

Homewood Board of Zoning Adjustments

Agenda

Thursday, May 4, 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– April 6, 2023**

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

V. **Old Business**

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

a) Item withdrawn at the request of the applicant.

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

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.

reduce the setback along the right-side property line from 10-feet to 5-feet for the construction of a new house.

VI. New Business

1) SV-23-05-01, 103 Morris Boulevard, Parcel ID No.: 29 00 14 1 006 004.000

Applicant / 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-feet, 4-inches for a total reduction of 2-feet, 8-inches for the construction of a new 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-feet for a total reduction of 2-feet for the construction of a new 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 8-feet for a total reduction of 2-feet for the construction of a new house.*

2) FV-23-05-02, 307 Ridge Road, Parcel ID No.: 28 00 18 2 010 029.000

Applicants / Property Owners: Ryan and Karlene Shirley

- a) A request for variance to Article V, District Development Criteria, Sec. K. Erection, Location and Construction of Exterior Fences and Walls, 2. Regulations for fences and walls in detached dwelling zoning districts, to permit the construction of a fence beyond the predominant front wall of the primary dwelling.*

3) DV-23-05-03, 914 Oak Grove Road, Parcel ID No: 29 00 23 3 002 010.000

Applicant: Twin Construction/Property Owners: Trinity United Methodist Church - West Homewood Campus

- a) A request for a variance to Article V, District Development Criteria, sec. G. Buffer Strip, 2. to eliminate the buffering requirement along the north and west property boundaries and along the south property boundary beginning at the southwest property corner extending east approximately 340 feet.*
- b) A request for a variance to Article V, District Development Criteria, sec. G. Buffer Strip, 4. to permit a substitute buffer due to location and soil conditions; specifically, a 6' tall, closed style, wooden privacy fence. The privacy fence is to be placed along the south property boundary from a point beginning*

approximately 340 feet from the southwest property corner and extending 150 feet to the easternmost corner of the existing Christian Life Center, as shown on the proposed development plan.

- c) A request for a variance to Article XI, Tree Protection and Landscape, for an exemption to all sections.*

VII. Communications from Staff

VIII. Adjournment