

**Homewood Board of Zoning Adjustments**  
**Meeting Agenda**  
**Thursday, June 2, 2022, 6:00 P.M.**  
**City Council Chamber**  
**2850 19<sup>TH</sup> Street South, 2<sup>nd</sup> 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](http://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](http://www.cityofhomewood.com/engineering-zoning) or to the Secretary to the Board of Zoning Adjustments at [fred.goodwin@homewoodal.org](mailto:fred.goodwin@homewoodal.org). Comments may also be hand delivered to the Department of Engineering & Zoning, located on the 4<sup>th</sup> floor of Homewood City Hall. Please include the address or case number and submit them no later than 24-hours prior to the meeting.

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**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. **Roll Call**
- II. **Minutes Approval – May 5, 2022**
- III. **Communications/Reports from Chair & Vice Chair**
- IV. **Old Business**
- V. **New Business**

**1) SV-22-06-01, 313 East Glenwood Drive, Parcel ID No.: 29 00 13 1 019 017.000**

***Applicant: Charlie Douthitt, Alabama Weatherization Services***

***Property Owners: James and Cindy Randall***

*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-feet, for a total reduction of one- (1) foot, to allow for the construction of a covered porch at the front right corner of an existing, non-conforming, single-family dwelling.*

- 2) SV-22-06-03, 3006 Cook Street, Parcel ID No.: 28 00 07 3 032 003.000**  
***Applicant(s): Blackmon-Rogers Architects & BRE Cook Street, LLC / Property Owner(s): BRE Cook Street, LLC***

*A request for a variance to Article VII, Off-Street Parking and Loading Requirements, Sec. K., to allow off-street parking spaces to be entered and/or exited directly from a public street or alley.*

- 3) SV-22-06-04, 1720, 1722 & 1724 27<sup>th</sup> Court South**  
***Parcel ID Nos.: 28 00 07 3 013 006.000 and 28 00 07 3 013 007.000***  
***Applicant(s)/Property Owner(s): Rosedale Central LLC***

- a. A request for a variance to Article VII, Off-Street Parking and Loading Requirements, Sec. M., Required Parking Spaces for Individual Uses, to reduce the number of required parking spaces from three spaces per 1,000 square feet of floor area to two spaces per 1,000 square feet of floor area, for a total reduction of one space per 1,000 square feet of floor area.*
- b. A request for a variance to Article VII, Off-Street Parking and Loading Requirements, Sec. K., to allow off-street parking spaces to be entered and/or exited directly from a public street or alley.*

## **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:** 313 E Glenwood Drive

**BZA CASE # (assigned by city staff):** SV # 22-06-01

**APPLICANT INFORMATION**

**Name of Applicant (s):** Alabama Weatherization Services LLC

**Address of Applicant(s):** \_\_\_\_\_

City

State

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):** Cindy Randall

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

243 E 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 1 019 017.000

**PRESENT USE:** \_\_\_\_\_ vacant ☒ residence

\_\_\_\_\_ commercial (describe): \_\_\_\_\_

\_\_\_\_\_ other (describe): \_\_\_\_\_

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

COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

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

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

Owner of residence would like to enlarge a  
non conformity. The existing house sits within  
10' setback and owner would like to add a  
porch that is square with the existing  
structure.

**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		42.5'	38.5'	NONE
Front Setback – Corner lot Street Name				
Right Bldg. Setback	10'	9.1'	9'	
Left Bldg. Setback	10'			
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)		8136.2	8136.2	
Lot Width		52.9'	52.9'	
Parking Spaces		2	2	
Height of Structure				
Lot Coverage sq. ft. of structures + lot sq. ft.				

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

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

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

Signature of Applicant/Agent

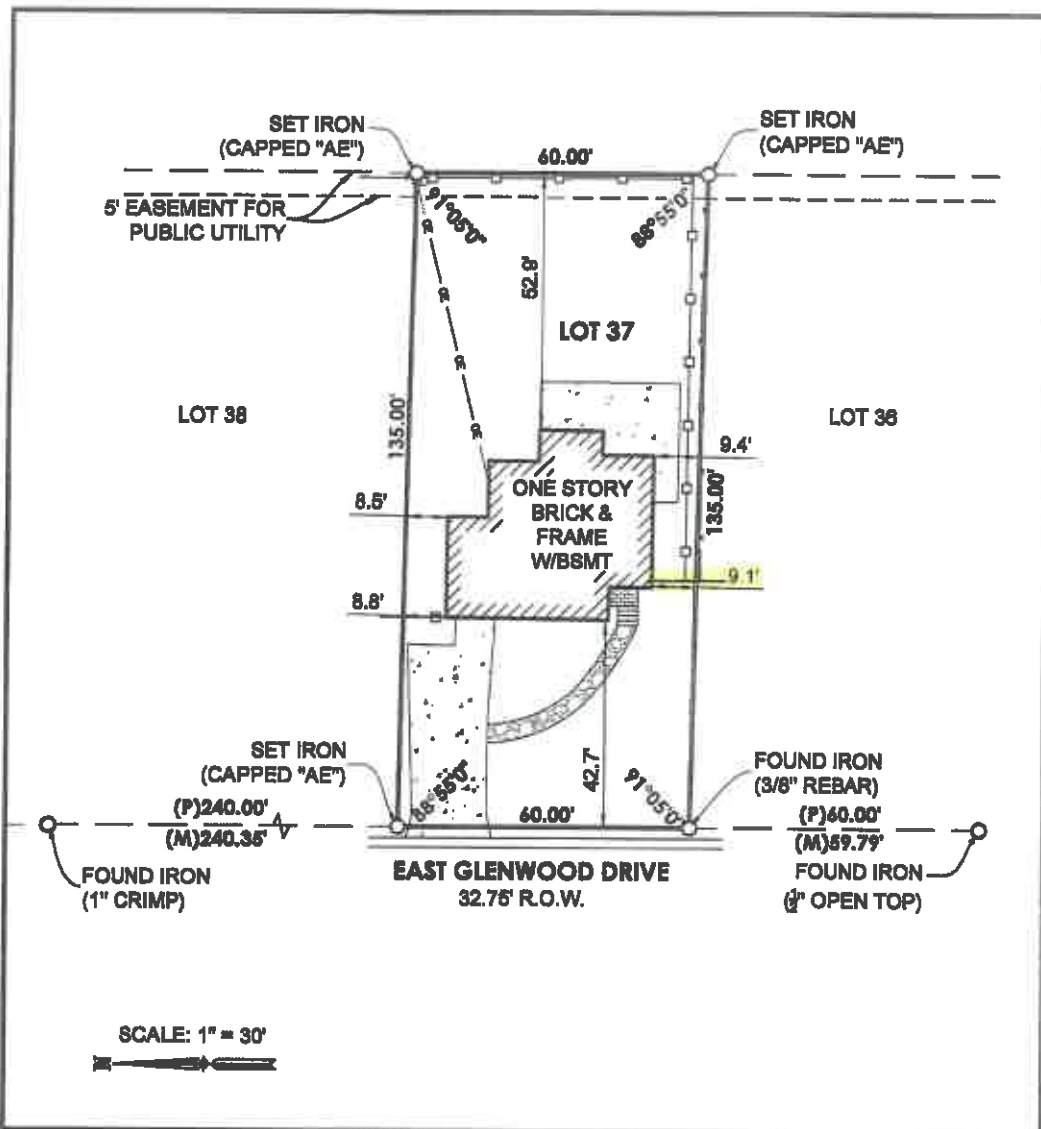
Date

Signature of Owner

Date

Signature of Owner

Date



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

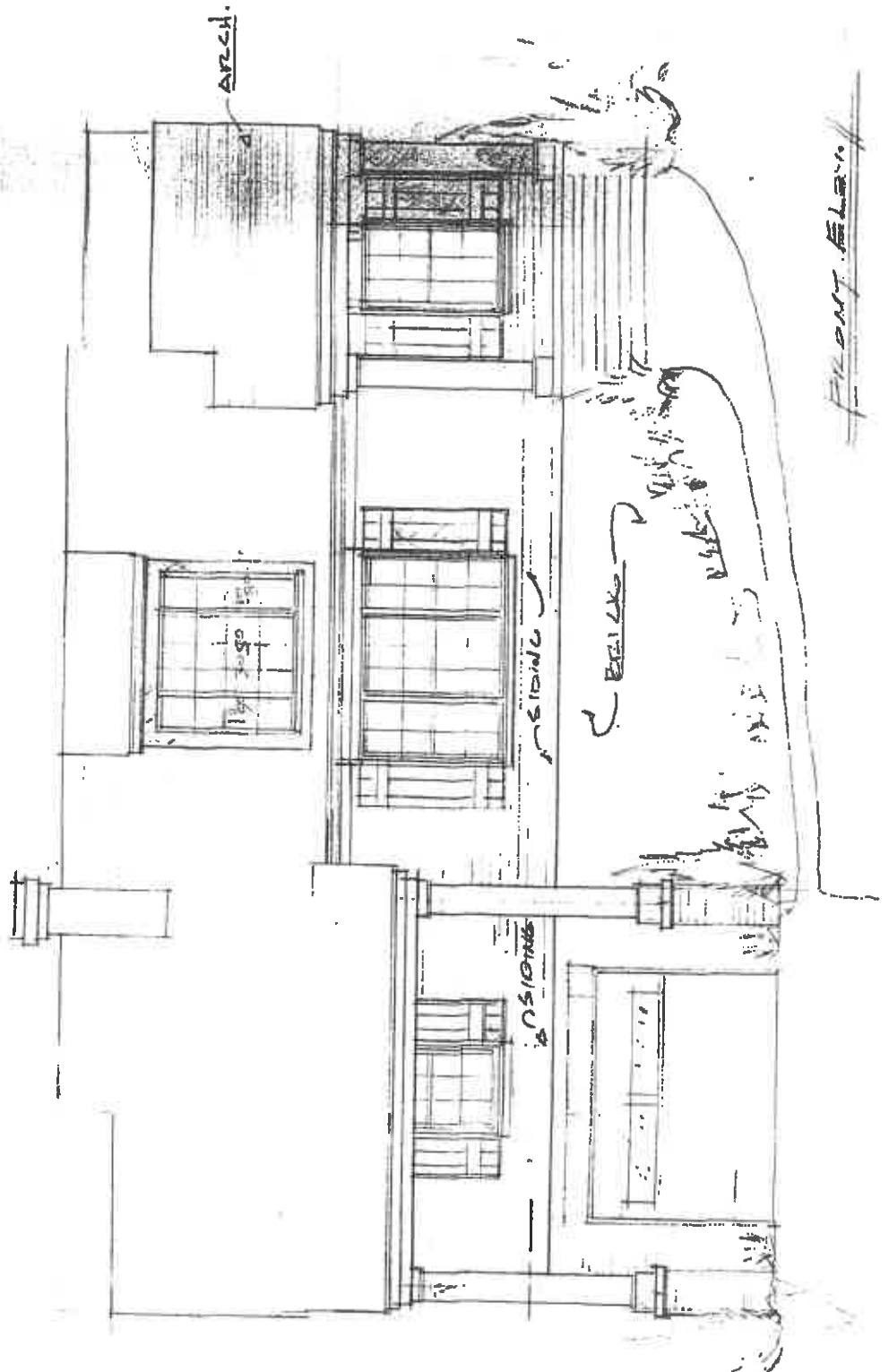


**STATE OF ALABAMA  
JEFFERSON COUNTY**

I, Jeff D. Arrington, a registered Land Surveyor, certify that I have surveyed Lot 37, according to the survey of SHADES PARK AN ADDITION TO THE CITY OF HOMEWOOD, as recorded in Map Volume 18, Page 43, in the office of the Judge of Probate Jefferson County, Alabama; That all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief; That there are no encroachments on said lot except as shown; That improvements are located as shown above. No Flood Zone Determination was requested or performed as part of this survey.

Address: 313 EAST GLENWOOD DRIVE  
Drawing Date: 05/03/2022 By: MA  
Date of Survey: 04/29/2022 Party Chief: KS  
Order No. 79631  
For: CHARLIE DOUTHIT

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









**CITY OF HOMEWOOD  
ENGINEERING & ZONING DEPARTMENT**

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

May 26, 2022

James & Cindy Randall  
313 E 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-22-06-01, 313 East Glenwood Drive, Parcel ID No.: 29 00 13 1 019 017.000***

***Applicant: Charlie Douthit, Alabama Weatherization Services, Property Owner(s): James and Cindy Randall: 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-feet, for a total reduction of one- (1) foot, to allow for the construction of a covered porch at the front right corner 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, June 2, 2022 in the Council Chambers (2<sup>nd</sup> Floor) at Homewood City Hall, 2850 19<sup>th</sup> 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,

Sherri Williams  
Zoning Supervisor

Case #: SV 22-06-01

cc: Charlie Douthit, Alabama Weatherization Services

**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:

1<sup>st</sup> Option: Join on-line at [www.zoom.us/join](https://www.zoom.us/join)  
Meeting #: 883 5766 5513  
Passcode: 514257

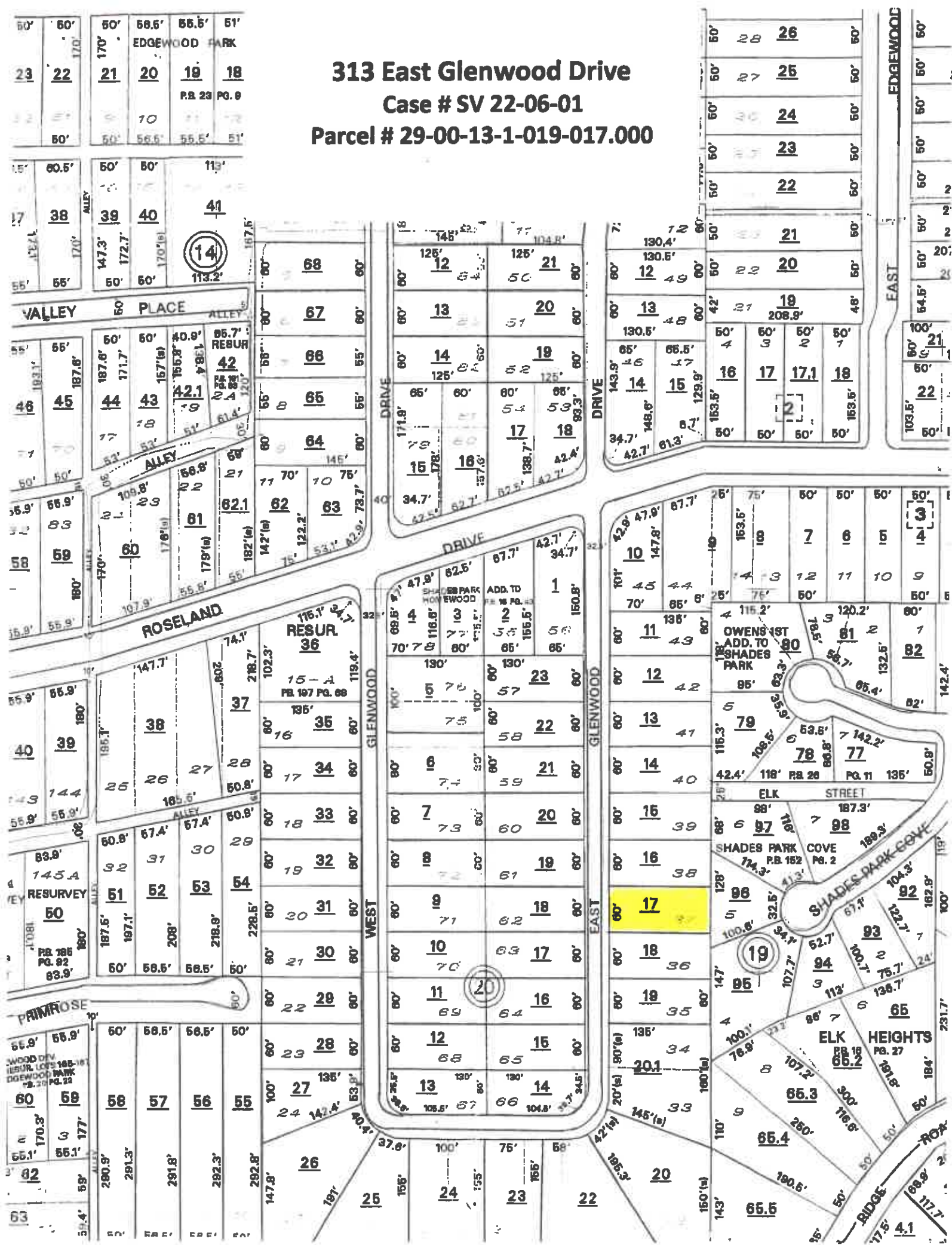
2<sup>nd</sup> Option: Join through the app if you already have the Zoom app downloaded:  
Meeting #: 883 5766 5513  
Passcode: 514257

3<sup>rd</sup> 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](mailto: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](http://cityofhomewood.com)) under "Upcoming Meetings/BZA" approximately one week before the scheduled public hearing.

313 East Glenwood Drive  
Case # SV 22-06-01  
Parcel # 29-00-13-1-019-017.000





# City of Homewood BZA Case Map

313 East Glenwood  
Drive

SV 22-06-01

Aerial Photo

 Subject Property  
 Parcels



THE INFORMATION ON THIS DRAWING WAS COMPILED FROM SEVERAL SOURCES AND SHOULD ONLY BE USED FOR GENERAL INFORMATION AND ORIENTATION. THIS DRAWING IS THE PROPERTY OF THE CITY OF 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. 333-6628





**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:** 3006 COOK STREET

**BZA CASE # (assigned by city staff):** SV # 22-06-03

**APPLICANT INFORMATION**

**Name of Applicant (s):** BLACKMONT-ROGERS ARCHITECTS & BRE COOK STREET, LLC

**Address of Applicant(s)** \_\_\_\_\_

**City**

**State**

**Zip**

BLACKMONT-ROGERS

**Telephone Number(s) of Applicant:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Property Interest of Applicant(s):** AGENT

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

**OWNER INFORMATION – If different from Applicant**

**Name of Owner(s):** BRE COOK STREET, LLC

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

BIRMINGHAM

**City**

AL

**State**

35216

**Zip**

**Email:** \_\_\_\_\_

**Telephone Number(s) of Owner(s):** 22-06-03

**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 3 032 003.000

**PRESENT USE:** ☒ vacant ☐ residence

☐ commercial (describe): \_\_\_\_\_

☐ other (describe): \_\_\_\_\_

**PRESENT ZONING DISTRICT** (City Zoning Map): R-7C

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:

IN THIS INSTANCE, THE CITY STANDARDS STATED IN ARTICLE III, SECTION K OF THE HOMEWOOD ZONING ORDINANCE, CREATE ADDITIONAL PAVEMENT REQUIREMENTS AND DECREASE VEHICULAR MANEUVERABILITY. THE PROPOSED PLAN, WITH THE REQUESTED VARIANCE, DECREASES IMPERVIOUS COVERAGE (BY APPROX. 8%) AND ALLOWS FOR MORE GREEN SPACE, WALKABILITY AND INCREASED PRIVACY FOR THE PROPOSED RESIDENTIAL UNITS. WITH EXISTING TOPOGRAPHY THAT REQUIRES STEPS IN GRADE ACROSS THE PROPERTY THE CITY STANDARD REQUIRES THAT PARKING BE PLACED EXTREMELY CLOSE TO THE RESIDENTIAL UNITS CREATING AN UNDESIRABLE URBAN TOWN HOME DESIGN.

**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): A VARIANCE FOR LOCATION OF PARKING SPACES AND TO ALLOW VEHICLES TO BACK INTO CROOK STREET R.O.W.

**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)				
Lot Width				
Parking Spaces				
Height of Structure				
Lot Coverage sq. ft. of structures + lot sq. ft.				

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

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

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

Signature of Applicant/Agent BLACKMON-ROGERS ARCHITECTS

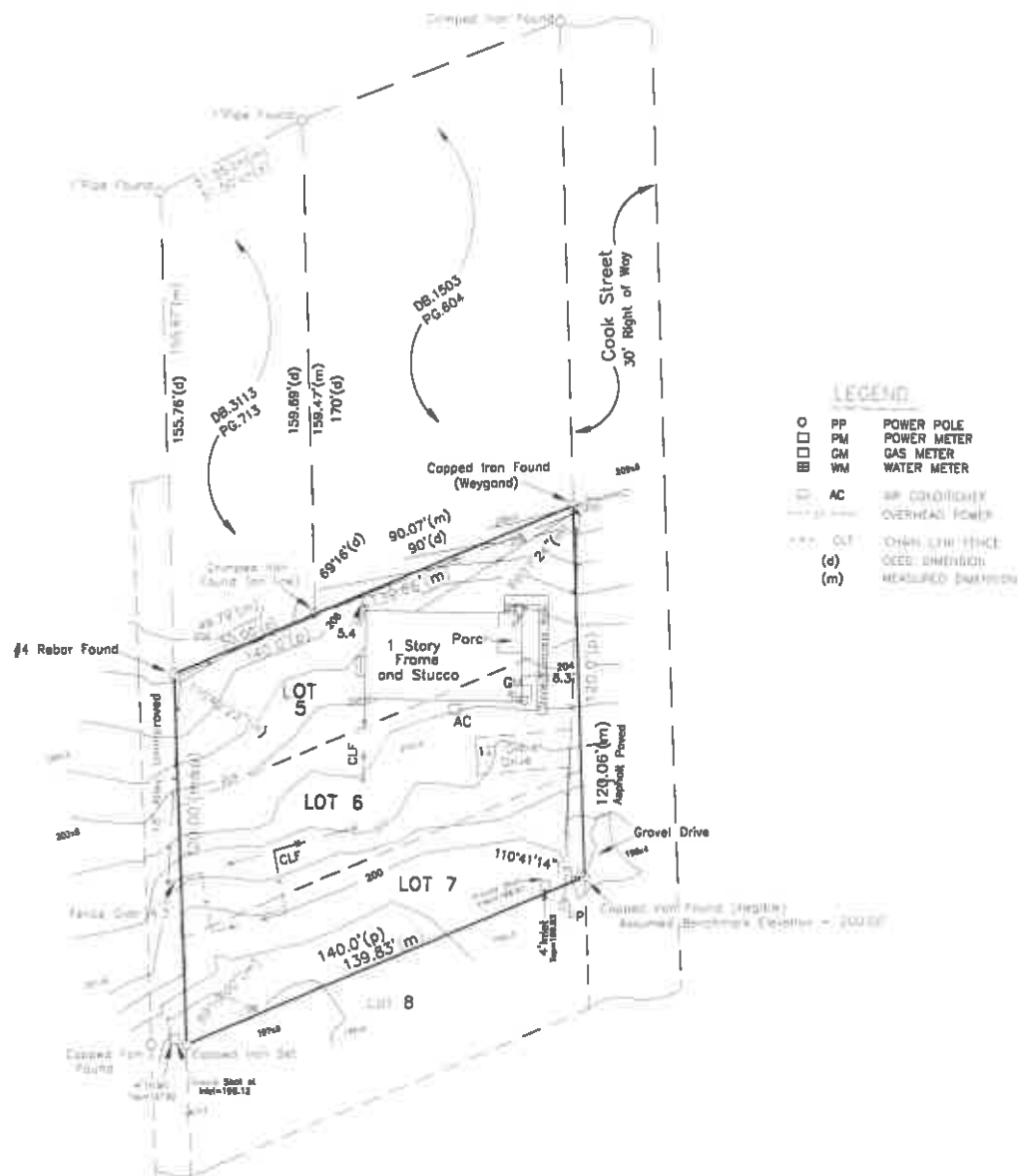
4/13/22  
Date

Signature of Owner BAE COOK STREET, LLC

4/13/22  
Date

Signature of Owner

Date



# NOTES:

1. Dates of Field Work: July 10, 2021;
2. All evidence of utility poles on the surface have been shown herein; underground utility may exist and should be verified prior to any construction;
3. All evidence of easements, over/under rights of way, or matters affecting the property have been shown; other easements, rights of way, or matters affecting the property have not been shown;
4. Easements and easements shown are based on an assumed easement; easements shown on survey drawings; easements shown on the field.

## CERTIFICATE

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

June 11, 2021

Date

Robert Jackins, Ala. PLS No. 18299



## BOUNDARY, ASBUILT AND TOPOGRAPHIC SURVEY

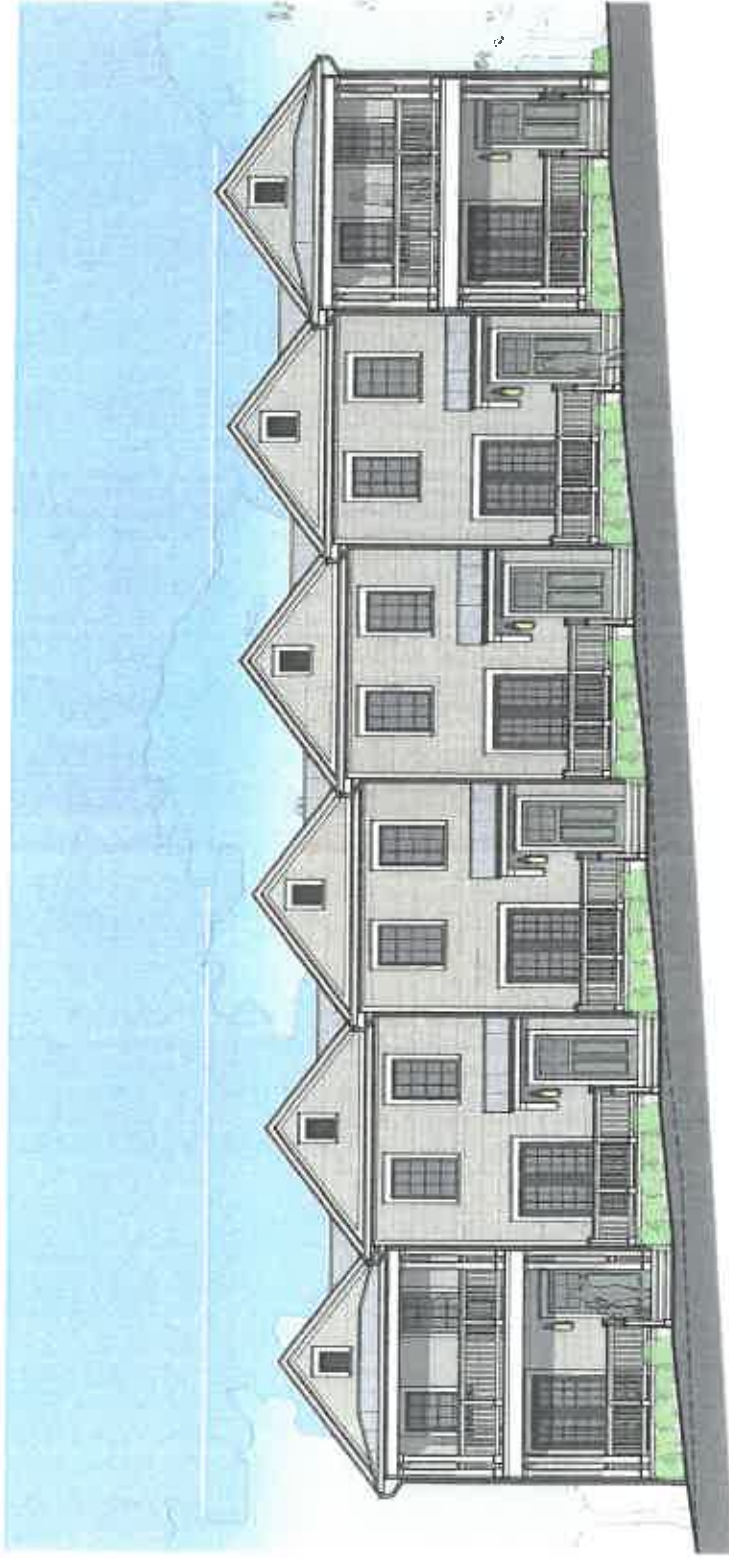
300E Cook Street, Homewood, Alabama  
 In A Portion of the Southwest Quarter of  
 Section 7, Township 18 South, Range 2 West  
 Jefferson County, Alabama

Scale: 1" = 40' Feet June 2021

JACQUE, BUTLER & ADAMS, INC.  
 SURVEYING-ENGINEERING  
 3430 WILSONVILLE ROAD, SUITE 100  
 BIRMINGHAM, ALABAMA 35209  
 (205) 879-3360

File: S-1256-17-A Drawing: 2





1 Front Facade  
 A-1 Scale: 1/8" = 1'-0"  
 0 1 2 3 4 5 6 7 8 9 10 FT

Cook Street Townhomes  
 Homewood, Alabama

Schematic Elevation Design  
 03/17/22

Copyright 2022 Blount Rogers Architects, LLC. These documents are the property of Blount Rogers Architects, LLC. They shall not be reproduced or used in any way without written consent of Blount Rogers Architects, LLC. No part of these documents shall be reproduced or used in any way without written consent of Blount Rogers Architects, LLC.

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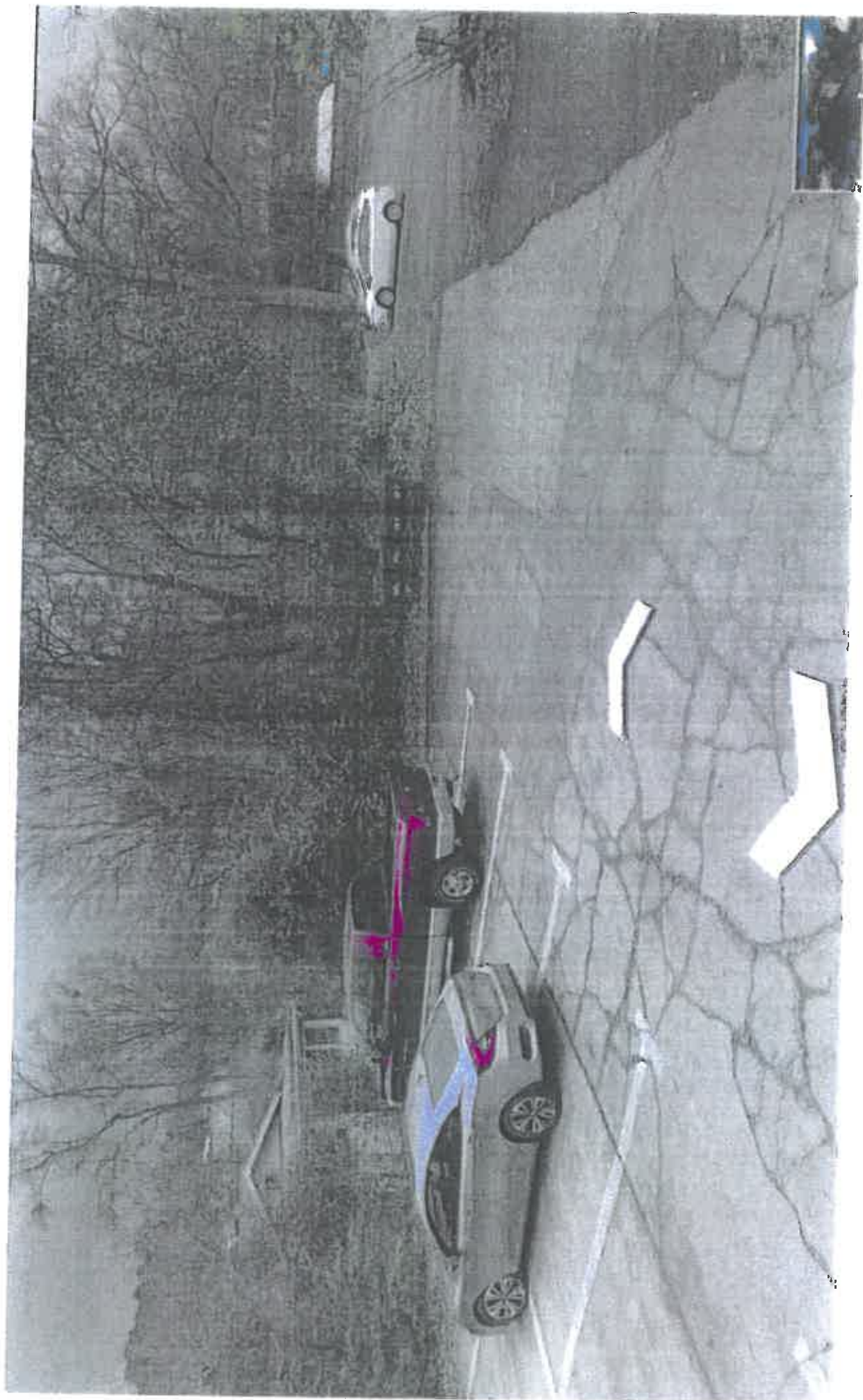
## 3006 Cook St. – Bird's Eye View Looking West



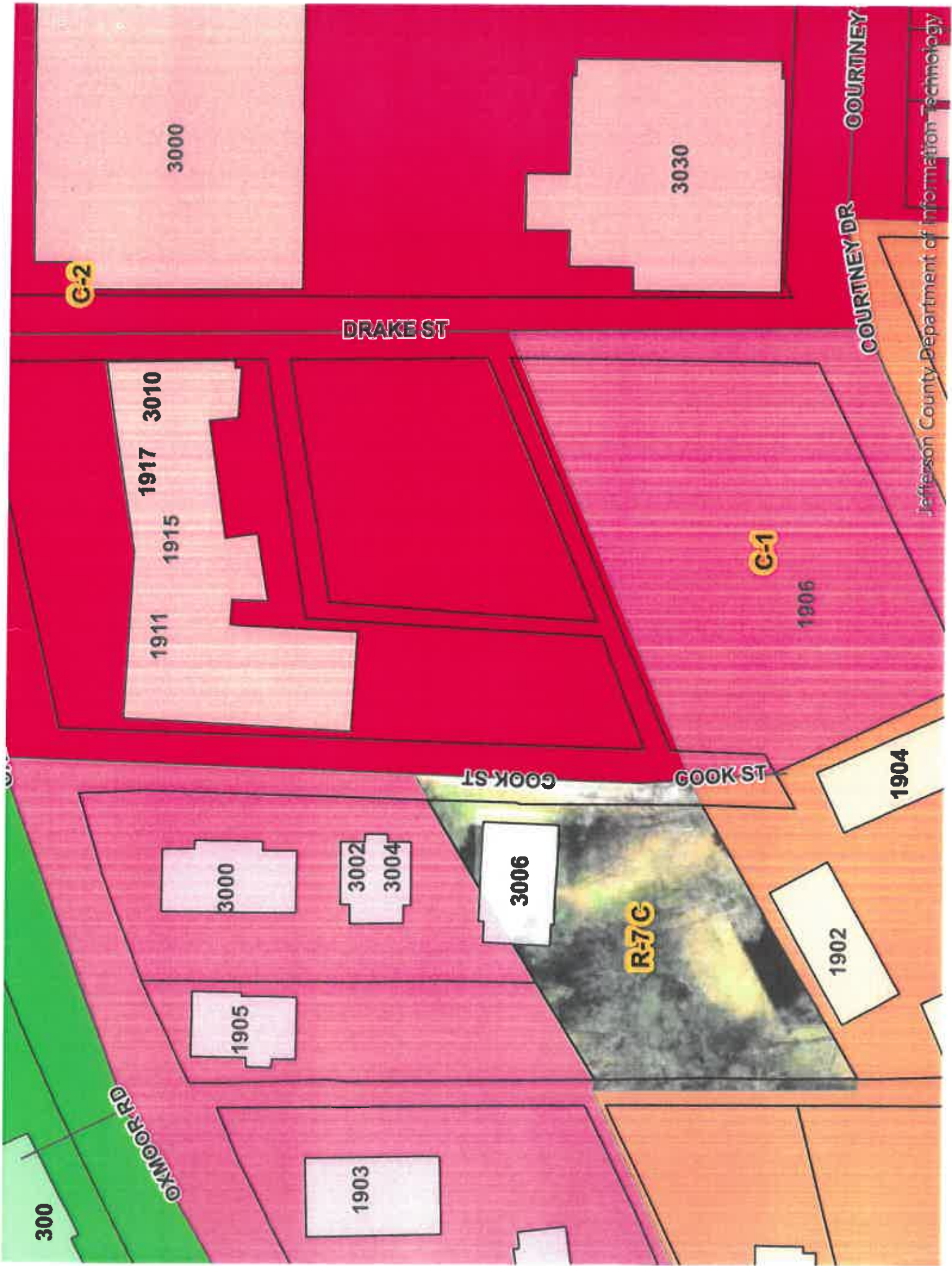












**CITY OF HOMEWOOD  
ENGINEERING & ZONING DEPARTMENT**

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

May 26, 2022

BRE Cook Street, LLC  
700 Montgomery Highway, Ste 186  
Birmingham, AL 35216

**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 the property located at:

**SV-22-06-03, 3006 Cook Street, Parcel ID No.: 28 00 07 3 032 003.000**

**Applicant(s): Blackmon-Rogers Architects & BRE Cook Street, LLC / Property Owner(s): BRE Cook Street, LLC:** A request for a variance to Article VII, Off-Street Parking and Loading Requirements, Sec. K., to allow off-street parking spaces to be entered and/or exited directly from a public street or alley.

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Sincerely,

Sherri Williams  
Zoning Supervisor

Case #: SV 22-06-03

cc: Blackmon-Rogers Architects

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Passcode: 514257

2<sup>nd</sup> Option: Join through the app if you already have the Zoom app downloaded:  
Meeting #: 883 5766 5513  
Passcode: 514257

3<sup>rd</sup> Option: Dial in by phone: 312-626-6799

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



3

218 · PG. 10

SEE  
28-7-3-20-1  
SOHO FLATS CONDO  
PB. 218 PG. 30

**3006 Cook Street**  
**Case # SV 22-06-03**  
**Parcel # 28-00-07-3-032-003.000**

INTH AVENUE

U. S. HIGHWAY

**SOUTH**

75'	26	175'
JRVEY		RESURVEY
3	2	1
16	18	P.B. 118 P.G. 74
5	7	B-A
75'	26	175'
LEY		
363.9'		

175' 134' 134' 75' 60' 75' 25' 25' 50' 80.2'

18 134' 75' 60' 75' 25' 25' 50' 80.2'

CITY OF HOMEWOOD  
WILLIAM DAVIES  
SURVEY

PR.16 175' PG.4

ALLEY  
330'

7

30

HALLMAN HILL CONDO

184.8' 184.7' 156.7' 20.9' 121.2' 125.1'

RESURVEY

10

PR. 89 PG. 88

143.7' (4) 128' (5)

OXMOOR

RESUR.

PB. 234 PG. 2

**13**

## NINETEENTH

[illegible]

81 FIREFIGHTER LANE (NINETEENTH STREET SOUTH)

## HUNTINGTON

## ROAD

OXMOOR

**SHADES CAHA  
ELEMENTARY  
SCHOOL**

**JEFFER  
BOARD**

U. S. HIGHWAY

U. S. HIGHWAY

POINCIAT

116



# **CITY of HOMEWOOD** **BZA Case Map**

**3006 Cook St.**  
**SV 22-06-03**  
**Aerial Photo**



Subject Property

Parcels



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

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

COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance

☒ VARIANCE

☐ APPEAL

ADDRESS OF PROPERTY: 1720, 1722, 1724 27<sup>TH</sup> COURT S

BZA CASE # (assigned by city staff): SV # 22-06-04

APPLICANT INFORMATION

Name of Applicant (s): ROSEDALE CENTRAL LLC

Address of Applicant(s): 1616 2ND AVENUE SOUTH

BIRMINGHAM AL 35233  
City State Zip

Telephone Number(s) of Applicant(s): \_\_\_\_\_

Email : \_\_\_\_\_

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): \_\_\_\_\_

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

PARCEL IDENTIFICATION NUMBER: 28-00-07-3-013-006.000 +

PRESENT USE: \_\_\_\_\_ vacant \_\_\_\_\_ residence 007.000

\_\_\_\_\_ commercial (describe): \_\_\_\_\_

\_\_\_\_\_ other (describe): \_\_\_\_\_

PRESENT ZONING (per current City map): C-4



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:

PLEASE SEE ATTACHED

**PURPOSE OF VARIANCE**

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

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



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				
Rear Bldg. Setback				
Accessory Structure Setback: side/rear				
	As Required	Existing NOW	Proposed	Variance Required
Lot Area				
Lot Width				
Parking	3 / 1000 SF	34	2 / 1000	1 / 1000
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 332-8628 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

5/19/2022

Signature of Owner

Date

Signature of Owner

Date



City of Homewood  
Board of Zoning Adjustment  
2850 19<sup>th</sup> Street South  
Homewood AL 35209

RE: 2720 – 2724 27<sup>th</sup> Court South (Former Jim n Jim's Auto)  
Parking Variance Request

Dear Board Members:

This request is concerning the re-purposing of the former Jim n Jim's Body Shop and Automotive Repair buildings located at 2720-2724 27<sup>th</sup> Court South. The building size and location is the same as it has been. On behalf of the owner, Rosedale Central LLC, we request two separate variances related to parking as follows:

**Request 1: (Section K) Request approval to allow off street parking to be entered and exited directly from a public street. The location of the parking remains as it has been historically and is presently utilized at Cahaba Cycles.**

**Request 2: (Section M) Adjust parking count for the facility from 3 spaces per 1000 sf to 2 spaces per 1000 sf. This will result in a required parking count of 32 spaces which is 2 less than the 34 provided.**

The planned use of the 3 spaces will require fewer people on premises at any time and therefore less parking per area. Nearly half of the floor space of Cahaba Cycles and Total Respiratory spaces are utilized as storage/distribution and are "non-public". The Dogtopia is a pet daycare/spa/grooming service business where owners drop off pets and depart, typically without entering the building. Dogtopia utilizes a mobile app developed during COVID whereby many patrons arrange for curbside drop-off of their pets.

Thank you for this consideration, please call if there are any questions.

\_\_\_\_\_  
CPM LLC





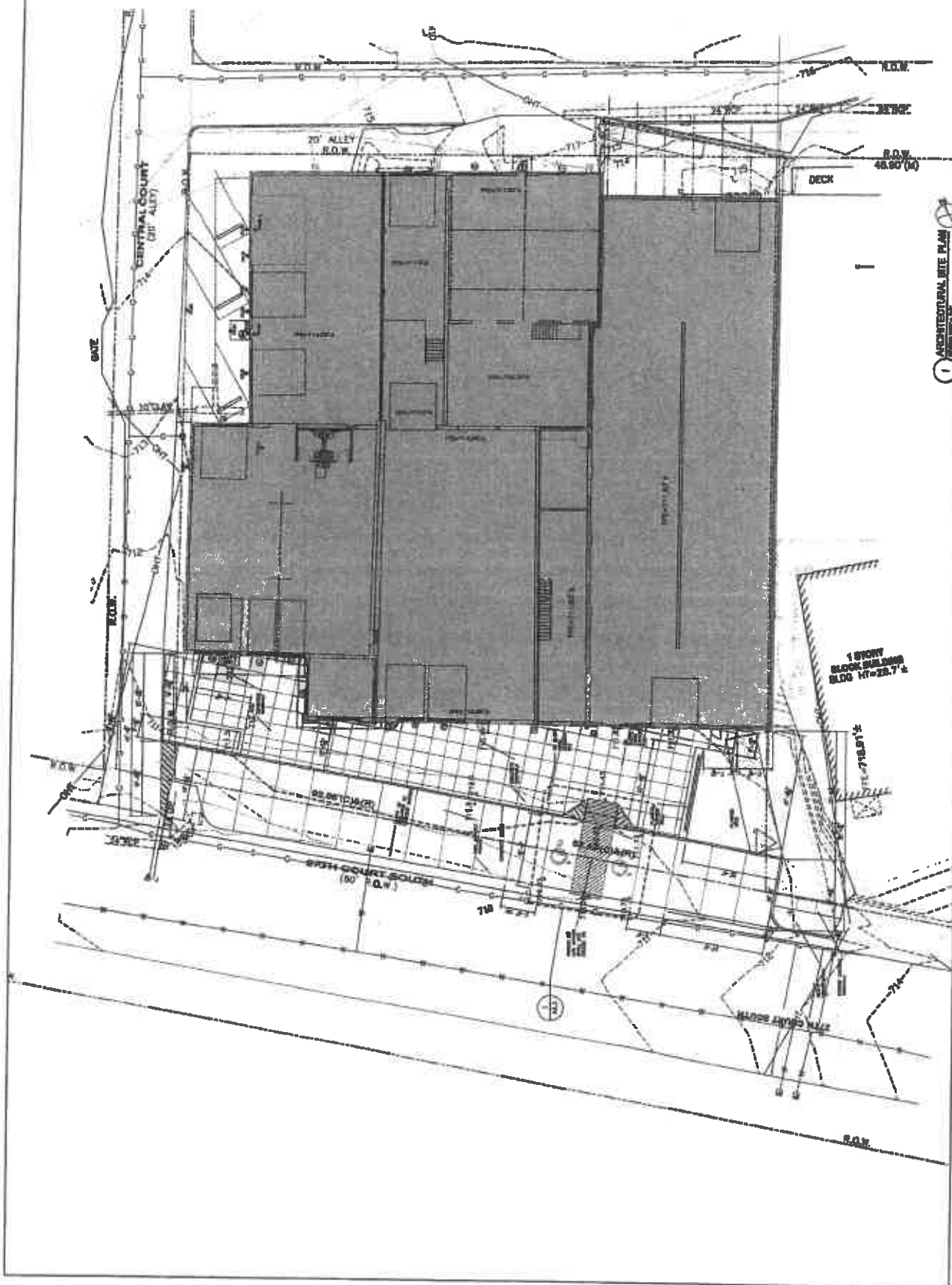
[illegible]

**ROMANA  
CENTRAL CENTER**  
17th Street East  
Minneapolis, MN 55403

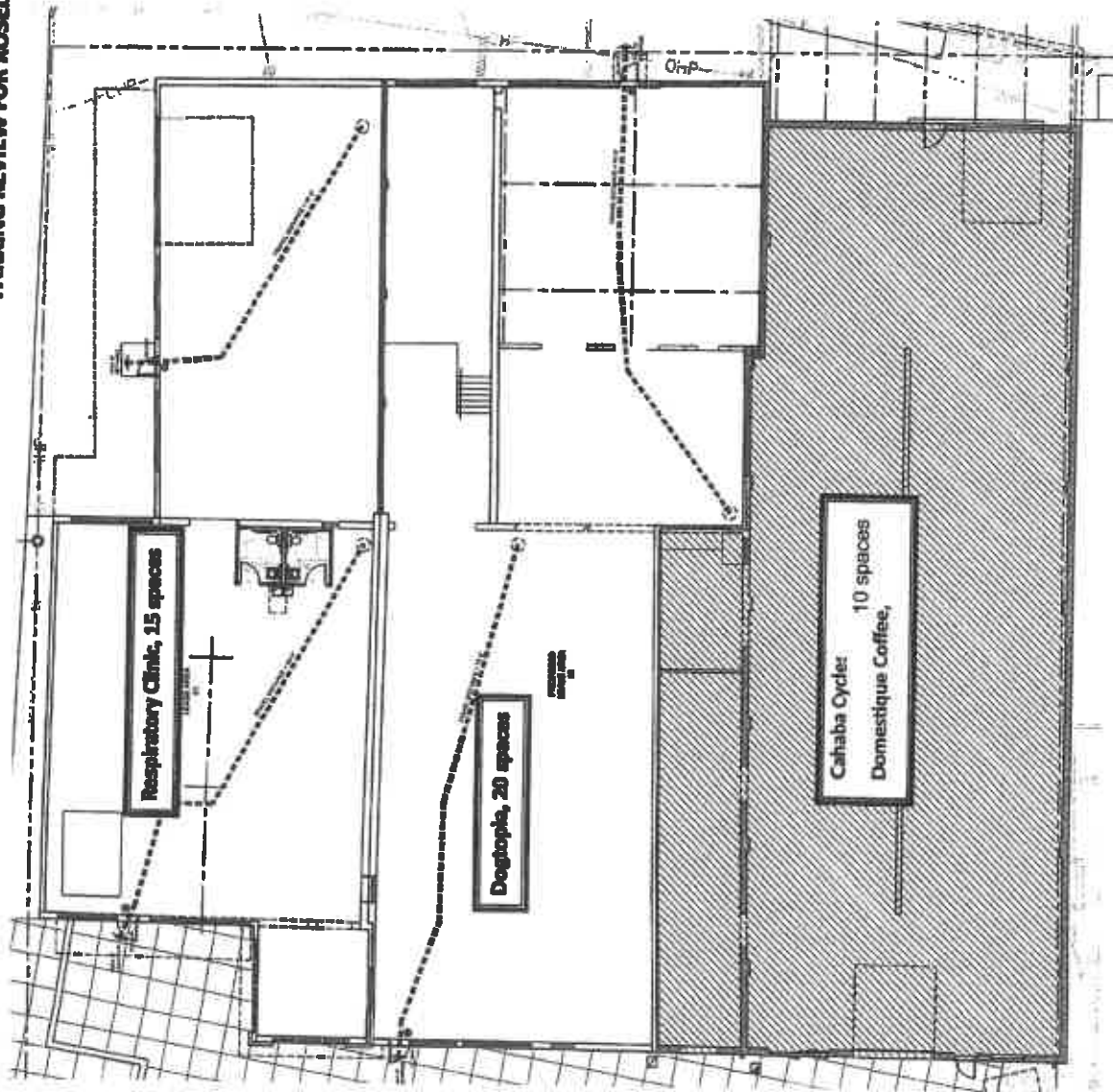
**PROJECT NO: 8147.00**

**ARCHITECTURAL  
SUE  
PLANNING**

## A1.1



# PARKING REVIEW FOR ROSEDALE CENTER



## REQUIRED SPACES PER ORDINANCE

$5,219 / 1000 = 5.2 \times 3 = 15$

$6,664 / 1000 = 6.66 \times 3 = 20$

$3,310 / 1000 = 3.3 \times 3 = 10$

Total = 45

## SPACES PROVIDED

22 ON SITE

12 AGREEMENT WITH THE DANCE FOUNDATION  
ACROSS STREET.

Total = 34

PROJECT AREAS OCCUPANCY CALCULATIONS TABLE 18M.1.2

FLOOR	OCCUPANCY (#)	AREA (SFT)	AREA/OCCUPANT (SFT)	OCCUPANT LOAD
1 ONLY	LEASE AREA 1	ESTD at	100 Gross	88 ppl
1 ONLY	LEASE AREA 2	8,094 SFT	100 Gross	87 ppl



ROB WALKER  
ARCHITECTS, LLC  
2220 FIRST AVE. SOUTH  
SUITE 100  
BIRMINGHAM, AL 35203

ROSDALE CENTRAL CENTER  
SHELL PACKAGE

REV DATE

1 EXTERIOR ELEVATION - FRONT  
05/27/2011



ROSDALE  
CENTRAL CENTER  
1244 5TH STREET SOUTH  
BIRMINGHAM, ALABAMA 35203

ELEVATIONS

PROJECT NO.: 8147.00

DATE: 05/27/2011

EXTERIOR  
ELEVATIONS





CAHABA CYCLES

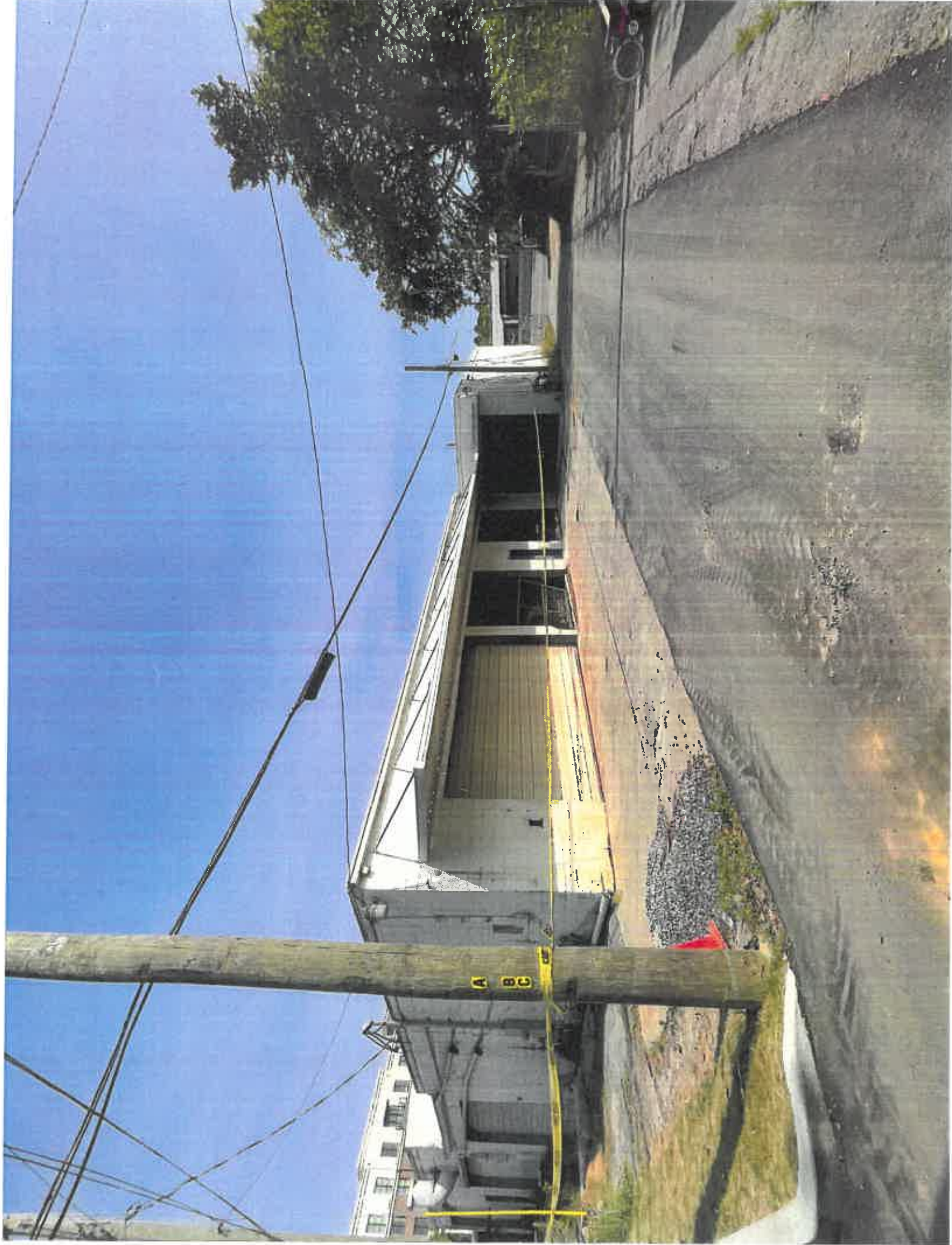
BICYCLES • GEAR • SERVICE

TREK

CAHABA

1724











# WALLACE JORDAN

WALLACE JORDAN RATLIFF & BRANDT LLC

ATTORNEYS & COUNSELORS

Michael J. Brandt  
mbrandt@wallacejordan.com

Sender Direct Dial: 205.874.0308  
Sender Direct Fax: 205.874.3228

May 25, 2022

**Via Email**

City of Homewood  
Board of Zoning Adjustments  
2850 19<sup>th</sup> Street South  
Homewood, AL 35209  
Attn: Angie Montgomery  
[Angela.montgomery@homewoodal.org](mailto:Angela.montgomery@homewoodal.org)

Re: 1720-1724 27<sup>th</sup> Court South: Request for Variance on Behalf of Rosedale Central, LLC

Dear Angie:

Thank you for speaking with me today about this pending application. As we discussed, this letter is to supplement the pending Variance Application with notice to the Board of Zoning Adjustments that the applicant has secured a parking lease for twenty additional spaces on the premises of the Express Oil property, approximately 275 feet from the applicant's premises. We are requesting a variance with respect to Article VII, Section D of the zoning ordinance to permit the applicant to utilize the proposed off-site parking for employee parking only. A copy of the Lease is attached hereto.

Please let me know if we can provide any additional information.

Very truly yours,

Michael J. Brandt

MTB:aw

STATE OF ALABAMA )  
:  
JEFFERSON COUNTY )

## **PARKING LEASE AGREEMENT**

This Parking Lease Agreement, hereinafter referred to as the "Lease," is entered into and made effective as of the date set forth at the end of this document by and between **Second Efforts, LLC** ("Lessor"), the owner of the real property located at 2712 Central Avenue in Homewood, Alabama having property tax ID# 28-00-07-3-009-027.000 and which is more particularly described on the attached Exhibit A (the "Property") and **Central Parking, LLC** ("Lessee").

### **RECITALS**

WHEREAS, Lessor wishes to lease the Property for off-site parking for the property located at 1724 and 1726 27<sup>th</sup> Court South in Homewood, Alabama (collectively, the "Lessee Property") pursuant to the terms and conditions set forth herein,

WHEREAS, Lessee wishes to rent the Property from Lessor pursuant to the terms and conditions set forth herein,

NOW, therefore, in consideration of the promises and covenants contained herein, as well as other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged), the parties do hereby agree as follows:

### **TERMS AND CONDITIONS**

1. **Use:** Beginning on February 19, 2021 (the "Commencement Date"), Lessor demises and lets to Lessee, and as of the Commencement Date Lessee takes and leases from Lessor, for the term and upon the provisions hereinafter specified, the Property, together with all rights of ingress and egress. Lessee's use of the Property shall be for vehicle parking by Lessee, tenants on the Lessee Property, and their respective employees, sub-tenants, licensees and invitees. No other persons may use the Property and no construction or other personal property may be located on the Property"). Lessee shall have the right to use the Property during the term hereof at any and all times each day, seven (7) days per week, three hundred sixty (365) days per year.

first five (5) years of the initial term of the Lease. Thereafter, as additional rent hereunder, Lessee shall pay all ad valorem taxes owing for the Property for the remainder of the Lease.

4. **Indemnity:** Lessee shall defend and indemnify Lessor and its members, officers, directors, employees, agents and representatives from and against any and all actions, costs, losses, liabilities, damages, fees, expenses or claims including reasonable defense costs and attorney's fees and expenses (collectively, "Claims"), attributable to the actions and/or inactions (whether same are caused by negligence, gross negligence, intentional act(s), recklessness, wantonness, omission, suppression, or otherwise) by Lessee or any of its agents, servants, representatives, invitees, guests, licensees, or employees from any cause, including without limitation, property damage and/or injury or death to any person or persons, except to the extent resulting from the negligent or wrongful actions and/or inactions of Lessor or its agents, employees, or representatives. Lessor shall defend and indemnify Lessee and its members, officers, directors, employees, agents and representatives from and against any and all Claims attributable to the negligent or wrongful actions and/or inactions of Lessor or any of its agents, servants, representatives, or employees, including without limitation, property damage and/or injury or death to any person or persons, except to the extent resulting from the negligent or wrongful actions and/or inactions of Lessee or its agents, employees, or representatives.

5. **Acceptance of Premises:** Lessee intends to use the Property as a parking area pursuant to Section 1 above. Lessee has inspected the Property to determine its suitability for its intended use and accepts the Property "as is". Lessor hereby expressly disclaims any and all warranties of quality, whether express or implied, including, but not limited to any warranties of merchantability and fitness for a particular purpose. Lessor hereby agrees to be responsible for the condition, operation, repair, replacement and maintenance of the Property. Lessor shall maintain the Property in substantially the same condition of repair and appearance existing at the date hereof, ordinary wear and tear and casualty excepted. Lessee acknowledges it may not make any alterations to the surface of the Property without Lessor's consent, which shall not be



agree that this choice of law, venue, and jurisdiction provision is not permissive, but rather mandatory in nature.

b. Language: All communications made or notices given pursuant to this Lease shall be in the English language.

c. Assignment; Sublease; License: Except as expressly allowed in Section 1 above, this Lease, or the rights granted hereunder, may not be assigned, sold, leased or otherwise transferred in whole or part by Lessee without the prior written consent of Lessor, which consent shall not be unreasonably withheld. Lessee shall have the right to sublease or license all or a portion of the Property without Lessor's consent so long as (i) Lessee remains primarily liable hereunder, and (ii) such sublessee's and/or licensee's use is limited to the parking of operating, non-commercial vehicles and is not competitive with or detrimental to the business of the adjacent Express Oil Change facility.

d. Amendments: This Lease may be amended only by writing signed by both parties.

e. No Waiver: None of the terms of this Lease shall be deemed to have been waived by any act or acquiescence of either party. Only an additional signed written agreement can constitute waiver of any of the terms of this Lease between the parties. No waiver of any term or provision of this Lease shall constitute a waiver of any other term or provision or of the same provision on a future date. Failure of either party to enforce any term of this Lease shall not constitute waiver of such term or any other term.

f. Severability: If any provision or term of this Lease is held to be unenforceable, then this Lease will be deemed amended to the extent necessary to render the otherwise unenforceable provision, and the rest of the Lease, valid and enforceable. If a court declines to amend this Lease as provided herein, the invalidity or unenforceability of any provision of this Lease shall not affect the validity or enforceability of the remaining terms and provisions, which shall be enforced as if the offending term or provision had not been included in this Lease.

g. Entire Agreement: This Lease constitutes the entire agreement between the parties and supersedes any prior or contemporaneous understandings, whether written or oral.

Birmingham, AL 35233

With copy to:

Gregory K. Mixon

Mixon Firm LLC

2 Perimeter Park South, Suite #550

Birmingham, AL 35243

Notices sent as above shall be deemed to have been received three (3) working days after the day of posting (in the case of first class certified mail), or upon delivery (in the case of overnight courier).

[Remainder of Page Intentionally Left Blank]

Done this 18th day of February, 2021.

**LESSOR:**  
**Second Efforts, LLC**

**LESSEE:**  
**Central Parking, LLC**

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_

**WITNESS:**

**WITNESS:**

\_\_\_\_\_

Name: \_\_\_\_\_

\_\_\_\_\_

Name: \_\_\_\_\_



**CITY OF HOMEWOOD  
ENGINEERING & ZONING DEPARTMENT**

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

May 26, 2022

Rosedale Central, LLC  
1616 2<sup>nd</sup> Avenue South  
Birmingham, AL 35233

**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 the property located at:

**SV-22-06-04, 1720, 1722 & 1724 27th Court South, Parcel ID Nos.: 28 00 07 3 013 006.000 and 28 00 07 3 013 007.000 Applicant(s)/Property Owner(s): Rosedale Central LLC**

- a. A request for a variance to Article VII, Off-Street Parking and Loading Requirements, Sec. M., Required Parking Spaces for Individual Uses, to reduce the number of required parking spaces from three spaces per 1,000 square feet of floor area to two spaces per 1,000 square feet of floor area, for a total reduction of one space per 1,000 square feet of floor area.*
- b. A request for a variance to Article VII, Off-Street Parking and Loading Requirements, Sec. K., to allow off-street parking spaces to be entered and/or exited directly from a public street or alley.*

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, June 2, 2022 in the Council Chambers (2<sup>nd</sup> Floor) at Homewood City Hall, 2850 19<sup>th</sup> 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,



**Sherri Williams**  
Zoning Supervisor

**Case #: SV 22-06-04**

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:

1<sup>st</sup> Option: Join on-line at [www.zoom.us/join](https://www.zoom.us/join)  
Meeting #: 883 5766 5513  
Passcode: 514257

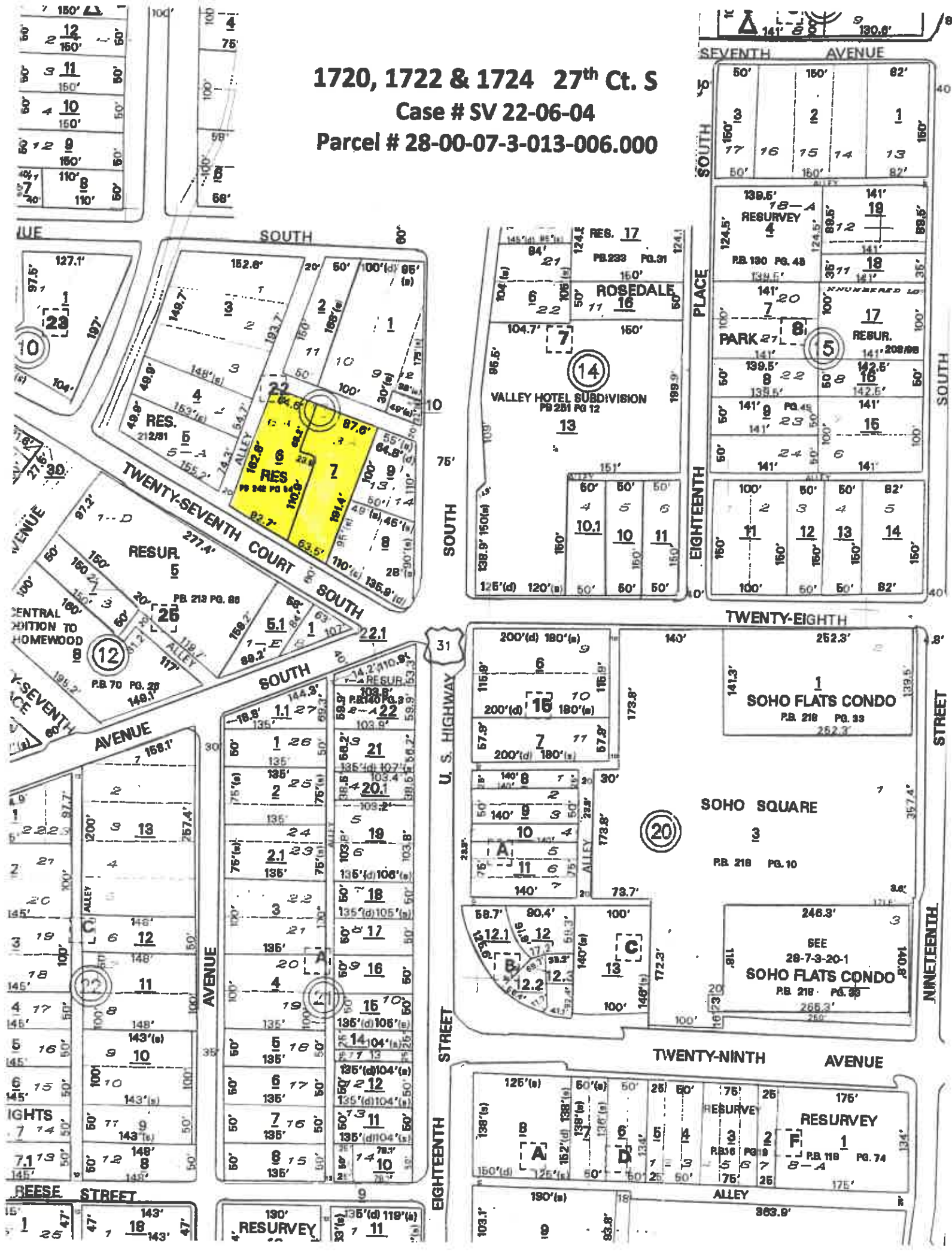
2<sup>nd</sup> Option: Join through the app if you already have the Zoom app downloaded:  
Meeting #: 883 5766 5513  
Passcode: 514257

3<sup>rd</sup> 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](mailto: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](http://cityofhomewood.com)) under "Upcoming Meetings/BZA" approximately one week before the scheduled public hearing.

1720, 1722 & 1724 27<sup>th</sup> Ct. S  
Case # SV 22-06-04  
Parcel # 28-00-07-3-013-006.000





# City of Homewood BZA Case Map

1720, 1722, 1724  
27th Court S

SV 22-06-04

Aerial Photo

Subject Property  
Parcels



THE INFORMATION ON THIS DRAWING WAS COMPILED FROM SEVERAL SOURCES AND SHOULD ONLY BE USED FOR GENERAL INFORMATION AND ORIENTATION. THIS DRAWING IS THE PROPERTY OF THE CITY OF 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. 332-6628

