

Homewood Board of Zoning Adjustments

Agenda

Thursday, April 6, 2023, 6:00 P.M.

City Council Chamber

2850 19TH Street South, 2nd Floor

Homewood, Alabama 35209

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

Persons who are unable to attend the meeting in-person may view the proceedings through Live Stream on the City of Homewood website (<https://www.cityofhomewood.com/>) or can navigate directly via: <https://www.cityofhomewood.com/live-stream>. **Please note that public comments cannot be made by persons viewing the meeting through Live Stream.**

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

Board Members

Chair, Megan Hand, Ward 4

Vice-Chair, Michael Pirkle, Ward 3

Callan Childs, Ward 1

Scott Alsabrook, Ward 2

William Johnson, Ward 5

Supernumeraries

Stuart Roberts

John Geer

Order of Business

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

1) SV-23-04-01, 103 Morris Boulevard, Parcel ID No.: 29 00 14 1 006 004.000

Applicants / Property Owners: Hackfin Homes, LLC.

- a) *A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 1. Front, to reduce the setback along the front property line from 38-feet to 35.4-feet (35-feet, 5-inches) for a total reduction of 2.6-feet (2-feet, 8-inches), in order to construct a new entryway addition to the front of the house.*

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

- b) *A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side, to reduce the setback along the right-side property line from 10-feet to 8.9-feet (8-feet, 11-inches) for a total reduction of 1.1-feet (1-foot, 2-inches) for the construction of rear and second story additions to the existing house.*
- c) *A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side, to reduce the setback along the left-side property line from 10-feet to 7.8-feet (7-feet, 10-inches) for a total reduction of 2.2-feet (2-feet, 3-inches) for the construction of rear and second story additions to the existing house.*

2) SV-23-04-02, 1522 Roseland Drive, Parcel ID No: 29 00 13 1 014 059.000

***Applicant: Steve Camp / Property Owner: Whitefish Holdings, LLC-
Richard Yerger***

- a) *A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side, to reduce the setback along the right-side property line from 10-feet to 5-feet for the construction of a new house.*

3) SV-23-04-03, 437 Hillwood Drive, Parcel ID No: 29 00 13 3 011 010.000

Applicant: Twin Construction / Property Owner: Brad Snyder

- a) *A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 1. Front, to reduce the setback along the front property line from 45.1-feet (45-feet, 2-inches) to 30.5-feet (30-feet, 6-inches) for a total reduction of 14.6-feet (14-feet, 8-inches) for the construction of a new house.*

4) SV-23-04-04, 208 Windsor Drive, Parcel ID No: 28 00 18 1 004 007.000

Applicant: Twin Construction / Property Owners: Jenna and Garrett Campbell

- a) *A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side, to reduce the setback along the right-side property line from 10-feet to 0.3-feet for a total reduction of 9.7-feet (9-feet, 9-inches) in order to extend the existing covered porch and patio.*

- b) *A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side, to reduce the setback along the left-side property line from 10-feet to 9.4-feet (9-feet, 5-inches) for a total reduction of 0.6-feet (8-inches) for the construction of a second story addition to the house.*

5) SV-23-04-05, 312 East Glenwood Drive, Parcel ID No: 29 00 13 1 020 018.000

Applicant: Larry Carbonie / Property Owner: David Belcher

- a) *A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side, to reduce the setback along the right-side property line from 10-feet to 9.5-feet (9-feet, 6-inches) for a total reduction of 0.5-feet (6-inches) in order to build a rear addition onto an existing house.*
- b) *A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side, to reduce the setback along the left-side property line from 10-feet to 7.6-feet (7-feet, 8-inches) for a total reduction of 2.4-feet (2-feet, 5-inches) in order to add a second story over the existing house.*

6) SV-23-04-06, 606 Shades Creek Parkway, Parcel ID No: 28 00 17 2 017 008.000

Applicant: Ria Neill / Property Owners: Kierstin and Elvis Kennedy

- a) *A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 1. Front, to reduce the setback along the front property line from 95-feet, 6-inches to 56-feet, 8-inches for a total reduction of 38-feet, 10-inches in order to construct a new house.*

VII. Communications from Staff

VIII. Adjournment

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

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



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 103 Morris Blvd

BZA CASE # (assigned by city staff): SV-23-04-01

APPLICANT INFORMATION

Name of Applicant(s): Jeremy Hackney DBA HACKFIN HOMES LLC

Address of Applicant(s): 2560 Montauk Rd

Hoover AL 35226
City State Zip

Telephone Number(s) of Applicant(s): 205-913-6763

Email: Jeremy@HackFinServices.com

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): SAME

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

City State Zip

Email: _____

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

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

PARCEL IDENTIFICATION NUMBER: 29-00-14-1-006-004.000

PRESENT USE: X vacant _____ residence

_____ commercial (describe): _____

_____ other (describe): _____

PRESENT ZONING DISTRICT ([City Zoning Map](#)): NPD

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

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

INDICATE THE FOLLOWING

Applicant must provide a survey to verify:

Setback information	*Required by zoning regulations	Setback dimensions currently existing	Setback dimensions after proposed construction	Setback Variance Requested
Front Bldg. Setback Street:	38	35.4	35.4	2.6
Front Bldg. Setback Street: secondary front - corner lot				
Right Bldg. Setback	10	8.9	8.9	1.1
Left Bldg. Setback	10	7.8	7.8	2.2
Rear Bldg. Setback				
Accessory Structure Setback: side/rear				
Property dimensions and structure information	As required	Currently existing	Proposed	Variance Requested
Lot Area (sq. ft./acres)				
Lot Width				
Parking Spaces				
Height of Structure				
Lot Coverage sq. ft. of structures ÷ lot sq. ft.				

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

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

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

h. Redacted by City Staff
Redacted by City Staff
 Signature of Applicant/Agent
h. Redacted by City Staff
Redacted by City Staff
 Signature of Owner

Date

Date

Signature of Owner

Date

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

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

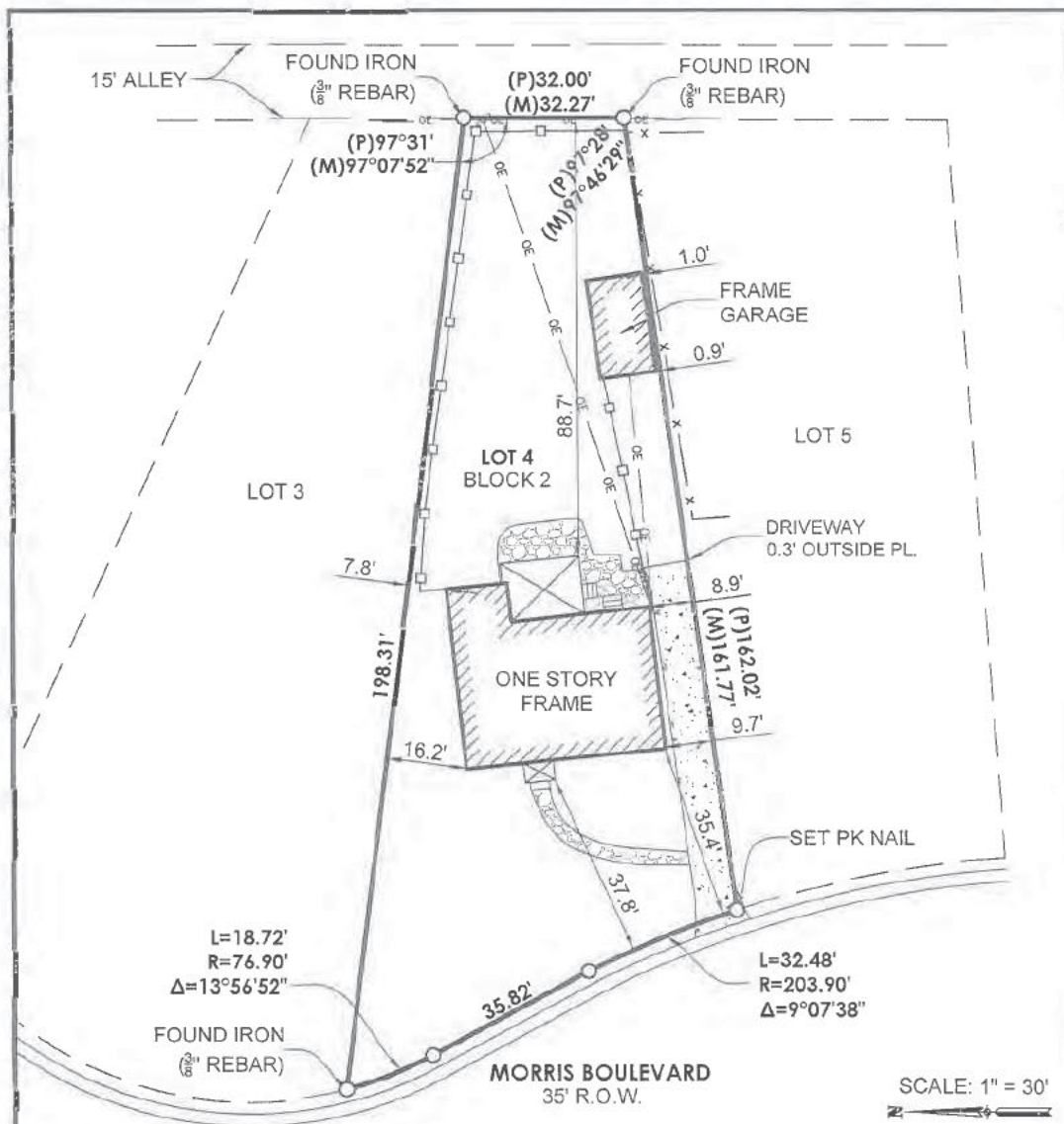
PLEASE STATE HARDSHIP – for guidance, see “What is a Variance” on page 1 of instructions page:

103 Morris Blvd has been purchased for renovation and resale. The lot is currently non-conforming due to the placement of the original structure. I am requesting a variance to maintain the existing setbacks for the main level as well as a second story.

PURPOSE OF VARIANCE

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

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



LEGEND			
° DEGREE	N NORTH	E EAST	L ARC LENGTH
' FEET OR MINUTES	S SOUTH	W WEST	R RADIUS
" INCHES OR SECONDS	P.O.B. POINT OF BEGINNING		FIRE HYDRANT
GAS METER	R.O.W. RIGHT OF WAY		UTILITY POLE
	C/L CENTER LINE		JUNCTION BOX
			UTILITY LINE
			CHAIN LINK FENCE
			WOODEN FENCE
			CONCRETE

- NOTES:
1. NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
 2. ALL BEARING AND/OR ANGLE, AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED: DEED=(D); MEASURED=(M); RECORD MAP/PLAT=(P).
 3. UNDERGROUND PORTIONS OF FOUNDATIONS, FOOTINGS, OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED UNLESS OTHERWISE NOTED.
 4. THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.
 5. BEARING REFERENCE IS BASED ON RECORDED PLAT AND SOURCE OF INFORMATION IS RECORDED PLAT AND FIELD EVIDENCE.
 6. TYPE OF SURVEY: FINAL SURVEY



STATE OF ALABAMA
JEFFERSON COUNTY

I, Jeff D. Arrington, a registered Land Surveyor, certify that I have surveyed Lot 4 Block 2, according to the survey of MAP OF HIGHLAND PARK ESTATES, as recorded in Map Volume 23, Page 86, in the office of the Judge of Probate Jefferson County, Alabama; That all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief; That there are no encroachments on said lot except as shown; That improvements are located as shown above. No Flood Zone Determination was requested or performed as part of this survey.

Address: 103 MORRIS BOULEVARD
Drawing Date: 03/07/2022 By: MA
Date of Survey: 03/01/2022 Party Chief: KS
Order No. 79085
For: KATE GRIFFIN

Jeff D. Arrington, AL Reg. #18664
Arrington Engineering & Land Surveying, Inc.
2032 Valleydale Road, Birmingham, AL 35244
Phone: (205) 985-9315 (Fax 205-985-9385)

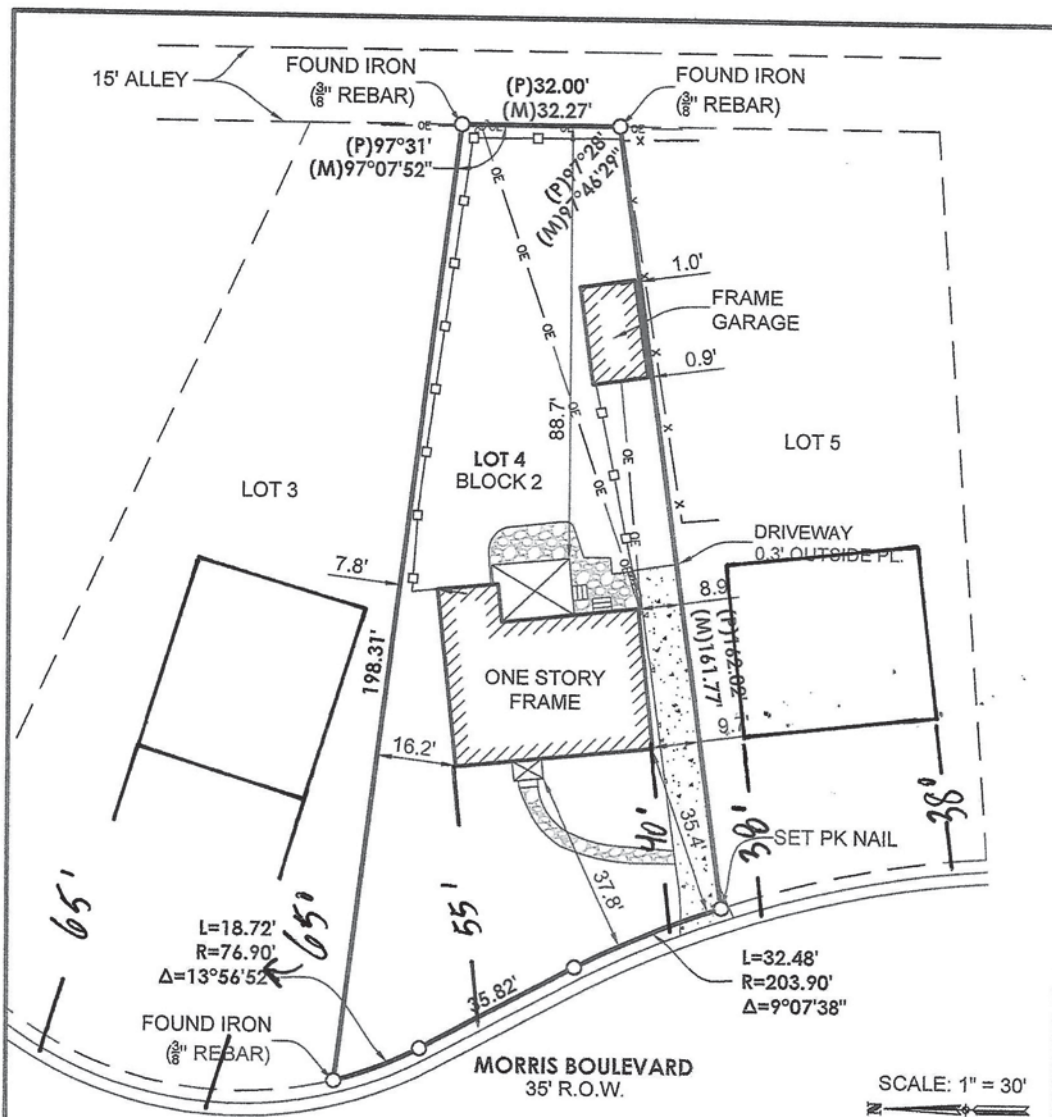


SHEET TITLE:
ARCHITECTURAL
SITE PLAN

SHEET NO. :
A0.1



LEGEND	
SYMBOL	DESCRIPTION
	EXISTING
	NEW ACTION



DEGREE	N	NORTH	E	EAST	L	ARC LENGTH	—oe—	UTILITY LINE
FEET OR MINUTES	S	SOUTH	W	WEST	R	RADIUS	-x-	CHAIN LINK FENCE
INCHES OR SECONDS	P.O.B.	POINT OF BEGINNING			XX	FIRE HYDRANT	□	WOODEN FENCE
GAS METER	R.O.W.	RIGHT OF WAY			□	UTILITY POLE	+	CONCRETE
	C/L	CENTER LINE			□	JUNCTION BOX		

- NOTES:
1. NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
 2. ALL BEARING AND/OR ANGLE, AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED: DEED=(D); MEASURED=(M); RECORD MAP/PLAT=(P).
 3. UNDERGROUND PORTIONS OF FOUNDATIONS, FOOTINGS, OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED UNLESS OTHERWISE NOTED.
 4. THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.
 5. BEARING REFERENCE IS BASED ON RECORDED PLAT AND SOURCE OF INFORMATION IS RECORDED PLAT AND FIELD EVIDENCE.
 6. TYPE OF SURVEY: FINAL SURVEY



STATE OF ALABAMA
JEFFERSON COUNTY

I, Jeff D. Arrington, a registered Land Surveyor, certify that I have surveyed Lot 4 Block 2, according to the survey of MAP OF HIGHLAND PARK ESTATES, as recorded in Map Volume 23, Page 86, in the office of the Judge of Probate Jefferson County, Alabama; That all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief; That there are no encroachments on said lot except as shown; That improvements are located as shown above. No Flood Zone Determination was requested or performed as part of this survey.

Address: 103 MORRIS BOULEVARD
Drawing Date: 03/07/2022 By: MA
Date of Survey: 03/01/2022 Party Chief: KS
Order No. 79085
For: KATE GRIFFIN

Jeff D. Arrington, AL Reg. #18664
Arrington Engineering & Land Surveying, Inc.
2032 Valleydale Road, Birmingham, AL 35244
Phone: (205) 985-9315 (Fax 205-985-9385)

GENERAL NOTES

1. ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING, CODES AND RESTRICTIVE ORDINANCES FOR CONSTRUCTION, PLUMBING, ELECTRICAL AND MECHANICAL.
2. DO NOT SCALE DRAWINGS.
3. THE INTENT OF THESE DRAWINGS IS TO PROVIDE THE BUILDER GENERAL GUIDELINES FOR SOUND CONSTRUCTION OF THE STRUCTURE INDICATED WITHIN. DEVIATIONS FROM THESE DRAWINGS ARE AT THE BUILDER'S RISK.
4. DIMENSIONS INDICATED ON THE DRAWINGS ARE TO FACE OF FOUNDATION OR FINISH TO FACE OF INTERIOR WALLS AND CENTERLINE OF DOORS, WINDOWS AND OPENINGS.
5. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR THE CONTRACTOR TO CHECK THE STATE AND LOCAL BUILDING CODES, SUBDIVISION RESTRICTIONS AND HEALTH DEPARTMENT GUIDELINES AND ADHERE TO THEIR REQUIREMENTS.
6. ALL STRUCTURAL MEMBERS TO BE VERIFIED, DESIGNED AND SIGNED AND SEALED BY STRUCTURAL ENGINEER OR MANUFACTURER IN THE STATE WHICH THE PROJECT IS BEING CONSTRUCTED.
7. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH THESE DRAWINGS AND/OR SITE INFORMATION PRIOR TO BEGINNING CONSTRUCTION AND/OR ORDERING MATERIALS.
8. CONTRACTOR TO PROVIDE WOOD BLOCKING FOR ALL MILLWORK AND ANY WALL HUNG COUNTERS, LEDGES AND SHELVING. PROVIDE BLOCKING AS REQUIRED BY CONSTRUCTION.
9. ALL FINISH WORK SHALL BE SMOOTH, FREE FROM ABRASION AND/OR TOOL MARKS ON ANY EXPOSED SURFACES. ALL SPECIFIED FINISHES ARE TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
10. ALL DOOR FRAME LOCATIONS ARE TO BE DETERMINED BY: INSIDE FACE OF DOOR FRAME WILL BE LOCATED MINIMUM 4" CLEAR FROM THE EDGE OF THE ADJACENT PARTITION, UNLESS NOTED OTHERWISE.
11. CONTRACTOR TO VERIFY LOCATION OF THERMOSTATS, AIR HANDLERS, CONDENSING UNITS AND ELECTRICAL PANELS WITH OWNER PRIOR TO INSTALLATION.
12. EXACT SIZE AND REINFORCEMENT OF ALL CONCRETE FOOTINGS MUST BE DETERMINED BY LOCAL SOIL CONDITIONS AND ACCEPTABLE PRACTICES OF CONSTRUCTION. VERIFYING DESIGN WITH LOCAL GEOTECH ENGINEER.
13. ELECTRICAL CONTRACTOR TO VERIFY AND/OR SIZE ELECTRICAL SYSTEM TO MEET OR EXCEED LOCAL CODE REQUIREMENTS.
14. H.V.A.C. CONTRACTOR TO VERIFY AND/OR SIZE HEATING AND COOLING LOADS AS PER LOCAL CODES, CLIMATIC CONDITIONS AND BUILDING ORIENTATION, AND VOLUME OF INTERIOR SPACE. RELOCATE SUPPLY AND RETURN AIR REGISTERS AS REQUIRED.
15. PLUMBING CONTRACTOR OR PLUMBING MATERIALS AND INSTALLATION TO BE DONE IN ACCORDANCE WITH LOCAL REQUIREMENTS.
16. WINDOW DESIGNATIONS ARE PROVIDED AS THE OUTER SASH DIMENSIONS OF THE UNIT, AND CALLED OUT IN FEET AND INCHES WIDE BY FEET AND INCHES TALL (EXAMPLE: 26X52 DESIGNATION IS A WINDOW WITH A 2'-8" WIDE BY 5'-2" TALL SASH). IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE ROUGH OPENING SIZES AND REQUIREMENTS WITH THE CHOSEN WINDOW MANUFACTURER.
17. DOOR SIZES ARE CALLED OUT IN FEET AND INCHES WIDE BY FEET AND INCHES TALL. (EXAMPLE: 36X82 DESIGNATION IS A DOOR WITH A 3'-0" WIDE BY 6'-8" TALL)
18. ALL WOOD IN CONTACT WITH CONCRETE AND/OR EXPOSED TO THE EXTERIOR ELEMENTS TO BE PRESURE TREATED.
19. ALL SHEATHING AND DECKING USED ON EXTERIOR ENVELOPE TO BE OF "EXTERIOR GRADE".
20. ALL TOILETS MUST HAVE VENTILATION FAN ABOVE IN CEILING IN ACCORDANCE WITH BUILDING CODE.
21. ALL BEDROOMS MUST HAVE SMOKE DETECTORS LOCATED INSIDE BEDROOMS AND IN HALLS AS REQUIRED BY BUILDING CODE.
22. CONTRACTOR TO COORDINATE SILL EXTENSIONS AS REQUIRED FOR EXTERIOR WALL CONDITIONS.
23. THE GENERAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL LIGHT FIXTURES AND HVAC EQUIPMENT TO AVOID CONFLICTS, INSULATION TO BE A MINIMUM R-38 IN THE ATTIC AND A MINIMUM R-13 IN THE WALLS.
25. CONSULT OWNER REGARDING THE PLACEMENT OF THE WATER HEATER.

BUILDING DATA

APPLICABLE CODES AND REGULATIONS:
2018 INTERNATIONAL RESIDENTIAL BUILDING CODE
2018 INTERNATIONAL BUILDING CODE

USE AND OCCUPANCY:
SINGLE FAMILY RESIDENTIAL

ADDRESS:
103 MORRIS BLVD, HOMEWOOD, AL 35209

BUILDING HEIGHT(S):
LESS THAN 30 FT / 1-1/2 STORY

BUILDING AREA:
1944 S.F. - MAIN LEVEL HVC
1620 S.F. - UPPER LEVEL HVC
3564 S.F. - TOTAL HVC

NUMBER BEDROOMS:
3 BEDROOMS

BUILDING FOUNDATION TYPE:
CRAWLSPACE W/ CHU WALLS AND REINFORCED FOOTINGS

DESIGN LOADS:
ROOF LIVE LOAD = 20 PSF

LOCATION MAP



*Rendering is for illustrative purposes and may have changed from this schematic.



*The building contractor is responsible for checking all dimensions and other details prior to construction and shall be responsible for the same. Although every attempt has been made to prepare these documents error free, the preparer cannot guarantee against any human error.

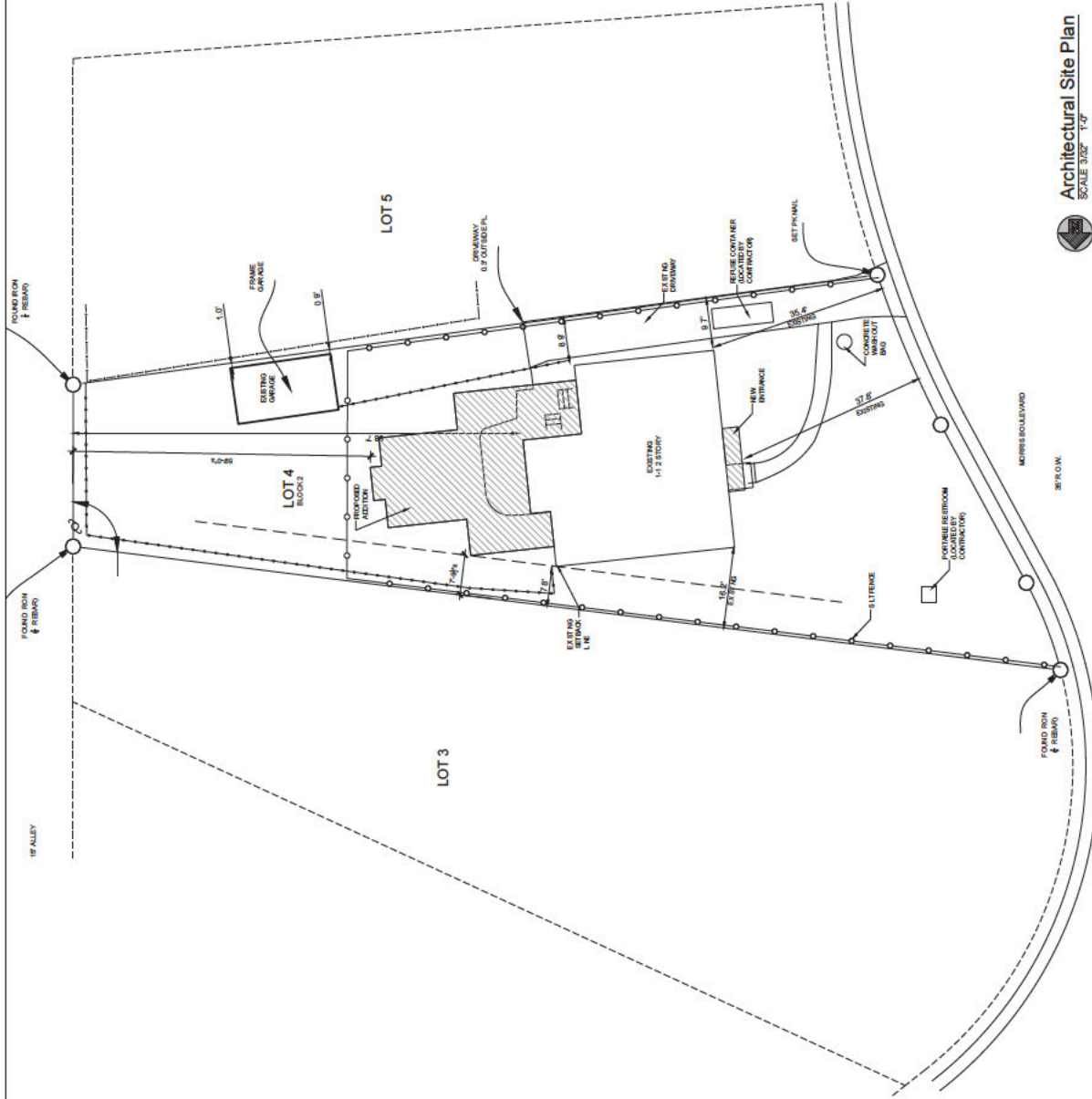
Residential Renovation/Addition for

HackFin Homes


103 Morris Blvd.
Homewood, AL 35209

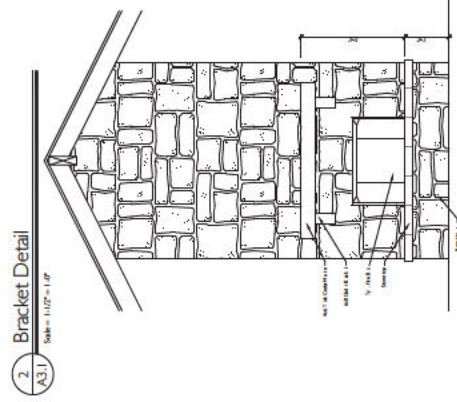
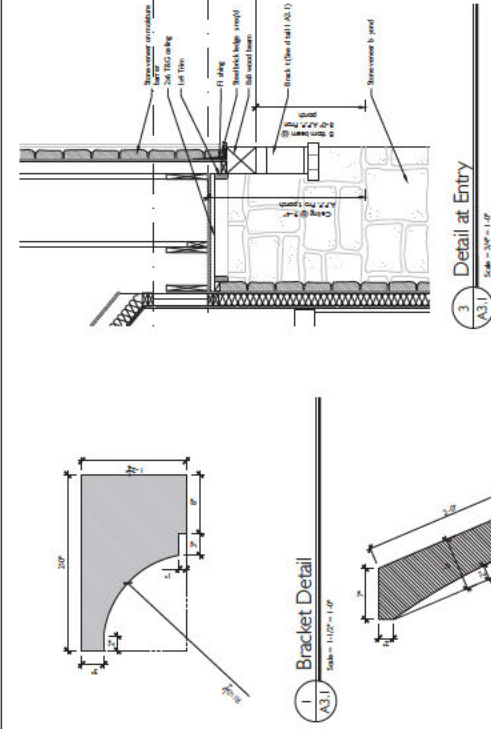
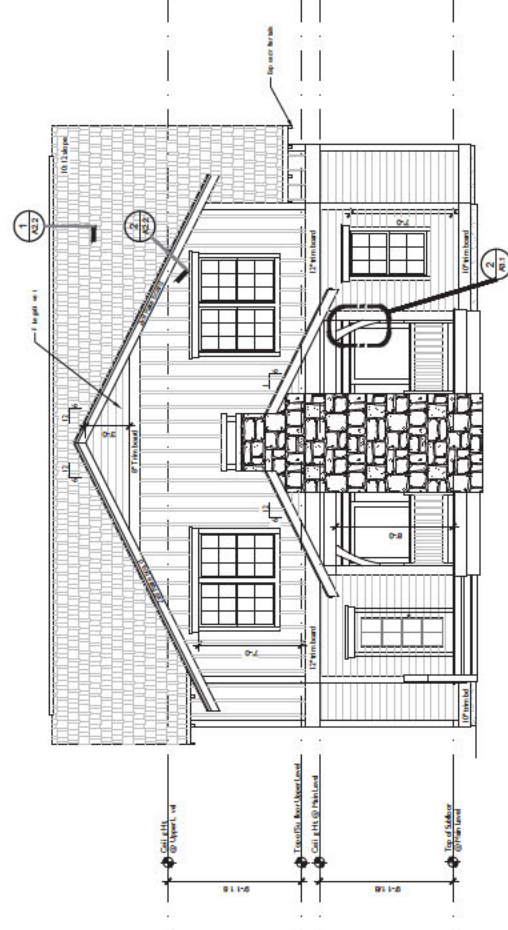
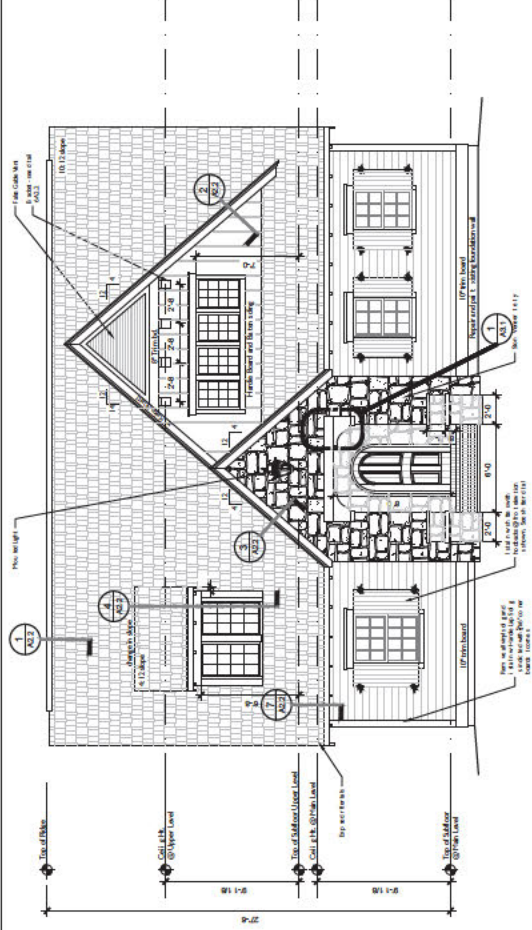
INDEX TO DRAWINGS

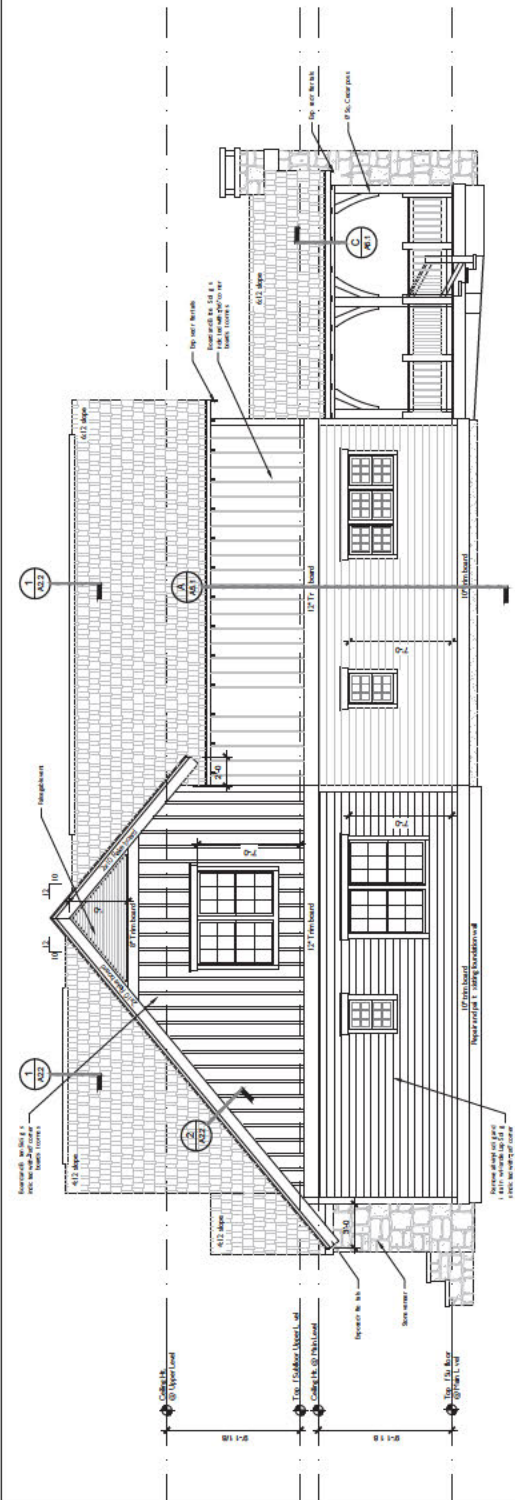
T1.1	TITLE SHEET and INDEX TO DRAWINGS
D1.1	DEMOLITION PLAN
A0.1	ARCHITECTURAL SITE PLAN
A1.1	FOUNDATION PLAN and DETAILS
A2.1	FLOOR PLANS
A2.2	ROOF PLAN and DETAILS
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A4.1	CROSS SECTIONS and FRAMING DETAILS
A5.1	WALL SECTIONS
E1.1	ELECTRICAL LAYOUT



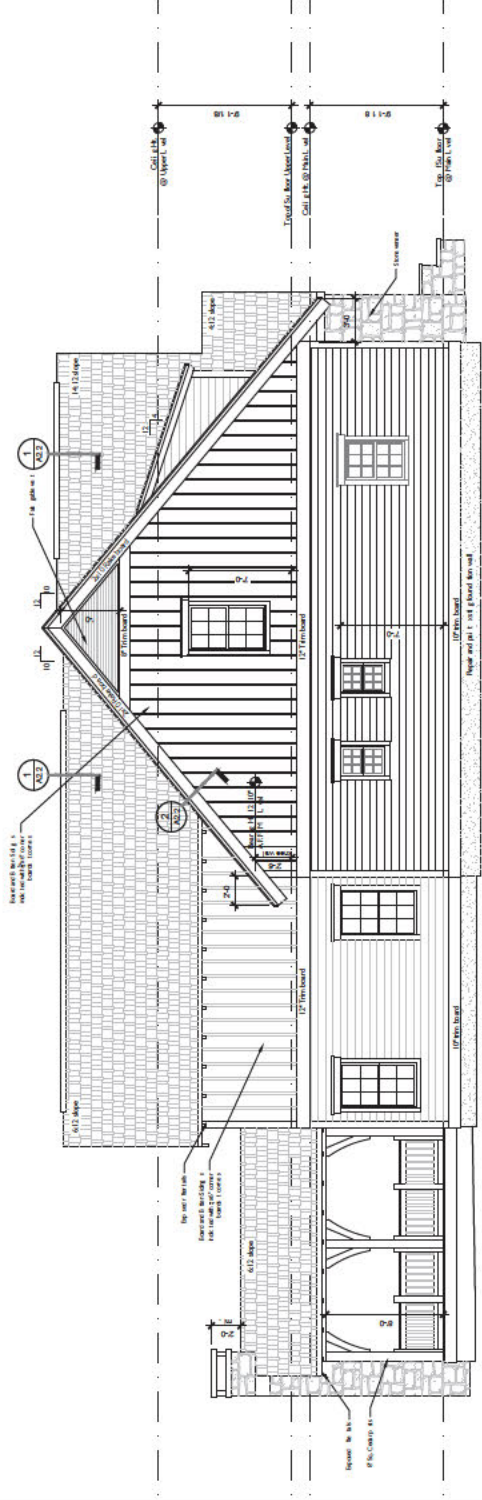
Architectural Site Plan
SCALE 3/32" = 1'-0"

LEGEND		
SAMPLE _____	DESCRIPTION	
	DATE AND	
	REMARKS	
		

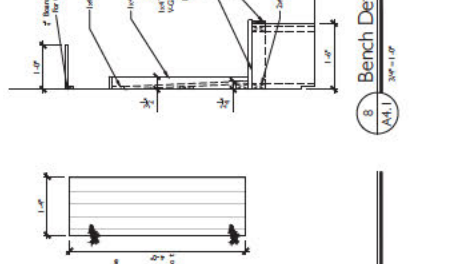
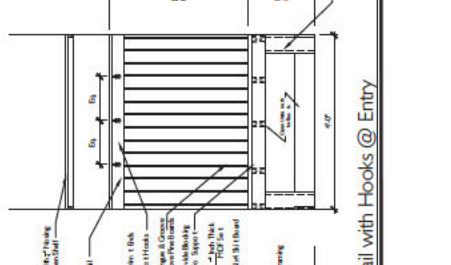
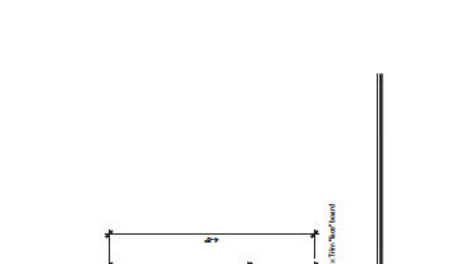
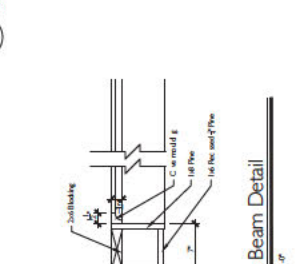
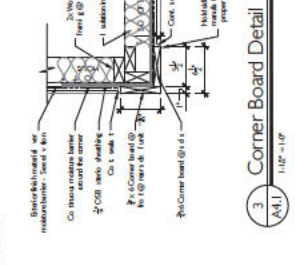
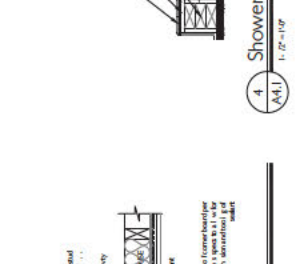
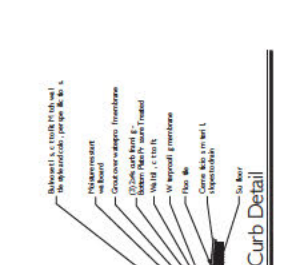
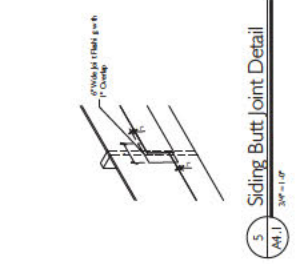
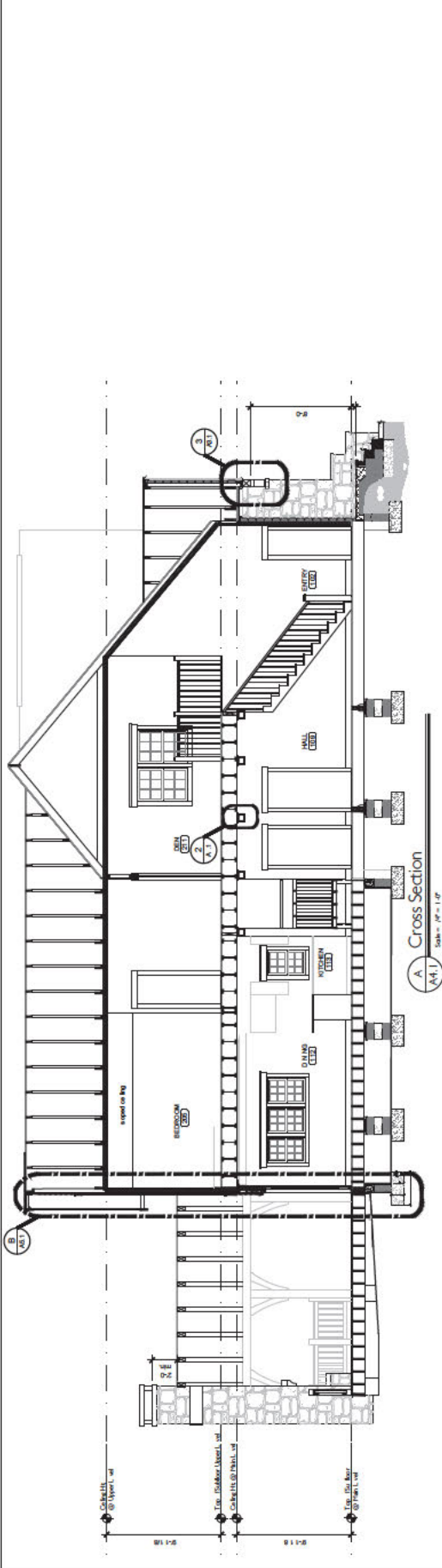


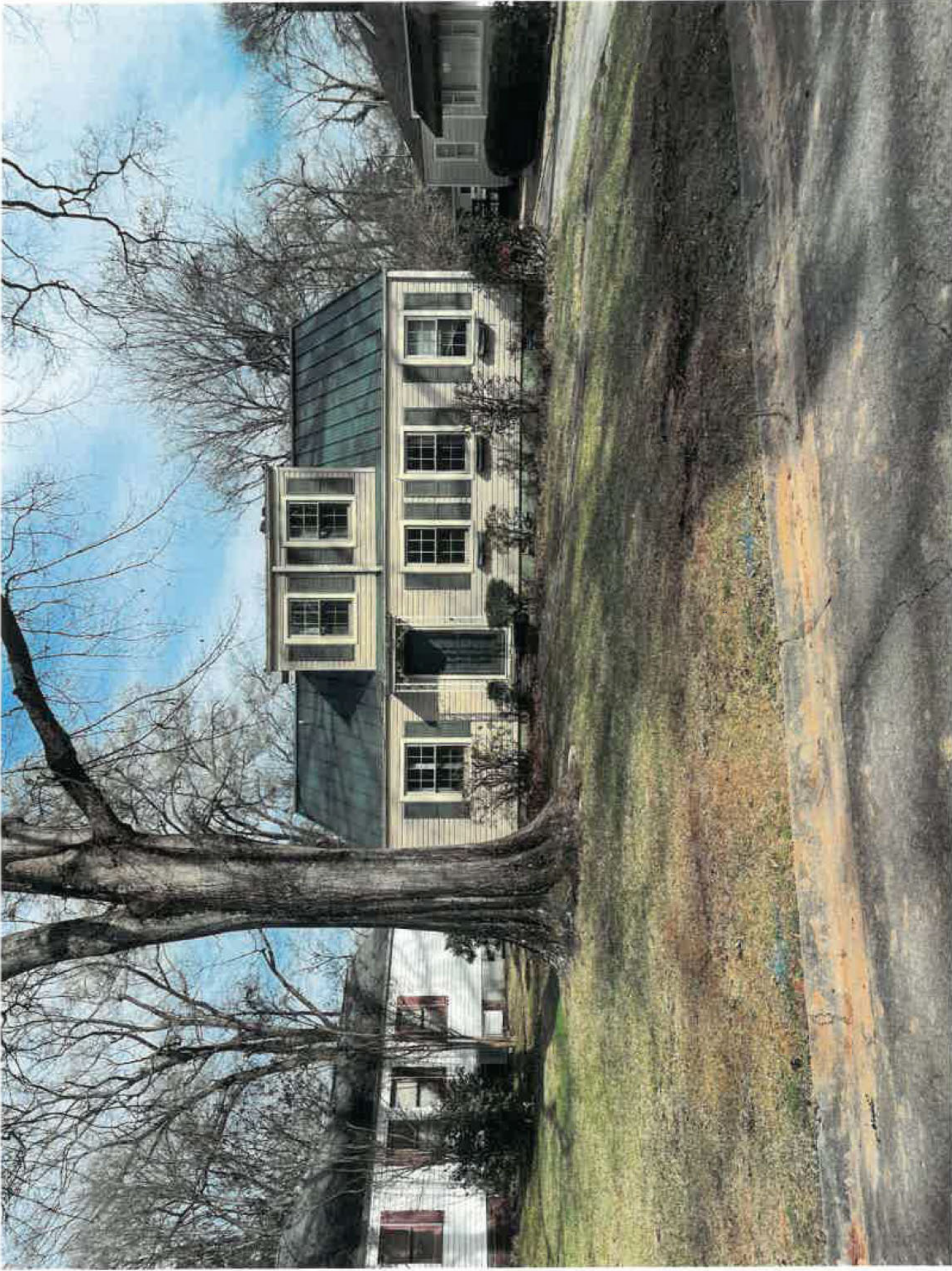


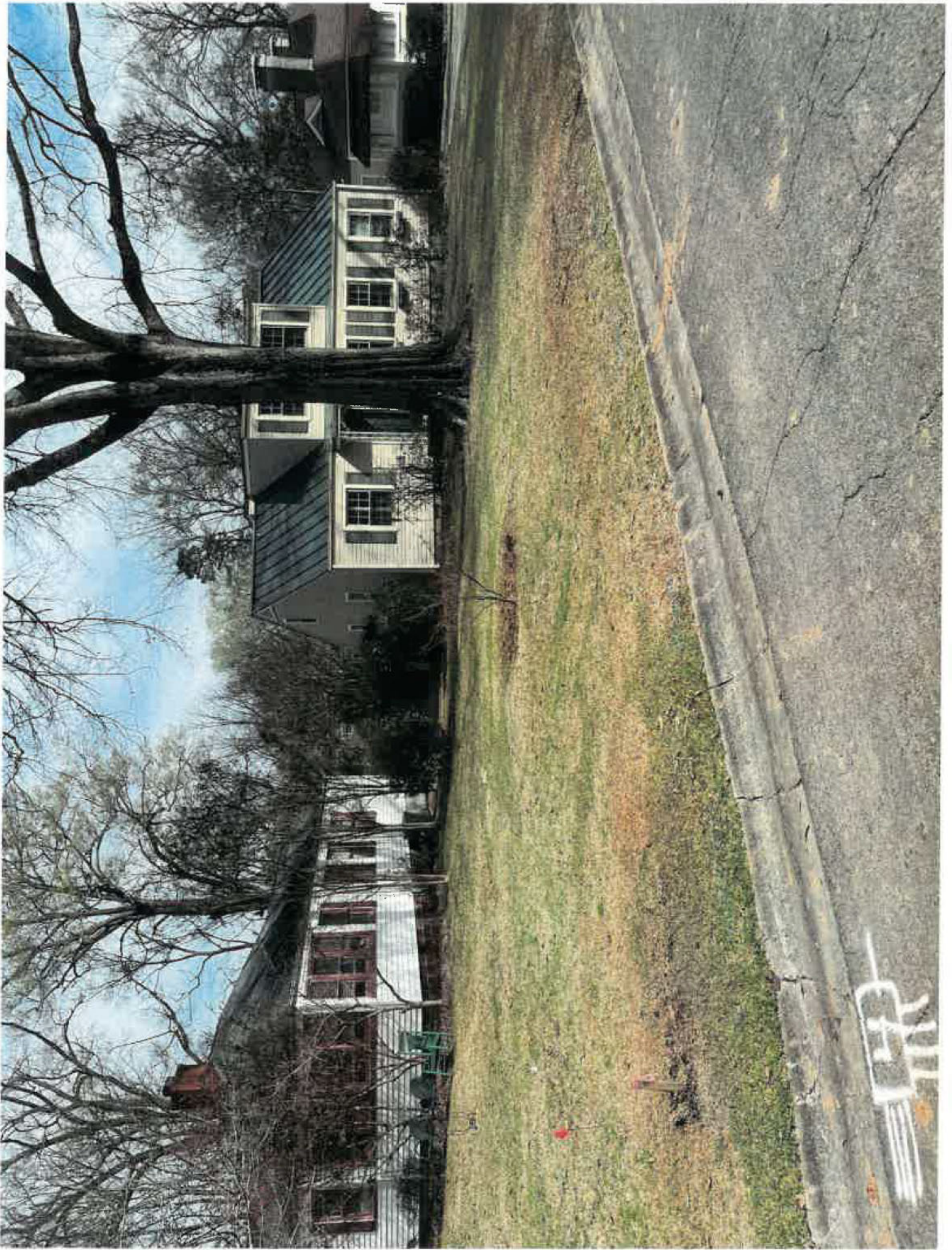
1 Side Elevation
A3.2
Scale = 1/8" = 1'-0"



2 Side Elevation
A3.2
Scale = 1/8" = 1'-0"

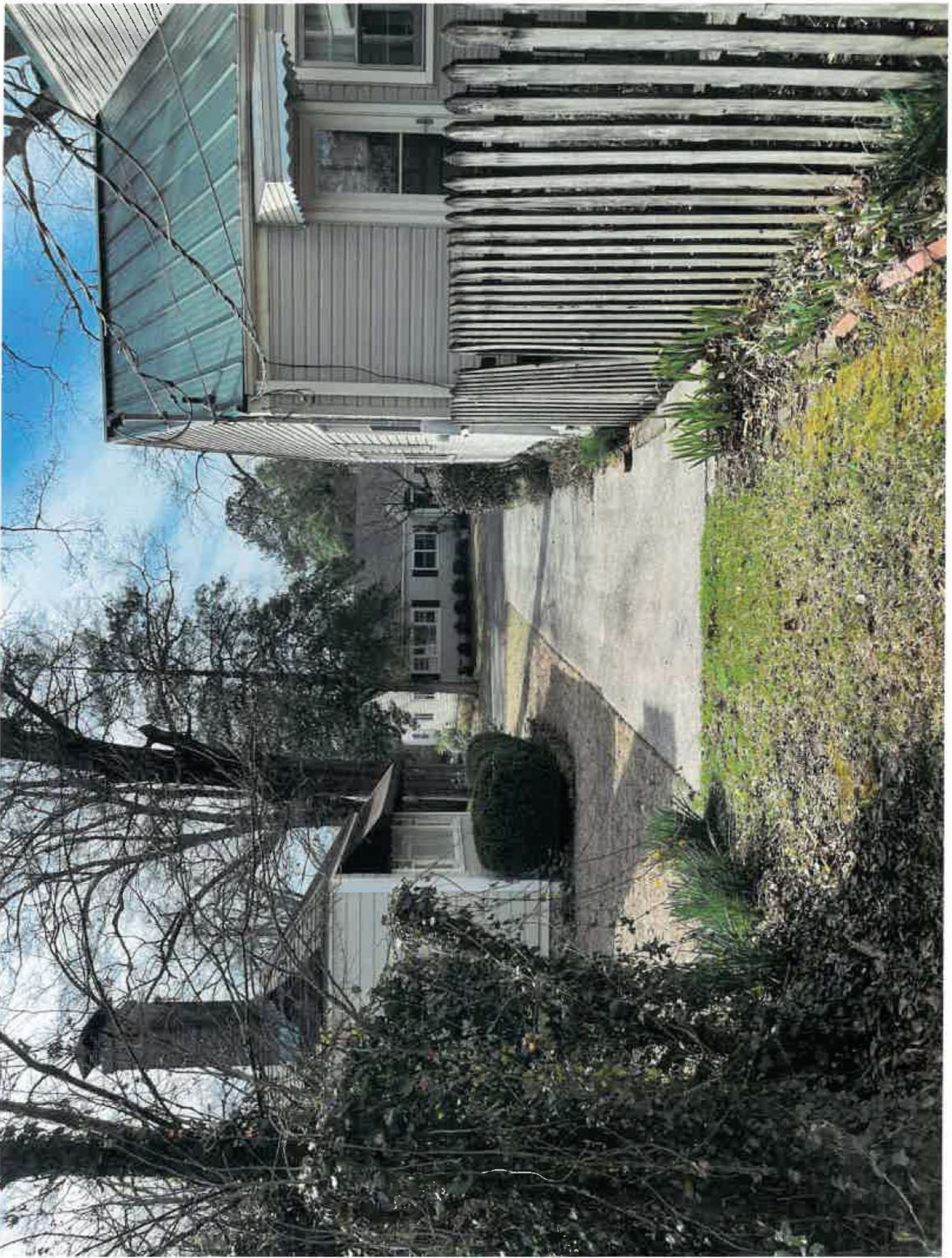


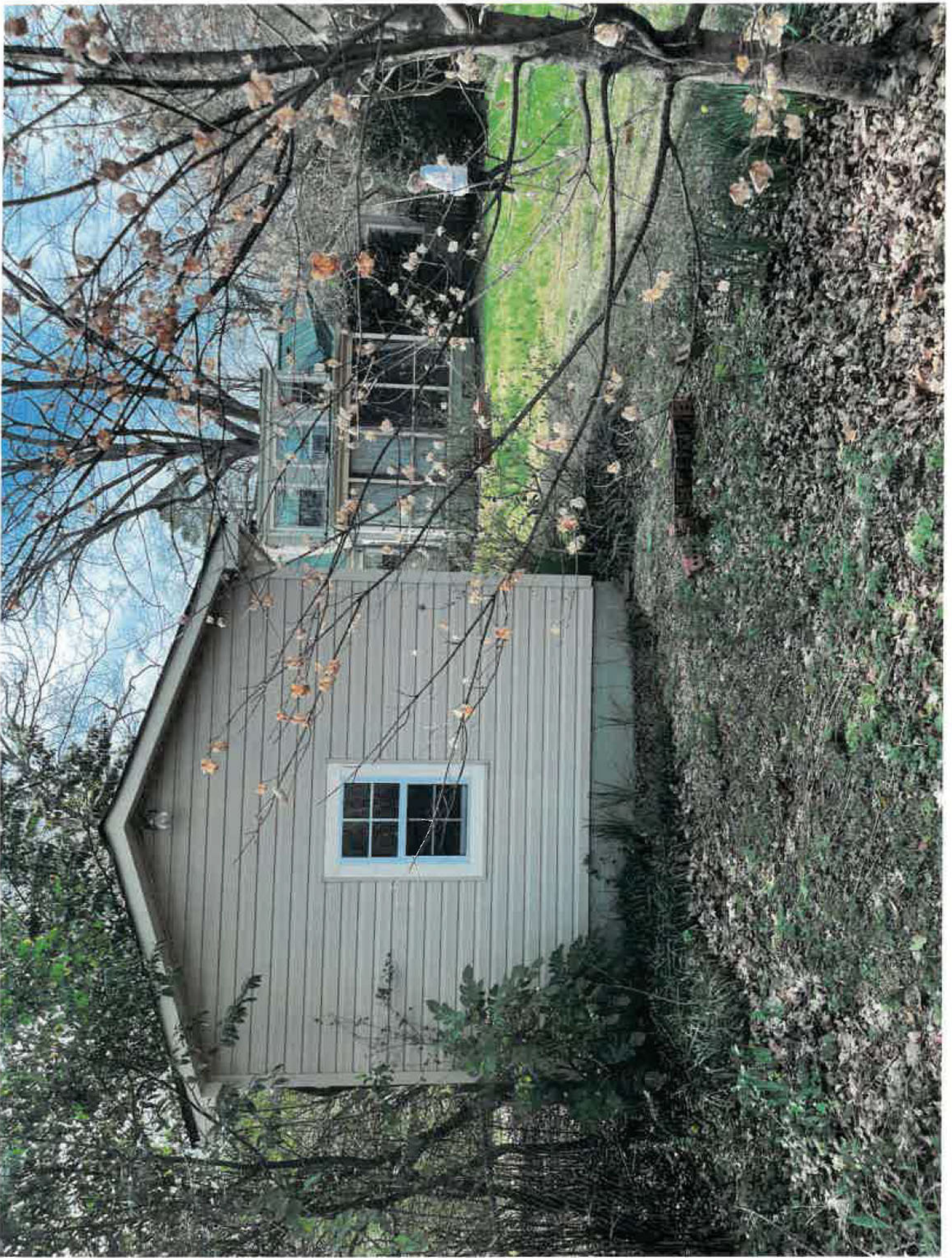


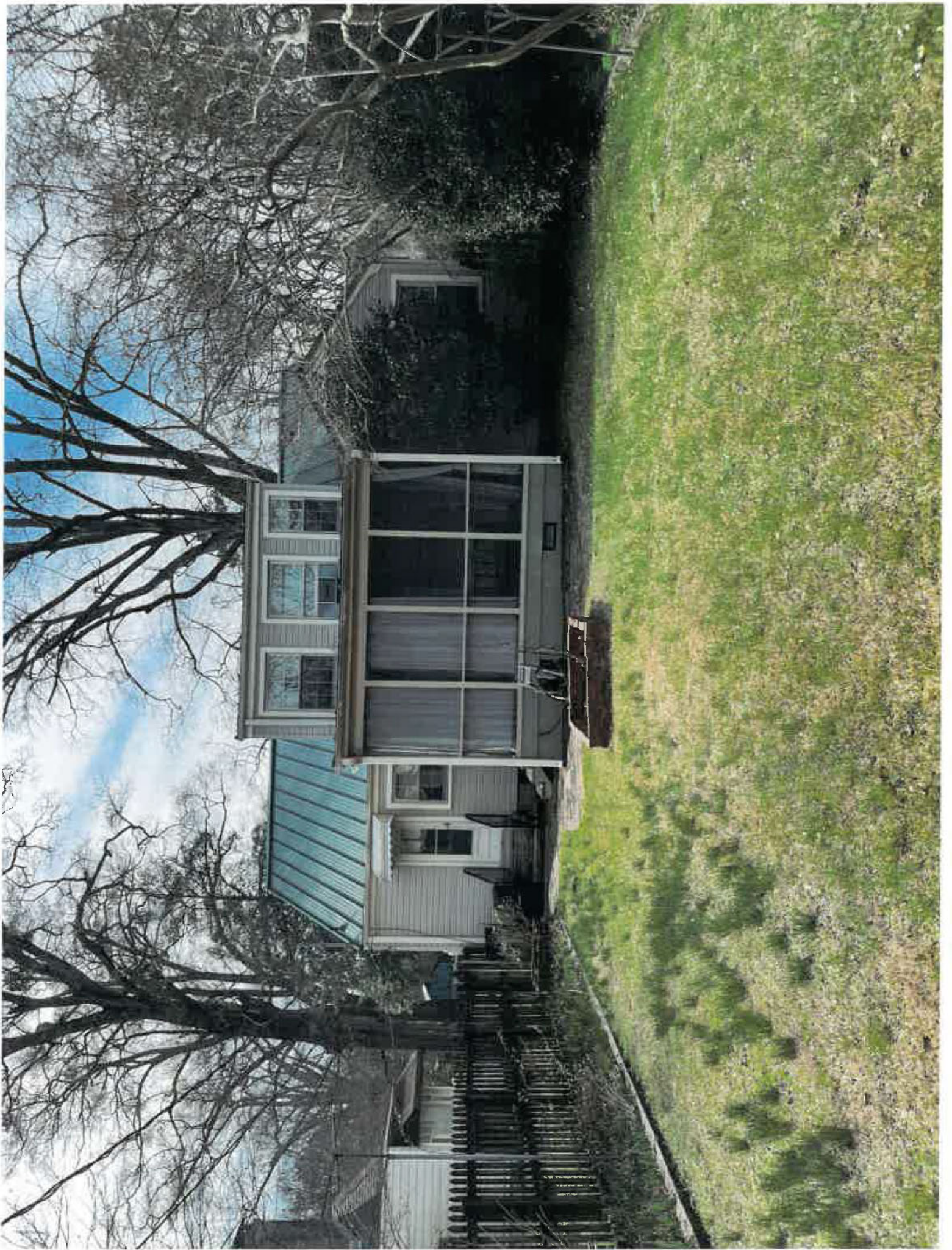


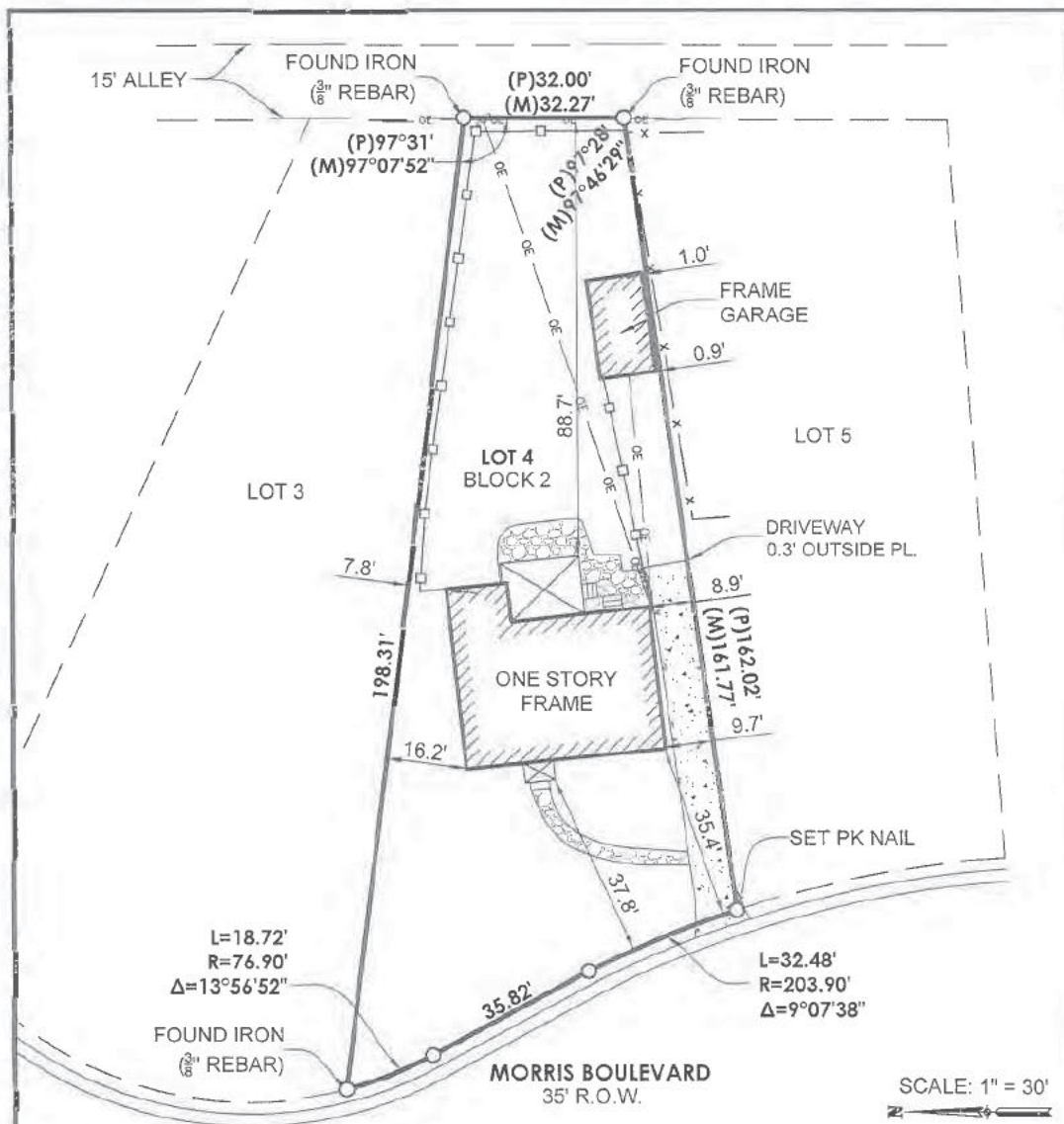












LEGEND									
° DEGREE	N NORTH	E EAST	L ARC LENGTH	— DE —	UTILITY LINE				
' FEET OR MINUTES	S SOUTH	W WEST	R RADIUS	— X —	CHAIN LINK FENCE				
" INCHES OR SECONDS	P.O.B. POINT OF BEGINNING		FIRE HYDRANT	— W —	WOODEN FENCE				
⊠ GAS METER	R.O.W. RIGHT OF WAY		UTILITY POLE	— C —	CONCRETE				
	C/L CENTER LINE		□ JUNCTION BOX						

- NOTES:
1. NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
 2. ALL BEARING AND/OR ANGLE, AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED: DEED=(D); MEASURED=(M); RECORD MAP/PLAT=(P).
 3. UNDERGROUND PORTIONS OF FOUNDATIONS, FOOTINGS, OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED UNLESS OTHERWISE NOTED.
 4. THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.
 5. BEARING REFERENCE IS BASED ON RECORDED PLAT AND SOURCE OF INFORMATION IS RECORDED PLAT AND FIELD EVIDENCE.
 6. TYPE OF SURVEY: FINAL SURVEY

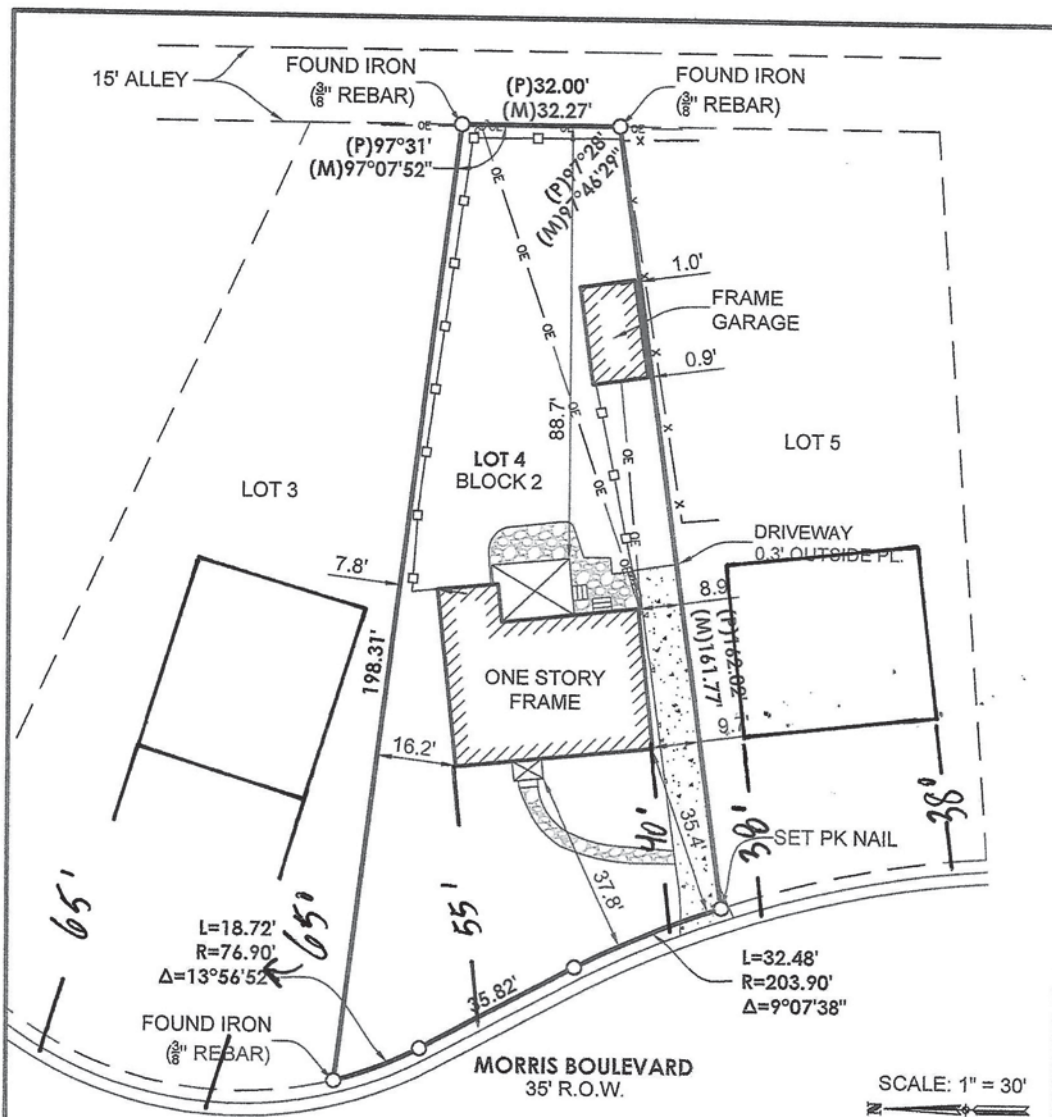


STATE OF ALABAMA
JEFFERSON COUNTY

I, Jeff D. Arrington, a registered Land Surveyor, certify that I have surveyed Lot 4 Block 2, according to the survey of MAP OF HIGHLAND PARK ESTATES, as recorded in Map Volume 23, Page 86, in the office of the Judge of Probate Jefferson County, Alabama; That all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief; That there are no encroachments on said lot except as shown; That improvements are located as shown above. No Flood Zone Determination was requested or performed as part of this survey.

Address: 103 MORRIS BOULEVARD
Drawing Date: 03/07/2022 By: MA
Date of Survey: 03/01/2022 Party Chief: KS
Order No. 79085
For: KATE GRIFFIN

Jeff D. Arrington, AL Reg. #18664
Arrington Engineering & Land Surveying, Inc.
2032 Valleydale Road, Birmingham, AL 35244
Phone: (205) 985-9315 (Fax 205-985-9385)



LEGEND									
° DEGREE	N NORTH	E EAST	L	ARC LENGTH	— oe —	UTILITY LINE	— x —	CHAIN LINK FENCE	
' FEET OR MINUTES	S SOUTH	W WEST	R	RADIUS	— x —	WOODEN FENCE	— x —	CONCRETE	
" INCHES OR SECONDS	P.O.B. POINT OF BEGINNING		PC	FIRE HYDRANT	— x —				
BM GAS METER	R.O.W. RIGHT OF WAY		UT	UTILITY POLE	— x —				
	C/L CENTER LINE		J	JUNCTION BOX	— x —				

NOTES:

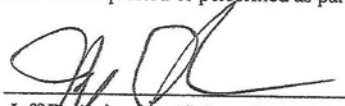
1. NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
2. ALL BEARING AND/OR ANGLE, AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED: DEED=(D); MEASURED=(M); RECORD MAP/PLAT=(P).
3. UNDERGROUND PORTIONS OF FOUNDATIONS, FOOTINGS, OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED UNLESS OTHERWISE NOTED.
4. THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.
5. BEARING REFERENCE IS BASED ON RECORDED PLAT AND SOURCE OF INFORMATION IS RECORDED PLAT AND FIELD EVIDENCE.
6. TYPE OF SURVEY: FINAL SURVEY



STATE OF ALABAMA
JEFFERSON COUNTY

I, Jeff D. Arrington, a registered Land Surveyor, certify that I have surveyed Lot 4 Block 2, according to the survey of MAP OF HIGHLAND PARK ESTATES, as recorded in Map Volume 23, Page 86, in the office of the Judge of Probate Jefferson County, Alabama; That all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief; That there are no encroachments on said lot except as shown; That improvements are located as shown above. No Flood Zone Determination was requested or performed as part of this survey.

Address: 103 MORRIS BOULEVARD
Drawing Date: 03/07/2022 By: MA
Date of Survey: 03/01/2022 Party Chief: KS
Order No. 79085
For: KATE GRIFFIN


Jeff D. Arrington, AL Reg. #18664
Arrington Engineering & Land Surveying, Inc.
2032 Valleydale Road, Birmingham, AL 35244
Phone: (205) 985-9315 (Fax 205-985-9385)

GENERAL NOTES

1. ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING, CODES AND RESTRICTIVE ORDINANCES FOR CONSTRUCTION, PLUMBING, ELECTRICAL AND MECHANICAL.
2. DO NOT SCALE DRAWINGS.
3. THE INTENT OF THESE DRAWINGS IS TO PROVIDE THE BUILDER GENERAL GUIDELINES FOR SOUND CONSTRUCTION OF THE STRUCTURE INDICATED WITHIN. DEVIATIONS FROM THESE DRAWINGS ARE AT THE BUILDER'S RISK.
4. DIMENSIONS INDICATED ON THE DRAWINGS ARE TO FACE OF FOUNDATION OR FINISH TO FACE OF INTERIOR WALLS AND CENTERLINE OF DOORS, WINDOWS AND OPENINGS.
5. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR THE CONTRACTOR TO CHECK THE STATE AND LOCAL BUILDING CODES, SUBDIVISION RESTRICTIONS AND HEALTH DEPARTMENT GUIDELINES AND ADHERE TO THEIR REQUIREMENTS.
6. ALL STRUCTURAL MEMBERS TO BE VERIFIED, DESIGNED AND SIGNED AND SEALED BY STRUCTURAL ENGINEER OR MANUFACTURER IN THE STATE WHICH THE PROJECT IS BEING CONSTRUCTED.
7. CONTRACTOR TO HOLD VERITY ALL EXISTING CONDITIONS AND DIMENSIONS. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH THESE DRAWINGS AND/OR SITE INFORMATION PRIOR TO BEGINNING CONSTRUCTION AND/OR ORDERING MATERIALS.
8. CONTRACTOR TO PROVIDE WOOD BLOCKING FOR ALL MILLWORK AND ANY WALL HUNG COUNTERS, LEDGES AND SHELVING. PROVIDE BLOCKING AS REQUIRED BY CONSTRUCTION.
9. ALL FINISH WORK SHALL BE SMOOTH, FREE FROM ABRASION AND/OR TOOL MARKS ON ANY EXPOSED SURFACES. ALL SPECIFIED FINISHES ARE TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
10. ALL DOOR FRAME LOCATIONS ARE TO BE DETERMINED BY: INSIDE FACE OF DOOR FRAME WILL BE LOCATED MINIMUM 4" CLEAR FROM THE EDGE OF THE ADJACENT PARTITION, UNLESS NOTED OTHERWISE.
11. CONTRACTOR TO VERIFY LOCATION OF THERMOSTATS, AIR HANDLERS, CONDENSING UNITS AND ELECTRICAL PANELS WITH OWNER PRIOR TO INSTALLATION.
12. EXACT SIZE AND REINFORCEMENT OF ALL CONCRETE FOOTINGS MUST BE DETERMINED BY LOCAL SOIL CONDITIONS AND ACCEPTABLE PRACTICES OF CONSTRUCTION. VERIFYING DESIGN WITH LOCAL GEOTECH ENGINEER.
13. ELECTRICAL CONTRACTOR TO VERIFY AND/OR SIZE ELECTRICAL SYSTEM TO MEET OR EXCEED LOCAL CODE REQUIREMENTS.
14. H.V.A.C. CONTRACTOR TO VERIFY AND/OR SIZE HEATING AND COOLING LOADS AS PER LOCAL CODES, CLIMATIC CONDITIONS AND BUILDING ORIENTATION, AND VOLUME OF INTERIOR SPACE. RELOCATE SUPPLY AND RETURN AIR REGISTERS AS REQUIRED.
15. PLUMBING CONTRACTOR OR PLUMBING MATERIALS AND INSTALLATION TO BE DONE IN ACCORDANCE WITH LOCAL REQUIREMENTS.
16. WINDOW DESIGNATIONS ARE PROVIDED AS THE OUTER SASH DIMENSIONS OF THE UNIT, AND CALLED OUT IN FEET AND INCHES WIDE BY FEET AND INCHES TALL (EXAMPLE: 2662 DESIGNATION IS A WINDOW WITH A 2'-8" WIDE BY 5'-2 1/2" TALL SASH). IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE ROUGH OPENING SIZES AND REQUIREMENTS WITH THE CHOSEN WINDOW MANUFACTURER.
17. DOOR SIZES ARE CALLED OUT IN FEET AND INCHES WIDE BY FEET AND INCHES TALL. (EXAMPLE: 3068 DESIGNATION IS A DOOR WITH A 3'-0" WIDE BY 6'-8" TALL)
18. ALL WOOD IN CONTACT WITH CONCRETE AND/OR EXPOSED TO THE EXTERIOR ELEMENTS TO BE PRESURE TREATED.
19. ALL SHEATHING AND DECKING USED ON EXTERIOR ENVELOPE TO BE OF "EXTERIOR GRADE".
20. ALL TOILETS MUST HAVE VENTILATION FAN ABOVE IN CEILING IN ACCORDANCE WITH BUILDING CODE.
21. ALL BEDROOMS MUST HAVE SMOKE DETECTORS LOCATED INSIDE BEDROOMS AND IN HALLS AS REQUIRED BY BUILDING CODE.
22. CONTRACTOR TO COORDINATE SILL EXTENSIONS AS REQUIRED FOR EXTERIOR WALL CONDITIONS.
23. THE GENERAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL LIGHT FIXTURES AND HVAC EQUIPMENT TO AVOID CONFLICTS, INSULATION TO BE A MINIMUM R-38 IN THE ATTIC AND A MINIMUM R-13 IN THE WALLS.
25. CONSULT OWNER REGARDING THE PLACEMENT OF THE WATER HEATER.

BUILDING DATA

APPLICABLE CODES AND REGULATIONS:
2018 INTERNATIONAL RESIDENTIAL BUILDING CODE
2018 INTERNATIONAL BUILDING CODE

USE AND OCCUPANCY:
SINGLE FAMILY RESIDENTIAL

ADDRESS:
103 MORRIS BLVD, HOMEWOOD, AL 35209

BUILDING HEIGHT(S):
LESS THAN 30 FT / 1-1/2 STORY

BUILDING AREA:
1944 S.F. - MAIN LEVEL HVC
1620 S.F. - UPPER LEVEL HVC
3564 S.F. - TOTAL HVC

NUMBER BEDROOMS:
3 BEDROOMS

BUILDING FOUNDATION TYPE:
CRAWLSPACE W/ CHU WALLS AND REINFORCED FOOTINGS

DESIGN LOADS:
ROOF LIVE LOAD = 20 PSF

LOCATION MAP



*Rendering is for illustrative purposes and may have changed from this schematic.



*The building contractor is responsible for checking all dimensions and other details prior to construction and shall be responsible for the same. Although every attempt has been made to prepare these documents error free, the preparer cannot guarantee against any human error.

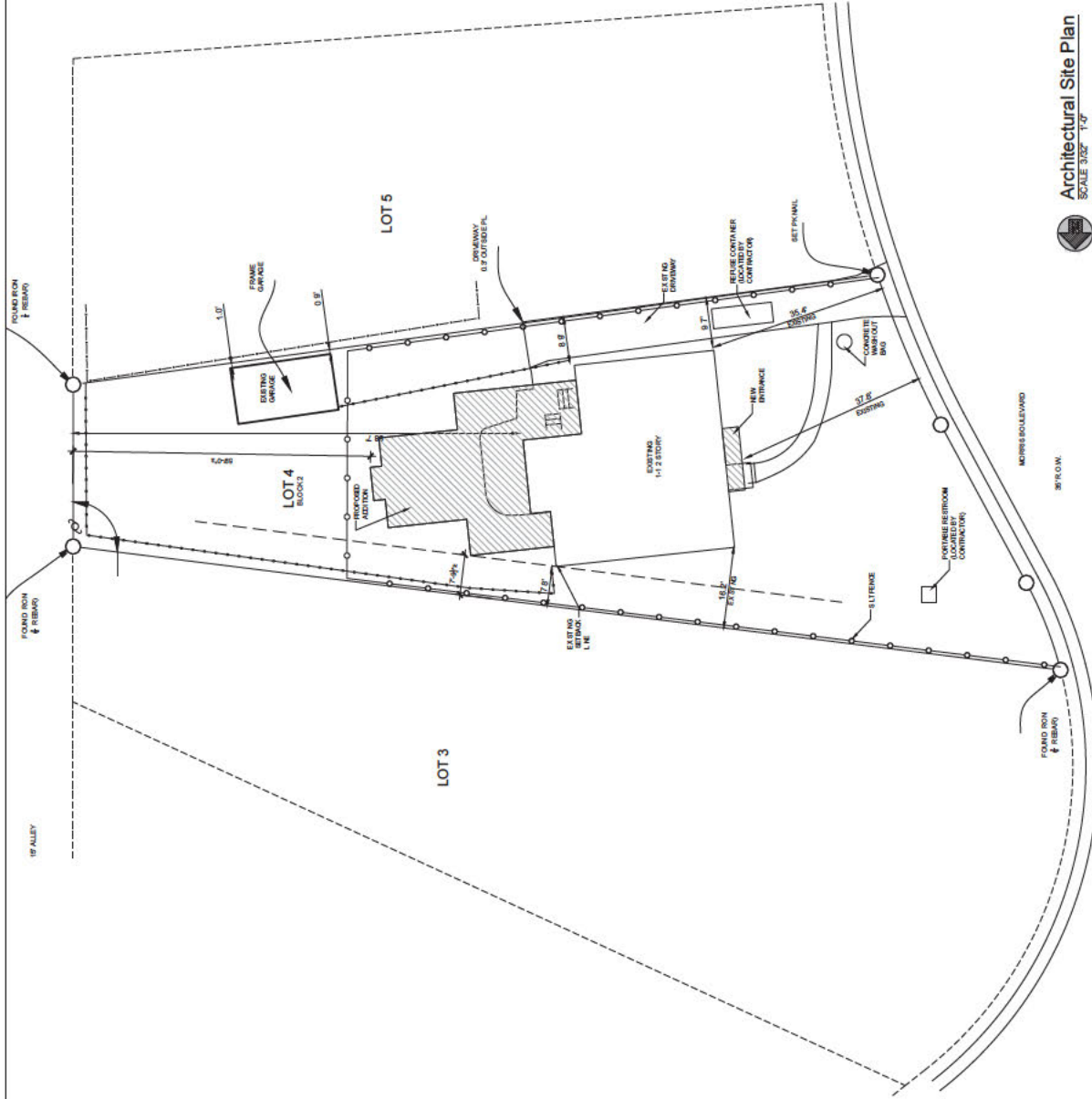
Residential Renovation/Addition for

HackFin Homes


103 Morris Blvd.
Homewood, AL 35209

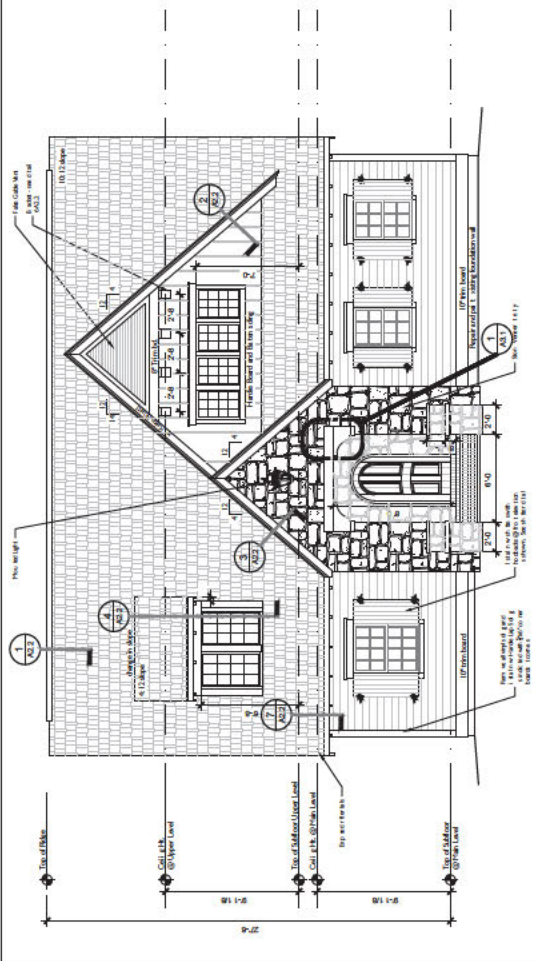
INDEX TO DRAWINGS

T1.1	TITLE SHEET and INDEX TO DRAWINGS
D1.1	DEMOLITION PLAN
A0.1	ARCHITECTURAL SITE PLAN
A1.1	FOUNDATION PLAN and DETAILS
A2.1	FLOOR PLANS
A2.2	ROOF PLAN and DETAILS
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A4.1	CROSS SECTIONS and FRAMING DETAILS
A5.1	WALL SECTIONS
E1.1	ELECTRICAL LAYOUT

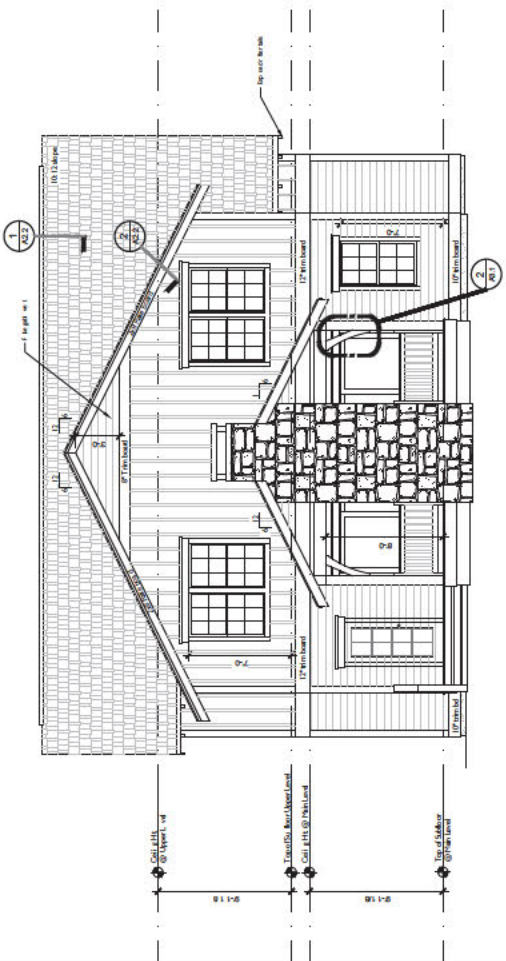


Architectural Site Plan
SCALE 3/32" = 1'-0"

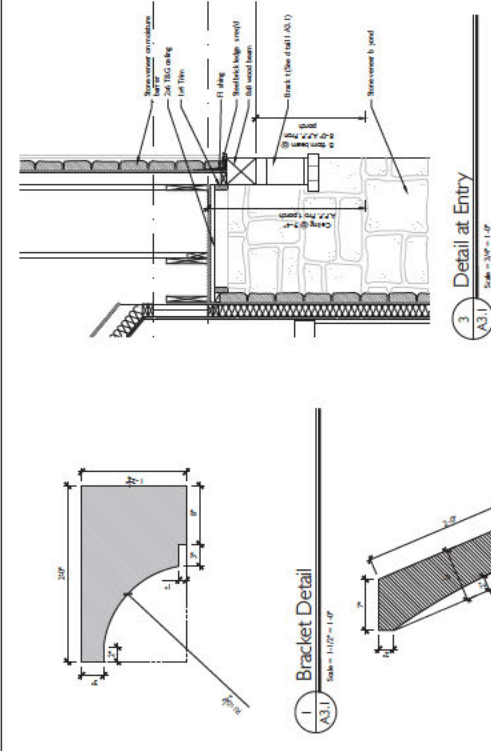
LEGEND		
SAMPLE _____	DATE	DESCRIPTION
	NEW ADDITION	



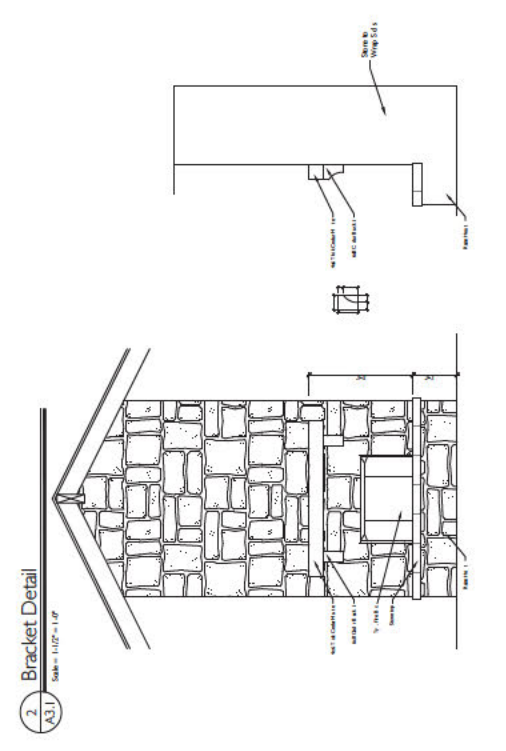
A Front Elevation
A3.1
Scale = 1/8" = 1'-0"



B Rear Elevation
A3.1
Scale = 1/8" = 1'-0"



3 Detail at Entry
A3.1
Scale = 3/8" = 1'-0"



4 Outdoor Fireplace Elevations
A3.1
Scale = 3/8" = 1'-0"

GENERAL NOTES

1. ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND RESTRICTIVE ORDINANCES FOR CONSTRUCTION, PLUMBING, ELECTRICAL AND MECHANICAL.
2. DO NOT SCALE DRAWINGS.
3. THE INTENT OF THESE DRAWINGS IS TO PROVIDE THE BUILDER GENERAL GUIDELINES FOR SOUND CONSTRUCTION OF THE STRUCTURE INDICATED WITHIN. DEVIATIONS FROM THESE DRAWINGS ARE AT THE BUILDER'S RISK.
4. DIMENSIONS INDICATED ON THE DRAWINGS ARE TO FACE OF FOUNDATION OR FINISH TO FACE OF INTERIOR WALLS AND CENTERLINE OF DOORS, WINDOWS AND OPENINGS.
5. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR THE CONTRACTOR TO CHECK THE STATE AND LOCAL BUILDING CODES, SUBDIVISION RESTRICTIONS AND HEALTH DEPARTMENT GUIDELINES AND ADHERE TO THEIR REQUIREMENTS.
6. ALL STRUCTURAL MEMBERS TO BE VERIFIED, DESIGNED AND SIGNED AND SEALED BY STRUCTURAL ENGINEER OR MANUFACTURER IN THE STATE WHICH THE PROJECT IS BEING CONSTRUCTED.
7. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH THESE DRAWINGS AND/OR SITE INFORMATION PRIOR TO BEGINNING CONSTRUCTION AND/OR ORDERING MATERIALS.
8. CONTRACTOR TO PROVIDE WOOD BLOCKING FOR ALL MILLWORK AND ANY WALL HUNG COUNTERS, LEDGES AND SHELVING. PROVIDE BLOCKING AS REQUIRED BY CONSTRUCTION.
9. ALL FINISH WORK SHALL BE SMOOTH, FREE FROM ABRASION AND/OR TOOL MARKS ON ANY EXPOSED SURFACES. ALL SPECIFIED FINISHES ARE TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
10. ALL DOOR FRAME LOCATIONS ARE TO BE DETERMINED BY: INSIDE FACE OF DOOR FRAME WILL BE LOCATED MINIMUM 4" CLEAR FROM THE EDGE OF THE ADJACENT PARTITION, UNLESS NOTED OTHERWISE.
11. CONTRACTOR TO VERIFY LOCATION OF THERMOSTATS, AIR HANDLERS, CONDENSING UNITS AND ELECTRICAL PANELS WITH OWNER PRIOR TO INSTALLATION.
12. EXACT SIZE AND REINFORCEMENT OF ALL CONCRETE FOOTINGS MUST BE DETERMINED BY LOCAL SOIL CONDITIONS AND ACCEPTABLE PRACTICES OF CONSTRUCTION. VERIFYING DESIGN WITH LOCAL GEOTECH ENGINEER.
13. ELECTRICAL CONTRACTOR TO VERIFY AND/OR SIZE ELECTRICAL SYSTEM TO MEET OR EXCEED LOCAL CODE REQUIREMENTS.
14. H.V.A.C. CONTRACTOR TO VERIFY AND/OR SIZE HEATING AND COOLING LOADS AS PER LOCAL CODES, CLIMATIC CONDITIONS AND BUILDING ORIENTATION, AND VOLUME OF INTERIOR SPACE. RELOCATE SUPPLY AND RETURN AIR REGISTERS AS REQUIRED.
15. PLUMBING CONTRACTOR OR PLUMBING MATERIALS AND INSTALLATION TO BE DONE IN ACCORDANCE WITH LOCAL REQUIREMENTS.
16. WINDOW DESIGNATIONS ARE PROVIDED AS THE OUTER SASH DIMENSIONS OF THE UNIT, AND CALLED OUT IN FEET AND INCHES WIDE BY FEET AND INCHES TALL (EXAMPLE: 2662 DESIGNATION IS A WINDOW WITH A 2'-8" WIDE BY 5'-2 1/2" TALL SASH). IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE ROUGH OPENING SIZES AND REQUIREMENTS WITH THE CHOSEN WINDOW MANUFACTURER.
17. DOOR SIZES ARE CALLED OUT IN FEET AND INCHES WIDE BY FEET AND INCHES TALL. (EXAMPLE: 3068 DESIGNATION IS A DOOR WITH A 3'-0" WIDE BY 6'-8" TALL)
18. ALL WOOD IN CONTACT WITH CONCRETE AND/OR EXPOSED TO THE EXTERIOR ELEMENTS TO BE PRESURE TREATED.
19. ALL SHEATHING AND DECKING USED ON EXTERIOR ENVELOPE TO BE OF "EXTERIOR GRADE".
20. ALL TOILETS MUST HAVE VENTILATION FAN ABOVE IN CEILING IN ACCORDANCE WITH BUILDING CODE.
21. ALL BEDROOMS MUST HAVE SMOKE DETECTORS LOCATED INSIDE BEDROOMS AND IN HALLS AS REQUIRED BY BUILDING CODE.
22. CONTRACTOR TO COORDINATE SILL EXTENSIONS AS REQUIRED FOR EXTERIOR WALL CONDITIONS.
23. THE GENERAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL LIGHT FIXTURES AND HVAC EQUIPMENT TO AVOID CONFLICTS, INSULATION TO BE A MINIMUM R-38 IN THE ATTIC AND A MINIMUM R-13 IN THE WALLS.
25. CONSULT OWNER REGARDING THE PLACEMENT OF THE WATER HEATER.

BUILDING DATA

APPLICABLE CODES AND REGULATIONS:
2018 INTERNATIONAL RESIDENTIAL BUILDING CODE
2018 INTERNATIONAL BUILDING CODE

USE AND OCCUPANCY:
SINGLE FAMILY RESIDENTIAL

ADDRESS:
103 MORRIS BLVD, HOMEWOOD, AL 35209

BUILDING HEIGHT(S):
LESS THAN 30 FT / 1-1/2 STORY

BUILDING AREA:
1944 S.F. - MAIN LEVEL HVC
1620 S.F. - UPPER LEVEL HVC
3564 S.F. - TOTAL HVC

NUMBER BEDROOMS:
3 BEDROOMS

BUILDING FOUNDATION TYPE:
CRAWLSPACE W/ CHU WALLS AND REINFORCED FOOTINGS

DESIGN LOADS:
ROOF LIVE LOAD = 20 PSF

LOCATION MAP



*Rendering is for illustrative purposes and may have changed from this schematic.



*The building contractor is responsible for checking all dimensions and other details prior to construction and shall be responsible for the same. Although every attempt has been made to prepare these documents error free, the preparer cannot guarantee against any human error.

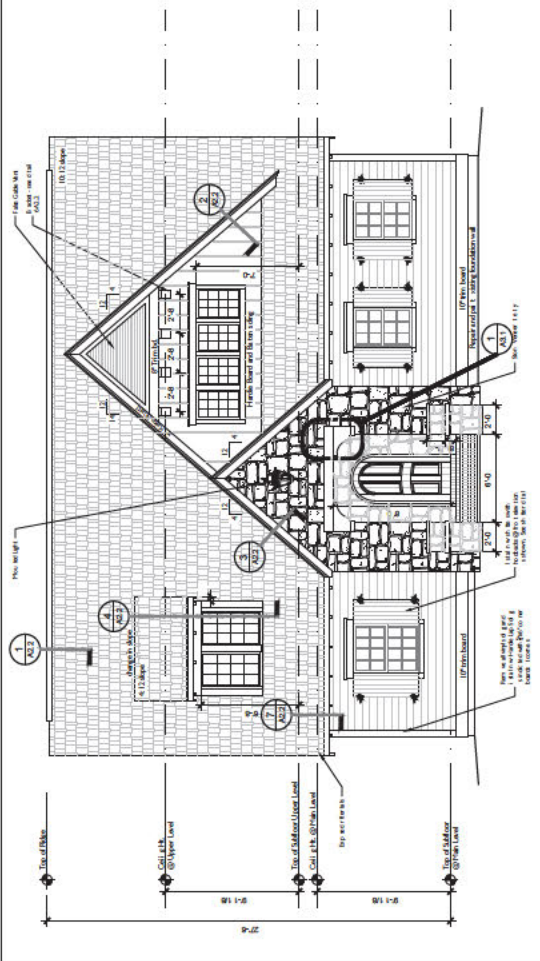
Residential Renovation/Addition for

HackFin Homes

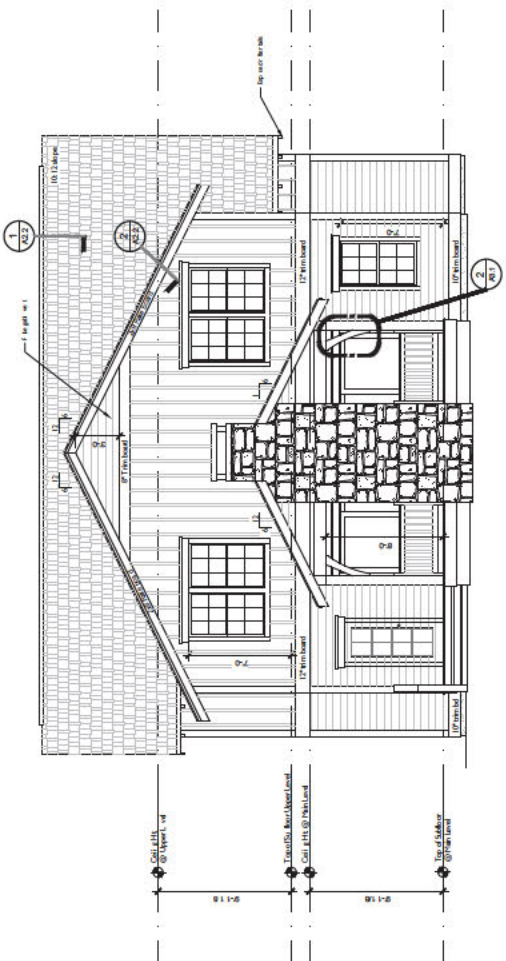
103 Morris Blvd.
Homewood, AL 35209

INDEX TO DRAWINGS

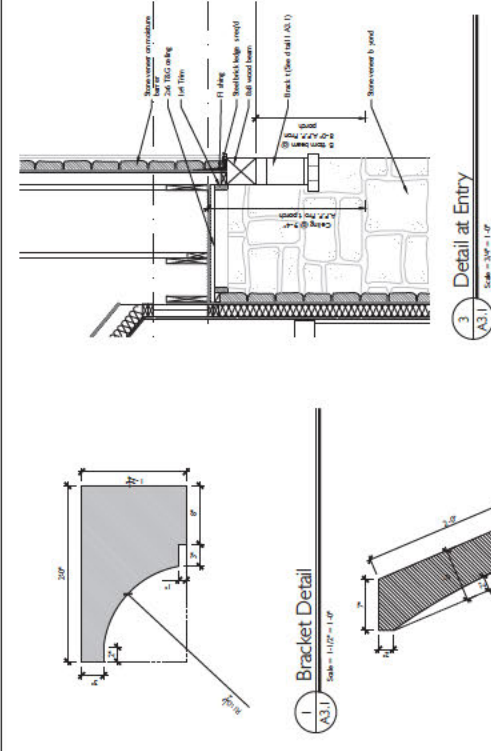
T1.1	TITLE SHEET and INDEX TO DRAWINGS
D1.1	DEMOLITION PLAN
A0.1	ARCHITECTURAL SITE PLAN
A1.1	FOUNDATION PLAN and DETAILS
A2.1	FLOOR PLANS
A2.2	ROOF PLAN and DETAILS
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A4.1	CROSS SECTIONS and FRAMING DETAILS
A5.1	WALL SECTIONS
E1.1	ELECTRICAL LAYOUT



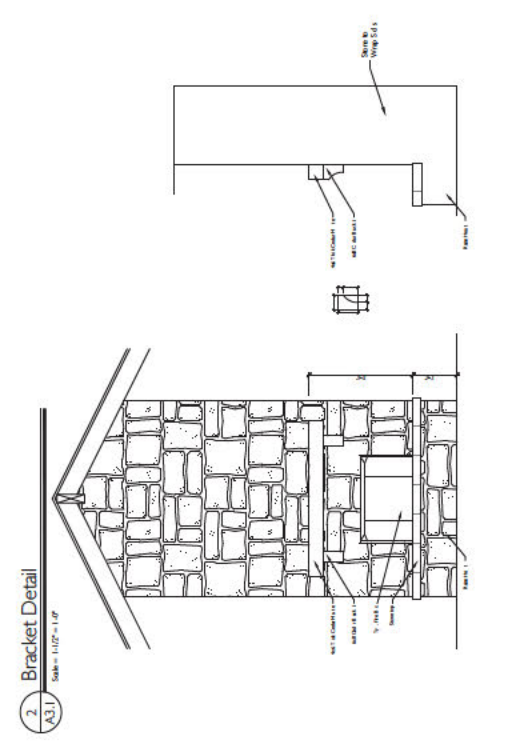
A Front Elevation
A3.1
Scale = 1/8" = 1'-0"



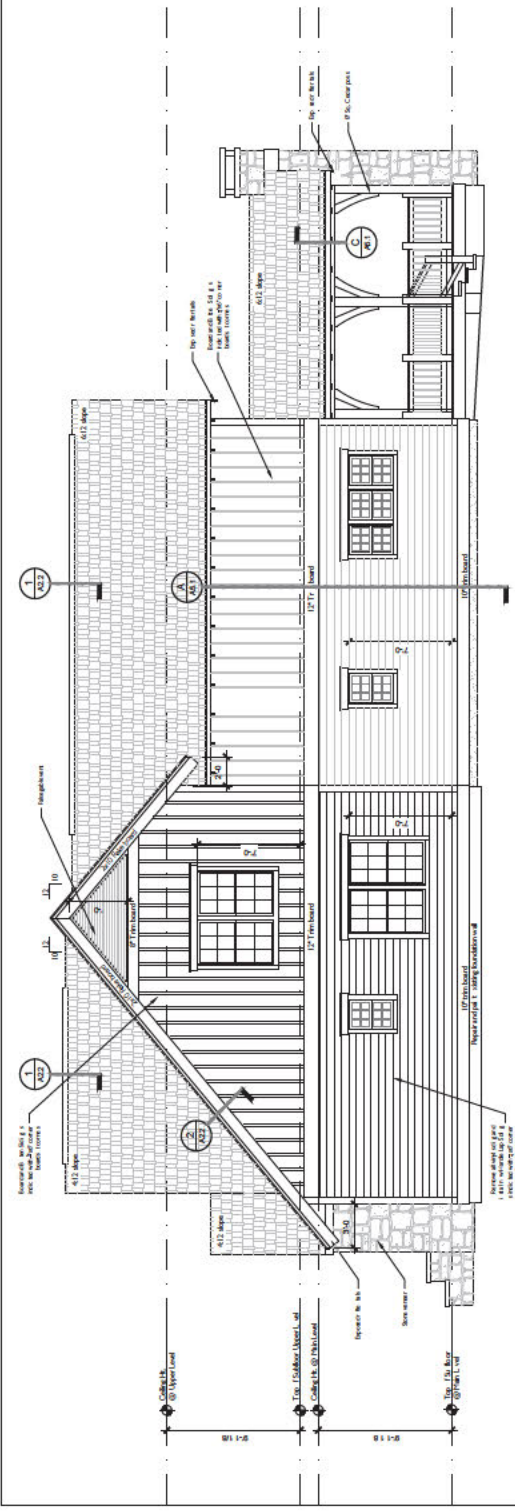
B Rear Elevation
A3.1
Scale = 1/8" = 1'-0"



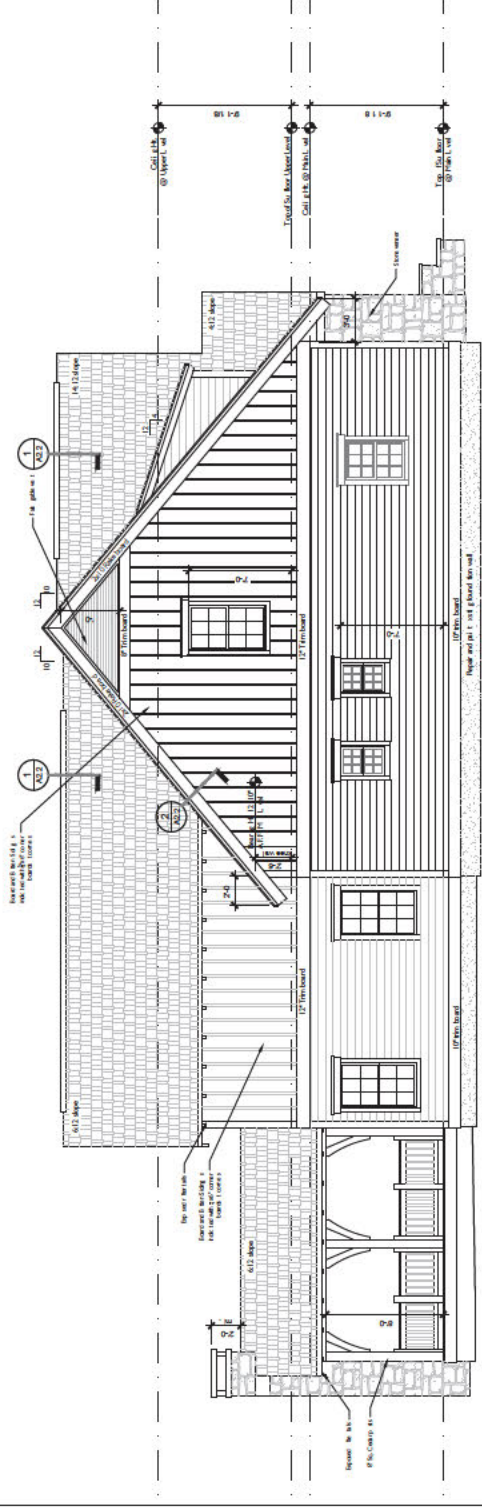
3 Detail at Entry
A3.1
Scale = 3/4" = 1'-0"



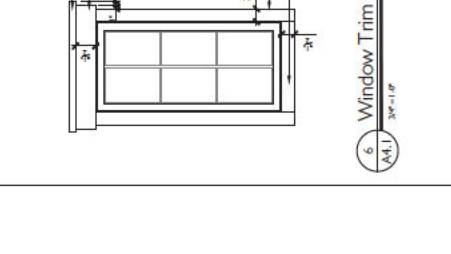
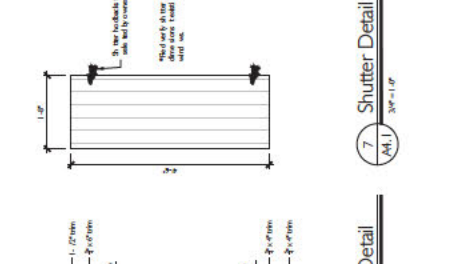
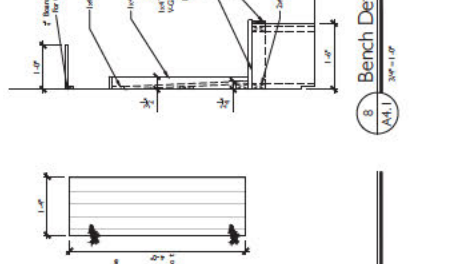
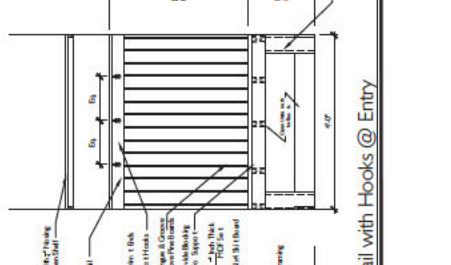
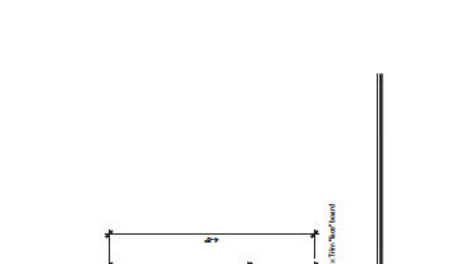
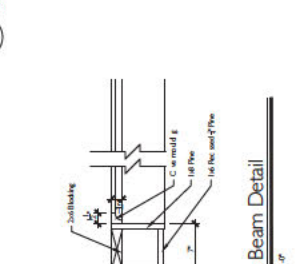
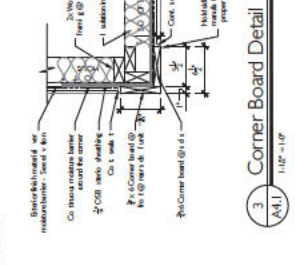
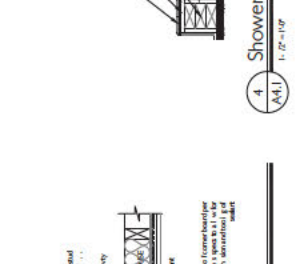
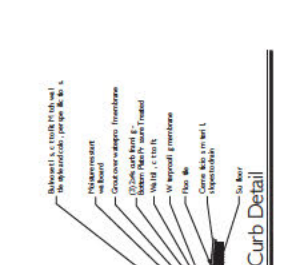
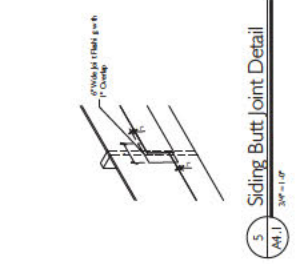
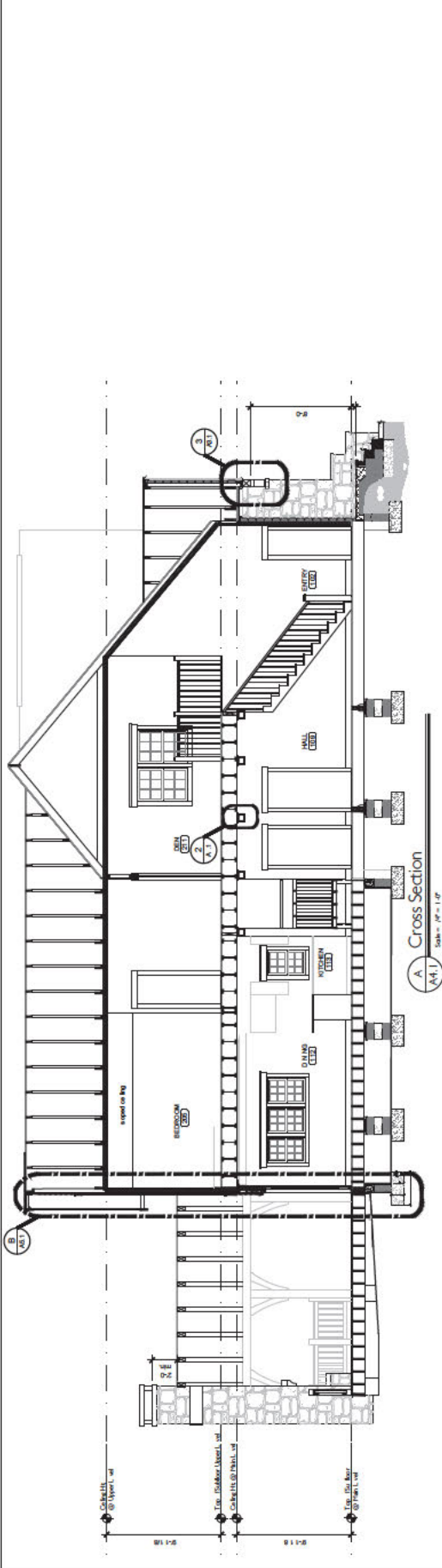
4 Outdoor Fireplace Elevations
A3.1
Scale = 3/4" = 1'-0"

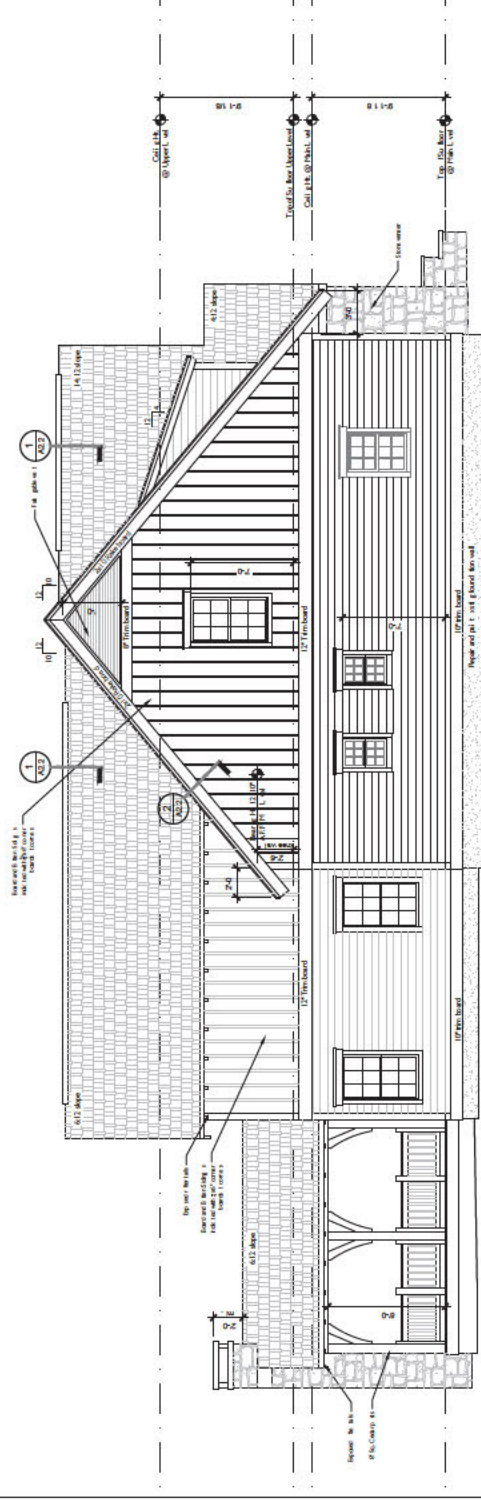
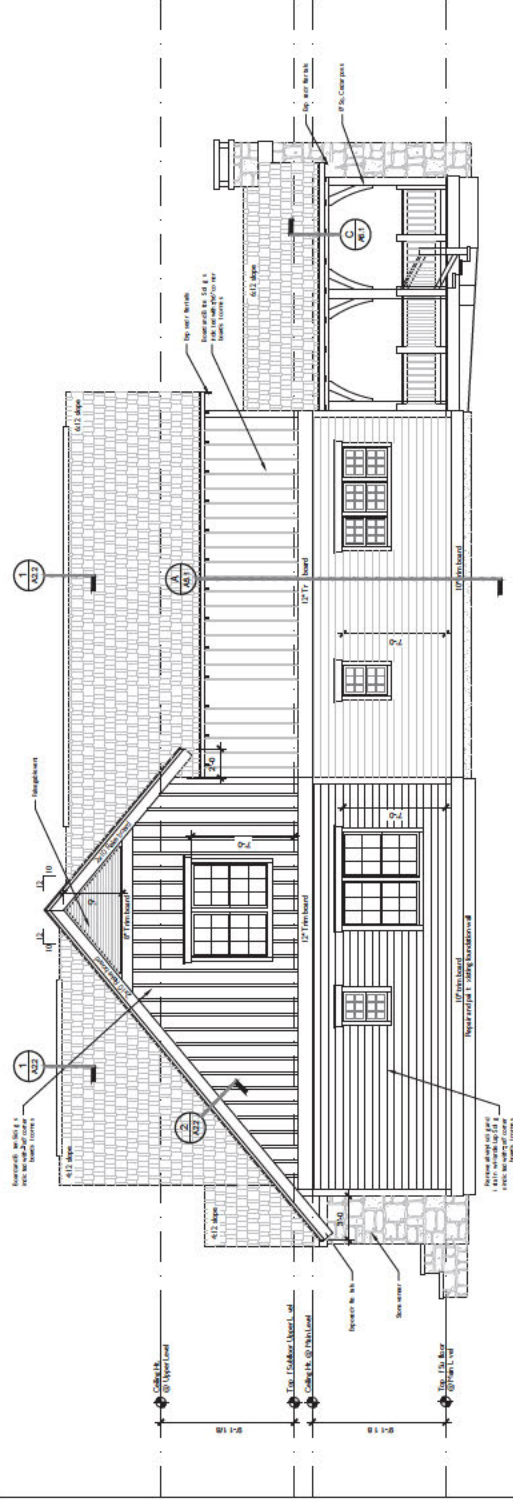


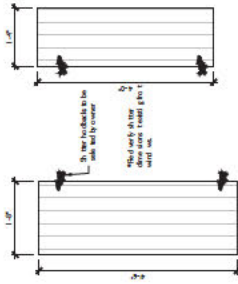
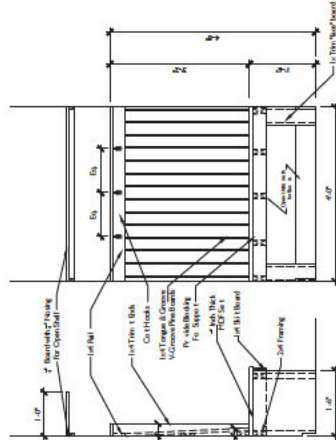
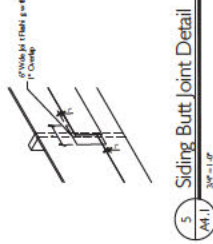
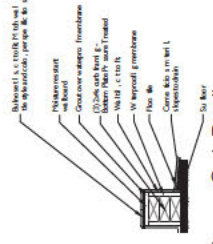
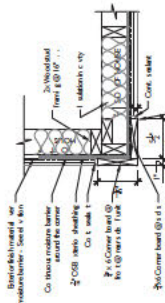
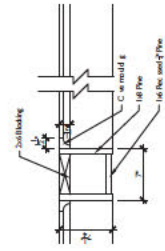
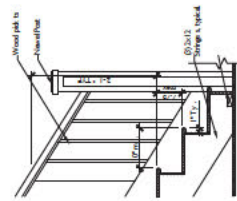
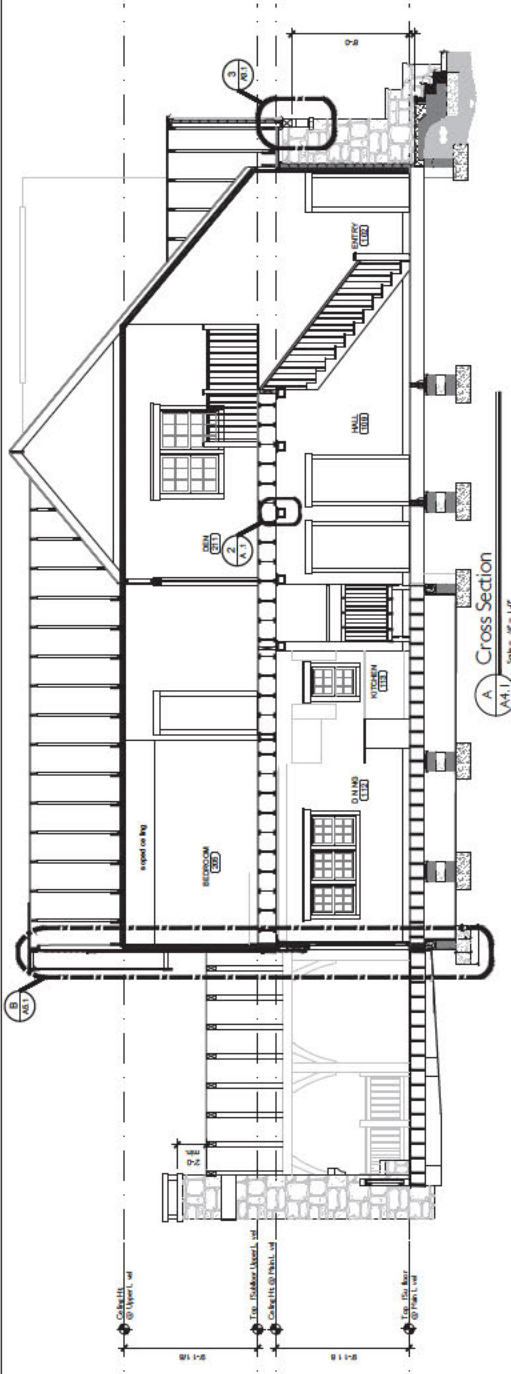
1 Side Elevation
A3.2
Scale = 1/8" = 1'-0"



2 Side Elevation
A3.2
Scale = 1/8" = 1'-0"









103 Morris Blvd.
Homewood, AL
JEFFERSON COUNTY, AL

PLAN INFORMATION

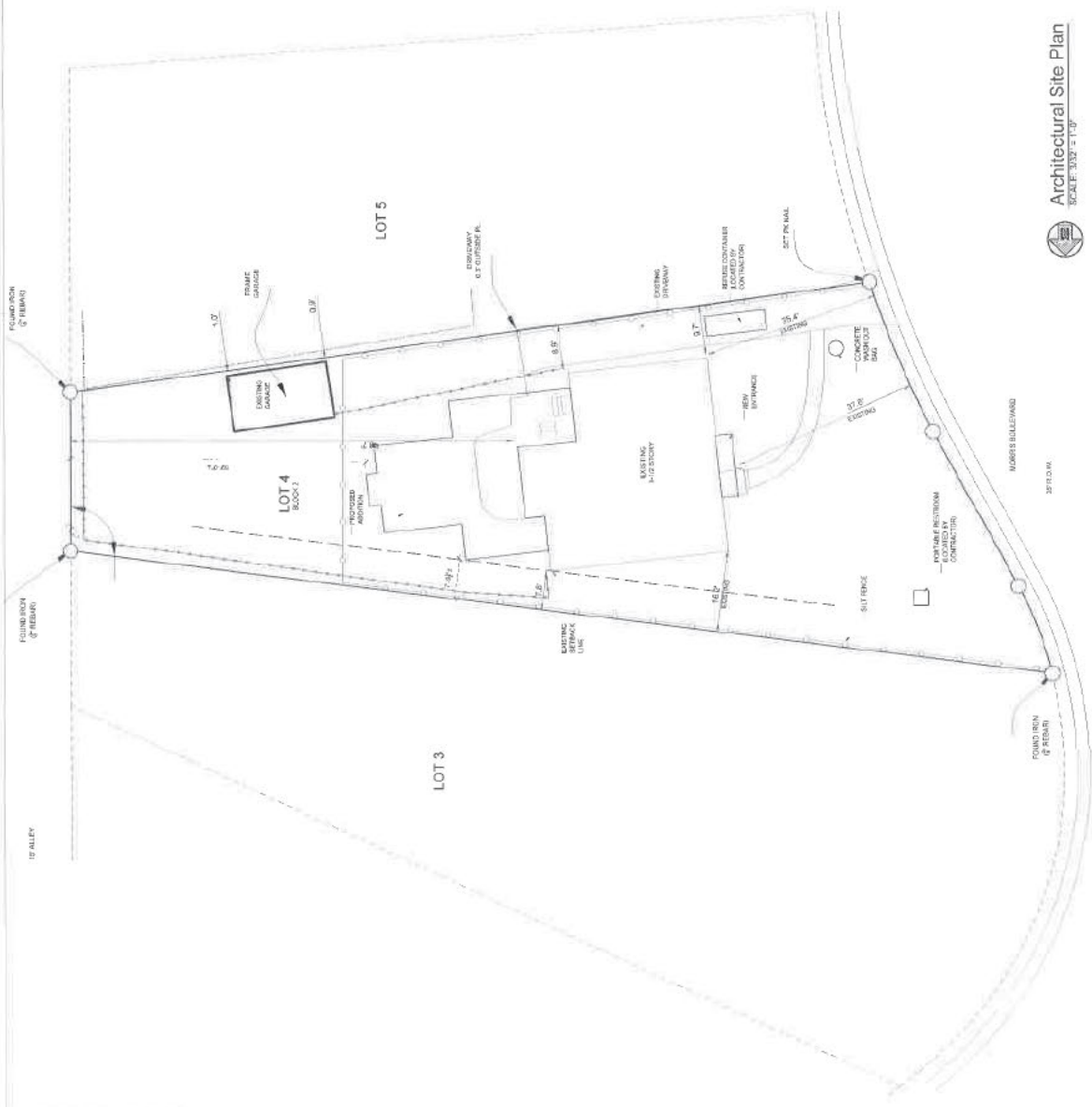


A RENOVATION/ADDITION AT 103 MORRIS BLVD. HOMWOOD, ALABAMA

SHEET TITLE:
ARCHITECTURAL
SITE PLAN

DRAWN BY: KDD
DATE: 01.18.2023
REVISED DATE:
REVISED DATE:
REVISED DATE:

SHEET NO.:
A0.1



LEGEND	
EXISTING	DESCRIPTION
NEW ADDITION	

CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

March 30, 2023

Jeremy Hackney
Hackfin Homes, LLC.
2560 Montauk Road
Hoover, Alabama 35226

Re: 103 Morris Boulevard, Homewood, Alabama 35209

Dear Property Owner:

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

Case # SV-23-04-01, 103 Morris Boulevard, Parcel ID No.: 29 00 14 1 006 004.000

Applicants / Property Owners: Hackfin Homes, LLC.

- a) A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 1. Front, to reduce the setback along the front property line from 38-feet to 35.4-feet (35-feet, 5-inches) for a total reduction of 2.6-feet (2-feet, 8-inches), in order to construct a new entryway addition to the front of the house.
- b) A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side, to reduce the setback along the right-side property line from 10-feet to 8.9-feet (8-feet, 11-inches) for a total reduction of 1.1-feet (1-foot, 2-inches) for the construction of rear and second story additions to the existing house.
- c) A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side, to reduce the setback along the left-side property line from 10-feet to 7.8-feet (7-feet, 10-inches) for a total reduction of 2.2-feet (2-feet, 3-inches) for the construction of rear and second story additions to the existing house.

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, April 6, 2023**, in the Council Chambers (2nd Floor) of Homewood City Hall, 2850 19th Street South. **You or your agent must attend the public hearing to present your request to the Board.** Public comments in support or opposition to your petition shall be heard by the Board at this time.

Additional information regarding live stream viewing and the electronic submittal of comments is provided on the reverse side of this notice.

Sincerely,



Sherri Williams, Zoning Supervisor

cc: Applicant
Adjacent property owners

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

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

Comments in support or opposition may also be submitted via email to the Board Secretary @ fred.goodwin@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided Board Members for their consideration. Please reference the case number or the address of the subject property in your comments.

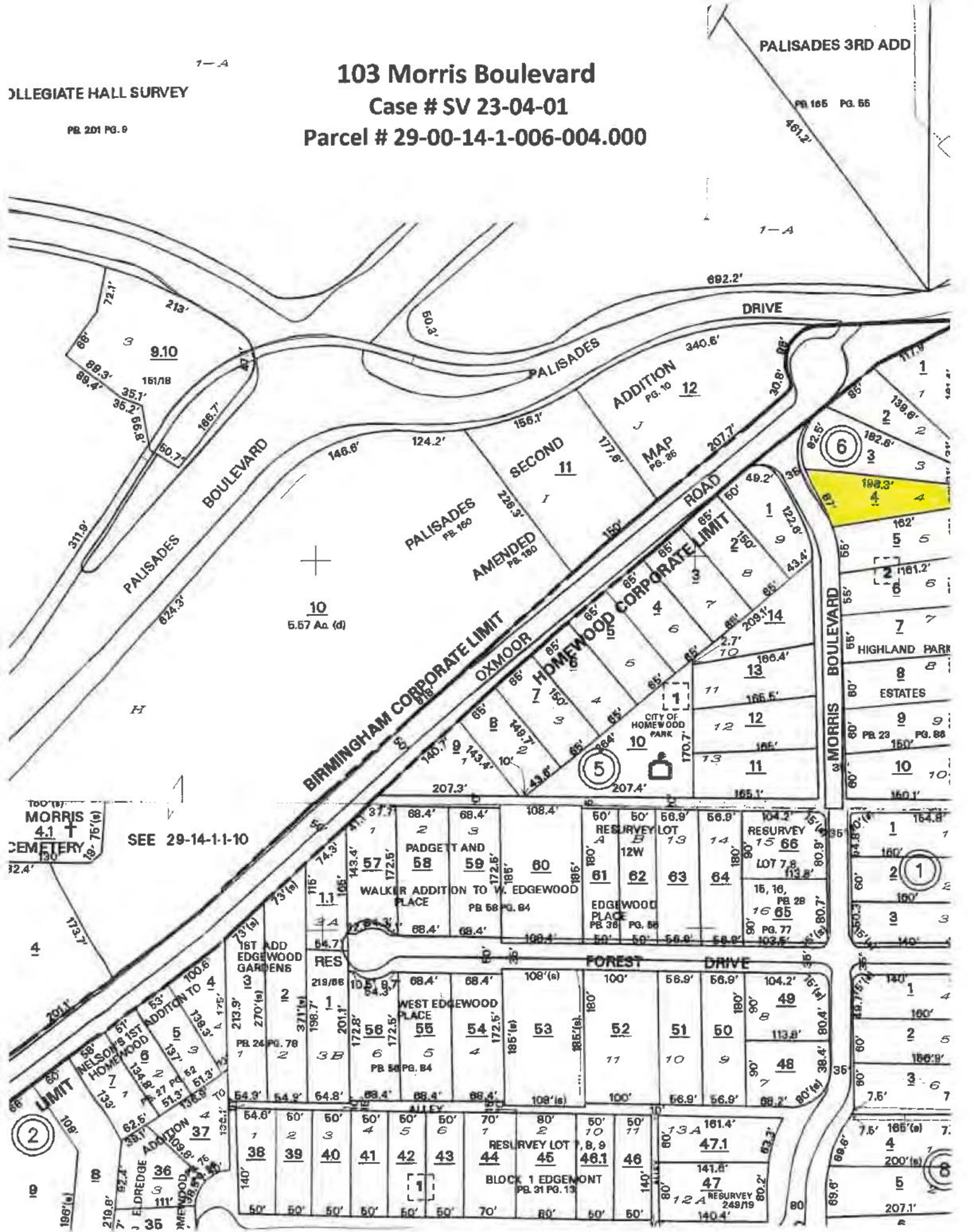
A copy of the meeting agenda packet, which includes the file for this case, will be available for viewing and downloading the Friday before the scheduled public hearing. You may access the agenda packet on the home page of the city's website @ www.cityofhomewood.com by clicking on the "Upcoming Meetings/BZA" tab.

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

103 Morris Boulevard
Case # SV 23-04-01
Parcel # 29-00-14-1-006-004.000

PALISADES 3RD ADD

PB 165 PG. 55





City of Homewood BZA Case Map

103 Morris Blvd

SV 23-04-01

Aerial Photo

 Subject Property
 Parcels



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

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



Jenarson County Department of Information Technology

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 1522 Roseland Drive Homewood, AL 35209

BZA CASE # (assigned by city staff): SV-23-04-02

APPLICANT INFORMATION

Name of Applicant(s): Standing Offer AL II, LLC; Steve Camp

Address of Applicant(s): 3058 Independence Drive

Homewood

AL

35209

City

State

Zip

Telephone Number(s) of Applicant(s): 205-369-8022

Email: steve@standingoffer.com

Property Interest of Applicant(s): Contractor

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): Whitefish Holdings, LLC; Richard Yerger

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

SAME AS APPLICANT'S ADDRESS

City

State

Zip

Email: richard.yerger@littlecahaba.us

Telephone Number(s) of Owner(s): 205-378-9816

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

PARCEL IDENTIFICATION NUMBER: 2900131014059.000

PRESENT USE: ☒ vacant ☐ residence

☐ commercial (describe):

☐ other (describe):

PRESENT ZONING (per current City map): Ward 4 NPD

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

PLEASE STATE HARDSHIP – for guidance, see “What is a Variance” on page 1 of instructions page:
SEE ATTACHED.

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There is no handwriting or other markings on the paper.

PURPOSE OF VARIANCE

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

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

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

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

INDICATE THE FOLLOWING

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

	*Required by Zoning Regulations	Setback dimensions As they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback Street:	25	25	25	NONE
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback	10	6.5	5.0	5.0
Left Bldg. Setback	10	6.9	10	NONE
Rear Bldg. Setback	20	20	20	NONE
Accessory Structure Setback: side/rear		2 / 20		NONE
	As Required	Existing NOW	Proposed	Variance Required
Lot Area		9,908.7	9,908.7	
Lot Width		56.04	56.04	
Parking		DRIVEWAY	DRIVEWAY	
Height of Structure		25 ft	32 ft 2 in	
Lot Coverage		1654.6	2687	

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

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

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

Redacted by City Staff

Signature of Applicant

Date

2-28-23

Redacted by City Staff

Signature of Owner

Date

2/28/23

Signature of Owner

Date

Dear Homewood Board of Zoning Members,

We propose to build the attached home at 1522 Roseland Drive. The current home on the property, bordered by Griffin Creek on the right (east) side, is not compliant with current FEMA flood codes. If this home were added onto, it would create a rise in the flood level which would affect neighboring properties adversely as well. See attached letter provided by Mr. William Thomas (Civil Engineer-Schoel). Based on the flooding issues caused by the existing home, we conclude it would be safer to the neighborhood to tear it down and start from scratch.

The new home was found to be FEMA flood compliant by Mr. Thomas, and calls for a 5 foot setback on the right property line. This property line is adjacent to Griffin Creek with the neighboring property's left foundation wall being located approx. 90 feet away. The property must have been re-zoned after the current home was built, because the new home does not encroach out of the existing home's footprint on the left and only minimally encroaches on the right (the fireplace wall is 1 foot closer to the neighbor's property). As such, all architectural and engineering work has been completed with the current home's footprint in mind so that both of our neighbors' privacy would be maintained. See page 3 of attached site plan.

Lastly, in terms of footprint & look, granting this variance would allow the new home to look more similar to some of the newer homes that have been built nearby and would be an aesthetic improvement to the neighborhood.

In summary:

- This 5 foot variance is only for the right side of our lot
- That side is bordered by Griffin Creek and is located well away from the neighbor's house on the right
- If flooding occurs, the new home would create less of a flood impact to the neighborhood than the old home
- Compared to the old home, the new home does not get any closer to the left neighbor and merely gets 1 foot closer to the right neighbor at the fireplace area only
- The new home would only add more charm & character to this great street!

We appreciate your consideration and are happy to answer any questions!

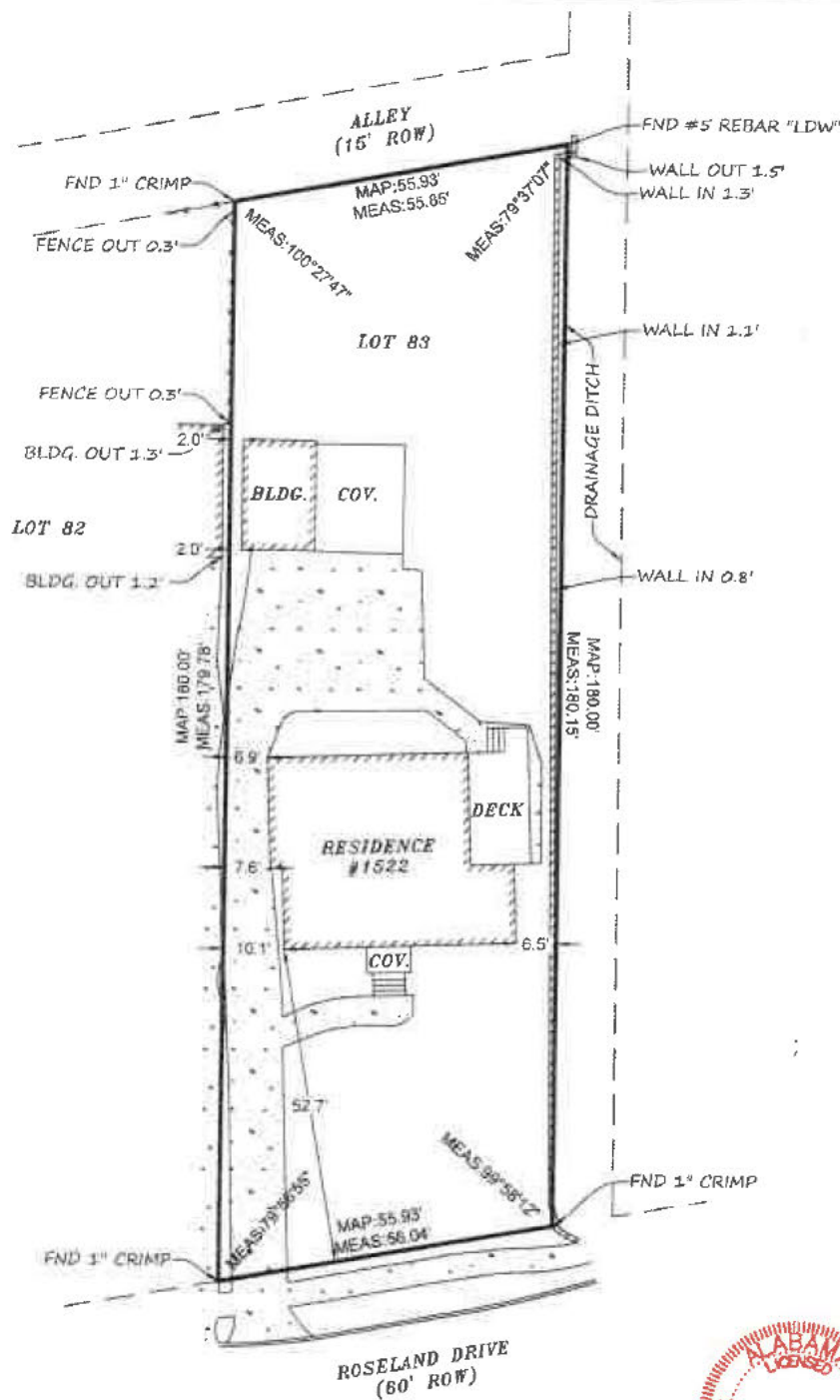
Thank You,

Richard Yerger (Owner)

Steve Camp (Builder)

LEGEND

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNC	LONG CHORD
d	DEFLECTION
Δ	DELTA
ESMT	EASEMENT
HW	HEADWALL
MIN	MINIMUM
MH	MANHOLE
OH	OVERHANG
PCR	PORCH
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTL	UTILITY
AC	ACRES
S.F.	SQUARE FEET
C	CENTERLINE
A/C	AIR CONDITIONER
●	POLE
○	ANCHOR
—X—	FENCE
—X—	OVERHEAD UTILITY WIRE
PVMT	PAVEMENT
W	WITH
TAN	TANGENT
RES	RESIDENCE
LG	LIGHT
DOV	COVERED
DECK	DECK
CONC	CONCRETE
WALL	WALL
COLUMN	COLUMN



SCALE: 1"=20'

STATE OF ALABAMA
JEFFERSON COUNTY

"Property Boundary Survey"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 83, EDGEWOOD PARK, as recorded in Map Volume 2, Page 112, in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveyors in the State of Alabama to the best of my knowledge, information and belief, according to my survey of JANUARY 25, 2023. Survey invalid if not signed in ink.

Order No. 20230086
Purchaser:
Address: 1523 ROSELAND DRIVE

Ray Weygand, Reg. L.S. #24873
155 Oakwood Road, Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087
Copyright ©

WEYGAND
SURVEYORS



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

Roseland Drive Residence

Richard Yerger

1522 Roseland Drive, Homewood, AL 35209

Landscape Construction Documents

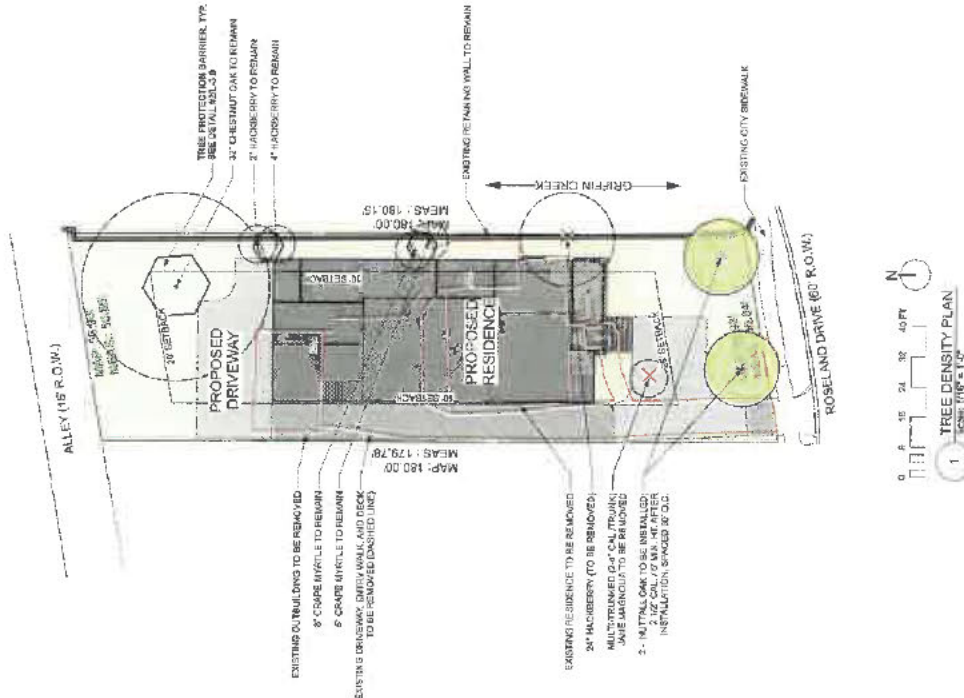
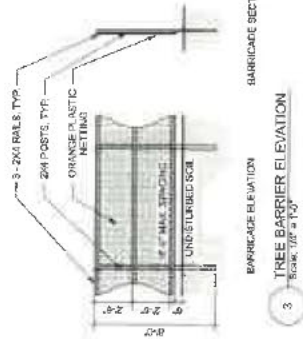
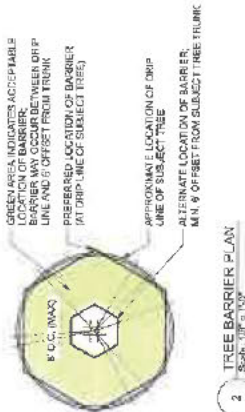


☐ FOR OWNER APPROVAL ☐ FOR FINAL PRICING ☒ FOR PERMITTING ☐ FOR CONSTRUCTION

SHEET INDEX	
L-1.0	LANDSCAPE CONSTRUCTION
L-1.1	LANDSCAPE CONSTRUCTION
L-1.2	LANDSCAPE CONSTRUCTION
L-1.3	LANDSCAPE CONSTRUCTION
L-1.4	LANDSCAPE CONSTRUCTION
L-1.5	LANDSCAPE CONSTRUCTION
L-1.6	LANDSCAPE CONSTRUCTION
L-1.7	LANDSCAPE CONSTRUCTION
L-1.8	LANDSCAPE CONSTRUCTION
L-1.9	LANDSCAPE CONSTRUCTION
L-1.10	LANDSCAPE CONSTRUCTION
L-1.11	LANDSCAPE CONSTRUCTION
L-1.12	LANDSCAPE CONSTRUCTION
L-1.13	LANDSCAPE CONSTRUCTION
L-1.14	LANDSCAPE CONSTRUCTION
L-1.15	LANDSCAPE CONSTRUCTION
L-1.16	LANDSCAPE CONSTRUCTION
L-1.17	LANDSCAPE CONSTRUCTION
L-1.18	LANDSCAPE CONSTRUCTION
L-1.19	LANDSCAPE CONSTRUCTION
L-1.20	LANDSCAPE CONSTRUCTION
L-1.21	LANDSCAPE CONSTRUCTION
L-1.22	LANDSCAPE CONSTRUCTION
L-1.23	LANDSCAPE CONSTRUCTION
L-1.24	LANDSCAPE CONSTRUCTION
L-1.25	LANDSCAPE CONSTRUCTION
L-1.26	LANDSCAPE CONSTRUCTION
L-1.27	LANDSCAPE CONSTRUCTION
L-1.28	LANDSCAPE CONSTRUCTION
L-1.29	LANDSCAPE CONSTRUCTION
L-1.30	LANDSCAPE CONSTRUCTION
L-1.31	LANDSCAPE CONSTRUCTION
L-1.32	LANDSCAPE CONSTRUCTION
L-1.33	LANDSCAPE CONSTRUCTION
L-1.34	LANDSCAPE CONSTRUCTION
L-1.35	LANDSCAPE CONSTRUCTION
L-1.36	LANDSCAPE CONSTRUCTION
L-1.37	LANDSCAPE CONSTRUCTION
L-1.38	LANDSCAPE CONSTRUCTION
L-1.39	LANDSCAPE CONSTRUCTION
L-1.40	LANDSCAPE CONSTRUCTION
L-1.41	LANDSCAPE CONSTRUCTION
L-1.42	LANDSCAPE CONSTRUCTION
L-1.43	LANDSCAPE CONSTRUCTION
L-1.44	LANDSCAPE CONSTRUCTION
L-1.45	LANDSCAPE CONSTRUCTION
L-1.46	LANDSCAPE CONSTRUCTION
L-1.47	LANDSCAPE CONSTRUCTION
L-1.48	LANDSCAPE CONSTRUCTION
L-1.49	LANDSCAPE CONSTRUCTION
L-1.50	LANDSCAPE CONSTRUCTION
L-1.51	LANDSCAPE CONSTRUCTION
L-1.52	LANDSCAPE CONSTRUCTION
L-1.53	LANDSCAPE CONSTRUCTION
L-1.54	LANDSCAPE CONSTRUCTION
L-1.55	LANDSCAPE CONSTRUCTION
L-1.56	LANDSCAPE CONSTRUCTION
L-1.57	LANDSCAPE CONSTRUCTION
L-1.58	LANDSCAPE CONSTRUCTION
L-1.59	LANDSCAPE CONSTRUCTION
L-1.60	LANDSCAPE CONSTRUCTION
L-1.61	LANDSCAPE CONSTRUCTION
L-1.62	LANDSCAPE CONSTRUCTION
L-1.63	LANDSCAPE CONSTRUCTION
L-1.64	LANDSCAPE CONSTRUCTION
L-1.65	LANDSCAPE CONSTRUCTION
L-1.66	LANDSCAPE CONSTRUCTION
L-1.67	LANDSCAPE CONSTRUCTION
L-1.68	LANDSCAPE CONSTRUCTION
L-1.69	LANDSCAPE CONSTRUCTION
L-1.70	LANDSCAPE CONSTRUCTION
L-1.71	LANDSCAPE CONSTRUCTION
L-1.72	LANDSCAPE CONSTRUCTION
L-1.73	LANDSCAPE CONSTRUCTION
L-1.74	LANDSCAPE CONSTRUCTION
L-1.75	LANDSCAPE CONSTRUCTION
L-1.76	LANDSCAPE CONSTRUCTION
L-1.77	LANDSCAPE CONSTRUCTION
L-1.78	LANDSCAPE CONSTRUCTION
L-1.79	LANDSCAPE CONSTRUCTION
L-1.80	LANDSCAPE CONSTRUCTION
L-1.81	LANDSCAPE CONSTRUCTION
L-1.82	LANDSCAPE CONSTRUCTION
L-1.83	LANDSCAPE CONSTRUCTION
L-1.84	LANDSCAPE CONSTRUCTION
L-1.85	LANDSCAPE CONSTRUCTION
L-1.86	LANDSCAPE CONSTRUCTION
L-1.87	LANDSCAPE CONSTRUCTION
L-1.88	LANDSCAPE CONSTRUCTION
L-1.89	LANDSCAPE CONSTRUCTION
L-1.90	LANDSCAPE CONSTRUCTION
L-1.91	LANDSCAPE CONSTRUCTION
L-1.92	LANDSCAPE CONSTRUCTION
L-1.93	LANDSCAPE CONSTRUCTION
L-1.94	LANDSCAPE CONSTRUCTION
L-1.95	LANDSCAPE CONSTRUCTION
L-1.96	LANDSCAPE CONSTRUCTION
L-1.97	LANDSCAPE CONSTRUCTION
L-1.98	LANDSCAPE CONSTRUCTION
L-1.99	LANDSCAPE CONSTRUCTION
L-1.100	LANDSCAPE CONSTRUCTION

Activity	D.S.H.	Required a Replacement Time	Remarks
24		2	Non-ventilate protected area, with D.S.H. between 10-30 requires 2 replacement times

MINIMUM REQUIRED TREE DENSITY WORKSHEET		
	AREA ACRES	
Site	5,008.7	0.23
Reference	2,462.2	0.10
Minimum Tree Density Required	5,460.9	0.23
<p>Number of Proposed Trees to Be Planted _____</p> <p>Number of Proposed Trees to be Planted and Planted in Addition to Trees on This Construction _____</p>		



Richard Yerger
Roseland Drive Residence
1522 Roseland Drive, Homewood, AL 35209

PHOTOGRAPH

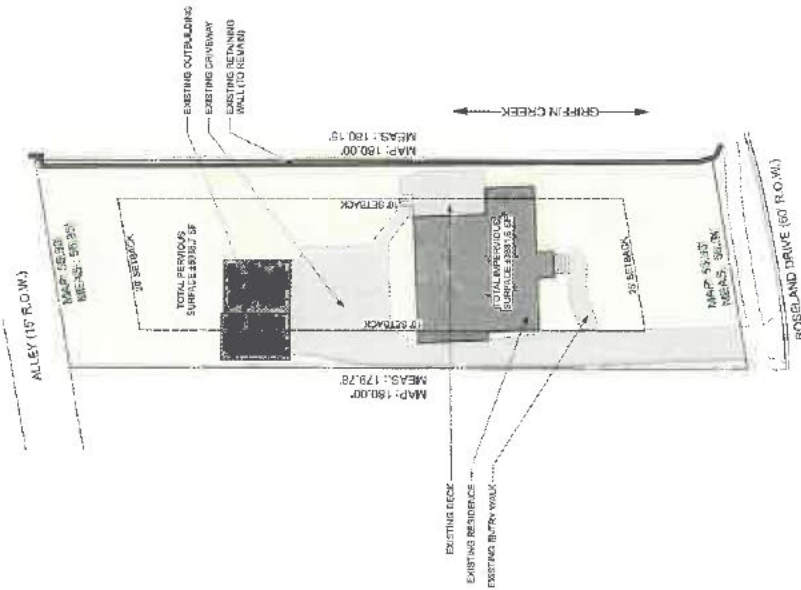
[illegible]

Free Density Plan

3.0

LOT COVERAGE TABLE - EXISTING

	AREA S.F.	% COVERAGE
Total Lot Square Footage	9,908.7	100%
Existing Residence and Outbuilding	1,654.6	17%
Existing Driveway	1,640.5	16.6%
Existing Deck	255.3	2.6%
Existing Entry Walk	123.2	1.2%
Existing Retaining Wall (to Remain)	188.4	1.9%
TOTAL IMPERVIOUS SURFACE	3,870.0 S.F.	39.1%

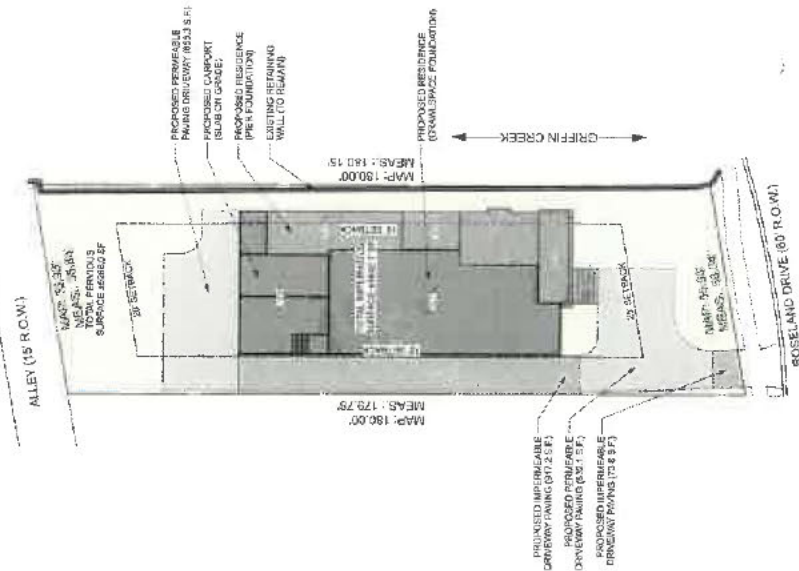


1 EXISTING LOT COVERAGE

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

LOT COVERAGE TABLE - PROPOSED

	AREA S.F.	% COVERAGE
Total Lot Square Footage	9,908.7	100%
Proposed Residence	2,897.0	27%
Proposed Residence Carport	713.2	7.2%
Proposed Imperviable Driveway	981.0	10.0%
Existing Retaining Wall (to Remain)	188.4	1.9%
TOTAL IMPERVIOUS SURFACE	4,579.6 S.F.	46.2%



2 PROPOSED LOT COVERAGE

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



Richard Yerger
Roseland Drive Residence

1522 Roseland Drive, Homewood, AL 35209

DATE	10/10/2023
BY	RY
PROJECT NAME	ROSELAND DRIVE RESIDENCE
PROJECT NO.	23-001
PROJECT LOCATION	1522 ROSELAND DRIVE, HOMEWOOD, AL 35209
PROJECT DESCRIPTION	PROPOSED LOT COVERAGE

Impervious Areas Exhibit
Scale: 1/8" = 1'-0"
Sheet: 2 of 4



Richard Yerger
Roseland Drive Residence
1522 Roseland Drive, Homewood, AL 35209

1522 Roseland Drive, Homewood, AL 35209

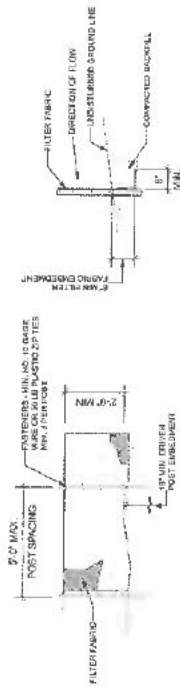
DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
1940				
1941				
1942				
1943				
1944				
1945				
1946				
1947				
1948				
1949				
1950				
1951				
1952				
1953				
1954				
1955				
1956				
1957				
1958				
1959				
1960				
1961				
1962				
1963				
1964				
1965				
1966				
1967				
1968				
1969				
1970				
1971				
1972				
1973				
1974				
1975				
1976				
1977				
1978				
1979				
1980				
1981				
1982				
1983				
1984				
1985				
1986				
1987				
1988				
1989				
1990				
1991				
1992				
1993				
1994				
1995				
1996				
1997				
1998				
1999				
2000				
2001				
2002				
2003				
2004				
2005				
2006				
2007				
2008				
2009				
2010				
2011				
2012				
2013				
2014				
2015				
2016				
2017				
2018				
2019				
2020				
2021				
2022				
2023				
2024				
2025				
2026				
2027				
2028				
2029				
2030				
2031				
2032				
2033				
2034				
2035				
2036				
2037				
2038				
2039				
2040				
2041				
2042				
2043				
2044				
2045				
2046				
2047				
2048				

BMP Plan

L-2.0 SP-117 MINGO

EROSION CONTROL NOTES

- [illegible]



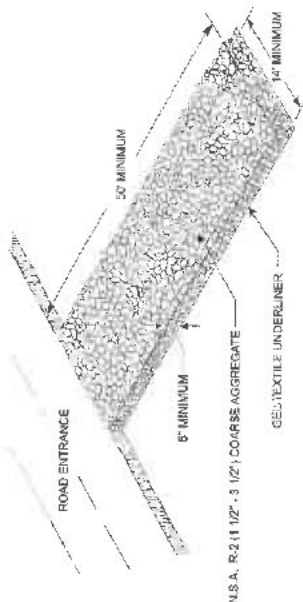
6.1' FENCE ELEVATION

4 FENCE SPLICE DETAIL
S-10-128-11-06

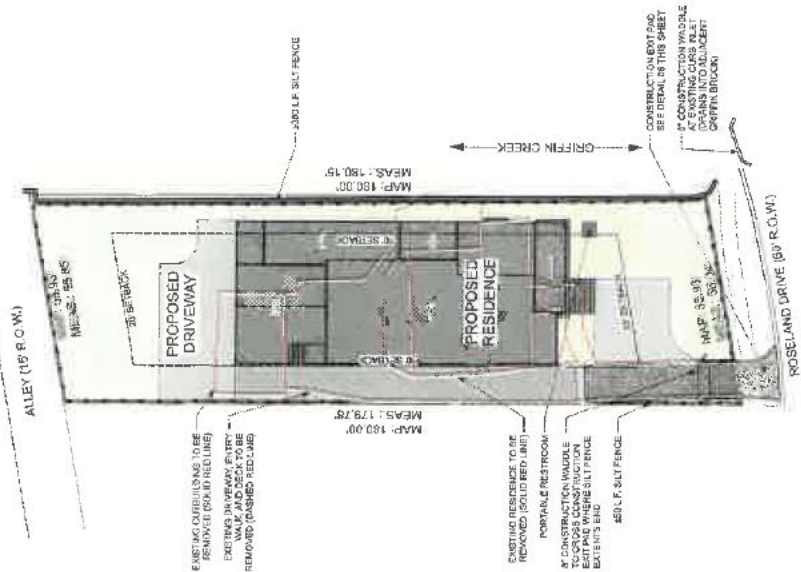
FABRIC ANCHOR DETAIL
 Scale: 1/2" = 1'-0"



STRAW BALE DETAIL
SCALE: 1/2" = 1'-0"



CONSTRUCTION EXIT PAD



BMP PLAN

0 100

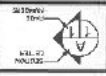


RICHARD YERGER
1000 ROSS RD., HOUSTON, TX 77058
PHONE 281/281-1111 FAX 281/281-1112

BOB ADAMS
DESIGNS, LLC

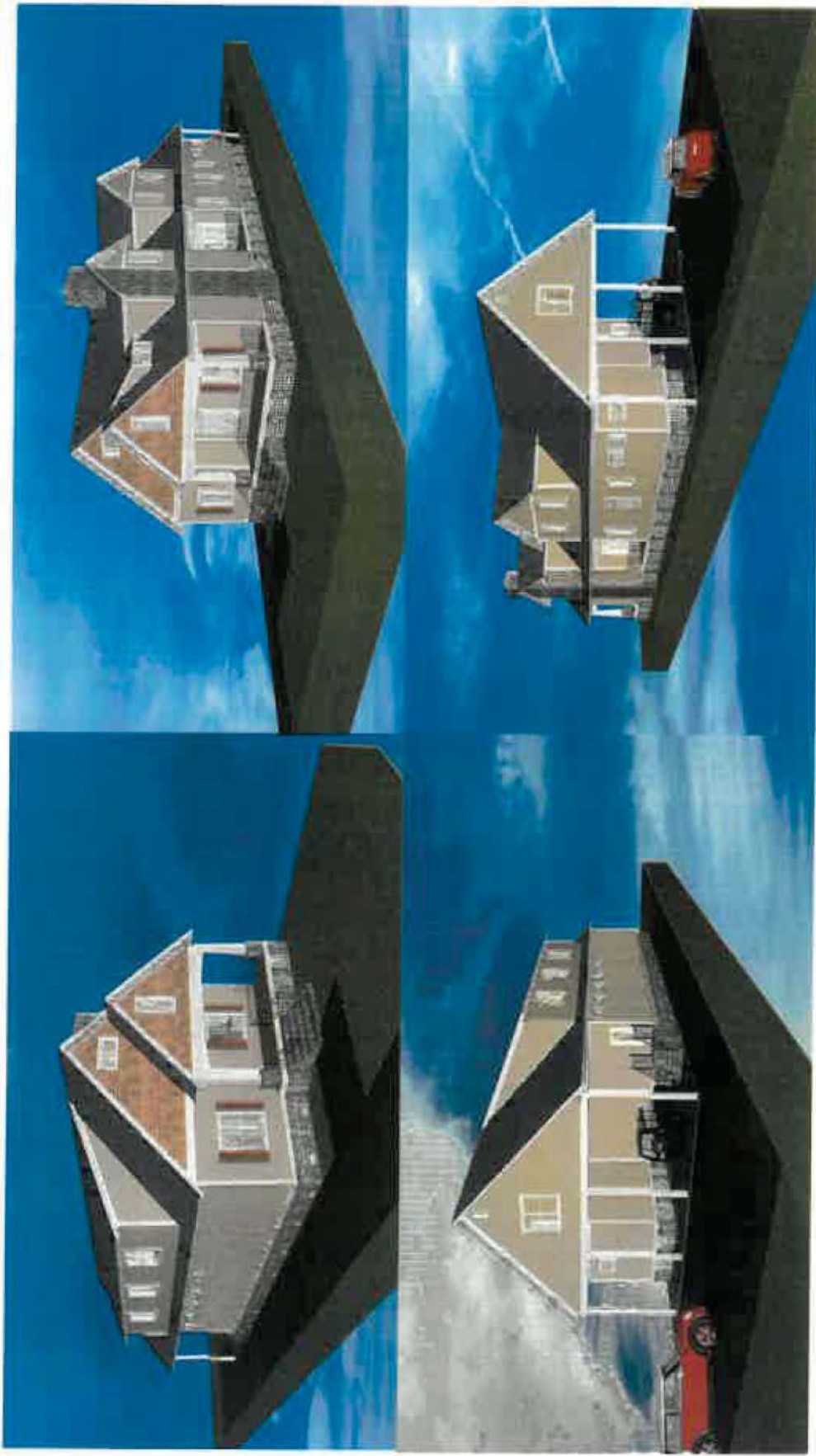
BOB ADAMS DESIGNS
1000 SHADY CREEK DR. #1000
HOUSTON, TX 77058
PHONE 281/281-1111 FAX 281/281-1112
E-MAIL: bob@adamsgroup.com

SCALE: AS SHOWN
DRAWN BY: BOB ADAMS
DATE: Thursday, December 29, 2022



APPROVED:
CHECKED BY:
COVER

DRAWING SCHEDULE	
COVER	1
FIRST FLOOR PLAN	2
SECOND FLOOR PLAN	3
CRAWL SPACE	4
FIRST FLOOR FLOOR JOISTS	5
SECOND FLOOR FLOOR & ROOF SYSTEMS	6
ELEVATIONS	7
SECTIONS	8
INTERIOR ELEVATIONS	9
ELECTRICAL PLAN	10



RICHARD YERGER
1833 ROSSMAN BL., KANSAS CITY, MO. 64111
PHONE: 816.234.1111 FAX: 816.234.1112

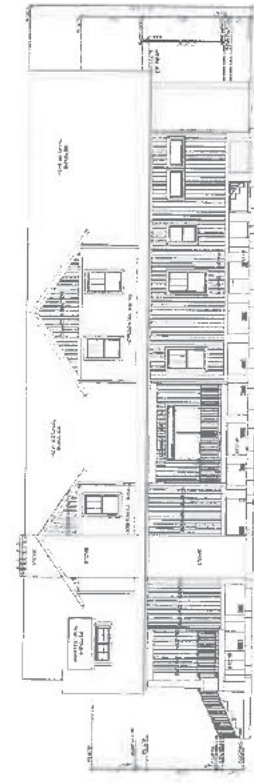
BOB ADAMS
DESIGNS, LLC
1725 S. MAIN ST., SUITE 200, KANSAS CITY, MO. 64111
PHONE: 816.234.1111 FAX: 816.234.1112

BOB ADAMS DESIGNS
1725 S. MAIN ST., SUITE 200, KANSAS CITY, MO. 64111
PHONE: 816.234.1111 FAX: 816.234.1112

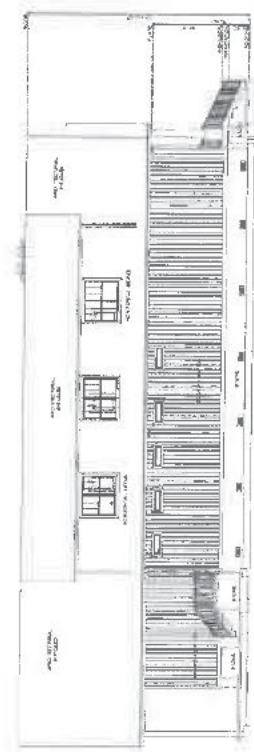
SCALE: AS SHOWN
DRAWN BY: BOB ADAMS
DATE: THURSDAY, DECEMBER 28, 2012



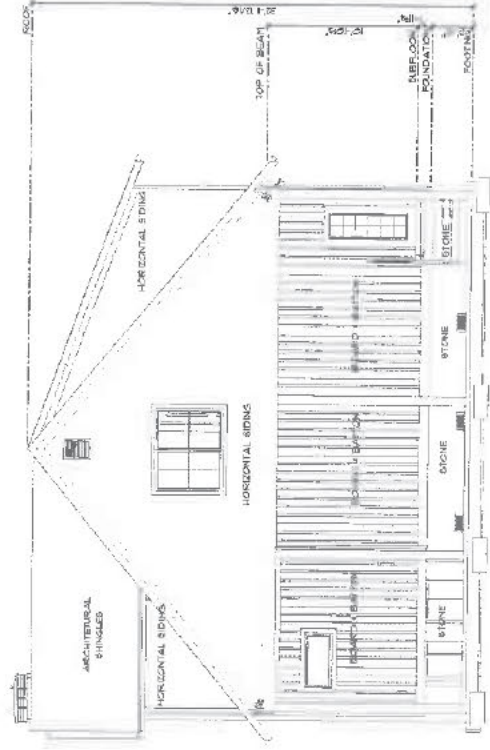
ARCHITECT
ELEVATIONS
CHECKED BY:
PAGE 7/10



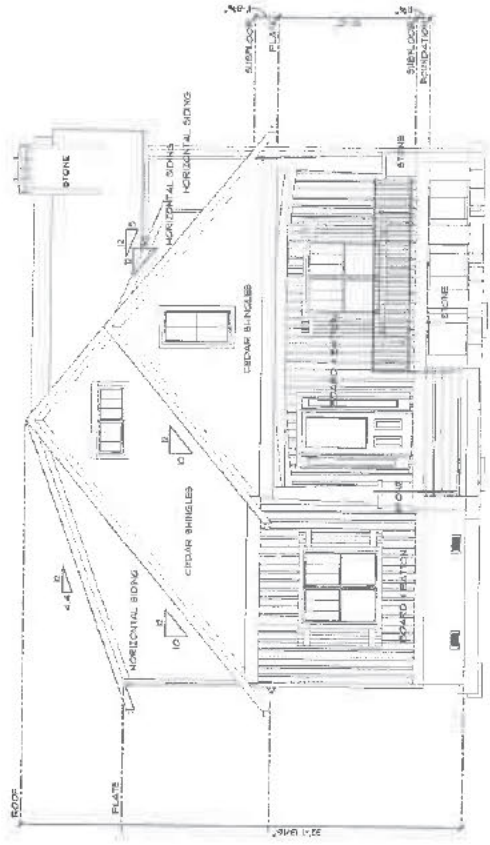
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



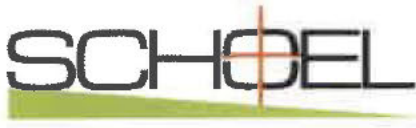
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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



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



February 28, 2023

City of Homewood
2850 19th Street South
Homewood, AL 35209

Attention: Board of Zoning Members

Reference: 1522 Roseland Drive
Variance Request

Sir/Madam:

I am writing to provide an overview of the effects the proposed new construction at 1522 Roseland Drive has on flooding along Griffin Creek. As stated in the no-rise certification submitted to the City, the proposed structure results in no rise in the base flood (i.e. 100-year) and floodway flood elevations along Griffin Creek. A comparison of the pre-project vs. proposed project modeling indicates a slight (1" decrease) in the base flood elevation in the vicinity of the proposed structure. Elevations upstream and downstream of the project property are unchanged.

The finished floor for the existing structure is approximately 1 foot above the base flood elevation. To do a full renovation of the existing structure, at a minimum, flood vents would need to be added to the foundation and the HVAC elevated in order to bring the structure into compliance with the City's flood ordinance. The existing foundation prohibited the ability to add on to the existing structure and still comply with the City's flood ordinance no-rise requirement. The proposed structure partially supported by piers was the only option that would provide a larger structure footprint and comply with the no rise requirement.

The elevated portion of the structure supported by piers allows more of the flow to concentrate within the channel or in the immediate vicinity of the channel. The existing structure has a solid foundation that extends to only 6.5 feet from the top of bank. The existing structure would block floodwaters when they exceed the capacity of the channel and redirect flow away from the channel to the west towards neighboring properties. The proposed structure is elevated above the base flood elevation and allows water to pass underneath the portion of the structure elevated by piers. Again, the proposed design provides more flow capacity in the immediate vicinity of the channel than what is currently available today. Finally, the removal of the detached garage removes an additional obstruction from the flowpath of floodwaters. The current structure would redirect floodwaters during a large storm event. By removing this structure, the obstruction to flow on the property is limited to just the main structure that has been designed to minimize its impact to flow.

Please feel free to call me if you have any questions.

Very truly yours,

SCHOEL ENGINEERING COMPANY, INC.

William R. Thomas, P.E., CFM

Enclosure

Established 1888

SCHOEL ENGINEERING COMPANY, INC.
1001 22nd Street South | Birmingham, AL 35205
P 205-323-8166 | F 205-323-2252 | schoel.com

Application for Permit to Develop in a Floodplain Area

The undersigned hereby makes application for a permit to develop in a designated floodplain area. The work to be performed is described below and in attachments hereto. The undersigned agrees that all such work shall be done in accordance with the requirements of the City of Homewood Flood Damage Control Ordinance and with all other applicable local, State and Federal regulations. This application does not create liability on the part of the City of Homewood or any officer or employee thereof for any flood damage that results from reliance on this application, or any administrative decision made lawfully thereunder.

PROPERTY INFORMATION:

Property Address: 1522 Roseland Drive Homewood AL 35209
City State Zip
Name of Owner(s): Whitefish Holdings, LLC
Address of Owner(s): 3058 Independence Drive Homewood AL 35209
City State Zip
Telephone Number: 601-540-6601 Email: richard.yerger@littlecahaba.us

CONTRACTOR INFORMATION:

Name of Contractor: Stephen Camp
Business Name: Standing Offer AL II, LLC
Address of Contractor: 3058 Independence Drive Homewood AL 35209
City State Zip
Telephone Number: 205-369-8022 Email: steve@standingoffer.com

A. Description of Work (Complete for All Work):

1. Proposed Development Description:
☒ New Building ☐ Improvement to Existing Building
☐ Manufactured Home ☐ Filling
☐ Other _____
2. Size and location of proposed development (attach site plan)
See attached site plan
3. Is the proposed development in a Special flood Hazard Area (Zones A, AE, AI -A30, AH, or AO)?
☒ Yes ☐ No
4. Per the floodplain map, what is the zone and panel number of the area of the proposed development?
Zone 16N Panel Number 556
5. Are other Federal, State, or local permits obtained? ☒ Yes ☐ No
Type: Applicable city & county permits have been obtained
6. Is the proposed development in an identified floodway? ☒ Yes ☐ No
If yes to #6, is a "No Rise Certification" with supporting data attached? ☒ Yes ☐ No

B. Complete for New Structures and Building Sites:

1. Base Flood Elevation at the site: 666.8 feet NGVD
2. Required lowest floor elevation (including basement): 665 feet NGVD
3. Elevation to which all attendant utilities, including all heating and electrical equipment will be protected from flood damage: 664 feet NGVD

C. Complete for Alterations, Additions, or Improvements to Existing Structures:

1. What is the estimated market value of the existing structure? \$ N/A
2. What is the cost of the proposed construction? \$ N/A
3. If the cost of the proposed construction equals or exceeds 50-percent of the market value of the structure, then the substantial improvement provisions shall apply.

D. Complete for Non-Residential Floodproofed Construction:

1. Type of floodproofing method: N/A
2. The required floodproofing elevation: N/A feet NGVD
3. Floodproofing certification by a registered engineer is attached: ☐ Yes ☐ No

E. Complete for Subdivisions and Planned Unit Developments:

1. Will the subdivision or other development contain 50 lots or 5 acres? ☐ Yes ☐ No
2. If yes, does the plat or proposal clearly identify base flood elevations? ☐ Yes ☐ No
3. Are the 100 Year Floodplain and Floodway delineated on the site plan? ☐ Yes ☐ No

} N/A

ADMINISTRATIVE

Permit approved ☐ Permit denied ☐ (Statement attached)

Elevation Certificate attached: ☐ Yes ☐ No

As-Built lowest floor elevation: _____ feet NGVD

Work inspected by: _____

Date: _____

Administrator Signature: _____

Date: _____

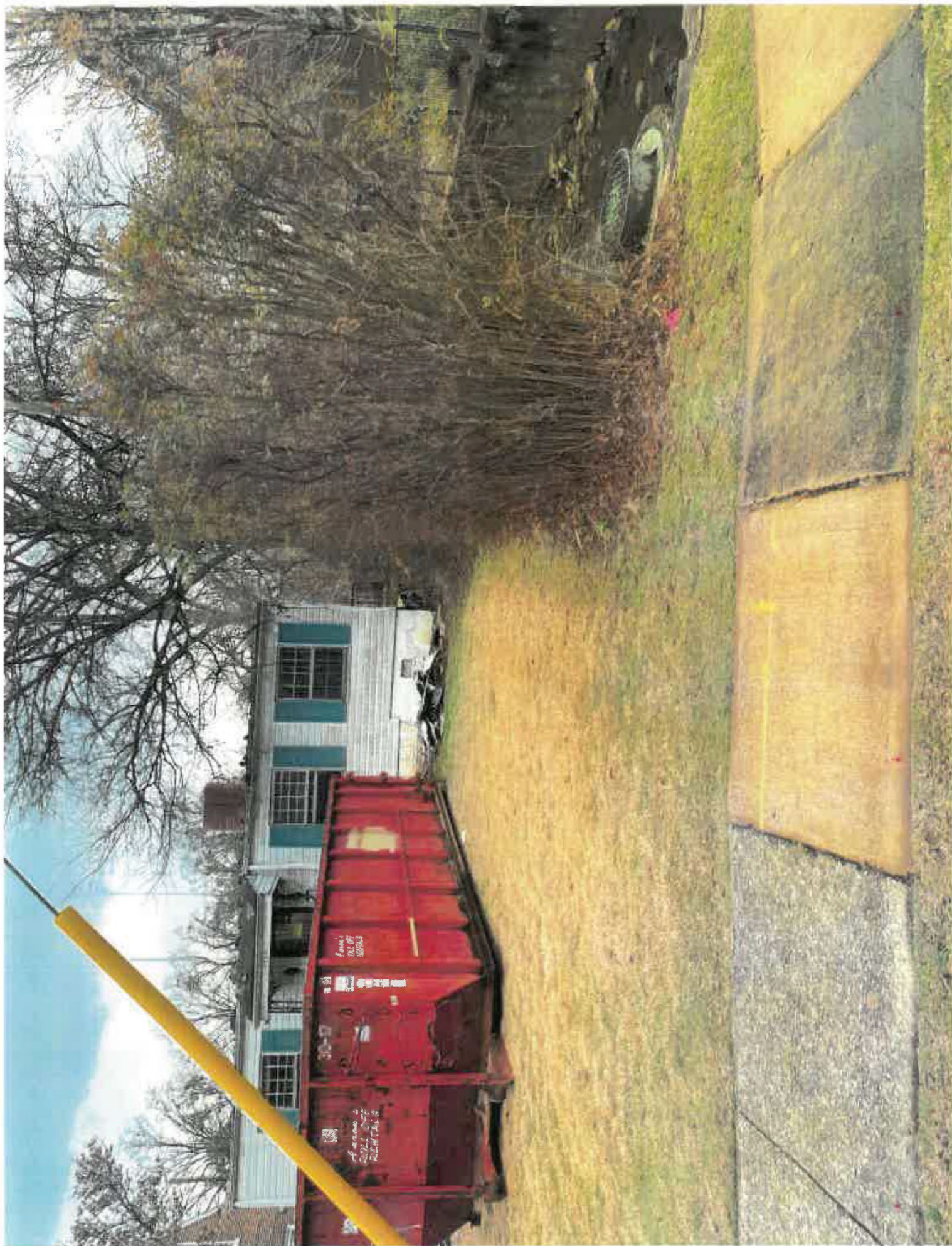
Applicant's Signature: _____

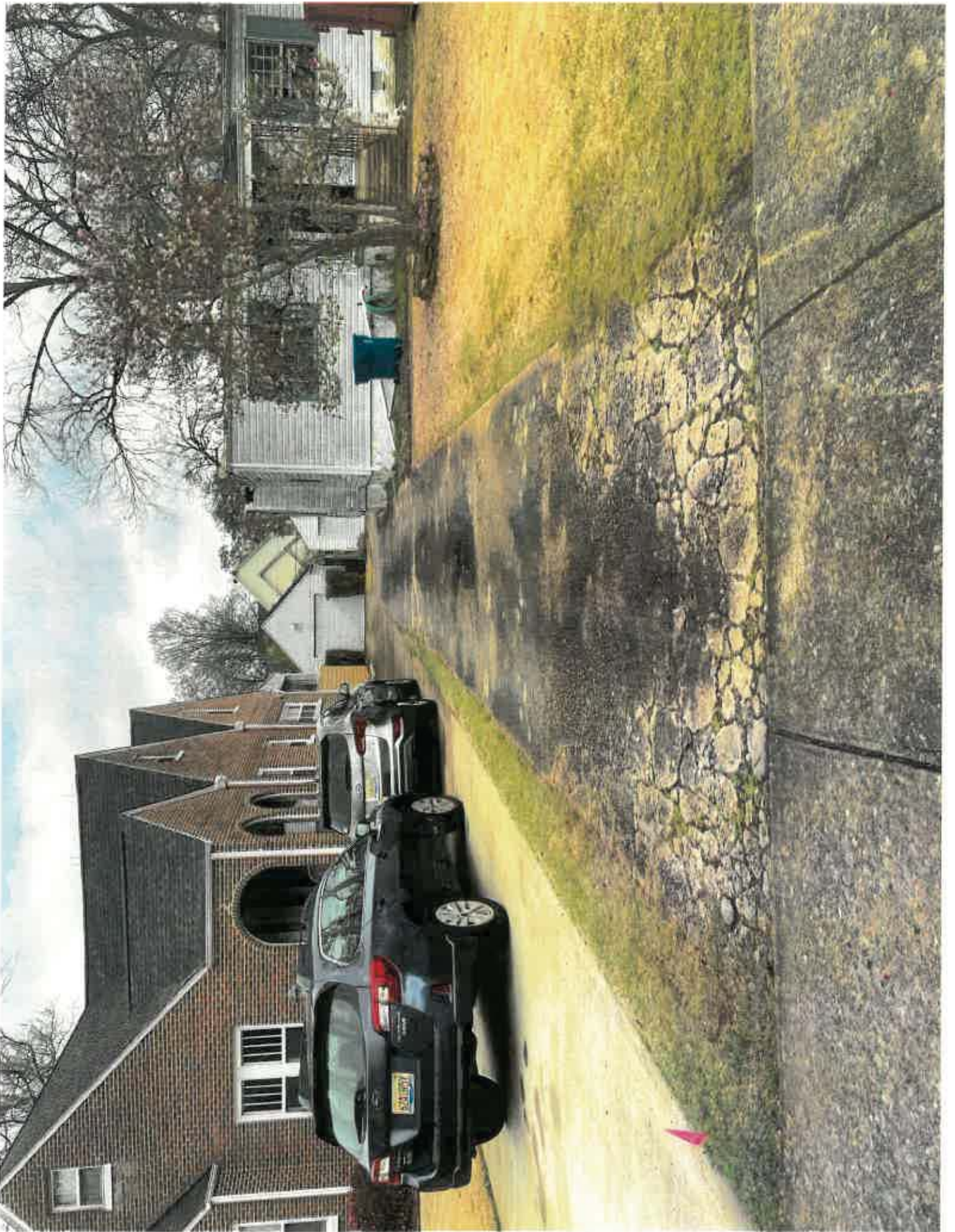
Date: _____

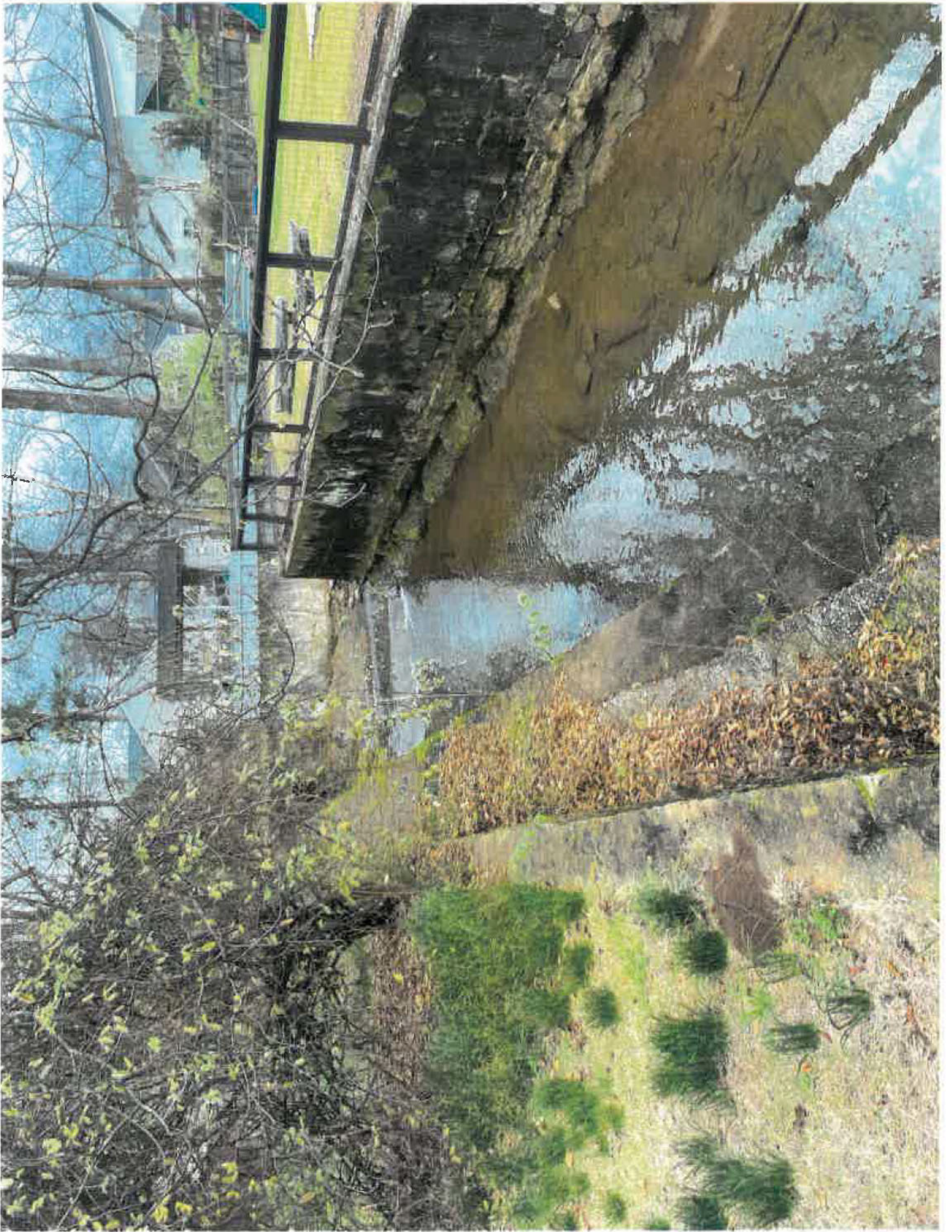
CONDITIONS:





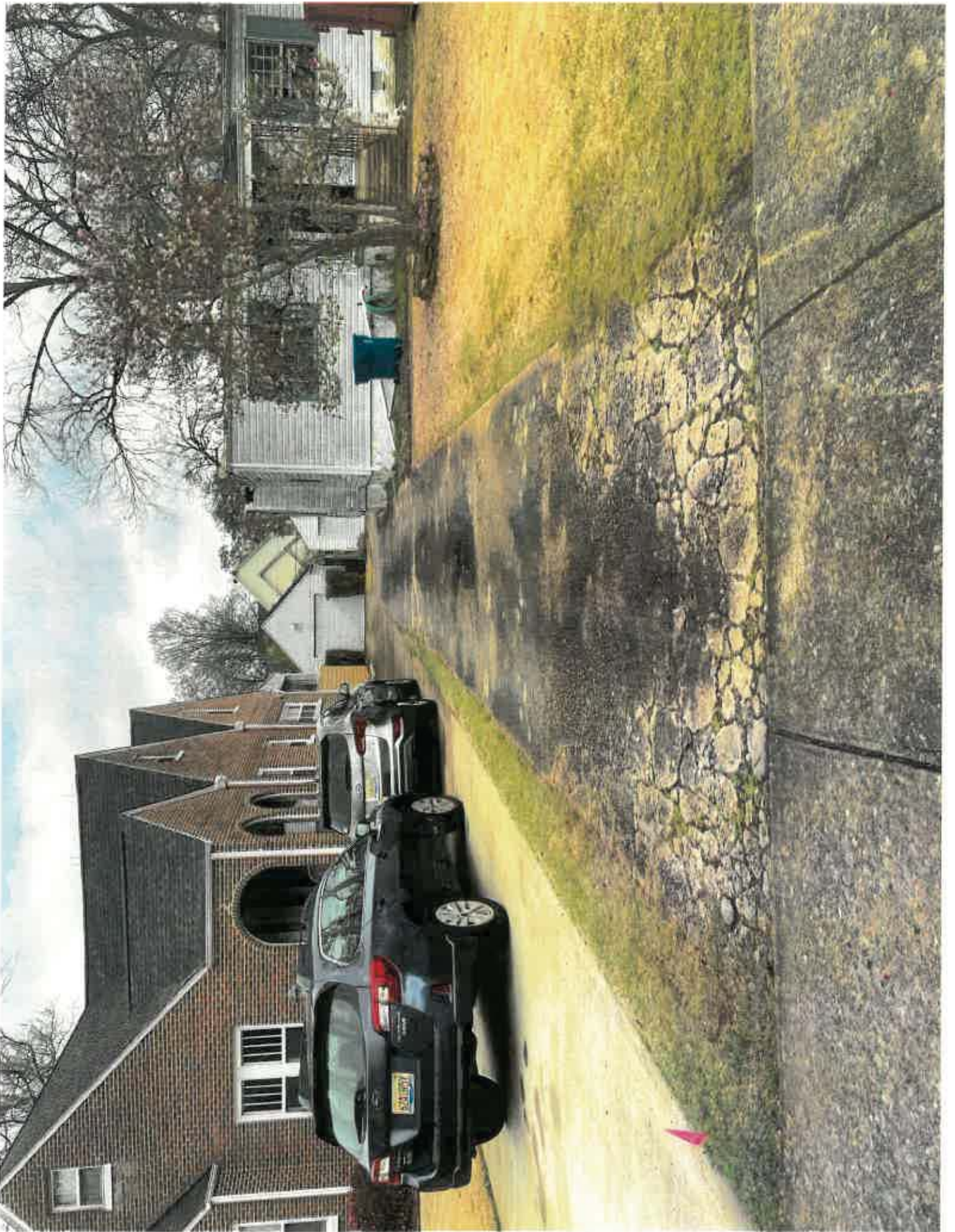


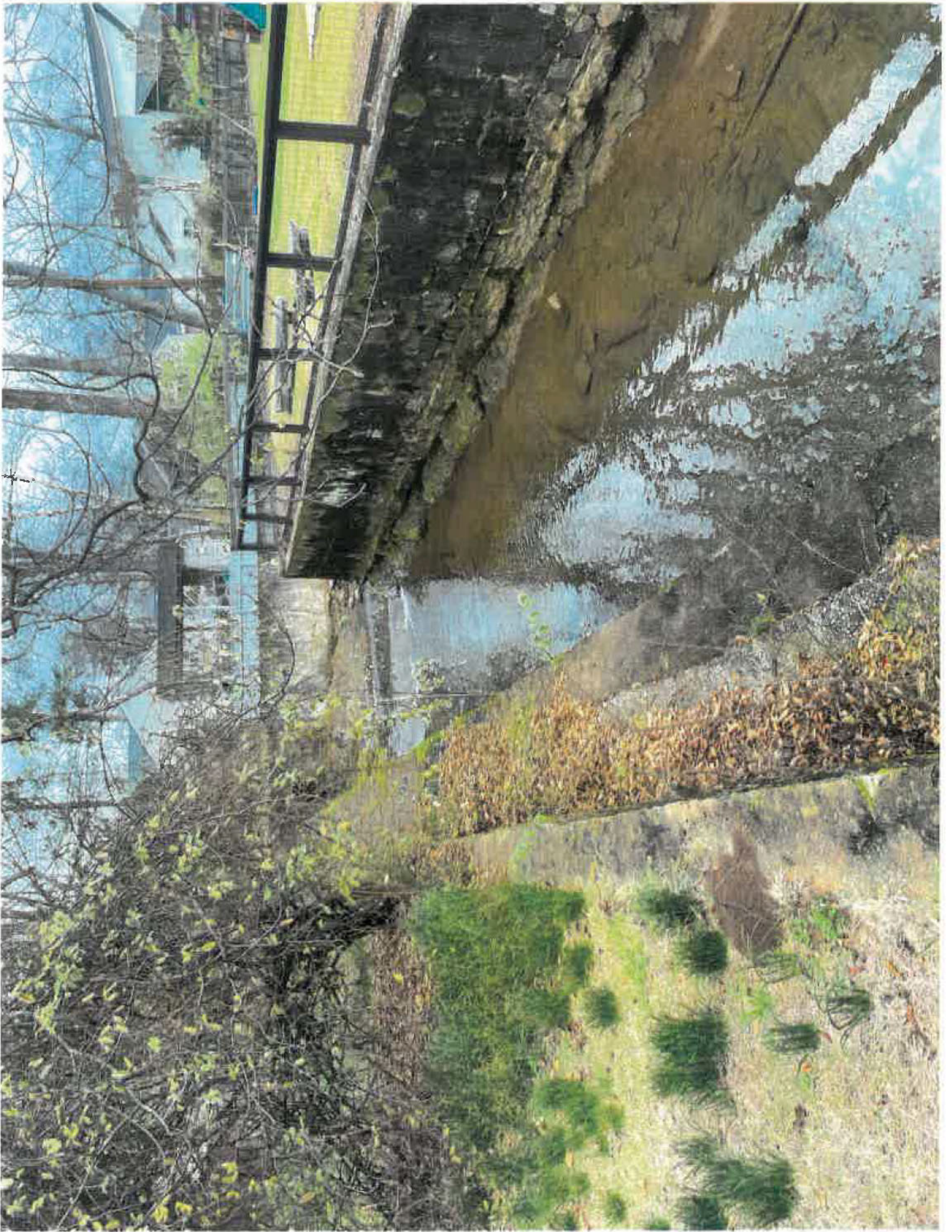


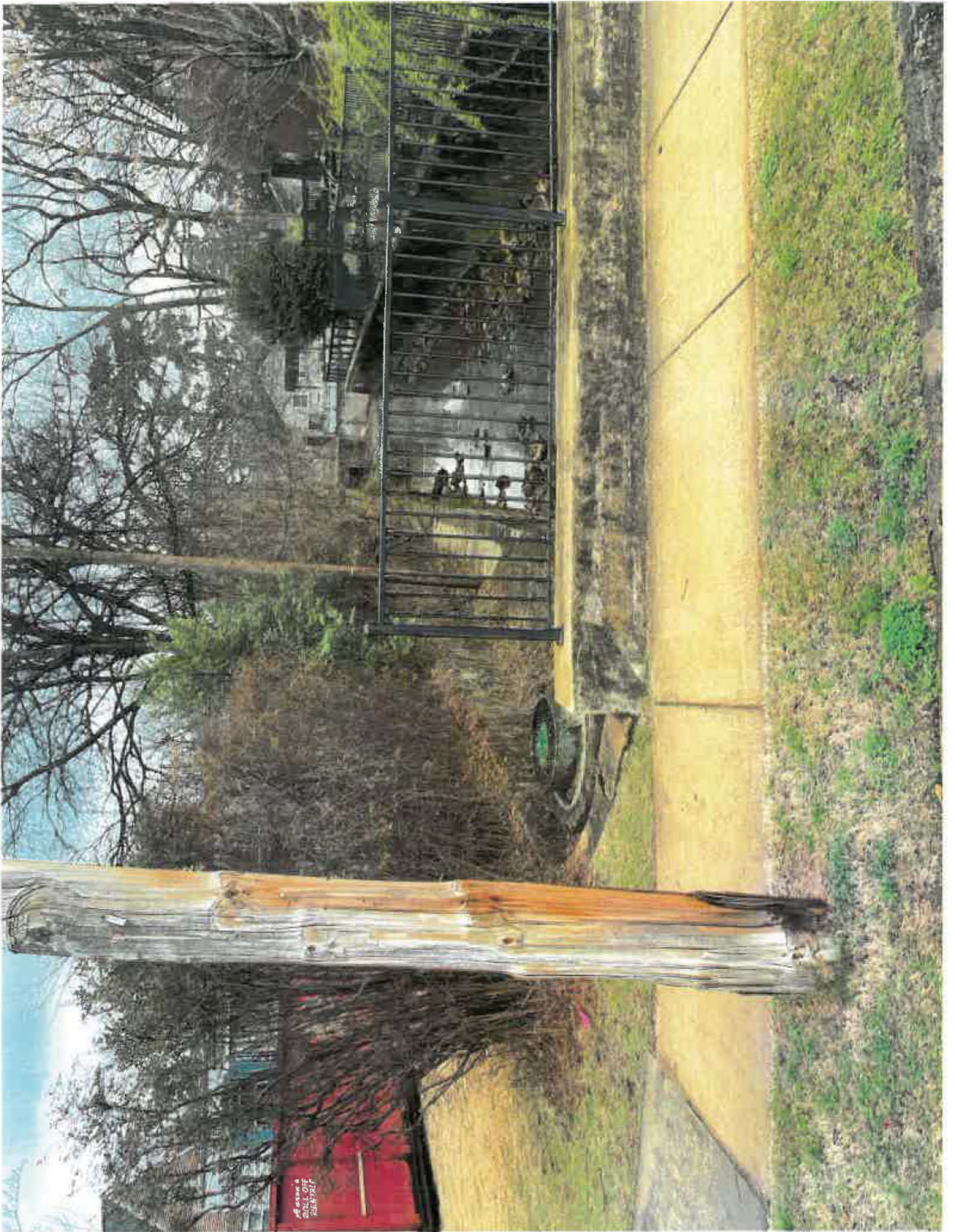










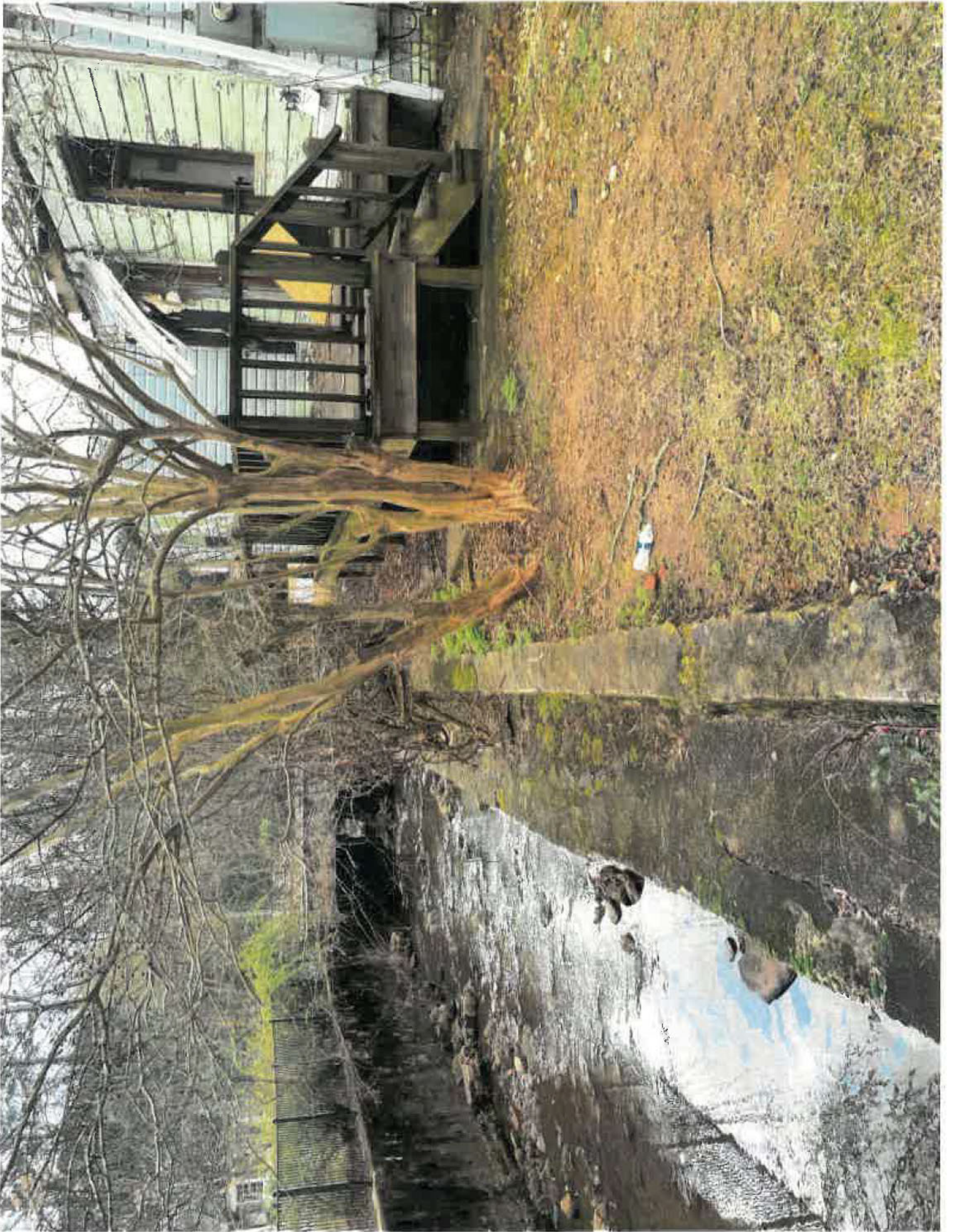












CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

March 30, 2023

Richard Yerger
Whitefish Holdings, LLC.
3058 Independence Drive
Homewood, Alabama 35209

Re: 1522 Roseland Drive, Homewood, Alabama 35209

Dear Property Owner:

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

***Case Number SV-23-04-02, 1522 Roseland Drive, Parcel ID No: 29 00 13 1 014 059.000
Applicant: Steve Camp / Property Owner: Whitefish Holdings, LLC- Richard Yerger***

- a) *A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side, to reduce the setback along the right-side property line from 10-feet to 5-feet for the construction of a new house.*

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, April 6, 2023**, in the Council Chambers (2nd Floor) of Homewood City Hall, 2850 19th Street South. **You or your agent must attend the public hearing to present your request to the Board.** Public comments in support or opposition to your petition shall be heard by the Board at this time.

Additional information regarding live stream viewing and the electronic submittal of comments is provided on the reverse side of this notice.

Sincerely,



Sherri Williams
Zoning Supervisor

cc: Applicant
Adjacent property owners

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

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

Comments in support or opposition may also be submitted via email to the Board Secretary @ fred.goodwin@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided Board Members for their consideration. Please reference the case number or the address of the subject property in your comments.

A copy of the meeting agenda packet, which includes the file for this case, will be available for viewing and downloading the Friday before the scheduled public hearing. You may access the agenda packet on the home page of the city's website @ www.cityofhomewood.com by clicking on the "Upcoming Meetings/BZA" tab.

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

City of Homewood BZA Case Map

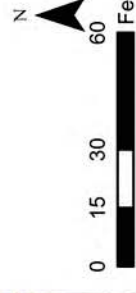
1522 Roseland Dr.

SV 23-04-02

Aerial Photo



Subject Property
 Parcels



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

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

Parcel # 29-00-13-1-014-059.000

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

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



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 437 Hillwood Drive

BZA CASE # (assigned by city staff): _____

APPLICANT INFORMATION

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

Address of Applicant(s): 2907 Central Ave, Suite 105

Homewood

AL

35209

City

State

Zip

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

Email: summer@twincompanies.com

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): Brad Snyder

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

Same

City

State

Zip

Email: _____

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

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

PARCEL IDENTIFICATION NUMBER: 29 00 13 3 011 010.000

PRESENT USE: _____ vacant ☒ residence

_____ commercial (describe): _____

_____ other (describe): _____

PRESENT ZONING DISTRICT ([City Zoning Map](#)): NPD

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

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

PLEASE STATE HARDSHIP – for guidance, see “*What is a Variance*” on page 1 of instructions page:
After completing demolition for the planned renovation and addition project, it was

found that the existing floor system and foundation were not suitable to support the
new work. We are requesting to update the variance to reflect a new construction
project instead of the previously approved renovation and addition.

PURPOSE OF VARIANCE

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

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

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

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

INDICATE THE FOLLOWING

Applicant must provide a survey to verify:

Setback information	*Required by zoning regulations	Setback dimensions currently existing	Setback dimensions after proposed construction	Setback Variance Requested
Front Setback Street Name	45.1'	42.5'	30.5'	14.6'
Front Setback – Corner lot Street Name				
Right Bldg. Setback	10'	17.6'	10.75'	
Left Bldg. Setback	10'	14.2'	14.2'	
Rear Bldg. Setback	20'	77'	47'	
Accessory Structure Setback: side/rear	/	/	/	/
Property dimensions and structure information	As required	Currently existing	Proposed	Variance Requested
Lot Area (sq. ft./acres)		15,658	15,658	
Lot Width				
Parking Spaces Front Yard	50%	22%	28%	
Height of Structure Rear Yard	30%	10%	18%	
Lot Coverage sq. ft. of structures ÷ lot sq. ft.	50%	17%	45%	

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

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

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

Redacted by City Staff

Signature of Applicant/Agent

Redacted by City Staff

Signature of Owner

Signature of Owner

2/28/2023 | 8:24 AM PST

Date

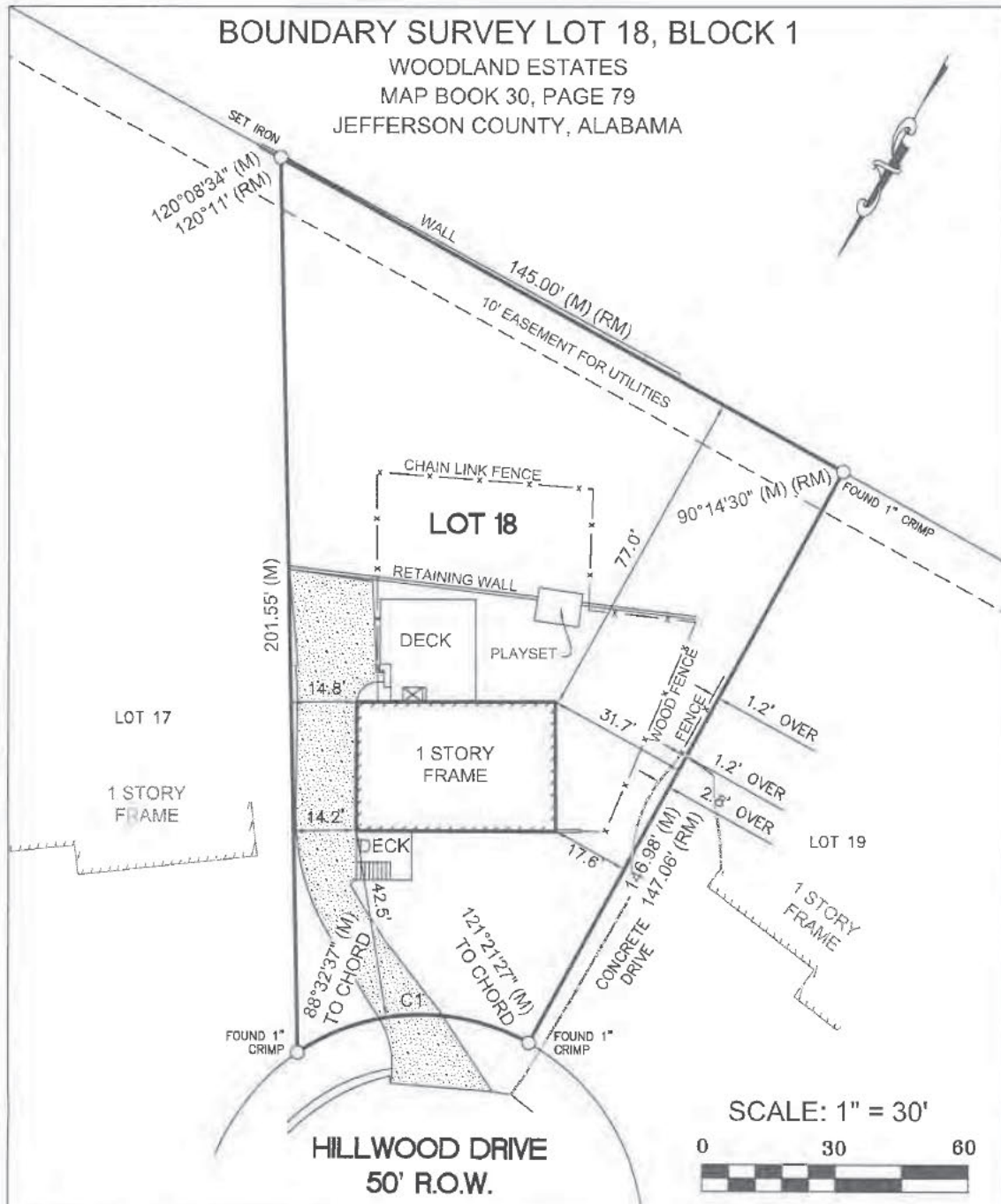
2/28/2023 | 8:33 AM PST

Date

Date

BOUNDARY SURVEY LOT 18, BLOCK 1

WOODLAND ESTATES
MAP BOOK 30, PAGE 79
JEFFERSON COUNTY, ALABAMA



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1 (M)	50.00'	54.85'	52.14'	S 58°19'42" W	62°51'04"

DESCRIPTION

Lot 18, Block 1 of Woodland Estates as recorded in Map Book 30 Page 79 in the Office of the Judge of Probate in Jefferson County, Alabama.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Surveyor's Signature: _____

Alabama License Number 26013 Date: July 23, 2020

NOTE:

1. North arrow based on Plat.
2. Survey not valid without original signature.
3. (M) = Measure, (RM) = Record Map

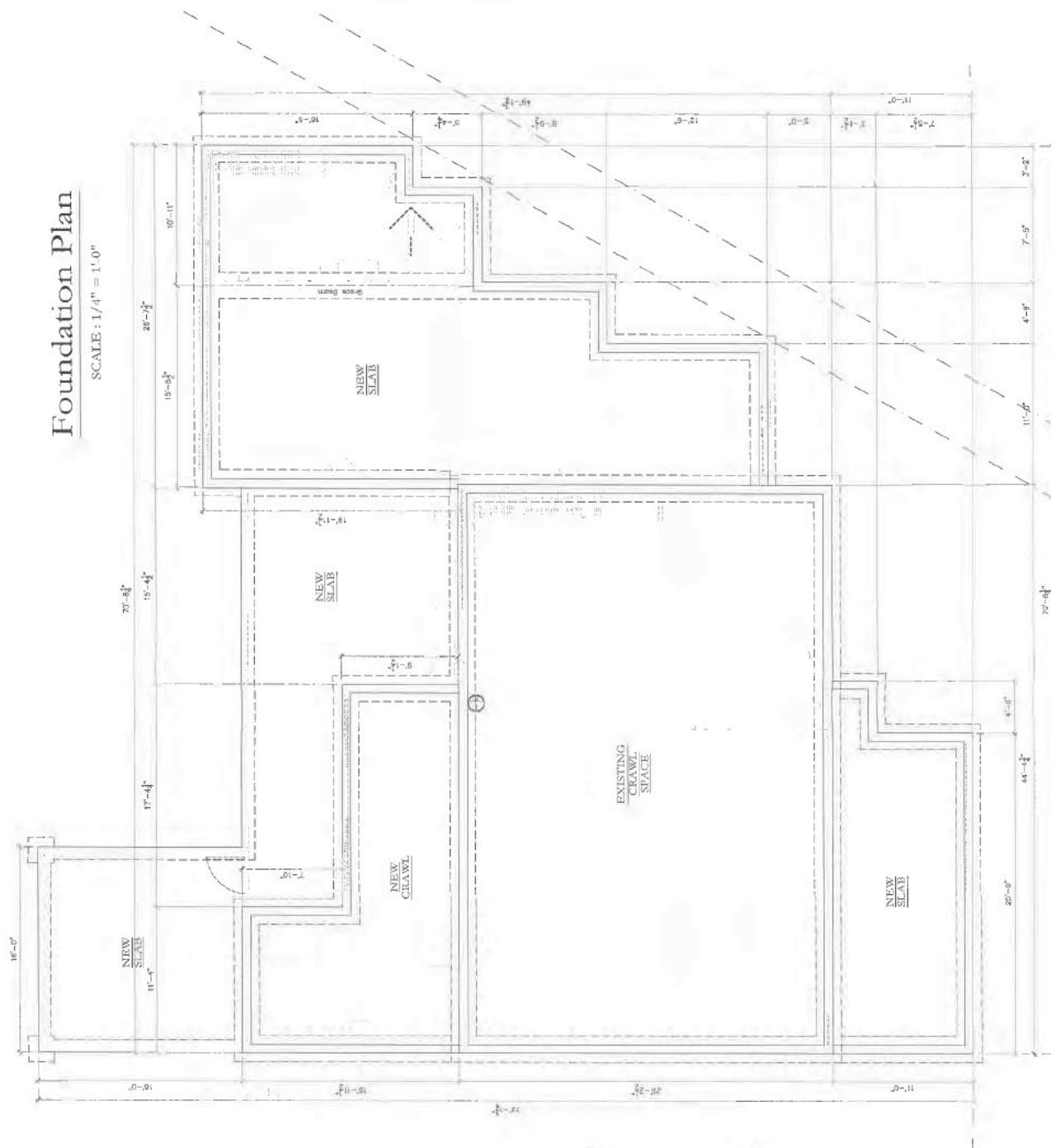
Address: 437 Hillwood Drive
Date of Fieldwork: 2020-07-23
Date of Survey: 2020-07-20
Job Number: TWIN0047
Drawn By: MBA
Survey For: Twin Companies
Type of Survey: BOUNDARY SURVEY



120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124



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

A1.0

SNYDER

PROJECT ADDRESS

437 Hallowood Drive
Homewood, AL 35899

Twin Companies
2907 Central Ave.
Suite 105
Homewood, AL 35899



CHANGE LOG :

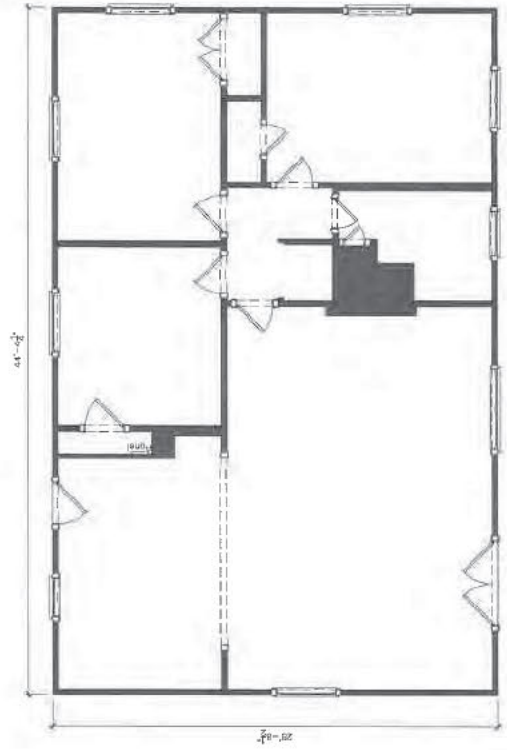
NO.	DATE	DESCRIPTION
1	11/21/21	REVISION
2		
3		
4		
5		
6		
7		
8		
9		
10		

NO.	DATE	DESCRIPTION
1	11/21/21	REVISION
2		
3		
4		
5		
6		
7		
8		
9		
10		

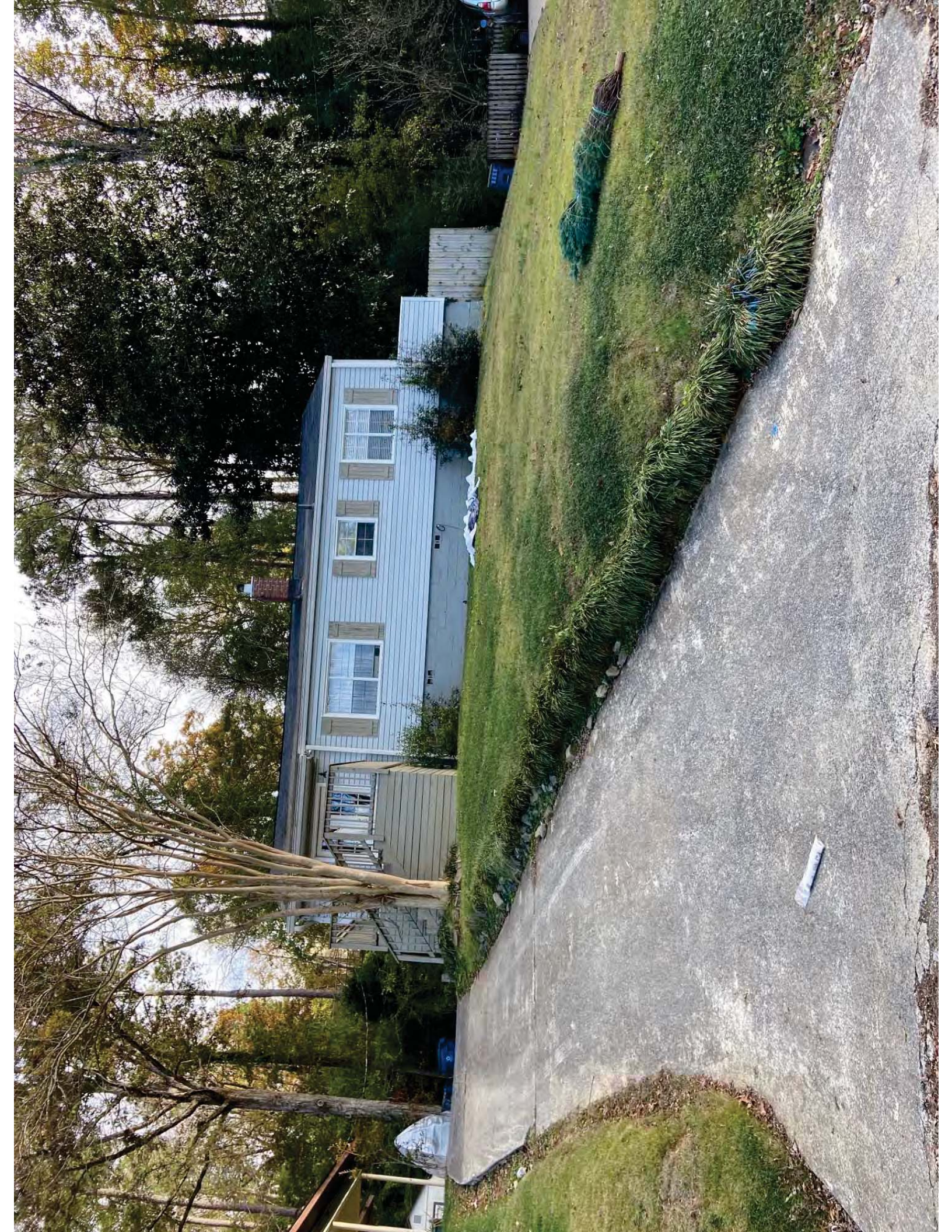
SHEET NUMBER
A2.0

EXISTING PLAN

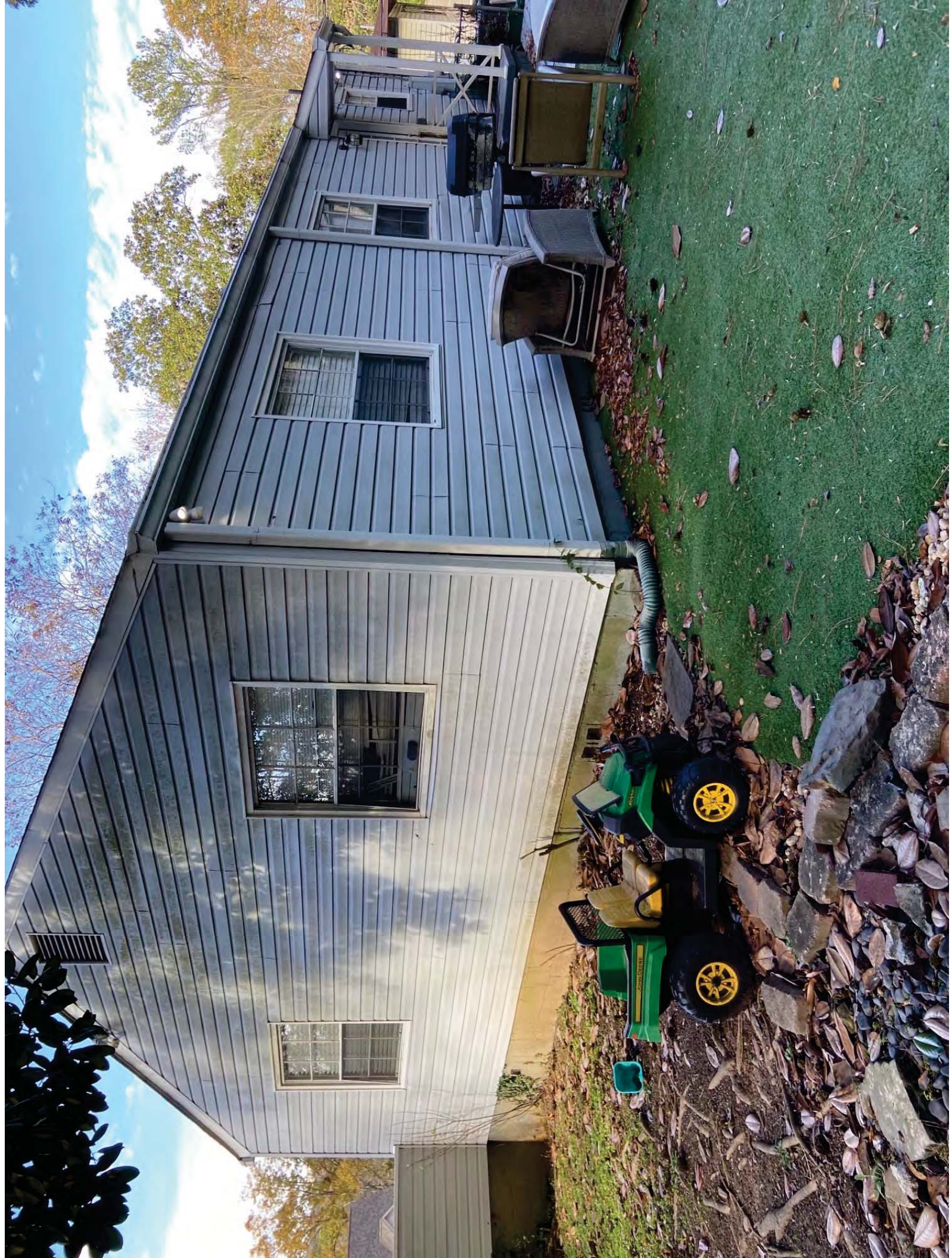
SCALE : 1/4" = 1'-0"











CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

March 30, 2023

Brad Snyder
437 Hillwood Drive
Homewood, Alabama 35209

Re: 437 Hillwood Drive, Homewood, Alabama 35209

Dear Property Owner:

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

***Case # SV-23-04-03, 437 Hillwood Drive, Parcel ID No: 29 00 13 3 011 010.000
Applicant: Twin Construction / Property Owner: Brad Snyder***

- a. *A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 1. Front, to reduce the setback along the front property line from 45.1-feet (45-feet, 2-inches) to 30.5-feet (30-feet, 6-inches) for a total reduction of 14.6-feet (14-feet, 8-inches) for the construction of a new house.*

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, April 6, 2023**, in the Council Chambers (2nd Floor) of Homewood City Hall, 2850 19th Street South. **You or your agent must attend the public hearing to present your request to the Board.** Public comments in support or opposition to your petition shall be heard by the Board at this time.

Additional information regarding live stream viewing and the electronic submittal of comments is provided on the reverse side of this notice.

Sincerely,



Sherri Williams
Zoning Supervisor

cc: Applicant
Adjacent property owners

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

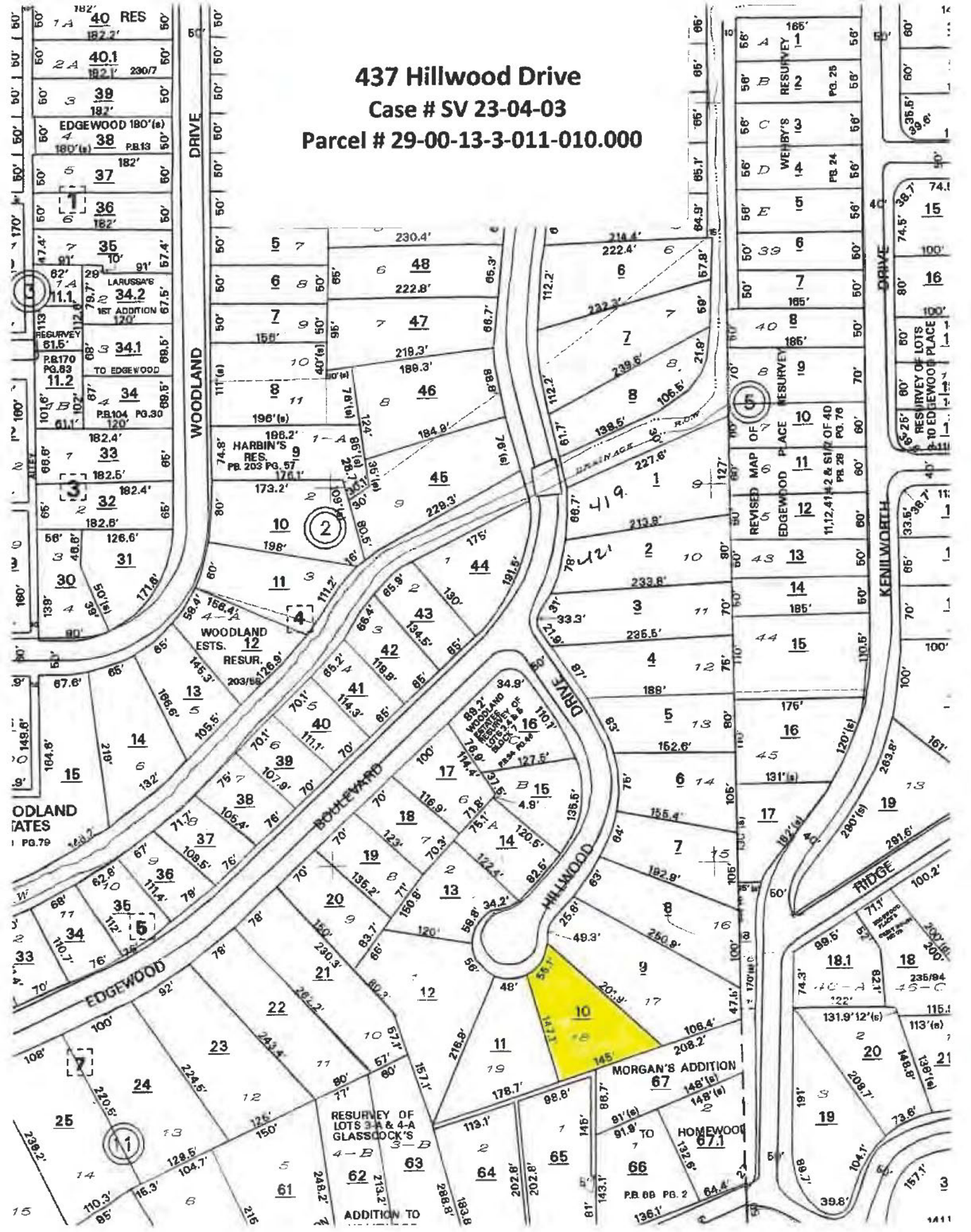
If you wish to view the live stream for this meeting, the "Live Stream" link is available on the home page the city's website at www.cityofhomewood.com or you can connect directly via: www.cityofhomewood.com/live-stream. **Although Board of Zoning Adjustments meetings may be viewed through the live streaming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

Comments in support or opposition may also be submitted via email to the Board Secretary @ fred.goodwin@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided Board Members for their consideration. Please reference the case number or the address of the subject property in your comments.

A copy of the meeting agenda packet, which includes the file for this case, will be available for viewing and downloading the Friday before the scheduled public hearing. You may access the agenda packet on the home page of the city's website @ www.cityofhomewood.com by clicking on the "Upcoming Meetings/BZA" tab.

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

437 Hillwood Drive
Case # SV 23-04-03
Parcel # 29-00-13-3-011-010.000




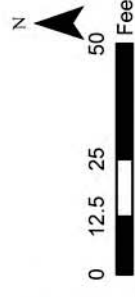
City of Homewood BZA Case Map

437 Hillwood Dr.

SV 23-04-03

Aerial Photo

 Subject Property
 Parcels



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

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



Jefferson County Department of Information Technology

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

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

☒ **VARIANCE**

☐ **APPEAL**

ADDRESS OF PROPERTY: 208 Windsor Drive

BZA CASE # (assigned by city staff): _____

APPLICANT INFORMATION

Name of Applicant(s): Twin Construction Inc.

Address of Applicant(s): 2907 Central Ave, Ste 105
Homewood AL 35209
City State Zip

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

Email: summer@twincompanies.com

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): Garrett and Jenna Campbell

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

Email: _____

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

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

PARCEL IDENTIFICATION NUMBER: 28 00 181 00 4007.000

PRESENT USE: _____ vacant ☒ residence

_____ commercial (describe): _____

_____ other (describe): _____

PRESENT ZONING DISTRICT (City Zoning Map): NPD

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

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

PLEASE STATE HARDSHIP – for guidance, see “What Is a Variance” on page 1 of instructions page:

Existing house is currently non conforming on the left and right sides. The main floor of the house will remain the same structurally and a second story will be added. The current right side porch will remain as a one story open structure but it is currently 0.3' from the right side property line and next to the 50' right of way.

PURPOSE OF VARIANCE

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

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

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

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

INDICATE THE FOLLOWING

Applicant must provide a survey to verify:

Setback Information	*Required by zoning regulations	Setback dimensions currently existing	Setback dimensions after proposed construction	Setback Variance Requested
Front Setback Street Name	31.3'	36.6'	34.1'	—
Front Setback – Corner lot Street Name				
Right Bldg. Setback	10'	0.3'	0.3	9.7'
Left Bldg. Setback	10'	9.4'	9.4'	.6'
Rear Bldg. Setback	20'	47.8'	28.0'	—
Accessory Structure Setback: side/rear	/	/	/	/
Property dimensions and structure Information	As required	Currently existing	Proposed	Variance Requested
Lot Area (sq. ft./acres)		9695	9695	—
Lot Width		85.15'	85.15'	—
Front Yard	50%	8%	10.5%	
Height of Structure	32'		29'1"	
Lot Coverage sq. ft. of structures ÷ lot sq. ft.	60%	30%	35%	
Rear Lot Coverage	30%	18%	12%	

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

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

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

Redacted by City Staff

Signature of Applicant/Agent

Redacted by City Staff

Signature of Owner

Redacted by City Staff

Signature of Owner

2/28/2023 | 8:56 AM PST

Date

2/28/2023 | 10:39 AM CST

Date

2/28/2023 | 10:42 AM CST

Date

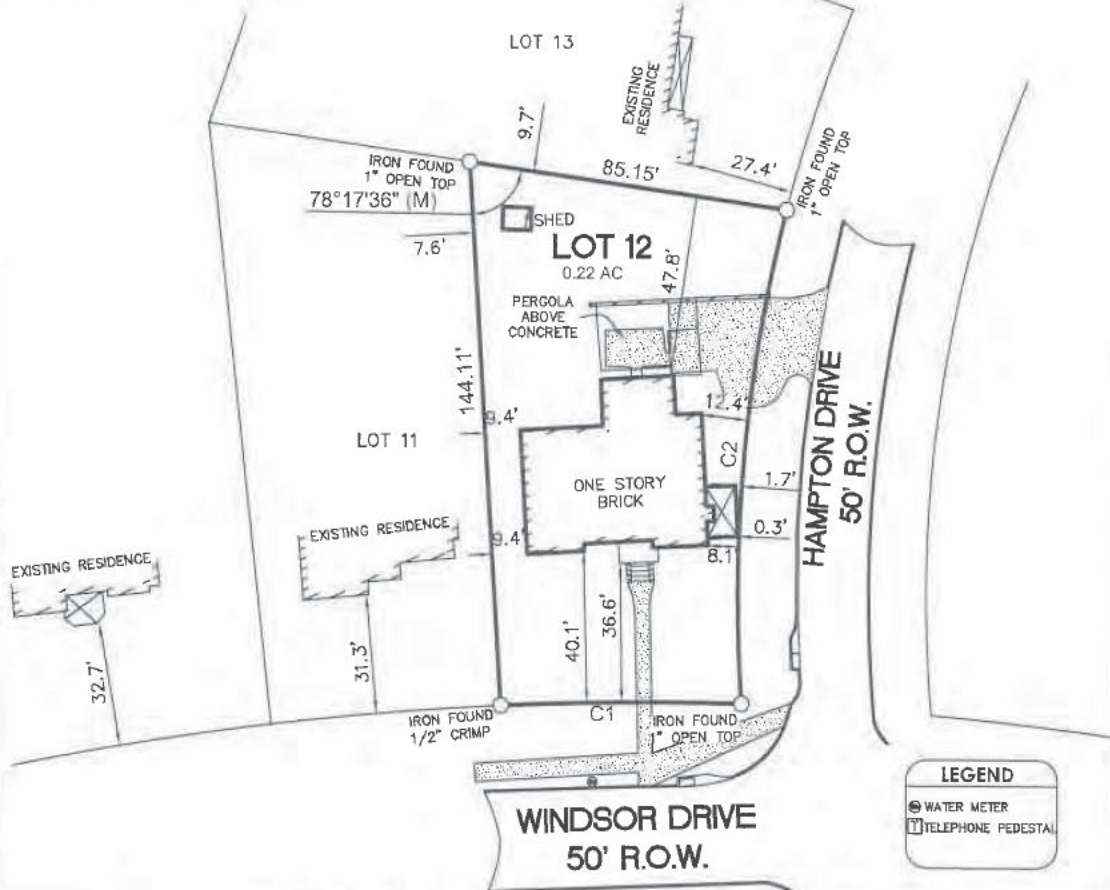
BOUNDARY SURVEY LOT 12 BLOCK 3

FOURTH ADDITION TO HOLLYWOOD

MAP BOOK 17, PAGE 47

JEFFERSON COUNTY, ALABAMA

SCALE: 1" = 40'



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1 (RM)	64.18'	859.72'	N/A	N/A	N/A
C2 (RM)	131.78'	412.05'	N/A	N/A	N/A
C1 (M)	64.01'	859.72'	4°15'56"	63.99'	S 70°12'08" W
C2	131.76'	412.05'	18°19'17"	131.20'	S 13°53'57" E

DESCRIPTION

Lot 12 Block 3 of Fourth Addition To Hollywood as recorded in Map Book ---- Page 47 in the Office of the Judge of Probate in Jefferson County, Alabama.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Surveyor's Signature: *Robert Keith Cunningham*
Alabama License Number 26013, Date: May 23, 2022

NOTE:

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

Address: 208 Windsor Drive
Date of Fieldwork: 2022-05-17
Date of Survey: 2022-05-18
Job Number: TWIND106
Drawn By: GDM
Survey For: Twin
Type of Survey: Boundary Survey



120 BISHOP CIRCLE, SUITE 300
PELIHAM, AL 35124

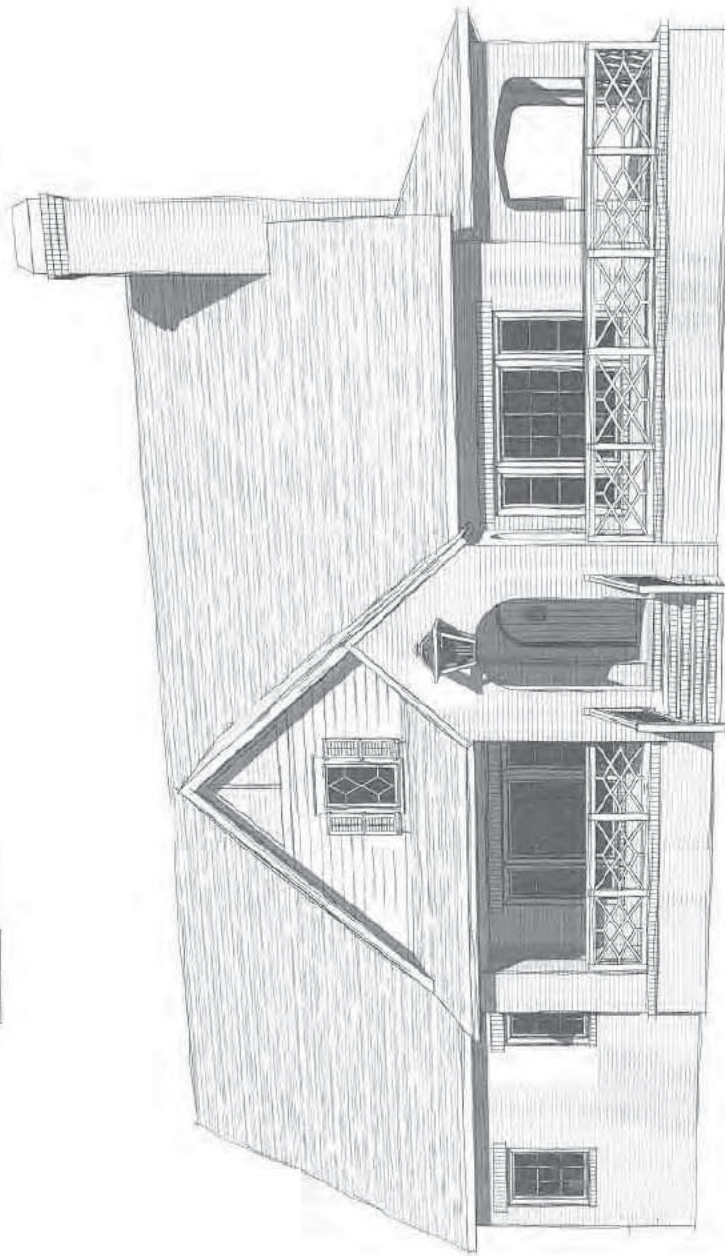


1. All framing dimensions are to outside face of stud on exterior walls & interior walls, & center line of windows and doors, unless noted otherwise.
2. All slab dimensions are to outside edge of slab (not brick pocket) or to centerline of footing, plumbing or electrical, unless noted otherwise.
3. Star riser heights shall not exceed 7'- $\frac{3}{4}$ ".
4. Return air and attic access locations to be verified in field.
5. Double up floor joists under walls that run parallel floor joists.
6. Double wood framing in contact with concrete or masonry shall be pressure-treated.
7. Install insulation baffles at eave vents between rafters.
8. All shingled roofs with a pitch of less than 4:12 shall be installed with ice & water barrier.
9. Exterior sill plates to be anchored to foundation @ 6' o.c. And within 1'-0" of ends and corners.
10. Provide floored pathway in attic to HVAC unit & Water Heater.
11. See builder for any deck star location & design if applicable.
12. Slope shower floor $\frac{1}{4}$ " per foot.
13. Verify final location of mechanical equipment.
14. Dimensions shall take precedence over scale drawings.

±	approximately
@	at
AF	above finished floor
B.O.	bottom of ...
bd.	board
CL	centerline
CMU	concrete masonry unit
DW	dishwasher
dbl	double
eq.	equipment
FC	flex conduit
HB	hose bibb
K/S	knee space
KP	keypad
M/W	microwave oven
max.	maximum
min.	minimum
NA	not applicable
NTS	not to scale
OC	on center
PH	telephone jack
PT	pressure treated
RA	return air
REF.	refrigerator
req'd	required
SD	smoke detector
sim.	similar
soft	square feet
T&G	tongue and groove
T.O.	top of ...
TV	cable television
typ.	typical
w/	with
W/C	wine cooler
WH	water heater
WP	waterproof

8" Block	4" Stud Wall
12" Block	6" Stud Wall
8" Block with Brick Ledge	8" Stud Wall
10" Formed Concrete	4" Stud Wall w/ Casing
10" Formed Concrete w/ Brick Ledge	4" Stud Wall w/ Brick Veneer
12" Formed Concrete	6" Stud Wall w/ Brick Veneer
12" Formed Concrete w/ Brick Ledge	

Sheet Index	
A0	Title Sheet
A1.1	Foundation Plan
A1.2	Foundation Details
A2.0	Existing 1st Floor
A2.1	1st Floor Plan
A2.2	2nd Floor Plan
A2.3	Roof Plan
A3.1	Exterior Elevations
A3.2	Exterior Elevations



CAMPBELL

CHANGE LOG:	
Date	Description
12/06/22	Pricing Set
02/27/23	Permit Set
0000	
0000	
0000	

Sheet Information

A0

Title Sheet

TWIN INSPIRE. DESIGN. BUILD.



TOTAL PARCEL AREA = 9,695 SF
HOUSE AREA = 1,816 SF
PORCH/STAIRS AREA = 194 SF
DRIVEWAY AREA = 914 SF
TOTAL IMPERVIOUS AREA = 2,924 SF
ISR = 2,924/9,695 SF = 30% (0.30)
TOTAL PERVIOUS AREA = 6,771 SF
TOTAL FRONT YARD AREA = 2,610 SF
TOTAL FRONT IMPERVIOUS = 212 SF
FRONT RATIO= 212/2610 = 8% (0.081)
TOTAL REAR YARD AREA = 3,983 SF
TOTAL REAR IMPERVIOUS = 703 SF
REAR RATIO = 703/3983 = 18% (0.176)



Site Plan - Existing

SCALE: $3/32" = 1'-0"$

CAMPBELL

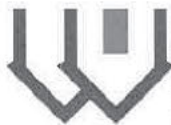
PROJECT ADDRESS

246 Windsor Dr.
Homewood, AL 35269

Twin Companies

2907 Central Ave.
Suite 105
Homewood, AL 35209

INSPIRE. DESIGN. BUILD.



CHANGE LOG :

Descripteurs

χ
χ

2

STRUCTURE 1: ELASIA

SHEET INDEX

MLP	Founding Partner
MLP	Founding Partner

A1.1 Basement Floor Plan
A2.0 Main Level Floor Plan

A2.1 2nd Level Floor Plan

A2.2 Roof Plan

Excursion Elevations

Ad. J. Evolutionary Biology

MARKON 138HS

\$1.0

PROPOSED AREA SUMMARY

SFT - FOOTPRINT OF PRIMARY
 PROPOSED STRUCTURE = 2,573 SF

TOTAL PARCEL AREA = 9,695 SF

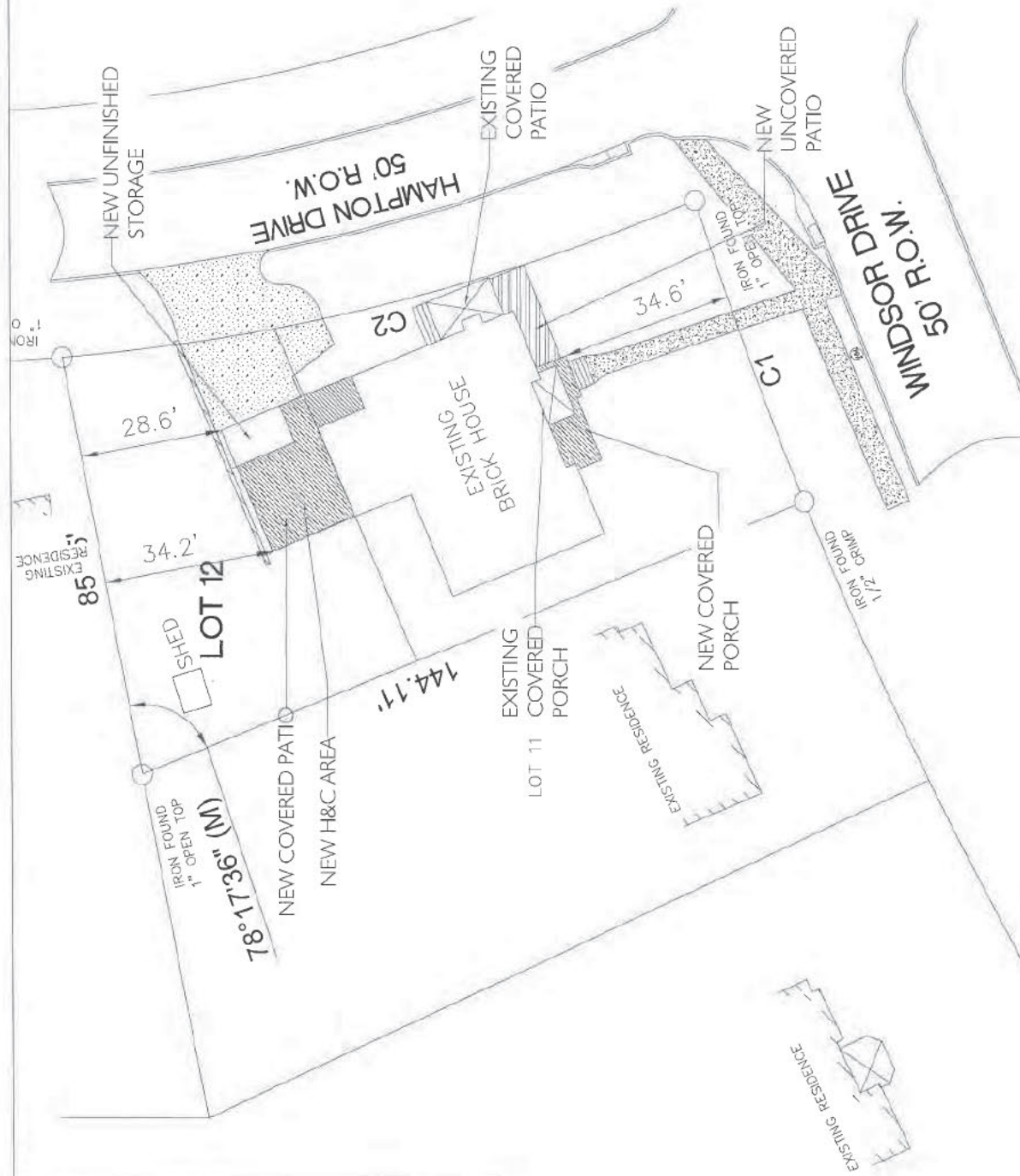
HOUSE AREA = 1,889 SF
 PORCH/STAIRS AREA = 903 SF
 DRIVEWAY AREA = 599 SF

TOTAL IMPERVIOUS AREA = 3,391 SF
 ISR = 3,391/9,695 SF = 35% (0.349)

TOTAL PERVIOUS AREA = 6,304 SF

TOTAL FRONT YARD AREA = 2,203 SF
 TOTAL FRONT IMPERVIOUS = 144 SF
 FRONT RATIO = 144/2203 = 6.5% (0.065)

TOTAL REAR YARD AREA = 3,508 SF
 TOTAL REAR IMPERVIOUS = 410 SF
 REAR RATIO = 410/3508 = 12% (0.117)



Site Plan - Proposed

SCALE: 3/32" = 1'-0"

SHEET NUMBER
 S1.1

CAMPBELL

PROJECT ADDRESS

216 Windsor Dr.
 Homewood, AL 35009

Twin Counties

2007 Central Ave.
 Suite 105
 Homewood, AL 35009

INSPIRE. DESIGN. BUILD.

TWIN



CHANGE LOG

Description

Date

Drawn: 03/20/20

Project: 2007-001

SHEET INDEX

A1.1 Foundation Plan
 A1.2 Barrier Free Plan
 A1.3 Main Level Floor Plan
 A1.4 Second Level Floor Plan
 A1.5 Roof Plan
 A1.6 Section Elevations
 A1.7 Section Elevations

[illegible]

Foundation Plan

CAMPBELL

PROJECT ADDRESS

Cornell & Jenna Campbell
208 Windsor Dr.
Homewood, AL 36209

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

INSPIRE. DESIGN. BUILD.
TWIN



CHANGE LOG:

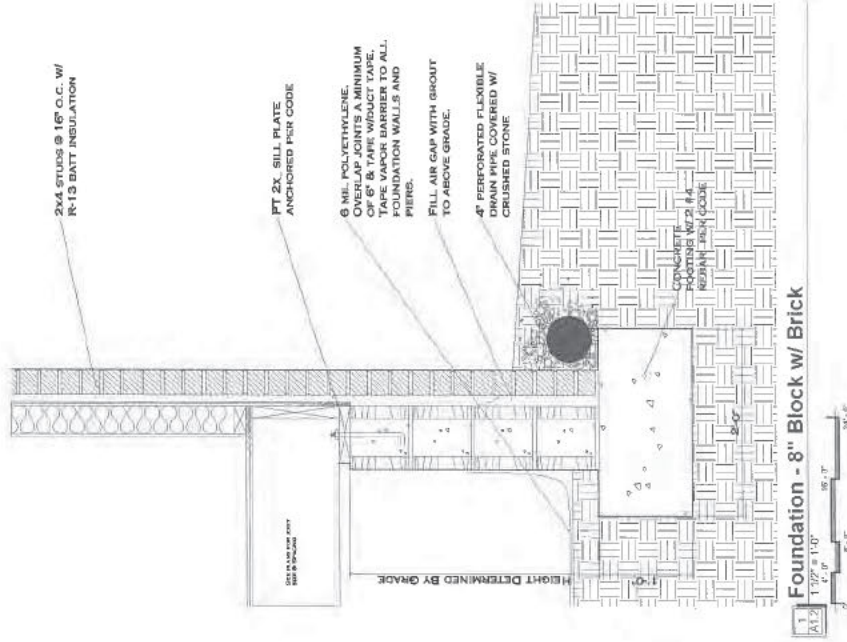
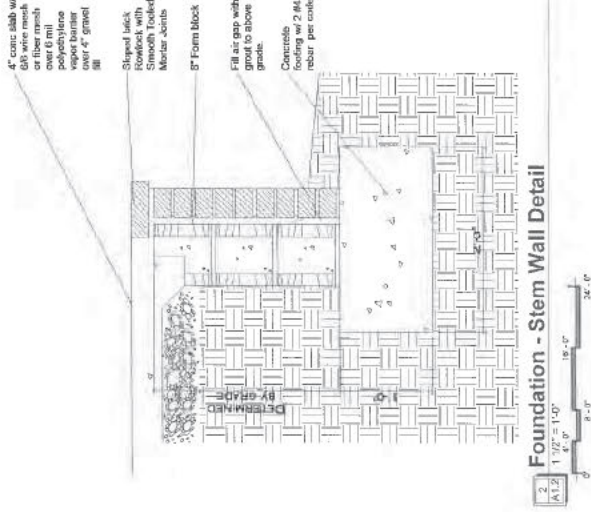
Date	Description
12/06/22	Pricing Set
02/27/23	Permit Set

PLAN CONTRACT: CHW1/TWKR
PROJECT: 2023-012-3520

Sheet Information

A1.2

Foundation Details



CAMPBELL

PROJECT ADDRESS

Cornell & Jenna Campbell
208 Whisper Dr.
Homewood, AL 36209

Twin Companies
2907 Central Ave.
Suite 105
Homewood, AL 36209

TWIN
INSPIRE. DESIGN. BUILD.

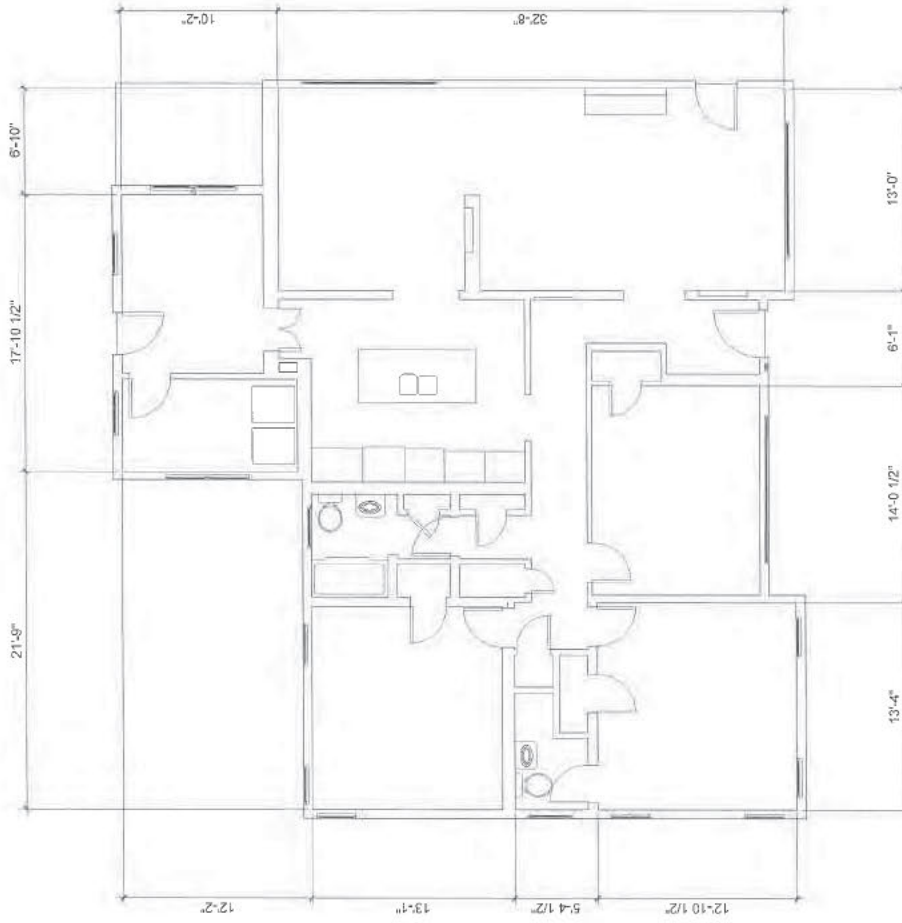


CHANGE LOG:	
Description	
Pricing Set	12/09/22
Permit Set	02/27/23
PLAN CONTACT: Campbell/Twin	
PHONE: 205.812.3600	

Sheet Information

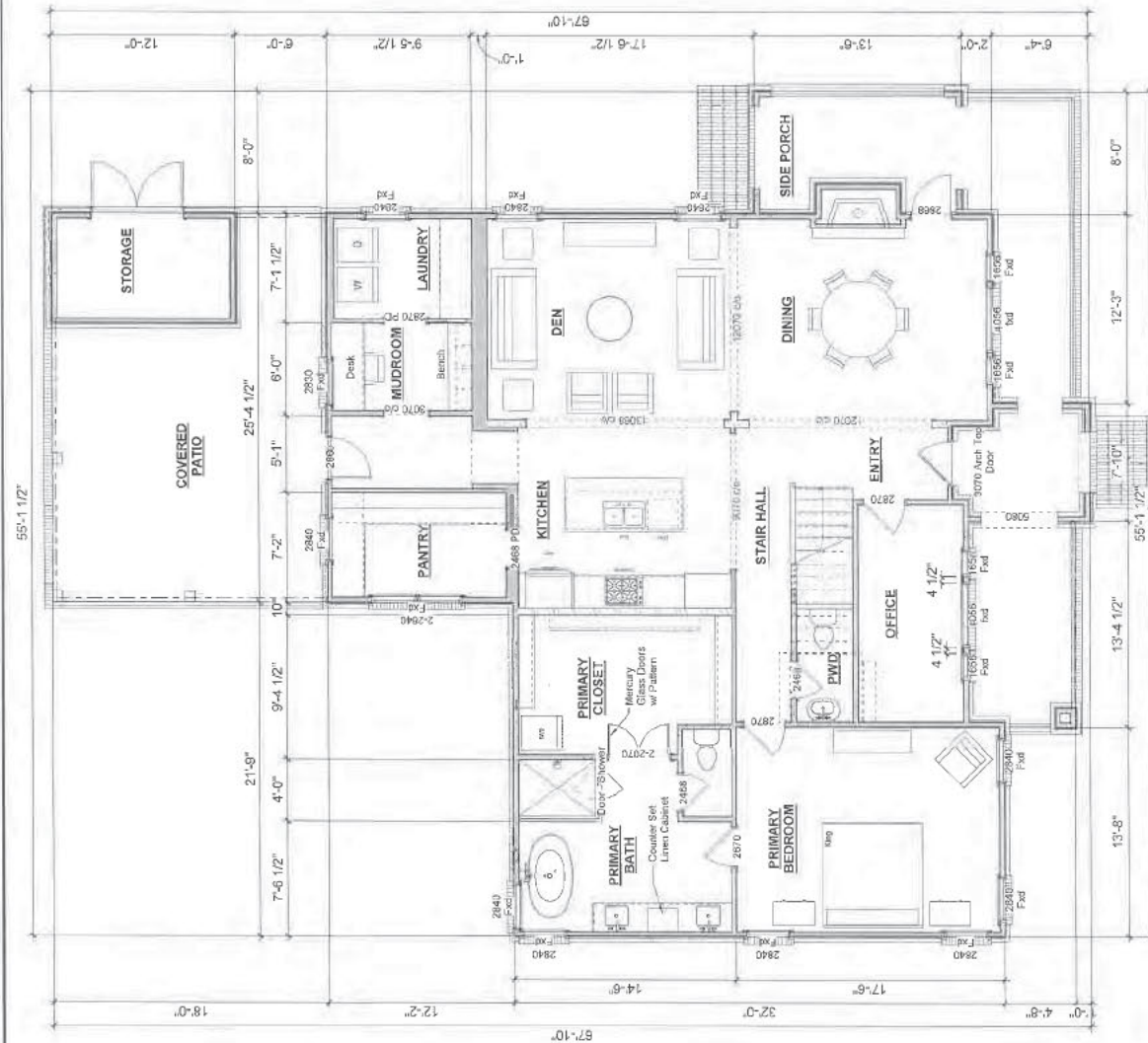
A2.0

Existing 1st Floor



1st Floor - Existing

Finished Area (H&C)	
Name	Area
1st Floor	1768 SF
2nd Floor	1257 SF
Grand total	3025 SF



1st Floor - New

CHANGE LOG:					
Date	12/06/22	02/27/23	Fertilizer Set	Description	
PLAN CONTACT: David Taylor PHONE: 298.882.5280					

Sheet Information

A2.1

CAMPBELL

PROJECT ADDRESS

Garrett & Jenna Campbell
208 Windsor Dr.
Homewood, AL 35209

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

TWIN
INSPIRE. DESIGN. BUILD.

CAMPBELL

PROJECT ADDRESS

Garrett & Jenna Campbell
208 Winkler Dr.
Homewood, AL 35209

Twin Companies

2907 Central Ave.
Suite 105
Homewood, AL 35209

INSPIRE. DESIGN. BUILD.



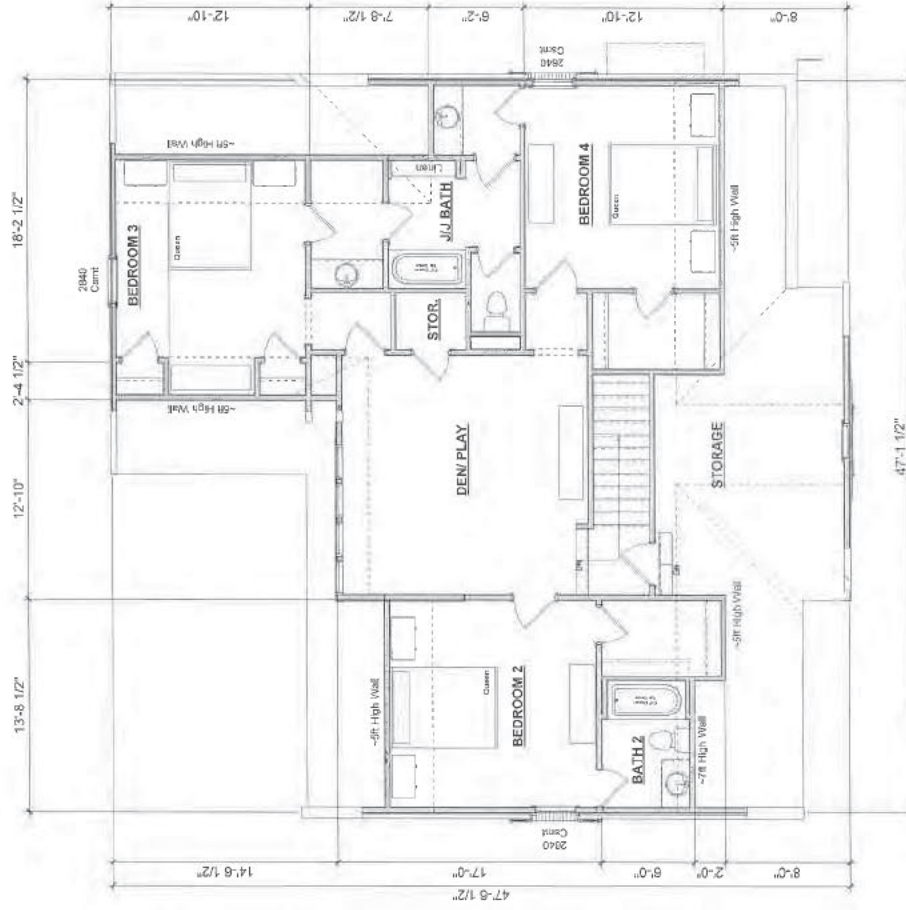
CHANGE LOG:

Date	Description	Permit Set
12/06/22	Pricing Set	
02/27/23	Permit Set	

PLAN CONTACT: OYAN THOMPSON
PHONE: 205.882.3070

Sheet Information

A2.2
2nd Floor Plan



2nd Floor



CAMPBELL

PROJECT ADDRESS

Garrett & Jenna Campbell
288 Windsor Dr.
Homewood, AL 35209

Twin Companies
2807 Central Ave.
Suite 105
Homewood, AL 35209

INSPIRE. DESIGN. BUILD.
TWIN



CHANGE LOG:

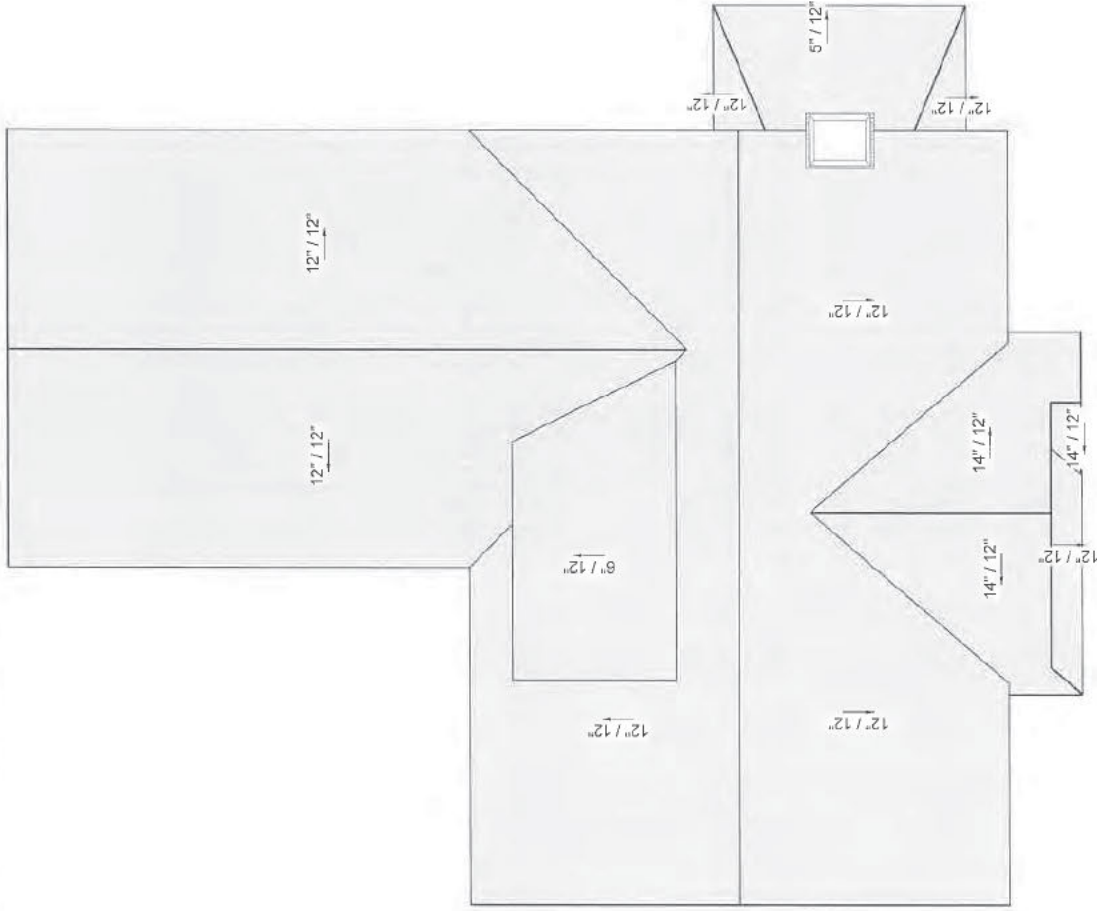
Date	Description
12/06/22	Final Set
02/27/23	Permit Set
--	--
--	--
--	--

PLAN CONTACT: OYANA TAYLOR
PHONE: 205.692.1970

Sheet Information

A2.3

Roof Plan



Roof Plan













CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

March 30, 2023

Garrett and Jenna Campbell
208 Windsor Drive
Homewood, Alabama 35209

Re: 208 Windsor Drive, Homewood, Alabama 35209

Dear Property Owner:

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

Case # SV-23-04-04, 208 Windsor Drive, Parcel ID No: 28 00 18 1 004 007.000

Applicant: Twin Construction / Property Owners: Jenna and Garrett Campbell

- a) A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side, to reduce the setback along the right-side property line from 10-feet to 0.3-feet for a total reduction of 9.7-feet (9-feet, 9-inches) in order to extend the existing covered porch and patio.
- b) A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side, to reduce the setback along the left-side property line from 10-feet to 9.4-feet (9-feet, 5-inches) for a total reduction of 0.6-feet (8-inches) for the construction of a second story addition to the house.

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, April 6, 2023**, in the Council Chambers (2nd Floor) of Homewood City Hall, 2850 19th Street South. **You or your agent must attend the public hearing to present your request to the Board.** Public comments in support or opposition to your petition shall be heard by the Board at this time.

Additional information regarding live stream viewing and the electronic submittal of comments is provided on the reverse side of this notice.

Sincerely,



Sherri Williams
Zoning Supervisor

cc: Applicant
Adjacent property owners

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

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

Comments in support or opposition may also be submitted via email to the Board Secretary @ fred.goodwin@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided Board Members for their consideration. Please reference the case number or the address of the subject property in your comments.

A copy of the meeting agenda packet, which includes the file for this case, will be available for viewing and downloading the Friday before the scheduled public hearing. You may access the agenda packet on the home page of the city's website @ www.cityofhomewood.com by clicking on the "Upcoming Meetings/BZA" tab.

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

208 Windsor Drive
Case # SV 23-04-04
Parcel # 28-00-18-1-004-007.000

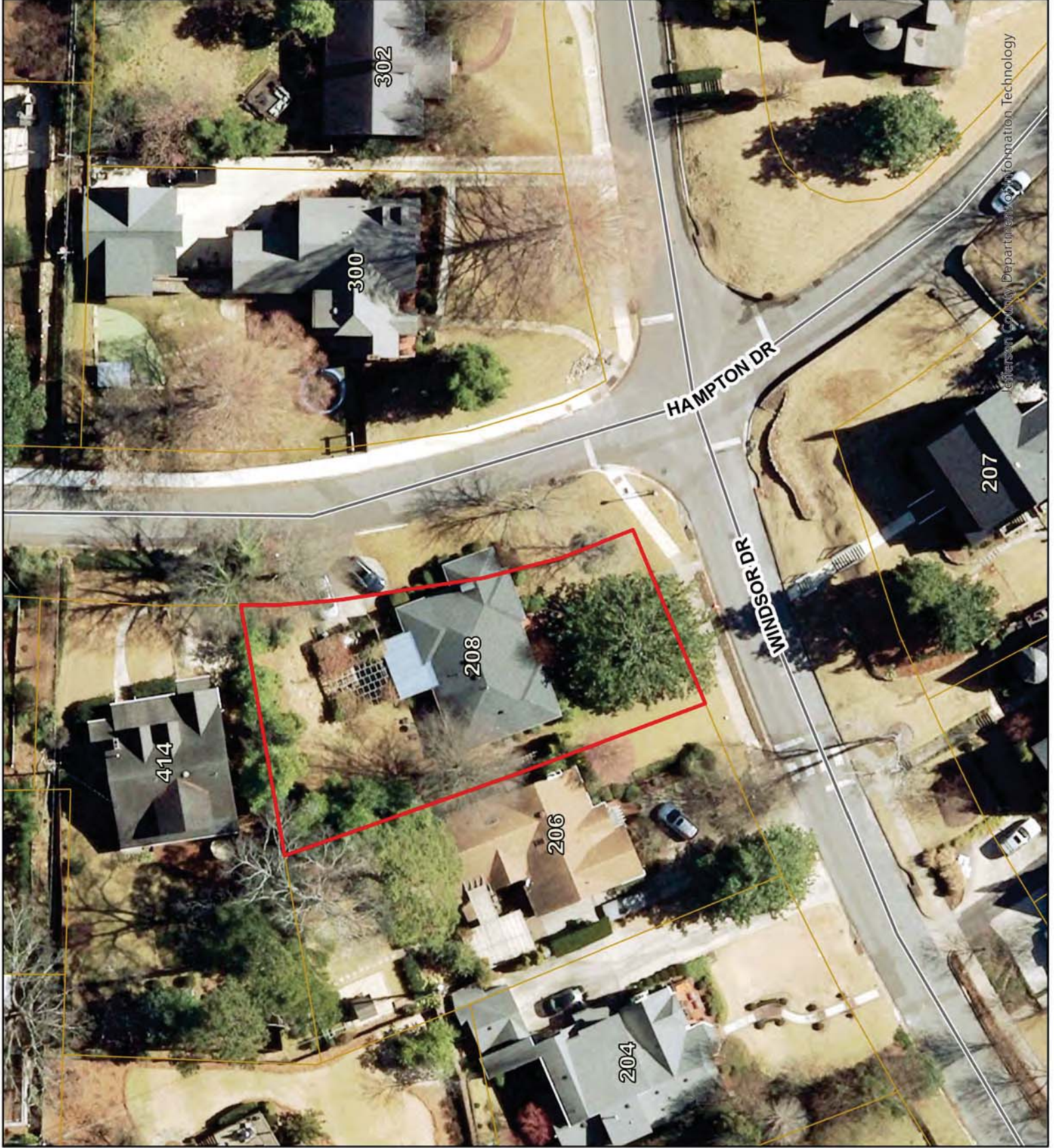


City of Homewood BZA Case Map

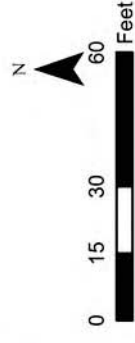
208 Windsor Dr.

SV 23-04-04

Aerial Photo



Subject Property
 Parcels



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

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

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

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 312 E Glenwood Drive, Homewood, AL 35209

BZA CASE # (assigned by city staff): _____

APPLICANT INFORMATION

Name of Applicant (s): Larry Carbonie

Address of Applicant(s): 1049 Kings Way

AL 35242 Birmingham

City State Zip

Telephone Number(s) of Applicant(s): 205-999-1871

Email: Lcarbonie@gmail.com

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): David Belcher

Address of Owner(s) (**ONLY** if address is different from property address) otherwise put same:
2956 Altadena Ridge Drive, Vestavia Hills, AL 35243

City State Zip

Email: dbelcher@royalautomotive.net

Telephone Number(s) of Owner(s): 205.335.4651

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

PARCEL IDENTIFICATION NUMBER: 29-00-13-1-020-018.000

PRESENT USE: x vacant residence

 commercial (describe): _____

 other (describe): _____

PRESENT ZONING ([City Zoning Map](#)): R2 NPD

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

City of Homewood
Board of Zoning Adjustments
Request for Variance

INDICATE THE FOLLOWING

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

	*Required by Zoning Regulations	Setback dimensions as they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback:	25			
Front Bldg. Setback: (secondary - corner lot)				
Right Bldg. Setback	10	9.1 / 9.5	9.5	.05
Left Bldg. Setback	10	7.6	7.6	2.4
Rear Bldg. Setback	25			
Accessory Structure Height / Setbacks	/	/	/	/
	As Required	Existing NOW	Proposed	Variance Required
Parking				
Height of Structure				

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

INDICATE THE FOLLOWING

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

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

Front Yard

☐

Side Yard (left)

☐

Side Yard (right)

☐

Rear Yard

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

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

PURPOSE OF VARIANCE

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

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

The proposed addition is designed to extend the current structure an additional 24 feet off the back. The variance requested is to allow this addition to continue along the current right wall, which is presently non-conforming by less than a foot and in some places 7 inches.

We are also requesting a variance that would allow for the original "sunroom" on the left side of the home to gain a second story. This would match both homes to the left and the right of this home that share the exact same footprint and now include a second story above this area.

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:

Given the lot size and the current home, we are attempting to
compliment the current structure in a way consistent with
the neighboring homes.

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.

DocuSigned by:
Redacted by City Staff
Signature of Applicant

3/7/2023

Date

DocuSigned by:
Redacted by City Staff
Signature of Owner

3/7/2023

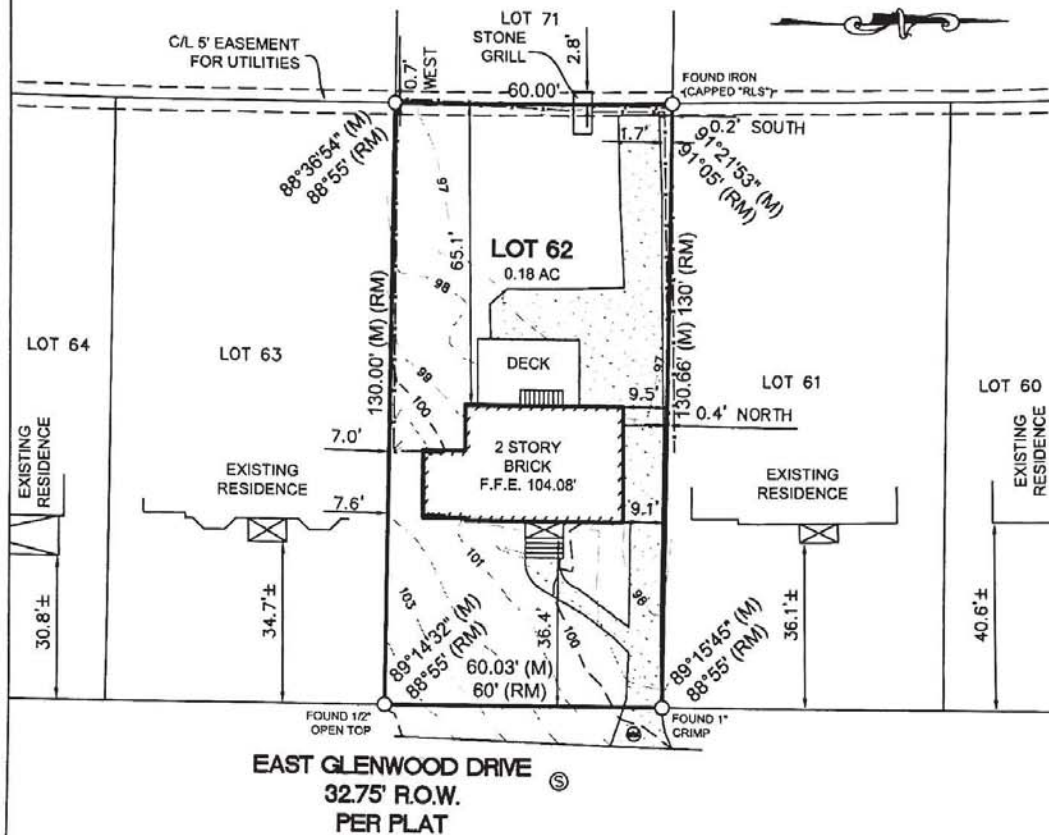
Date

Signature of Owner

Date

BOUNDARY AND TOPOGRAPHIC SURVEY LOT 62

SHADES PARK
MAP BOOK 18, PAGE 43
JEFFERSON COUNTY, ALABAMA



DESCRIPTION

Lot 62 of SHADES PARK as recorded in Map Book 18 Page 43 in the Office of the Judge of Probate in JEFFERSON County, Alabama.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Surveyor's Signature: *[Signature]*
Alabama License Number 26013, Date: March 35, 2022

NOTE:

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

Address: 312 EAST GLENWOOD DR
Date of Fieldwork: 2022-03-22
Date of Survey: 2022-03-23
Job Number: TWIN0102
Drawn By: MBA
Survey For: TWIN COMPANIES
Type of Survey: BOUNDARY AND TOPOGRAPHIC SURVEY



120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124



Renovation to
Residence at
312 East
Glenwood Dr
Homewood, AL

A101

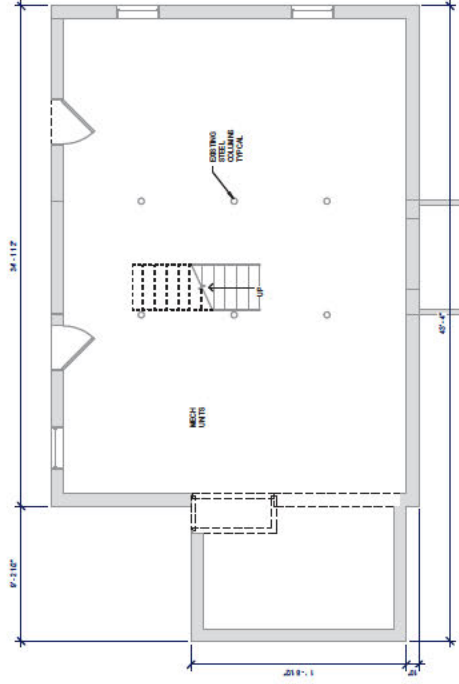
3/7/2023 12:34:03 PM



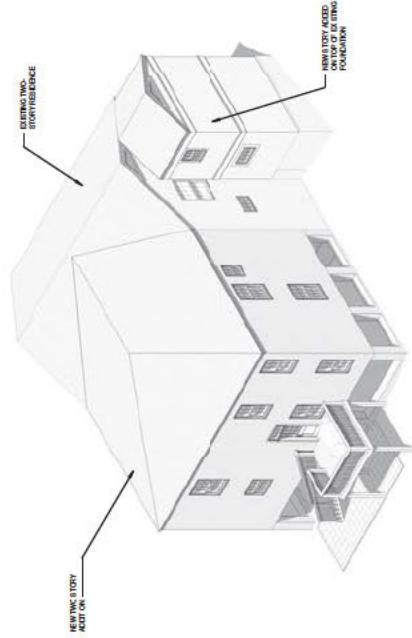
4 EXISTING/DEMO PLAN - MAIN FLOOR
1/4" 1'-0"



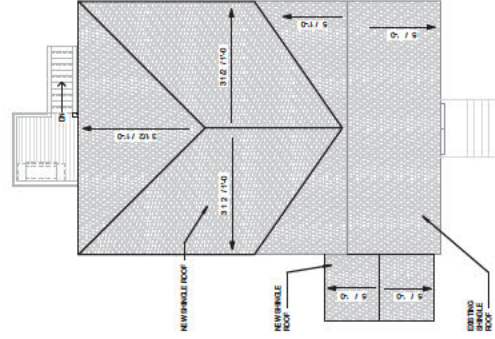
1 PROPOSED SITE PLAN
1" = 27.0'



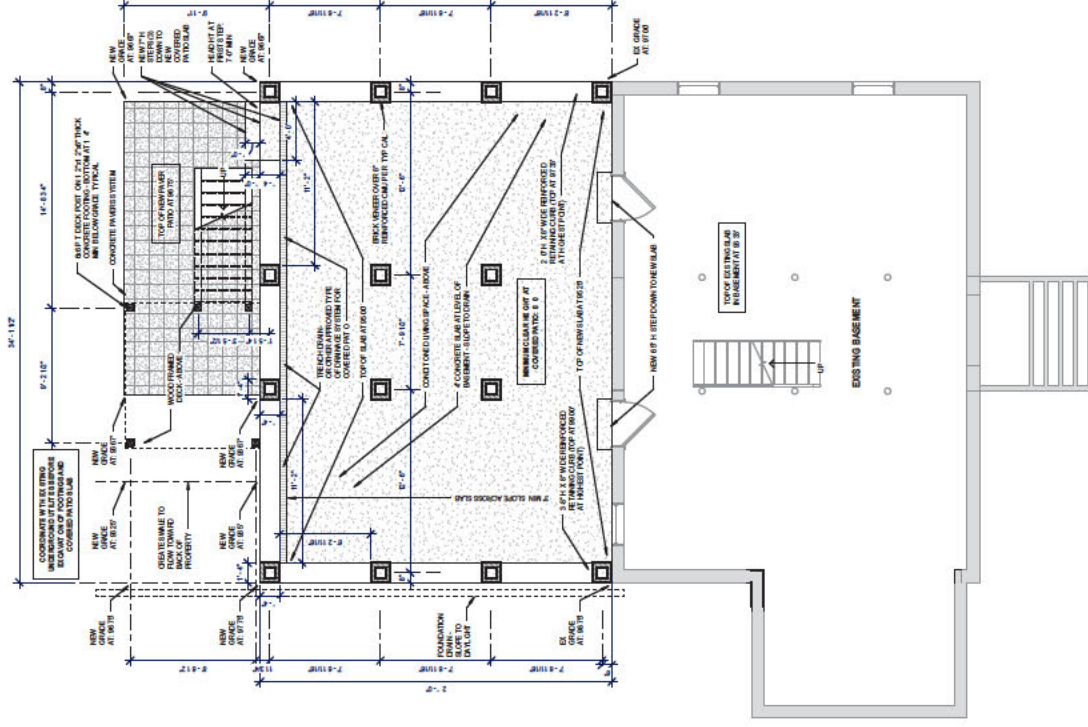
2 EXISTING DEMO - BASEMENT FLOOR
1'-4" 1'-0"



1 AXON VIEW



2 ROOF PLAN
1/8" = 1'-0"



3 NEW WORK PLAN - BASEMENT &
COVERED PATIO
1/4" = 1'-0"

G
D
NAME AD
REGIONS

PLAN REVIEW
SET
COMMENTS:

Renovation to
Residence at
312 East
Glenwood Dr
Homewood, AL

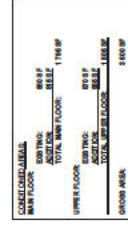
date: 03.07.23

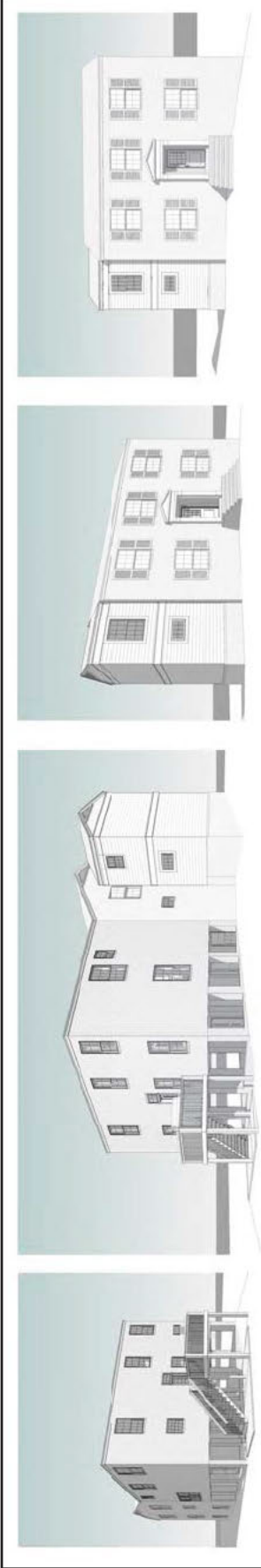
sheet title:
NEW WORK PLAN -
BASEMENT &
CARPORT
sheet number:

A200

© Copyright 2023

8/17/2023 1:00:30 PM





G
D
NAME AD
DESIGNS

PLAN REVIEW
SET

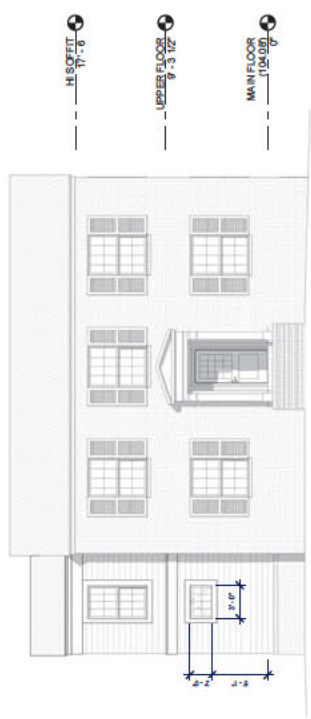
Renovation to
Residence at
312 East
Glenwood Dr
Homewood, AL

date: 03.07.23

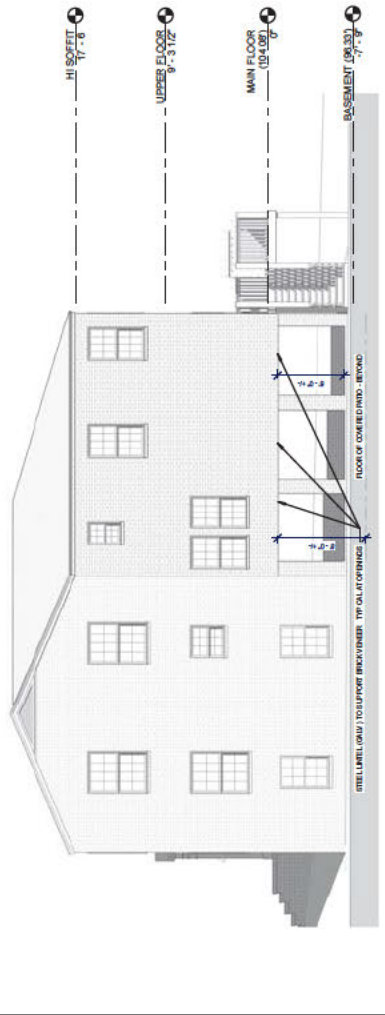
sheet title:
ELEVATIONS & 3D
VIEWS
sheet number:

A500

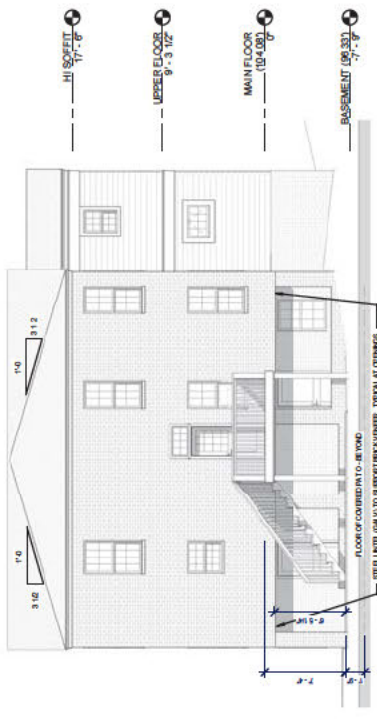
© Copyright 2023



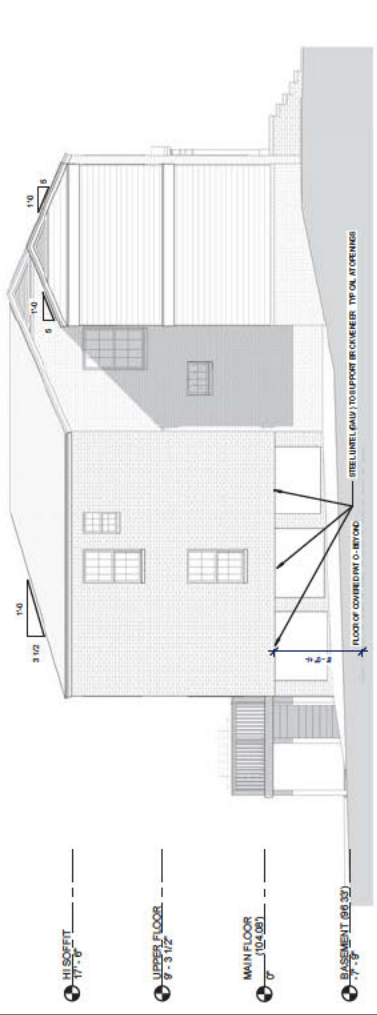
2 FRONT ELEVATION (EAST)
3/16" 1'-0"



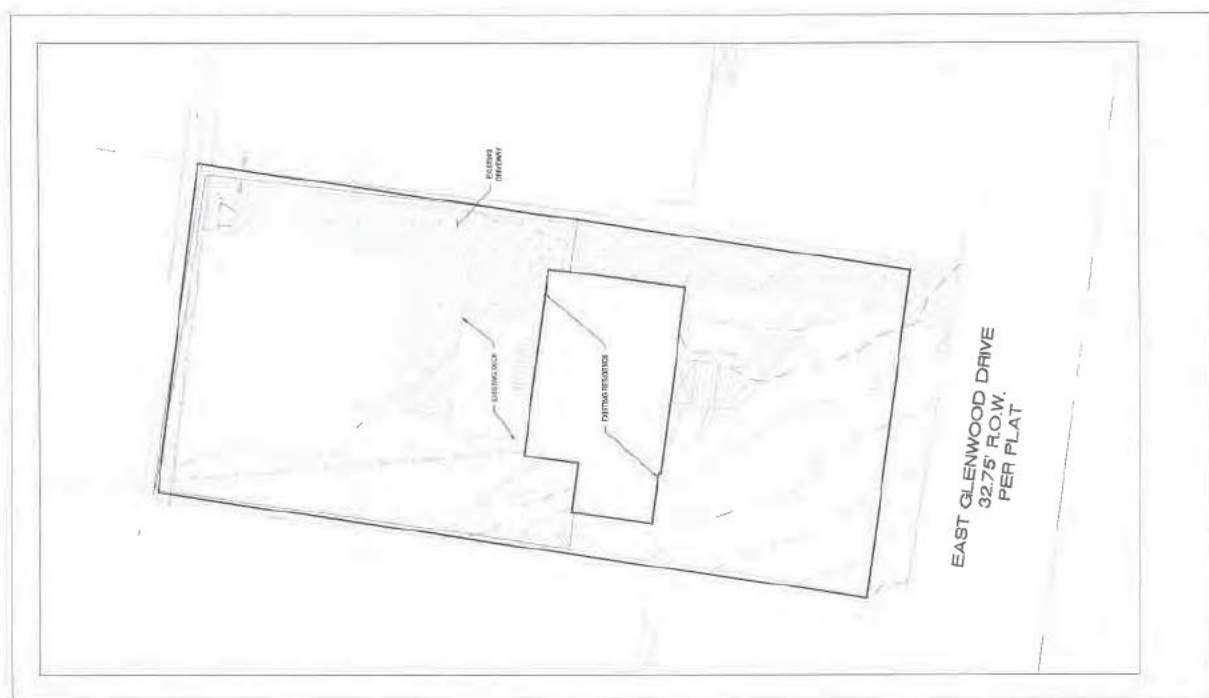
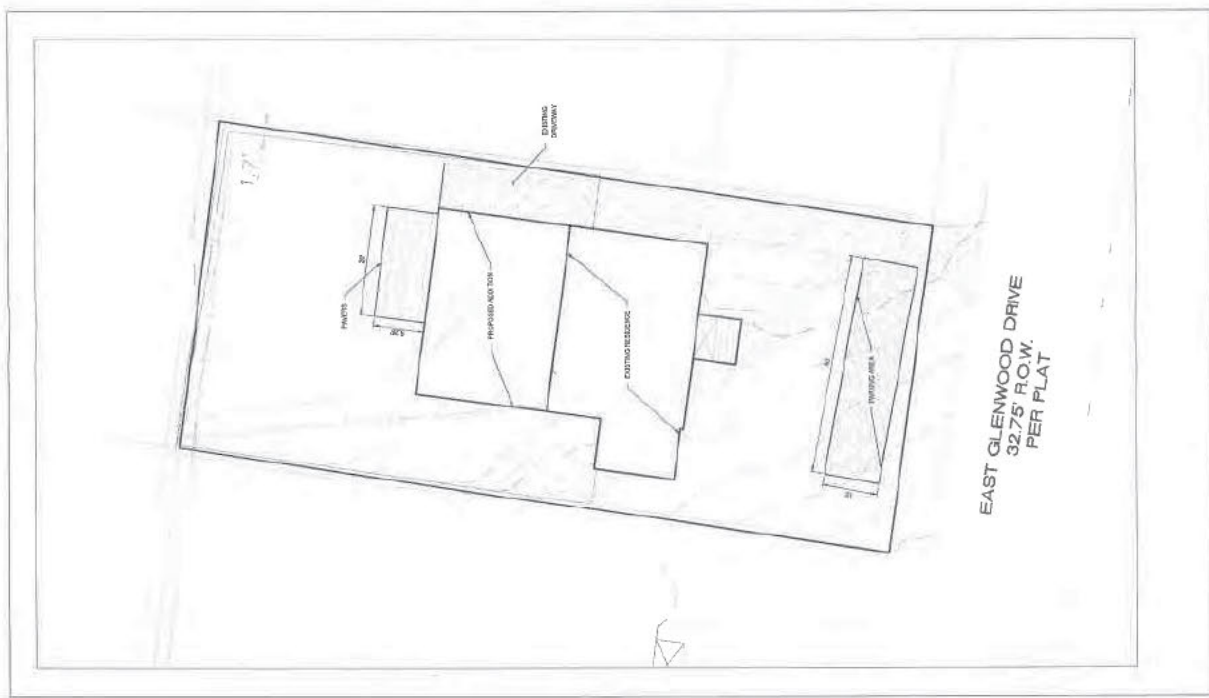
10 SIDE ELEVATION (NORTH)
3/16" 1'-0"



2 REAR ELEVATION (WEST)
3/16" 1'-0"



20 SIDE ELEVATION (SOUTH)
3/16" 1'-0"



CHAMBER SYSTEM DRAINAGE CALCULATIONS			
STORM FREQUENCY	PRE-DEVELOPMENT RUNOFF (CFS)	POST-DEVELOPMENT RUNOFF (CFS)	NET RUNOFF (CFS)
2 YEAR	2,722	0.943	+0.081
5 YEAR	1,044	1.096	+0.052
10 YEAR	1,382	1.076	+0.004
25 YEAR	1,852	1.076	+0.024
50 YEAR	2,277	2.390	+0.023
100 YEAR	2,770	2.701	+0.022

<p>EXISTING CONDITION: TOTAL SITE AREA: 7,820 SF PERVIOUS AREA: 4,743 SF IMPERVIOUS AREA: 3,077 SF LOT COVERAGE = 39.3%</p>	<p>PROPOSED CONDITION: TOTAL SITE AREA: 7,820 SF PERVIOUS AREA: 3,385 SF IMPERVIOUS AREA: 4,435 SF LOT COVERAGE = 43.2%</p>
--	--





























CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

March 30, 2023

David Belcher
2956 Altadena Ridge Drive
Vestavia Hills, Alabama 35243

Re: 312 E Glenwood Drive, Homewood, Alabama 35209

Dear Property Owner:

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

***Case # SV-23-04-05, 312 East Glenwood Drive, Parcel ID No: 29 00 13 1 020 018.000
Applicant: Larry Carbonie / Property Owner: David Belcher***

- a) A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side, to reduce the setback along the right-side property line from 10-feet to 9.5-feet (9-feet, 6-inches) for a total reduction of 0.5-feet (6-inches) in order to build a rear addition onto an existing house.*
- b) A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side, to reduce the setback along the left-side property line from 10-feet to 7.6-feet (7-feet, 8-inches) for a total reduction of 2.4-feet (2-feet, 5-inches) in order to add a second story over the existing house.*

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, April 6, 2023**, in the Council Chambers (2nd Floor) of Homewood City Hall, 2850 19th Street South. **You or your agent must attend the public hearing to present your request to the Board.** Public comments in support or opposition to your petition shall be heard by the Board at this time.

Additional information regarding live stream viewing and the electronic submittal of comments is provided on the reverse side of this notice.

Sincerely,



Sherri Williams
Zoning Supervisor

cc: Applicant
Adjacent property owners

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

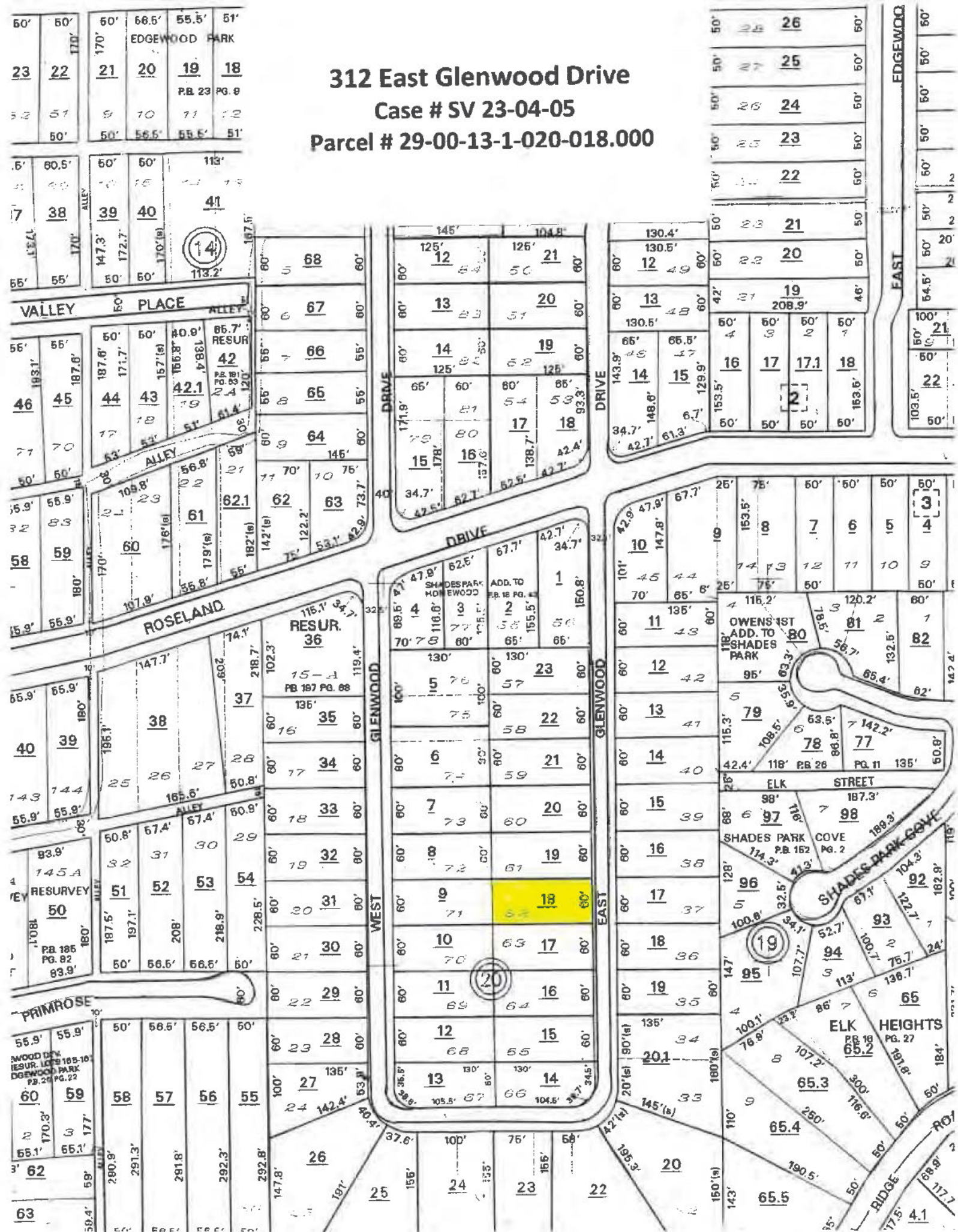
If you wish to view the live stream for this meeting, the "Live Stream" link is available on the home page the city's website at www.cityofhomewood.com or you can connect directly via: www.cityofhomewood.com/live-stream. **Although Board of Zoning Adjustments meetings may be viewed through the live streaming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

Comments in support or opposition may also be submitted via email to the Board Secretary @ fred.goodwin@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided Board Members for their consideration. Please reference the case number or the address of the subject property in your comments.

A copy of the meeting agenda packet, which includes the file for this case, will be available for viewing and downloading the Friday before the scheduled public hearing. You may access the agenda packet on the home page of the city's website @ www.cityofhomewood.com by clicking on the "Upcoming Meetings/BZA" tab.

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

312 East Glenwood Drive
Case # SV 23-04-05
Parcel # 29-00-13-1-020-018.000



COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

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



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 606 Shades Creek Pkwy, Homewood, AL 35209

BZA CASE # (assigned by city staff): SV-23-04-06

APPLICANT INFORMATION

Name of Applicant (s): Ria Neill with Christopher Architects & Interiors

Address of Applicant(s): 2601 Highland Ave

Birmingham

Alabama

35205

City

State

Zip

Telephone Number(s) of Applicant(s): 205-413-8531

Email: ria@christopherai.com and/or mason@christopherai.com

Property Interest of Applicant(s): Architect

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): Elvis & Kierstin Kennedy

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

City

State

Zip

Email: elkenn2@gmail.com and/or kierstinckennedy@gmail.com

Telephone Number(s) of Owner(s): 205-833-2505

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

PARCEL IDENTIFICATION NUMBER: 28-00-17-2-017-008.00 / 28-00-17-2-017-008.001

PRESENT USE: ☒ vacant ☐ residence

☐ commercial (describe):

☐ other (describe):

PRESENT ZONING DISTRICT ([City Zoning Map](#)): NPD

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

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

We are requesting a variance with the front setback due to a hardship with what the remaining lot limitations would be. The only residence within 100’ is 608 Shades Creek Parkway (to the right) which is set back 95’-6” from the property line. If we followed this same setback, the buildable lot depth would only be 64’-2” where 31’ of this would be for the garage alone. Also, all adjacent lots can use side streets (Fairfax Drive, Devon Drive) for driveways to access garages. This lot does not provide this access, and we want to avoid a situation where the garage is at the front of the house. We would like to request 38’-10” additional frontage which would put us at 56’-8” for the front setback. The minimum front setback for the NPD Zone is 25’, making this 31’-8” past the minimum setback. The site is also challenging due to the topography. Garage access from the main level is necessary – further requiring the house push forward in order to allow the space needed for the separate garage.

PURPOSE OF VARIANCE

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

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

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

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

INDICATE THE FOLLOWING

Applicant must provide a survey to verify:

Setback information	*Required by zoning regulations	Setback dimensions currently existing	Setback dimensions after proposed construction	Setback Variance Requested
Front Bldg. Setback Street:	Cannot be used because road has any neighborhood within 100 feet of property (95.6 feet from property line)		56.8	38.10
Front Bldg. Setback Street: secondary front - corner lot				
Right Bldg. Setback	10.0		10.0	
Left Bldg. Setback	10.0		13.9	
Rear Bldg. Setback	20.0		20.0	
Accessory Structure Setback: side/rear				
Property dimensions and structure information	As required	Currently existing	Proposed	Variance Requested
Lot Area (sq. ft./acres)	16,695sf	16,695sf	16,695sf	
Lot Width	85 feet	85 feet	85 feet	
Parking Spaces	2		4	
Height of Structure	38 feet		37.6	
Lot Coverage sq. ft. of structures ÷ lot sq. ft.	less than 50%		46%	

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

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

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

Redacted by City Staff

Signature of Applicant/Agent

Redacted by City Staff

Signature of Owner

Redacted by City Staff

Signature of Owner

03/08/2023

Date

03/08/2023

Date

03/08/2023

Date

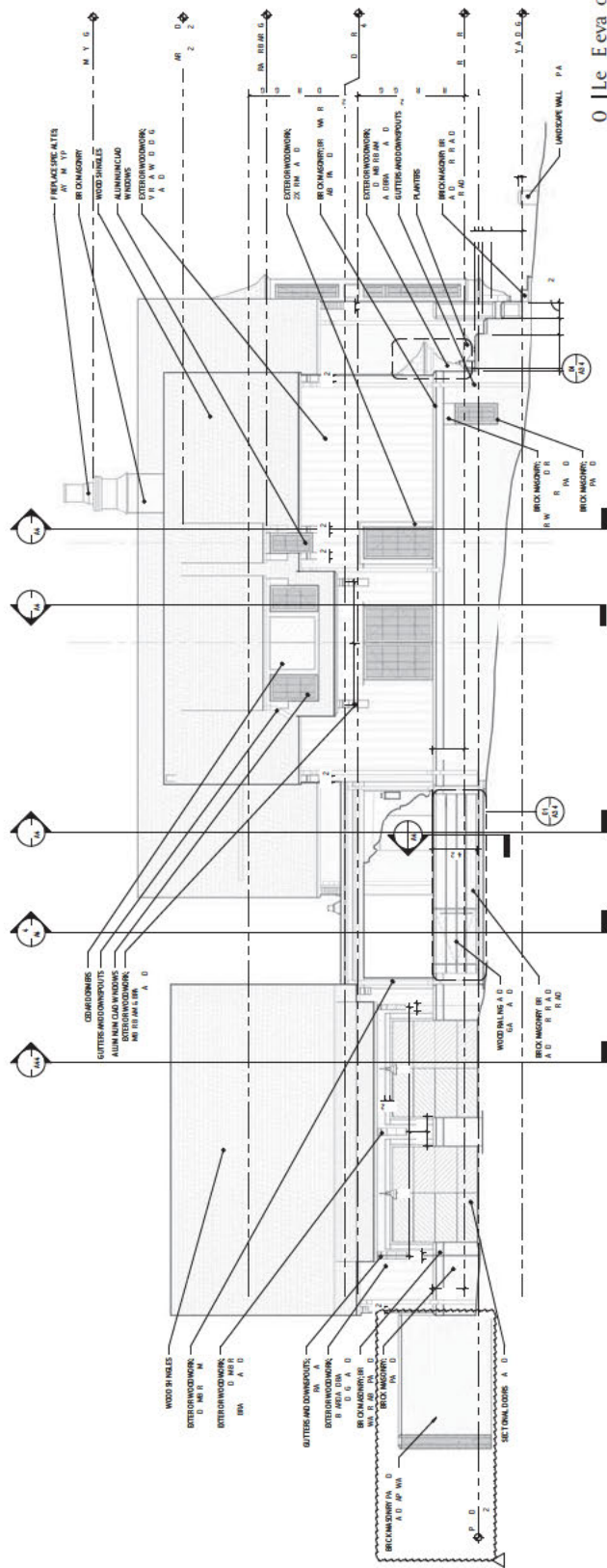
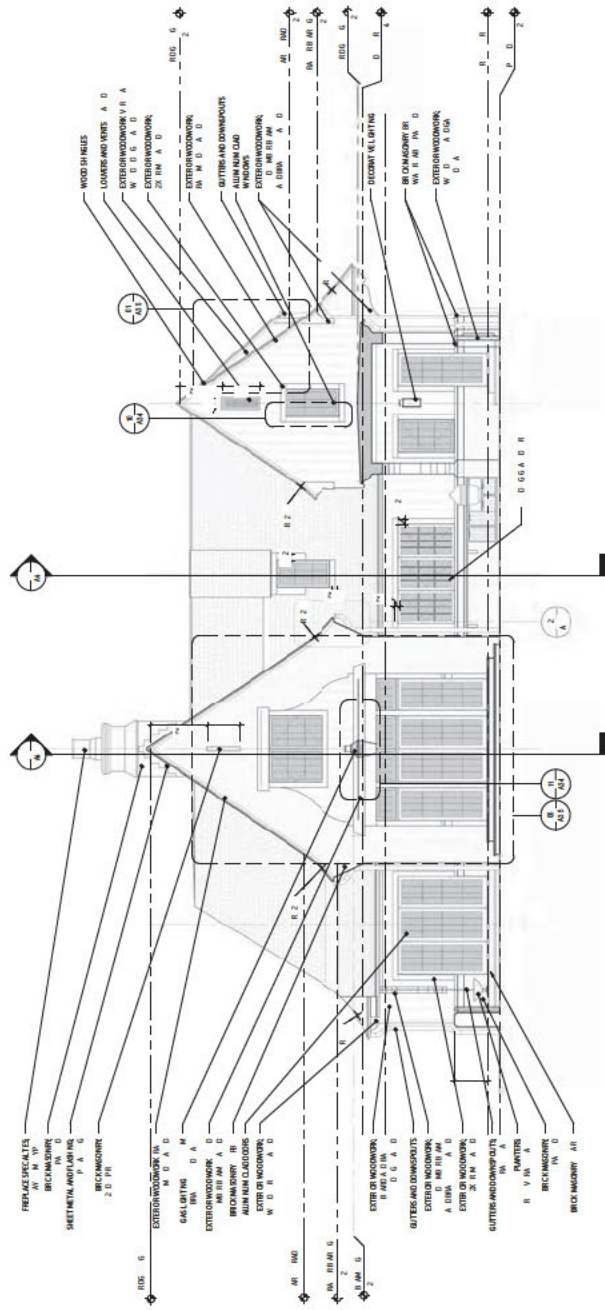


C
CHRISTOPHER
ARCHITECTURE & INTERIORS

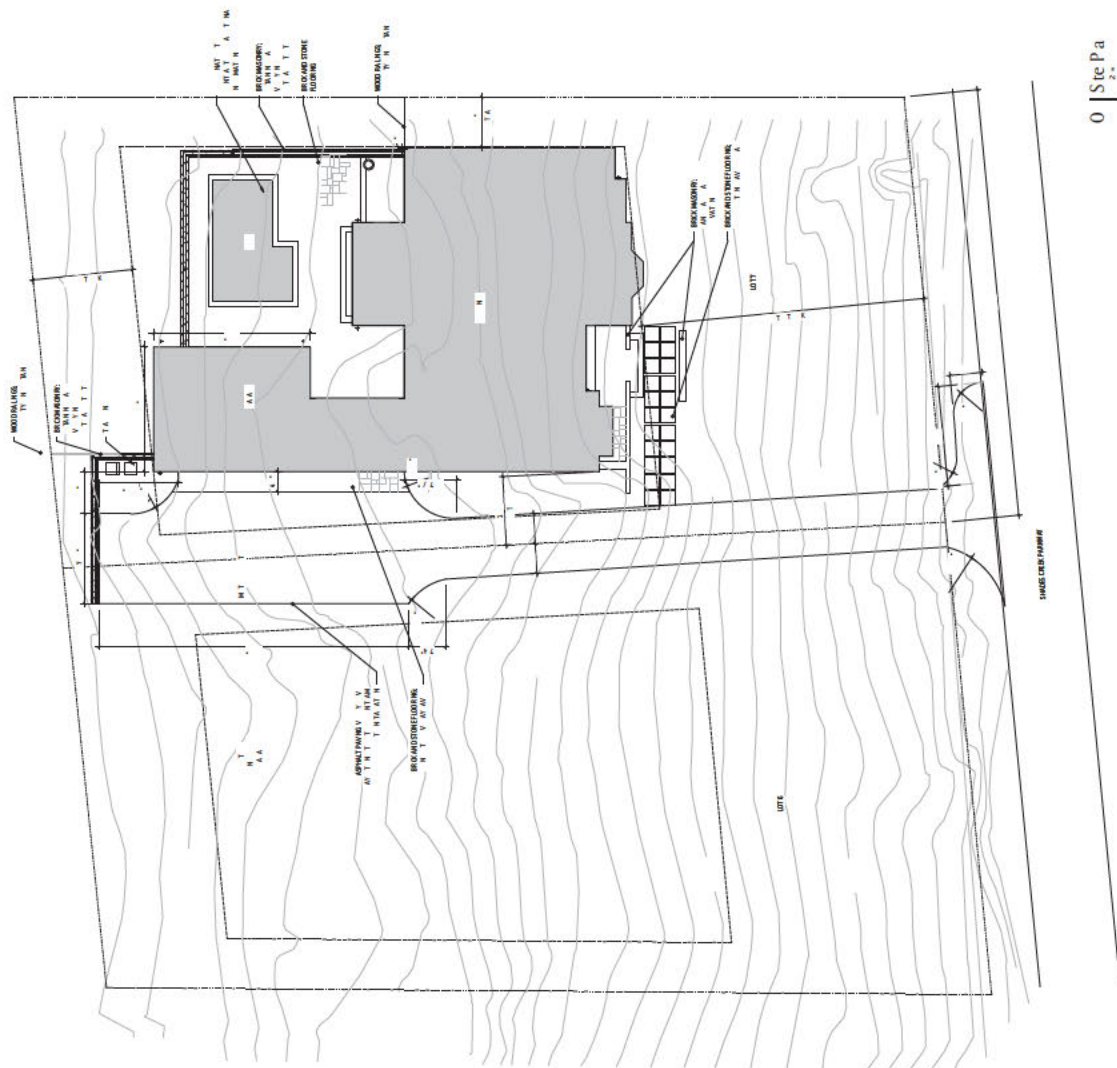


1. 1/4" = 1'-0"
2. 1/8" = 1'-0"
3. 1/16" = 1'-0"
4. 1/32" = 1'-0"
5. 1/64" = 1'-0"
6. 1/128" = 1'-0"
7. 1/256" = 1'-0"
8. 1/512" = 1'-0"
9. 1/1024" = 1'-0"
10. 1/2048" = 1'-0"
11. 1/4096" = 1'-0"
12. 1/8192" = 1'-0"
13. 1/16384" = 1'-0"
14. 1/32768" = 1'-0"
15. 1/65536" = 1'-0"
16. 1/131072" = 1'-0"
17. 1/262144" = 1'-0"
18. 1/524288" = 1'-0"
19. 1/1048576" = 1'-0"
20. 1/2097152" = 1'-0"
21. 1/4194304" = 1'-0"
22. 1/8388608" = 1'-0"
23. 1/16777216" = 1'-0"
24. 1/33554432" = 1'-0"
25. 1/67108864" = 1'-0"
26. 1/134217728" = 1'-0"
27. 1/268435456" = 1'-0"
28. 1/536870912" = 1'-0"
29. 1/1073741824" = 1'-0"
30. 1/2147483648" = 1'-0"
31. 1/4294967296" = 1'-0"
32. 1/8589934592" = 1'-0"
33. 1/17179869184" = 1'-0"
34. 1/34359738368" = 1'-0"
35. 1/68719476736" = 1'-0"
36. 1/137438953472" = 1'-0"
37. 1/274877906944" = 1'-0"
38. 1/549755813888" = 1'-0"
39. 1/1099511627776" = 1'-0"
40. 1/2199023255552" = 1'-0"
41. 1/4398046511104" = 1'-0"
42. 1/8796093022208" = 1'-0"
43. 1/17592186044416" = 1'-0"
44. 1/35184372088832" = 1'-0"
45. 1/70368744177664" = 1'-0"
46. 1/140737488355328" = 1'-0"
47. 1/281474976710656" = 1'-0"
48. 1/562949953421312" = 1'-0"
49. 1/1125899906842624" = 1'-0"
50. 1/2251799813685248" = 1'-0"
51. 1/4503599627370496" = 1'-0"
52. 1/9007199254740992" = 1'-0"
53. 1/18014398509481984" = 1'-0"
54. 1/36028797018963968" = 1'-0"
55. 1/72057594037927936" = 1'-0"
56. 1/144115188075855872" = 1'-0"
57. 1/288230376151711744" = 1'-0"
58. 1/576460752303423488" = 1'-0"
59. 1/1152921504606846976" = 1'-0"
60. 1/2305843009213693952" = 1'-0"
61. 1/4611686018427387904" = 1'-0"
62. 1/9223372036854775808" = 1'-0"
63. 1/18446744073709551616" = 1'-0"
64. 1/36893488147419103232" = 1'-0"
65. 1/73786976294838206464" = 1'-0"
66. 1/147573952589676412928" = 1'-0"
67. 1/295147905179352825856" = 1'-0"
68. 1/590295810358705651712" = 1'-0"
69. 1/1180591620717411303424" = 1'-0"
70. 1/2361183241434822606848" = 1'-0"
71. 1/4722366482869645213696" = 1'-0"
72. 1/9444732965739290427392" = 1'-0"
73. 1/18889465931478580854784" = 1'-0"
74. 1/37778931862957161709568" = 1'-0"
75. 1/75557863725914323419136" = 1'-0"
76. 1/151115727451828646838272" = 1'-0"
77. 1/302231454903657293676544" = 1'-0"
78. 1/604462909807314587353088" = 1'-0"
79. 1/1208925819614629174706176" = 1'-0"
80. 1/2417851639229258349412352" = 1'-0"
81. 1/4835703278458516698824704" = 1'-0"
82. 1/9671406556917033397649408" = 1'-0"
83. 1/19342813113834066795298816" = 1'-0"
84. 1/38685626227668133590597632" = 1'-0"
85. 1/77371252455336267181195264" = 1'-0"
86. 1/154742504910672534362390528" = 1'-0"
87. 1/309485009821345068724781056" = 1'-0"
88. 1/618970019642690137449562112" = 1'-0"
89. 1/1237940039285380274899124224" = 1'-0"
90. 1/2475880078570760549798248448" = 1'-0"
91. 1/4951760157141521099596496896" = 1'-0"
92. 1/9903520314283042199192993792" = 1'-0"
93. 1/19807040628566084398385987584" = 1'-0"
94. 1/39614081257132168796771975168" = 1'-0"
95. 1/79228162514264337593543950336" = 1'-0"
96. 1/158456325028528675187087900672" = 1'-0"
97. 1/316912650057057350374175801344" = 1'-0"
98. 1/633825300114114700748351602688" = 1'-0"
99. 1/1267650600228229401496703205376" = 1'-0"
100. 1/2535301200456458802993406410752" = 1'-0"
101. 1/5070602400912917605986812821504" = 1'-0"
102. 1/10141204801825835211973625643008" = 1'-0"
103. 1/20282409603651670423947251286016" = 1'-0"
104. 1/40564819207303340847894502572032" = 1'-0"
105. 1/81129638414606681695789005144064" = 1'-0"
106. 1/162259276829213363391578010288128" = 1'-0"
107. 1/324518553658426726783156020576256" = 1'-0"
108. 1/649037107316853453566312041152512" = 1'-0"
109. 1/1298074214633706907132624082305024" = 1'-0"
110. 1/2596148429267413814265248164610048" = 1'-0"
111. 1/5192296858534827628530496329220096" = 1'-0"
112. 1/10384593717069655257060992658440192" = 1'-0"
113. 1/20769187434139310514121985316880384" = 1'-0"
114. 1/41538374868278621028243970633760768" = 1'-0"
115. 1/83076749736557242056487941267521536" = 1'-0"
116. 1/166153499473114484112975882535043072" = 1'-0"
117. 1/332306998946228968225951765070086144" = 1'-0"
118. 1/664613997892457936451903530140172288" = 1'-0"
119. 1/1329227995784915872903807060280344576" = 1'-0"
120. 1/2658455991569831745807614120560689152" = 1'-0"
121. 1/5316911983139663491615228241121378304" = 1'-0"
122. 1/10633823966279326983230456482242756608" = 1'-0"
123. 1/21267647932558653966460912964485513216" = 1'-0"
124. 1/42535295865117307932921825928971026432" = 1'-0"
125. 1/85070591730234615865843651857942052864" = 1'-0"
126. 1/170141183460469231731687303715884105728" = 1'-0"
127. 1/340282366920938463463374607431768211456" = 1'-0"
128. 1/680564733841876926926749214863536422912" = 1'-0"
129. 1/1361129467683753853853498429727072845824" = 1'-0"
130. 1/2722258935367507707706996859454145691648" = 1'-0"
131. 1/5444517870735015415413993718908291383296" = 1'-0"
132. 1/10889035741470030830827987437816582766592" = 1'-0"
133. 1/21778071482940061661655974875633165533184" = 1'-0"
134. 1/43556142965880123323311949751266331066368" = 1'-0"
135. 1/87112285931760246646623899502532662132736" = 1'-0"
136. 1/17422457186352049329324779900506524426552" = 1'-0"
137. 1/34844914372704098658649559801013048853104" = 1'-0"
138. 1/69689828745408197317299119602026097706208" = 1'-0"
139. 1/139379657490816394634598239204052195412416" = 1'-0"
140. 1/278759314981632789269196478408104390824832" = 1'-0"
141. 1/557518629963265578538392956816208781649664" = 1'-0"
142. 1/1115037259926531157076785913632417363299328" = 1'-0"
143. 1/2230074519853062314153571827264834726598656" = 1'-0"
144. 1/4460149039706124628307143654529669453197312" = 1'-0"
145. 1/8920298079412249256614287309059338906394624" = 1'-0"
146. 1/17840596158824498513228574618118677812789248" = 1'-0"
147. 1/35681192317648997026457149236237355625578496" = 1'-0"
148. 1/71362384635297994052914298472474711251156992" = 1'-0"
149. 1/142724769270595988105828596944949422502313984" = 1'-0"
150. 1/285449538541191976211657193889898845004627968" = 1'-0"
151. 1/570899077082383952423314387779797690009255936" = 1'-0"
152. 1/1141798154164767904846628775559595380018511872" = 1'-0"
153. 1/2283596308329535809693257551119190760037023744" = 1'-0"
154. 1/4567192616659071619386515102238381520074047488" = 1'-0"
155. 1/9134385233318143238773030204476763040148094976" = 1'-0"
156. 1/18268770466636286477546060408953526080296189952" = 1'-0"
157. 1/36537540933272572955092120817907052160592379904" = 1'-0"
158. 1/73075081866545145910184241635814104321184759808" = 1'-0"
159. 1/146150163733090291820368483271628208642369519616" = 1'-0"
160. 1/292300327466180583640736966543256417284739039232" = 1'-0"
161. 1/584600654932361167281473933086512834569478078464" = 1'-0"
162. 1/1169201309864722334562947866173025669138956156928" = 1'-0"
163. 1/2338402619729444669125895732346051338277912313856" = 1'-0"
164. 1/4676805239458889338251791464692102676555824627712" = 1'-0"
165. 1/9353610478917778676503582929384205353111649255424" = 1'-0"
166. 1/18707220957835557353007165858768410706223298510848" = 1'-0"
167. 1/37414441915671114706014331717536821412446597021696" = 1'-0"
168. 1/74828883831342229412028663435073642824893194043392" = 1'-0"
169. 1/149657767662684458824057326870147285649786388086784" = 1'-0"
170. 1/299315535325368917648114653740294571299572776173568" = 1'-0"
171. 1/598631070650737835296229307480589142599145552347136" = 1'-0"
172. 1/1197262141301475670592458614961178285198291104694272" = 1'-0"
173. 1/2394524282602951341184917229922356570396582209388544" = 1'-0"
174. 1/4789048565205902682369834459844713140793164418777088" = 1'-0"
175. 1/9578097130411805364739668919689426281586328837554176" = 1'-0"
176. 1/19156194260823610729479337839378852563172657675108352" = 1'-0"
177. 1/38312388521647221458958675678757705126345315350216704" = 1'-0"
178. 1/76624777043294442917917351357515410252690630700433408" = 1'-0"
179. 1/1532495540865888858358347027150308205053812614008672" = 1'-0"
180. 1/3064991081731777716716694054300616410107625228017344" = 1'-0"
181. 1/6129982163463555433433388108601232820215250456034688" = 1'-0"
182. 1/12259964326927110866866776217202465640430500912069376" = 1'-0"
183. 1/24519928653854221733733552434404931280861001824138752" = 1'-0"
184. 1/49039857307708443467467104868809862561722003648277504" = 1'-0"
185. 1/98079714615416886934934209737619725123444007296555008" = 1'-0"
186. 1/196159429230833773869868419475239450246888014593110016" = 1'-0"
187. 1/392318858461667547739736838950478900493776029186220032" = 1'-0"
188. 1/784637716923335095479473677900957800987552058372440064" = 1'-0"
189. 1/1569275433846670190958947355801915601975104116744880128" = 1'-0"
190. 1/3138550867693340381917894711603831203950208233489760256" = 1'-0"
191. 1/6277101735386680763835789423207662407900416466979520512" = 1'-0"
192. 1/12554203470773361527671578846415324815800832933959041024" = 1'-0"
193. 1/25108406941546723055343157692830649631601665867918082048" = 1'-0"
194. 1/50216813883093446110686315385661299263203331735836164096" = 1'-0"
195. 1/100433627766186892221372630771322595326406663471672328192" = 1'-0"
196. 1/200867255532373784442745261542645190652813326943344656384" = 1'-0"
197. 1/401734511064747568885490523085290381305626653886689312768" = 1'-0"
198. 1/803469022129495137770981046170580762611253307773378625536" = 1'-0"
199. 1/1606938044258990275541962092341161525222506615546757251072" = 1'-0"
200. 1/3213876088517980551083924184682323050445013231093514502144" = 1'-0"
201. 1/6427752177035961102167848369364646100890026462187029004288" = 1'-0"
202. 1/12855504354071922204335696738729292201780052924374058008576" = 1'-0"
203. 1/25711008708143844408671393477458584403560105848748116017152" = 1'-0"
204. 1/51422017416287688817342786954917168071120216997496232034304" = 1'-0"
205. 1/102844034832575377634685573909834336142240433994992464068608" = 1'-0"
206. 1/205688069665150755269371147819668672284480867989984928137216" = 1'-0"
207. 1/411376139330301510538742295639337344568961735979969856274432" = 1'-0"
208. 1/822752278660603021077484591278674689137923471959939712548864" = 1'-0"
209. 1/1645504557321206042154969182557349378275846943919879425097728" = 1'-0"
210. 1/3291009114642412084309938365114698756551693887839758850195456" = 1'-0"
211. 1/6582018229284824168619876730229397513103387775679517700390912" = 1'-0"
212. 1/13164036458569648337239753460458795026206775551359035400781824" = 1'-0"
213. 1/26328072917139296674479506920917590052413551102718070801563648" = 1'-0"
214. 1/52656145834278593348959013841835180104827102205436141603127296" = 1'-0"
215. 1/105312291668557186697918027683670360209654204410872283206254592" = 1'-0"
216. 1/210624583337114373395836055367340720419308408821744566412509184" = 1'-0"
217. 1/421249166674228746791672110734681440838616817643489132825018368" = 1'-0"
218. 1/842498333348457493583344221469362881677233635286978265650036736" = 1'-0"
219. 1/1684996666896914987166688442938725763354467270573956531300073472" = 1'-0"
220. 1/3369993333793829974333376885877451526708934541147913062600146944" = 1'-0"
221. 1/6739986667587659948666753771754903053417869082295826125200293888" = 1'-0"
222. 1/13479973335175319897333507543509806106835738164591652250400587776" = 1'-0"
223. 1/26959946670350639794667015087019612213671476329183304500801175552" = 1'-0"
224. 1/53919893340701279589334030174039224427342952658366609001602351104" = 1'-0"
225. 1/107839786681402559178668060348078448854685905316733218003204702208" = 1'-0"
226. 1/215679573362805118357336120696156897709371810633466436006409404416" = 1'-0"
227. 1/431359146725610236714672241392313795418743621266932872012818808832" = 1'-0"
228. 1/862718293451220473429344482784627590837487242533865744025637617664" = 1'-0"
229. 1/1725436586902440946858688965569255181674974485067731488051275235328" = 1'-0"
230. 1/3450873173804881893717377931138510363349948970135462976102550470656" = 1'-0"
231. 1/6901746347609763787434755862277020726699897940270925952205100941312" = 1'-0"
232. 1/13803492695219527574869511724554041453399795880541851904410201882624" = 1'-0"
233. 1/27606985390439055149739023449108082906799597701083703808820403765248" = 1'-0"
234. 1/55213970780878110299478046898216165813599195402167407617640807530496" = 1'-0"
235. 1/110427941561756220598956093796432331627198390804334815235281615060992" = 1'-0"
236. 1/220855883123512441197912187592864663254396781608669630470563230121984" = 1'-0"
237. 1/441711766247024882395824375185729326508793563217339260941126460243968" = 1'-0"
238. 1/883423532494049764791648750371458653017587126434678521882252920487936" = 1'-0"
239. 1/1766847064988099529583297500742917306035174252869357043764505840975872" = 1'-0"

02 | Real Estate on



0 | Le Eva on

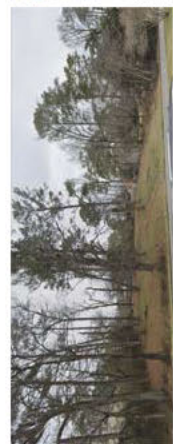
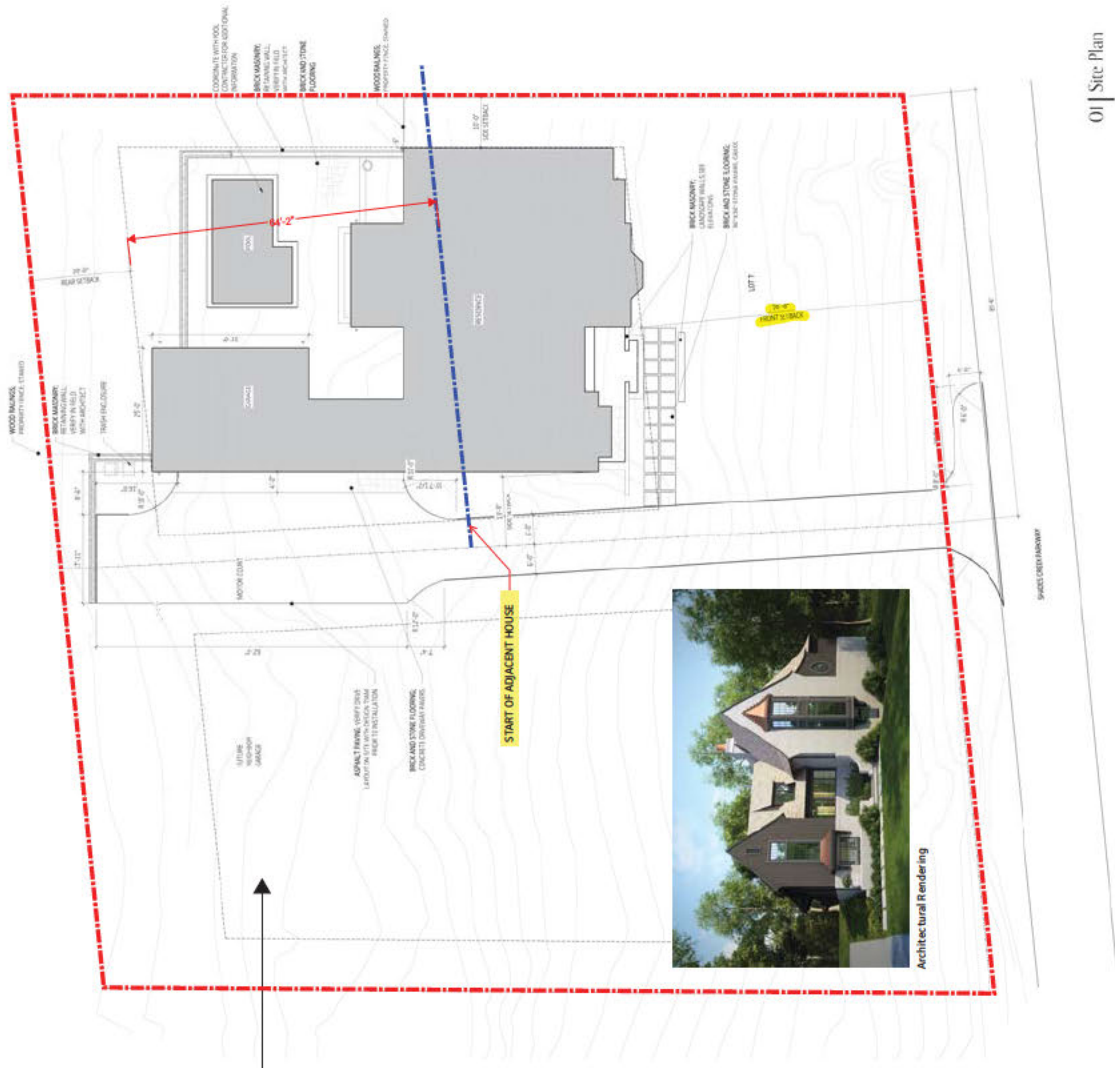




REYNOLDS SURVEYING CO., INC.
 1572 Montgomery Highway, Suite 108
 Birmingham, Alabama 35216
 (205) 823-7900 Fax: (205) 979-7635

BOUNDARY & TOPOGRAPHIC SURVEY
LOTS 6 & 7
HOLLYWOOD C.C. SECTOR OF
HOLLYWOOD UNIT 2

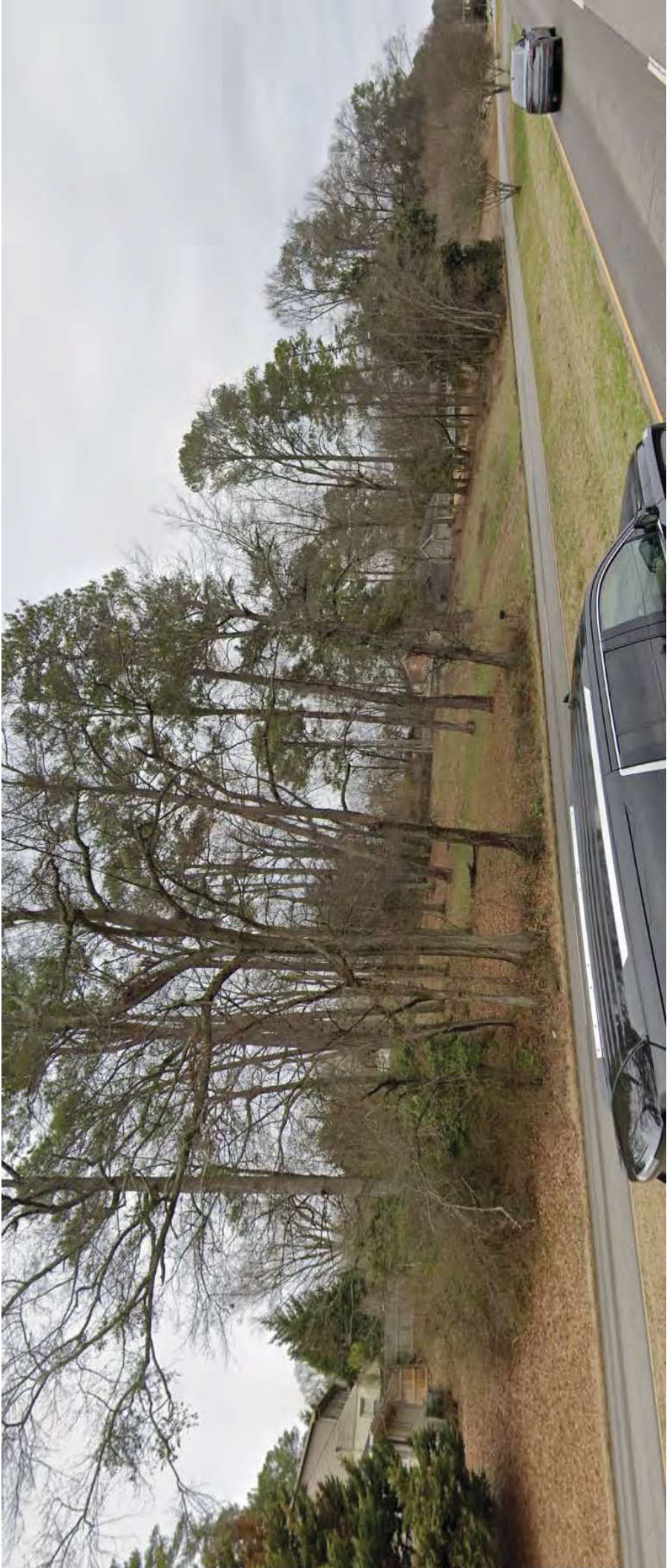
DRAWN BY: JOW SCALE: 1" = 20'
 CONTACT: R. MCNEILS BOOK # 8110/41
 DATE: 1-18-17 FILED: 2017_Apr_03_09:01





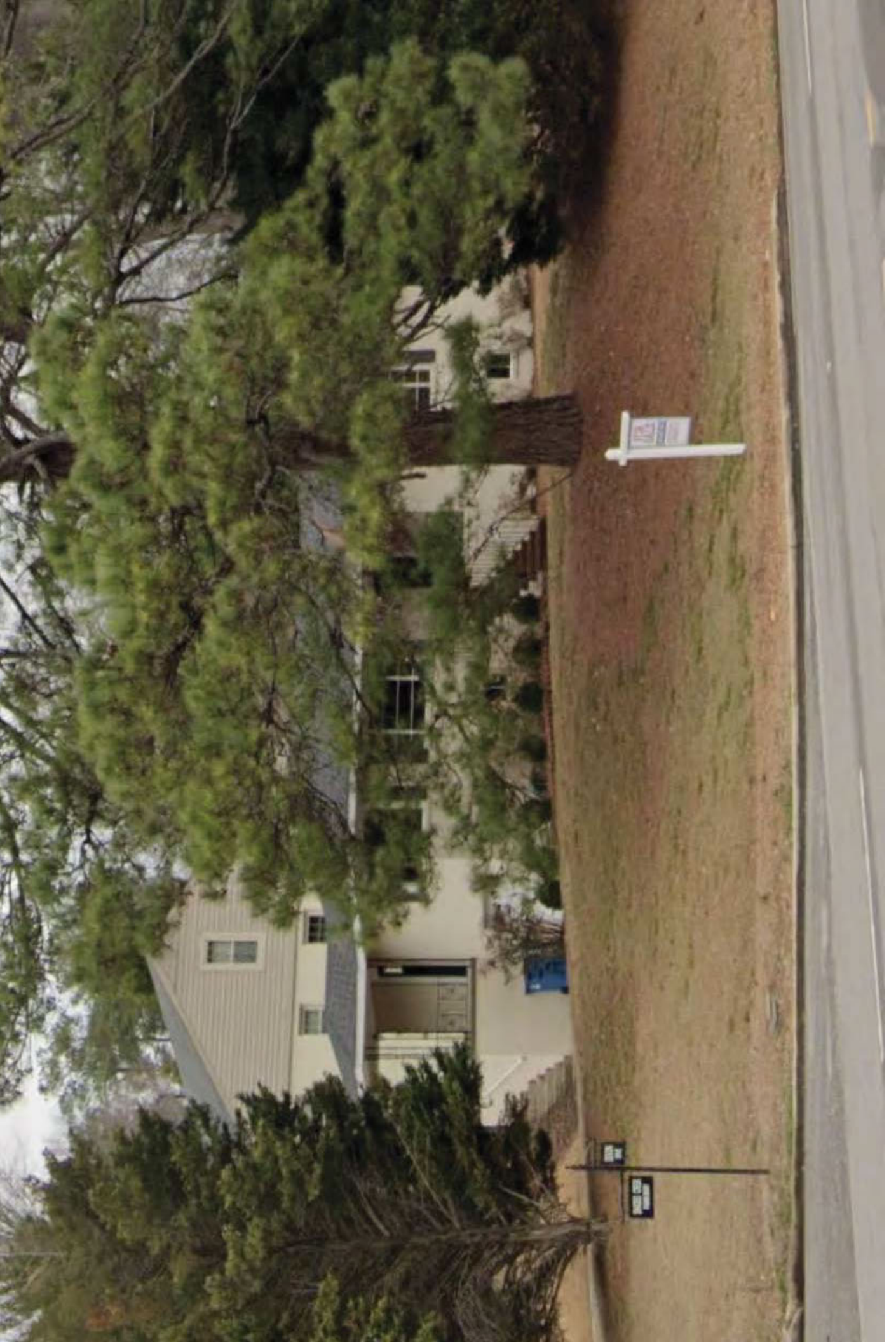












CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

March 30, 2023

Elvis and Kierstin Kennedy
606 Shades Creek Parkway
Homewood, Alabama 35209

Re: 606 Shades Creek Parkway, Homewood, Alabama 35209

Dear Property Owner:

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

***SV-23-04-06, 606 Shades Creek Parkway, Parcel ID No: 28 00 17 2 017 008.000
Applicant: Ria Neill / Property Owners: Kierstin and Elvis Kennedy***

a) A request for a variance to Article IV, District Uses, Sec. A. NPD Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 1. Front, to reduce the setback along the front property line from 95-feet, 6-inches to 56-feet, 8-inches for a total reduction of 38-feet, 10-inches in order to construct a new house.

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, April 6, 2023**, in the Council Chambers (2nd Floor) of Homewood City Hall, 2850 19th Street South. **You or your agent must attend the public hearing to present your request to the Board.** Public comments in support or opposition to your petition shall be heard by the Board at this time.

Additional information regarding live stream viewing and the electronic submittal of comments is provided on the reverse side of this notice.

Sincerely,



Sherri Williams
Zoning Supervisor

cc: Applicant
Adjacent property owners

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

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

Comments in support or opposition may also be submitted via email to the Board Secretary @ fred.goodwin@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided Board Members for their consideration. Please reference the case number or the address of the subject property in your comments.

A copy of the meeting agenda packet, which includes the file for this case, will be available for viewing and downloading the Friday before the scheduled public hearing. You may access the agenda packet on the home page of the city's website @ www.cityofhomewood.com by clicking on the "Upcoming Meetings/BZA" tab.

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

City of Homewood BZA Case Map

606 Shades Creek
Pkwy.

SV 23-04-06

Aerial Photo

 Subject Property
 Parcels



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



606 Shades Creek Pkwy
Case # SV 23-04-06
Parcel # 28-00-17-2-017-008.000

