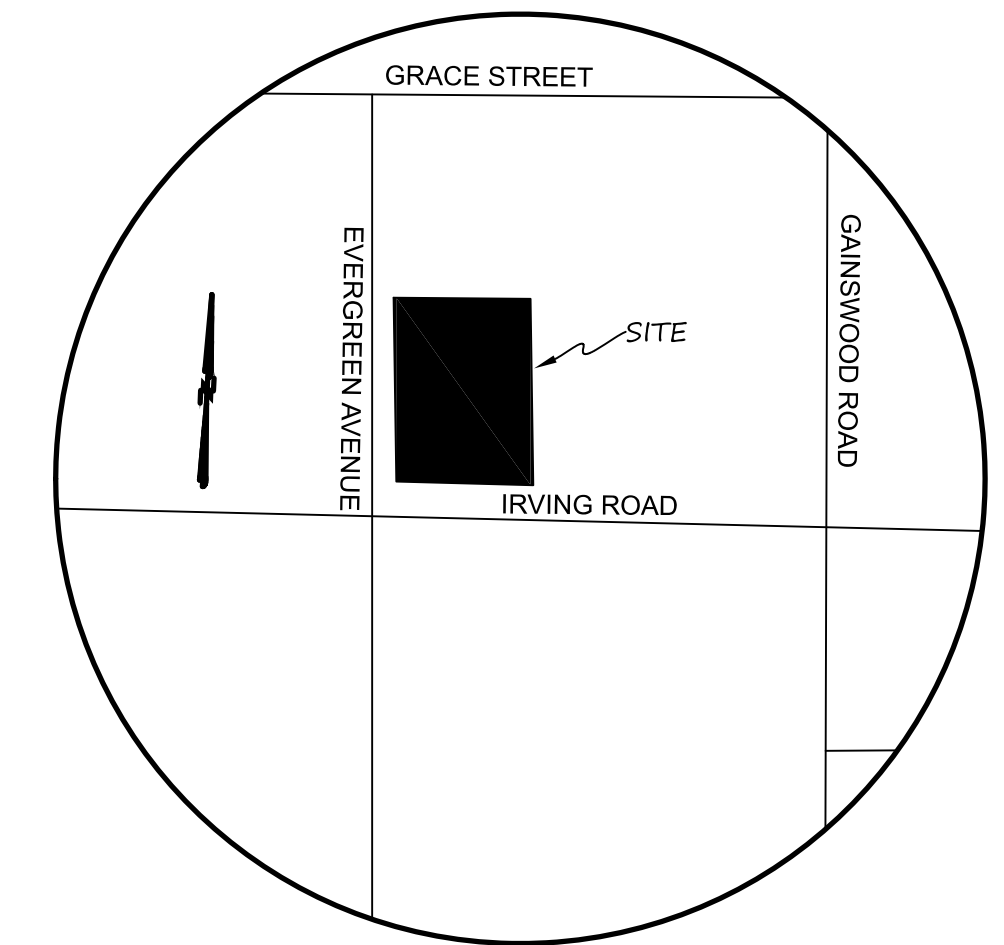
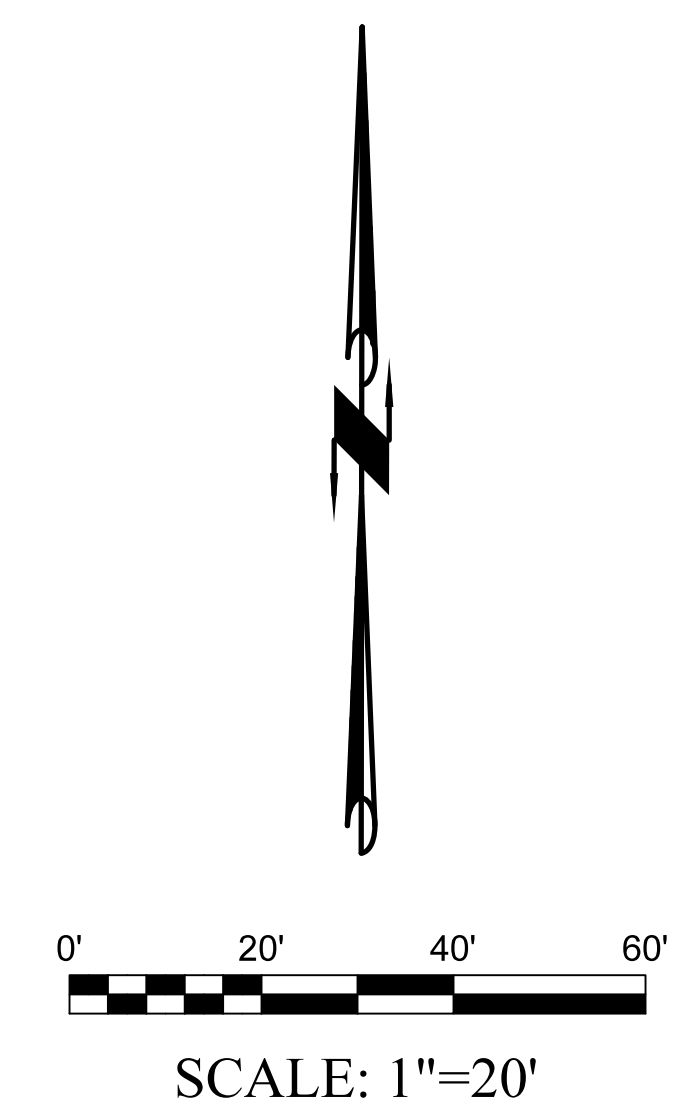
SITUATED IN THE NW ¼ OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 3 WEST, JEFFERSON COUNTY, ALABAMA



LEGEND

SQ. FT.	.....	SQUARE FEET
AC.	.....	ACRES
+/-	.....	MORE OR LESS
Δ	.....	DELTA ANGLE
d	.....	DEFLECTION ANGLE
T	.....	TANGENT
R	.....	RADIUS
CH	.....	CHORD
L	.....	LENGTH
ESMT.	.....	EASEMENT
EX	.....	EXISTING
M.B.	.....	MAP BOOK
PG.	.....	PAGE
FND	.....	FOUND
ROW	.....	RIGHT-OF-WAY
O	.....	REBAR SET
MIN	.....	MINIMUM
C/L	.....	CENTERLINE
D.B.	.....	DEED BOOK
---	.....	NOT TO SCALE

SURVEYOR'S NOTE:
- Deed Reference: Instrument #2023049553
- Instrument No. 2023049553 conveys ownership of the easterly half of the right-of-way of Evergreen Avenue (Formerly known as Winkler Avenue), shown as vacated per Map Book 7, Page 3.



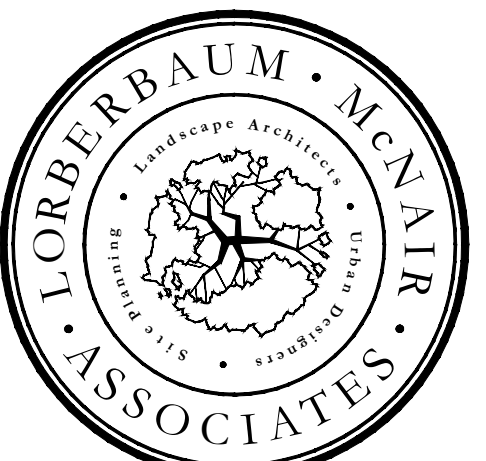
VICINITY MAP
(NOT TO SCALE)

WEYGAND, LLC
THOMAS SCOTT DREHER, PLS AL 50407
173 Oxmoor Road, Homewood, AL 35209
PHONE: (205)-942-0086
DATE: MARCH 2024



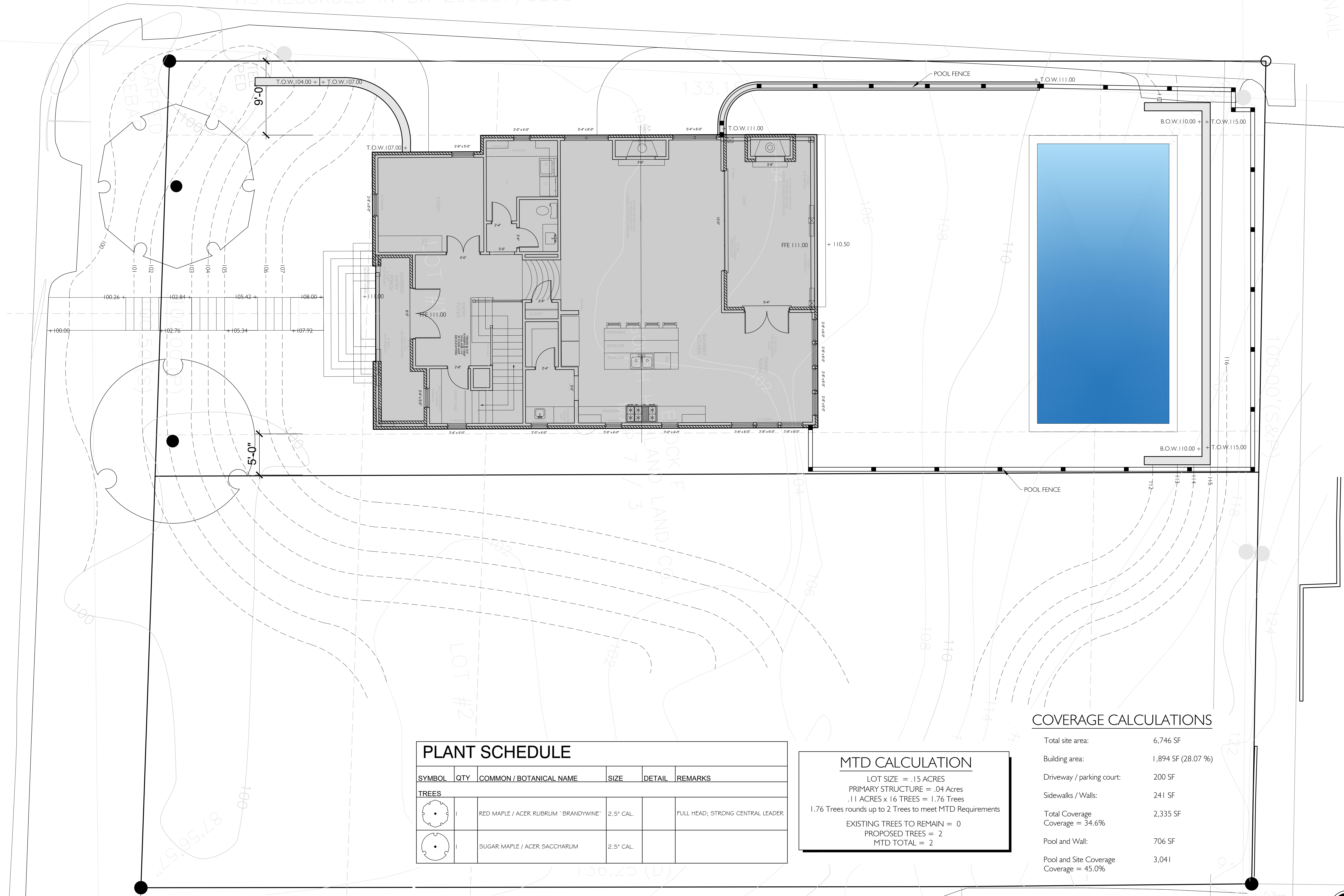
NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0556J, DATED SEPTEMBER 24, 2021.

PORTION OF VACATED STREET
AS RECORDED IN BK 200507/5298



www.lorberbaumcnair.com

A LANDSCAPE DEVELOPMENT PLAN FOR
Cole and Mallory Foster Residence
Irving Road
Homewood, Alabama 35209



PLANT SCHEDULE					
SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE	DETAIL	REMARKS
TREES					
	1	RED MAPLE / ACER RUBRUM 'BRANDYWINE'	2.5" CAL.		FULL HEAD; STRONG CENTRAL LEADER
	1	SUGAR MAPLE / ACER SACCHARUM	2.5" CAL.		

MTD CALCULATION
 LOT SIZE = .15 ACRES
 PRIMARY STRUCTURE = .04 Acres
 .11 ACRES x 16 TREES = 1.76 Trees
 1.76 Trees rounds up to 2 Trees to meet MTD Requirements
 EXISTING TREES TO REMAIN = 0
 PROPOSED TREES = 2
 MTD TOTAL = 2

COVERAGE CALCULATIONS

Total site area:	6,746 SF
Building area:	1,894 SF (28.07 %)
Driveway / parking court:	200 SF
Sidewalks / Walls:	241 SF
Total Coverage	2,335 SF
Coverage =	34.6%
Pool and Wall:	706 SF
Pool and Site Coverage	3,041
Coverage =	45.0%

Scale: 3/16" = 1'-0"



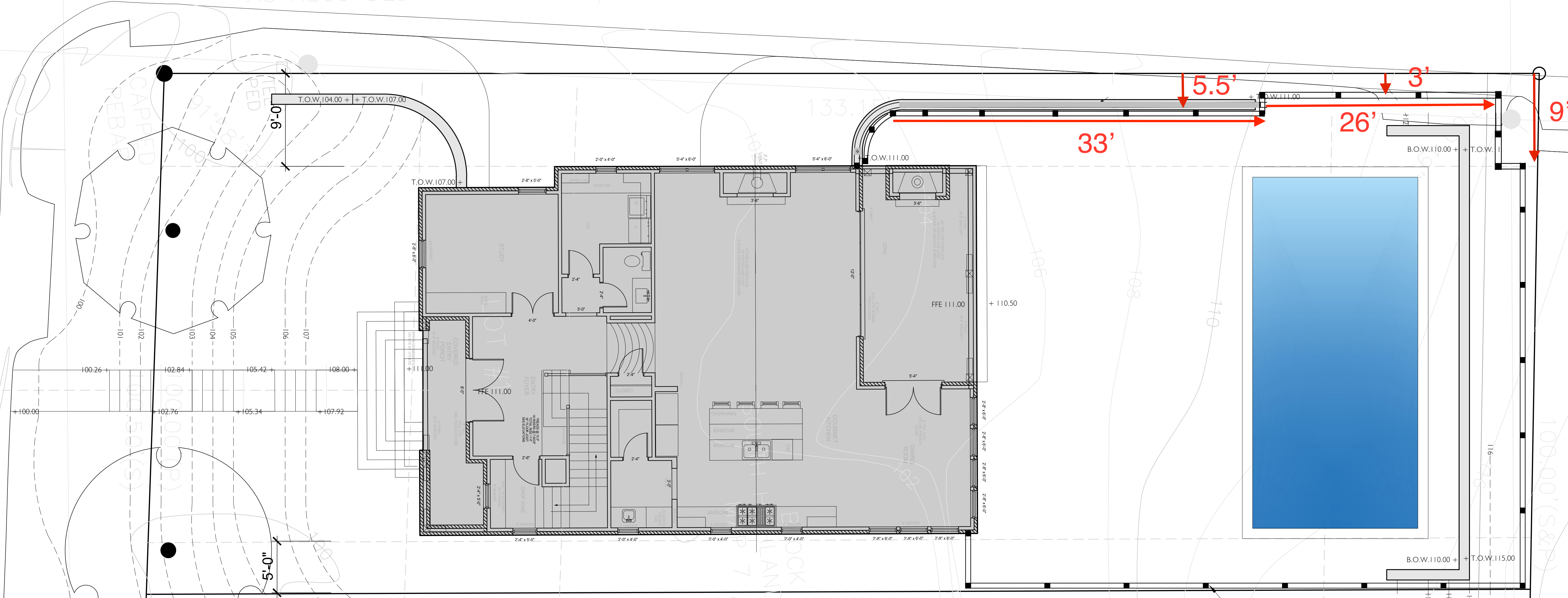
MTD/COVERAGE PLAN

PROJ. CODE	24-005
DRAWN BY	DEM
REVIEWED BY	DML
ISSUED	
DATE	DESCRIPTION

REVISIONS

SHEET
L1.01

THIS DRAWING IS THE PROPERTY OF LORBERBAUM McNAIR & ASSOCIATES, LLC AND IS NOT TO BE REPRODUCED, COPIED, OR ALTERED IN WHOLE OR IN PART WITHOUT THE APPROVAL OF LORBERBAUM McNAIR & ASSOCIATES. © LMA



33'

5.5'

26'

3'

9'

5'-0"

POOL FENCE

133.15'

106

108

110

116

100.00' (S&P)

9'-0"

100.26

102.84

105.42

108.00

102.76

105.34

107.92

101

102

103

104

105

106

107

100.50(S)

100.00(P)

100.00(S)

100.00(P)

100.00(S)

100.00(P)

100.00(S)

100.00(P)

100.00(S)

100.00(P)

100.00(S)

100.00(P)

100.00(S)

100.00(P)

100

101

102

103

104

105

106

107

108

109

110

111

112

113

100

101

102

103

104

105

106

107

108

109

110

111

112

113

100

101

102

103

104

105

106

107

108

109

110

111

112

113

100

101

102

103

104

105

106

107

108

109

110

111

112

113

100

101

102

103

104

105

106

107

108

109

110

111

112

113

100

101

102

103

104

105

106

107

108

109

110

111

112

113

100

101

102

103

104

105

106

107

108

109

110

111

112

113

100

101

102

103

104

105

106

107

108

109

110

111

112

113

100

101

102

103

104

105

106

107

108

109

110

111

112

113

100

101

102

103

104

105

106

107

108

109

110

111

112

113

100

101

102

103

104

105

106

107

108

109

110

111

112

113

100

101

102

103

104

105

106

107

108

109

110

111

112

113

100

101

102

103

104

105

106

107

108

109

110

111

112

113

100

101

102

103

104

105

106

107

108

109

110

111

112

113

100

101

102

103

104

105

106

107

108

109

110

111

112

113

100

101

102

103

104

105

106

107

108

109

110

111

112

113

100

101

102

103

104

105

106

107

108

109

110

111

112

113

100

101

102

103

104

105

106

107

108

109

110

111

112

113

100

101

102

103

104

105

106

107

108

109

110

111

112

113

100

101

102

103

104

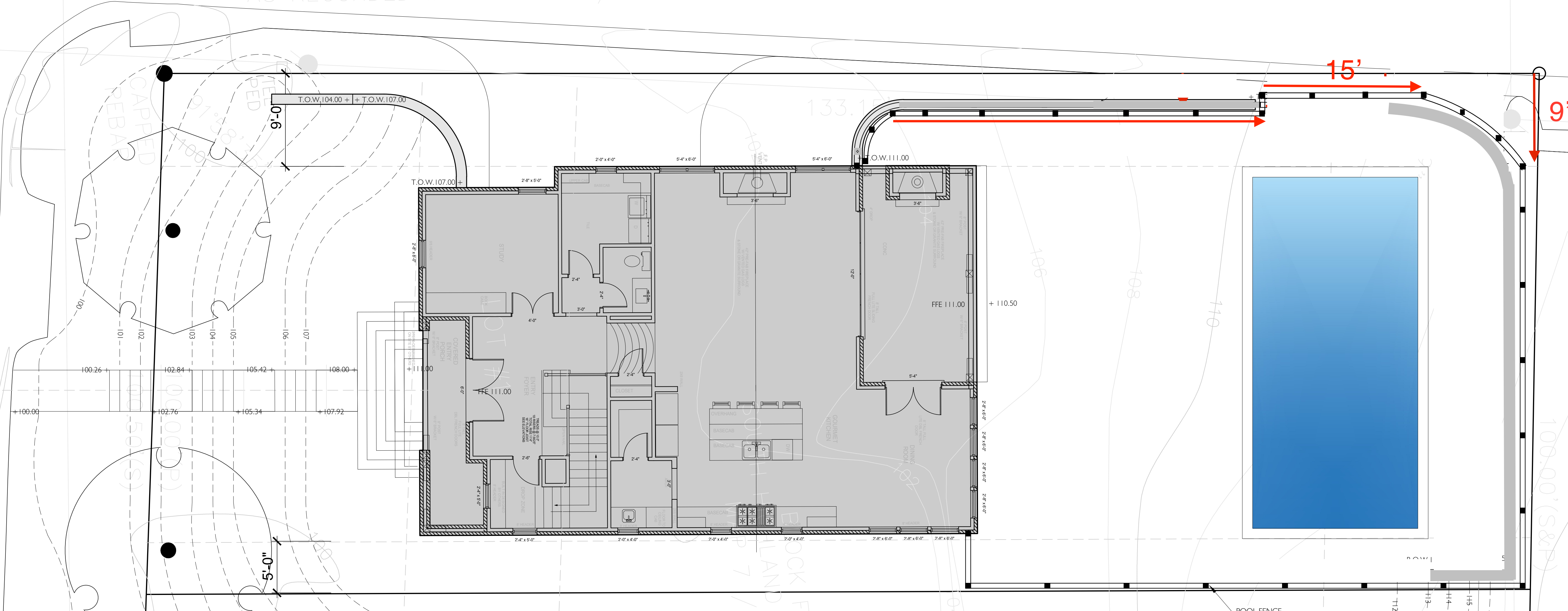
105

106

107

108

<



15'

9'

POOL FENCE



1000

STOP











**CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING**

2850 19th Street South - 4th Floor
Homewood, Alabama 35209
Phone 205-332-6800

Cale Smith, PE, City Manager

Wyatt Pugh, Director

March 19, 2026

Subject Property: 1100 Irving Road

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. Please see below for hearing details:

Hearing Date & Time: April 2, 2026, at 6:00 PM

Hearing Location: Homewood City Hall Council Chambers, 2850 19th Street South

Applicants / Property Owners: Mallory and Warren Foster

Nature of Request: Fence Setback

The applicant or their agent must attend the public hearing to present the request to the Board. Public comments in support or opposition to the petition shall also be heard by the Board at this time. Interested individuals can submit questions or comments to the Department of Engineering and Zoning by contacting Emily Harris-Miller at emily.harrismiller@homewoodal.org, or (205) 332-6800. Information regarding live stream viewing, electronic submittal of comments, and publication of case documents are provided on the reverse side of this notice.

Best,



Emily Harris-Miller
Senior Planning Technician

cc: Applicant
Property owner
Adjacent property owners

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

If you wish to view the live stream for this meeting, the "Live Stream" link is available on the home page the city's website at www.cityofhomewood.com. **Although Board of Zoning Adjustments meetings may be viewed through the live streaming service, individuals wishing to participate in the public hearing, by speaking in support or opposition to a particular case, must attend the meeting in person.**

Comments in support or opposition may also be submitted via email to the Board Secretary at fred.goodwin@homewoodal.org or emily.harrismiller@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to 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 at www.cityofhomewood.com by clicking on the "Upcoming Meetings/BZA" tab.

For further information or to review any files or drawings pertaining to this application you may contact our office at (205) 332-6800 or visit between 7:30 a.m. and 4:30 p.m. Monday-Friday.

City of Homewood BZA Case Map

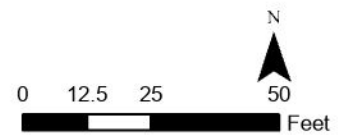
1100 Irving Road

BZA 26-0021

Aerial Photo Map



-  Subject Property
-  Roadway
-  Parcels



THE INFORMATION ON THIS DRAWING WAS COMPILED FROM SEVERAL SOURCES AND SHOULD ONLY BE USED FOR GEREAL 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

Statement of Hardship: 609 Edgemoor Drive

Date: February 10, 2026

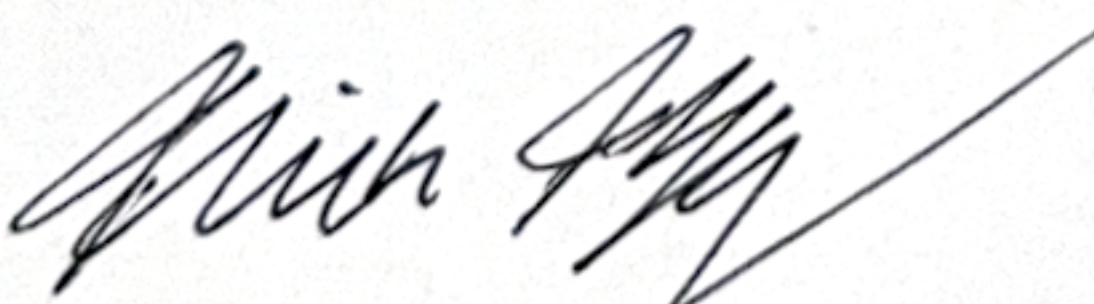
Property Address: 609 Edgemoor Drive, Birmingham, AL 35209

Zoning District: Neighborhood Preservation District

Requested Variance: Side-Yard Setback (North) – Reduction from 10' to 5' 7"

Hardship Justifications

1. **Unique Physical Conditions:** The property at 609 Edgemoor Drive is characterized by a narrow lot width and a primary structure built in 1959. The original placement of the foundation predates current zoning requirements, creating a unique physical constraint that limits modern expansion [1.2].
2. **Unnecessary Hardship:** Literal enforcement of the 10-foot side setback would restrict any addition to a footprint too narrow for functional residential use. This effectively penalizes the property for its historic configuration and deprives the owner of rights enjoyed by neighboring properties.
3. **No Self-Imposed Hardship:** This condition is inherent to the land's geometry and the positioning of the permanent 1959 structure. The applicant did not create these lot dimensions or foundation placements.
4. **Minimum Relief Necessary:** The requested 5' 7" setback (a 4' 5" variance) is the minimum relief required to allow for a standard-width residential addition (13.25') that is both safe and architecturally consistent.
5. **Community Harmony:** The proposed use is strictly residential and permitted within the district. By matching the existing brick materials and height, and by proffering landscape screening and drainage mitigation, the project will have no adverse impact on the public welfare or adjacent properties.

Owner  3/10/26

owner Nick Halfacre

Applicant  3/10/26

Applicant Nick Halfacre



Planning and Zoning General Application

(Page 1 of 2 – see page 2 for submittal requirements)

Property Address: 609 Edgemoor Drive, Birmingham, AL 35209

Parcel ID: 29 00 22 1 009 005.000

Current Zoning: Neighborhood Preservation District

Acreage: .23 acres

Proposed Land Use: Single-Family Residential

Applicant: Nicolas Halfacre

Property Interest of Applicant: Owner

E-mail: [REDACTED]

Applicant Phone #: [REDACTED]

Mailing Address: 609 Edgemoor Drive, Birmingham, AL 35209

City State Zip

Property Owner: Nicolas Halfacre

E-mail: [REDACTED]

Mailing Address: 609 Edgemoor Drive, Birmingham, AL 35209

City State Zip

Request (check all applicable items):

- Variance Request
- Rezoning
- Development Plan
- Other BZA Request: _____
- Zoning Text Amendment
- Final
- Resurvey
- Amended

Signatures of Property Owner and Applicant:

I, Nicolas Halfacre (Print Property Owner) am the property owner of the subject property and have read and understood all statements including the filing requirements. I hereby affirm that this application may be denied, modified, or approved with modifications and/or contingencies and that such modifications and/or contingencies must be complied with prior to issuance of building permits.

I authorize Nicolas Halfacre (Print Applicant) to act as representative in all matters concerning this application.

[Signature] 3/10/26
 Signature of Property Owner Date

[Signature] 3/10/26
 Signature of Applicant Date

For office use only:

- Completed Application form with signatures
 - Project Narrative
 - 2 Hard Copies of Site Plan, Site Photographs, Survey, Mylar, etc.
 - Digital Copies of Site Plans, Site Photographs, Survey, Mylar etc.
 - Application Fee
 - Other Required Documents: _____
- Date Received in Office: _____ Time Received: _____
 Received By: _____ Case Number(s): _____



Planning and Zoning General Application

(Page 2 of 2)

All General Applications shall include the following at the time of submittal:

- One copy of the completed application form, with the original signature of the property owner or his/her authorized agent.
- Application fee
- Project narrative including the following as appropriate: proposed use, detailed project description, reason for request, conditions that the applicant will be willing to proffer.
- Current Property Boundary Survey
- Hard copy and pdf copy of all site plans and building elevations. *(Plans and associated documents that are too large to email can be provided on a flash drive.)*
- Restrictive Covenants *(if applicable)*
- Photographs of the site and all existing buildings and structures.
- Proof of Ownership (if property has been purchased within the last 12 months)
- Any variances previously granted by the Board of Zoning Adjustments

The following additional items will be required based on the nature of the application request and must also be submitted at the time of initial application submittal:

Variance Application Requirements

- Completed Variance Request Chart
- Hardship Statement signed by Property Owner and Applicant
- Hardship Criteria Evaluation Form (initialed and signed)

Final and Amended Development Plan Requirements

- 2 full sized copies, 2 11X17 copies, and a digital copy of the proposed development plan
- Complete legal description
- Other additional information as listed in Article VII. Required Development Plan

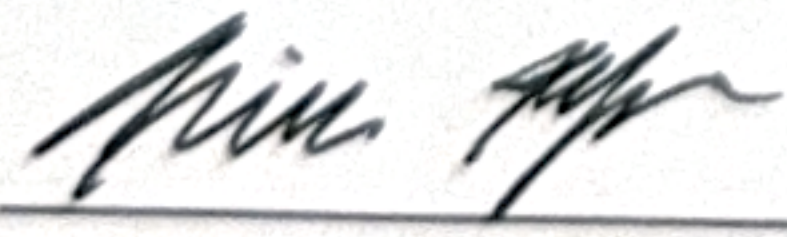
Resurvey Application Requirements

- 2 full sized copies of the resurvey drawing
- 1 full size mylar copy of the resurvey drawing
- Digital copy of the resurvey drawing
- Complete legal description

Rezoning Application Requirements

- Complete legal description
- Current Zoning District _____
- Proposed Zoning District _____
- Conditions that the applicant will be willing to proffer. (If applicable, please include in the detailed project narrative)

By signing below, I acknowledge that all required documents are included in the application package. Additionally, I understand that all applications must be complete by the final application deadline in order to be processed by staff and considered by the Board of Zoning Adjustments or Planning Commission.



Signature of Applicant

3/10/26

Date



City of Homewood Board of Zoning Adjustments Applications

General Information for Applicant

The Homewood Board of Adjustment was established pursuant to section 11-52-80, Code of Alabama 1975 and shall have all powers and duties delegated to boards of adjustment by said code, which generally are:

- 1) *Appeal a decision of the administrative official:* To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this ordinance.
- 2) *Special Exception to allow a Home Occupation or other use requiring BZA approval:* To hear and decide special exceptions to the terms of this ordinance upon which the board is required to pass under this ordinance.
- 3) *To authorize upon appeal in specific cases such variance from the terms of the zoning ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this ordinance will result in unnecessary hardship, and so that the spirit of this ordinance shall be observed and substantial justice done.*

The following pages include necessary information and requirements for applications to the Board of Zoning Adjustments. Please review closely and provide initials and/or signatures to indicate your understanding of the information.

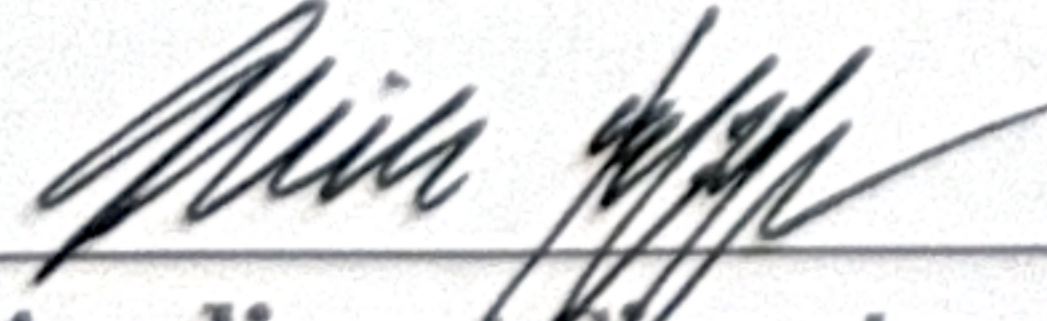
The Purpose of a Variance

A variance is an allowance, which permits minor deviation from the zoning ordinance district requirements where individual properties are both harshly and uniquely burdened by the strict application of the law. The power to vary is restricted and the degree of variation is limited to the minimum change necessary to overcome the inequality inherent in the property. Use Variances are specifically prohibited. "Variance" means the modification of the requirements of a zoning district and does not include the substitution of uses assigned to other districts.

- 1) A variance recognizes that the same district requirements do not affect all properties equally; it was devised to permit minor changes to allow hardship properties to enjoy equal opportunities with properties similarly zoned. The applicant must prove that special circumstances or unusual conditions affect the subject property. These must result in uncommon hardship and unequal treatment under the strict application of the Zoning Ordinance. Where some general hardship conditions extend to other properties, a variance cannot be granted. The remedy for general hardship is a change of the map or the text of the Zoning Ordinance.
- 2) The applicant must prove that the combination of the Zoning Ordinance and the uncommon conditions of your property prevent them from making any reasonable use of the land as permitted by the present zoning district. Since zoning regulates land and not people, the following conditions **cannot** be considered pertinent to the application for a variance:
 - a. Proof that a variance would increase the financial return from the land
 - b. personal hardship
 - c. self-imposed hardship

In the case of a self-imposed hardship, the recognition of conditions created after the enactment of the Zoning Ordinance would encourage and condone violation of the law.

- 3) No variance may be granted which would adversely affect surrounding property or the general neighborhood. All variances must be in harmony with the intent and purposes of the Zoning Ordinance.



Applicant Signature

3/10/26

Date



Hardship Criteria Evaluation Form

Prior to granting a variance, the Board of Zoning Adjustment must *examine* and *validate* that the following criteria apply to the request. Please examine the following criteria and initial to indicate their applicability to the variance request. *(The following criteria can be found in Article XI. Administration and Review Procedures, Section B. Variances, (3) Conditions)*

- a) There are extraordinary and exceptional conditions, which are peculiar to the piece of property in question because of its size, shape or topography, that are not applicable to other lands or structures in the same district.

Applicable: YES *NH*

- b) Granting the variance requested will not confer upon the applicant any special privileges that are denied to other owners of property in the district in which the property is located.

Applicable: YES *NH*

- c) All literal interpretations of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other owners of property in the district in which the property is located.

Applicable: YES *NH*

- d) The requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.

Applicable: YES *NH*

- e) The special circumstances are not the intended result of the actions of the applicant (i.e., self-imposed hardship)

Applicable: YES *NH*

- f) The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

Applicable: YES *NH*

- g) That no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted or non-conforming use of lands, structures, or building in other districts shall be considered grounds for the issuance of a variance.

Applicable: YES *NH*

- h) That the variance will not allow the permanent establishment of a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

Applicable: YES *NH*

By signing below, I acknowledge that I have reviewed and evaluated the criteria, and the application and documents submitted for the requested variance will provide evidence of their applicability to the proposed request.

[Signature]
 Signature of Applicant

3/10/20
 Date



Variance Request Charts

Please complete only the charts relevant to the proposed variance request project. The information in these charts should reflect the information on the proposed site plans.

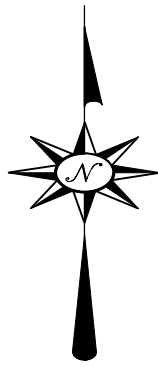
PRIMARY STRUCTURE SETBACKS				
	Existing Setback Dimensions	Setback Dimensions Required by Zoning Regulations	Proposed Setback Dimensions	Total Variance Requested
Front Setback				
Secondary Front Setback				
Right Setback				
Left Setback	5'9	10'	5'7	5'
Rear Setback				

ACCESSORY STRUCTURE SETBACKS				
Please provide the following information regarding the proposed accessory structure:				
Proposed Height: _____ Proposed Size (in sq ft): _____				
	Existing Setback Dimensions	Setback Dimensions Required by Zoning Regulations	Proposed Setback Dimensions	Total Variance Requested
Right Setback				
Left Setback				
Rear Setback				
Other:				

FENCES AND WALLS (NOT RETAINING)		
Proposed Height:	Proposed Setback:	Location of Fence:
Description of Fence (dimensions, materials, etc.): _____		

PARKING		STRUCTURE HEIGHT	
Required Parking Ratio		Existing Height	
Total Spaces Required		Maximum Height Permitted	
Total Spaces Provided		Proposed Height	
Total Variance Requested		Total Variance Requested	

Miss [Signature] 3/10/26



BEARINGS ARE BASED ON GRID NORTH

LEGEND

These standard symbols may be found in the drawing.

- FOUND CORNER
- SET 5/8" CAPPED REBAR
- FOUND 6" ALDOT CONCRETE MONUMENT
- ⊙ OPEN PIPE
- ⊙ FOUND 5/8" CAPPED REBAR
- ▼ IRON CONTROL
- CORNER NOT SET DUE TO HINDRANCE
- POWER POLE
- ⊙ WATER METER
- 1/4-1/4 LINE
- ADJACENT DEED LINE
- BS - BS - BUILDING SETBACK LINE
- AE - AE - ACCESS EASEMENT LINE
- RE - RE - RESERVED EASEMENT LINE
- DEED LINE
- X - X - EXISTING FENCE
- +++++ EXISTING RAILROAD
- E1 - E1 - EXISTING POWER LINE (1 PHASE)
- E1_T - E1_T - EXISTING POWER LINE (1 PHASE) & TELEPHONE
- E3 - E3 - EXISTING POWER LINE (3 PHASE)
- E3_T - E3_T - EXISTING POWER LINE (1 PHASE) & TELEPHONE
- SS --- EXISTING SANITARY SEWER LINE
- FM - FM - EXISTING FORCE MAIN
- S - S - EXISTING STORM SEWER LINE
- T - T - EXISTING TELEPHONE LINE (OVERHEAD)
- UT - UT - EXISTING TELEPHONE LINE (UNDERGROUND)
- FO - FO - EXISTING FIBER OPTICS LINE
- W - W - EXISTING WATER LINE
- G - G - EXISTING GAS LINE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING STRUCTURES OUTLINE
- (D) DEED
- (M) MEASURED
- (R) RECORD
- (P) PLAT
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- AC ACRES
- R/W RIGTH-OF-WAY
- SEC SECTION
- T TOWNSHIP
- R RANGE

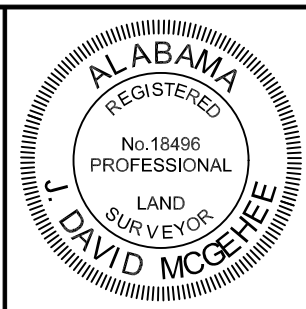
STATE OF ALABAMA
JEFFERSON COUNTY

I hereby certify (or 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.

Witness my hand and seal this the 5th day of December, 2025.

J. David McGehee
J. David McGehee
Alabama Registration No. 18496

This plat is copyrighted by DSM Design Group, LLC, and cannot be reproduced without written authorization by DSM Design Group, LLC. This drawing is invalid without a signature and seal.

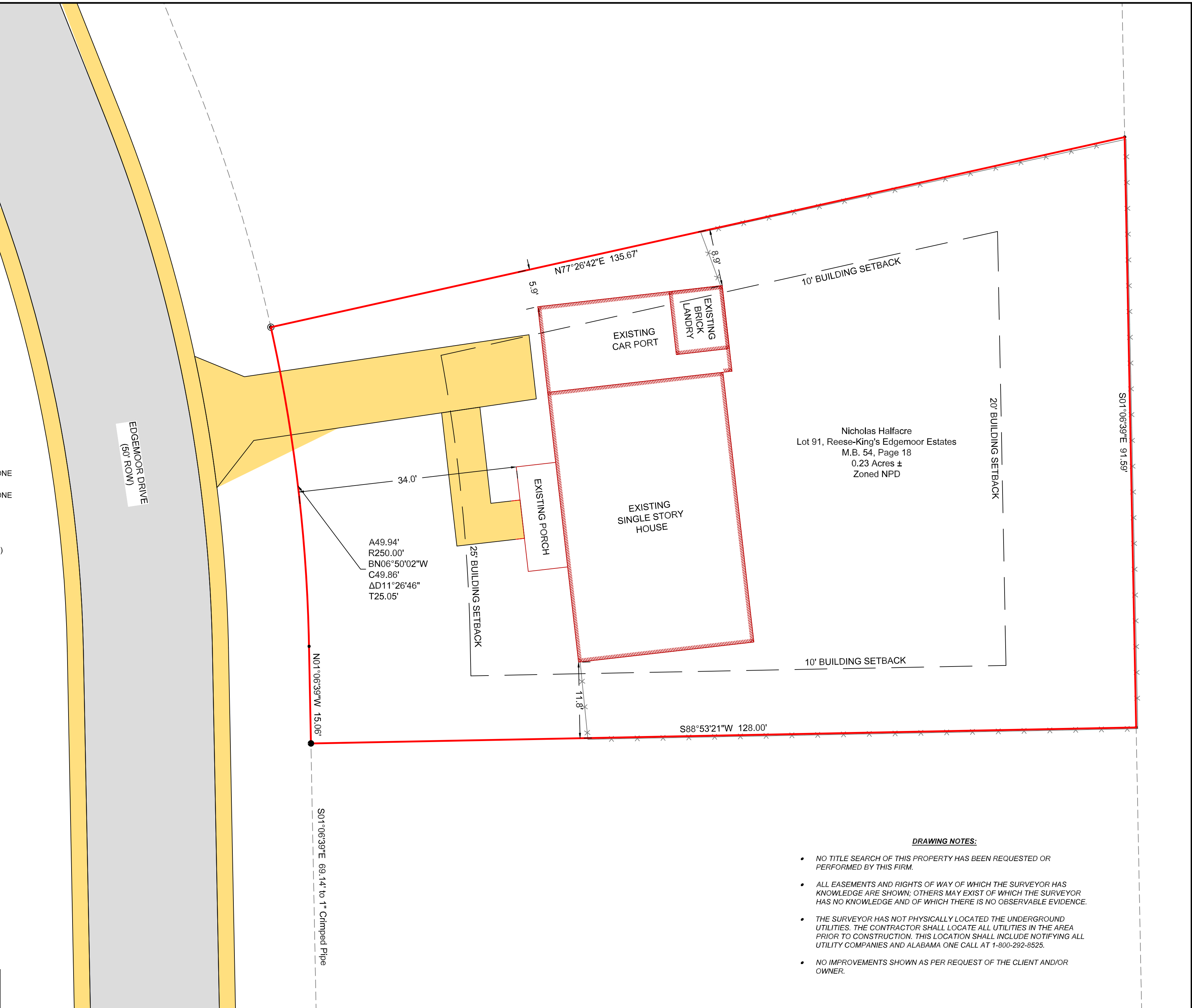


SOURCE OF INFORMATION USED:

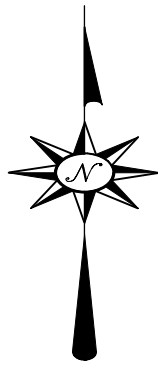
DRAWN BY: JDM	APPROVED BY: JDM
DATE: 12/05/2025	DATE OF FIELD SURVEY: 12/04/2025
DWG. NAME: HALFACRE, NICK.DWG	TYPE OF SURVEY: BOUNDARY
SCALE: 1" = 10'	MINIMUM CLOSURE: 1" : 5,000'

NICHOLAS HALFACRE
609 EDGEWOOD DRIVE, HOMEWOOD, AL 35209
LOT 91, REESE-KING'S EDGEWOOD ESTATES
M.B. 54, PAGE 18

SHT. NO.
1
1



- DRAWING NOTES:**
- NO TITLE SEARCH OF THIS PROPERTY HAS BEEN REQUESTED OR PERFORMED BY THIS FIRM.
 - ALL EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN; OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE.
 - THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL LOCATE ALL UTILITIES IN THE AREA PRIOR TO CONSTRUCTION. THIS LOCATION SHALL INCLUDE NOTIFYING ALL UTILITY COMPANIES AND ALABAMA ONE CALL AT 1-800-292-8525.
 - NO IMPROVEMENTS SHOWN AS PER REQUEST OF THE CLIENT AND/OR OWNER.



BEARINGS ARE BASED ON GRID NORTH

LEGEND

These standard symbols may be found in the drawing.

- FOUND CORNER
- SET 5/8" CAPPED REBAR
- FOUND 6" ALDOT CONCRETE MONUMENT
- ⊙ OPEN PIPE
- ⊙ FOUND 5/8" CAPPED REBAR
- ▼ IRON CONTROL
- CORNER NOT SET DUE TO HINDRANCE
- POWER POLE
- ⊙ WATER METER
- 1/4-1/4 LINE
- ADJACENT DEED LINE
- BS - BS - BUILDING SETBACK LINE
- AE - AE - ACCESS EASEMENT LINE
- RE - RE - RESERVED EASEMENT LINE
- DEED LINE
- X - X - EXISTING FENCE
- +++++ EXISTING RAILROAD
- E1 - E1 - EXISTING POWER LINE (1 PHASE)
- E1_T - E1_T - EXISTING POWER LINE (1 PHASE) & TELEPHONE
- E3 - E3 - EXISTING POWER LINE (3 PHASE)
- E3_T - E3_T - EXISTING POWER LINE (1 PHASE) & TELEPHONE
- SS --- EXISTING SANITARY SEWER LINE
- FM - FM - EXISTING FORCE MAIN
- S - S - EXISTING STORM SEWER LINE
- T - T - EXISTING TELEPHONE LINE (OVERHEAD)
- UT - UT - EXISTING TELEPHONE LINE (UNDERGROUND)
- FO - FO - EXISTING FIBER OPTICS LINE
- W - W - EXISTING WATER LINE
- G - G - EXISTING GAS LINE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING STRUCTURES OUTLINE
- (D) DEED
- (M) MEASURED
- (R) RECORD
- (P) PLAT
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- AC ACRES
- R/W RIGH-OF-WAY
- SEC SECTION
- T TOWNSHIP
- R RANGE

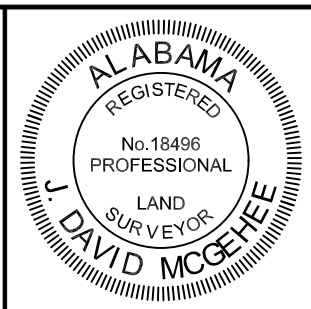
STATE OF ALABAMA
JEFFERSON COUNTY

I hereby certify (or 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.

Witness my hand and seal this the 5th day of December, 2025.

J. David McGehee
J. David McGehee
Alabama Registration No. 18496

This plat is copyrighted by DSM Design Group, LLC, and cannot be reproduced without written authorization by DSM Design Group, LLC. This drawing is invalid without a signature and seal.



SOURCE OF INFORMATION USED:

DRAWN BY: JDM	APPROVED BY: JDM
DATE: 12/05/2025	DATE OF FIELD SURVEY: 12/04/2025
DWG. NAME: HALFACRE, NICK.DWG	TYPE OF SURVEY: BOUNDARY
SCALE: 1" = 10'	MINIMUM CLOSURE: 1" : 5,000'

NICHOLAS HALFACRE
609 EDGEWOOD DRIVE, HOMEWOOD, AL 35209
LOT 91, REESE-KING'S EDGEWOOD ESTATES
M.B. 54, PAGE 18

SHT. NO.
1
1

EDGEWOOD DRIVE
(50' ROW)

A49.94'
R250.00'
BN06°50'02"W
C49.86'
ΔD11°26'46"
T25.05'

25' BUILDING SETBACK

EXISTING PORCH

EXISTING SINGLE STORY HOUSE

EXISTING CAR PORT

EXISTING BRICK LANDRY

Nicholas Halfacre
Lot 91, Reese-King's Edgewood Estates
M.B. 54, Page 18
0.23 Acres ±
Zoned NPD
Total Area: 10,149.5 Sq. Feet
Current Impervious Area: 2,482.1 Sq. Feet
Impervious Addition: 178.0 Sq. Feet
Proposed Impervious Area: 2,660.1 Sq. Feet
Proposed Impervious Percentage: 26.21%

20' BUILDING SETBACK

S01°06'39"E 91.53'

N77°26'42"E 135.67'

10' BUILDING SETBACK

10' BUILDING SETBACK

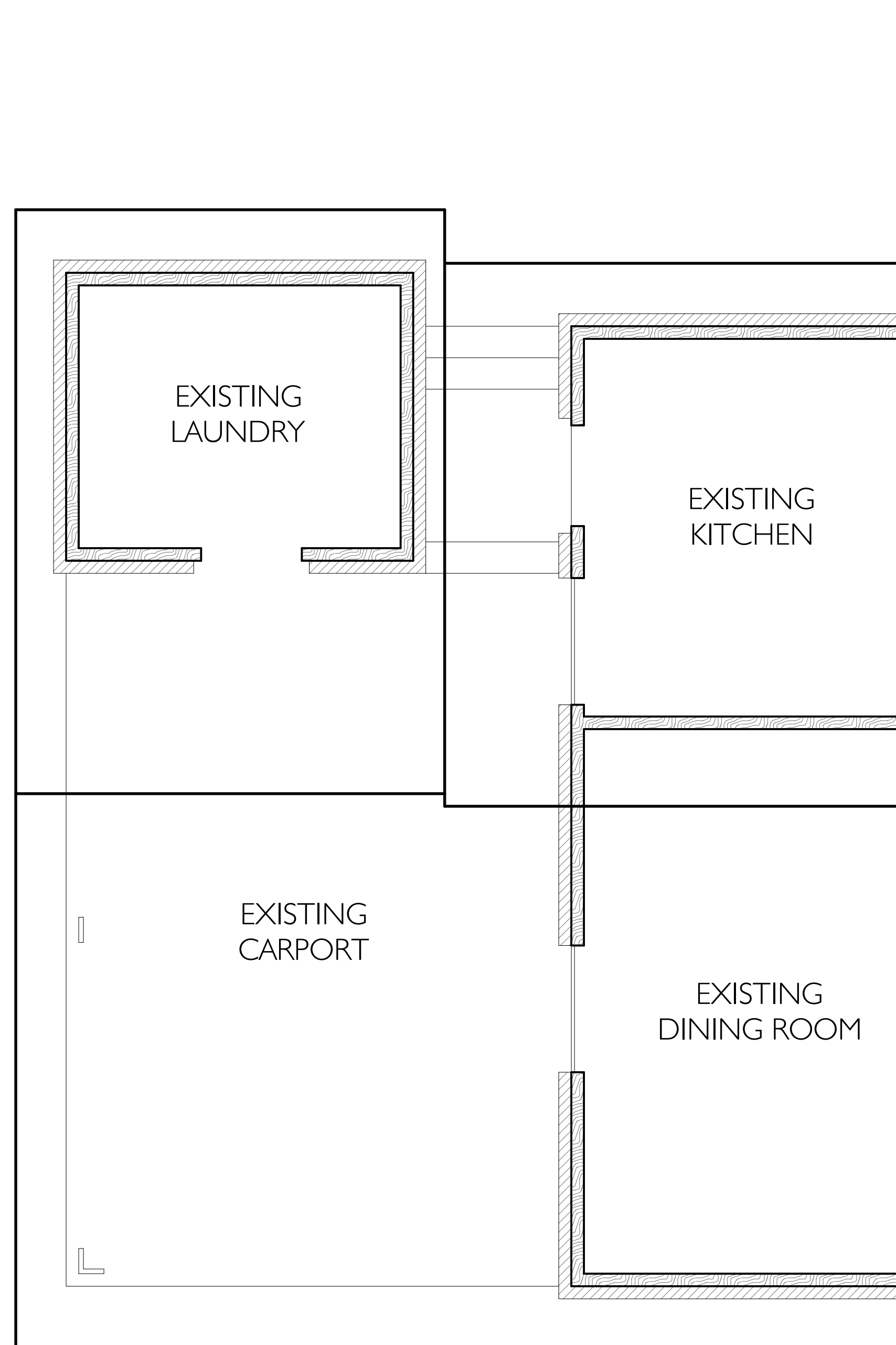
S88°53'21"W 128.00'

S01°06'39"E 69.14' to 1" Crimped Pipe

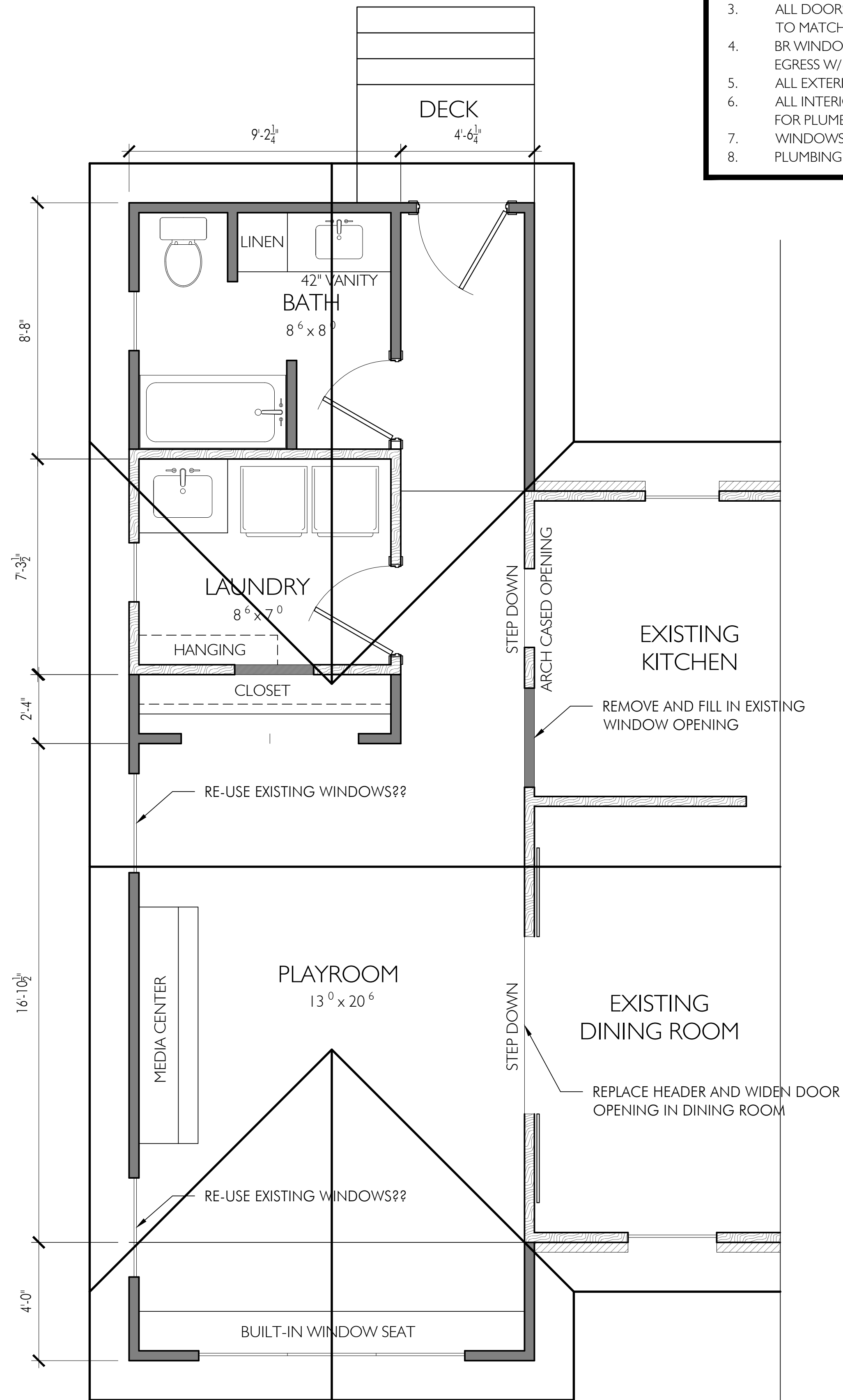
DRAWING NOTES:

- NO TITLE SEARCH OF THIS PROPERTY HAS BEEN REQUESTED OR PERFORMED BY THIS FIRM.
- ALL EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN; OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE.
- THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL LOCATE ALL UTILITIES IN THE AREA PRIOR TO CONSTRUCTION. THIS LOCATION SHALL INCLUDE NOTIFYING ALL UTILITY COMPANIES AND ALABAMA ONE CALL AT 1-800-292-8525.
- NO IMPROVEMENTS SHOWN AS PER REQUEST OF THE CLIENT AND/OR OWNER.

THIS DRAWING IS THE PROPERTY OF DSM DESIGN GROUP, LLC. AND IS NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART OR USED WITHOUT THE WRITTEN APPROVAL OF DSM DESIGN GROUP, LLC., AND IS TO BE RETURNED UPON REQUEST.



1 EXISTING MAIN FLOOR PLAN
3/8" = 1'-0"



2 PROPOSED MAIN FLOOR ADDITION
3/8" = 1'-0"

- NOTES:**
1. CEILINGS ON MAIN LEVEL TO MATCH EXISTING.
 2. ALL WINDOW HEADER HT TO MATCH EXISTING - PER OWNER.
 3. ALL DOORS ON MAIN LEVEL, INTERIOR & EXTERIOR TO MATCH EXISTING.
 4. BR WINDOWS ON MAIN LEVEL TO HAVE 5 SQ FT EGRESS W/ 24" N.C.O. IN HT.
 5. ALL EXTERIOR WALLS 2X6 CONSTRUCTION.
 6. ALL INTERIOR WALLS 2X4 CONSTRUCTION, EXCEPT FOR PLUMBING & POCKET DOORS.
 7. WINDOWS & TRIM- TYPE & STYLE BY OWNER
 8. PLUMBING: PEX

Halfacre Residence
609 Edgermoor Drive- Homewood, Alabama

AREA CALCULATIONS

CONDITIONED	
EXISTING	S.F.
ADDITION	S.F.
TOTAL =	S.F.

UNCONDITIONED

DECK	S.F.
TOTAL =	S.F.

WALL LEGEND

EXISTING WALL	
NEW INTERIOR WALL	
SAFE ROOM WALLS	
BRICK	
STONE	
CONCRETE	
CMU	

DRAWING INDEX

A0-0 SCHEDULES & NOTES
A1-0 EXISTING MAIN & PROPOSED MAIN
A1-1 FOUNDATION PLAN & ROOF PLAN
A2-0 ELEVATIONS
A3-0 POWER SCHEMATIC
A4-0 DETAILS

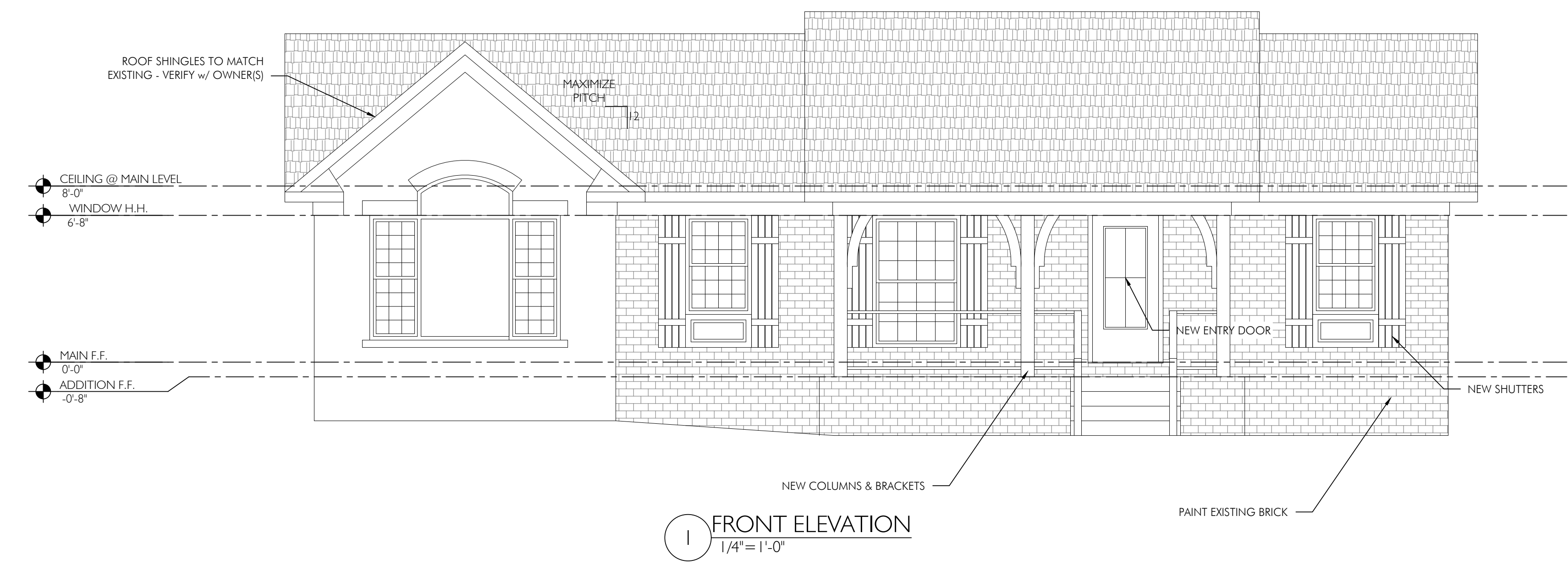
2 DEC 2025

DRAWN BY: S.A.M.
CHECKED BY: J.D.M.

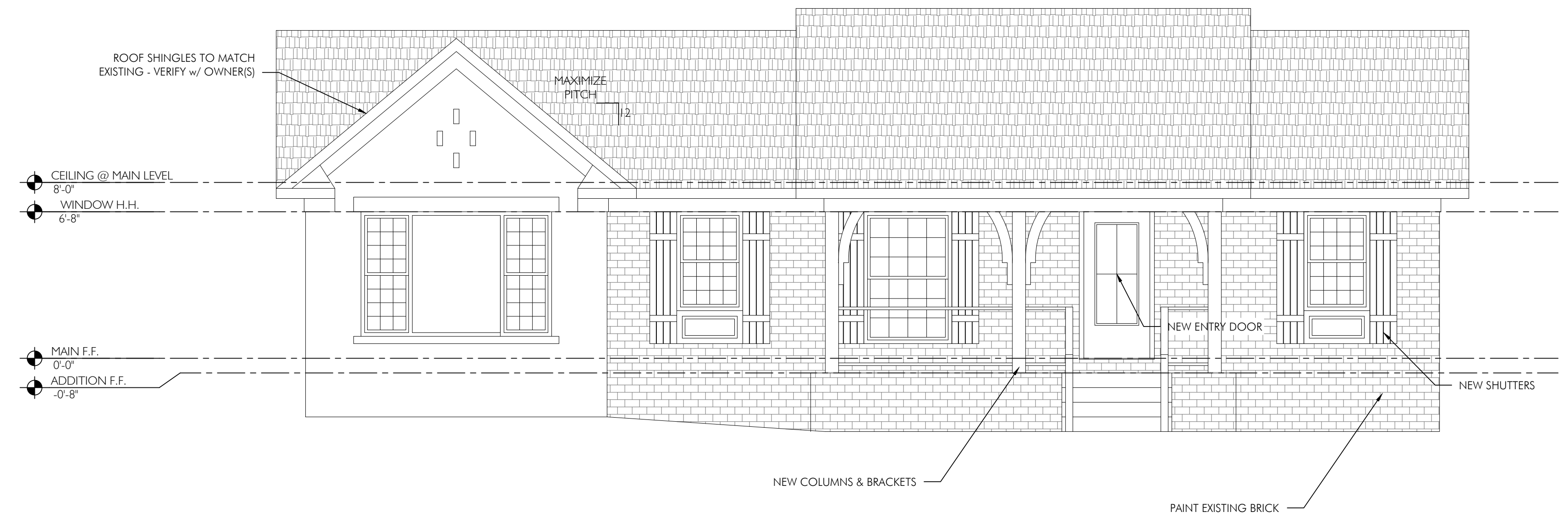
A1-0

THIS DRAWING IS THE PROPERTY OF DSM DESIGN GROUP, LLC. AND IS NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART OR USED WITHOUT THE WRITTEN APPROVAL OF DSM DESIGN GROUP, LLC., AND IS TO BE RETURNED UPON REQUEST.

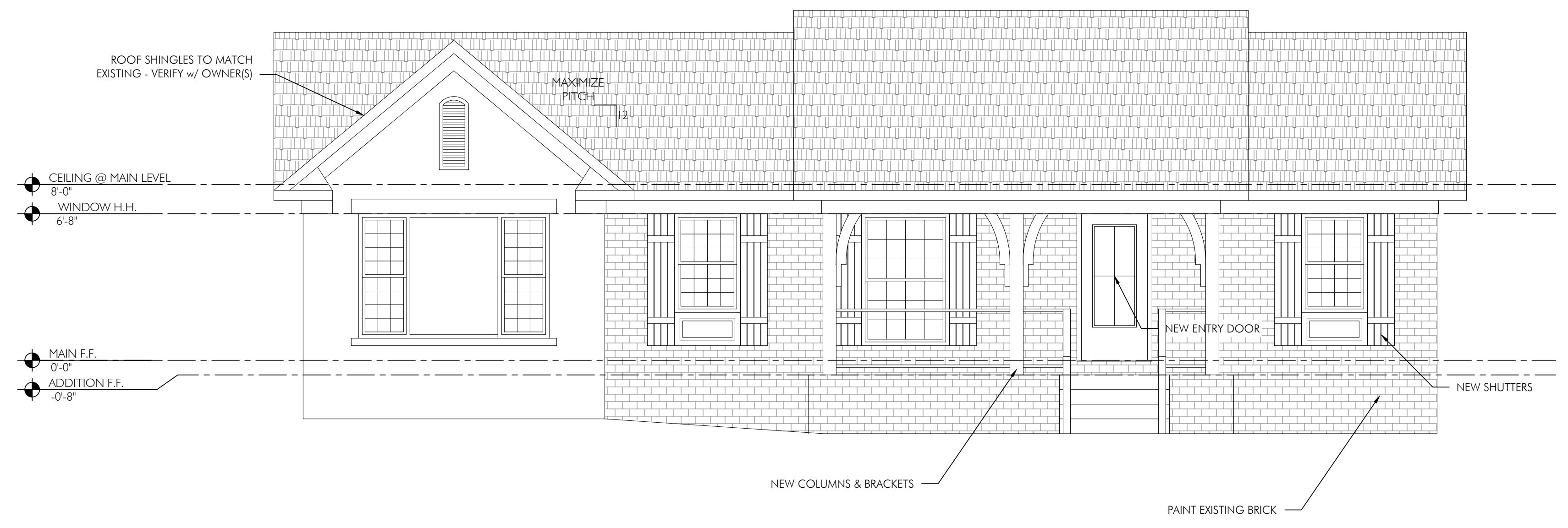
Halfacre Residence
 609 Edgemoor Drive- Homewood, Alabama



1 FRONT ELEVATION
 1/4" = 1'-0"



2 LEFT SIDE ELEVATION
 1/4" = 1'-0"



3 REAR ELEVATION
 1/4" = 1'-0"

AREA CALCULATIONS

CONDITIONED	
EXISTING	S.F.
ADDITION	S.F.
TOTAL =	S.F.

UNCONDITIONED	
DECK	S.F.
TOTAL =	S.F.

WALL LEGEND

EXISTING WALL	
NEW INTERIOR WALL	
SAFE ROOM WALLS	
BRICK	
STONE	
CONCRETE	
CMU	

DRAWING INDEX

A0-0 SCHEDULES & NOTES
A1-0 EXISTING MAIN & PROPOSED MAIN
A1-1 FOUNDATION PLAN & ROOF PLAN
A2-0 ELEVATIONS
A3-0 POWER SCHEMATIC
A4-0 DETAILS

2 DEC 2025

DRAWN BY: S.A.M.
 CHECKED BY: J.D.M.

A2-0





**CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING**

2850 19th Street South - 4th Floor
Homewood, Alabama 35209
Phone 205-332-6800

Cale Smith, PE, City Manager

Wyatt Pugh, Director

March 19, 2026

Subject Property: 609 Edgemoor Drive

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. Please see below for hearing details:

Hearing Date & Time: April 2, 2026, at 6:00 PM

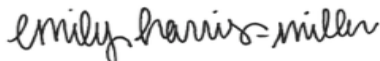
Hearing Location: Homewood City Hall Council Chambers, 2850 19th Street South

Applicants / Property Owners: Nick Halfacre

Nature of Request: Side Setback

The applicant or their agent must attend the public hearing to present the request to the Board. Public comments in support or opposition to the petition shall also be heard by the Board at this time. Interested individuals can submit questions or comments to the Department of Engineering and Zoning by contacting Emily Harris-Miller at emily.harrismiller@homewoodal.org, or (205) 332-6800. Information regarding live stream viewing, electronic submittal of comments, and publication of case documents are provided on the reverse side of this notice.

Best,



Emily Harris-Miller
Senior Planning Technician

cc: Applicant
Property owner
Adjacent property owners

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

If you wish to view the live stream for this meeting, the "Live Stream" link is available on the home page the city's website at www.cityofhomewood.com. **Although Board of Zoning Adjustments meetings may be viewed through the live streaming service, individuals wishing to participate in the public hearing, by speaking in support or opposition to a particular case, must attend the meeting in person.**

Comments in support or opposition may also be submitted via email to the Board Secretary at fred.goodwin@homewoodal.org or emily.harrismiller@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to 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 at www.cityofhomewood.com by clicking on the "Upcoming Meetings/BZA" tab.

For further information or to review any files or drawings pertaining to this application you may contact our office at (205) 332-6800 or visit between 7:30 a.m. and 4:30 p.m. Monday-Friday.




City of Homewood BZA Case Map

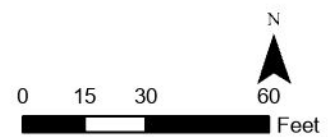
609 Edgemoor Drive

BZA 26-0022

Aerial Photo Map



-  Subject Property
-  Roadway
-  Parcels



THE INFORMATION ON THIS DRAWING WAS COMPILED FROM SEVERAL SOURCES AND SHOULD ONLY BE USED FOR GEREAL 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



Planning and Zoning General Application

(Page 1 of 2 – see page 2 for submittal requirements)

Property Address: 275 Lakeshore Pkwy
 Parcel ID: 29 00 26 2 000 001.008 Current Zoning: _____
 Acreage: _____ Proposed Land Use: Medical (dentist office)
 Applicant: Aspen Dental/Anchor Sign Property Interest of Applicant: Sign Vendor
 E-mail: _____ Applicant Phone #: _____
 Mailing Address: _____
 _____ City _____ State _____ Zip

Property Owner: GMPC RP, LLC
 E-mail: _____
 Mailing Address: _____
 _____ City _____ State _____ Zip

Request (check all applicable items):

- Variance Request
- Rezoning
- Development Plan
- Other BZA Request: _____
- Zoning Text Amendment
- Final
- Resurvey
- Amended

Signatures of Property Owner and Applicant:

I, (Letter of Authorization attached) (Print Property Owner) am the property owner of the subject property and have read and understood all statements including the filing requirements. I hereby affirm that this application may be denied, modified, or approved with modifications and/or contingencies and that such modifications and/or contingencies must be complied with prior to issuance of building permits.

I authorize _____ (Print Applicant) to act as representative in all matters concerning this application.

(Letter of Authorization attached) _____ 3/16/26
 Signature of Property Owner Date Signature of Applicant Date

For office use only:

Completed Application form with signatures
 Project Narrative
 2 Hard Copies of Site Plan, Site Photographs, Survey, Mylar, etc.
 Digital Copies of Site Plans, Site Photographs, Survey, Mylar etc.
 Application Fee
 Other Required Documents: _____

Current Zoning District: _____
 Proposed Zoning District: _____
 Special Flood Hazard Area (Y/N): _____

Date Received in Office: _____ Time Received: _____
 Received By: _____ Case Number(s): _____



Planning and Zoning General Application

(Page 2 of 2)

All General Applications shall include the following at the time of submittal:

- One copy of the completed application form, with the original signature of the property owner or his/her authorized agent.
- Application fee
- Project narrative including the following as appropriate: proposed use, detailed project description, reason for request, conditions that the applicant will be willing to proffer
- Current Property Boundary Survey
- Hard copy and pdf copy of all site plans and building elevations. *(Plans and associated documents that are too large to email can be provided on a flash drive.)*
- Restrictive Covenants *(if applicable)*
- Photographs of the site and all existing buildings and structures.
- Proof of Ownership (if property has been purchased within the last 12 months)
- Any variances previously granted by the Board of Zoning Adjustments

The following additional items will be required based on the nature of the application request and must also be submitted at the time of initial application submittal:

Variance Application Requirements

- Completed Variance Request Chart
- Hardship Statement signed by Property Owner and Applicant
- Hardship Criteria Evaluation Form (initialed and signed)

Final and Amended Development Plan Requirements

- 2 full sized copies, 2 11X17 copies, and a digital copy of the proposed development plan
- Complete legal description
- Other additional information as listed in Article VII. Required Development Plan

Resurvey Application Requirements

- 2 full sized copies of the resurvey drawing
- 1 full size mylar copy of the resurvey drawing
- Digital copy of the resurvey drawing
- Complete legal description

Rezoning Application Requirements

- Complete legal description
- Current Zoning District _____
- Proposed Zoning District _____
- Conditions that the applicant will be willing to proffer. (If applicable, please include in the detailed project narrative)

By signing below, I acknowledge that all required documents are included in the application package. Additionally, I understand that all applications must be complete by the final application deadline in order to be processed by staff and considered by the Board of Zoning Adjustments or Planning Commission.

Signature of Applicant

3/16/26

Date



City of Homewood Board of Zoning Adjustments Applications

General Information for Applicant

The Homewood Board of Adjustment was established pursuant to section 11-52-80, Code of Alabama 1975 and shall have all powers and duties delegated to boards of adjustment by said code, which generally are:

- 1) *Appeal a decision of the administrative official:* To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this ordinance.
- 2) *Special Exception to allow a Home Occupation or other use requiring BZA approval:* To hear and decide special exceptions to the terms of this ordinance upon which the board is required to pass under this ordinance.
- 3) *To authorize upon appeal in specific cases such variance from the terms of the zoning ordinance* as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this ordinance will result in unnecessary hardship, and so that the spirit of this ordinance shall be observed and substantial justice done.

The following pages include necessary information and requirements for applications to the Board of Zoning Adjustments. Please review closely and provide initials and/or signatures to indicate your understanding of the information.

The Purpose of a Variance

A variance is an allowance, which permits minor deviation from the zoning ordinance district requirements where individual properties are both harshly and uniquely burdened by the strict application of the law. The power to vary is restricted and the degree of variation is limited to the minimum change necessary to overcome the inequality inherent in the property. Use Variances are specifically prohibited. "Variance" means the modification of the requirements of a zoning district and does not include the substitution of uses assigned to other districts.

- 1) A variance recognizes that the same district requirements do not affect all properties equally; it was devised to permit minor changes to allow hardship properties to enjoy equal opportunities with properties similarly zoned. The applicant must prove that special circumstances or unusual conditions affect the subject property. These must result in uncommon hardship and unequal treatment under the strict application of the Zoning Ordinance. Where some general hardship conditions extend to other properties, a variance cannot be granted. The remedy for general hardship is a change of the map or the text of the Zoning Ordinance.
- 2) The applicant must prove that the combination of the Zoning Ordinance and the uncommon conditions of your property prevent them from making any reasonable use of the land as permitted by the present zoning district. Since zoning regulates land and not people, the following conditions **cannot** be considered pertinent to the application for a variance:
 - a. Proof that a variance would increase the financial return from the land
 - b. personal hardship
 - c. self-imposed hardship

In the case of a self-imposed hardship, the recognition of conditions created after the enactment of the Zoning Ordinance would encourage and condone violation of the law.

- 3) No variance may be granted which would adversely affect surrounding property or the general neighborhood. All variances must be in harmony with the intent and purposes of the Zoning Ordinance.

[Handwritten Signature]

3/16/20

Applicant Signature

Date

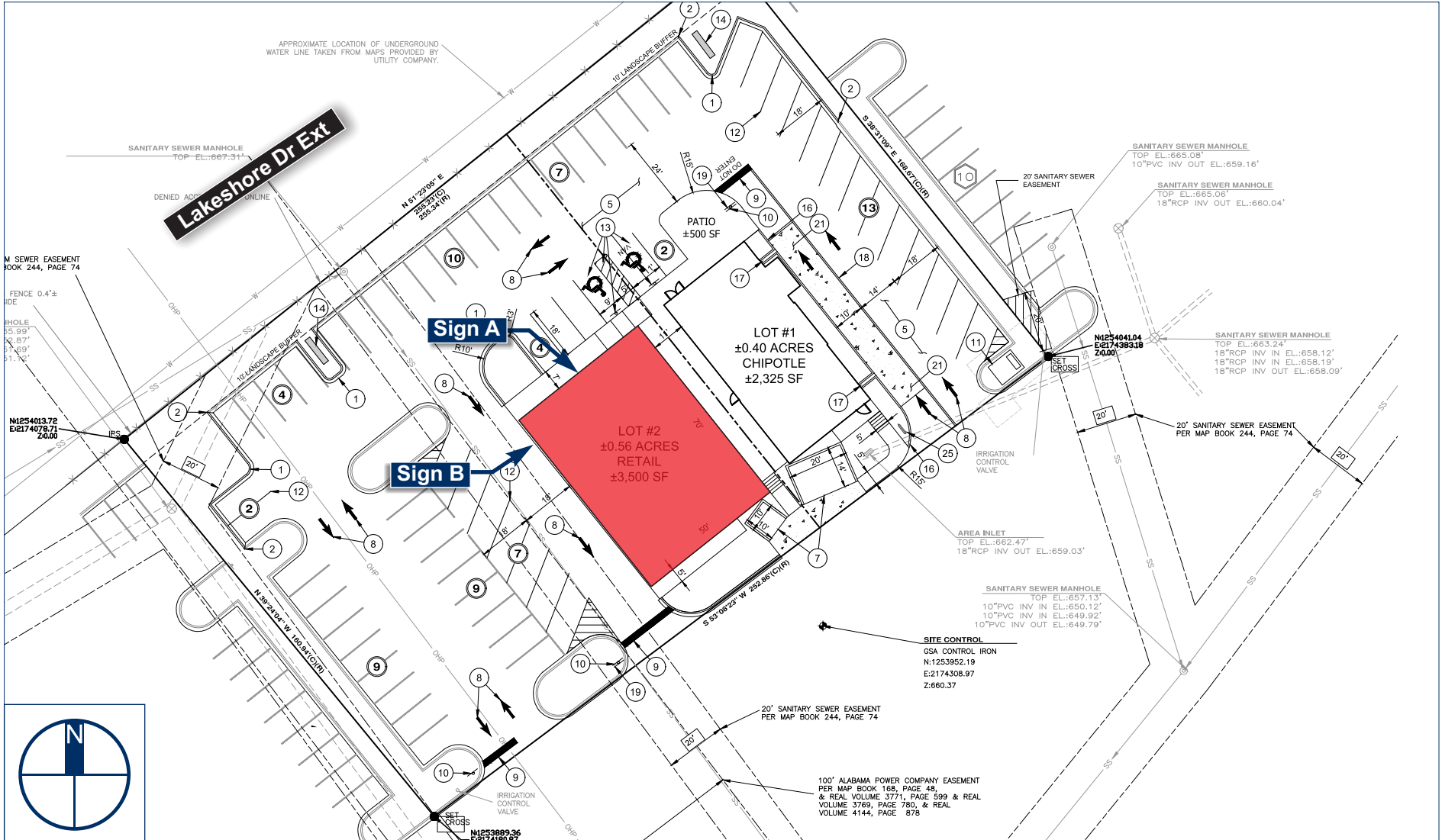


SIGNS				
Please provide the following information regarding the proposed sign(s):				
Sign Type:	Wall Sign		Sign District:	Wildwood Centre
	Existing	Permitted by Zoning Regulations	Proposed	Variance Requested
Number of Signs	1	1	2	1 (2 total)
Max Area	67.99	156 sq ft	135.98	
Max Height	42 5/8"	36" Copy	42 5/8" (36" letters)	42 5/8"
Max Copy Height	42 5/8"	36" Copy	42 5/8" (36" letters)	42 5/8"
Setback	n/a	n/a	n/a	

TREE PROTECTION AND LANDSCAPING				
	Existing	Required by Zoning Regulations	Proposed	Variance Requested
Perimeter Vehicular Access Landscaping				
Width				
Number of Trees or Shrubs				
Interior Landscape Islands				
Foundation Landscaping				
Linear Feet				
Area				
Number of Shrubs				
Other				

SIGN A	36" Aspen Dental
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	67.99
To Grade:	Top of Sign to Grade = 18'-8 1/4" Bottom of Sign to Grade = 15'-1 1/2"

SIGN B	36" Aspen Dental
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	67.99
To Grade:	Top of Sign to Grade = 18'-8 1/4" Bottom of Sign to Grade = 15'-1 1/2"



Client: Aspen Dental
 Site #: AN-4279
 Address: 275 Lakeshore Parkway
 Homewood, AL 35209

Page 1 of 8

REVISION INFO	DATE	DESCRIPTION	BY
	10/17/2025	Original Renderings	LB
	10/22/2025	Moved sign B from rear to right elevation	LB
	03/13/2026	Updated to show height of letters on elevation page. Updated address.	KB

This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.



SIGN A	36" Aspen Dental
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	67.99
To Grade:	Top of Sign to Grade = 18'-8 1/4" Bottom of Sign to Grade = 15'-1 1/2"

Existing on front elevation per permit #SI-2021-2579



Front Elevation (Northwest)

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

Allowable Square Footage this Elevation:	80.00
3:1 with 80 SF max	
Actual Square Footage this Elevation:	67.99



Client: Aspen Dental
 Site #: AN-4279
 Address: 275 Lakeshore Parkway
 Homewood, AL 35209

REVISION INFO	10/17/2025	Original Renderings	LB
	10/22/2025	Moved sign B from rear to right elevation	LB
	03/13/2026	Updated to show height of letters on elevation page. Updated address.	KB

This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.




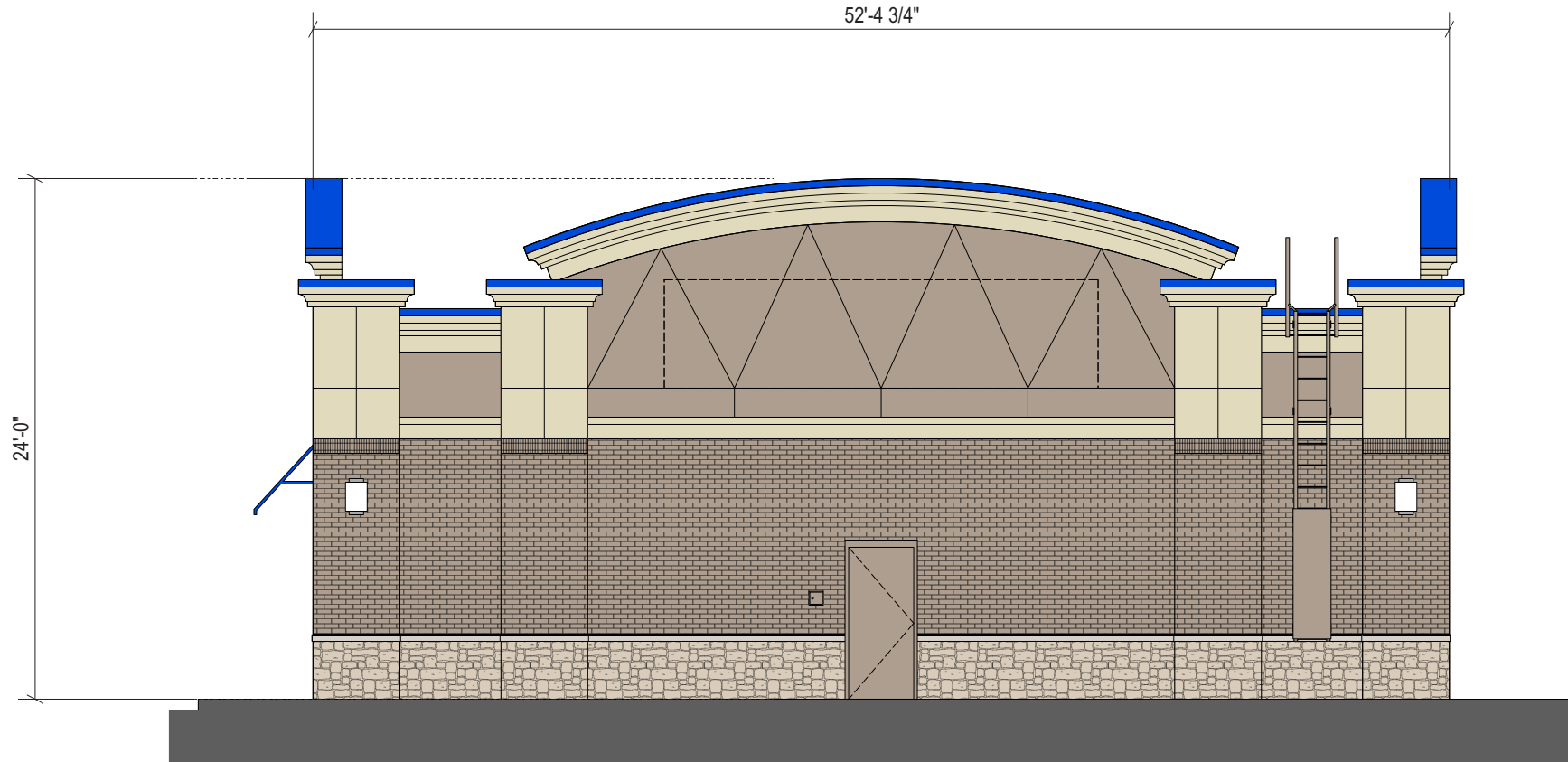
SIGN B	36" Aspen Dental
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	67.99
To Grade:	Top of Sign to Grade = 18'-8 1/4" Bottom of Sign to Grade = 15'-1 1/2"



Right Elevation (Southwest)
Scale: 1/8" = 1'-0"

Allowable Square Footage this Elevation:	80.00
3:1 with 80 SF max	
Actual Square Footage this Elevation:	67.99

	Client: Aspen Dental	REVISION INFO	10/17/2025	Original Renderings	LB	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.
	Site #: AN-4279		10/22/2025	Moved sign B from rear to right elevation	LB	
	Address: 275 Lakeshore Parkway Homewood, AL 35209		03/13/2026	Updated to show height of letters on elevation page. Updated address.	KB	



Rear Elevation (Southeast)
 Scale: 1/8" = 1'-0"

Allowable Square Footage this Elevation:	80.00
3:1 with 80 SF max	
Actual Square Footage this Elevation:	0



Client: Aspen Dental
 Site #: AN-4279
 Address: 275 Lakeshore Parkway
 Homewood, AL 35209

REVISION INFO	DATE	DESCRIPTION	BY
	10/17/2025	Original Renderings	LB
	10/22/2025	Moved sign B from rear to right elevation	LB
	03/13/2026	Updated to show height of letters on elevation page. Updated address.	KB

This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.



SIGN A	36" Aspen Dental
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	67.99
To Grade:	Top of Sign to Grade = 18'-8 1/4" Bottom of Sign to Grade = 15'-1 1/2"



Sign Layout Detail

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

***Note for letter "A":**

*Aluminum bridge to separate upper and lower sections of the "A"

Electrical Detail:

White LEDs
 (3) 60w Transformer @ 1.1 amps
 Total Amps: 3.3
 (1) 20 amp 120V Circuit Req.

General Notes:

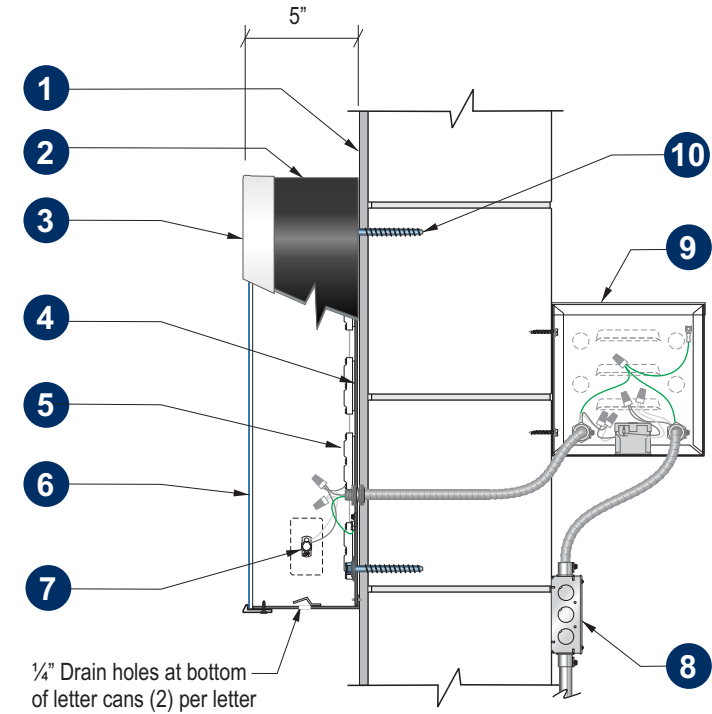
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
 *For multiple signs, a disconnect is permitted but not required for each section



Specifications: Channel Letters

1. Existing Facade: EIFS | CMU | Metal Studs
2. 0.040" Aluminum letter returns painted Black
3. 1" Jewelite trimcap (White) bonded to face, #8 pan head screws to returns
4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (Interior of sign can painted white for maximum illumination)
5. White LEDs
6. 3/16" White Acrylic faces with first surface applied vinyl
 ■ Arlon Bright Blue 2500-67 with White outline border for 'Aspen'
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
10. Mounting hardware: 3/8" Large Diameter Tapcons



Section @ LED Channel Letter Front-Lit (Remote)
 Scale: N.T.S.



Client: Aspen Dental
 Site #: AN-4279
 Address: 275 Lakeshore Parkway
 Homewood, AL 35209

Page 5 of 8

REVISION INFO	DATE	DESCRIPTION	BY
	10/17/2025	Original Renderings	LB
	10/22/2025	Moved sign B from rear to right elevation	LB
	03/13/2026	Updated to show height of letters on elevation page. Updated address.	KB

This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.



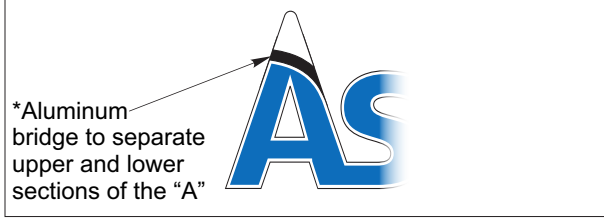
SIGN B	36" Aspen Dental
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	67.99
To Grade:	Top of Sign to Grade = 18'-8 1/4" Bottom of Sign to Grade = 15'-1 1/2"



Sign Layout Detail

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

***Note for letter "A":**



Electrical Detail:

White LEDs
 (3) 60w Transformer @ 1.1 amps
 Total Amps: 3.3
 (1) 20 amp 120V Circuit Req.



General Notes:

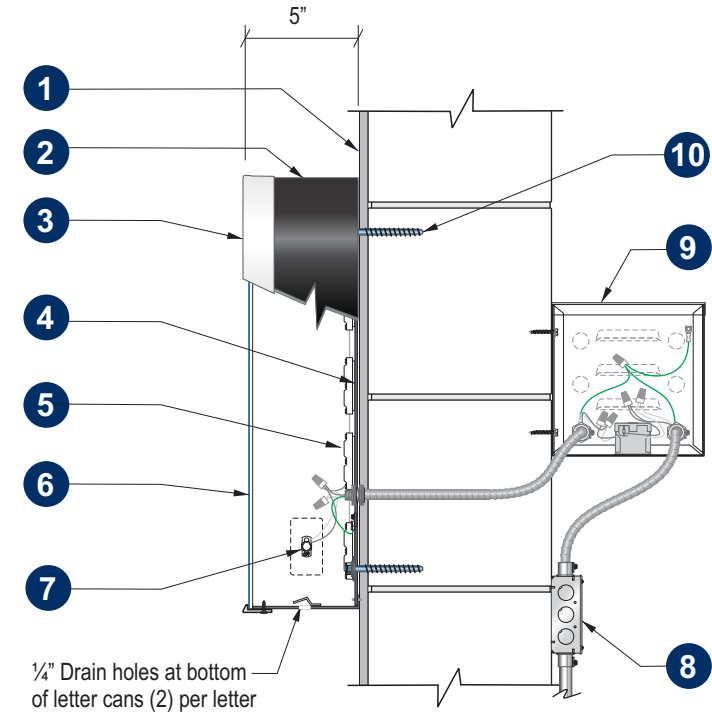
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
 *For multiple signs, a disconnect is permitted but not required for each section



Specifications: Channel Letters

1. Existing Facade: EIFS | CMU | Metal Studs
2. 0.040" Aluminum letter returns painted Black
3. 1" Jewelite trimcap (White) bonded to face, #8 pan head screws to returns
4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (Interior of sign can painted white for maximum illumination)
5. White LEDs
6. 3/16" White Acrylic faces with first surface applied vinyl
 ■ Arlon Bright Blue 2500-67 with White outline border for 'Aspen'
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
10. Mounting hardware: 3/8" Large Diameter Tapcons



Section @ LED Channel Letter Front-Lit (Remote)
 Scale: N.T.S.



Client: Aspen Dental
 Site #: AN-4279
 Address: 275 Lakeshore Parkway
 Homewood, AL 35209

REVISION INFO	DATE	DESCRIPTION	BY
	10/17/2025	Original Renderings	LB
	10/22/2025	Moved sign B from rear to right elevation	LB
	03/13/2026	Updated to show height of letters on elevation page. Updated address.	KB

This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.





March 13th, 2026

City of Homewood
Board of Zoning Adjustments
2850 19th Street South
Homewood, AL 35209

RE: Signage Variance Application Summary

Aspen Dental (AN-4279)
275 Lakeshore Parkway
Homewood, AL 35209

Request for Sign Variance on Behalf of Aspen Dental

Anchor Sign, on behalf of Aspen Dental, respectfully submits this request for a variance from the City of Homewood Board of Zoning Adjustments with regard to the proposal of an additional sign and 42-5/8" overall sign height to be located on the right (southwest) elevation of their existing Homewood location. Specifically, the applicant seeks relief from the following provisions of the Zoning Code:

Per Zoning Code – Article X, Sec J, (1) & Table 2 - Wall, Sign Number “1 per tenant”

Per Zoning Code – Article X, Sec J, (1) Table 2 - Wall, Max. Copy Height “36 in.”

Nature of the Hardship

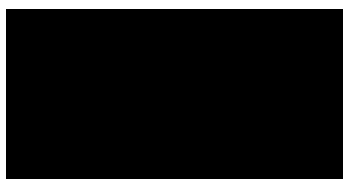
Quantity - The configuration and orientation of our property presents a unique and unintended hardship. Due to the layout of the site and the flow of traffic, the majority of our patients approach the building from the side parking lot. The entrances into the Wildwood Centre from Lakeshore Drive filter traffic to a road that runs behind the building. Having an additional sign on the side elevation would allow patients to identify the building as they are coming into the parking lot and would prevent them from driving past and missing the building. However, because current zoning prohibits having more than (1) wall sign on the building, there is no clear identification of our business from the direction customers are arriving.

As a result customers frequently miss our entrance or drive past the building entirely, leading to confusion, delays, and in some cases, lost business. The absence of signage negatively impacts the visibility and accessibility of our business, despite the building being physically present and in compliance otherwise. This hardship is not self-created; it is a direct result of how the building is situated on the lot and the location of the access drive and parking area in relation to the main road. This request is for (1) additional wall sign on the side elevation, for a total of (2) total wall signs for this premise.

Copy Height - In regards to the letter height, the relief requested is to allow upper and lower case letters per the nationally branded logo, which has a proposed letter height of 36" which matches the code's copy height, however the letter "p" drops below the baseline making the overall sign height 42-5/8". No individual letter of the sign is larger than 36" in height, and most lower case letters are only 28" in height.

Justification for the Variance

We believe that granting this variance is reasonable and warranted for the following reasons:



A side-facing sign would provide essential wayfinding for customers who naturally approach from that side. The need for this relief for additional signage has been previously found for other tenants in this plaza such as Chick-Fil-A, Starbucks, Cookout and Chipotle. The proposed letter height is 36" keeping in the spirit of the code, and would allow the lower case "p" which drops below the baseline making the overall sign height 42-1/2". This size sign is the same size as the sign that was approved by regular permit in 2022 for the front elevation.

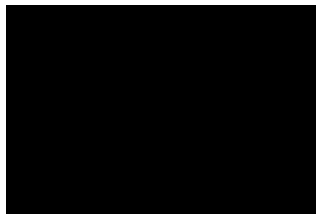
Notes:

The requested signage would not negatively affect neighboring properties or the public interest; in fact, it would improve safety and traffic flow by reducing last-minute turns and confusion. Neighboring businesses, such as Chick-Fil-A, Starbucks, Cookout and Chipotle are all within the same development and have had approvals for additional signs above code, highlighting that this is in keeping with the nature of the location.

We are committed to complying with all other applicable codes and are open to working with city staff or the board to ensure the signage meets any reasonable conditions or design guidelines. Thank you for considering this request. We believe this variance will support both our business and the overall functionality of the site without compromising the intent of the zoning ordinance.

Sincerely,

Michael Schwerin







Aspen Dental

OPEN SOON

OPEN SOON






AspenDental

The image shows the exterior of an Aspen Dental office. The building features a tan upper section with a large arched sign for "AspenDental" in blue and white. Below the sign is a blue metal awning over the entrance. The entrance has a glass door and two large windows. The windows have blue signs that say "COMING SOON" and "NOW HIRING". The building has a brick lower section and stone accents. There is a parking lot in the foreground and a grassy area to the right.

COMING
SOON

NOW
HIRING



CHIPOTLE

An aerial photograph of a Chipotle restaurant. The building is a single-story structure with a white upper section and a dark lower section. A prominent red sign with the word "CHIPOTLE" in white capital letters is mounted on the white section. To the left of the sign is a circular logo featuring a stylized green chili pepper. In the foreground, a parking lot contains several vehicles: a red car is parked near the entrance, and a white car is parked in the lower right. A paved outdoor seating area with several tables and chairs is visible to the left of the building. The background shows a hilly area with trees and other buildings.

ewood, AL

Chipotle Mexican Grill

DIGITAL
PICKUP
AHEAD

CHICKEN
WICH WITH
RINGS AND
OUT SAUCE



COOK OUT





COOK OUT
FRESH BURGERS • CHICKEN • BBQ • HOT DOGS • SHAKES



FRESH BURGERS • CHICKEN • BLT • HOT LOGS • SHAKES

 **COOK OUT**

PENSKE
Rental Van

STARBUCKS COFFEE

DRIVE THRU





61207



270





DRIVE
THRU >>





DRIVE THRU >>



© 2017 Starbucks









Aspen Dental

OPEN SOON

OPEN SOON





AspenDental

The image shows the exterior of an Aspen Dental office. The building features a tan upper section with a large arched sign for "AspenDental" in blue and white. Below the sign is a blue metal awning over the entrance. The entrance has a glass door and two large windows. The windows have blue signs that say "COMING SOON" and "NOW HIRING". The building has a brick lower section and stone accents. There is a parking lot in the foreground and a grassy area to the right.

COMING
SOON

NOW
HIRING

**CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING**

2850 19th Street South - 4th Floor
Homewood, Alabama 35209
Phone 205-332-6800

Cale Smith, PE, City Manager

Wyatt Pugh, Director

March 19, 2026

Subject Property: 275 Lakeshore Parkway

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. Please see below for hearing details:

Hearing Date & Time: April 2, 2026, at 6:00 PM

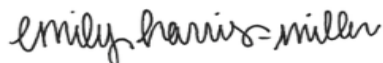
Hearing Location: Homewood City Hall Council Chambers, 2850 19th Street South

Applicants / Property Owners: Aspen Dental / Anchor Sign; GMPC RP LLC

Nature of Request: Sign Variances

The applicant or their agent must attend the public hearing to present the request to the Board. Public comments in support or opposition to the petition shall also be heard by the Board at this time. Interested individuals can submit questions or comments to the Department of Engineering and Zoning by contacting Emily Harris-Miller at emily.harrismiller@homewoodal.org, or (205) 332-6800. Information regarding live stream viewing, electronic submittal of comments, and publication of case documents are provided on the reverse side of this notice.

Best,



Emily Harris-Miller
Senior Planning Technician

cc: Applicant
Property owner
Adjacent property owners

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

If you wish to view the live stream for this meeting, the "Live Stream" link is available on the home page the city's website at www.cityofhomewood.com. **Although Board of Zoning Adjustments meetings may be viewed through the live streaming service, individuals wishing to participate in the public hearing, by speaking in support or opposition to a particular case, must attend the meeting in person.**

Comments in support or opposition may also be submitted via email to the Board Secretary at fred.goodwin@homewoodal.org or emily.harrismiller@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to 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 at www.cityofhomewood.com by clicking on the "Upcoming Meetings/BZA" tab.

For further information or to review any files or drawings pertaining to this application you may contact our office at (205) 332-6800 or visit between 7:30 a.m. and 4:30 p.m. Monday-Friday.

City of Homewood BZA Case Map

275 Lakeshore Pkwy

BZA 26-0027

Aerial Photo Map



-  Subject Property
-  Roadway
-  Parcels



THE INFORMATION ON THIS DRAWING WAS COMPILED FROM SEVERAL SOURCES AND SHOULD ONLY BE USED FOR GEREAL 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