

Homewood Board of Zoning Adjustments

Meeting Agenda

Thursday, May 5, 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

Vice-Chair, Meghan Hand, Ward 4

Houston Wurtele, Ward 1

Scott Alsabrook, Ward 2

Michael Pirkle, Ward 3

Supernumeraries

Stuart Roberts

John Geer

Order of Business/Call to Order

- I. Roll Call**
- II. Minutes Approval – April 7, 2022**
- III. Communications/Reports from Chair & Vice Chair**
- IV. Old 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.*

V. New Business

- 1) SV-22-05-01, 117 East Glenwood Drive, Parcel ID No.: 29 00 13 1 012 004.000**
Applicant: Joe Ellis / Property Owners: Kyle and Rebecca Brown

- a. *A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 1. Front, to reduce the setback along the right-side property line from 33.5-feet to 27.9-feet, for a total reduction of 5.6-feet (5-feet, 7-inches), to allow for the construction of a roof over an existing unroofed porch at the front of a single-family dwelling.*
- b. *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 10-feet to 9.6-feet, for a total reduction of .4-feet (4.8-inches), to allow for the construction of an addition to the rear of an existing, non-conforming, single-family dwelling.*
- c. *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 left-side property line from 10-feet to 8.1-feet, for a total reduction of 1.9-feet (1-foot, 10.8-inches), to allow for the construction of an addition to the rear of an existing, non-conforming, single-family dwelling.*

2) SV-22-05-02, 2831 16th Place South, Parcel ID No.: 29 00 12 4 014 020.000

Applicant / Property Owner: Willow Homes

A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 1. Front, to reduce the setback along the secondary front (Somerset Drive) from 9-feet to 5-feet, for a total reduction of 4-feet, to allow for the construction of a new single family dwelling.

VI. 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: 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): _____, **Business) &** _____,

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 50/30		total / rear 63.9/71.2	total / rear 13.9/41.2

*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 332-6828 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.

Signature of Applicant/Agent

3/10/2022

Date

Mar 10, 2022

Signature of Owner

Date

Signature of Owner

Date

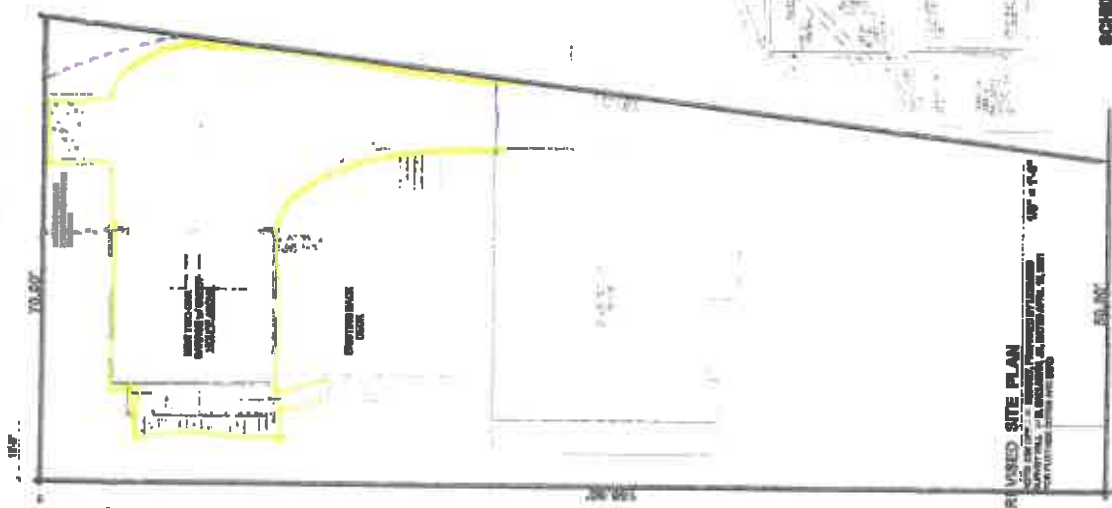


- - - - - **WATER PUMP**
 - - - - - **WATER GATE PUMP**



<input checked="" type="checkbox"/> * MAIN FORCE	<input checked="" type="checkbox"/> * COMBINE	U.S. * COMBAT TO ACT	MAL. * APPROX. BURNING TIME	APV. * AIRFIELD
<input checked="" type="checkbox"/> * SUBSISTENCE FORCE	<input checked="" type="checkbox"/> * COMBINED PERSONNEL	(P) * ENDURING WEARING	0 * COMBAT TROOP SET	* SHOOTING POSITION
			0 * COMBAT TROOP (RECONSTRUCTION)	

4007'6 - 2004/07



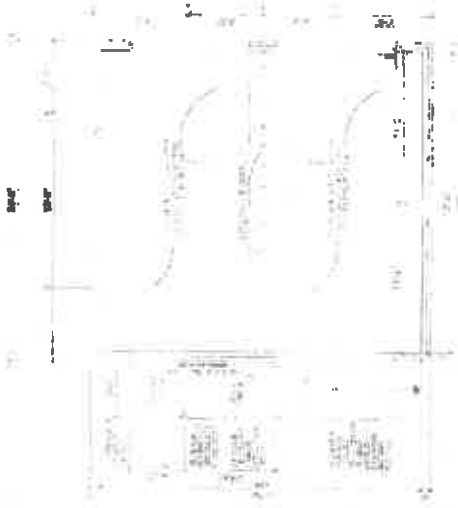
advised SITE PLAN

THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATIONS
500 5TH AVENUE
NEW YORK 17, N.Y.

SCHEMATIC CROSS SECTION

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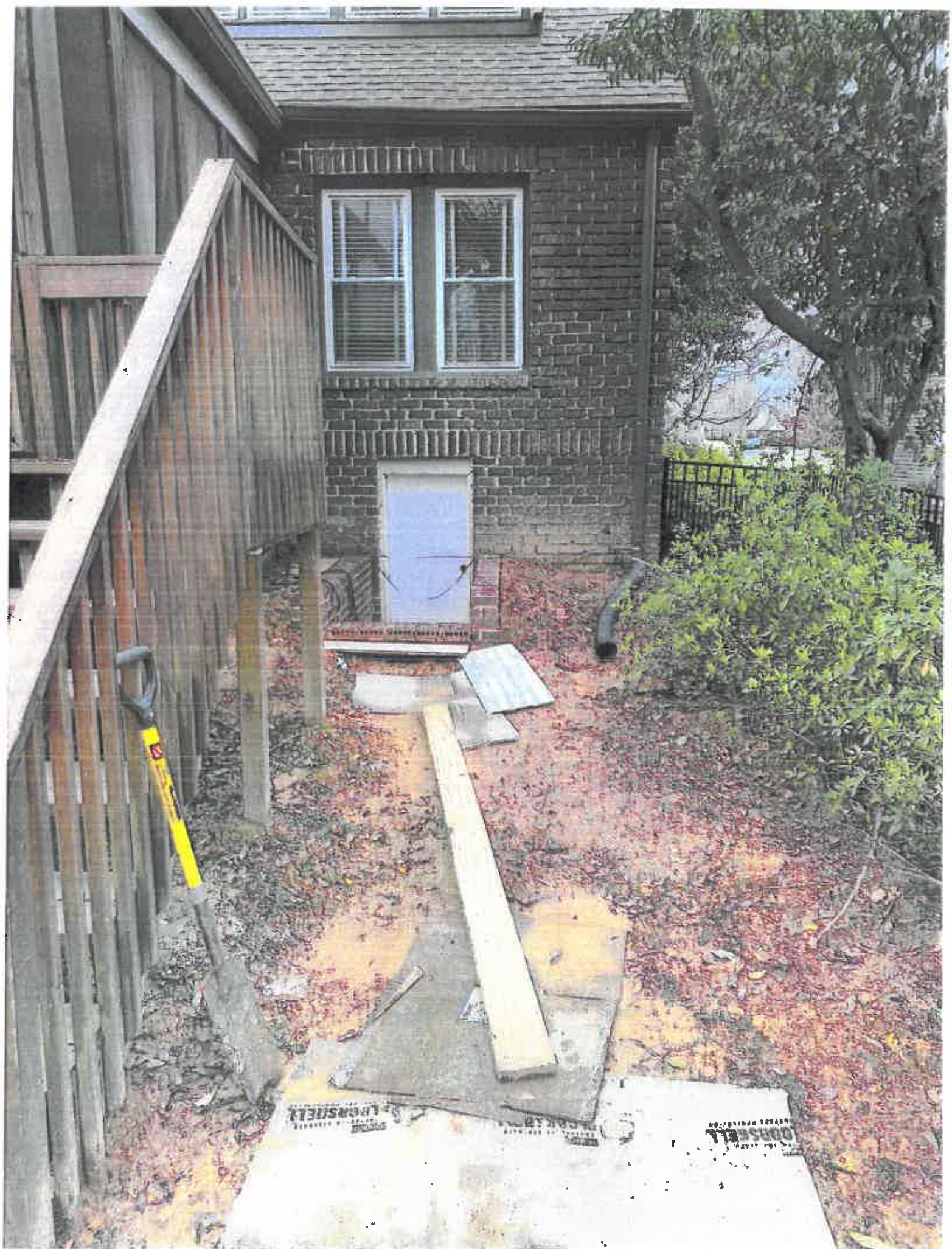
UPPER GUEST HOUSE PLAN



GARAGE PLAN

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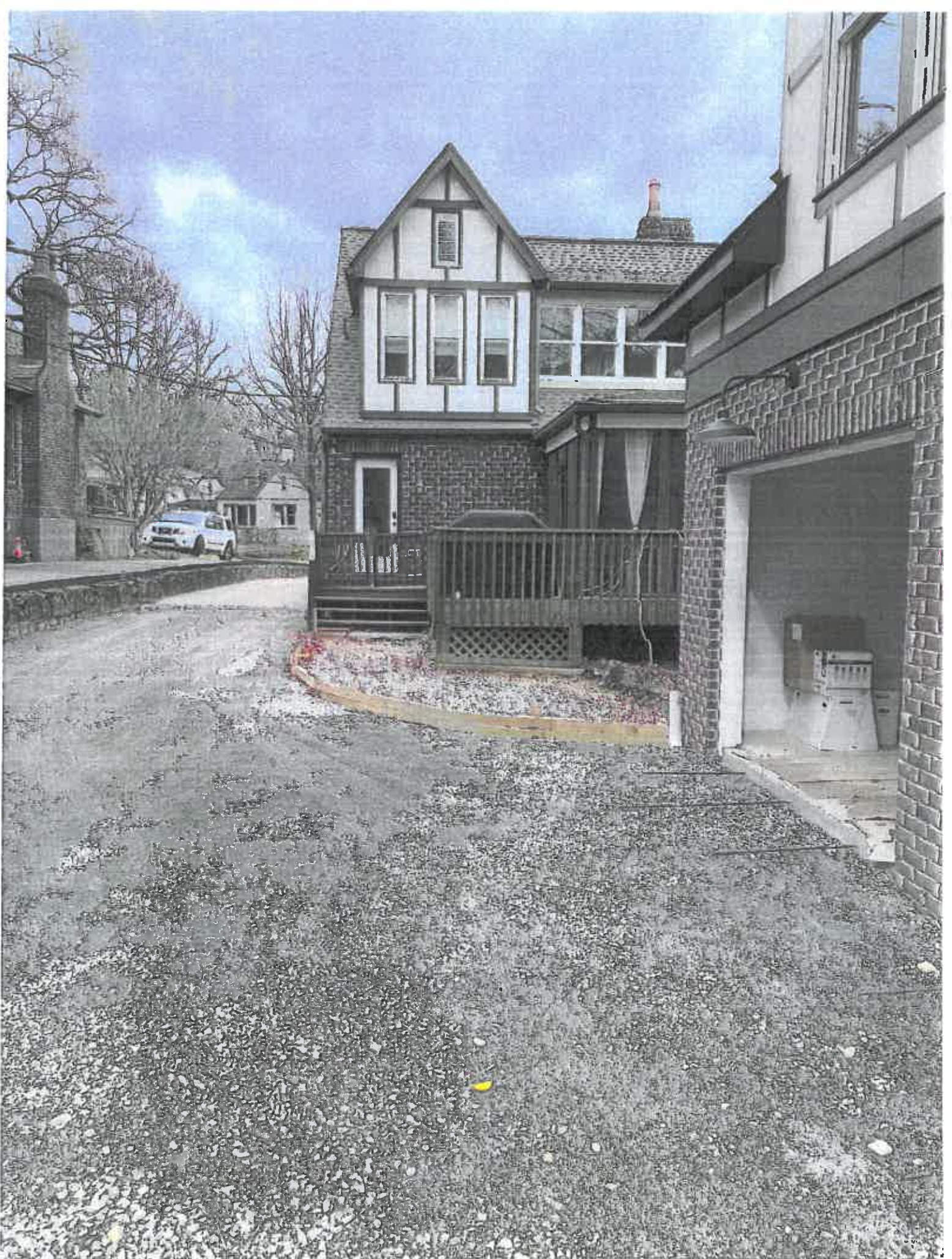










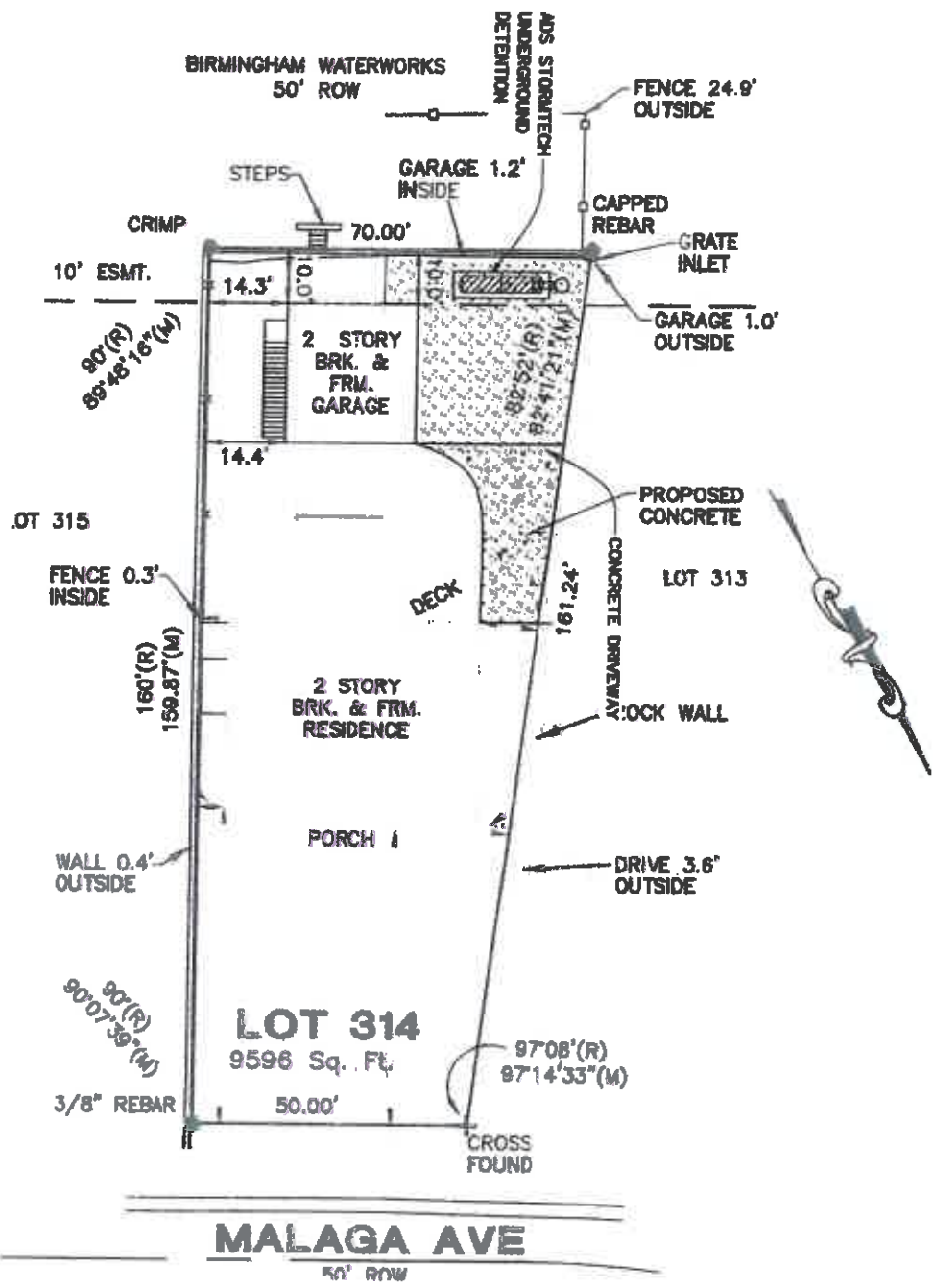




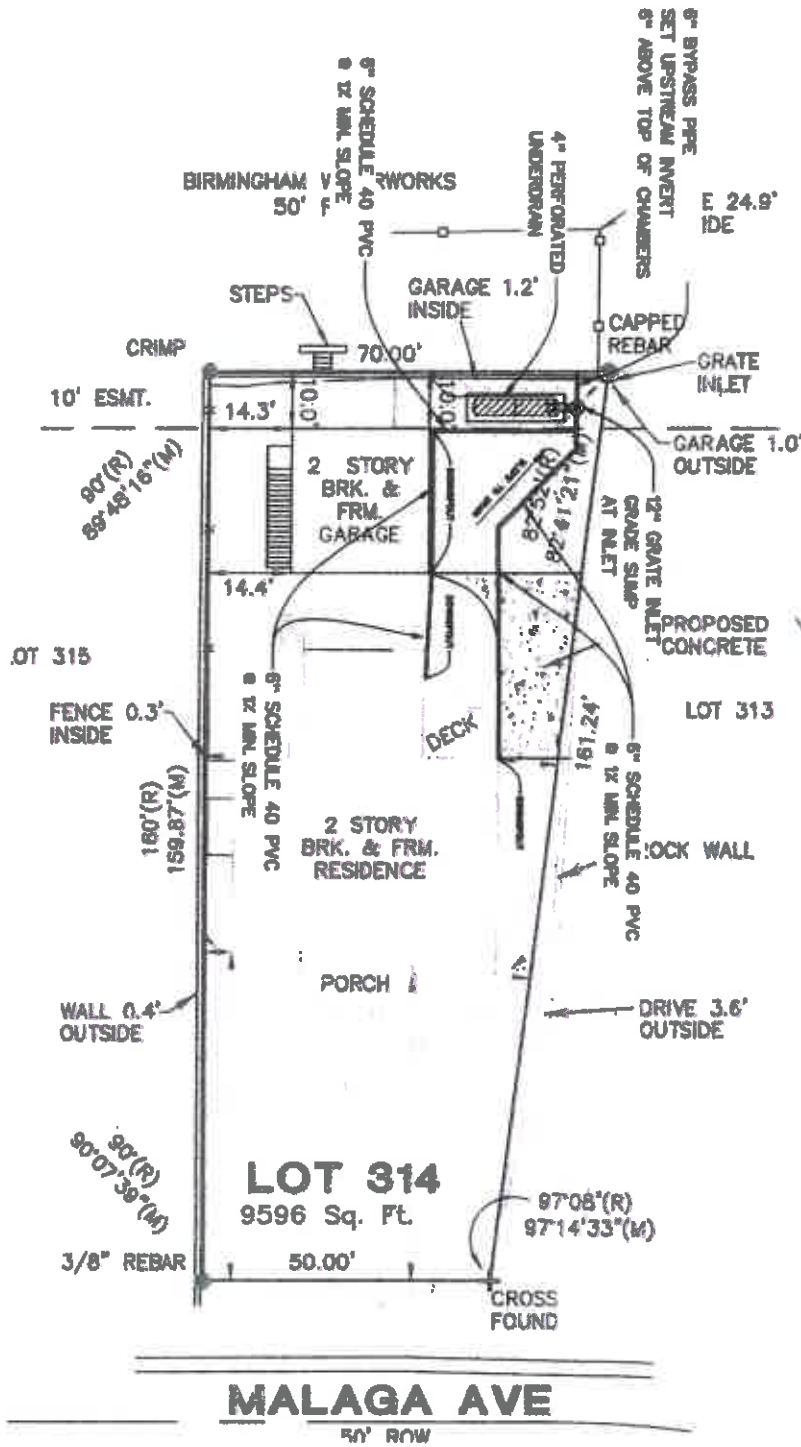


ENGINEERING - HYDROLOGY REPORT
FOR
210 MALAGA AVENUE

1/4" = 1'-0"



STORMWATER DESIGN CALCULATIONS:
 LOT AREA - 9560 SQ FT
 50% OF LOT AREA - 4780 SQ FT
 PROPOSED PROJECT AREA COVERED BY ALL STRUCTURES - 5747 SQ FT
 AREA COVERED BY ALL STRUCTURES ABOVE 50% ALLOWABLE - 967 SQ FT
 DESIGN RAINFALL EVENT: 1" IN
 REQUIRED STORMWATER VOLUME: -1.1 IN x 967 SQ FT / 12 IN/FT - 88.6 CU FT
 PROPOSED VOLUME OF UNDERGROUND DETENTION: 96 CU FT



NOTES:
 1) CONTRACTOR TO ENSURE CONCRETE DRIVEWAY SLOPES AWAY FROM STRUCTURES
 2) ELEVATION OF STORMWATER CHAMBERS TO BE DETERMINED IN THE FIELD BUT MUST MAINTAIN 8\"/>

2 OF 8

SANKEY RESIDENCE
 210 MALAGA AVENUE
 HOMEWOOD, ALABAMA



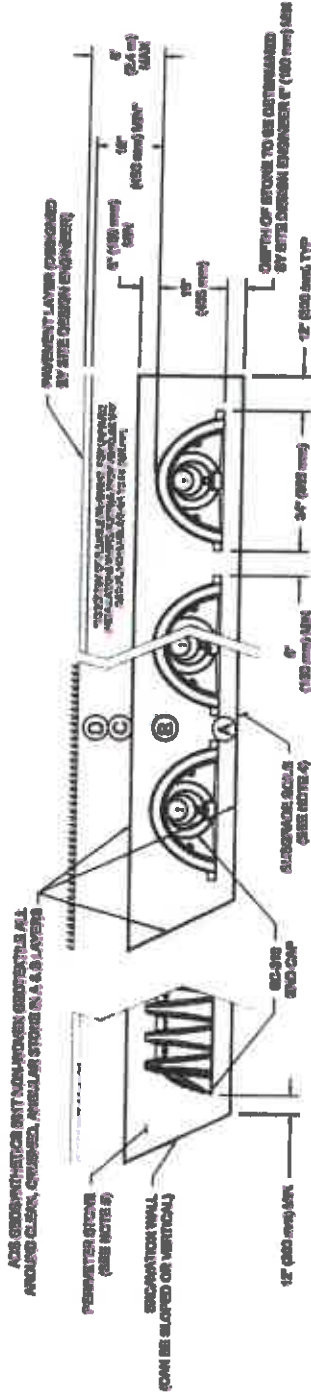
SCHUBEL
 Civil Engineering, Land Surveying, Landscape Architecture
 1000 Grandview Blvd., Ste. 200
 Birmingham, AL 35243
 (205) 988-1111
 Fax: (205) 988-1112

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	ASTM MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D FINAL FILL: FULL DEPTH FOR LAYER 1 STARTS FROM THE TOP OF THE C LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED PAVED SURFACE ABOVE. NOTE THAT FILLMENT SURFACE MAY BE PART OF THE D LAYER.	ANY SOLID MATERIALS, NATURAL SOILS, OR FILL ENVIRONMENTAL. CHECK PLANS FOR FILLMENT SURFACE REQUIREMENTS.	NA	PREPARE FOR SITE DESIGN ENGINEER'S PLANS. FILLER INSTALLATIONS MAY HAVE STRONG MATERIAL AND PREPARATION REQUIREMENTS.
C INITIAL FILL: FULL DEPTH FOR LAYER 1 STARTS FROM THE TOP OF THE FILLMENT STONE (D LAYER) TO 18" MIN ABOVE THE TOP OF THE CHAMBER. NOTE THAT FILLMENT SURFACE MAY BE A PART OF THE C LAYER.	GRANULAR WELL-SORTED SOILS AND ROCKS (NOT LARGER THAN 3/4" DIA) OR PREPARED AGGREGATE. MOST FILLMENT MATERIALS CAN BE USED IN LAYERS OF THIS LAYER.	ASBESTOS M37 A-1, A-2, A-3 OR ASBESTOS M37 3, 357, 4, 457, 5, 557, 6, 657, 7, 75, 8, 85, 9, 95	BEFORE COMPACTING AFTER 12" OR MIN OF MATERIAL OVER THE CHAMBERS IS REQUIRED. COMPACT ADDITIONAL LAYERS IN 2" MIN LIFTS TO A MIN. 18" PROCTOR DENSITY FOR WELL-SORTED MATERIAL. ADOPT A MIN. RELATIVE DENSITY FOR PREPARED AGGREGATE MATERIALS. ROLLER OR VEHICLE WEIGHT MAY BE REQUIRED TO ADD TO 95% (M) DYNAMIC FORCE NOT TO EXCEED 30,000 lbs (135 kN).
B FILLMENT STONE: FULL DEPTH OF THE CHAMBERS FROM THE FOUNDATION STONE (D LAYER) TO THE C LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE.	ASBESTOS M37 3, 357, 4, 457, 5, 557, 6, 657, 7, 75, 8, 85, 9, 95	NO COMPACTING REQUIRED.
A FOUNDATION STONE: FULL DEPTH OF THE CHAMBERS FROM THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE.	ASBESTOS M37 3, 357, 4, 457, 5, 557, 6, 657, 7, 75, 8, 85, 9, 95	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE 12"

PLEASE NOTE:

- THE LISTED ASTM DESIGNATIONS ARE FOR INFORMATION ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR, FOR EXAMPLE, A SPECIFICATION FOR 88 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (MASHED) MASH STONE".
- STORMTECH COMPACTOR REQUIREMENTS ARE MET FOR ALL COMPACTORS WHEN PLACED AND COMPACTED IN 2" (50 mm) MIN LIFTS USING TWO FULL COVERS WITH A VERTICAL COMPACTOR.
- WHEN INSTALLATION SURFACES MAY BE COMPACTION BY COMPACTOR, FOR STRONG DURING LOAD CONDITION, A FLAT SURFACE MAY BE ACHIEVED BY MAKING OR DRAGGING WITHOUT COMPACTOR EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- ONCE LAYER 1 IS PLACED, ANY SOLID MATERIAL CAN BE PLACED IN LAYER 1 UP TO THE FILLMENT SURFACE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 1 OR 2 AT THE SITE DESIGN ENGINEER'S DISCRETION.



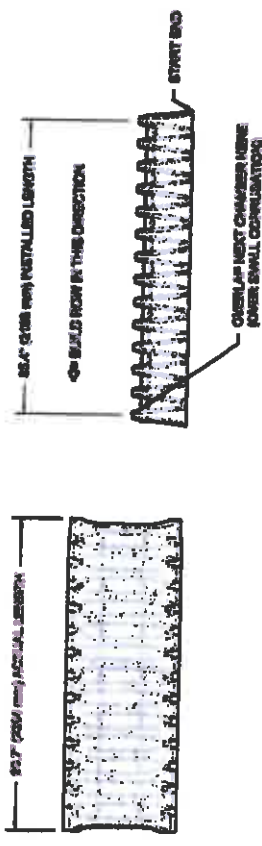
NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F1962 POLYETHYLENE OR ASTM F1963 POLYPROPYLENE, STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS.
- SOILS CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F1962 POLYETHYLENE, STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSURING THE DESIGN DISTANCE (ALLOWABLE MINIMUM CAPACITY) OF THE EXCAVATION WALL AND THE DEPTH OF FILLMENT STONE WITH COMPACTOR FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERFORATED STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTERNAL INTERLOCKING BRACING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND UNLOADING, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ANCHOR SHEET PILING INSTALLATION, THE ANCHOR SHEET PILING SHALL BE GREATER THAN OR EQUAL TO 400 LB/FT. THE ASD IS DEFINED IN SECTION 6.3.4 OF ASTM F1962, AND IS TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOUT 75°F / 23°C). CHAMBERS SHALL BE PROTECTED FROM REFLECTING SOIL OR YELLOW OILS.

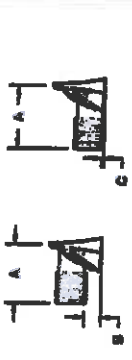
SC-310 TECHNICAL SPECIFICATION

1/12

StormTech® Chamber System 888-888-8888 WWW.STORMTECH.COM		ADS 4800 TRUMBULL BLVD HUNTSVILLE, TN 37426 1-800-723-7493		SHEET 5 OF 6
PROJECT #: DATE:	DESCRIPTION:	DRAWN BY: HONANWOOD, M. CHECKED BY: WAT	210 MALEGA	



MINIMUM CHAMBER SPECIFICATIONS
 CHAMBER STUBS: 14.7\"/>



* FOR THE STUBS AT BOTTOM OF END CAP WITH FLANGE END WITH 'B' FROM THE STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH 'B' OR 'C' STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH 'A' OR 'C' THE CORNER END CAPS END WITH 'C'

PART #	STUB	A	B	C
SC100P001 / SC100P001TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P002 / SC100P002TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P003 / SC100P003TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
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SC100P061 / SC100P061TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P062 / SC100P062TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P063 / SC100P063TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
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SC100P065 / SC100P065TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P066 / SC100P066TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P067 / SC100P067TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P068 / SC100P068TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P069 / SC100P069TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P070 / SC100P070TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P071 / SC100P071TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P072 / SC100P072TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P073 / SC100P073TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P074 / SC100P074TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P075 / SC100P075TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P076 / SC100P076TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
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SC100P078 / SC100P078TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P079 / SC100P079TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P080 / SC100P080TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P081 / SC100P081TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
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SC100P083 / SC100P083TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P084 / SC100P084TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
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SC100P086 / SC100P086TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P087 / SC100P087TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
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SC100P089 / SC100P089TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
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SC100P092 / SC100P092TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P093 / SC100P093TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P094 / SC100P094TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P095 / SC100P095TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P096 / SC100P096TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P097 / SC100P097TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P098 / SC100P098TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P099 / SC100P099TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)
SC100P100 / SC100P100TC	6" (225 mm)	3.0" (76 mm)	1.0" (25 mm)	0.0" (0 mm)

ALL STUBS: BACKSET FOR THE SCHEMATIC IS PLACED AT BOTTOM OF END CAP FLANGE THAT THE OUTSIDE DIAMETER OF THE STUB IS 1.5\"/>

* FOR THE SCHEMATIC THIS 12\"/>

NOTE: ALL DIMENSIONS ARE NOMINAL

**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

Instructions: Although the proceedings of the meeting may be viewed on-line, please note that anyone wishing to participate in a discussion of the scheduled cases must attend the meeting in Homewood City Hall in person. If you choose to view the meeting via Zoom, please follow the Instructions below:

1st Option: Join on-line through your computer or app with this link:

<https://us02web.zoom.us/j/88357665513?pwd=bzhCR2FFR11ON2MxWnpVWk5pcUFMdz09>

2nd Option: Join through the app if you already have the Zoom app downloaded:

Meeting #: 883 5766 5513

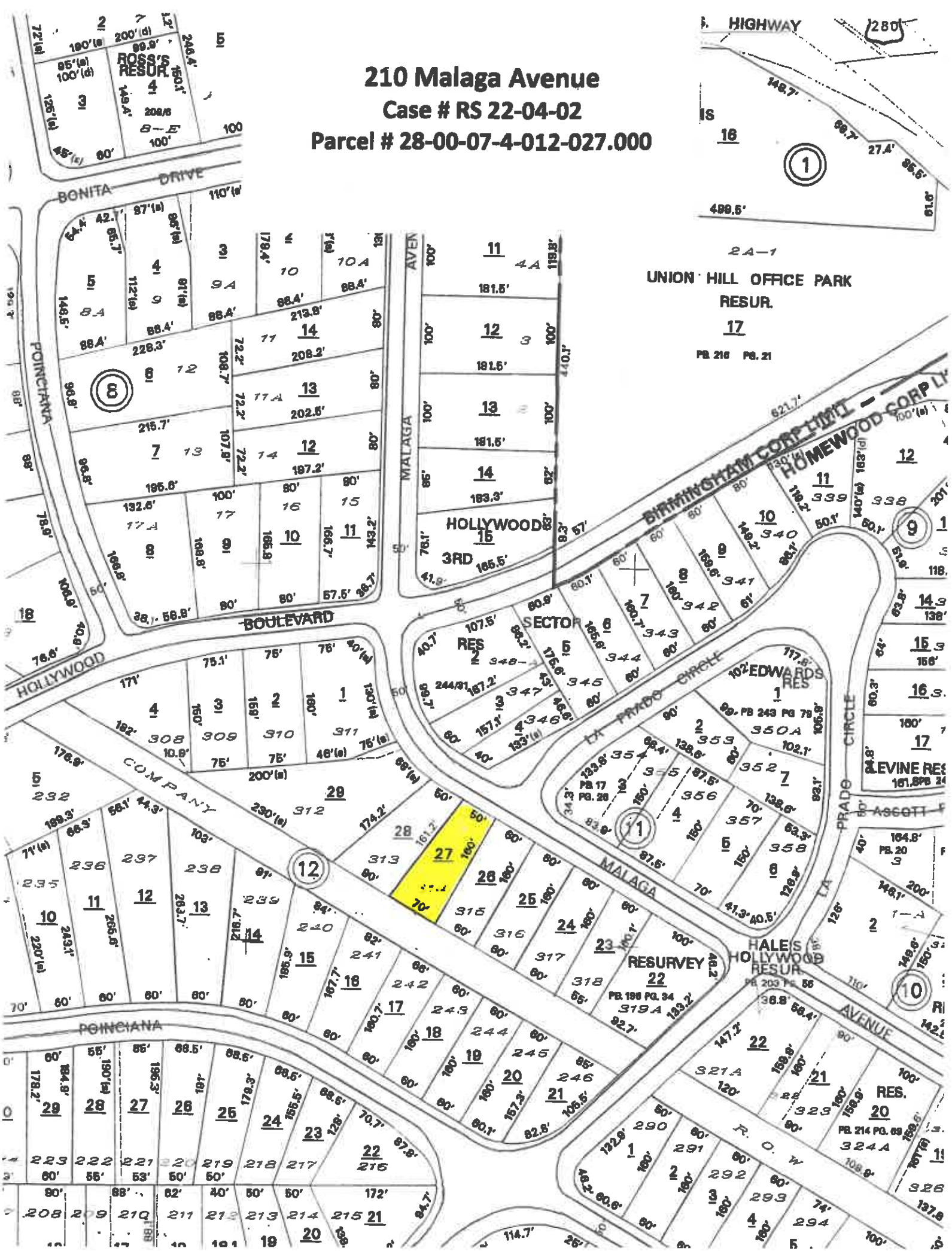
Passcode: 514257

3rd Option: Dial in by phone: 312-626-6799

Comments in support or opposition to cases on the agenda, may be submitted to the Secretary to the Board of Zoning Adjustments at fred.goodwin@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the board's members for their consideration. Please reference the case number or address in your comments.

A copy of the file on this case will be available for review on the City of Homewood's website (cityofhomewood.com) under "Upcoming Meetings/BZA" approximately one week before the scheduled public hearing.

210 Malaga Avenue
Case # RS 22-04-02
Parcel # 28-00-07-4-012-027.000



City of Homewood
BZA Case Map

210 Malaga Ave.

SV 22-04-02

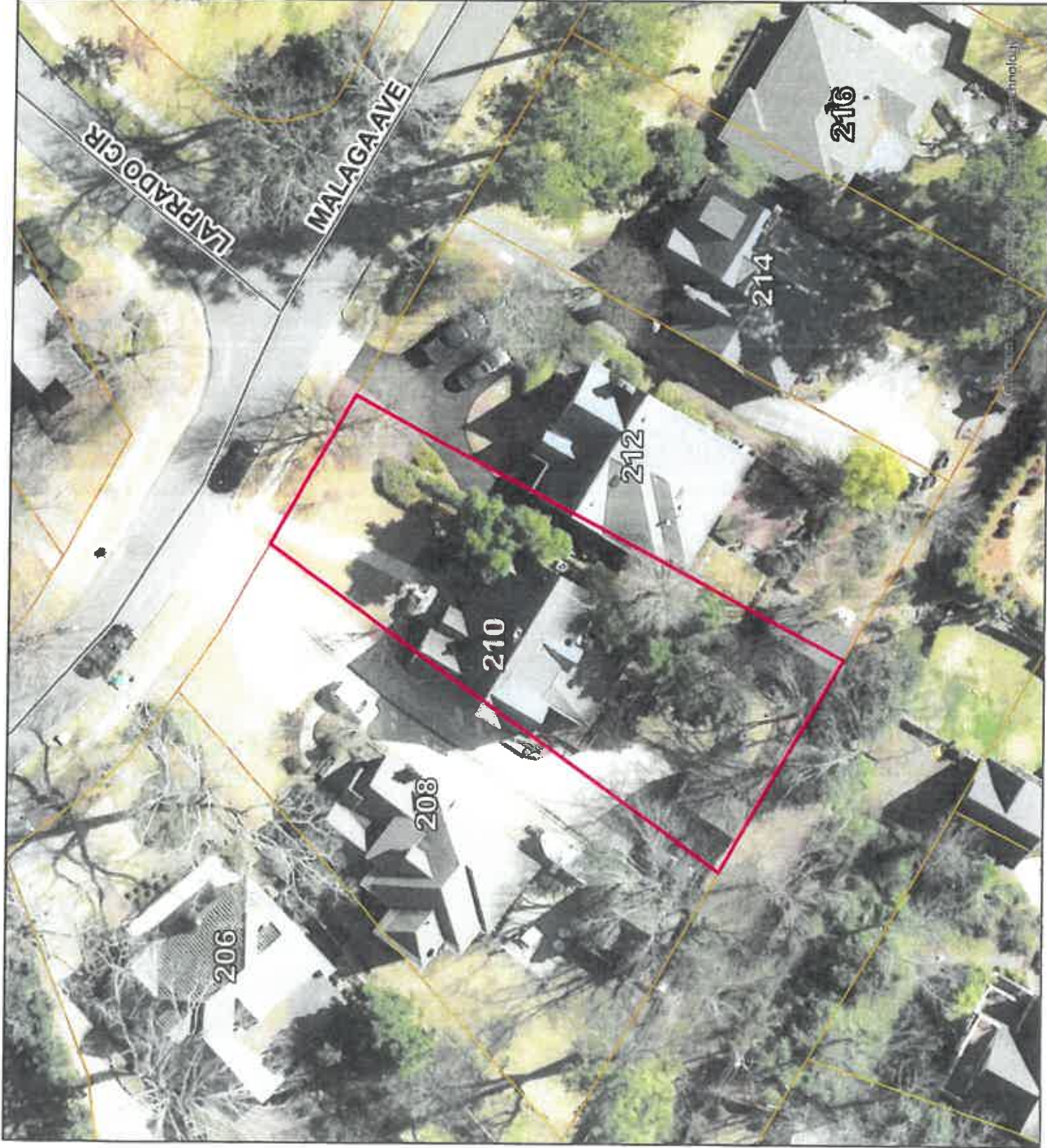
Aerial Photo

 Subject Property
 Parcel



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

ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 332-5828



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

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



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 117 EAST GLENWOOD DRIVE

BZA CASE # (assigned by city staff): SU # 22-05-01

APPLICANT INFORMATION

Name of Applicant (s): JOE BLUM

Address of Applicant(s): 1625 LINDA VISTA LANE

BIRMINGHAM

City

AL

State

35226

Zip

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

Email: _____

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): KYLE M & REBECCA BROWN

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: 29-00-13-1-012-004.000

PRESENT USE: _____ vacant ☒ residence

_____ commercial (describe): _____

_____ other (describe): _____

PRESENT ZONING (per current City map): MPD

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:

DUE TO THE NON-CONFORMING LOCATION, AS IT RELATES TO THE
CURRENT NPD REGULATIONS, OF THE EXISTING RESIDENCE AND
STRUCTURE, WE ARE RESPECTFULLY REQUESTING THE ATTACHED
VARIANCE FOR THE PROPOSED ADDITION AS SHOWN. THE OWNERS ARE
SEEKING TO ADD A REAR ADDITION IN-LINE WITH THE EXISTING RIGHT and
LEFT SIDE EXTENSION WALL, AND COVER THE EXISTING FRONT,
ELEVATED, CONCRETE PATIO.

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:	33.5	37.1'	27.1'	8.0'
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback	10'	9.6'	9.6'	.4'
Left Bldg. Setback	10'	8.1'	8.1'	1.4'
Rear Bldg. Setback				
Accessory Structure Setback: side/rear				
	As Required	Existing NOW	Proposed	Variance Required
Lot Area				
Lot Width				
Parking				
Height of Structure				
Lot Coverage				

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

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

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

Signature of Applicant

4.9.20
Date

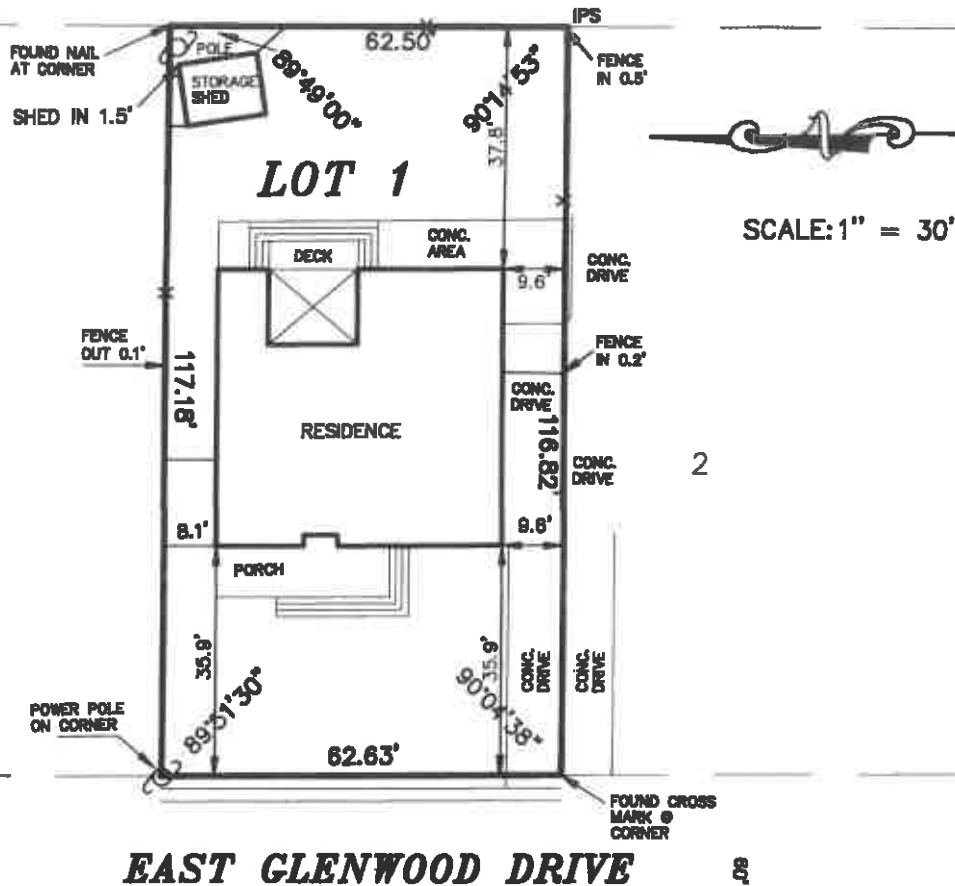
Signature of Owner

4/6/2020
Date

Signature of Owner

4/6/2020
Date

REYNOLDS SURVEYING CO., INC.
Surveying - Land Planning



EAST GLENWOOD DRIVE

LEGEND
 --- UTILITY POLE
 --- GUY WIRE
 --- RETAINING WALL
 --- CONCRETE
 --- FENCE
 --- OVERHEAD ELECTRICAL
 --- IRON PIN FOUND
 --- IRON PIN SET



STATE OF ALABAMA
JEFFERSON COUNTY

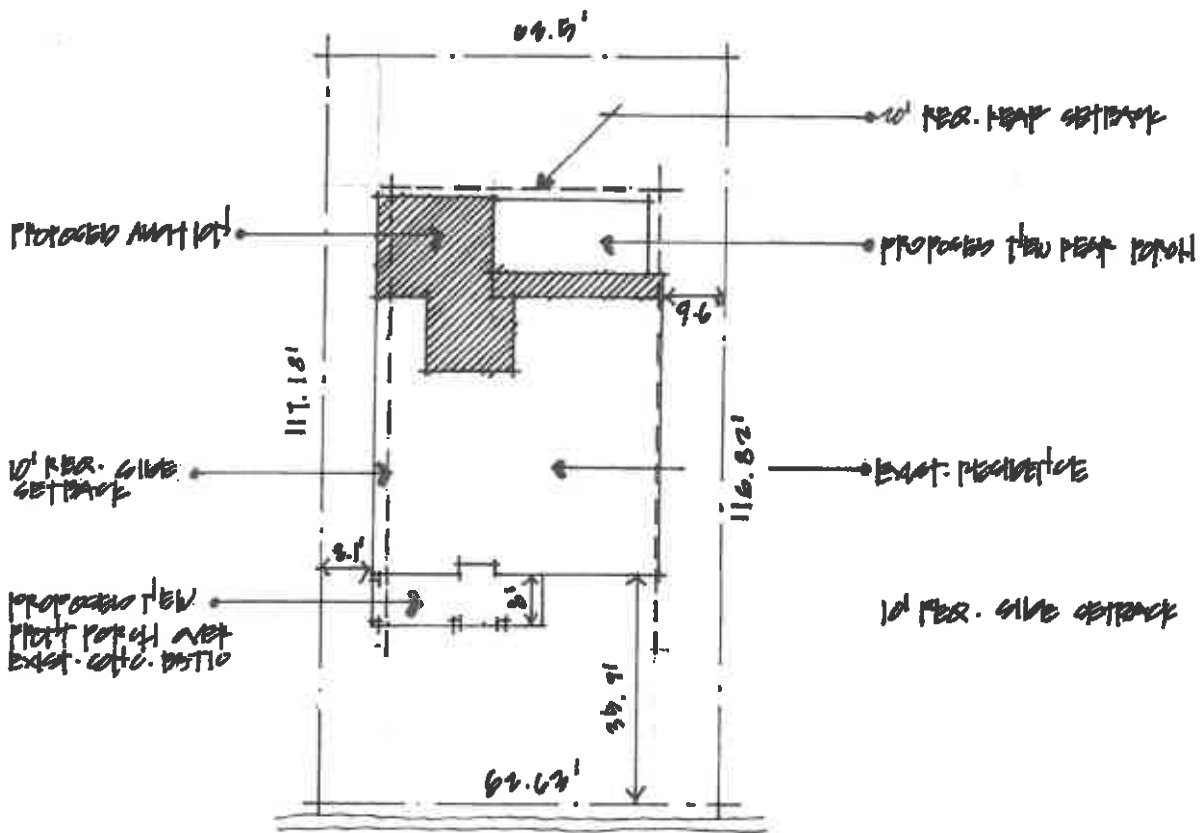
"PROPERTY SURVEY"

I, Robert Reynolds, a Registered Surveyor, do here by state that this is a true and correct plat or map of Lot 1, Block ---, of WRIGHT'S SECOND ADDITION TO SHADES PARK, as recorded in Map Book 42, Page 41 in the Office of the Judge Of Probate in Jefferson County, Alabama. All parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Surveying in the State of Alabama to the best of my knowledge, information and belief. The improvements on said premises are as shown. There are no visible encroachments on over or across said lands except as shown. According to my survey this the 16th day of December, 2021.

NOTE: This survey is not transferable to any additional institutions or subsequent owners.

owner: Brown
Address: 117 East Glenwood Drive

Robert Reynolds
Reg. No. 25657



EAST GLENWOOD DRIVE

SITE PLAN

1" = 30' 0"

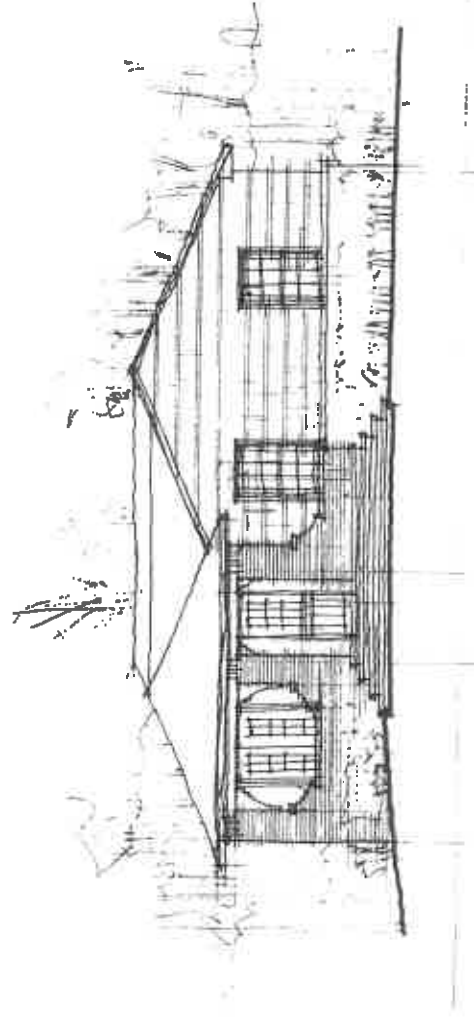
NOTE: INFORMATION BASED ON
SURVEY PROVIDED BY OWNER
AND PREPARED BY PERMIT
REYNOLDS DATED JAN. 14, 2021

Brown Residence

117 East Glenwood Drive

Homewood

Preliminary Design
Not For Construction



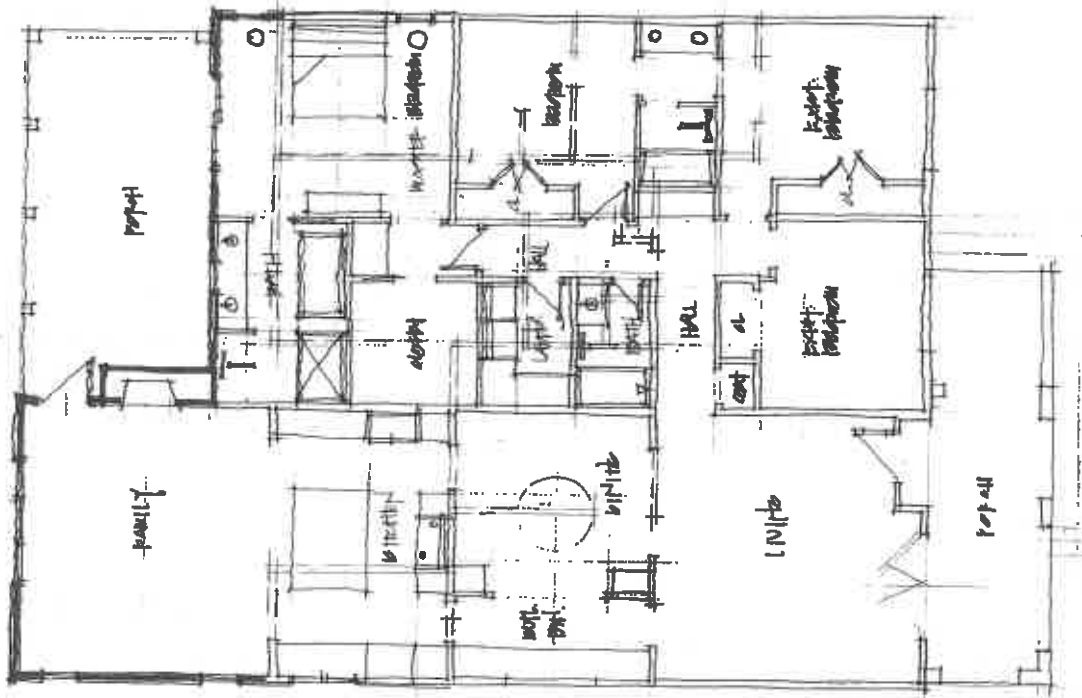
Proposed Front Elevation

Brown Residence

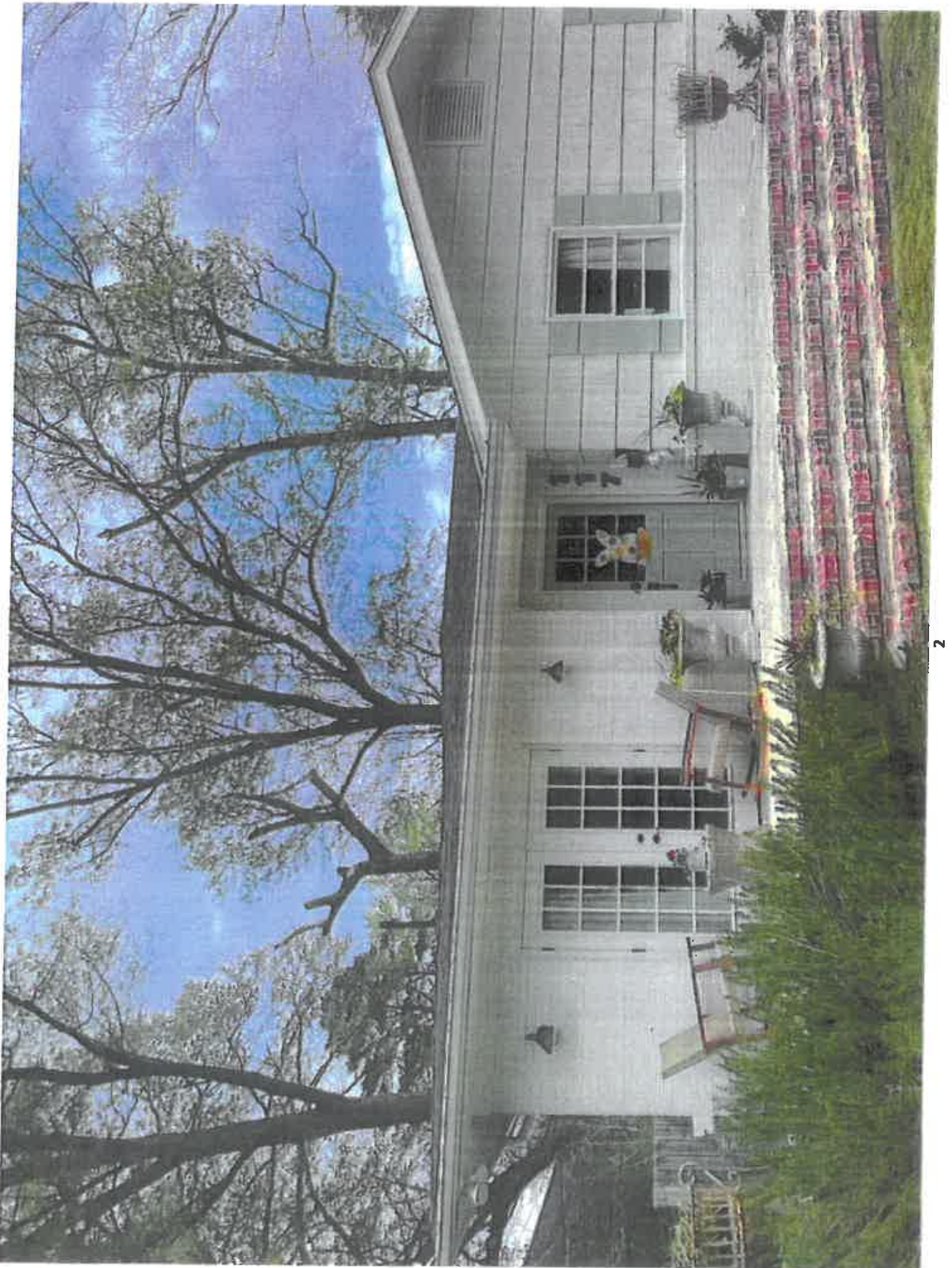
117 East Glenwood Drive

Homewood

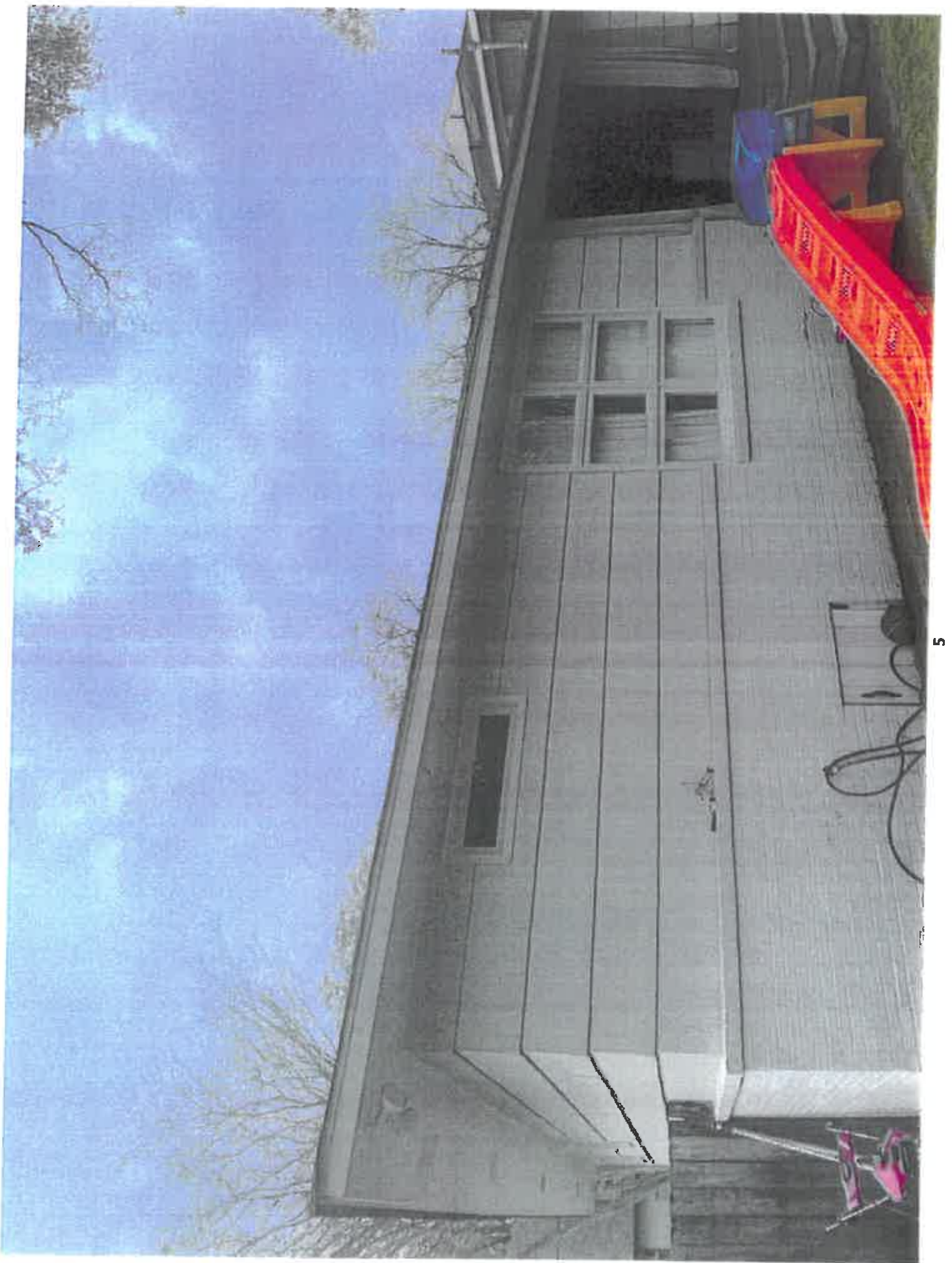
Preliminary Design
Not For Construction

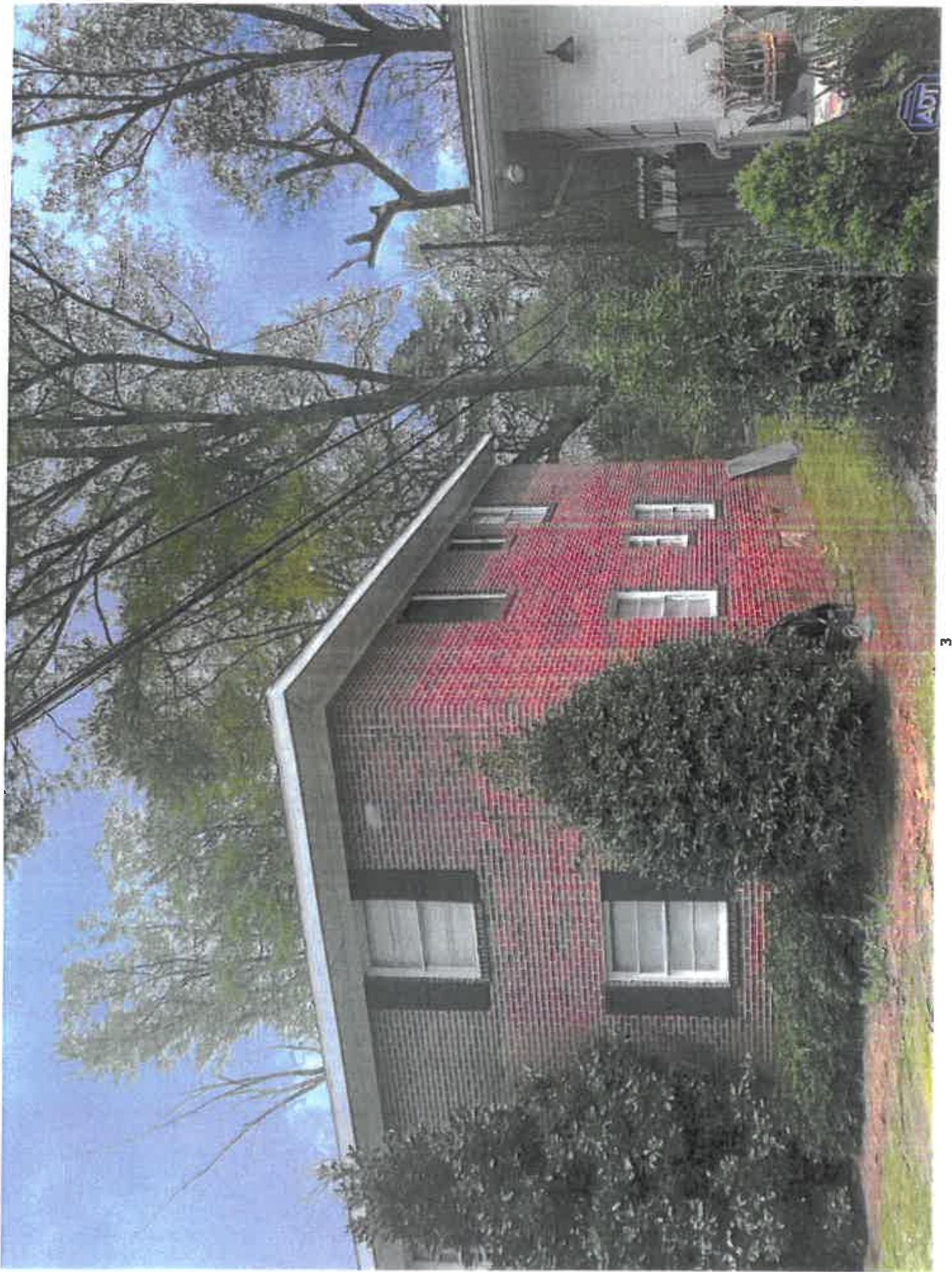


Entry Level Plan









**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

April 21, 2022

Kyle & Rebecca Brown
117 East Glenwood Drive
Homewood, AL 35209

Dear Owner/Applicant AND Adjacent Property Owners:

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

SV-22-05-01, 117 East Glenwood Drive, Parcel ID No.: 29 00 13 1 012 004.000

Applicant: Joe Ellis / Property Owners: Kyle and Rebecca Brown

- a. *A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 1. Front, to reduce the setback along the right-side property line from 33.5-feet to 27.9-feet, for a total reduction of 5.6-feet (5-feet, 7-inches), to allow for the construction of a roof over an existing unroofed porch at the front of a single-family dwelling.*
- b. *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 10-feet to 9.6-feet, for a total reduction of .4-feet (4.8-inches), to allow for the construction of an addition to the rear of an existing, non-conforming, single-family dwelling.*
- c. *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 left-side property line from 10-feet to 8.1-feet, for a total reduction of 1.9-feet (1-foot, 10.8-inches), to allow for the construction of an addition to the rear of an existing, non-conforming, single-family dwelling.*

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, May 5, 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 22-05-01
cc: Joe Ellis

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

Instructions: Although the proceedings of the meeting may be viewed on-line, please note that anyone wishing to participate in a discussion of the scheduled cases must attend the meeting in Homewood City Hall in person. If you choose to view the meeting via Zoom, please follow the instructions below:

1st Option: Join on-line through your computer or app with this link:

<https://us02web.zoom.us/j/88357665513?pwd=bzhCR2FFR11ON2MxWnpVWk5pcUFMdz09>

2nd Option: Join through the app if you already have the Zoom app downloaded:

Meeting #: 883 5766 5513

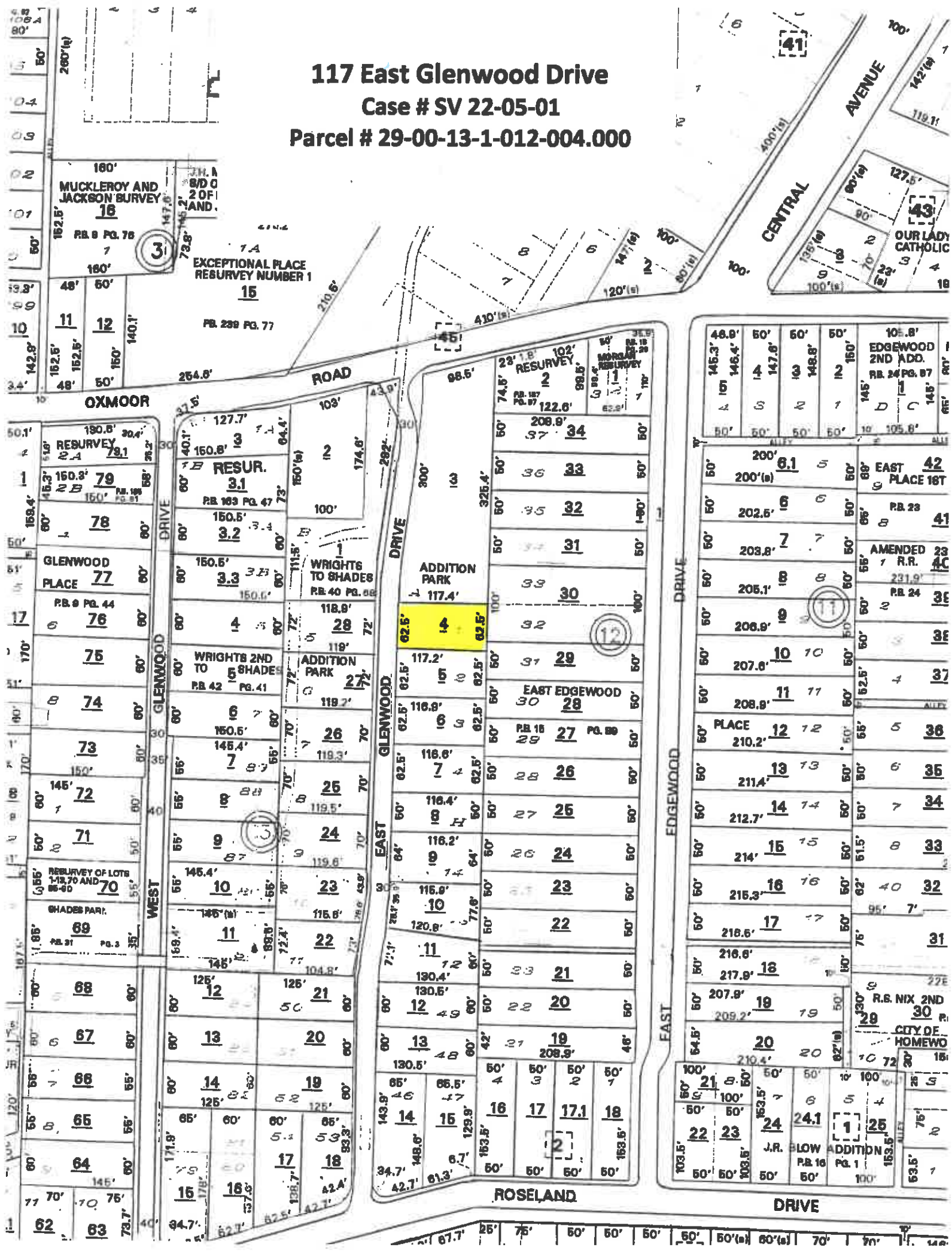
Passcode: 514257

3rd Option: Dial In by phone: 312-626-6799

Comments in support or opposition to cases on the agenda, may be submitted to the Secretary to the Board of Zoning Adjustments at fred.goodwin@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the board's members for their consideration. Please reference the case number or address in your comments.

A copy of the file on this case will be available for review on the City of Homewood's website (cityofhomewood.com) under "Upcoming Meetings/BZA" approximately one week before the scheduled public hearing.

117 East Glenwood Drive
Case # SV 22-05-01
Parcel # 29-00-13-1-012-004.000



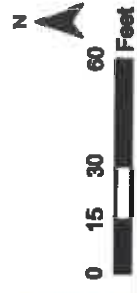
City of Homewood
BZA Case Map

117 E. Glenwood Dr.

SV 22-05-01

Aerial Photo

 **Subject Property**
 **Parcel**



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

ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 332-6626



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: 2831 16th Place South

BZA CASE # (assigned by city staff):

SV # 22-05-02

APPLICANT INFORMATION

Name of Applicant(s): Willow Homes

Address of Applicant(s): 2823 Central Avenue, Suite 101

Homewood

AL

35209

City

State

Zip

Telephone Number(s) of Applicant(s):

Email:

Property Interest of Applicant(s): Contractor/Owner

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

OWNER INFORMATION - If different from Applicant

Name of Owner(s): Willow Homes

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

Same

City

State

Zip

Email:

Same

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

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

PARCEL IDENTIFICATION NUMBER:

29-00-12-4-014-020.000

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

PLEASE STATE HARDSHIP – for guidance, see "What is a Variance" on page 1 of Instructions page:
A lot which is being treated as a corner lot on a street that is not a through street, and really not
a typical city street. The house on the other side has a five foot setback, but the corner lot
is required to have a 9 foot setback on the side street, so it doesn't allow for conformity with the
conflicting rules on 9 & 5 setbacks. The hardship is the street is not a through street, an atypical
street that does not need a 9 foot setback, because there are no cars that will ever drive
in this direction.

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				
Front Setback - Corner lot Street Name	25' 16th Place		25'	None
Right Bldg. Setback	9'		5'	4'
Left Bldg. Setback	9'		9'	None
Rear Bldg. Setback	20'		20'	None
Accessory Structure Setback: side/rear	/	/	/	/
Property dimensions and structure information	As required	Currently existing	Proposed	Variance Requested
Lot Area (sq. ft./acres)				None
Lot Width				None
Parking Spaces	2			None
Height of Structure	29'			None
Lot Coverage sq. ft. of structures + lot sq. ft.				None

*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 332-6826 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.

Signature of Applicant/Agent

Date

3/7/22

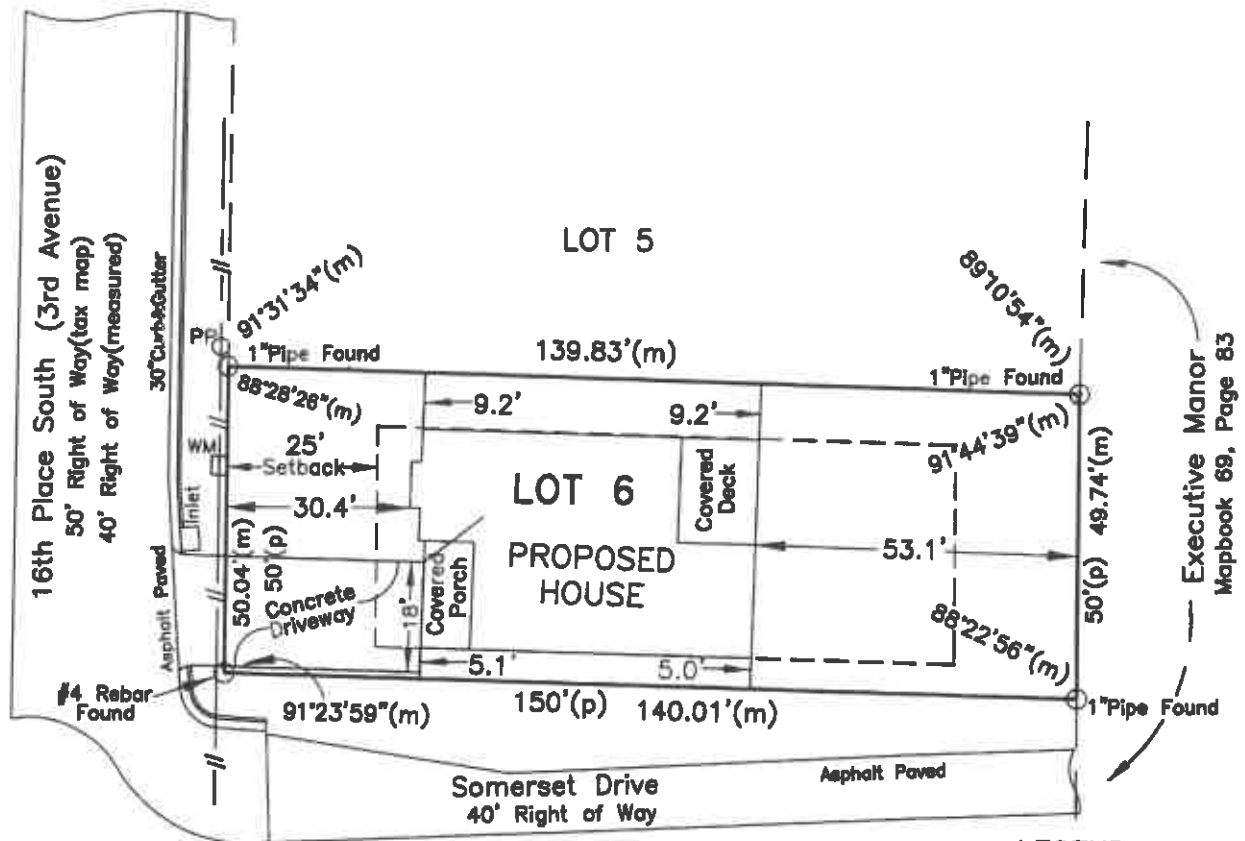
Signature of Owner

Date

3/7/22

Signature of Owner

Date



Executive Manor
Mapbook 69, Page 83

LEGEND

○	PP	POWER POLE
□	WM	WATER METER
□	AC	AIR CONDITIONER
—//—		OVERHEAD POWER
-x-	FEN	FENCE
(p)		PLAT DIMENSION
(m)		MEASURED DIMENSION

Notes:

1. House depiction taken from Foundation Plan, Sheet A1.0, furnished by client;
2. Dimensions from property line are to the finished face of wall;
3. Lot Dimensions shown are from a field survey on August 27, 2019;

Prepared by Rowland Jackins, PLS
Alabama Reg. No. 18399

IMPERVIOUS AREA CALCULATION

Lot Area = 6,978 SF
House Footprint = 1,957 SF
Driveway/Wall = 587 SF

Total Impervious
Area = 2,544 SF
= 36% Of Lot Area

PLOT PLAN

Lot 6, W.A. Reed's Addition to East Edgwood
Mapbook 15, Page 54, Judge of Probate Office,
Jefferson County, Alabama

Scale: 1 Inch = 30 Feet February, 2022

JACKINS, BUTLER & ADAMS, INC.

SURVEYING—GEOLOGY

3430 INDEPENDENCE DRIVE, SUITE 30
BIRMINGHAM, ALABAMA 35209

(205) 870-3390

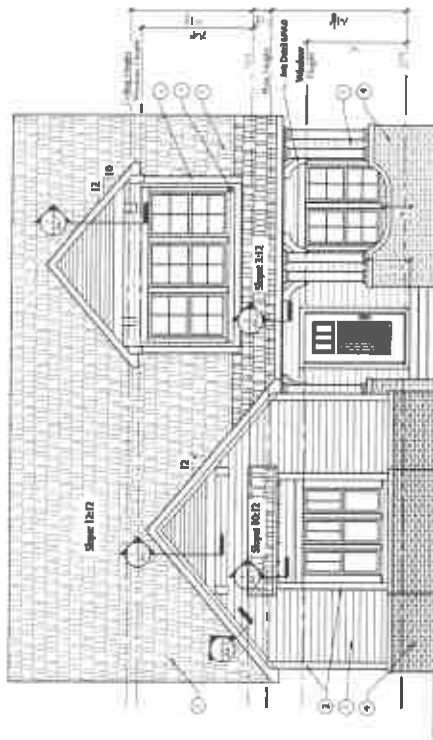
S-1446/21-C Dwg. 4

[illegible]

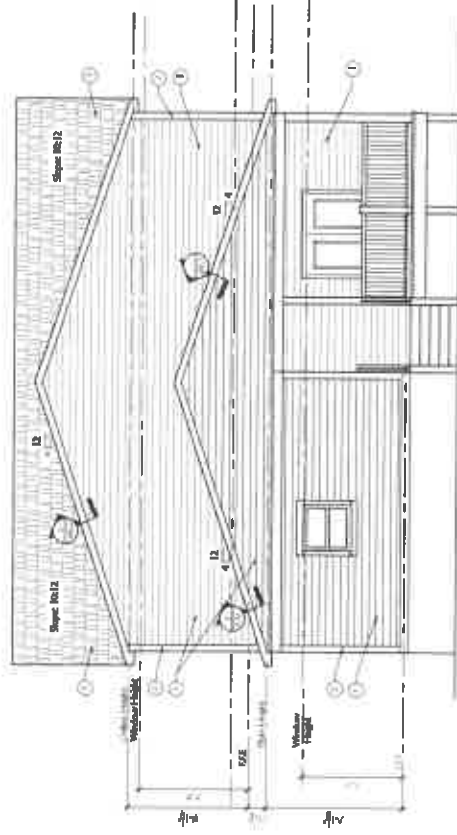
Main Level	1630 SQ. FT.
Upper Level	995 SQ. FT.
Total:	2625 SQ. FT.

Front Porch	145 SQ. FT.
Back Patio	136 SQ. FT.

[illegible]



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



2 Rear Elevation
Scale: 1/4" = 1'-0"

MATERIALS LEGEND	
①	Lap Siding
②	Corner Board
③	Architectural Asphalt Shingle
④	Brick Veneer

PLAN INFORMATION 2831 16th Place South Willow Design Studios	
REVISIONS Date: 11-16-2021 Revision: 1 Reason: For Final Drawings Revised Drawings	SCHEDULE 001 Cover Page 002 Description of Work 003 General Notes 004 Site Plan 005 Floor Plans 006 Section Drawings 007 Elevation Drawings 008 Foundation 009 Detail Drawings 010 Appendix 011 Upper Level Detailed Plan
SHEET NUMBER Elevation Drawings A3.0	

Architectural elevation drawing of a two-story house. The drawing includes labels for 'Slope 80:12' on the roof, 'Slope 100:12' on the main wall, 'Slope 60:12' on the porch roof, and 'Slope 80:12' on the porch roof. It also shows 'Cellar Hatch', 'Window', 'Door', and 'Porch'.

Right Elevation
S 40° - 12'

Architectural drawing of a house with a gabled roof. The drawing shows the roof pitches (Slope 00:12, Slope 10:12, Slope 12:12) and the placement of windows. Dimensions are indicated: 10m 15' 0" for the main body, 10m 15' 0" for the gable end, and 10m 15' 0" for the side extension. The drawing is labeled with 'AA' and 'BB' at the bottom.

2 Left Elevation







**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

April 28, 2022

Willow Homes
2823 Central Avenue, Suite 101
Homewood, AL 35209

Dear Owner/Applicant AND Adjacent Property Owners:

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

SV-22-05-02, 2831 16th Place South, Parcel ID No.: 29 00 12 4 014 020.000

Applicant / Property Owner: Willow Homes

- a. A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 1. Front, to reduce the setback along the secondary front (Somerset Drive) from 9-feet to 5-feet, for a total reduction of 4-feet, to allow for the construction of a new single family dwelling.*

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, May 5, 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 22-05-02

Instructions: Although the proceedings of the meeting may be viewed on-line, please note that anyone wishing to participate in a discussion of the scheduled cases must attend the meeting in Homewood City Hall in person. If you choose to view the meeting via Zoom, please follow the instructions below:

1st Option: Join on-line through your computer or app with this link:

<https://us02web.zoom.us/j/88357665513?pwd=bzhCR2FFR11ON2MxWnpVWk5pcUFMdz09>

2nd Option: Join through the app if you already have the Zoom app downloaded:

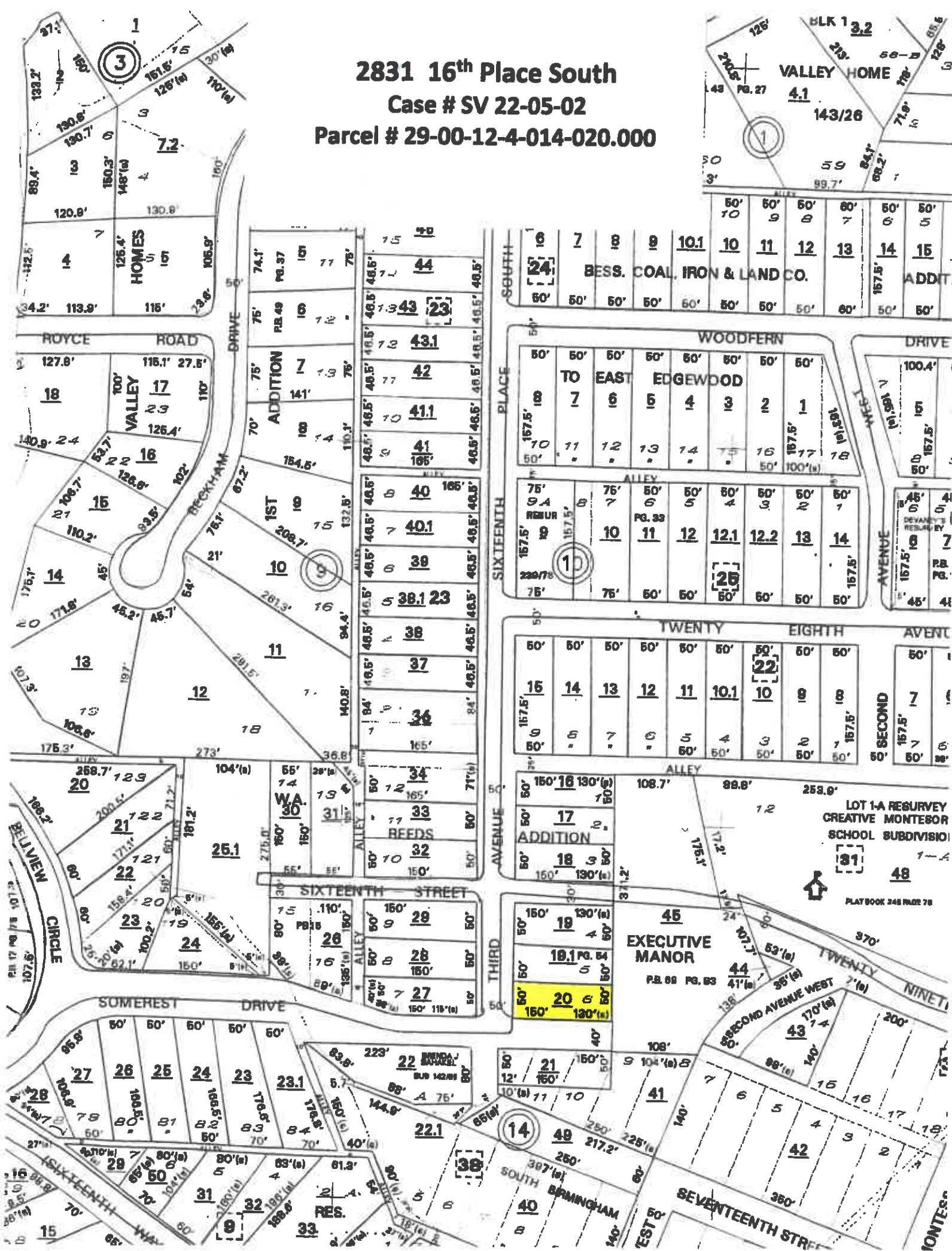
Meeting #: 883 5766 5513

Passcode: 514257

3rd Option: Dial in by phone: 312-626-6799

Comments in support or opposition to cases on the agenda, may be submitted to the Secretary to the Board of Zoning Adjustments at fred.goodwin@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the board's members for their consideration. Please reference the case number or address in your comments.

A copy of the file on this case will be available for review on the City of Homewood's website (cityofhomewood.com) under "Upcoming Meetings/BZA" approximately one week before the scheduled public hearing.



**City of Homewood
BZA Case Map**

2831 16th Pl S

SV 22-05-02

Aerial Photo

 Subject Property
 Parcel



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

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

