

Homewood Board of Zoning Adjustments
Meeting Agenda
Thursday, April 7, 2022, 6:00 P.M.
City Council Chamber
2850 19TH Street South, 2nd Floor
Homewood, Alabama 35209

Persons who are unable to attend the meeting may view the proceedings on-line by clicking the link in Option 1, or by following the instructions in Option 2 or Option 3. **Please note that public comments cannot be made by persons viewing through Zoom.**

- Option 1: [Click to Connect to Zoom](#) or www.cityofhomewood.com/upcoming-meetings
Option 2: Zoom App - Meeting ID#: 883 5766 5513 | Passcode: 514257
Option 3: By phone: 312-626-6799

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

Board Members

Chair, Matthew Foley, Ward 5
Houston Wurtele, Ward 1

Vice-Chair, Meghan Hand, Ward 4
Scott Alsabrook, Ward 2

Michael Pirkle, Ward 3

Supernumeraries

Stuart Roberts

John Geer

Order of Business

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

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

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

- a. A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2. Side, to reduce the setback along the right-side property line from 9-feet to .75-feet (9—inches), for a total reduction of***

8.25-feet (8-feet, 3-inches), to allow for the construction of a second-floor addition to an existing, non-conforming single-family residence.

VI. New Business

1) Case # SV-22-04-02, 210 Malaga Avenue, Parcel ID No.: 28 00 07 4 012 027.000

Applicant: Saunders & Bradford, LLC. / Property Owners: Greg & Cathy Sankey

- a. A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, g. to increase the maximum area of ground coverage by all structures from 50-percent to 63.9-percent, for a total increase of 13.9% (+/- 1,344.75-sq.ft), to allow for a driveway expansion and hardscape.*
- b. A request for a variance to Article V, District Development Criteria, Sec. D., Accessory Structures, (4)., to increase the proportionality of rear yard accessory structures from 30-percent to 71.2-percent, for a total increase of 41.2-percent (+/- 1,479.18-sq.ft), to allow for a driveway expansion and hardscape.*

2) Case # SV-22-04-03, 1905 Kensington Road, Parcel ID No.: 28 00 18 2 010 001.000

Applicant: Father Nature Landscapers / Property Owners: Paul & Sarah Beasley

- a. A request for a variance to Article V, District Development Criteria, Sec. D., Accessory Structures, (3)., to permit the placement of an accessory structure (swimming pool) in the secondary front yard of a corner lot.*

VII. 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:

920 Palmyra Street

BZA CASE # (assigned by city staff):

SV 20-03 05

APPLICANT INFORMATION

Name of Applicant(s):

Strout Architecture - Ben Strout

Address of Applicant(s):

458 Carr Avenue Ste. 1

Homewood

AL

35201

City

State

Zip

Telephone Number(s) of Applicant:

Email:

ben@stroutarch.com

Property Interest of Applicant(s):

Arch. firm

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

OWNER INFORMATION - If different from Applicant

Name of Owner(s):

Jon & Sarah Nee

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

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 submital)

PARCEL IDENTIFICATION NUMBER:

29-00-1-2-00.000

PRESENT USE: _____ vacant

☒ residence

_____ commercial (describe): _____

_____ other (describe): _____

PRESENT ZONING DISTRICT (City Zoning Map):

NPD



VARIANCE REQUEST

920 PALMETTO STREET, HOMEWOOD, AL 35208

PARCEL ID: 29 00 13 2 022 007.000

ZONE: NPD

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

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

Applicant- Stout Architecture

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

3/8/22

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

Home Owner

Sarah Nee
205-410-1911
sarahmillane@gmail.com

3/8/22

Jon Nee
205-295-8671
jon@stirlinghighlands.com

3/8/22

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

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

The existing structure is currently non-conforming AS it was constructed prior to the current setback requirements. The planned modification will not extend beyond the current footprint of the house and therefore will not worsen the existing encroachment into the side setbacks. The design of the addition is designed to conform with the existing footprint of the structure and to maintain the symmetry and architectural character of the house. The requested setback is for the footprint of the house AS it currently stands.

PURPOSE OF VARIANCE

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

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

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

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

INDICATE THE FOLLOWING

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

	*Required by Zoning Regulations	Setback dimensions As they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback Street:				
Front Bldg. Setback Street: (secondary - corner lot)	9	.75'	.75'	8.25'
Right Bldg. Setback				
Left Bldg. Setback	5	6.69	6.69	0
Rear Bldg. Setback				
Accessory Structure Setback: side/rear				
	As Required	Existing NOW	Proposed	Variance Required
Lot Area				
Lot Width				
Parking				
Height of Structure				
Lot Coverage				

*For required setback information, please refer to the Zoning Ordinance Book, which is available on the City of Homewood website. If you need to find out how your property is zoned, please contact the zoning department by calling 332-6828 or 332-6884 or by clicking on the following link to email: Zoning@homewoodal.org

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

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

Signature of Applicant

3/9/22

Date

Signature of Owner

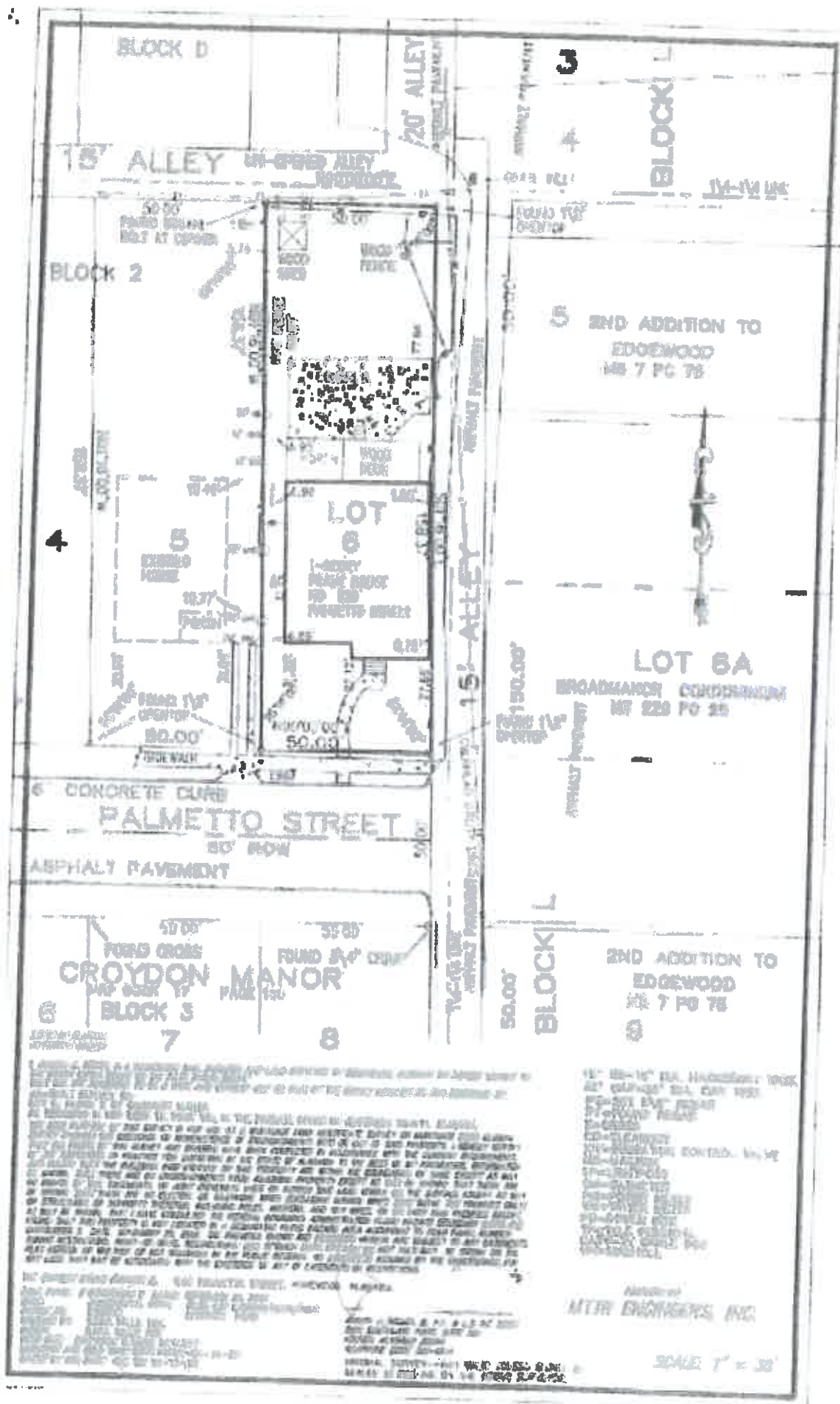
March 8, 2022

Date

Signature of Owner

March 8, 2022

Date



Alterations to Nee Residence

CODE SUMMARY

2015 International Existing Building

HOMESWOOD CODE SUMMARY

GENERAL INFORMATION

Name of Project: NEE ALTERNATIONS

Owner or Authorized Agent: NEE JONATHAN D & SARAH M

Phone 6:

Consent by:

City/County

City/County

City of HOMESWOOD

SCOPE OF WORK

Building Description:

Scope of Work:

BUILDING CODE

2015 IRC

JOB SPECIFIC CODE

DESIGN OF RECORD

PROJECT COORDINATION

Owner:

Phone:

License: 9 TELEPHONE: 9

6870

BUILDING DATA

Parcel #: 20 08 15 2 022 007 000

Owner: NEE JONATHAN D & SARAH M

Address: 688 PALMETTO ST HOMESWOOD AL 36030

Location: 688 PALMETTO ST HOMESWOOD AL 36030

Strout Architecture LLC
1000 10th St
Birmingham, AL 35203
205.933.1111



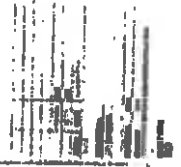
SEE RECORD STORY

SEE RECORD STORY

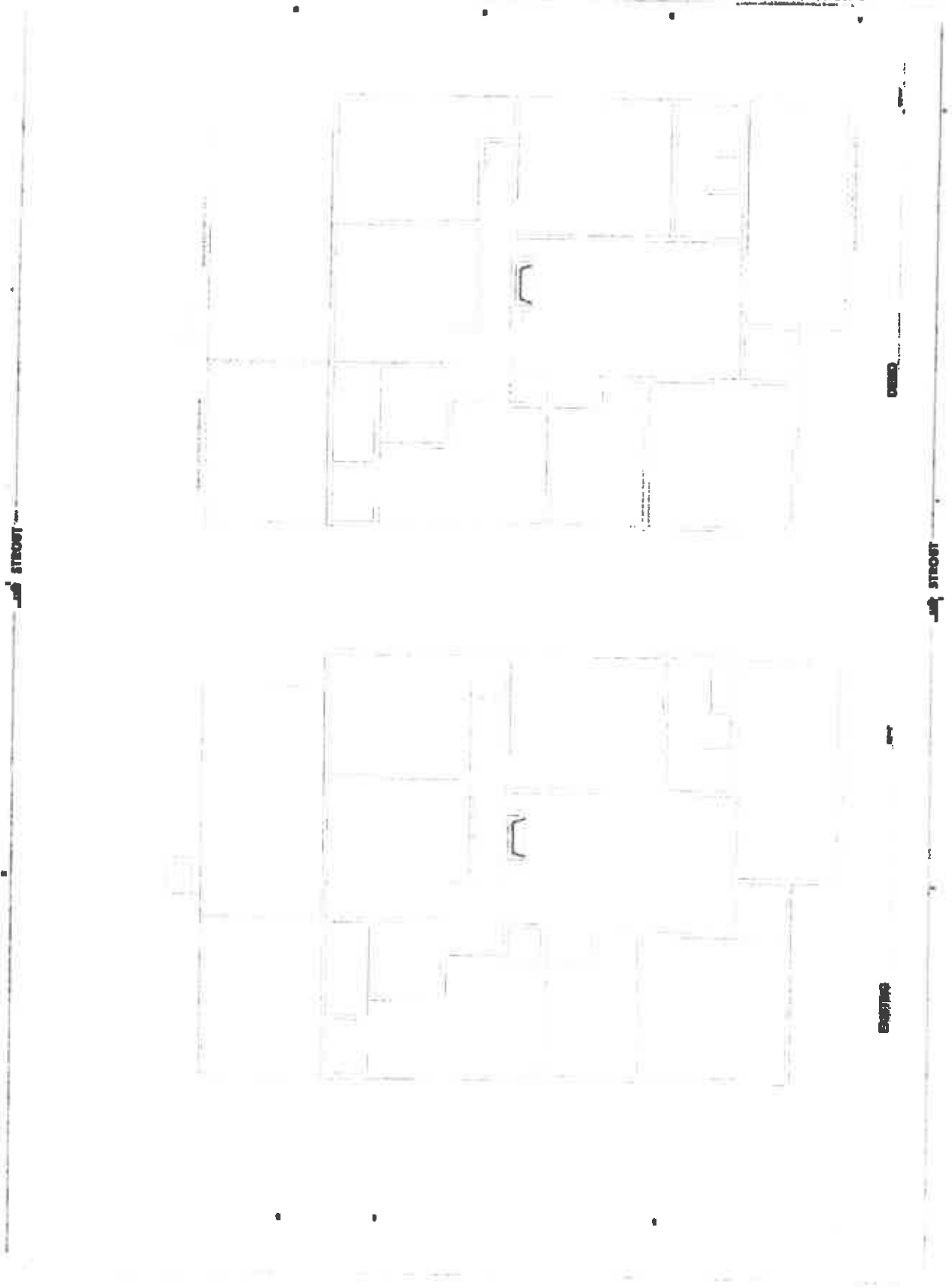


NEW BUILDING
STUDY

1000 N. 10TH AVE. SUITE 200



A101

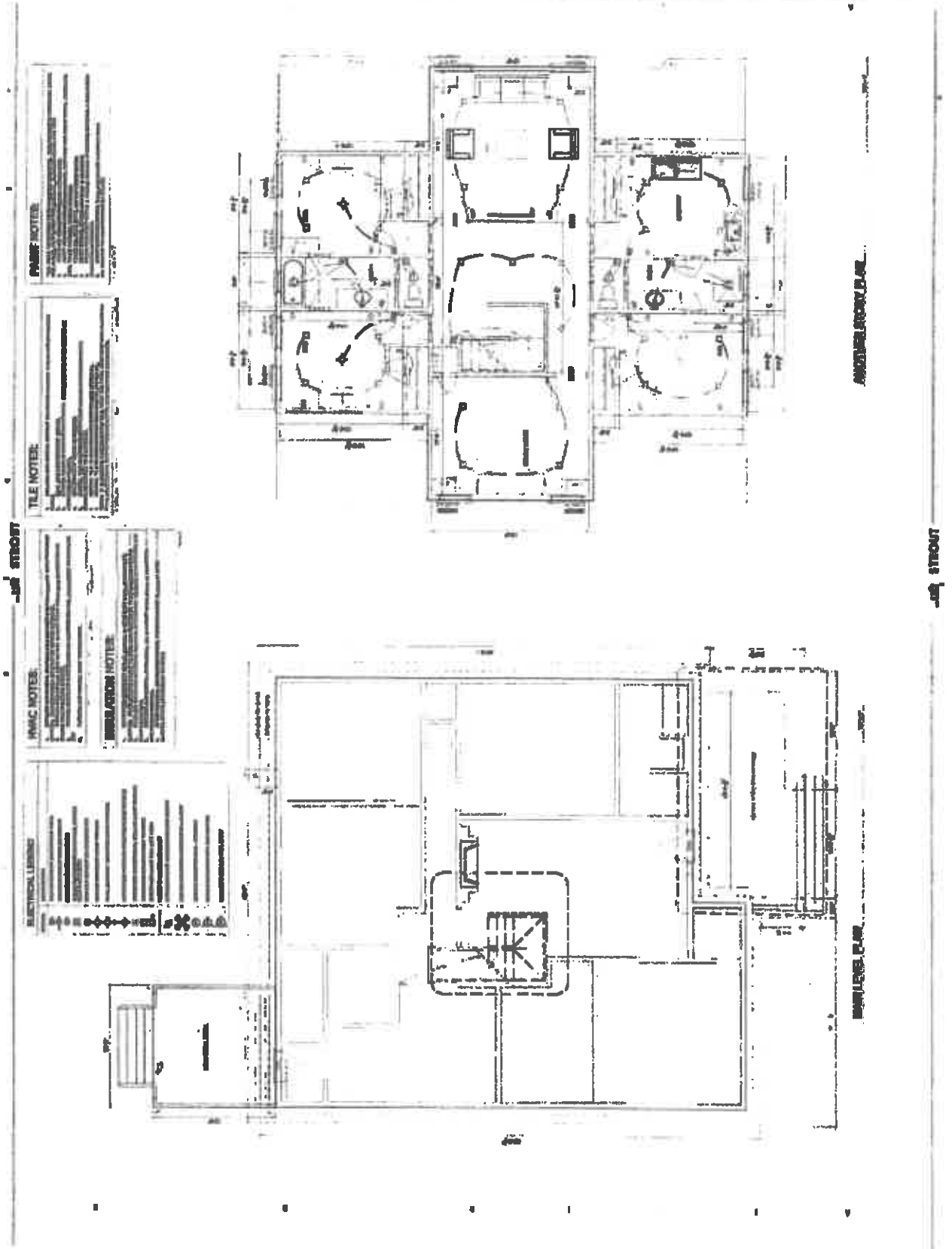




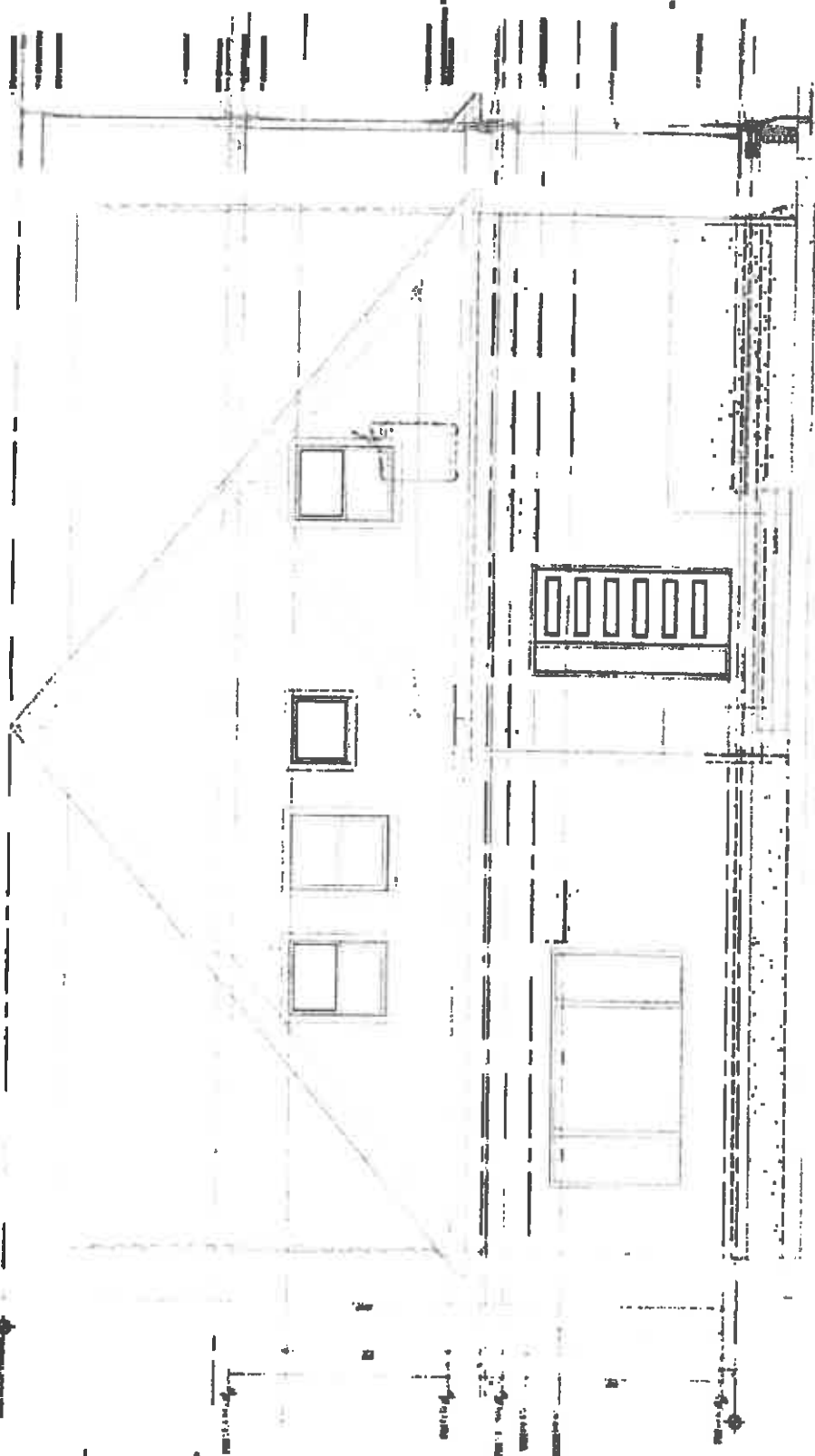
NEW SECOND STORY

NEW PAINTED STAIRS

A101



FRONT ELEVATION



Strout Architecture LLC
ARCHITECTS
1000 N. 10TH AVE.
SUITE 200
MINNEAPOLIS, MN 55401
WWW.STROUTARCHITECTURE.COM



SEE SECOND
STORY

SEE FLOOR TO CEILING

1000 N. 10TH AVE.

1000 N. 10TH AVE.



STORY

10

A108

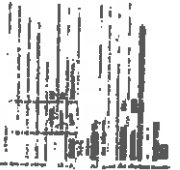
NET ELEVATION

STREET

THE

FRONT ELEVATION

10' STONE

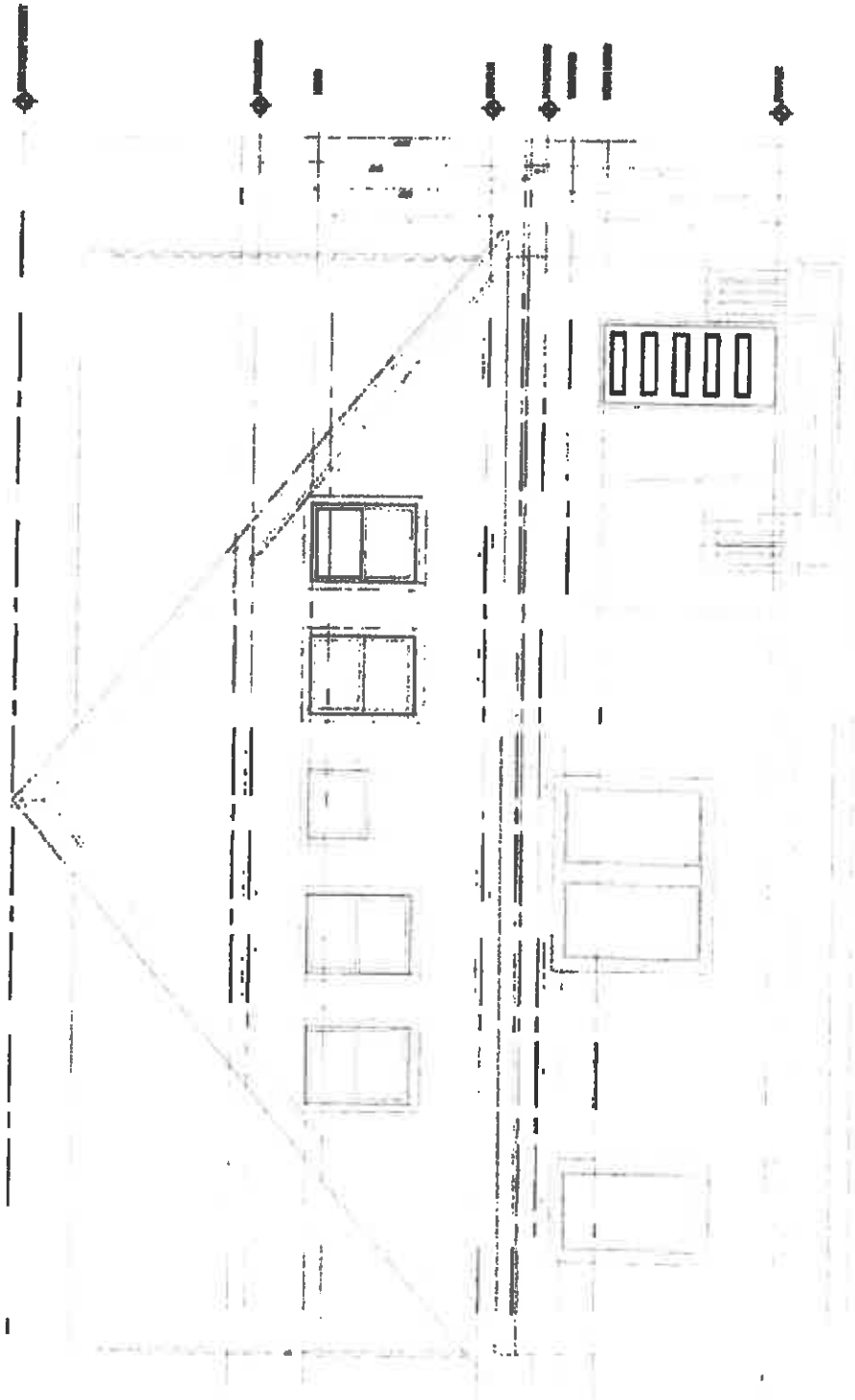


ARCHITECTURAL

STROUT ARCHITECTURE LLC



Stout Architecture LLC
1000 N. 11th Street, Suite 100
Minneapolis, MN 55401
612.338.1111
www.stoutarchitecture.com

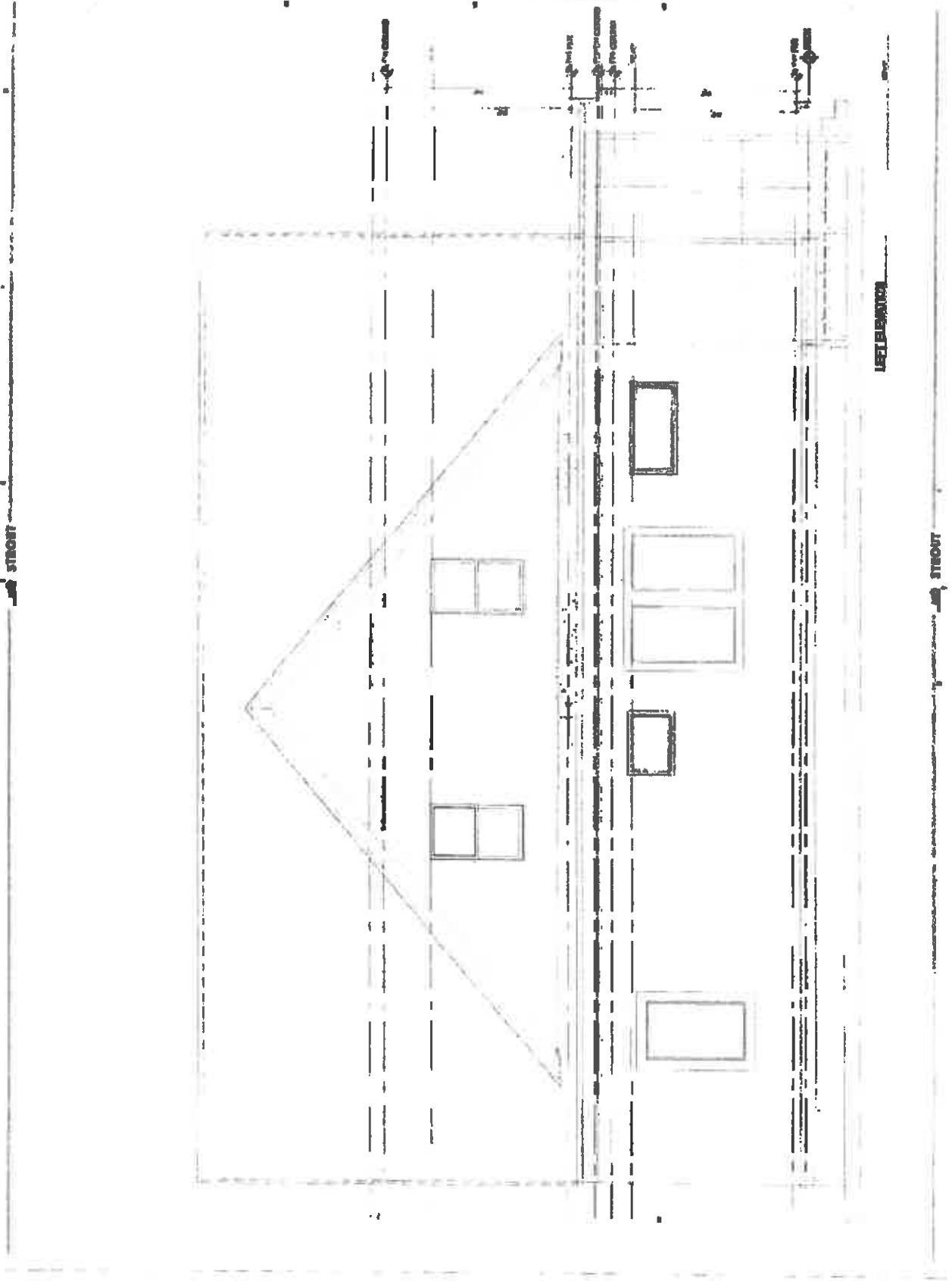


10' STONE

THE SECOND STORY



Strout Architecture LLC
ARCHITECTS
1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.STROUTARCHITECTURE.COM



EXISTING EXTERIOR



EXISTING EXTERIOR



EXISTING EXTERIOR



EXISTING EXTERIOR



EXISTING EXTERIOR



1st Street

1st Street





AO STUDIO
HOMWOOD ARBORIST REPORT

March 1st, 2022

**Homewood BZA Department
Homewood City Zoning Office
2850 19th Street South
Homewood, Alabama 35209**

Re: Tree Assessment and Recommendation for Variance Review for SV-22-03-05 (920 PALMETTO STREET)

BZA;

After reviewing the variance request application for the residence at 920 Palmetto Street, Lot size of .19 acres, requesting a variance for the reduction of 4.25' along the West (right) property setback line and a reduction of 2.31' along the East (left) property setback line.

With the lot measuring approximately .19 acres and lots smaller than One (1) acre in size requiring 16 trees per acre, the lot requires, 2.13 (rounded up to the whole number), so a total of Three (3) Trees are required for the property to satisfy the Minimum Tree Density (MTD).

Having reviewed the application there was no landscape plan, survey or tree inventory provided, no provision for credit or protection for existing trees, nor trees to be removed or relocated. It is my recommendation that a plan and/or statement satisfying the City's required MTD is provided before issuance of land disturbance and/or building permit regardless of a variance being approved or denied.

Thank you.

Abraham Oarewin, P.L.A., Principal

Date: March 1st, 2022

VARIANCE SUPPORT LETTER

RE: Variance Application
920 PALMETTO STREET, HOMEWOOD, AL 35209
PARCEL ID: 29 00 13 2 022 007.000
ZONE: NPD

We are neighbors of the Nee family, who reside at 920 Palmetto Street in Homewood.
We are aware of the variance they applied for and give our full support for the approval.
We understand they will not be expanding the current footprint of the house; simply
renovating and modifying the existing structure and that the requested setback variance
is for the footprint of the house as it currently stands.

Address:

914 Palmetto Street, Homewood 35209

Signature of Home Owner:

Printed Name:

Signature of Home Owner:

Printed Name:

VARIANCE SUPPORT LETTER

RE: Variance Application

920 PALMETTO STREET, HOMEWOOD, AL 35209

PARCEL ID: 29 00 13 2 022 007.000

ZONE: NPD

We are neighbors of the Nee family, who reside at 920 Palmetto Street in Homewood. We are aware of the variance they applied for and give our full support for the approval. We understand they will not be expanding the current footprint of the house; simply renovating and modifying the existing structure and that the requested setback variance is for the footprint of the house as it currently stands.

Address:

911 Palmetto St, Homewood, AL 35209

Signature of Home Owner:

Printed Name:

Alaina Frederick

Signature of Home Owner:

Printed Name:

Scott Frederick

VARIANCE SUPPORT LETTER

RE: Variance Application

920 PALMETTO STREET, HOMEWOOD, AL 35209

PARCEL ID: 29 00 13 2 022 007.000

ZONE: NPD

We are neighbors of the Nee family, who reside at 920 Palmetto Street in Homewood. We are aware of the variance they applied for and give our full support for the approval. We understand they will not be expanding the current footprint of the house; simply renovating and modifying the existing structure and that the requested setback variance is for the footprint of the house as it currently stands.

Address: 201 Virginia Drive

Signature of Home Owner _____

Printed Name: Kenneth Camp

Signature of Home Owner: _____

Printed Name: Kathleen Camp

VARIANCE SUPPORT LETTER

RE: Variance Application

920 PALMETTO STREET, HOMEWOOD, AL 35209

PARCEL ID: 29 00 13 2 022 007,000

ZONE: NPD

We are neighbors of the Nee family, who reside at 920 Palmetto Street in Homewood. We are aware of the variance they applied for and give our full support for the approval. We understand they will not be expanding the current footprint of the house; simply renovating and modifying the existing structure and that the requested setback variance is for the footprint of the house as it currently stands.

Address: 212 Virginia Drive
Birmingham, AL 35209

Signature of Home Owner: [Signature]

Printed Name: Mallory Carroll

Signature of Home Owner: [Signature]

Printed Name: John Carroll

VARIANCE SUPPORT LETTER

RE: Variance Application

920 PALMETTO STREET, HOMEWOOD, AL 35209

PARCEL ID: 29 00 13 2 022 007.000

ZONE: NPD

We are neighbors of the Nes family, who reside at 920 Palmetto Street in Homewood.
We are aware of the variance they applied for and give our full support for the approval.
We understand they will not be expanding the current footprint of the house; simply renovating and modifying the existing structure and that the requested setback variance is for the footprint of the house as it currently stands.

Address: 101 Virginia Drive Homewood, AL 35299

Signature of Home Owner: [Redacted Signature]

Printed Name: Kathlyn Wilhelm

Signature of Home Owner: [Redacted Signature]

Printed Name: Johnny Wilhelm

VARIANCE SUPPORT LETTER

RE: Variance Application
820 PALMETTO STREET, HOMEWOOD, AL 35209
PARCEL ID: 29 00 13 2 022 007.000
ZONE: NPD

We are neighbors of the Nee family, who reside at 820 Palmetto Street in Homewood. We are aware of the variance they applied for and give our full support for the approval. We understand they will not be expanding the current footprint of the house; simply renovating and modifying the existing structure and that the requested setback variance is for the footprint of the house as it currently stands.

Address: 908 Palmetto St, 35209

Signature of Home Owner: _____

Printed Name: Caroline Dunavant

Signature of Home Owner: _____

Printed Name: Dan Dunavant

VARIANCE SUPPORT LETTER

RE: Variance Application
820 PALMETTO STREET, HOMEWOOD, AL 35209
PARCEL ID: 29 00 13 2 022 007.000
ZONE: NPD

We are neighbors of the Nee family, who reside at 920 Palmetto Street in Homewood. We are aware of the variance they applied for and give our full support for the approval. We understand they will not be expanding the current footprint of the house; simply renovating and modifying the existing structure and that the requested setback variance is for the footprint of the house as it currently stands.

Address:

910 Palmetto St. Homewood AL 35209

Signature of Home Owner. _____

Printed Name: _____

Cathy Sanders

Signature of Home Owner. _____

Printed Name: _____

Ariel Smith

1/1/2011 1:11 PM

March 1, 2022

Mr. Fred Goodwin
City of Homewood

Regarding Case #SV-22-08-05
920 Palmetto Street
Parcel ID 29 00 15 2 002 007.000
Applicant Ben Strout, Strout Architecture
Property Owners: Jon and Sarah Nae

As an owner of 126 Broadway, I unfortunately just received notice of the upcoming Board of Zoning Adjustments meeting for March 3rd today via mail. Since I will not be in town on Thursday, I would like to register my strong objections to the proposed "Variance A" in the notice I was sent.

This variance deals with what I believe is the south side property line setback requirement (the "right" setback line) which is represented to be 5 feet. Requested by the applicant is an astounding reduction to 9 inches. Not only is this entirely inappropriate as a general rule of separation, in the case proposed, there is a critical but very narrow alley immediately south which serves not only municipal trash-pickup traffic but also emergency vehicles as well as two-way automobile access for circulation to numerous retail establishments that line Osceola Road as well as critical parking spaces for the Broadmanor Condominium community.

The current dwelling at 920 Palmetto St. already appears to encroach on the required setback. The situation with a structure that close to the VERY narrow drive already is very dangerous. Automobiles already have a difficult time accessing required parking spaces without hitting the current structure. Making the matter worse simply should not be considered -- even an inch of reduction. Rather, if the existing dwelling was to be removed, the proper setback should be respected.

I am very much against "Variance A," and request your vigorous denial.

Sincerely,

Frédéric Bloodworth

**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, 2022

Jon & Sarah Nee
920 Palmetto Street
Homewood, AL 35209

Dear Owner/Applicant AND Adjacent Property Owners:

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

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

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

- a. *A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2. Side, to reduce the setback along the right-side property line from 9-feet to .75-feet (9--inches), for a total reduction of 8.25-feet (8-feet, 3-inches), to allow for the construction of a second-floor addition to an existing, non-conforming single-family residence.*

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, April 7, 2022 in the Council Chambers (2nd Floor) at Homewood City Hall, 2850 19th Street South. If you prefer not to attend the in-person meeting at City Hall, you may join on-line utilizing the attached Zoom instructions **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE)**

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

Sincerely,

Cale Smith, PE
City Engineer
Case #: SV 22-03-05

cc: Ben Strout, Strout Architecture

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

920 Palmetto Street
Case # SV 22-03-05
Parcel # 29-00-13-2-022-007.000



1
 (6 As 40)
 JEFFERSON COUNTY BOARD OF EDUCATION
 EDGEWOOD ELEMENTARY SCHOOL
 HM. BYARS ADDITION TO
 EDGEWOOD
 PL 10 PL 11

City of Homewood
RZA Case Map

920 Palmetto St.

SV 22-03-06

Aerial Photo

 **Subject Property**
 **Parcel**



THE INFORMATION ON THIS DOCUMENT WAS OBTAINED FROM AERIAL PHOTOGRAPHS AND SHOULD ONLY BE USED FOR GENERAL INFORMATION AND ORIENTATION. THE CITY OF HOMWOOD AND ITS EMPLOYEES MAKE NO WARRANTY FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE CITY OF HOMWOOD IS PROHIBITED.

THIS IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CURRENT ZONING. 205-968-2200



City of Homewood
 Jefferson County

**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: 210 Malaga Ave, Homewood, AL 35209

BZA CASE # (assigned by city staff): SV 22-04-02

APPLICANT INFORMATION

Name of Applicant(s): Saunders & Bradford, LLC

Address of Applicant(s): 170 W Valley Ave

Homewood

AL

35209

City

State

Zip

Telephone Number(s) of Applicant(s): (Busi. , (cell))

Email:

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): Greg and Cathy Sankey

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 07 4 012 027.000

PRESENT USE: vacant X residence

 commercial (describe):

 other (describe):

PRESENT ZONING DISTRICT ([City Zoning Map](#)): Zoning: NPD, Ordinance: 0

**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:

Requesting a variance to increase the lot coverage because the calculation at the time of permitting was inaccurate. We now have built the garage and need to provide driveway access from the street to the 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): To increase the total lot coverage and rear lot coverage

**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				
Front Setback – Corner lot				
Street Name				
Right Bldg. Setback				
Left Bldg. Setback				
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)		9596 sq ft		
Lot Width				
Parking Spaces				
Height of Structure				
Lot Coverage sq. ft. of structures ÷ lot sq. ft.	total / rear 60/30		total / rear 63.9/1.2	total / rear 13.9/1.2

*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 332-6628 or 332-6654 or by clicking on the following link to email: [Zoning Information](#).

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

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

Signature of Applicant/Agent

Catherine E. Searcy (Mar 10, 2022 14:34 GMT)

Signature of Owner

Signature of Owner

3/10/2022

Date

Mar 10, 2022

Date

Date



there are no rights-of-way or streets across land, as shown; that this city; and that there is no survey the purchase of land, and give to the property is not in "X" on the Flood Insurance Map, dated Sept.



William D. ...
Al. ...

South Central Surveying, LLC
RESIDENTIAL & COMMERCIAL LAND SURVEYING

ADDRESS:
210 MALAGA AVE.
HOLLYWOOD, AL 36008

**TO ALL INTERESTED PARTIES:
SOLD 1" = 30'.**

With the current rapid pace of my knowledge, information

A copy of record in the Office of



CLIENT:
BALDERS BRADPOD
Field Service 04-08-2021

THE EXHIBIT YEAR.
ALABAMA, ALABAMA SPORT
PAGES 100-100-100

[illegible]

REVISED SITE PLAN

NOTE: SEE OFFICIAL SURVEY, PREPARED BY LEEWARD SURVEY VILLAS, INC., DATED APRIL 10, 2001 FOR FURTHER NOTES AND INFO

1/8" = 1'-0"

SC

*ALL EXTERIOR DIMENSIONS ARE TAKEN TO THE
OUTER FACE OF STUD OR BRICK UNLESS NOTED
OTHERWISE.

*ALL INTERIOR DIMENSIONS ARE TAKEN TO THE
CENTRALLINE OF STUD WALLS UNLESS NOTED
OTHERWISE.

*SPRAY-FOAM INSULATION

*IN GARAGE, INSTALL 2 ELECTRIC CAR CHARGERS

*TYPICAL FLOREBOUNT LIGHTS IN GARAGE

*FLOODLIGHTS FOR DRIVEWAY AND REAR YARD

*DECORATIVE BOARDS AT GARAGE ENR, STORAGE
DOOR, AND QUESTIONNAIRE DOOR

*CEILING MOUNT LIGHT FOR STORAGE RM

*RECESSED LIGHTS FOR GUEST HOUSE

*BOARDS AT VANITY IN GUEST HOUSE

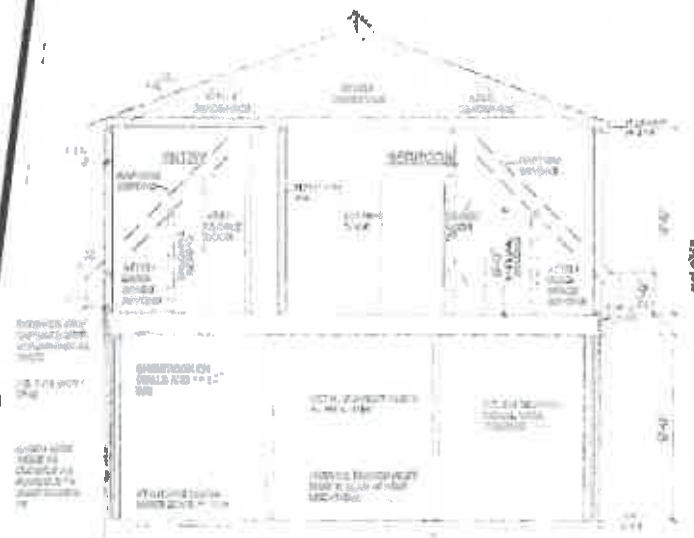
*STANDARD DRYWALL, BASE / CROWN / CASING IN
GUEST HOUSE

*WINDOW LINITS:
GARAGE (2) 24"x36" CLAD OH, 1-4" AFF
UPPER GUEST HOUSE:
FRONT SLAB: (2) 24"x36" CLAD OH
OH, 1-4" AFF
BACKSLAB: (2) 24"x36" CLAD OH (2
GARAGES), 1-4" AFF
RIGHT SLAB: (1) 24"x36" CLAD OH,
3-4" AFF
LEFT SLAB: (1) 24"x36" CLAD OH,
3-4" AFF

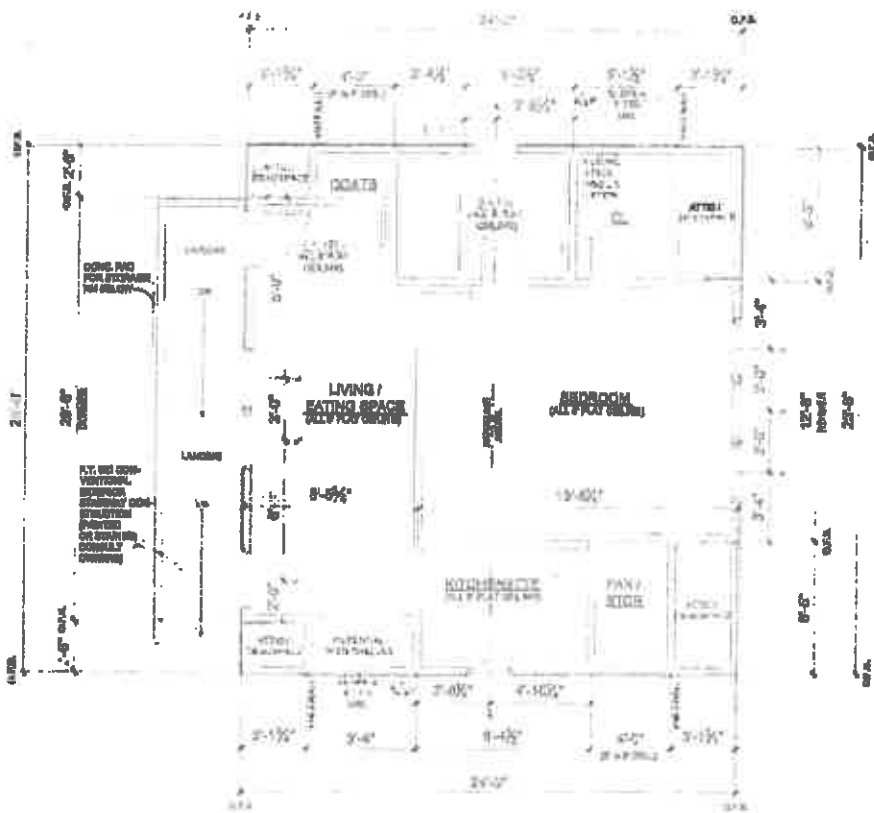
*SHUTTERS AND DOWNPOUTS ARE NOT SHOWN
ON EXTERIOR SLABS. CONSULTS OWNERS ON
WHETHER OR NOT TO ADD THEM. ALSO, IF APPROX
CONSULT DESIGNER ON DOWNPOUT LOCATIONS

NOTE: SURVEY OFF: 24. SURVEY, PREPARED BY LICHFIELD
SURVEY WILL: 12. CALLAHAN, JR, DATED APRIL 18, 2001
FOR FURTHER NOTES AND INFO

10' 6" 1'-0"

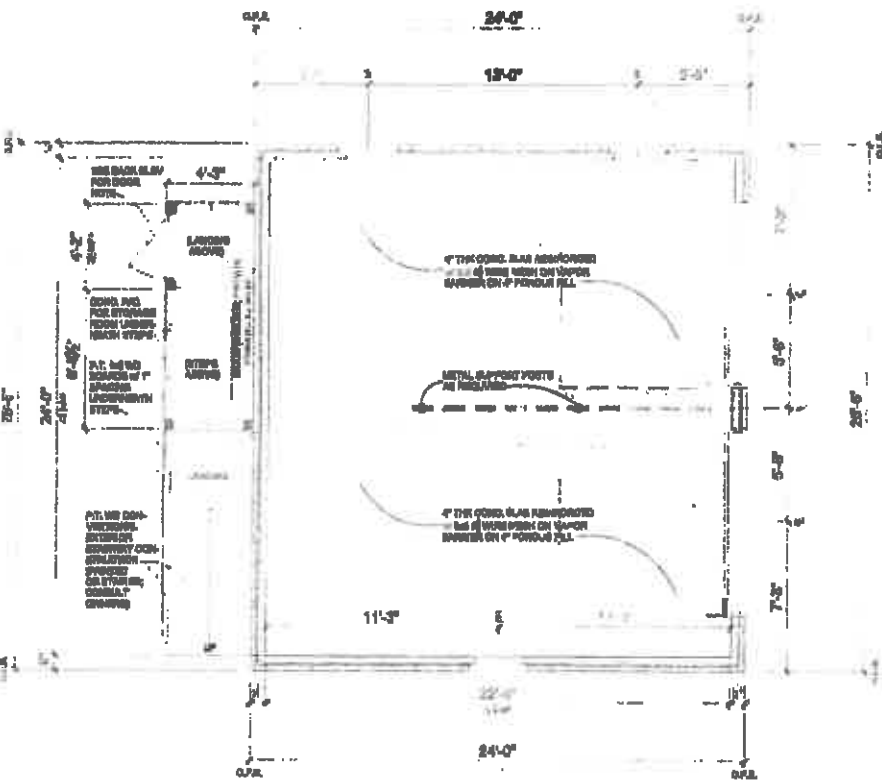


14-10



UPPER GUEST HOUSE PLAN

1/4" = 1'-0"



GARAGE PLAN

1/4" = 1'-0"

General Notes

1. THE GENERAL CONTRACTOR AND OWNER WILL BECOME FAMILIAR WITH ALL DESIGN ASPECTS OF THESE PLANS. ANY QUESTIONS WILL BE CLARIFIED BY THE RESIDENTIAL DESIGNER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ERRORS NOT REPORTED.
2. THESE PLANS ARE PROVIDED FOR GENERAL DESIGN AND CONSTRUCTION PURPOSES ONLY. THE RESIDENTIAL DESIGNER DOES NOT WARRANT ANY MATERIALS, DESIGN DETAILS, CONSTRUCTION METHODS, EQUIPMENT, HANDWARE, ETC., WHETHER IMPLIED OR EXPLICITLY NOTED ON THE DRAWINGS.
3. THE INFORMATION CONTAINED IN THESE DRAWINGS IS INTENDED TO SHOW DESIGN INTENT AND BASIC FRAMING ONLY. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO USE STANDARD INDUSTRY-APPROVED CONSTRUCTION PRACTICES THAT WILL INSURE A SAFE, STRUCTURALLY SOUND AND WATER-PROOF HOME.
4. THIS HOME WILL BE BUILT TO COMPLY WITH OR EXCEED THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND/OR THE LOCALLY APPROVED BUILDING CODE. ALL CODES SHALL HAVE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED IN THESE DRAWINGS WHERE THE SAME ARE AT VARIANCE.
5. THE CONTRACTOR SHALL INSPECT THE SITE & EXISTING CONDITIONS PRIOR TO BEGINNING THE FOUNDATION CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER AND/OR LOCAL LICENSED STRUCTURAL ENGINEER OF ANY NON-TYPICAL CONDITIONS CONCERNING SOILS, GROUND WATER, OR ANY OTHER ISSUE, WHICH MAY REQUIRE ADDITIONAL OR SPECIAL ENGINEERING DESIGN.

No. Revisory/Issue Date

Prep Name and Address
Rob Martin
 Residential Designer

205-814-6809
 rmart1@att.net

Project Name and Address
New Detached Garage
 for the
Sankey Residence
 210 Maiega Avenue
 Homewood, AL 35209

Project
 Date: 05/21/21
 Scale: 1/4" = 1'-0"

Sheet
 Plans & Sections
 1 of 2

















**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, 2022

Greg & Cathy Sankey
210 Malaga Avenue
Homewood, AL 35209

Dear Owner/Applicant AND Adjacent Property Owners:

The owner has petitioned the Homewood Board of Zoning Adjustments for a modification to the Homewood Zoning Ordinance relative to Total Ground Coverage on the property located at:

***Case # SV-22-04-02, 210 Malaga Avenue, Parcel ID No.: 28 00 07 4 012 027.000
Applicant: Saunders & Bradford, LLC. / Property Owners: Greg & Cathy Sankey***

- a. A request for a variance to Article IV, District Uses, Sec. A., NPDP Neighborhood Preservation District, g. to increase the maximum area of ground coverage by all structures from 50-percent to 63.9-percent, for a total increase of 13.9% (+/- 1,344.75-sq.ft), to allow for a driveway expansion and hardscape.***
- b. A request for a variance to Article V, District Development Criteria, Sec. D., Accessory Structures, (4), to increase the proportionality of rear yard accessory structures from 30-percent to 71.2-percent, for a total increase of 41.2-percent (+/- 1,479.18-sq.ft), to allow for a driveway expansion and hardscape.***

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, April 7, 2022 in the Council Chambers (2nd Floor) at Homewood City Hall, 2850 19th Street South. If you prefer not to attend the in-person meeting at City Hall, you may join on-line utilizing the attached Zoom instructions (**SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE**)

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

Sincerely,

Cale Smith, PE
City Engineer
Case #: SV 22-04-02

cc: Saunders & Bradford, LLC

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

City of Homewood BZA Case Map

210 Malaga Ave.

SV 22-04-02

Aerial Photo

Subject Property
Parcel



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

THIS DRAWING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CORRECT ZONING. 583-4000

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:

1905 KENSINGTON ROAD

BZA CASE # (assigned by city staff):

SV # 22-04-03

APPLICANT INFORMATION

Name of Applicant(s):

FATHER NATURE LANDSCAPES (DANIEL)

Address of Applicant(s):

4671 Appaloosa Drive

BIRMINGHAM
City

AL
State

35210
Zip

Telephone Number(s) of Applicant(s):

Email:

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):

PAUL & SARAH BEASLEY

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

1905 KENSINGTON ROAD Homewood AL 35209

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:

28-00-18-2-010-001.000

PRESENT USE: _____ vacant

☒ residence

_____ commercial (describe):

☒ other (describe):

Residential

PRESENT ZONING DISTRICT (City Zoning Map):

NPD (NEIGHBORHOOD PRESERVATION DISTRICT)

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:

We do not have a "rear yard" & are wanting
to have a small (8x12) spa/pool
installed in the most indescrpt location
on the property. To protect both my client
& the general aesthetic flow of the neighborhood,
we plan a small for wall & 4x wood slat
wall to screens. There will be no visibility
from the public nor neighbor.

Thank you for your consideration!

PURPOSE OF VARIANCE

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

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

Addition of a spa/pool with no rear
yard due to corner lot situation.

**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:

NA

Setback Information	*Required by zoning regulations	Setback dimensions currently existing	Setback dimensions after proposed construction	Setback Variance Requested
Front Setback Street Name <u>Kensington Rd</u>		<u>60' 20"</u> <u>~116'</u>	<u>No Change</u>	
Front Setback - Corner lot Street Name				
Right Bldg. Setback				
Left Bldg. Setback				
Rear Bldg. Setback				
Accessory Structure Setback: side/rear	<u>front side</u> <u>72 / 30</u>	<u>1</u>	<u>front side</u> <u>72 / 30</u>	<u>N/A</u>
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 332-8828 or 332-8854 or by clicking on the following link to email: [Zoning Information](#)

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

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

Signature of Applicant

Date

Signature of Owner

Date

Signature of Owner

Date



PROPERTY OF THE
U.S. ARMY
WASHINGTON, D.C. 20315

ROBINSON SITE

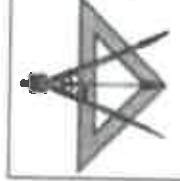


Proposed spool



U.S. ARMY
WASHINGTON, D.C. 20315

U.S. ARMY
WASHINGTON, D.C. 20315

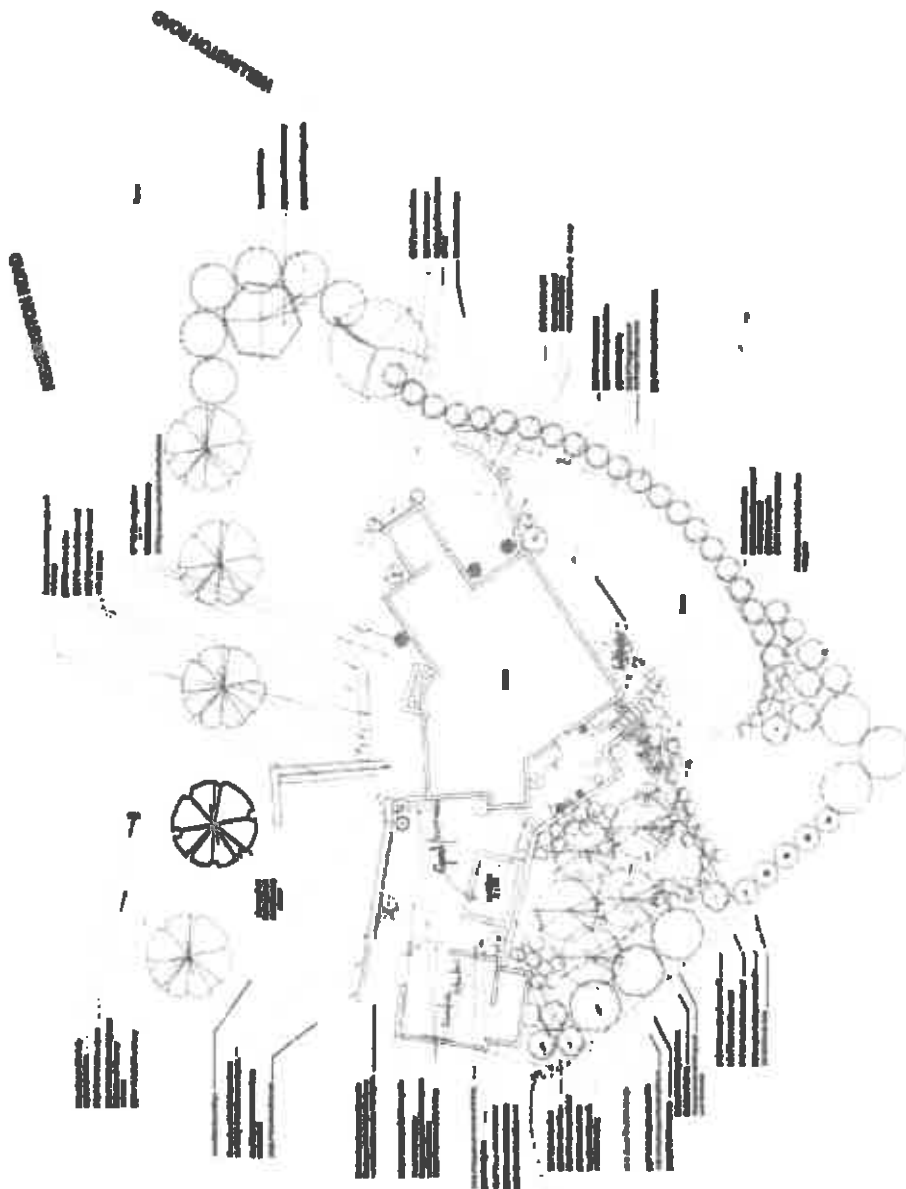


David H. Manning

Chairman, Department of Defense
U.S. Army
Washington, D.C. 20315

U.S. ARMY
WASHINGTON, D.C. 20315

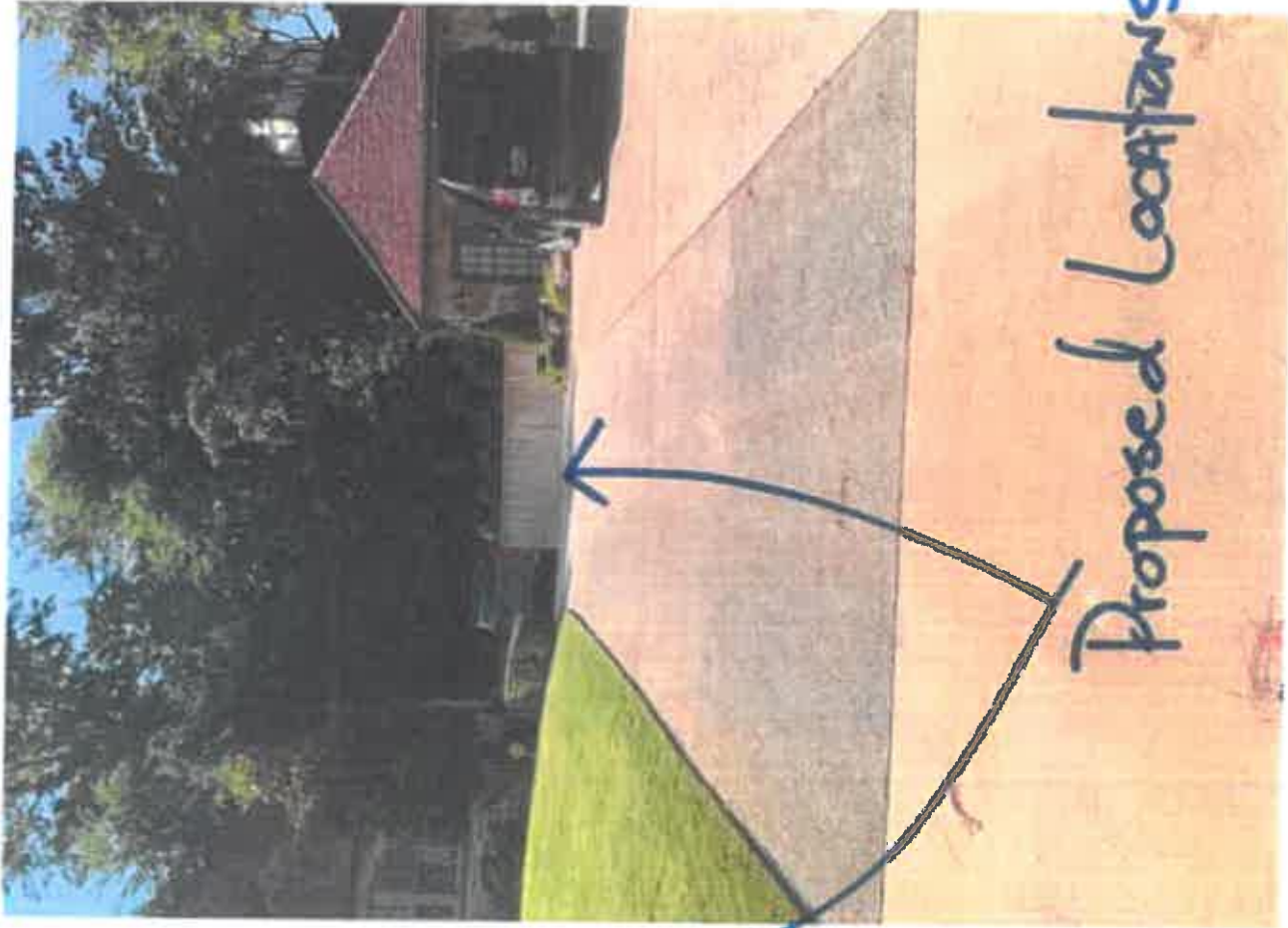
David H. Manning
Chairman, Department of Defense
U.S. Army
Washington, D.C. 20315

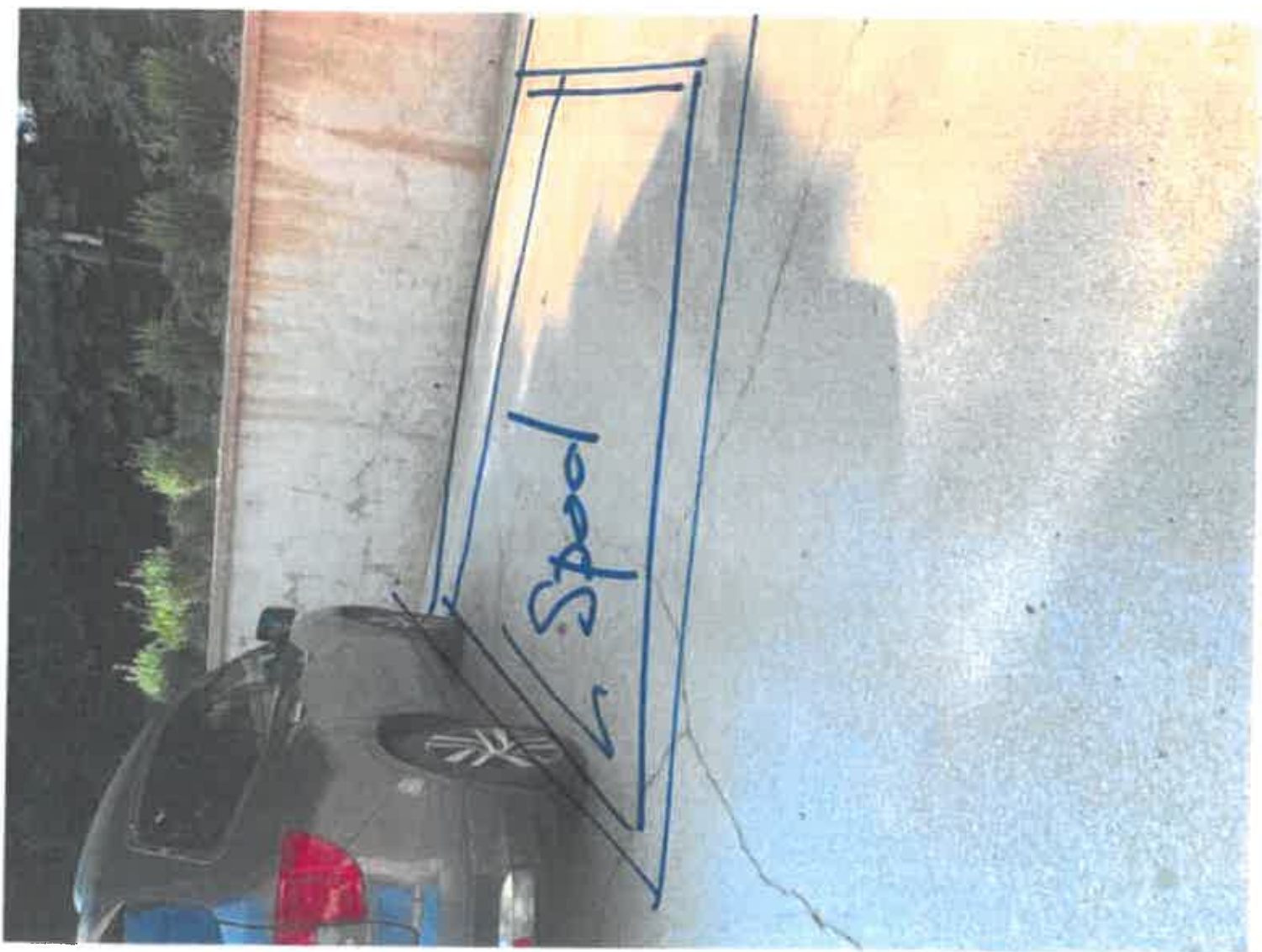


Plan

Master Plan
SCALE 1" = 10'

Proposed Locations





**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, 2022

Paul & Sarah Beasley
1905 Kensington Road
Homewood, AL 35209

Dear Owner/Applicant AND Adjacent Property Owners:

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

***Case # SV-22-04-03, 1905 Kensington Road, Parcel ID No.: 28 00 18 2 010 001.000
Applicant: Father Nature Landscapers / Property Owners: Paul & Sarah Beasley***

- a. A request for a variance to Article V, District Development Criteria, Sec. D., Accessory Structures, (3), to permit the placement of an accessory structure (swimming pool) in the secondary front yard of a corner lot.***

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, April 7, 2022 in the Council Chambers (2nd Floor) at Homewood City Hall, 2850 19th Street South. If you prefer not to attend the in-person meeting at City Hall, you may join on-line utilizing the attached Zoom instructions (**SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE**)

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

Sincerely,

Cale Smith, PE
City Engineer
Case #: SV 22-04-03

cc: Father Nature Landscapes

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

1905 Kensington Road
Case # RS 22-04-03
Parcel # 28-00-18-2-010-001.000



City of Homewood
BZA Case Map

1905 Kensington Rd.

SV 22-04-03

Aerial Photo

Subject Property
Parcel



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