

Agenda
Homewood Board of Zoning Adjustments
Thursday, May 6, 2021, 6:00 P.M.
Online via Zoom

Instructions: This online Homewood Board of Zoning Adjustments meeting is being held in an effort to comply with social distancing requirements due to the COVID-19 Pandemic.
If you choose to participate in the on-line meeting, please utilize the following link:

<https://bit.ly/3nqw54h>

For items that allow public comment: If you wish to comment on an agenda item, please listen for the moderator to instruct when to enter your name and address into the chat box. Once your name is called you may proceed with your question and/or comment.

Comments, in support or opposition to cases on the agenda, may be submitted through the City of Homewood website @www.cityofhomewood.com/boards-committees. 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.

Board Members

Beverly LeBoeuf, Chair
Matthew Foley, Vice Chair
Ty Cole
Joy Smith
Meghan Hand

Supernumeraries
Stuart Roberts
John Geer

ORDER OF BUSINESS

- I. Call to Order
- II. Roll Call
- III. Minutes Approval – April 1, 2021
- IV. Communications/Reports from Chairman & Vice Chairman
- V. Old Business
- VI. *New Business*
 - 1) **Case # SV-21-05-01, 109 East Edgewood Drive, Parcel ID 29 00 13 1 011 007.000**
Applicant/Property Owner, Robert Hunter Harris - 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 (north) property line from 5-feet to 14-inches (1.17-feet), for a total reduction of 3.83-feet (2-feet, 10-inches), to allow for the construction of a decorative wing-wall.
- VII. Presentations and Communications to the Board
 - 1) Updates to Rules of Procedure and By-Laws
- VIII. Adjournment

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 BEZ Department at (205) 332-6800.

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 101 East Edgewood Drive Homewood AL 35201

BZA CASE # (assigned by city staff): SV 21-05-01

APPLICANT INFORMATION

Name of Applicant(s): Robert Hunter Harris

Address of Applicant(s): same as above

City

State

Zip

Telephone Number(s) of Applicant(s): 205-910-8800 / (205-8800)

Email : Redacted by City Staff

Property Interest of Applicant(s): Owner

(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): 29-00-13-1-011-007.000

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

PARCEL IDENTIFICATION NUMBER: Lot 7, East Edgewood Place

PRESENT USE: vacant ☒ residence

commercial (describe):

other (describe):

PRESENT ZONING (per current City map): NPD (NEIGHBORHOOD PRESERVATION DISTRICT)

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 letter

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):

House is built within set backs. Variance requested for wing wall to be built off front left corner of house.

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)				
Right Bldg. Setback				
Left Bldg. Setback	5'	5.3" / 14"*	5.3" / 14"	14"
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				

See attached
survey

See attached
survey

See attached
survey

*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

11/9/21
Date

Signature of Owner

Date

Signature of Owner

Date

* Foundation of house is 5.3' off lot line
Wing wall is 14" off lot line

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:

This is an attempt to block the view of the heating and
air units from the street. I believe this option is more
appealing than a wood fence in this location.

See attached letter for more details

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):

House is built within set backs. Variance requested for
wing wall on front left corner

March 12th, 2021

Board of Zoning Adjustments,

This is Hunter Harris, owner of house at 109 East Edgewood Drive. I recently received a notice alerting me that the brick wing wall that is being built on the street side left side of house is in violation of the 5' setback zoning requirement. I was under the impression the 5' setback relating to the actual house foundation, but I now know since the wing wall is connected to the house it has to maintain that setback as well. The reason for the brick wing wall to be built was to hide the heating and air units that will be built on this side of the house. I have including a copy of the plans that has the wing wall as I am planning to build it. Another option is to build a wood fence that connects to the side of the house. I would rather build the brick wing wall since the front of my house is brick. Also, I have a letter from the homeowner at 105 East Edgewood Drive, Jerry Fritz, who lives in the house adjacent to where wing wall is being constructed, stating he has no issues with the brick wall that is under construction. If you have any questions or concerns please let me know.

Hunter Harris
Redacted by City Staff

March 12th, 2021

Board of Zoning Adjustments,

This is Jerry Fritz, owner of house at 105 E Edgewood Drive, Birmingham, AL 35209. My house is adjacent to the house under construction at 109 East Edgewood Drive. Hunter Harris recently told me that the brick wing wall being built by my driveway is a zoning violation. We have discussed the purpose of this wall as well as his plan to contain the water coming down that side of the property and I have no problem with the brick wall as he has constructed the wing wall. Just to be clear I am recommending wall being built according to the original plan (brick wing wall). If you have any concerns or questions please let me know. My phone number is 205-222-4919.

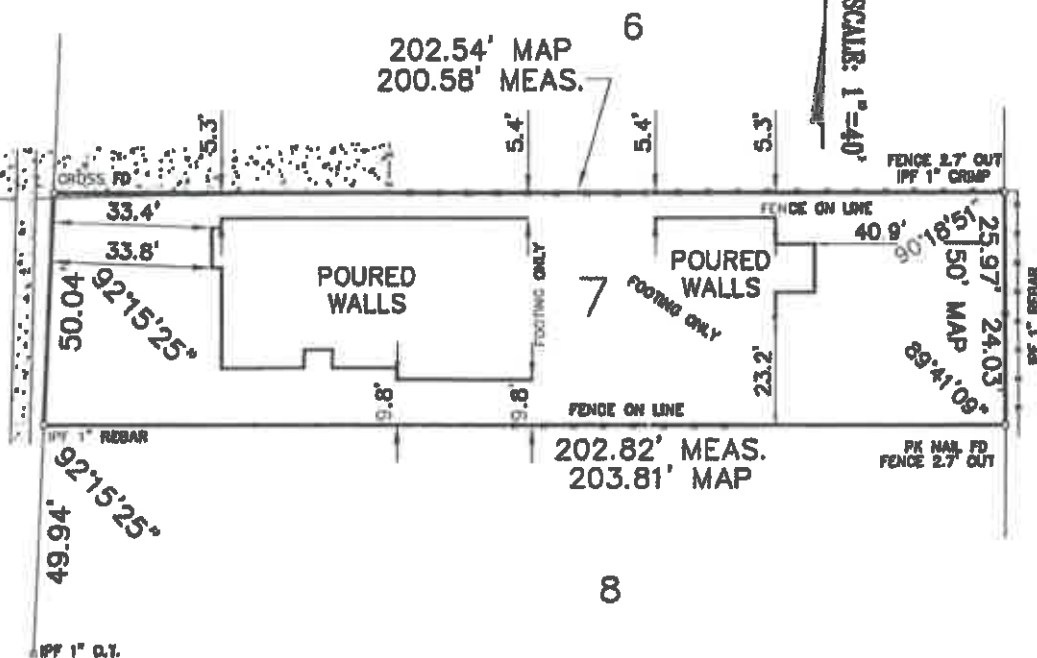
Jerry Fritz

Redacted by City Staff

LEGEND:

ASPH = asphalt
 BRG = bearing
 BLDG = building
 CALC = calculated
 CAP = capped iron
 CL = centerline
 CH = chord
 CONC = concrete
 C = covered
 d = deflection
 D = curve delta angle
 E = east
 ESMT = easement
 FC = fence
 FD = found
 HW = headwall
 IPF = iron pin found
 IPF* = iron pin found w/KBW cap
 IPS = iron pin set w/SSI cap
 L = length
 MEAS = measured
 MIN = minimum
 MH = manhole
 N = north
 OH = overhang
 P = porch
 PC = point of curve
 POB = point of beginning
 POC = point of commencement
 PT = point of tangent
 PVMT = pavement
 R = radius
 REC = recorded
 RES = residence
 ROW = right of way
 S = south
 SAN = sanitary
 STM = storm
 SWR = sewer
 SYN = synthetic
 UTIL = utility
 U = uncovered
 W = west
 YI = yard inlet
 ° = degrees
 ' = minutes, in
 " = seconds, in
 ' = bearings or angles
 ' = feet, in distance
 AC = acres
 ± = more or less,
 or plus or minus

EAST EDGEWOOD DRIVE



STATE OF ALABAMA SHELBY COUNTY

I, Carl Daniel Moore, a registered Land Surveyor, certify that I have surveyed Lot 7, EAST EDGEWOOD PLACE as recorded in Map Book 15, Page 89 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 the correct address is as follows: 109 East Edgewood Drive according to my survey of September 29, 2020. Survey is not valid unless it is sealed with embossed seal or stamped in red.

SURVEYING SOLUTIONS, INC.
 2232 CAHABA VALLEY DRIVE SUITE M
 BIRMINGHAM, AL 35242
 PHONE: 205-991-8965

Carl Daniel Moore

Carl Daniel Moore, Reg. L.S. #12159

9-30-2020

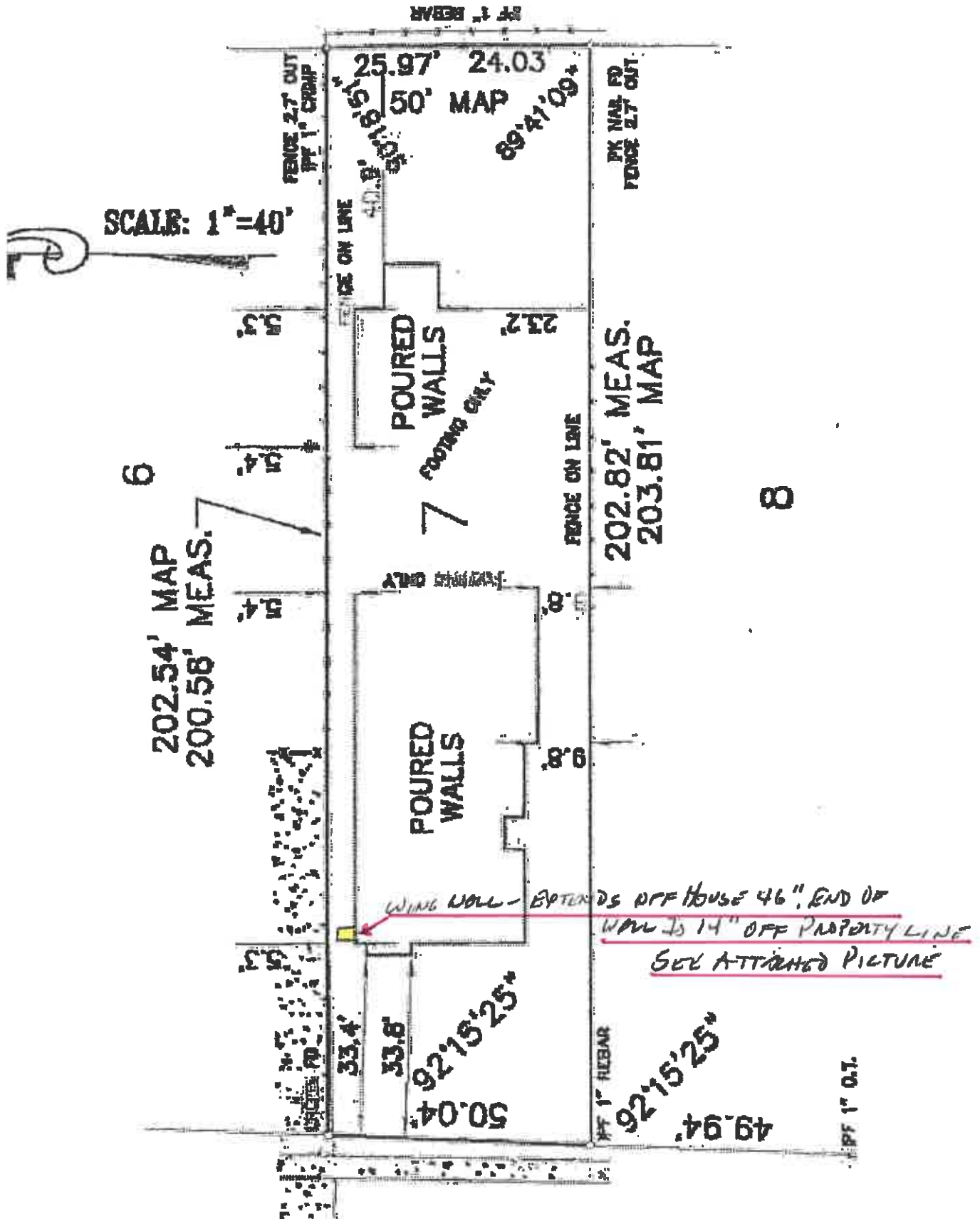
Date of Signature

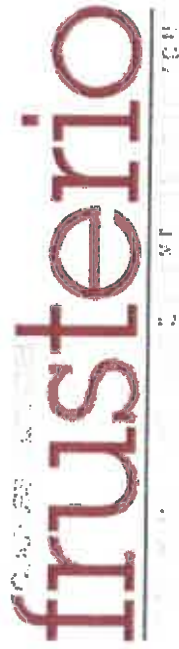
Order No. 332326
 Purchaser: Harris
 Type of Survey: Foundation



\\ACAD\\SUBDIVISION\\JEFFERSON COUNTY\\EAST EDGEWOOD PLACE\\LOT 7 EASTWOOD PLACE FDN

BLOW UP OF FOUNDATION SURVEY





Presents Custom Home Documents

HUNTER & ABBY HARRIS
109 EAST EDGEWOOD
HOMEWOOD, AL

LIMITED CONSTRUCTION LICENSE FOR BLUEPRINTS

READ PRIOR TO CONSTRUCTION

UPON CONSTRUCTION OF THIS HOME, THE PLAN PURCHASER STATED BELOW AGREES TO THE FOLLOWING TERMS:
HUNTER & ABBY HARRIS, AS THE ORIGINAL PURCHASER OF PLAN "2581-2496-0120", IS HEREBY GRANTING A LIMITED, NON-EXCLUSIVE AND NON-TRANSFERABLE LICENSE TO THE HOME BUILDER TO CONSTRUCT THE HOME SHOWN ON THE USE OF THIS PLAN TO BUILD ONE (1) HOME ON THE LOT SHOWN ON THE ALTERED VERSION OF THIS HOME IS STRICTLY PROHIBITED AND PROTECTED BY FEDERAL COPYRIGHT LAWS.

JOB #2581-2496-0120

WWW.FRUSTERIO.COM

DESIGNER OF THE SOUTHERN LIVING IDEA HOUSE

BY WISDOM A HOUSE IS BUILT,
AND THROUGH UNDERSTANDING IT
IS ESTABLISHED-PROVERBS 24:3

frusterio

2024-2025-2026

THE DESIGNER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN COMPLIANCE WITH THE APPLICABLE REGULATORY REQUIREMENTS. THE DESIGNER HAS ALSO CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN COMPLIANCE WITH THE APPLICABLE REGULATORY REQUIREMENTS.

THE DESIGNER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN COMPLIANCE WITH THE APPLICABLE REGULATORY REQUIREMENTS. THE DESIGNER HAS ALSO CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN COMPLIANCE WITH THE APPLICABLE REGULATORY REQUIREMENTS.

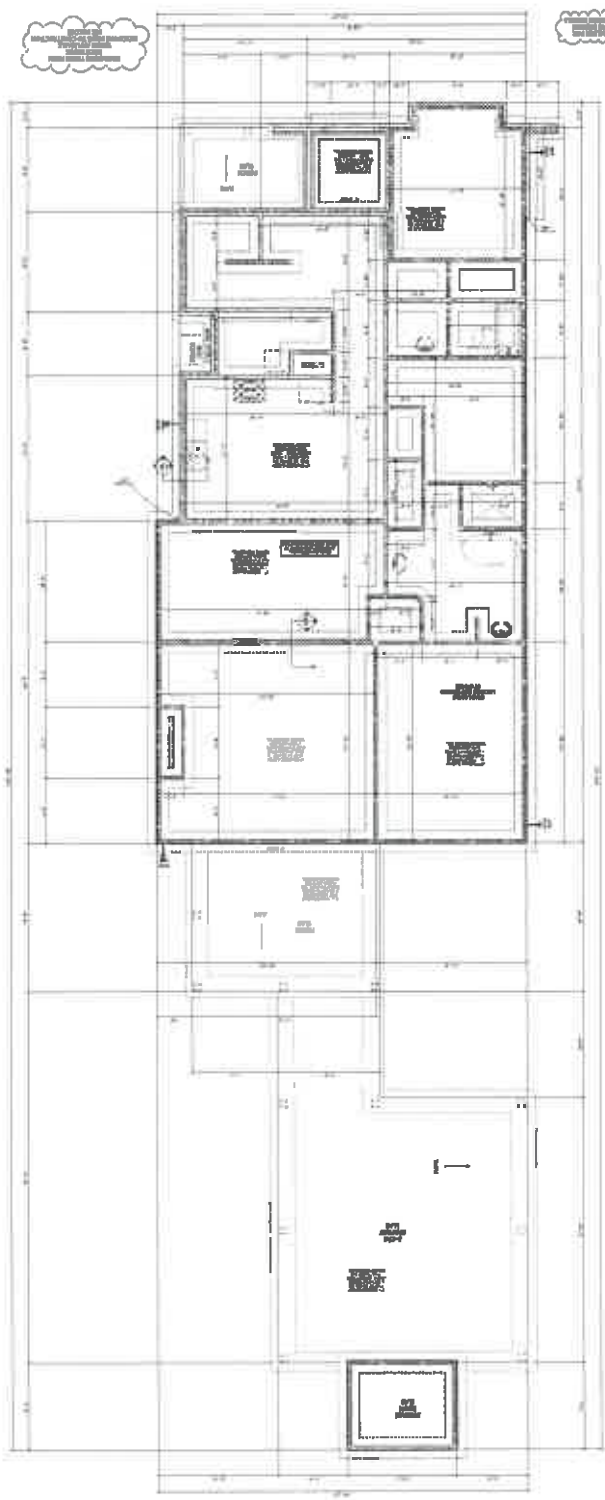
THE DESIGNER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN COMPLIANCE WITH THE APPLICABLE REGULATORY REQUIREMENTS. THE DESIGNER HAS ALSO CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN COMPLIANCE WITH THE APPLICABLE REGULATORY REQUIREMENTS.

THE DESIGNER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN COMPLIANCE WITH THE APPLICABLE REGULATORY REQUIREMENTS. THE DESIGNER HAS ALSO CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN COMPLIANCE WITH THE APPLICABLE REGULATORY REQUIREMENTS.

DESIGNATION / PLAN DATA / CONSTRUCTION DATA

THE DESIGNER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN COMPLIANCE WITH THE APPLICABLE REGULATORY REQUIREMENTS. THE DESIGNER HAS ALSO CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN COMPLIANCE WITH THE APPLICABLE REGULATORY REQUIREMENTS.

THE DESIGNER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN COMPLIANCE WITH THE APPLICABLE REGULATORY REQUIREMENTS. THE DESIGNER HAS ALSO CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN COMPLIANCE WITH THE APPLICABLE REGULATORY REQUIREMENTS.



THE DESIGNER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN COMPLIANCE WITH THE APPLICABLE REGULATORY REQUIREMENTS. THE DESIGNER HAS ALSO CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN COMPLIANCE WITH THE APPLICABLE REGULATORY REQUIREMENTS.



frusterio

1. **NAME** _____
 2. **ADDRESS** _____
 3. **CITY** _____
 4. **STATE** _____
 5. **ZIP** _____
 6. **PHONE** _____
 7. **FAX** _____
 8. **E-MAIL** _____
 9. **DATE** _____
 10. **SIGNATURE** _____
 11. **PRINT NAME** _____
 12. **PRINT ADDRESS** _____
 13. **PRINT CITY** _____
 14. **PRINT STATE** _____
 15. **PRINT ZIP** _____
 16. **PRINT PHONE** _____
 17. **PRINT FAX** _____
 18. **PRINT E-MAIL** _____
 19. **PRINT DATE** _____
 20. **PRINT SIGNATURE** _____
 21. **PRINT NAME** _____
 22. **PRINT ADDRESS** _____
 23. **PRINT CITY** _____
 24. **PRINT STATE** _____
 25. **PRINT ZIP** _____
 26. **PRINT PHONE** _____
 27. **PRINT FAX** _____
 28. **PRINT E-MAIL** _____
 29. **PRINT DATE** _____
 30. **PRINT SIGNATURE** _____
 31. **PRINT NAME** _____
 32. **PRINT ADDRESS** _____
 33. **PRINT CITY** _____
 34. **PRINT STATE** _____
 35. **PRINT ZIP** _____
 36. **PRINT PHONE** _____
 37. **PRINT FAX** _____
 38. **PRINT E-MAIL** _____
 39. **PRINT DATE** _____
 40. **PRINT SIGNATURE** _____
 41. **PRINT NAME** _____
 42. **PRINT ADDRESS** _____
 43. **PRINT CITY** _____
 44. **PRINT STATE** _____
 45. **PRINT ZIP** _____
 46. **PRINT PHONE** _____
 47. **PRINT FAX** _____
 48. **PRINT E-MAIL** _____
 49. **PRINT DATE** _____
 50. **PRINT SIGNATURE** _____
 51. **PRINT NAME** _____
 52. **PRINT ADDRESS** _____
 53. **PRINT CITY** _____
 54. **PRINT STATE** _____
 55. **PRINT ZIP** _____
 56. **PRINT PHONE** _____
 57. **PRINT FAX** _____
 58. **PRINT E-MAIL** _____
 59. **PRINT DATE** _____
 60. **PRINT SIGNATURE** _____
 61. **PRINT NAME** _____
 62. **PRINT ADDRESS** _____
 63. **PRINT CITY** _____
 64. **PRINT STATE** _____
 65. **PRINT ZIP** _____
 66. **PRINT PHONE** _____
 67. **PRINT FAX** _____
 68. **PRINT E-MAIL** _____
 69. **PRINT DATE** _____
 70. **PRINT SIGNATURE** _____
 71. **PRINT NAME** _____
 72. **PRINT ADDRESS** _____
 73. **PRINT CITY** _____
 74. **PRINT STATE** _____
 75. **PRINT ZIP** _____
 76. **PRINT PHONE** _____
 77. **PRINT FAX** _____
 78. **PRINT E-MAIL** _____
 79. **PRINT DATE** _____
 80. **PRINT SIGNATURE** _____
 81. **PRINT NAME** _____
 82. **PRINT ADDRESS** _____
 83. **PRINT CITY** _____
 84. **PRINT STATE** _____
 85. **PRINT ZIP** _____
 86. **PRINT PHONE** _____
 87. **PRINT FAX** _____
 88. **PRINT E-MAIL** _____
 89. **PRINT DATE** _____
 90. **PRINT SIGNATURE** _____
 91. **PRINT NAME** _____
 92. **PRINT ADDRESS** _____
 93. **PRINT CITY** _____
 94. **PRINT STATE** _____
 95. **PRINT ZIP** _____
 96. **PRINT PHONE** _____
 97. **PRINT FAX** _____
 98. **PRINT E-MAIL** _____
 99. **PRINT DATE** _____
 100. **PRINT SIGNATURE** _____
 101. **PRINT NAME** _____
 102. **PRINT ADDRESS** _____
 103. **PRINT CITY** _____
 104. **PRINT STATE** _____
 105. **PRINT ZIP** _____
 106. **PRINT PHONE** _____
 107. **PRINT FAX** _____
 108. **PRINT E-MAIL** _____
 109. **PRINT DATE** _____
 110. **PRINT SIGNATURE** _____
 111. **PRINT NAME** _____
 112. **PRINT ADDRESS** _____
 113. **PRINT CITY** _____
 114. **PRINT STATE** _____
 115. **PRINT ZIP** _____
 116. **PRINT PHONE** _____
 117. **PRINT FAX** _____
 118. **PRINT E-MAIL** _____
 119. **PRINT DATE** _____
 120. **PRINT SIGNATURE** _____
 121. **PRINT NAME** _____
 122. **PRINT ADDRESS** _____
 123. **PRINT CITY** _____
 124. **PRINT STATE** _____
 125. **PRINT ZIP** _____
 126. **PRINT PHONE** _____
 127. **PRINT FAX** _____
 128. **PRINT E-MAIL** _____
 129. **PRINT DATE** _____
 130. **PRINT SIGNATURE** _____
 131. **PRINT NAME** _____
 132. **PRINT ADDRESS** _____
 133. **PRINT CITY** _____
 134. **PRINT STATE** _____
 135. **PRINT ZIP** _____
 136. **PRINT PHONE** _____
 137. **PRINT FAX** _____
 138. **PRINT E-MAIL** _____
 139. **PRINT DATE** _____
 140. **PRINT SIGNATURE** _____
 141. **PRINT NAME** _____
 142. **PRINT ADDRESS** _____
 143. **PRINT CITY** _____
 144. **PRINT STATE** _____
 145. **PRINT ZIP** _____
 146. **PRINT PHONE** _____
 147. **PRINT FAX** _____
 148. **PRINT E-MAIL** _____
 149. **PRINT DATE** _____
 150. **PRINT SIGNATURE** _____
 151. **PRINT NAME** _____
 152. **PRINT ADDRESS** _____
 153. **PRINT CITY** _____
 154. **PRINT STATE** _____
 155. **PRINT ZIP** _____
 156. **PRINT PHONE** _____
 157. **PRINT FAX** _____
 158. **PRINT E-MAIL** _____
 159. **PRINT DATE** _____
 160. **PRINT SIGNATURE** _____
 161. **PRINT NAME** _____
 162. **PRINT ADDRESS** _____
 163. **PRINT CITY** _____
 164. **PRINT STATE** _____
 165. **PRINT ZIP** _____
 166. **PRINT PHONE** _____
 167. **PRINT FAX** _____
 168. **PRINT E-MAIL** _____
 169. **PRINT DATE** _____
 170. **PRINT SIGNATURE** _____
 171. **PRINT NAME** _____
 172. **PRINT ADDRESS** _____
 173. **PRINT CITY** _____
 174. **PRINT STATE** _____
 175. **PRINT ZIP** _____
 176. **PRINT PHONE** _____
 177. **PRINT FAX** _____
 178. **PRINT E-MAIL** _____
 179. **PRINT DATE** _____
 180. **PRINT SIGNATURE** _____
 181. **PRINT NAME** _____
 182. **PRINT ADDRESS** _____
 183. **PRINT CITY** _____
 184. **PRINT STATE** _____
 185. **PRINT ZIP** _____
 186. **PRINT PHONE** _____
 187. **PRINT FAX** _____
 188. **PRINT E-MAIL** _____
 189. **PRINT DATE** _____
 190. **PRINT SIGNATURE** _____
 191. **PRINT NAME** _____
 192. **PRINT ADDRESS** _____
 193. **PRINT CITY** _____
 194. **PRINT STATE** _____
 195. **PRINT ZIP** _____
 196. **PRINT PHONE** _____
 197. **PRINT FAX** _____
 198. **PRINT E-MAIL** _____
 199. **PRINT DATE** _____
 200. **PRINT SIGNATURE** _____
 201. **PRINT NAME** _____
 202. **PRINT ADDRESS** _____
 203. **PRINT CITY** _____
 204. **PRINT STATE** _____
 205. **PRINT ZIP** _____
 206. **PRINT PHONE** _____
 207. **PRINT FAX** _____
 208. **PRINT E-MAIL** _____
 209. **PRINT DATE** _____
 210. **PRINT SIGNATURE** _____
 211. **PRINT NAME** _____
 212. **PRINT ADDRESS** _____
 213. **PRINT CITY** _____
 214. **PRINT STATE** _____
 215. **PRINT ZIP** _____
 216. **PRINT PHONE** _____
 217. **PRINT FAX** _____
 218. **PRINT E-MAIL** _____
 219

CONCLUSIONS

1997

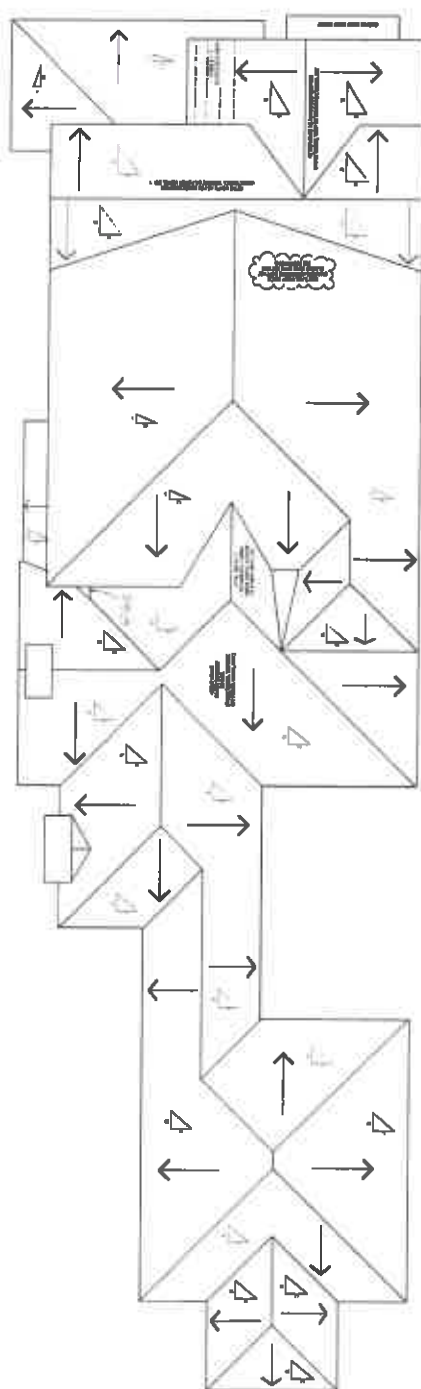
frustorio



© 1999 by The McGraw-Hill Companies, Inc.

[illegible]

SHOW ME YOUR LAYOUT CONSTRUCTION SHEET



1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25
 26
 27
 28
 29
 30
 31
 32
 33
 34
 35
 36
 37
 38
 39
 40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50
 51
 52
 53
 54
 55
 56
 57
 58
 59
 60
 61
 62
 63
 64
 65
 66
 67
 68
 69
 70
 71
 72
 73
 74
 75
 76
 77
 78
 79
 80
 81
 82
 83
 84
 85
 86
 87
 88
 89
 90
 91
 92
 93
 94
 95
 96
 97
 98
 99
 100
 101
 102
 103
 104
 105
 106
 107
 108
 109
 110
 111
 112
 113
 114
 115
 116
 117
 118
 119
 120
 121
 122
 123
 124
 125
 126
 127
 128
 129
 130
 131
 132
 133
 134
 135
 136
 137
 138
 139
 140
 141
 142
 143
 144
 145
 146
 147
 148
 149
 150
 151
 152
 153
 154
 155
 156
 157
 158
 159
 160
 161
 162
 163
 164
 165
 166
 167
 168
 169
 170
 171
 172
 173
 174
 175
 176
 177
 178
 179
 180
 181
 182
 183
 184
 185
 186
 187
 188
 189
 190
 191
 192
 193
 194
 195
 196
 197
 198
 199
 200
 201
 202
 203
 204
 205
 206
 207
 208
 209
 210
 211
 212
 213
 214
 215
 216
 217
 218
 219
 220
 221
 222
 223
 224
 225
 226
 227
 228
 229
 230
 231
 232
 233
 234
 235
 236
 237
 238
 239
 240
 241
 242
 243
 244
 245
 246
 247
 248
 249
 250
 251
 252
 253
 254
 255
 256
 257
 258
 259
 260
 261
 262
 263
 264
 265
 266
 267
 268
 269
 270
 271
 272
 273
 274
 275
 276
 277
 278
 279
 280
 281
 282
 283
 284
 285
 286
 287
 288
 289
 290
 291
 292
 293
 294
 295
 296
 297
 298
 299
 300
 301
 302
 303
 304
 305
 306
 307
 308
 309
 310
 311
 312
 313
 314
 315
 316
 317
 318
 319
 320
 321
 322
 323
 324
 325
 326
 327
 328
 329
 330
 331
 332
 333
 334
 335
 336
 337
 338
 339
 340
 341
 342
 343
 344
 345
 346
 347
 348
 349
 350
 351
 352
 353
 354
 355
 356
 357
 358
 359
 360
 361
 362
 363
 364
 365
 366
 367
 368
 369
 370
 371
 372
 373
 374
 375
 376
 377
 378
 379
 380
 381
 382
 383
 384
 385
 386
 387
 388
 389
 390
 391
 392
 393
 394
 395
 396
 397
 398
 399
 400
 401
 402
 403
 404
 405
 406
 407
 408
 409
 410
 411
 412
 413
 414
 415
 416
 417
 418
 419
 420
 421
 422
 423
 424
 425
 426
 427
 428
 429
 430
 431
 432
 433
 434
 435
 436
 437
 438
 439
 440
 441
 442
 443
 444
 445
 446
 447
 448
 449
 450
 451
 452
 453
 454
 455
 456
 457
 458
 459
 460
 461
 462
 463
 464
 465
 466
 467
 468
 469
 470
 471
 472
 473
 474
 475
 476
 477
 478
 479
 480
 481
 482
 483
 484
 485
 486
 487
 488
 489
 490
 491
 492
 493
 494
 495
 496
 497
 498
 499
 500
 501
 502
 503
 504
 505
 506
 507
 508
 509
 510
 511
 512
 513
 514
 515
 516
 517
 518
 519
 520
 521
 522
 523
 524
 525

2024-2025-2026

THIS PLAN AND ALL ITS CONTENTS ARE THE PROPERTY OF FRUSTERIO, INC. AND SHALL REMAIN THE PROPERTY OF FRUSTERIO, INC. IF THE CLIENT OR USER OF THIS PLAN SELL, TRANSFER, REPRODUCE, OR OTHERWISE DISSEMINATE THE PLAN OR ITS CONTENTS, THE CLIENT OR USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSIONS FROM FRUSTERIO, INC. TO DO SO. ANY VIOLATION OF THIS NOTICE SHALL BE CONSIDERED A VIOLATION OF THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PENALTIES.

FRUSTERIO, INC. 1000 N. W. 10th Ave., Suite 100, Fort Lauderdale, FL 33304-4439

FRUSTERIO, INC. 1000 N. W. 10th Ave., Suite 100, Fort Lauderdale, FL 33304-4439

FRUSTERIO, INC. 1000 N. W. 10th Ave., Suite 100, Fort Lauderdale, FL 33304-4439

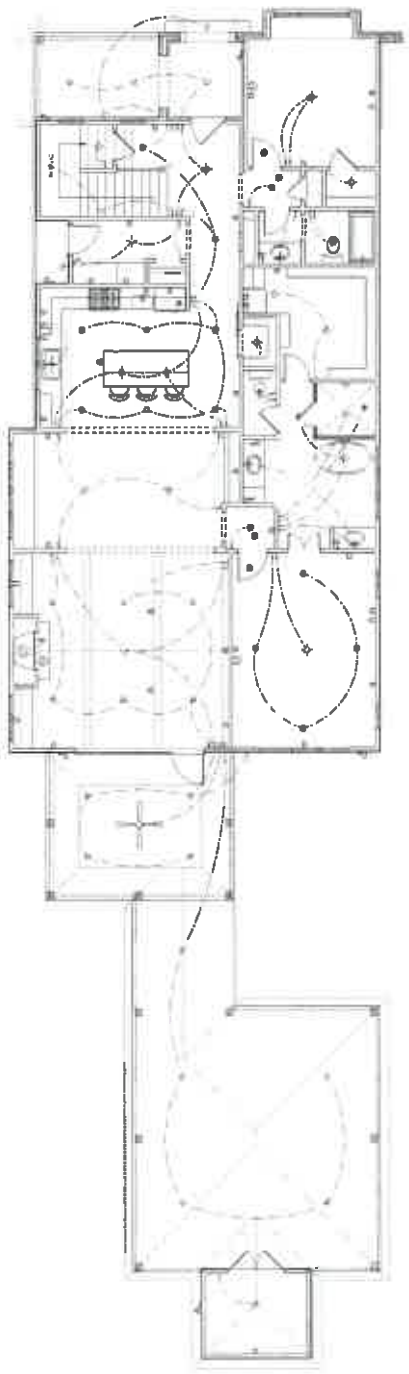
frusterio

FRUSTERIO, INC. 1000 N. W. 10th Ave., Suite 100, Fort Lauderdale, FL 33304-4439

FRUSTERIO, INC. 1000 N. W. 10th Ave., Suite 100, Fort Lauderdale, FL 33304-4439

SYMBOL	DESCRIPTION
○	1. 1/2" DIA. HOLE
○	2. 1/4" DIA. HOLE
○	3. 1/8" DIA. HOLE
○	4. 1/4" DIA. HOLE
○	5. 1/8" DIA. HOLE
○	6. 1/4" DIA. HOLE
○	7. 1/8" DIA. HOLE
○	8. 1/4" DIA. HOLE
○	9. 1/8" DIA. HOLE
○	10. 1/4" DIA. HOLE
○	11. 1/8" DIA. HOLE
○	12. 1/4" DIA. HOLE
○	13. 1/8" DIA. HOLE
○	14. 1/4" DIA. HOLE
○	15. 1/8" DIA. HOLE
○	16. 1/4" DIA. HOLE
○	17. 1/8" DIA. HOLE
○	18. 1/4" DIA. HOLE
○	19. 1/8" DIA. HOLE
○	20. 1/4" DIA. HOLE
○	21. 1/8" DIA. HOLE
○	22. 1/4" DIA. HOLE
○	23. 1/8" DIA. HOLE
○	24. 1/4" DIA. HOLE
○	25. 1/8" DIA. HOLE
○	26. 1/4" DIA. HOLE
○	27. 1/8" DIA. HOLE
○	28. 1/4" DIA. HOLE
○	29. 1/8" DIA. HOLE
○	30. 1/4" DIA. HOLE
○	31. 1/8" DIA. HOLE
○	32. 1/4" DIA. HOLE
○	33. 1/8" DIA. HOLE
○	34. 1/4" DIA. HOLE
○	35. 1/8" DIA. HOLE
○	36. 1/4" DIA. HOLE
○	37. 1/8" DIA. HOLE
○	38. 1/4" DIA. HOLE
○	39. 1/8" DIA. HOLE
○	40. 1/4" DIA. HOLE
○	41. 1/8" DIA. HOLE
○	42. 1/4" DIA. HOLE
○	43. 1/8" DIA. HOLE
○	44. 1/4" DIA. HOLE
○	45. 1/8" DIA. HOLE
○	46. 1/4" DIA. HOLE
○	47. 1/8" DIA. HOLE
○	48. 1/4" DIA. HOLE
○	49. 1/8" DIA. HOLE
○	50. 1/4" DIA. HOLE
○	51. 1/8" DIA. HOLE
○	52. 1/4" DIA. HOLE
○	53. 1/8" DIA. HOLE
○	54. 1/4" DIA. HOLE
○	55. 1/8" DIA. HOLE
○	56. 1/4" DIA. HOLE
○	57. 1/8" DIA. HOLE
○	58. 1/4" DIA. HOLE
○	59. 1/8" DIA. HOLE
○	60. 1/4" DIA. HOLE
○	61. 1/8" DIA. HOLE
○	62. 1/4" DIA. HOLE
○	63. 1/8" DIA. HOLE
○	64. 1/4" DIA. HOLE
○	65. 1/8" DIA. HOLE
○	66. 1/4" DIA. HOLE
○	67. 1/8" DIA. HOLE
○	68. 1/4" DIA. HOLE
○	69. 1/8" DIA. HOLE
○	70. 1/4" DIA. HOLE
○	71. 1/8" DIA. HOLE
○	72. 1/4" DIA. HOLE
○	73. 1/8" DIA. HOLE
○	74. 1/4" DIA. HOLE
○	75. 1/8" DIA. HOLE
○	76. 1/4" DIA. HOLE
○	77. 1/8" DIA. HOLE
○	78. 1/4" DIA. HOLE
○	79. 1/8" DIA. HOLE
○	80. 1/4" DIA. HOLE
○	81. 1/8" DIA. HOLE
○	82. 1/4" DIA. HOLE
○	83. 1/8" DIA. HOLE
○	84. 1/4" DIA. HOLE
○	85. 1/8" DIA. HOLE
○	86. 1/4" DIA. HOLE
○	87. 1/8" DIA. HOLE
○	88. 1/4" DIA. HOLE
○	89. 1/8" DIA. HOLE
○	90. 1/4" DIA. HOLE
○	91. 1/8" DIA. HOLE
○	92. 1/4" DIA. HOLE
○	93. 1/8" DIA. HOLE
○	94. 1/4" DIA. HOLE
○	95. 1/8" DIA. HOLE
○	96. 1/4" DIA. HOLE
○	97. 1/8" DIA. HOLE
○	98. 1/4" DIA. HOLE
○	99. 1/8" DIA. HOLE
○	100. 1/4" DIA. HOLE

FRUSTERIO, INC. 1000 N. W. 10th Ave., Suite 100, Fort Lauderdale, FL 33304-4439



FRUSTERIO, INC. 1000 N. W. 10th Ave., Suite 100, Fort Lauderdale, FL 33304-4439

FRUSTERIO, INC. 1000 N. W. 10th Ave., Suite 100, Fort Lauderdale, FL 33304-4439

frusterio

FRUSTERIO, INC. 1000 N. W. 10th Ave., Suite 100, Fort Lauderdale, FL 33304-4439

The floor plan shows a building layout with a central corridor. On the left side, there is a large open area and a staircase. On the right side, there are several rooms, including a kitchen area with a sink and stove, and a room with a desk and chair. The plan is oriented with the entrance at the top.

Trustee

AS PER GUIDE
SEE DISCARDER

FIELD VISIT: SOME REGIONAL OFFICES AND NEAREST HOUSING SIZE PER LOCAL BUILDING CODE.
VISIT ALL BUILDING COMPONENT WITH LOCAL BUILDING CODES, SEISMIC DESIGN CATEGORY, AND SEISMIC ZONE.

Journal of Management Education 36(8) 907-924

11

Info? Important! See us at your nearest business or community center : 1-800-627-7955



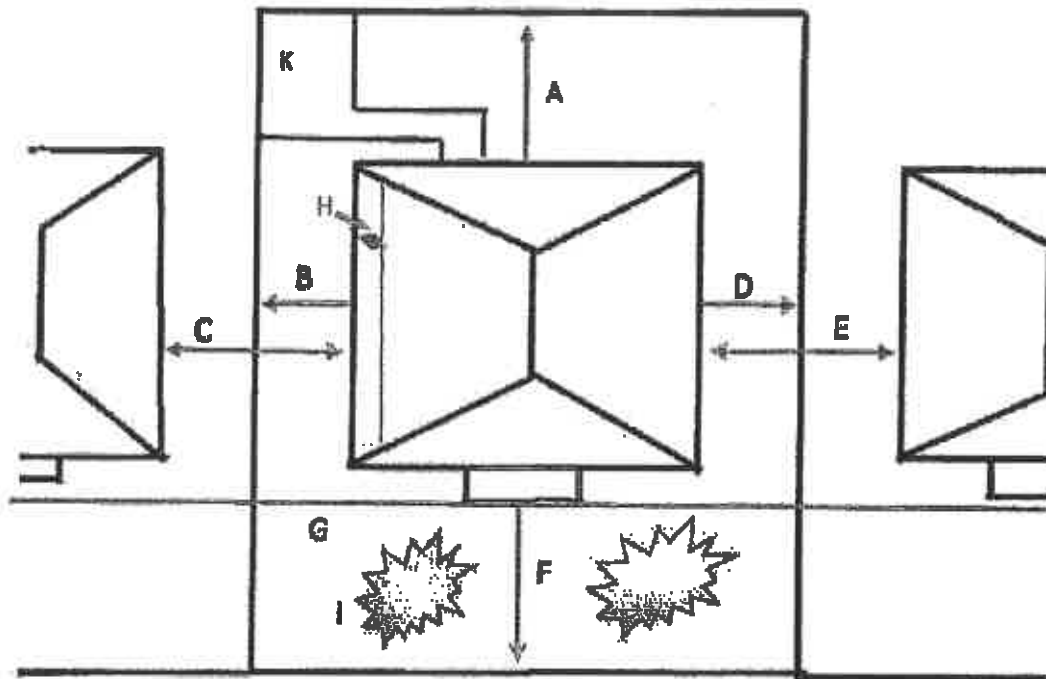




Zoning Information Worksheet

Project Address: 109 East Edgewood Drive

Email: hunter@harrisassociatescpa.com



A The rear setback from the finished house to the property line after proposed construction? 41'

B The left setback from the finished wall to the property line after proposed construction? 5'

C The distance between houses to the left after proposed construction? 15'6"

D The right setback from the finished wall to the property line after proposed construction? 9'8"

E The distance between houses to the right after proposed construction? 15'6"

F The front setback from the finished house to the property line after proposed construction? 33'1"

G After construction will any part of this house be closer to the front property line than the neighboring houses within 100' to the left or right of the subject property line? Yes No ✓

H How far will the eaves project past the finished wall? 18"

I How many "Large Variety" trees will be in the front setback prior to final inspection? 0

J How tall is the proposed structure? 29' K What is the total percentage of the lot that will be covered with non-permeable surfaces (including the house) after completion of construction? 47-48 %

The information reported herein will be confirmed by means of a foundation survey prior to the construction of any framing.

Signature: Redacted by City Staff

Bob Harris RLH Construction

Printed name: Hunter Harris

Date: 5/6/19/20

This form must be submitted prior to the approval of any permit for new residential construction including additions.

**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, Director

April 30, 2021

Robert Hunter Harris
109 East Edgewood 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:

Case # SV-21-05-01, 109 East Edgewood Drive, Parcel ID 29 00 13 1 011 007.000, Applicant/Property Owner, Robert Hunter Harris - 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 (north) property line from 5-feet to 14-inches (1.17-feet), for a total reduction of 3.83-feet (2-feet, 10-inches), to allow the construction of a decorative wing-wall.

The Board of Zoning and Adjustments will consider this petition during an on-line meeting to be held at 6:00 p.m. on Thursday, May 6, 2021. **(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 on-line meeting to present their case.

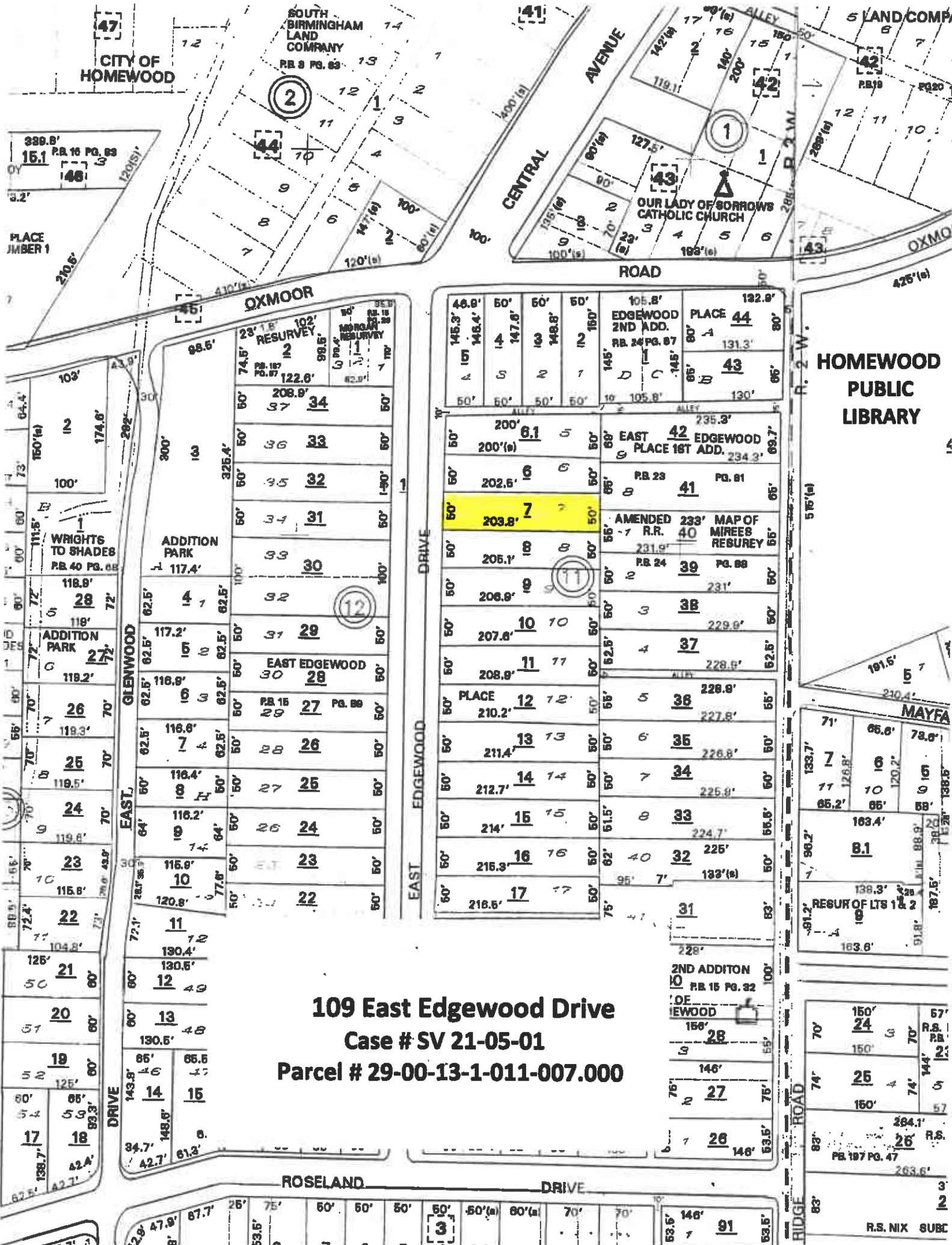
Sincerely,



Vicki Smith, AICP
Zoning Supervisor

BZA Case File#: SV 21-05-01

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



109 East Edgewood Drive
Case # SV 21-05-01
Parcel # 29-00-13-1-011-007.000

City of Homewood
109 Edgewood Dr E
SV 21-05-01
Aerial Photo

Subject
Property
Parcel

N
0 5 10 20 30 Feet

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. 332-6828

