

# Homewood Board of Zoning Adjustments

## Meeting Agenda

Thursday, June 3, 2021, 6:00 P.M.

In Person and Online Via Zoom

City Council Chamber

2850 19<sup>TH</sup> Street South, 2<sup>nd</sup> Floor

Homewood, AL 35209

Persons who prefer to participate in the on-line meeting may do so by clicking on the link in Option 1, or by following the instructions in Option 2 or Option 3:

**Option 1:** Click on the following link: [June 3, 2021 BZA Zoom Meeting](#)

**Option 2:** Zoom App - Meeting ID#: 862 9431 2839 | Passcode: 598451

**Option 3:** By phone: **312-626-6799**

**To comment during the Public Hearing** - When the moderator instructs, enter your name and address into the chat box. When the moderator calls your name, you may proceed with your question and/or comment. Public comment may also be submitted through the City of Homewood website by clicking on the following link: [www.cityofhomewood.com/boards-committees](http://www.cityofhomewood.com/boards-committees) Comments should be submitted no later than 24-hours prior to the meeting and will be provided to board members for their consideration. Please include the address or case number in your comment.

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### 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 – May 6, 2021
- IV. Communications/Reports from Chair & Vice Chair
- V. Old Business

#### *1) Updates to Rules of Procedure and By-Laws*

The Agenda of the Board of Zoning Adjustments is subject to change prior to the scheduled meeting. The Board Chair reserves the right to vary the order of the meeting, if warranted. Questions regarding the agenda and meeting may be directed to the Department of Engineering and Zoning at (205) 332-6854.

VI. New Business

- 1) **Case # SV-21-06-01, 211 West Linwood Drive, Parcel ID No.: 2900131018006.000, Applicant: Jared Bussey, Architectural Cooperative, Property Owner: Hudson Williams** 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 4.25-feet (4-feet, 3-inches), for a total reduction of .75-feet (9-inches), to allow the construction of a master suite and covered porch addition at the rear of an existing, non-conforming single-family residence.
  
- 2) **Case # SV-21-06-02, 433 Hillwood Drive, Parcel ID No.: 2900133011008.000, Applicant: Richard Pace, Pace Construction Company, Property Owner: John Woods** 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 (south) property line from 10-feet to 7.8-feet (7-feet, 10-inches), for a total reduction of 2.2-feet (2-feet, 2-inches), to allow construction of a master suite and screened porch addition at the rear of an existing, non-conforming single-family residence.
  
- 3) **Case # SV-21-06-03, 214 Edgewood Boulevard, Parcel ID No's: 2900132026010.000 2900132026010.001, 2900132026010.002, 2900132026010.003, 2900132026010.004, Applicant: Patrick Lancaster, CCR Architecture & Interiors, Property Owners: Clayton and Rachel Mobley**
  - a) A request for a Variance to Article V, Section D (3), Homewood Zoning Ordinance, to allow the placement of an accessory structure (swimming pool) in a secondary front yard (Roseland Drive).
  - b) A request for a Variance to Article IV, Section A, (3) Development regulations, e. Maximum Building Height, to increase the height of a single family from 35-feet to 46-feet, 5-inches, for a total increase of 11-feet, 5-inches, in order to construct an addition to an existing single-family residence.

VII. Presentations and Communications to the Board

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 Department of Engineering and Zoning at (205) 332-6854.

COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance

☐

VARIANCE

☐

APPEAL

ADDRESS OF PROPERTY: 211 West Linwood Drive

BZA CASE # (assigned by city staff): SV# 21-06-001

APPLICANT INFORMATION

Name of Applicant (s): Jared Bussey

Address of Applicant(s): 1604 28th Avenue South

Homewood

AL

35209

City

State

Zip

Telephone Number(s) of Applicant(s): 205-533-3563

Email : jaredb@architecturalcooperative.net

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): Hudson Williams

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

Same

City

State

Zip

Email :

Redacted by City Staff

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: 29-00-13-1-08-006.000

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

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

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

PRESENT ZONING (per current City map): NPD

COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance

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

The existing house has a nonconforming condition at the rear of the property.

The Owner wishes to extend the master bedroom at this condition and add a porch.

The Variance requests that we maintain the existing non-conforming condition  
with the addition.

We need 9" Variance to do so.

**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 <b>NOW</b> exist	Setback dimensions <b>AFTER</b> construction	FINAL Setback Variance Requested
Front Bldg. Setback Street:		36.9'	36.9' Same	
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback	9'	7.9'	7.9' Same	
Left Bldg. Setback	5'	4.6'	4.25'	0.75'
Rear Bldg. Setback		65'		
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.*

Redacted by City Staff

Signature of Applicant

5-12-21

Date

Redacted by City Staff

Signature of Owner

5/12/21

Date

Signature of Owner

Date



City of Homewood

211 W Linwood Dr.

SV 21-06-01

Aerial Photo

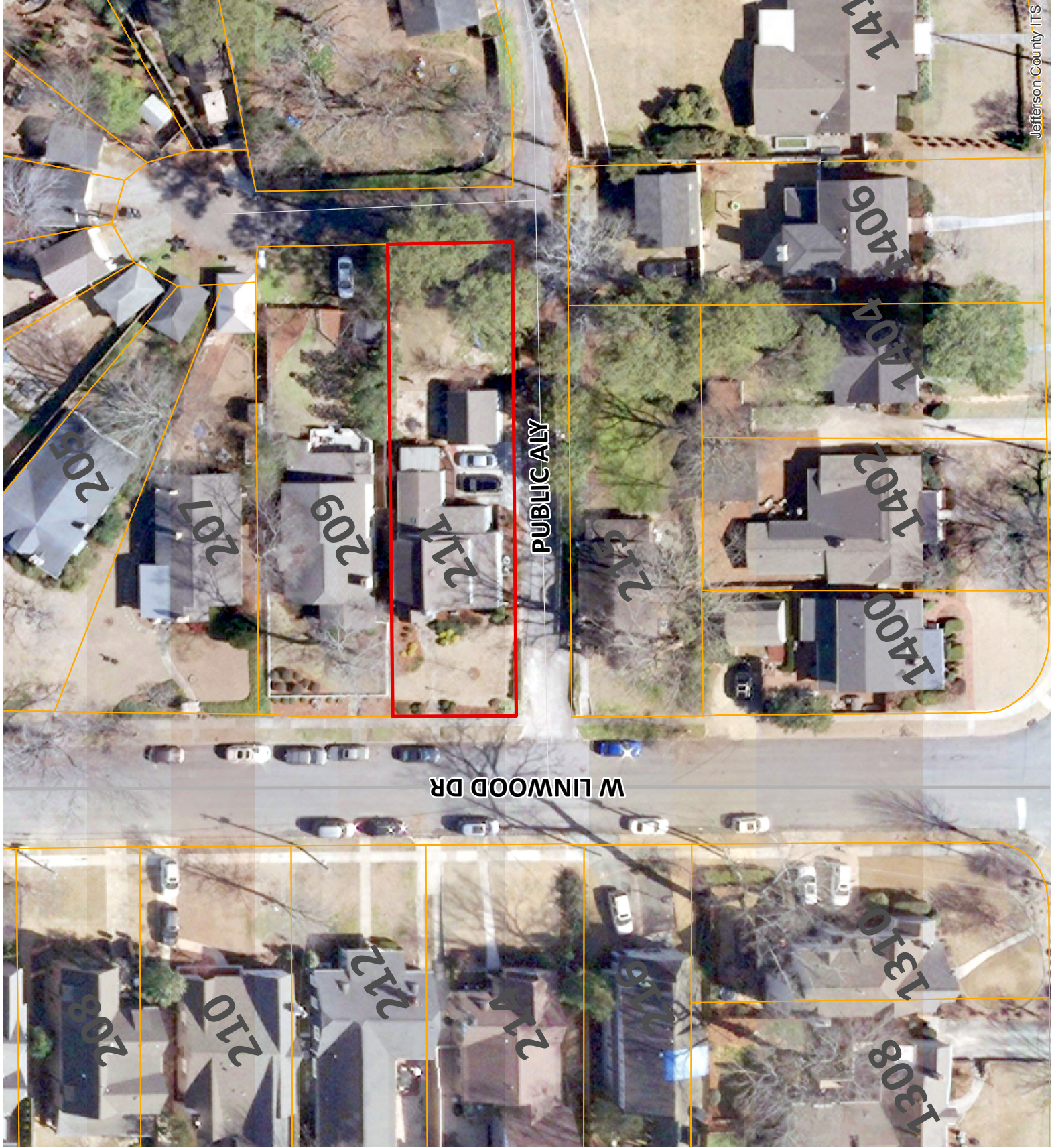
Subject  
Property  
Parcel



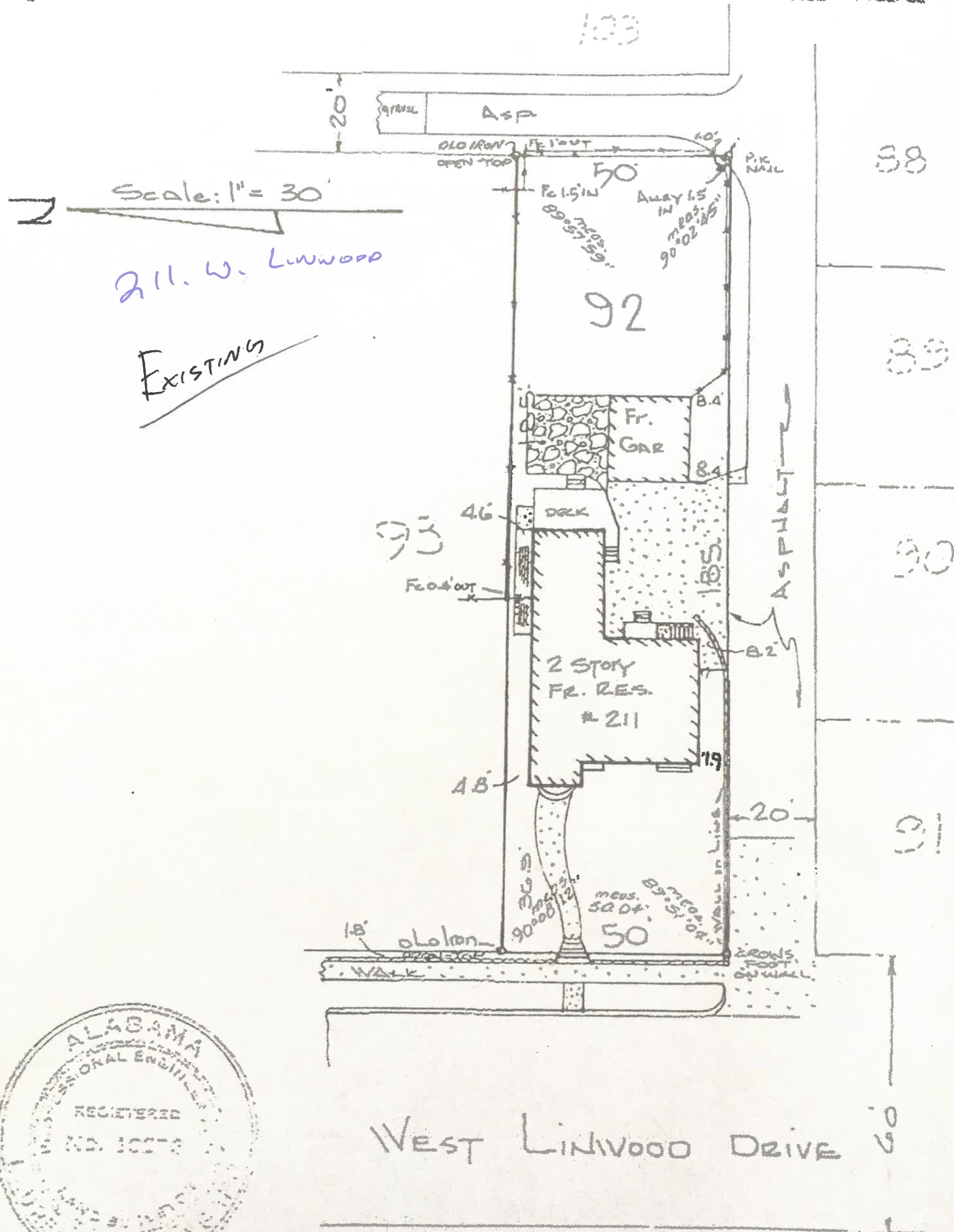
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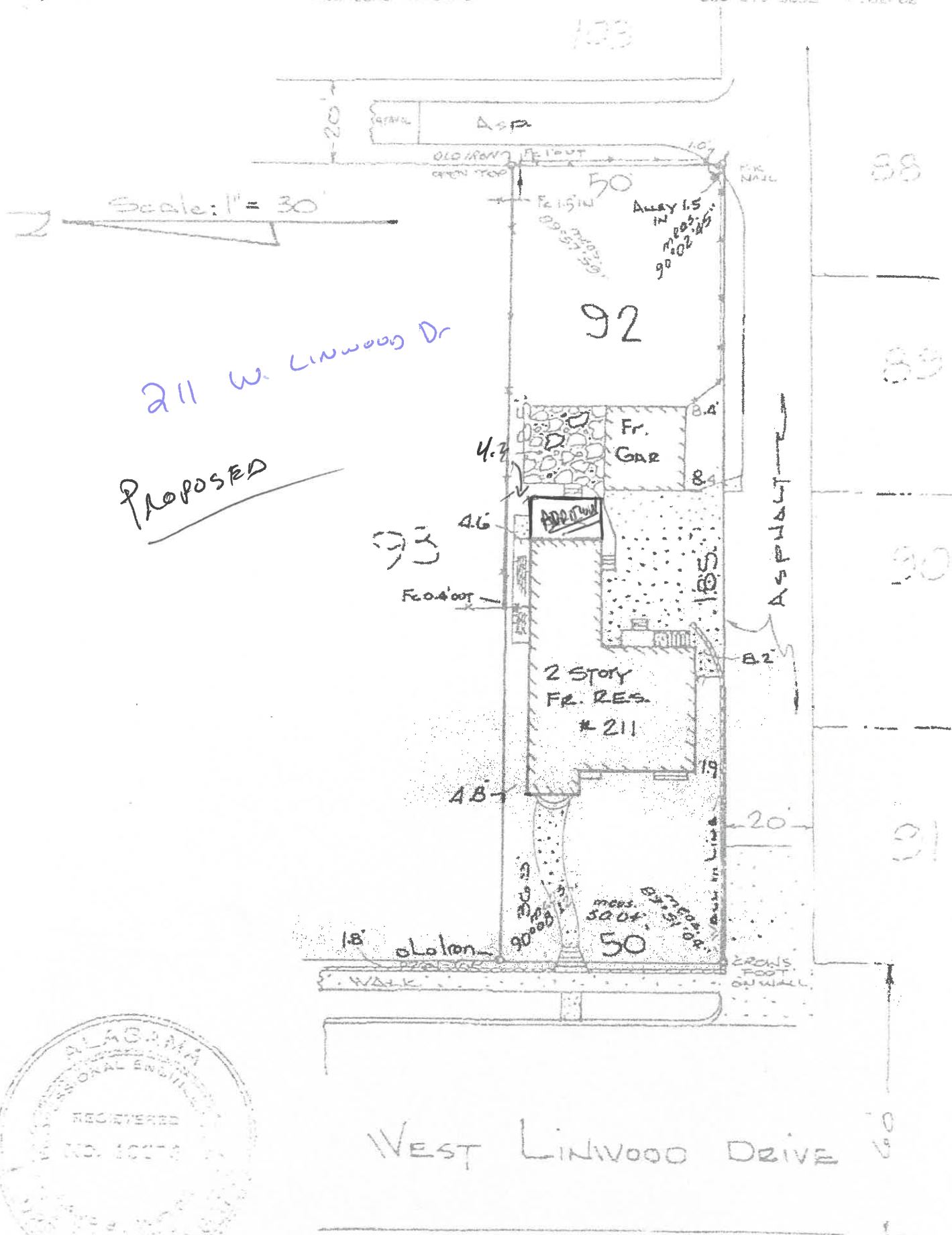
THE INFORMATION ON THIS DRAWING WAS COMPILED FROM SEVERAL SOURCES AND SHOULD ONLY BE USED FOR GENERAL INFORMATION AND ORIENTATION. THIS DRAWING IS THE PROPERTY OF THE CITY OF HOMWOOD AND ITS USE BY ANYONE FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE CITY OF HOMWOOD IS PROHIBITED.

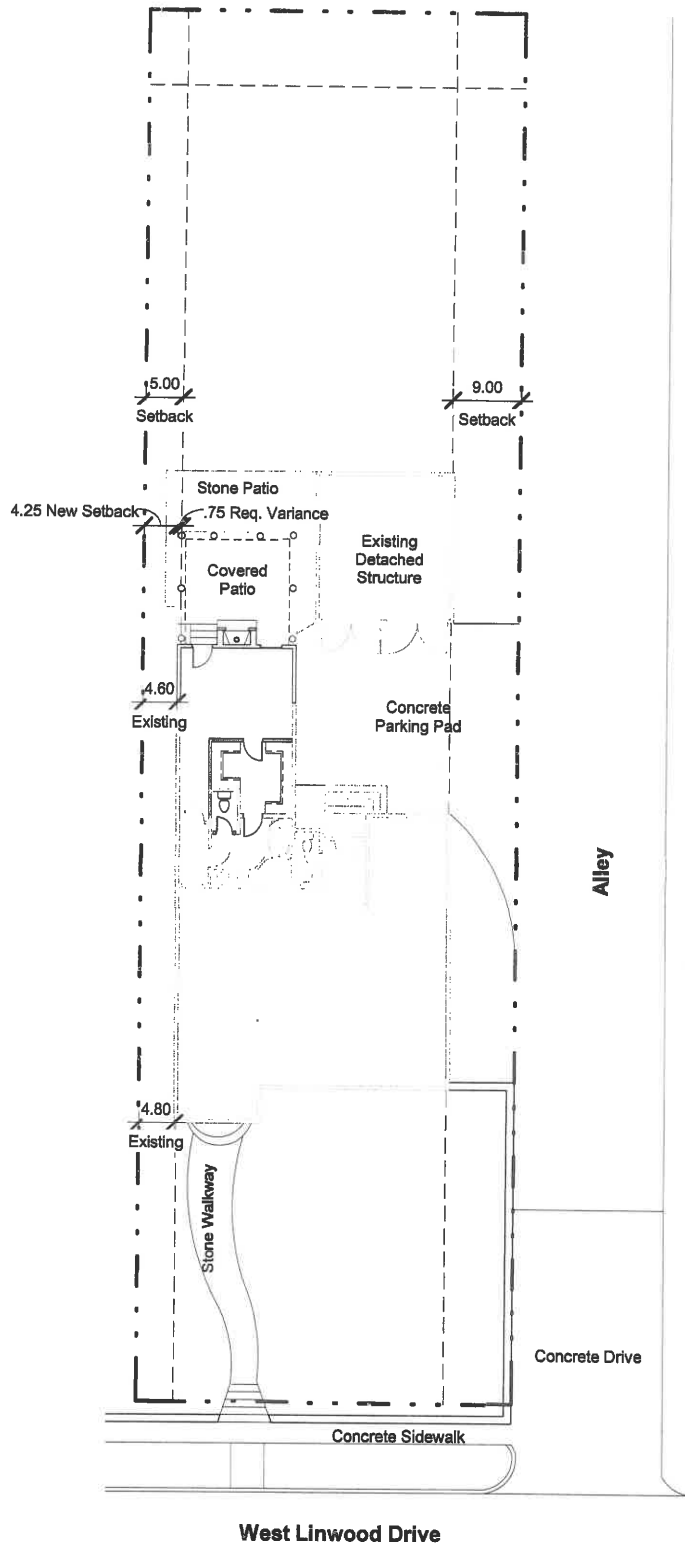
ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 332-6828



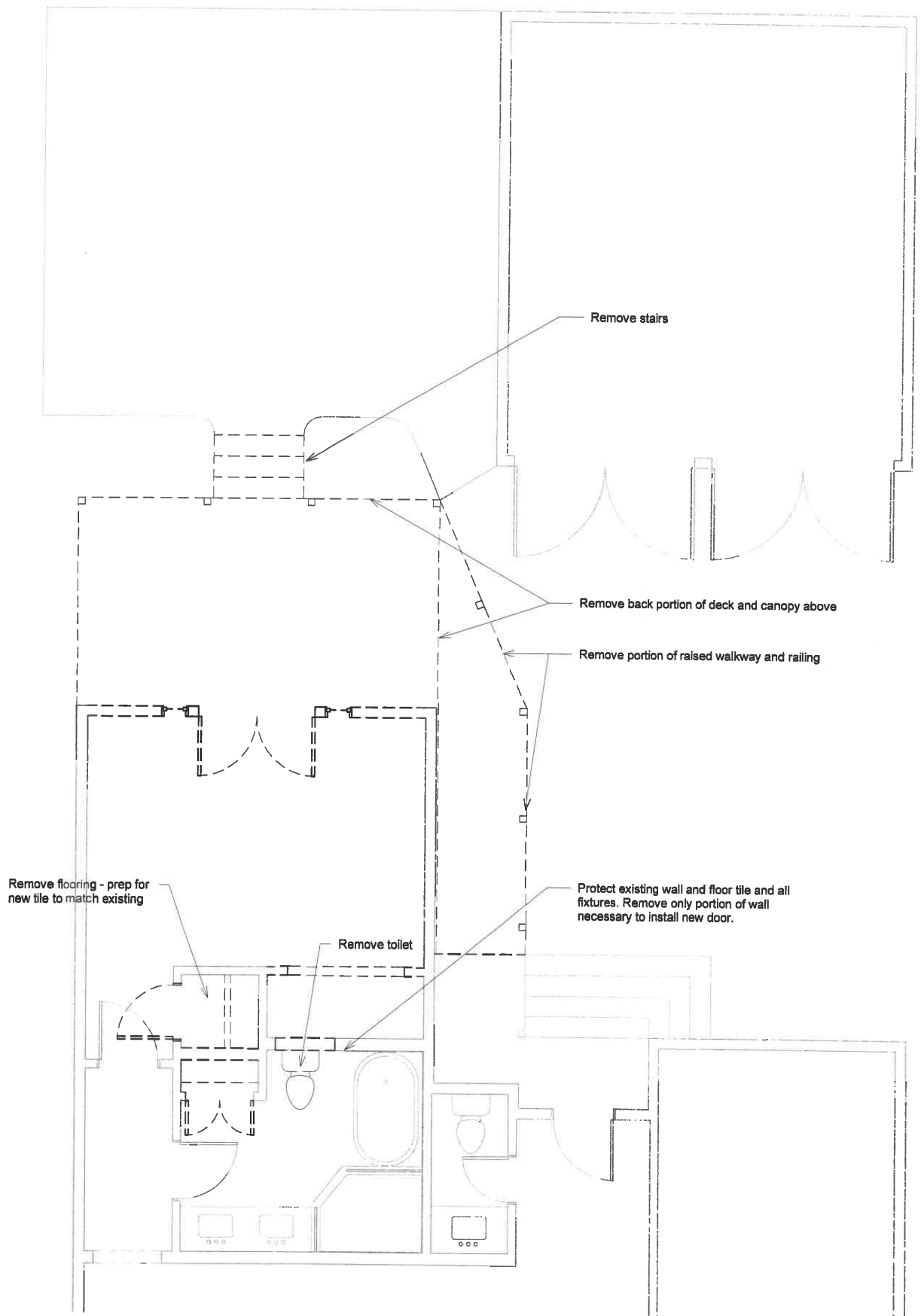








Property Area: 9,244 sf  
 Total Allowable Impervious Area: 4,622 sf  
 Actual Impervious Area: 3,560 sf  
 Percent Coverage: 39%





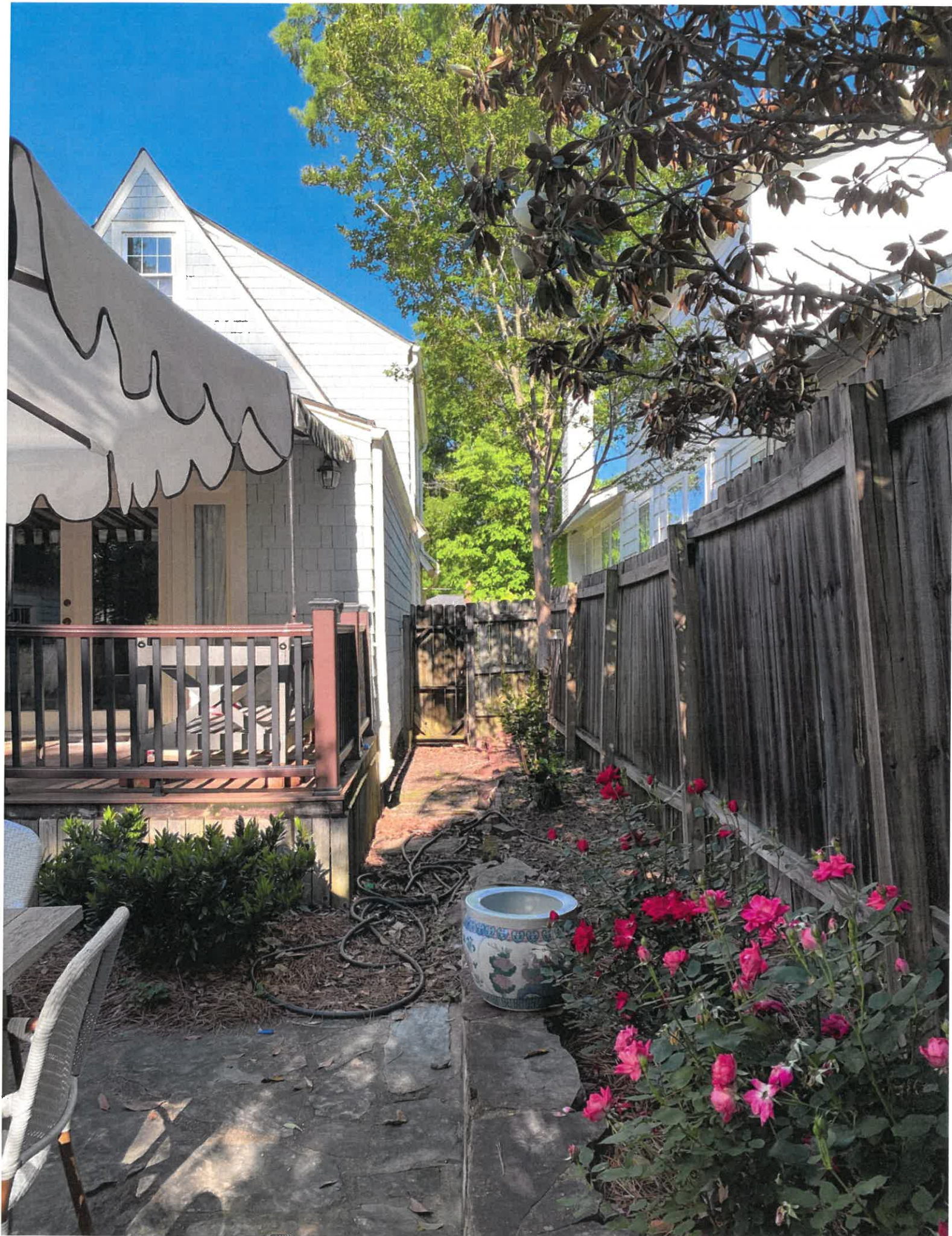














COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY:

133 Hillwood Drive Homewood, AL 35209

BZA CASE # (assigned by city staff):

SV 21-06-02

APPLICANT INFORMATION

Name of Applicant (s):

Richard Pace / Pace Construction Co. LLC

Address of Applicant(s):

1805 Valgreen LN

City

Hoover

State

AL

Zip

35226

Telephone Number(s) of Applicant(s):

205-369-3982

Email :

rapace@paceconstructionllc.com

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):

John Woods

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

Same

City

State

Zip

Email :

Redacted by City Staff

Telephone Number(s) of Owner(s):

Redacted by City Staff

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

PARCEL IDENTIFICATION NUMBER:

29-00-13-3-011-008.000

PRESENT USE: \_\_\_\_\_ vacant

☒ residence

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

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

PRESENT ZONING (per current City map): \_\_\_\_\_

**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 <b>NOW</b> exist	Setback dimensions <b>AFTER</b> construction	FINAL Setback Variance Requested
Front Bldg. Setback Street:	—	—	—	—
Front Bldg. Setback Street: (secondary - corner lot)	—	—	—	—
Right Bldg. Setback	10'	7.8'	7.8'	2.2'
Left Bldg. Setback	—	—	—	—
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.*

Redacted by City Staff

Signature of Applicant

Redacted by City Staff

Signature of Owner

Signature of Owner

5.3.21

Date

5/3/21

Date

Date

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:

I am applying for a 2.2' variance for an addition to the home located at 133 Hillwood Dr, Homewood, AL 35209. The addition that has been designed has been done so for two reasons. The first was to keep the right side of the home in a continuous line in order to be more natural looking with the roof line and to be more aesthetically pleasing overall. The second reasoning, and more important is by building the addition as drawn it would not interfere with the egress of the back left existing bedroom. There are plans in the future to change the windows to a more efficient window and I would like to have that exterior wall free of the addition in order to do so.

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

# LEGEND

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG	LONG CHORD
d	DEFLECTION
Δ	DELTA
ESMT	EASEMENT
HW	HEADWALL
MIN	MINIMUM
MH	MANHOLE
OH	OVERHANG
POR	PORCH
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTIL	UTILITY
AC	ACRES
S.F.	SQUARE FEET
C	CENTERLINE
A/C	AIR CONDITIONER
●	POLE
—X—	ANCHOR
—V—	FENCE
—P—	POWER LINE
PVMT	PAVEMENT
W/TAN	WITH TANGENT
RES	RESIDENCE
GLT	LIGHT
COV	COVERED
■	DECK
■	CONCRETE
■	WALL



STATE OF ALABAMA  
JEFFERSON COUNTY

using Survey

\* ESTATES

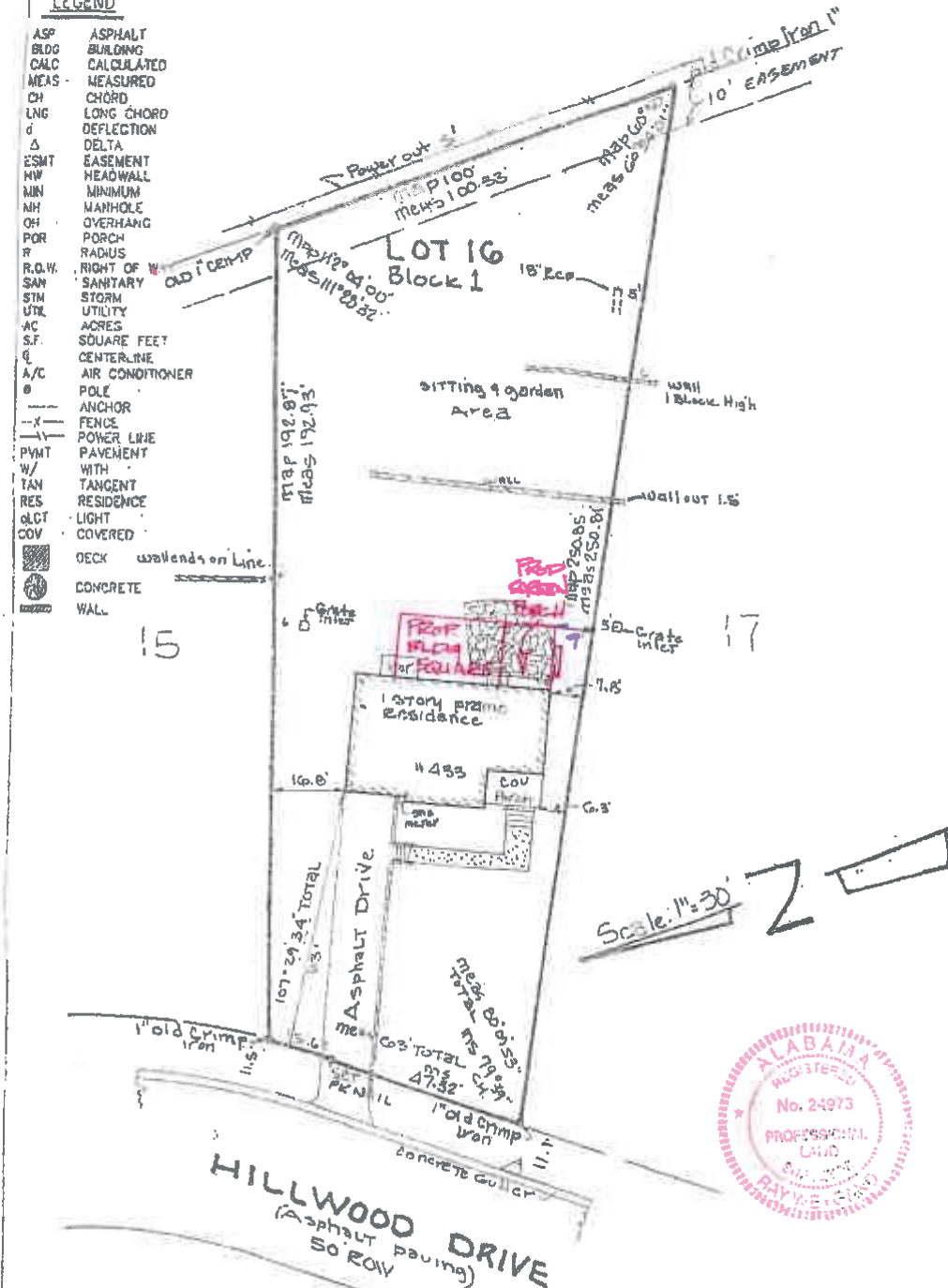
I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 16, Block 1, Hillwood Drive, as recorded in Map Volume 38 Page 19, in the Office of the Judge of Probate, Jefferson County, Alabama; that there are no rights-of-way, easements or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports thereon, including poles, anchors and guy wires, (visible on the surface) on or over said premises except as shown; that there are no encroachments on said lot except as shown; and that improvements are located as shown above. I hereby state 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, according to my survey of MAY 18, 2006. Survey invalid if not sealed in red.

Order No.: 74501  
Purchaser: 74501  
Address: 74501 HILLWOOD DR.

Ray Weygand, Reg. L.S. #25973  
169 Oymoor Road, Homewood, AL 36208  
Phone: (205) 942-0068 Fax: (205) 942-0067  
Copyright ©

Note: (a) No (this) search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, are dead/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, communication or burial lines were not located unless otherwise noted. We do not look for underground sewers or flip manhole covers. (d) The shown north arrow is based on dead/record map. (e) This survey is not transferable, and is only good for 6 years and only good to the person(s) that pays for it at time of survey. (f) Easements not shown on record map are not shown above.

ASP ASPHALT  
BLDG BUILDING  
CALC CALCULATED  
MEAS MEASURED  
CHORD  
LONG LONG CHORD  
DEFLECTION  
DELTA  
EASEMENT  
HEADWALL  
MINIMUM  
MANHOLE  
OVERHANG  
PORCH  
RADIUS  
RIGHT OF WAY  
SANITARY  
STORM  
UTILITY  
ACRES  
SQUARE FEET  
CENTERLINE  
AIR CONDITIONER  
POLE  
ANCHOR  
FENCE  
POWER LINE  
PAVEMENT  
WITH  
TANGENT  
RESIDENCE  
LIGHT  
COVERED  
DECK  
CONCRETE  
WALL



## Online Survey

## \* ESTATES

1. Ray Wayland, a Registered Land Surveyor, hereby certifies to the purchaser of this property at this time, that I have surveyed Lot 16 ~~ALBANY~~ **WOODLAND** \* as recorded in Map Volume **29** Page **79**, in the Office of the Judge of Probate, Jefferson County, Alabama; that there are no rights-of-way, easements or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports and their impediments, poles, anchors and guy wires, (visible on the surface) on or over said premises except as shown; that there are no encroachments on said lot except as shown. Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, ~~experience~~ **experience** and belief, according to my survey of **MAY 18, 2016**.

Order No.: 74501  
Purchaser: Woods  
Address: 433 HILLWOOD DR.

Ray Weygand, Reg. L.S. #24973  
189 Oxmoor Road Homewood, AL 36208  
Phone: (205) 942-0088 Fax: (205) 942-0087

Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles are dead/reckoned map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cements/lines or burial sites were not located unless otherwise noted. We did not look for underground sewers or slip manhole covers. (d) The shown north arrow is based on dead/reckoned map. (e) This survey is not transferable and is only good for 8 years and only good to the person/on that pays for it at time of survey. (f) Easements not shown on record map are not shown above.



City of Homewood

433 Hillwood Dr

SV 21-06-02

Aerial Photo

Subject  
Property  
Parcel



0 10 20 40 60 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 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



Jefferson County ITS





**Owners: John and Lindsay Woods, 433 Hillwood Drive, Homewood, AL 35209**

**Contractor: Richard Pace, Pace Construction Co LLC. 205-369-3982**



# PAGE

## construction

### company llc



PROJECT: 800-000000
DATE: 00/00/00
DESIGNED BY: 0000000000
DATE: 00/00/00
REVISIONS:
SCALE: 1/4" = 1'

REVISION NOTES:
DATE:
REVISION:

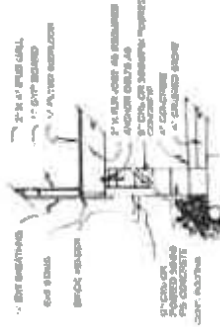
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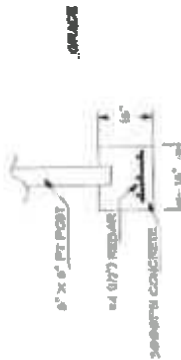
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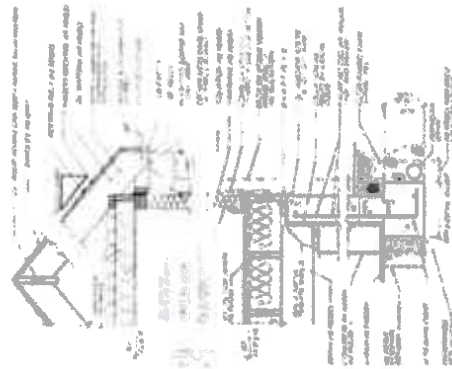




TYP. FOOTING DIAGRAM



TYPICAL DECK FOOTING



TYP. BALL SECTION



TYPICAL CANTILEVER SECTION

**PAGE**  
CONSTRUCTION  
01/10/2011

PROJECT: 2010-10-10
TYPE: 1010101010
LOCATION: 1010101010
DATE: 1010101010
REVISION: 1010101010
SCALE: 1/8\"/>

PROJECT: 2010-10-10
TYPE: 1010101010
LOCATION: 1010101010
DATE: 1010101010
REVISION: 1010101010
SCALE: 1/8\"/>

PROJECT: 2010-10-10
TYPE: 1010101010
LOCATION: 1010101010
DATE: 1010101010
REVISION: 1010101010
SCALE: 1/8\"/>

PROJECT: 2010-10-10
TYPE: 1010101010
LOCATION: 1010101010
DATE: 1010101010
REVISION: 1010101010
SCALE: 1/8\"/>

PROJECT: 2010-10-10
TYPE: 1010101010
LOCATION: 1010101010
DATE: 1010101010
REVISION: 1010101010
SCALE: 1/8\"/>



2007

**CHURCH VILLAGE CHURCH**  
CHURCH VILLAGE CHURCH  
CHURCH VILLAGE CHURCH

SPECIALTY A PLACE TO  
 FIND THE BEST  
 APPROPRIATE  
 CLOTHING  
 100-100-100

## ELECTRICAL PLAN

COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 214 Edgewood Boulevard, Homewood, AL 35209

BZA CASE # (assigned by city staff): ST# 21-06-03

APPLICANT INFORMATION

Name of Applicant (s): Patrick Lancaster

Address of Applicant(s): 2920 1st Avenue South

Birmingham

AL

35233

City

State

Zip

Telephone Number(s) of Applicant(s): 205-324-8864

Email : patrick@ccrarchitecture.com

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): Clayton Mobley and Rachel Mobley

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

1008 Irving Road

Homewood

AL

35209

City

State

Zip

Redacted by City Staff

Email :

Redacted by City Staff

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: 29-00-13-2-026-010.000

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

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

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

PRESENT ZONING (per current City map):

**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:*

<b>CORNER LOT: SEE ATTACHED EMAIL FROM WYATT PUGH</b>	<b>*Required by Zoning Regulations</b>	<b>Setback dimensions As they NOW exist</b>	<b>Setback dimensions AFTER construction</b>	<b>FINAL Setback Variance Requested</b>
Front Bldg. Setback Street:	25' MIN	91'-0"	91'-0"	NO
Front Bldg. Setback Street: (secondary - corner lot)	10'-0"	98'-2"	10'-5"	NO
Right Bldg. Setback	10'-0"	102'-0"	102'-0"	NO
Left Bldg. Setback	10'-0"	71'-6"	11'-0"	NO
Rear Bldg. Setback	N/A	N/A	N/A	N/A
Accessory Structure Setback: side/rear	N/A	N/A	N/A	N/A
	As Required	Existing NOW	Proposed	Variance Required
Lot Area		61,425	61,425	NO
Lot Width		300'	300'	NO
Parking	2 / UNIT	3	3	NO
Height of Structure	35'	29'-0"	46'-5"	YES
Lot Coverage	50%	5%	12%	NO

\*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

**Redacted by City Staff**

Date

May 3, 2021

Signature of Owner

**Redacted by City Staff**

Date

May 3, 2021

Signature of Owner

Date

May 3, 2021



**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:

**Fence Variance Request -**

As part of the work being proposed for the Pink House, we are seeking a fencing solution that accomplishes and balances the following four goals:

1. Protecting the historical integrity of the home’s interior gardens, especially those facing Edgewood Blvd.
2. Minimizing the disturbance of the hedge that runs along the perimeter of the gardens while providing enough room to make future plantings possible.
3. Building upon and seamlessly integrating the existing garden elements instead of demolishing or duplicating them.
4. Providing the required protective barrier for the proposed pool that matches the historical character of the Pink House. (note: this is required by the International Bldg Code)

The fencing solution shown on the site plan allows us to meet the first goal by avoiding the interior gardens completely. By striving to integrate the fence onto the existing low wall along Edgewood Blvd, we would be able to achieve both the second and third goal. Otherwise, if we try to hide the fence within the existing perimeter hedge, we would not be able to build it in a clean, straight line due to the fact that we would need to weave it among existing vegetation. The existing low wall, after repairs and minor work, would be used to help achieve the fourth goal – providing a barrier that matches the historical character and aesthetic of the house.

If the pool’s location is approved, putting a requisite fence immediately around the pool would be against the code for fences and would also compromise the historical aesthetic of the property. We can still fulfill the pool fence requirement by instead placing a fence with low visual impact around the entire property in a way that builds upon the established historical wall that already is in place along the perimeter. Adding onto the established wall maintains the historical aesthetic of the property.

**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): Fence Variance Request

\_\_\_\_\_  
\_\_\_\_\_

**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:

**Height Variance Request**

The hardship placed on this property stems from the need to preserve the unique historic character of the existing house and gardens while also providing a desirable living accommodation for the owners. In its present form, the residence requires substantial renovation and redevelopment in order to be a viable single-family home. The building materials used in the original structure are especially fragile, preventing the owners from making drastic changes to the internal footprint for fear of causing further damage. By repairing and restoring the Pink House rather than remodeling it, no load bearing walls or external walls will be compromised, which protects the historic integrity of the Pink House, but does not make it a viable option for a growing family. We have exhausted all options and think that the requested addition is the strongest viable option to preserve the Pink House as a unified lot and a single-family residence. The historical elements of the current residence as well as the integral gardens surrounding the residence necessitate minimizing the footprint of the addition and strategically placing this addition in its proposed site. When combined with the slope of the lot, these elements together create the hardship giving rise to this variance request.

As shown in the drawings, the overall height of the proposed rear addition to the Pink House is under the 35' neighborhood home building requirement as measured from its front door facing Roseland Drive. If this proposed structure were standing on its own, it would not need a height variance as it would be fully compliant with building regulations. However, because we are proposing an addition in order to establish the property's designation as a single-family home on one lot (rather than having multiple homes on multiple lots), the total height of the proposed structure must be measured from the front door of the existing home, the historic Pink House. Due to the unique slope of this site, we must place the first floor of the new addition at approximately 11'-6" above the first floor of the Pink House. Even though the addition itself would measure below 35' on its own, because it is an addition and because of the hardship of this property's rising slope, we must request a variance to allow the proposed rear addition to exceed the overall height restriction by a total of 11'-6".

**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**

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

**Pool Location Variance Request -**

As the location of the site is a corner lot, we do not have a rear yard as defined by the zoning ordinance. We are requesting a variance to place the pool in the side lot as shown on the drawing. The proposed location is in keeping with the historic character of the gardens. In addition, placing the pool in our proposed location will extend and enhance the already established historical features of the property and minimize the destruction of mature trees and other key garden features.

**PURPOSE OF VARIANCE**

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

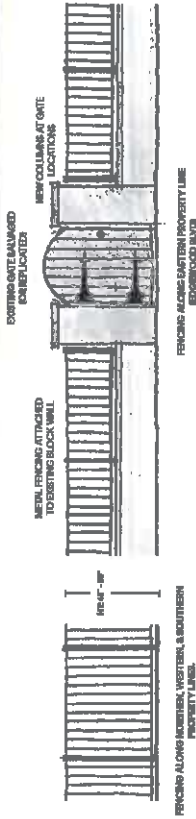
- ☐ the construction of an addition to a residence,
  - ☐ the construction of residence,
  - ☐ the construction of an addition to a commercial structure,
  - ☐ the construction of a commercial structure,
  - ☒ other (describe): Pool Location Variance Request
- 
-





Jefferson County ITS





DESCRIPTION:  
FENCING STAYS AS IS WITH METAL WORK COAT PAINTED BLACK OR ALUMINUM UNPAINTED BLACK OR OTHER DARK COLOR.  
SEE ALONG PROPERTY LINE FOR THE LOCATION OF EXISTING LOW BLOCK WALL (TO BE COPIED WITH ATTACHED TO MATCH LINE OF EXISTING FENCE).  
SEE ALONG RODEL AND DRIVE ALLEY A NEAR BORDER PROPERTY TO BE METAL FENCING COPIED WITH ATTACHED TO MATCH LINE OF EXISTING FENCE IN LANDSCAPING ALONG PROPERTY LINE.

TOP LEFT:  
EXISTING IRON GATE ON RODEL AND DRIVE TO BE KEPT/RESTORED  
TOP RIGHT:  
EXISTING WOODEN GATE ON EXEWOOD BLVD TO BE RESTORED/REBUILT  
BOTTOM LEFT:  
EXISTING METAL FENCE ON WALL ON RODEL AND DRIVE

FENCE OPTION 1

EXISTING GATES



ROSELAND DRIVE

EDGEWOOD BLVD

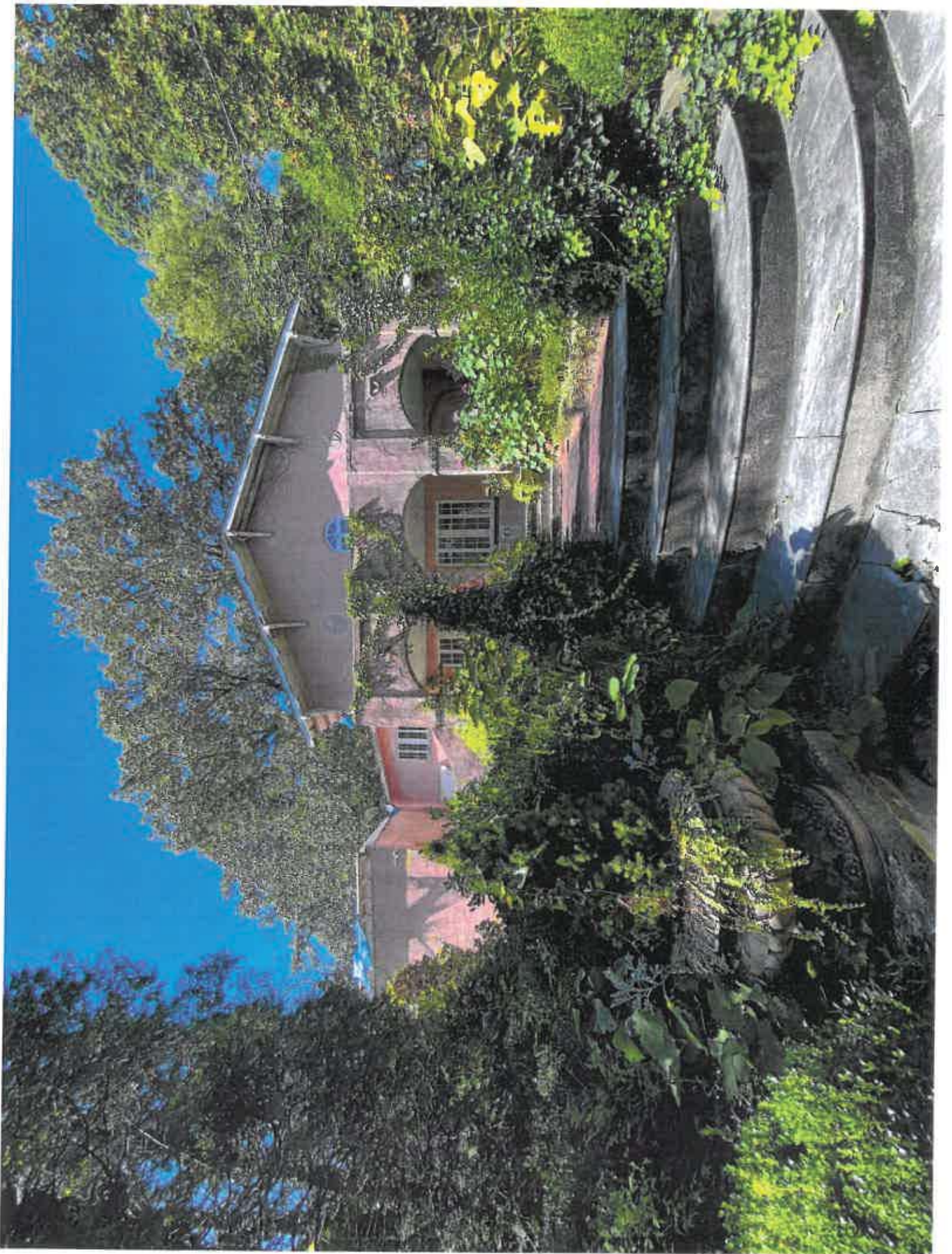


























COHEN CAN-GO REMODELS  
214 EDGEWOOD BOULEVARD  
HOMER, AL 35209

# 20105 MOBLEY RESIDENCE 214 EDGEWOOD BOULEVARD HOMER, AL 35209

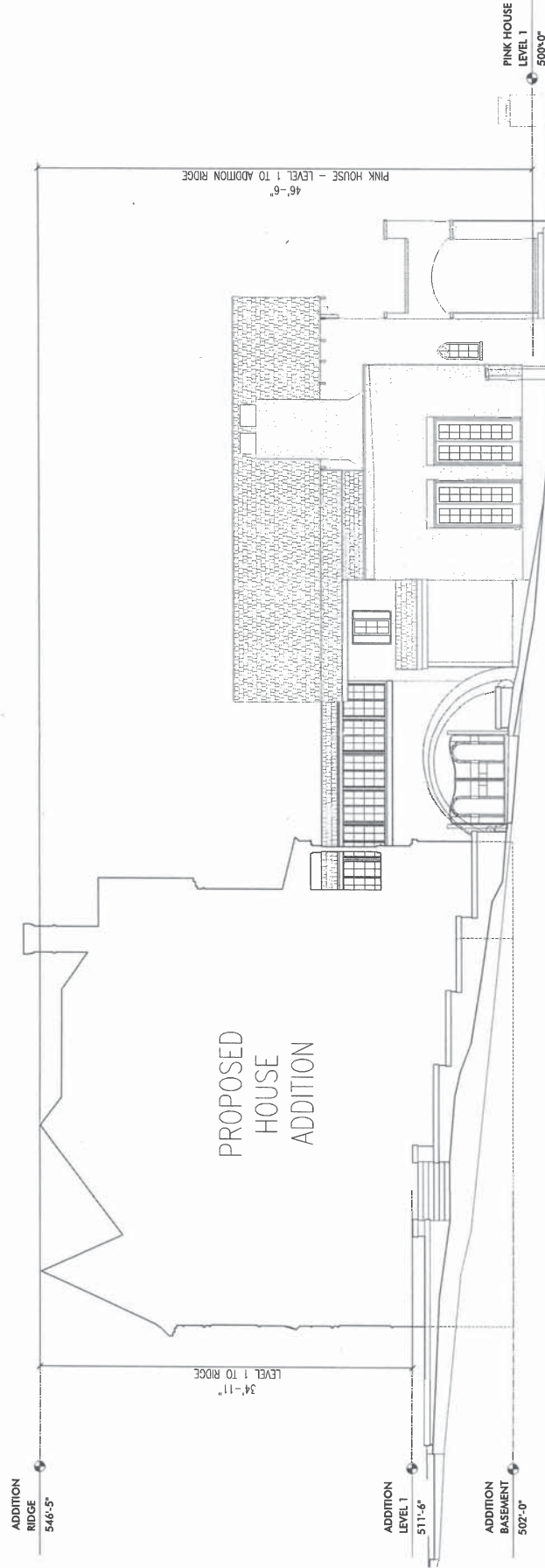
DATE:  
08/24/2021

REVISIONS:

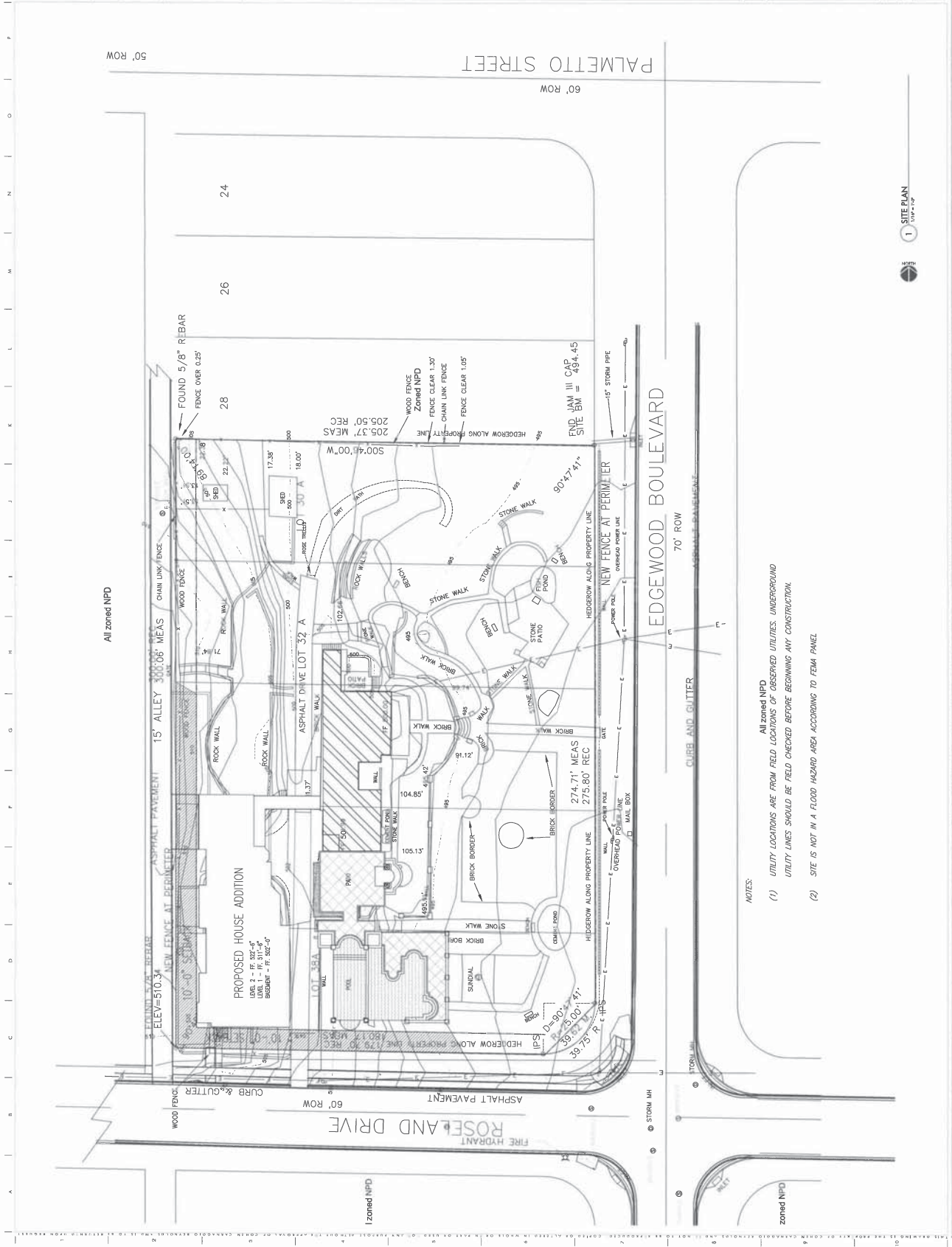
JOB NUMBER:  
20105

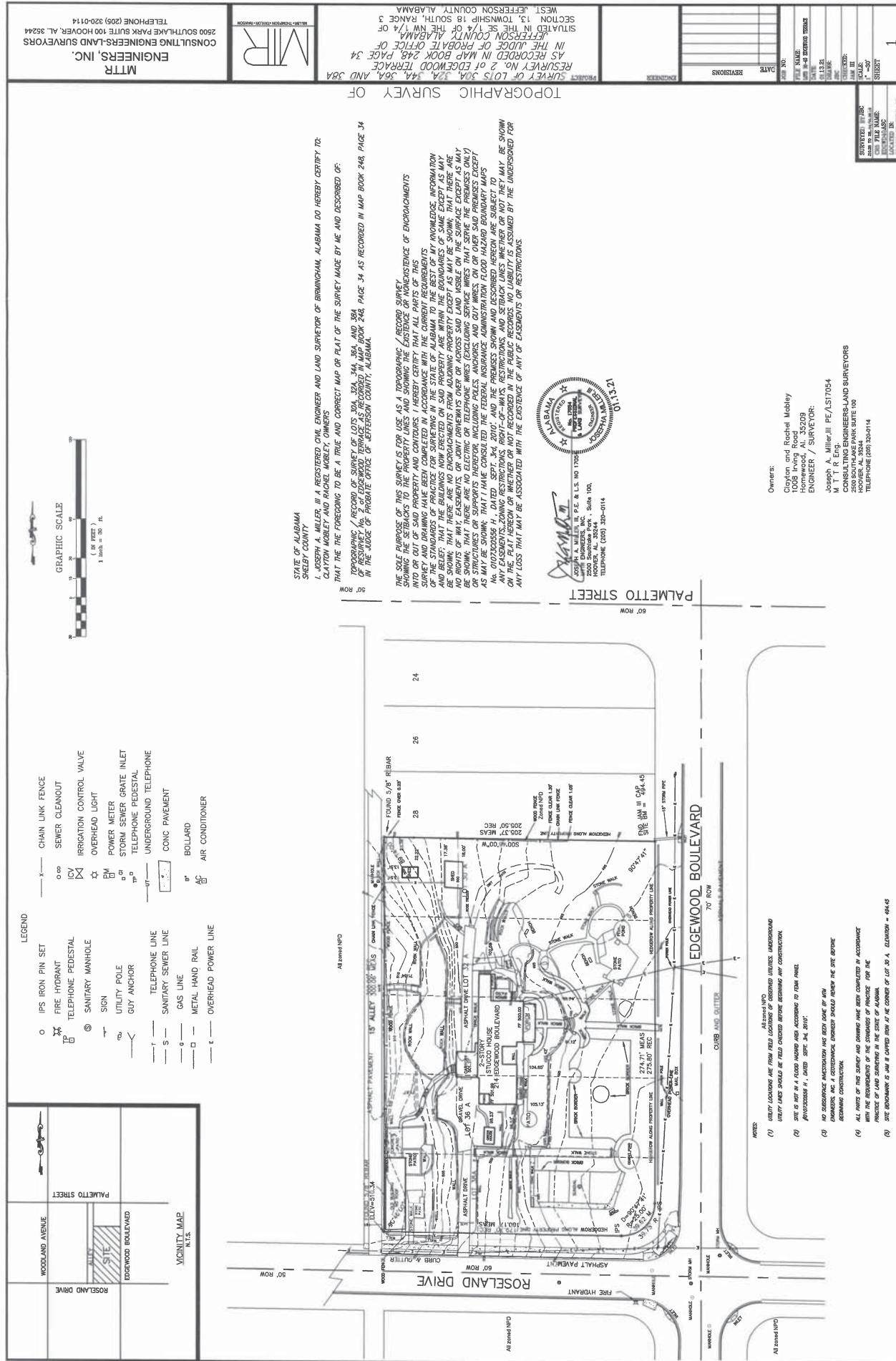
SHEET NUMBER:  
A3.1

1 SOUTH ELEVATION  
1/8" = 1'-0"









**PARCEL #:** 29 00 13 2 026 010.000  
**OWNER:** ELLIS SCOTT D & HOLLEY M  
**ADDRESS:** 31 INVERNESS CENTER PARKWAY SUITE 415  
 BIRMINGHAM ..  
**LOCATION:** 214 EDGEWOOD BLVD HOMEWOOD AL 35209

**Baths:** 0.0 **H/C Sqft:** 0  
**16-004.0** **Bed Rooms:** 0 **Land Sch:** G2  
**Land:** 335,000 **Imp:** 0 **Total:** 335,000  
**Acres:** 0.000 **Sales Info:** 08/12/2020  
**\$2,300,000**

<< Prev Next >> [ 1 / 0 Records ] Processing...

Tax Year : 2020 ▼

SUMMARY LAND BUILDINGS SALES PHOTOGRAPHS MAPS

#### LAND COMPUTATION

	Code	Acorage	Square Foot	Market Value	CU. Value
SITE VALUE	3	111 HOUSEHOLD UNITS	0	\$335,000.00	

#### ROLLBACK/HOMESITE/MISCELLANEOUS

#### LEGAL DESCRIPTION

SUB DIVISON1: RESUR LOTS 30 & 32 & 34 & 36 & 38 & 40 EDGEWOOD TE  
 SUB DIVISON2: MAP BOOK: 248 PAGE: 34  
 MAP BOOK: 0 PAGE: 0

PRIMARY BLOCK: SECONDARY BLOCK:  
 PRIMARY LOT: 38A SECONDARY LOT:

**METES AND BOUNDS:** LOT 38A RESURVEY OF LOTS 30 & 32 & 34 & 36 & 38 & 40 EDGEWOOD TERRACE PLAT BOOK 248 PAGE 34

#### SALES INFORMATION

8/12/2020	\$2,300,000.00	4	BOOK:2020 PAGE:094764	Land & Bulding	MOBLEY CLAYTON & RACHEL ✓
9/27/2019	\$2,200,000.00	2	BOOK:2019 PAGE:104321	Land & Bulding	ELLIS SCOTT D & HOLLEY M
11/1/2004	\$486,400.00	0	BOOK:200415 PAGE:000378	Land & Bulding	
5/1/1987	\$169,500.00	1	BOOK:165 PAGE:000110	Land & Bulding	