

# **Homewood Board of Zoning Adjustments**

## **Meeting Agenda**

**Thursday, July 1, 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, Alabama 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: [July 1, 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 – June 3, 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-21-07-01, 2913 Parkridge Drive, Parcel ID No.: 2900124014032.000, Applicants/Property Owners: Jennings ("Chlp") and Susan Bargainer**  
*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 (northeast) property line from 5-feet to 3.3-feet (3-feet, 4-inches), for a total reduction of 1.7-feet (1-foot, 8-inches), to allow for the construction of a bathroom in a currently unroofed area located between the rear of the house and the covered porch, of an existing, non-conforming single-family residence.*
- 2) Case # SV-21-07-02, 406 Broadway Street, Parcel ID No.: 2900133004014.000, Applicant/Property Owner: Rebecca Rhodes**  
*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 (north) property line from 9-feet to 3.6-feet (3-feet, 7-inches), for a total reduction of 5.4-feet (5-feet, 5-inches), to allow for the construction of interior living space, and an unroofed deck, with a height in excess of 5-feet above grade, at the rear of an existing, non-conforming single-family residence.*
- 3) Case # SV-21-07-03, 514 Edgeland Place, Parcel ID No.: 2900133007004.000, Applicants/Property Owners: Mike and Lynn Simmons**  
*A variance to City of Homewood Zoning Ordinance Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 1. Front, to reduce the front setback, along Edgeland Place, from 30-feet to 20-feet, for a total reduction of 10-feet, in order to construct a new single-family residence.*
- 4) Case # SV-21-07-04, 1117 South Shadesview Terrace, Parcel ID 2900242002066.000, Applicants/Property Owners, Benjamin Edward Mahaffey and Lindsey Mahaffey**  
*A variance to City of Homewood Zoning Ordinance Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 1. Front, to reduce the setback along the secondary front property line, along Windhaven Road, from 10-feet to 5.2-feet (5-feet, 2-inches), for a total reduction of 4.8-feet (4-feet, 10-inches), in order to allow for the construction of a master suite and guest bedroom addition, at the side of an existing, non-conforming 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: 2913 PARKRIDGE DRIVE 35209

BZA CASE # (assigned by city staff): SV 21-07-01

APPLICANT INFORMATION

Name of Applicant(s): "CHIP" JENNINGS & SUSAN BARGANIER

Address of Applicant(s): 2913 PARKRIDGE DRIVE

Homewood City AL State 35209 Zip SUSAN

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

Email: barganierconstn@bellsouth.net

Property Interest of Applicant(s): OWNER / CONTRACTOR  
(i.e., owner, contract purchaser, agent, architect, contractor, developer, etc.)

OWNER INFORMATION - If different from Applicant

Name of Owner(s): SUSAN JOHNSTON BARGANIER

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: 29-00-12-4-014-032.000

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

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

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

PRESENT ZONING (per current City map): (SINGLE FAMILY) 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:

- ~~EXISTING ALLEYWAY EXISTING (BEFORE 1923) WIDE~~
  - EXISTING NON-CONFORMING 40' WIDE LOT
  - MAINTAIN INTEGRITY OF EXISTING HOUSE (BUILT 1923)
  - MAINTAIN EXISTING VARIANCE (3.7') - JUST EXTENDING
  - GIVE FOUNDATION MORE SOLID BEARING ON SOIL
  - MAKE HOUSE EXTERIOR MORE LIKE MAIN HOUSE
  - ADD BATHROOM TO IMPROVE UTILITY OR RECREATION
  - ALINE PORCH BRICK PIER W/ MAIN HOUSE & NEW ADDITION IN BETWEEN
- current setback is 3.4-ft

LOT

PAWS PICS

**PURPOSE OF VARIANCE**

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

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

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

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

**INDICATE THE FOLLOWING**

*The following information can be completed when applying but applicant must bring a survey to verify:*

	*Required by Zoning Regulations	Setback dimensions As they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback Street:				
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback	X 5	4.3	3.3	1.7
Left Bldg. Setback	9	10.1'	10.1'	
Rear Bldg. Setback				
Accessory Structure Setback: side/rear				
	As Required	Existing NOW	Proposed	Variance Required
Lot Area		69,877.6		
Lot Width		140'		
Parking		2		
Height of Structure		1-Story		
Lot Coverage				

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

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

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

Signature of Applicant

Date

Signature of Owner

Date

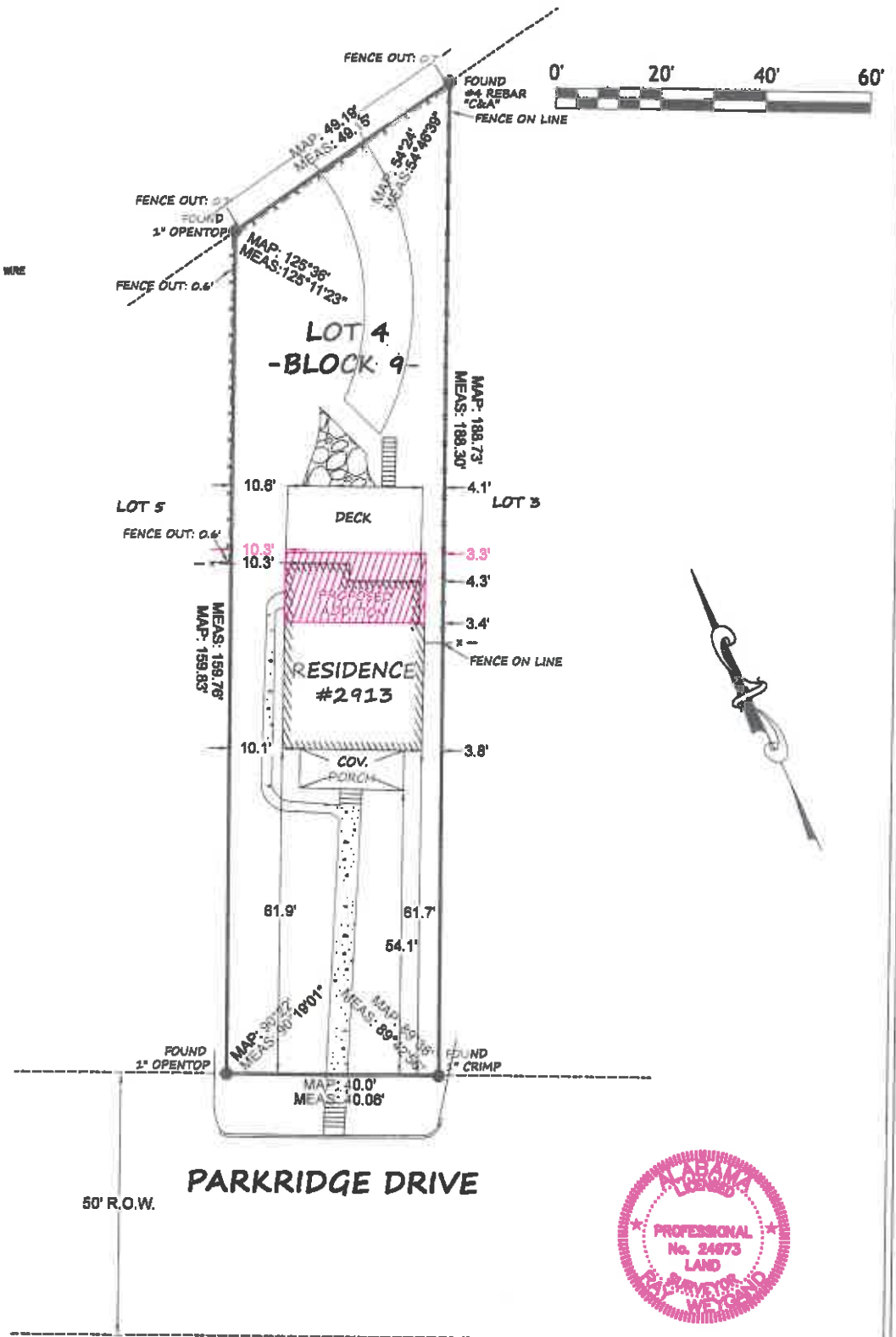
Signature of Owner

Date

\$100.00 CHECK PAID 5/13/21 w/ac#5446

# LEGEND

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG	LONG CHORD
d	DEFLECTION
Δ	DELTA
EBMT	EASEMENT
HW	HEADWALL
MN	MANHOLE
OH	OVERHANG
PO	PORCH
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTIL	UTILITY
AC	ACRES
S.F.	SQUARE FEET
CL	CENTERLINE
A/C	AIR CONDITIONER
•	POLE
—X—	ANCHOR
—X—	FENCE
—X—	OVERHEAD UTILITY WIRE
PAVT	PAVEMENT
W/TAN	WITH TANGENT
RES	RESIDENCE
LOT	LOT
COV	COVERED
DECK	DECK
CONC	CONCRETE
WALL	WALL
COLUMN	COLUMN



STATE OF ALABAMA  
JEFFERSON COUNTY

"PLOT PLAN"

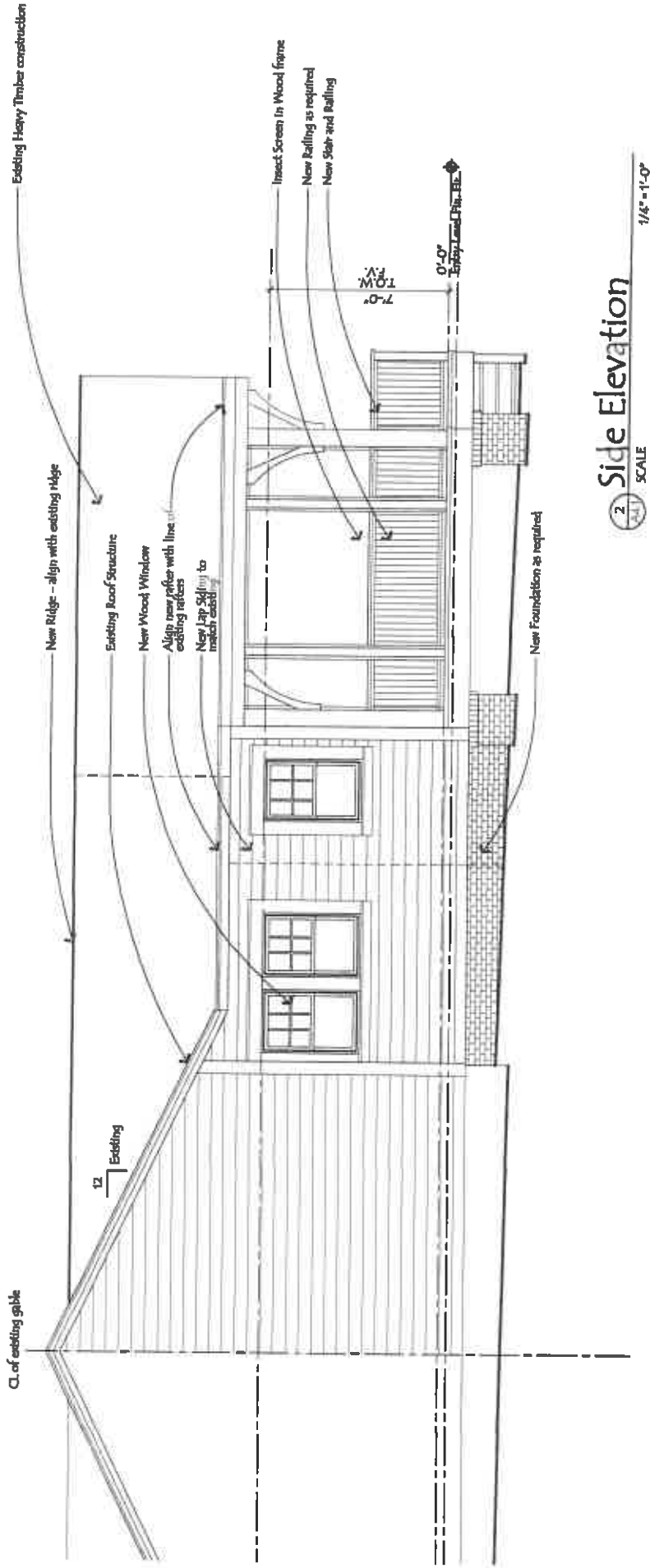
I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 4, Block 9, BESSMER COAL IRONS & LAND CO'S ADDITION TO ROSEDALE, as recorded in Map Volume 14, Page 56, in the Office of the Judge of Probate, Jefferson County, Alabama. 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 JUNE 14, 2021. Survey invalid if not sealed in red.

Order No. 20210727  
Purchaser:  
Address:

Ray Weygand, Reg. L.S. #24673  
169 Osborn Road, Homewood, AL 35209  
Phone: (205) 942-0086 Fax: (205) 942-0087  
Copyright ©

**WEYGAND**  
SURVEYORS

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/referenced map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on dead/referenced map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.



2 Side Elevation  
SCALE 1/8" = 1'-0"





1  
A2.1

SCALE

 $1/4" = 1'-0"$





















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

June 25, 2021

Chip & Susan Bargainer  
2913 Parkridge 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-21-07-01, 2913 Parkridge Drive, Parcel ID No.: 2900124014032.000, Applicants/Property Owners: Jennings ("Chip") and Susan Bargainer** 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 (northeast) property line from 5-feet to 3.3-feet (3-feet, 4-inches), for a total reduction of 1.7-feet (1-foot, 8-inches), to allow for the construction of a bathroom in a currently unroofed area located between the rear of the house and the covered porch, of an existing, non-conforming single-family residence.

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, July 1, 2021 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 on-line meeting to present their case.

Sincerely,



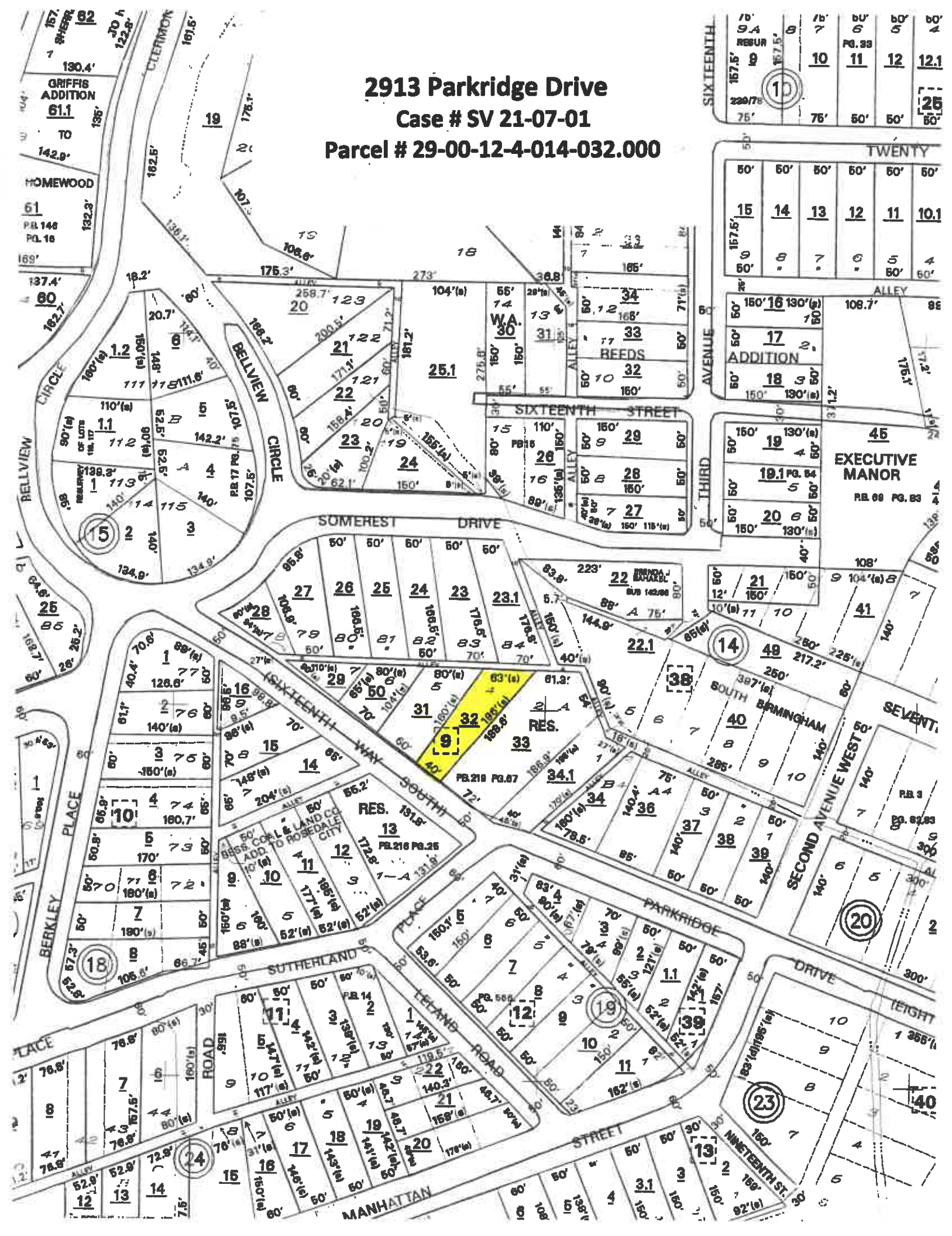
Vicki Smith, AICP  
Zoning Supervisor

BZA Case File#: SV 21-07-01

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



**Parcel # 29-00-12-4-014-032.000**





**City of Homewood**  
**BZA Case Map**

**2913 Parkridge Dr.**

**SV 21-07-01**

**Aerial Photo**



Parcel



Subject Property



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. 332-6528





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

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



**VARIANCE**



**APPEAL**

**ADDRESS OF PROPERTY:** 406 Broadway Street

**BZA CASE # (assigned by city staff):** SV 21-07-02

**APPLICANT INFORMATION**

**Name of Applicant (s):** Rebecca Rhodes

**Address of Applicant(s):** 406 Broadway Street

Homewood  
City

AL  
State

35209  
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:** 29-00-13-3-004-014.000

**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 shape of lot will not allow for addition of appropriate size.

Shifting the structure on the lot would create a "not as attractive" structure consistent with style of home.

A variance would allow for structure with attractive finishes that will blend seamlessly 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**

**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	9'	4'	3.6'	5.4'
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	max 50%			

\*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.*

*Rebecca W. Rhodes*

Signature of Applicant

*5/21/21*

Date

Signature of Owner

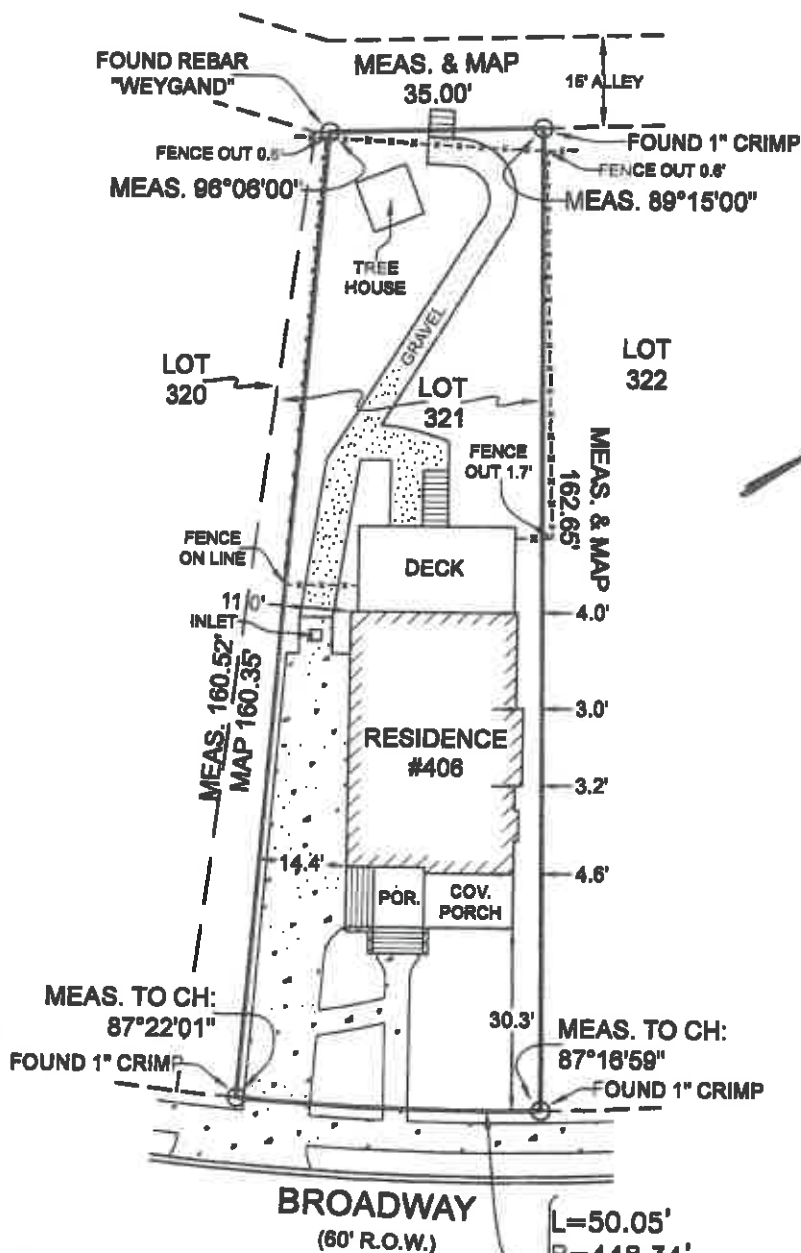
Date

Signature of Owner

Date

# LEGEND

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG	LONG CHORD
d	DEFLECTION
Δ	DELTA
ESMT	EASEMENT
HW	HEADWALL
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S.F.	SQUARE FEET
CL	CENTERLINE
A/C	AIR CONDITIONER
•	POLE
—X—	ANCHOR
—X—	FENCE
—X—	OVERHEAD UTILITY WIRE
PVMT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
oLGT	LIGHT
COV	COVERED
■	DECK
●	CONCRETE
□	WALL
□	COLUMN



SCALE: 1" = 30'

STATE OF ALABAMA)  
JEFFERSON COUNTY)

"Property Boundary Survey"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 321, Edgewood, as recorded in Map Volume 8, Page 12, in the Office of the Judge of Probate, Jefferson County, Alabama. 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 March 25, 2021. Survey invalid if not sealed in red.

Order No.: 20210480

Purchaser:

Address: 406 Broadway Street  
(Birmingham, AL) 35209

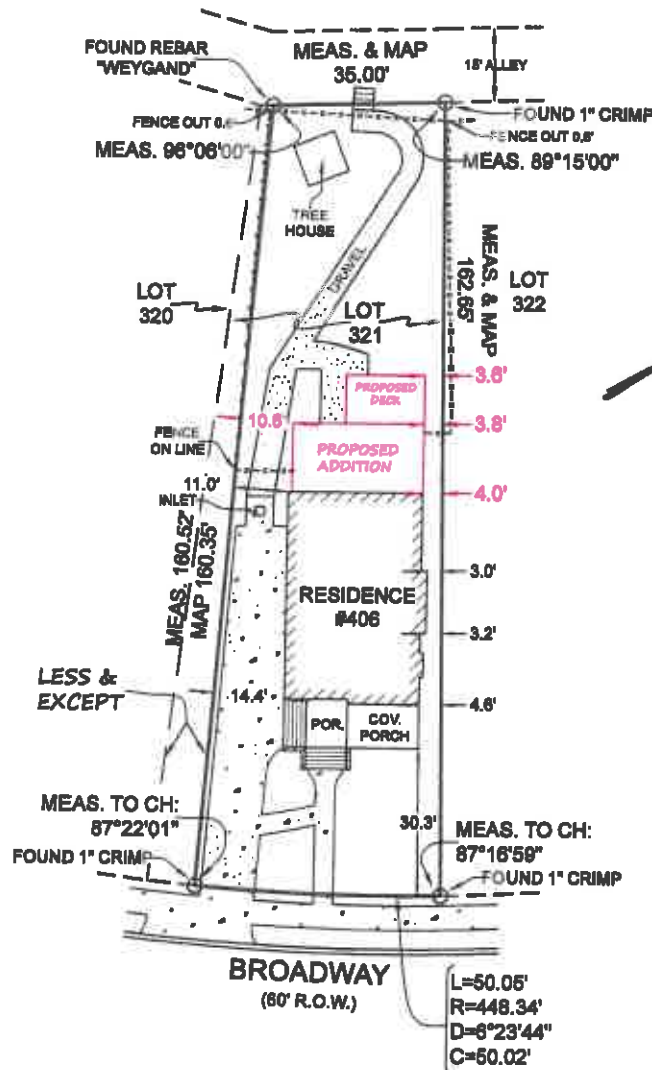
Ray Weygand, Reg. L.S. #24973  
169 Oxmoor Road Homewood, AL 35209  
Phone: (205) 942-0088 Fax: (205) 942-0087  
Copyright ©

WEYGAND  
SURVEYORS

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 deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.

# LEGEND

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LN2	LONG CHORD
d	DEFLECTION
Δ	DELTA
ESMT	EASEMENT
HW	HEADWALL
MN	MINIMUM
MH	MANHOLE
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R.O.W.	RIGHT OF WAY
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PVMT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
oLGT	LIGHT
COV	COVERED
■	DECK
■	CONCRETE
■	WALL
□	COLUMN



SCALE: 1" = 30'

## LESS & EXCEPT

BEGIN AT THE SOUTHEAST CORNER OF LOT 321, THENCE IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF BROADWAY 10 FEET; THENCE IN A WESTERLY DIRECTION LINE TO THE POINT ON THE EAST LINE OF A 15 FOOT ALLEY, SAID POINT BEING 2.5 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 321, THENCE IN A SOUTHERLY DIRECTION ON THE EAST LINE OF SAID ALLEY 2.5 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE IN A EASTERLY DIRECTION 160.35 FEET TO THE POINT OF BEGINNING.

STATE OF ALABAMA)  
JEFFERSON COUNTY)

## "PLOT PLAN"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed part of Lot 321, Edgewood, as recorded in Map Volume 8, Page 12, in the Office of the Judge of Probate, Jefferson County, Alabama. 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 APRIL 7, 2021. Survey invalid if not sealed in red.

Order No.: 20210460

Purchaser:

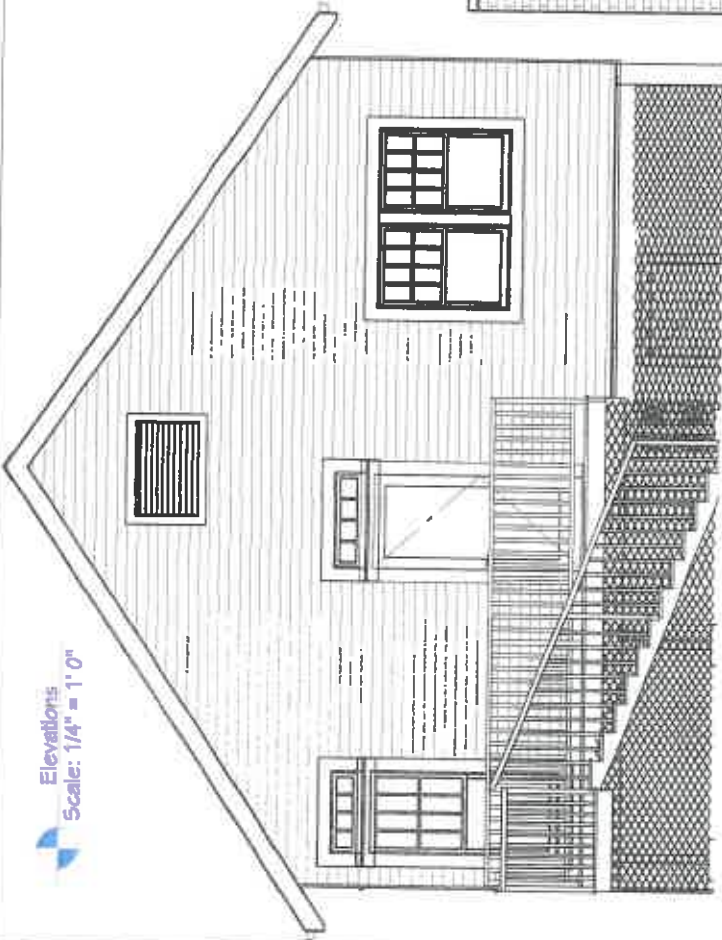
Address: 406 Broadway Street

Ray Weygand, Reg. L.S. #24973  
169 Oxmoor Road Homewood, AL 35208  
Phone: (205) 942-0086 Fax: (205) 942-0087  
Copyright ©

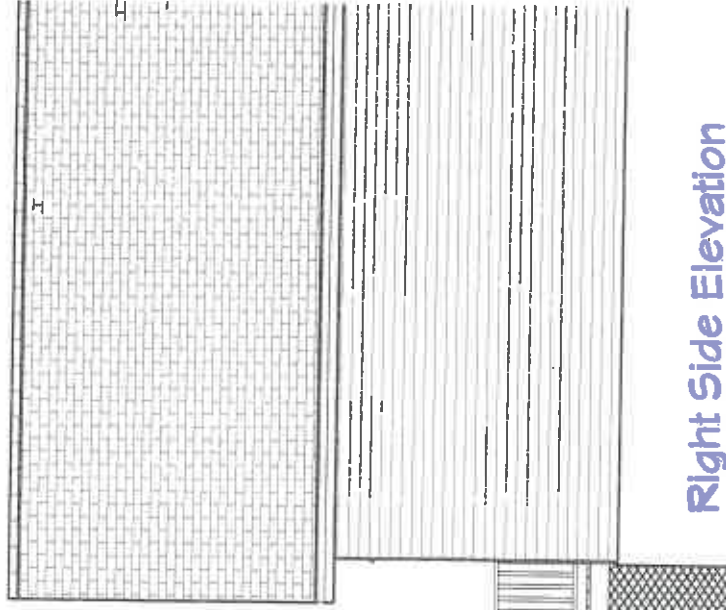
**WEYGAND**  
SURVEYORS

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 deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.



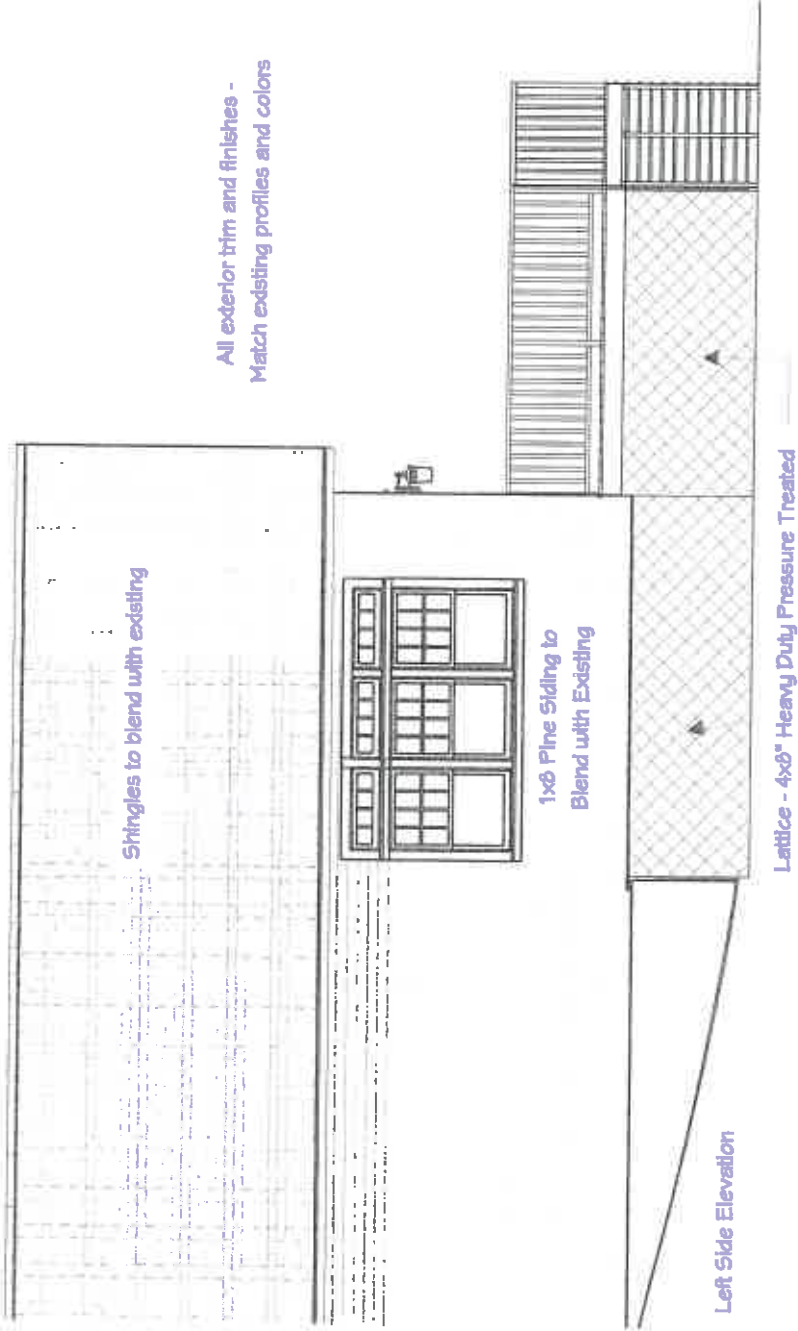


**Rear Elevation**

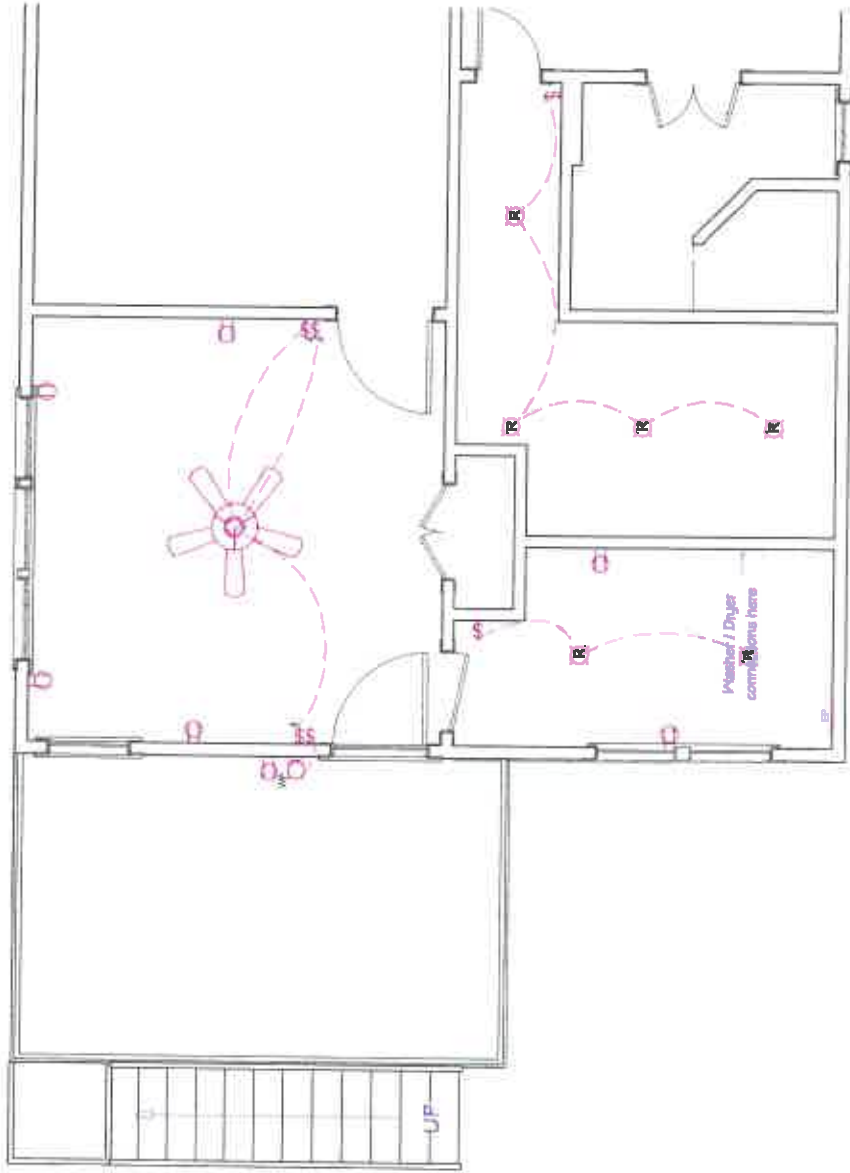


**Right Side Elevation**



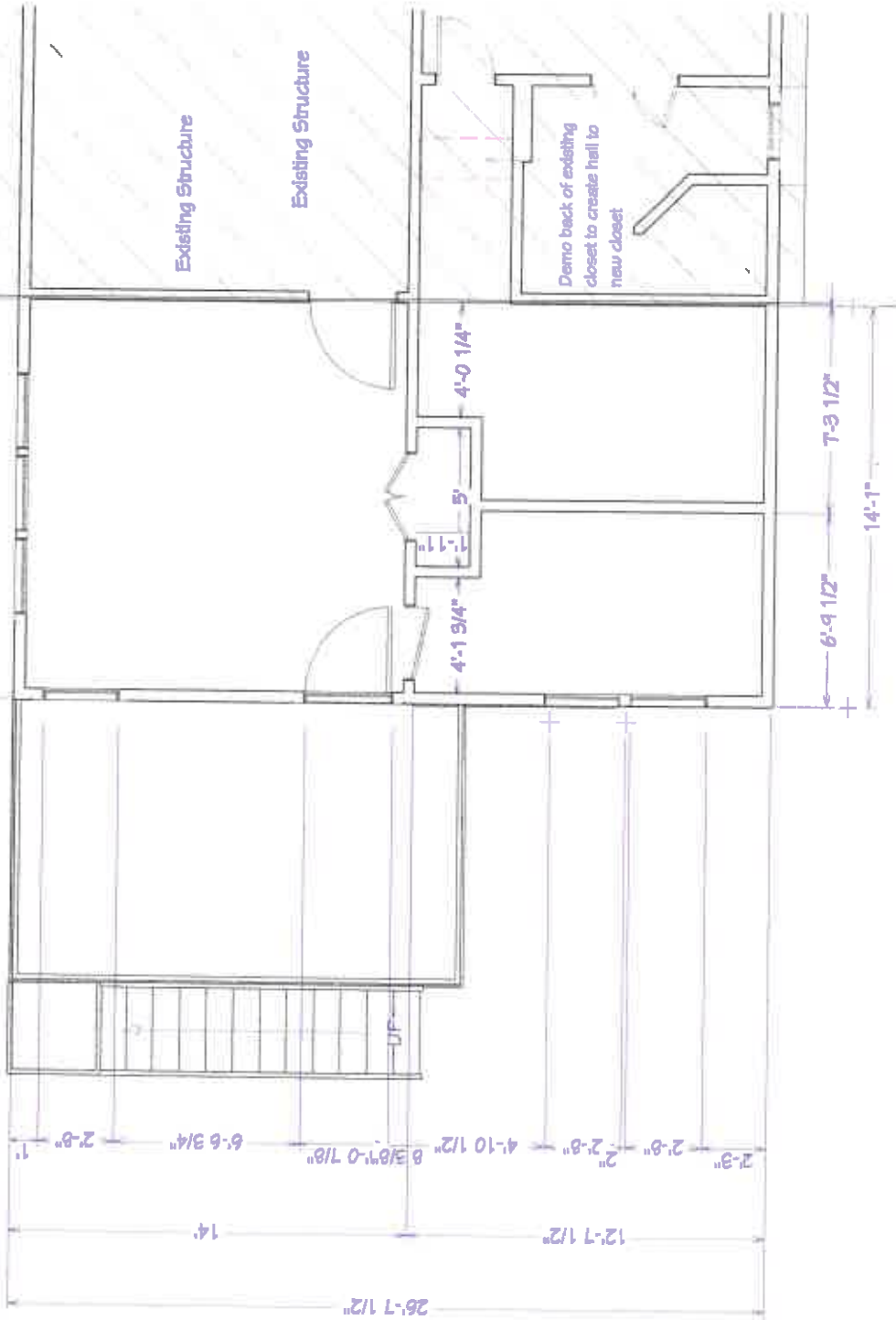


Left Side Elevation



2'-11 1/4" 2'-6" 3" 2'-8" 3" 2'-8" 2'-7 3/4"

26'-7 1/2" 12'-7 1/2" 14' 2'-3" 2'-8" 2" 2'-8" 4'-10 1/2" 8 3/8" 0 7/8" 6'-6 3/4" 2'-8" 1'



Existing Structure

Existing Structure

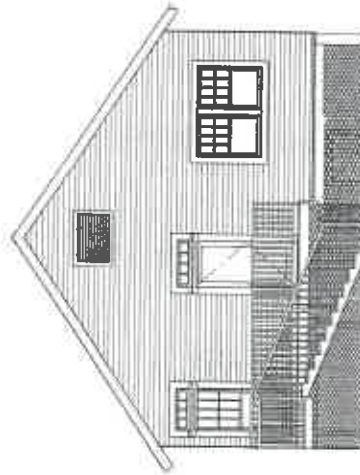
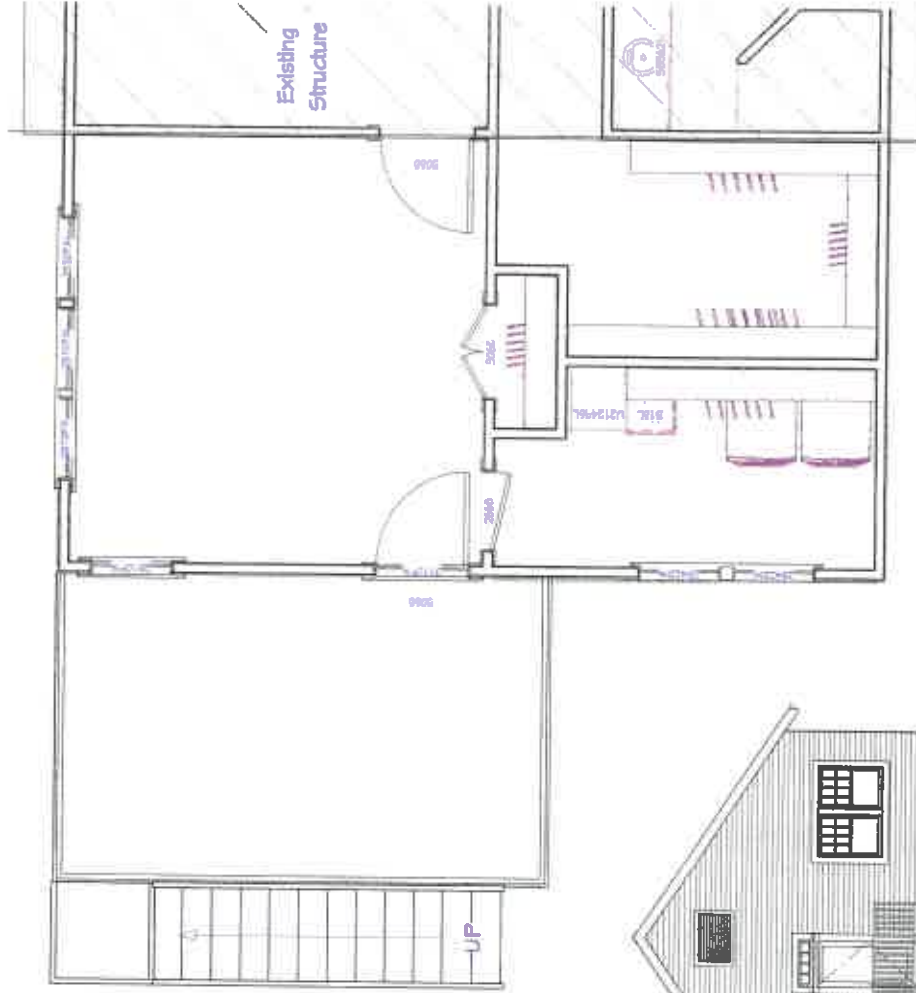
Demo back of existing closet to create hall to new closet

Rhodes Addition  
406 Broadway Street  
Homewood, AL 35204

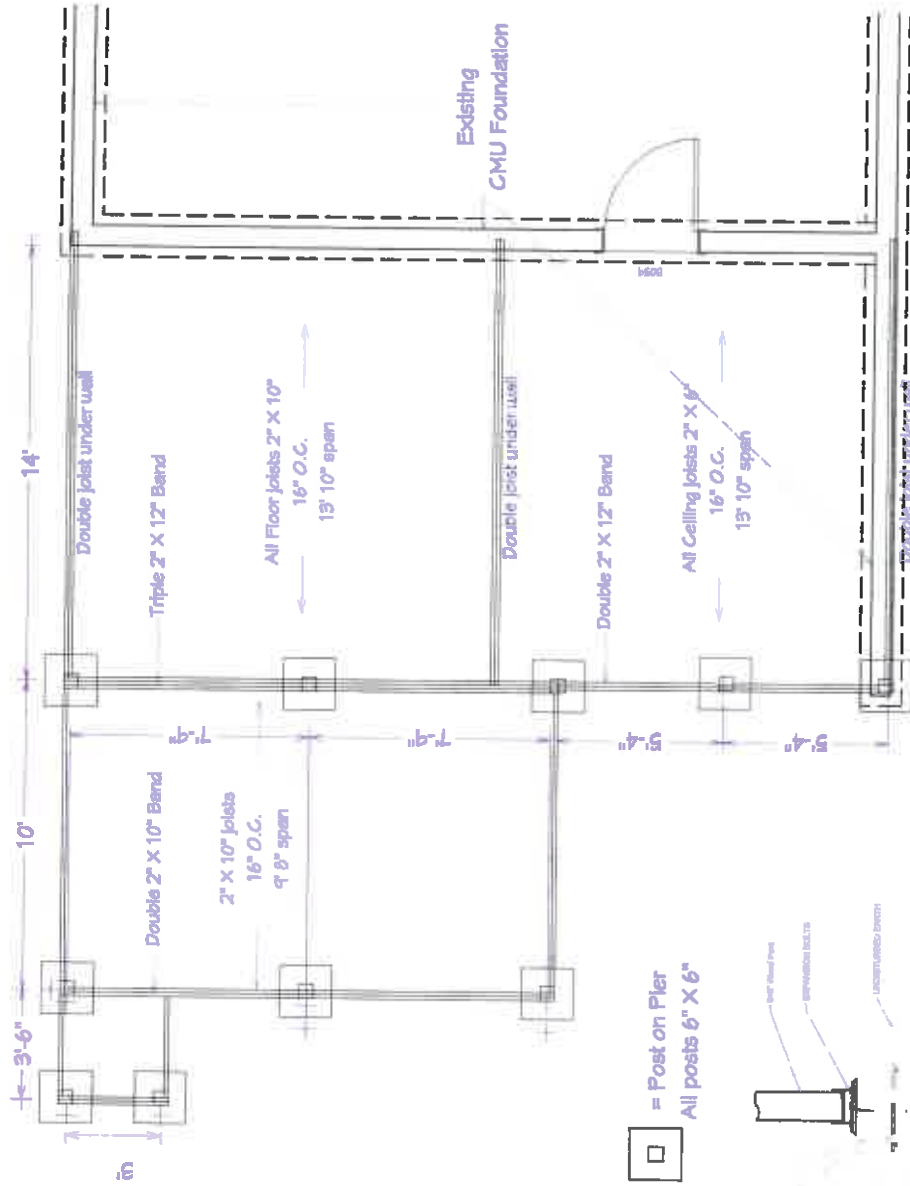
4220 Columbia Highway, Suite 118  
Birmingham, AL 35245  
(205) 966-8000  
HIGHLAND

04

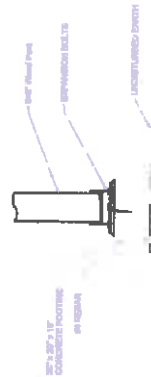
4



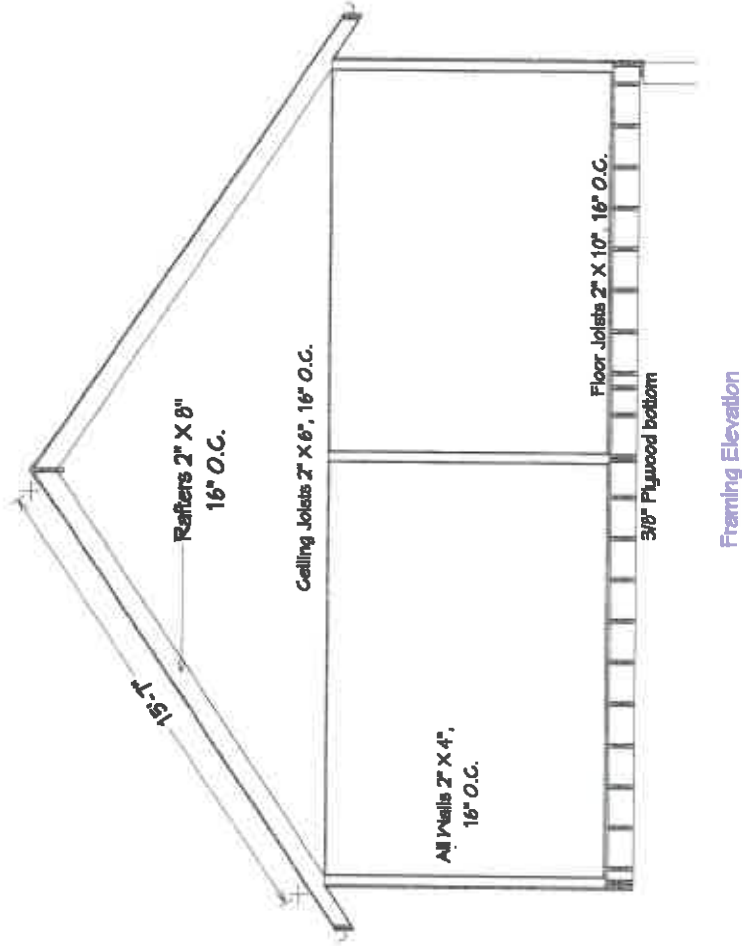
**Foundation, Floor & Ceiling Framing**  
 Scale: 1/4" = 1' 0"



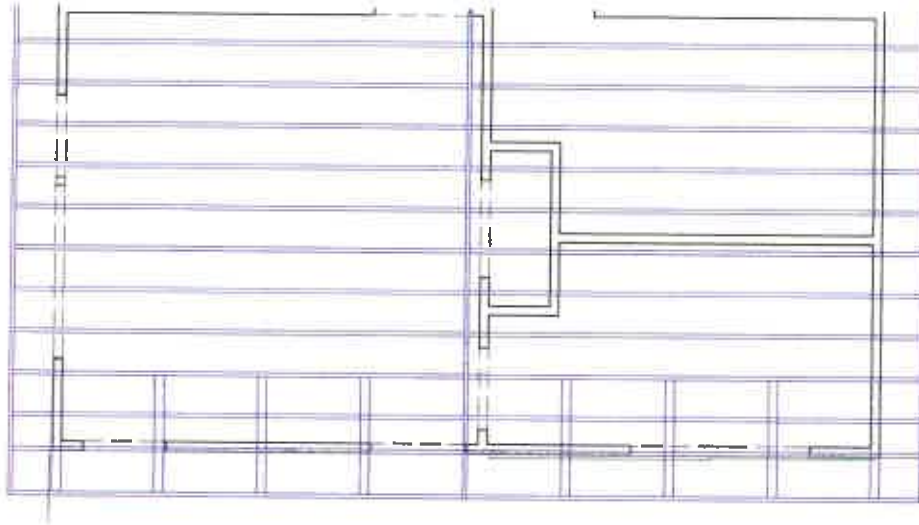
□ = Post on Pier  
 All posts 6" X 6"



**Wood Post Column On Pier**



Framing Elevation



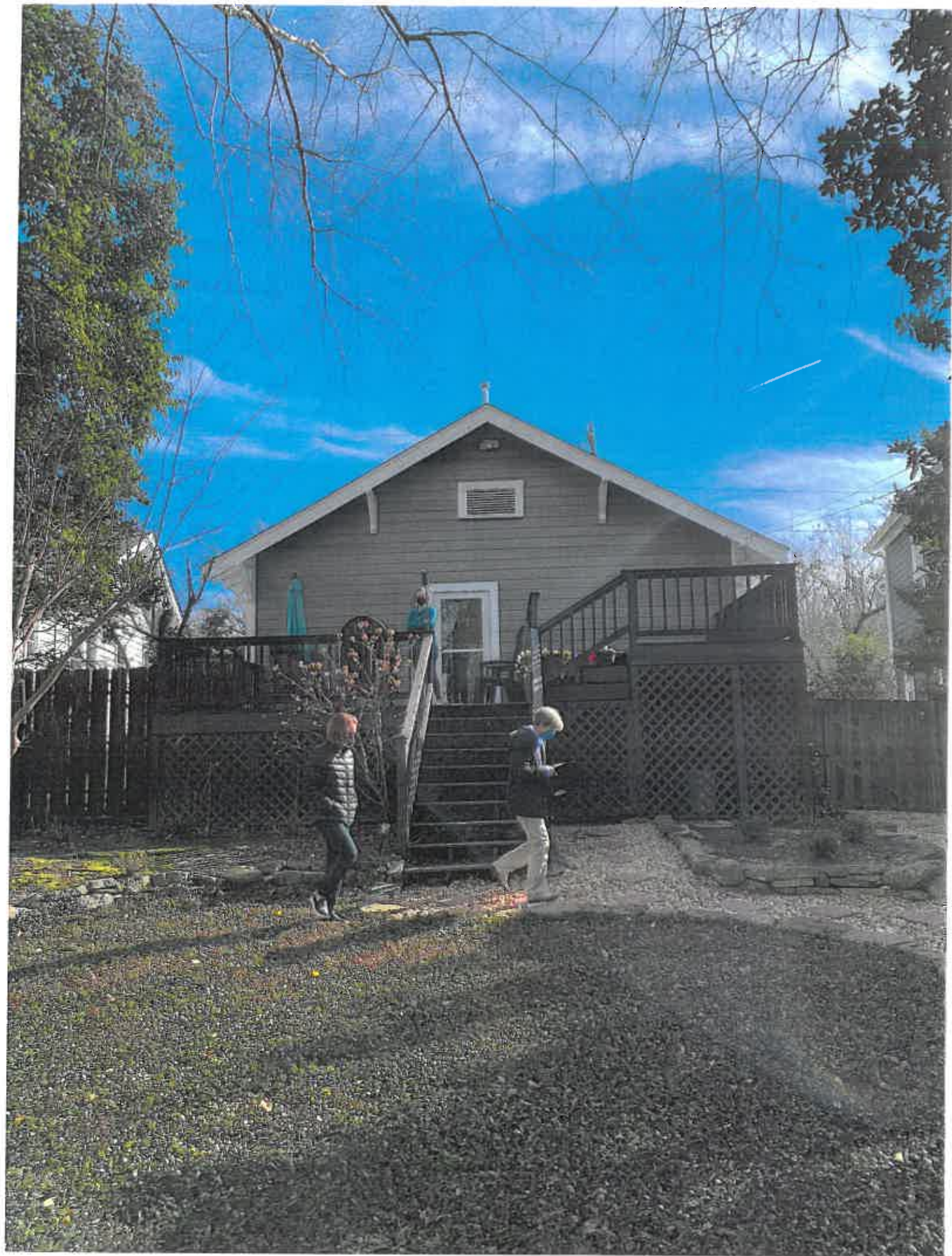
Roof Framing













**Support letter for Variance  
of 406 Broadway St**

---

**Terri and Dean Parker  
408 Broadway St.  
Homewood AL 35209**

**Dear City of Homewood:**

**I am in complete support of my neighbor Rebecca Rhodes's request for a variance to the addition to the rear of her current home.**

**Sincerely,**

*Dean Parker 6/6/21*  
*Terri Parker 6/6/21*

**Support letter for Variance  
of 406 Broadway St**

---

**Laura Edmundson  
404 Broadway St.  
Homewood AL 35209**

**Dear City of Homewood:**

**I am in complete support of my neighbor Rebecca Rhodes's request for a variance to the addition to the rear of her current home.**

**Sincerely,**

*Laura Edmundson, 4/6/21*

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

June 25, 2021

Rebecca Rhodes  
406 Broadway Street  
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-21-07-02, 406 Broadway Street, Parcel ID No.: 2900133004014.000, Applicant/Property Owner: Rebecca Rhodes** 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 (north) property line from 9-feet to 3.6-feet (3-feet, 7-inches), for a total reduction of 5.4-feet (5-feet, 5-inches), to allow for the construction of interior living space, and an unroofed deck, with a height in excess of 5-feet above grade, at the rear of an existing, non-conforming single-family residence.

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, July 1, 2021 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 on-line meeting to present their case.

Sincerely,



Vicki Smith, AICP  
Zoning Supervisor

BZA Case File#: SV 21-07-02

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



1  
8 Am(d)

JEFFERSON COUNTY BOARD OF  
EDGEWOOD ELEMENTARY SC  
HM. BYARS ADDITION TC  
EDGEWOOD  
PR 13 PG. 61

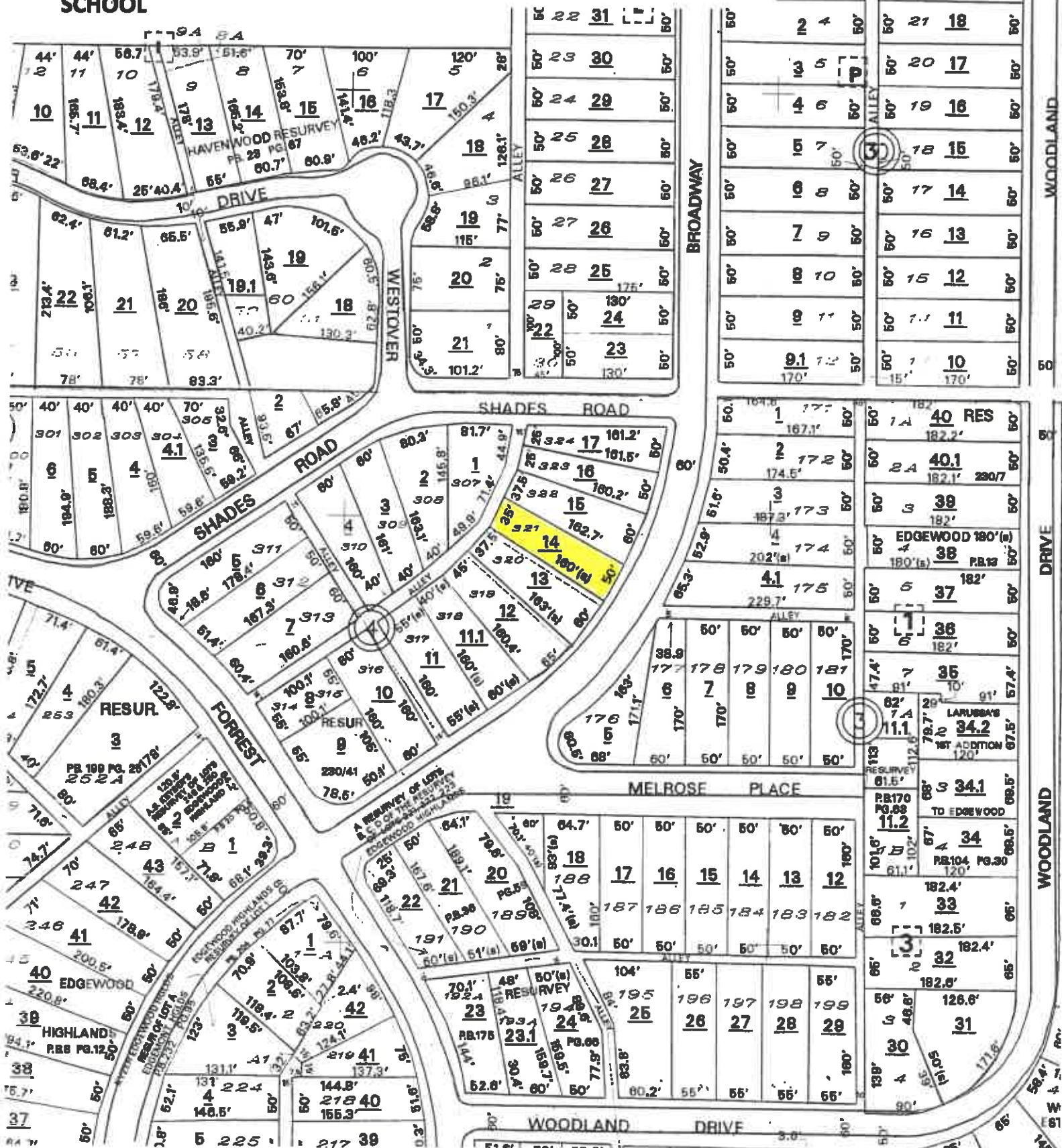
EDGEWOOD  
ELEMENTARY  
SCHOOL

406 Broadway Street  
Case # SV 21-07-02  
Parcel # 29-00-13-3-004-014.000

12	0	50'	50'	11	10	50'
13	9	50'	50'	10	14	50'
170'				170'		

ROSELAND

170'	1.1	1	50'	50'	24	21	50'
12	2	50'	50'	23	20	50'	50'
1	3	50'	50'	22	18	50'	50'
2	4	50'	50'	21	18	50'	50'
3	5	50'	50'	20	17	50'	50'
4	6	50'	50'	19	16	50'	50'
5	7	50'	50'	18	15	50'	50'
6	8	50'	50'	17	14	50'	50'
7	9	50'	50'	16	13	50'	50'
8	10	50'	50'	15	12	50'	50'
9	11	50'	50'	14	11	50'	50'
9.1	12	50'	50'	13	10	50'	50'
170'				15'	170'		





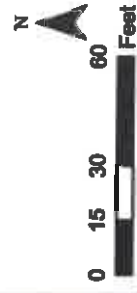
**City of Homewood**  
**BZA Case Map**

**406 Broadway St.**

**SV 21-07-02**

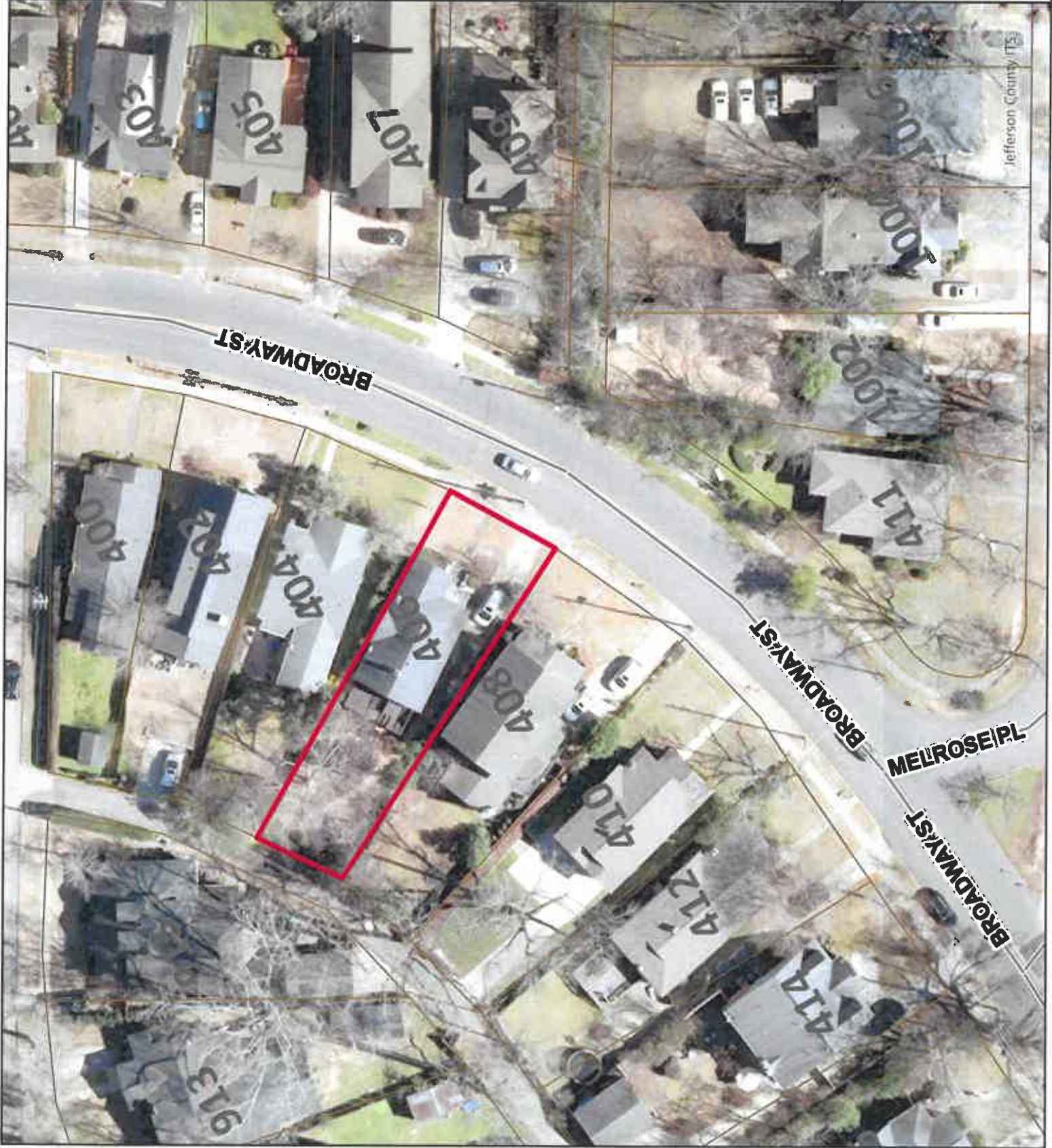
**Aerial Photo**

 Parcel  
 Subject Property



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. 332-0628





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

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



**VARIANCE**



**APPEAL**

**ADDRESS OF PROPERTY:** 614 Edgeland Place

**BZA CASE # (assigned by city staff):** SV 21-07-03

**APPLICANT INFORMATION**

**Name of Applicant (s):** Lynn and Mike Simmons

**Address of Applicant(s):** 4800 West 87th Street

Prairie Village

City

KS

State

66207

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:** 29-00-13-3-007-004.000

**PRESENT USE:** X 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:  
The hardship is the irregular shape of the lot and the dramatic change in width from the front of the lot to

the rear of the lot due to the sharp angle of the property line on the southside caused by the alley, which was previously unopened but now is partially opened. The square footage of the lot is large but the real buildable area is much smaller because of the angle of the alley.

Pictures have been submitted to show no harm is done to any neighbors regarding line of sight on Edgeland Place or to automobile drivers on Edgeland Place.

Including the 15' utility easement, the corner of the garage would be 34'6" from the edge of street well inside

any line of sight issues. Please see the drawings and renderings 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): \_\_\_\_\_

**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:	30'		20'	10'
<del>Front Bldg. Setback Street:</del> (secondary - corner lot)	+15'=45'	setbacks to street	+15'=35'	
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				
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.*

Michael C. Simmons

Signature of Applicant

6/9/2021

Date

Michael C. Simmons

Signature of Owner

6/9/2021

Date

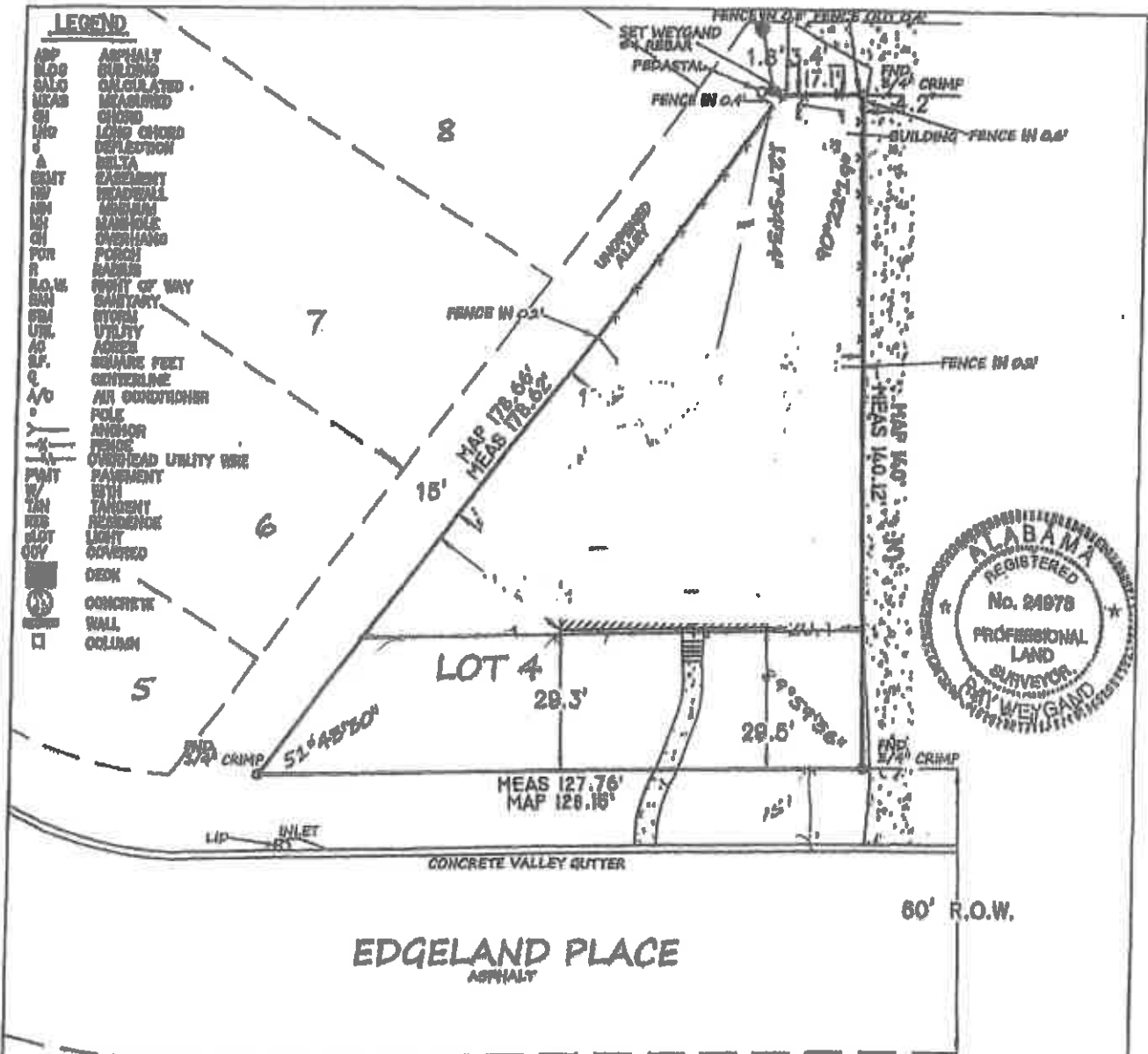
Signature of Owner

Date



# LEGEND

APP. BLOS  
CALC. CALC.  
MEAS. MEAS.  
CHORD CHORD  
DEFLECTION DEFLECTION  
DELTA DELTA  
EASEMENT EASEMENT  
ENCLOSURE ENCLOSURE  
HANDSILE HANDSILE  
OVERHANG OVERHANG  
PORCH PORCH  
RAILROAD RAILROAD  
RIGHT OF WAY RIGHT OF WAY  
SANITARY SANITARY  
UTILITY UTILITY  
ACRES ACRES  
SQUARE FEET SQUARE FEET  
CENTERLINE CENTERLINE  
AIR CONDITIONER AIR CONDITIONER  
POLE POLE  
ANCHOR ANCHOR  
FENCE FENCE  
OVERHEAD UTILITY WIRE OVERHEAD UTILITY WIRE  
PAVEMENT PAVEMENT  
WITH WITH  
TANGENT TANGENT  
RESIDENCE RESIDENCE  
LIGHT LIGHT  
COVERED COVERED  
DECK DECK  
CONCRETE CONCRETE  
WALL WALL  
CULMIN CULMIN



SCALE: 1"=30'  
(STATE OF ALABAMA)  
JEFFERSON COUNTY)

"Property Boundary Survey"

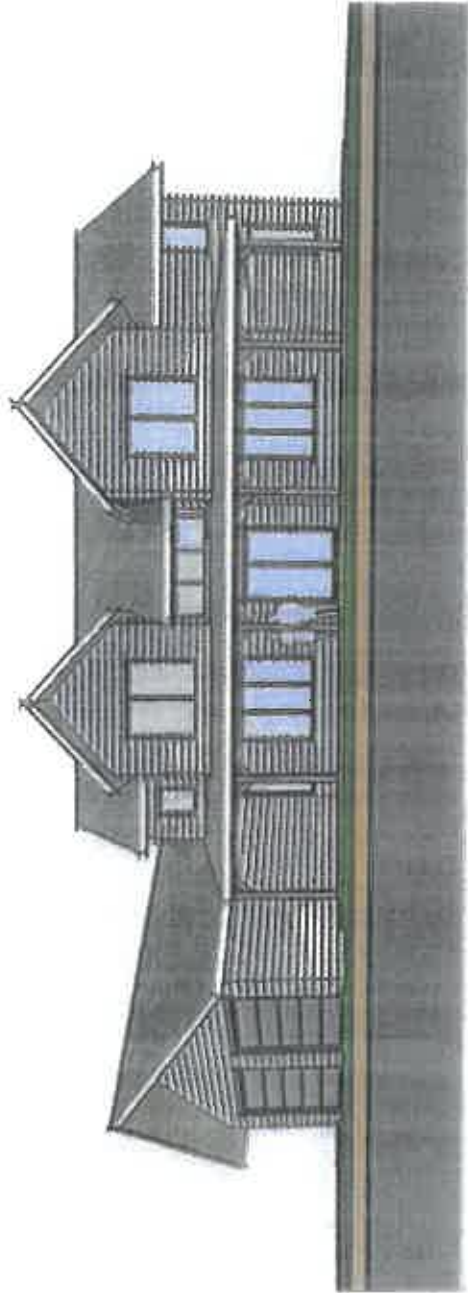
I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 4, BLOCK 12, EDELMONT, as recorded in Map Volume 18, Page 21 & 22, in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state that all parts of the 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 SEPTEMBER 18, 1996. Survey invalid if not dated in red.

Old Map: 1897  
Purchase: 1898  
Address: 214 EDELMONT PLACE

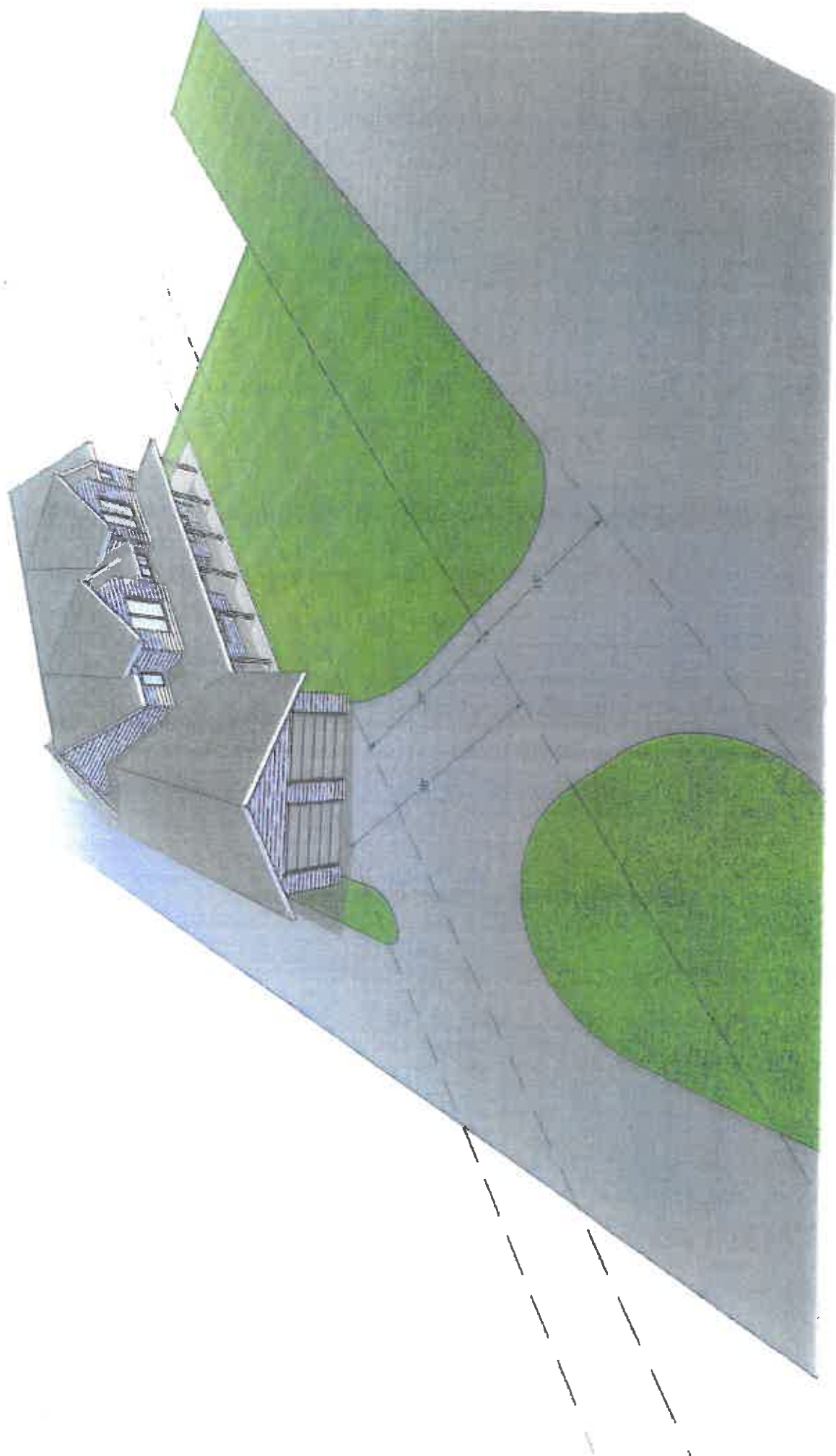
Ray Weygand, P.E. No. 24978  
189 Chamber Road, Homewood, AL 36806  
Phone (205) 942-0066 Fax (205) 942-0067  
Copyright ©

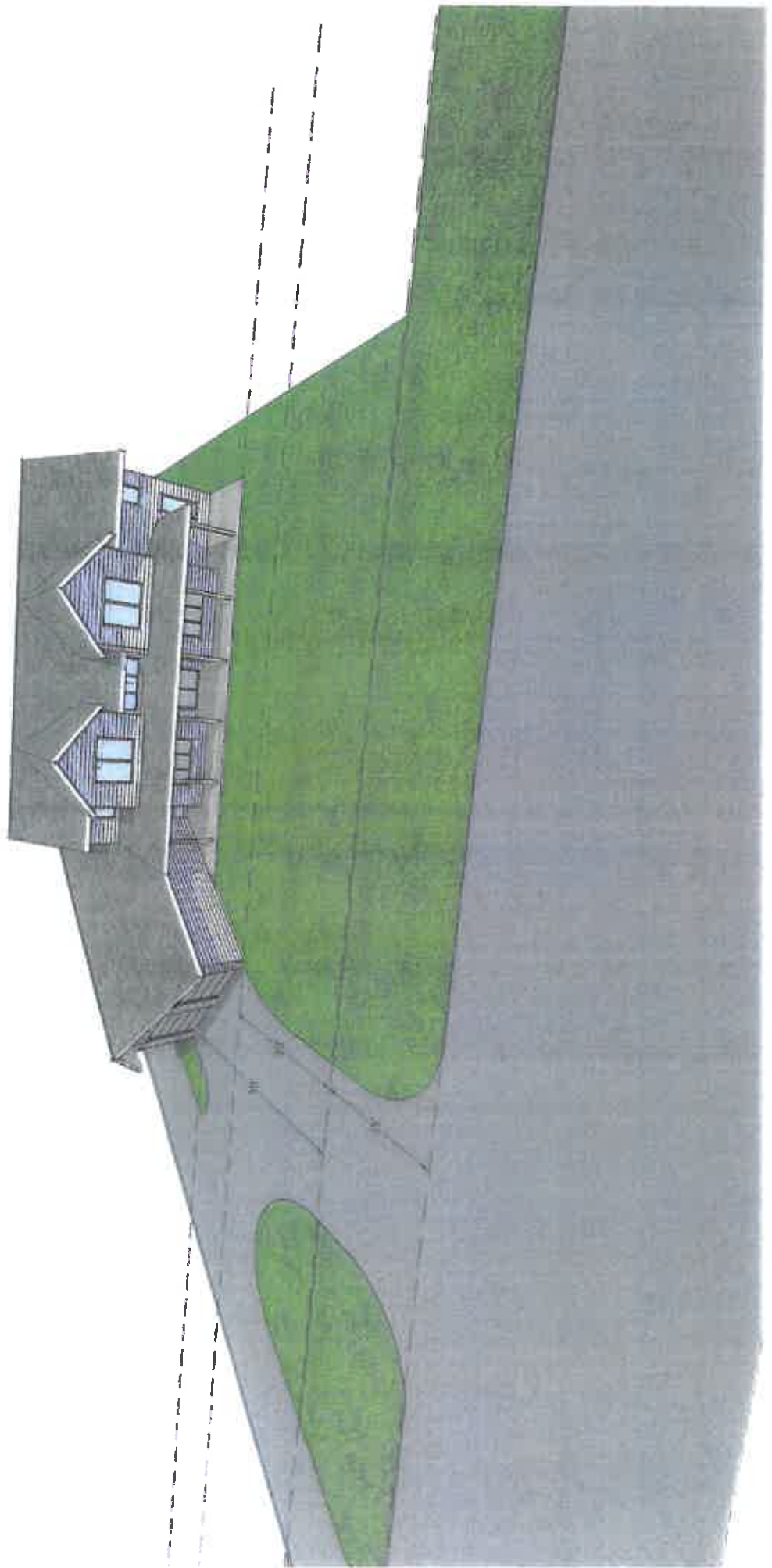
**WEYGAND**  
SURVEYORS

Notes: (a) No title search of the public records has been performed by this firm and land shown herein was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown herein is subject to easements, covenants, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, are doublechecked and correct unless otherwise noted. (c) Underground portions of foundations, fences, and/or other underground structures, utilities, covenants or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on doublechecked map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.

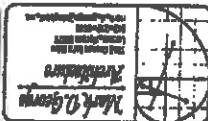




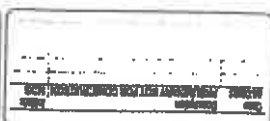




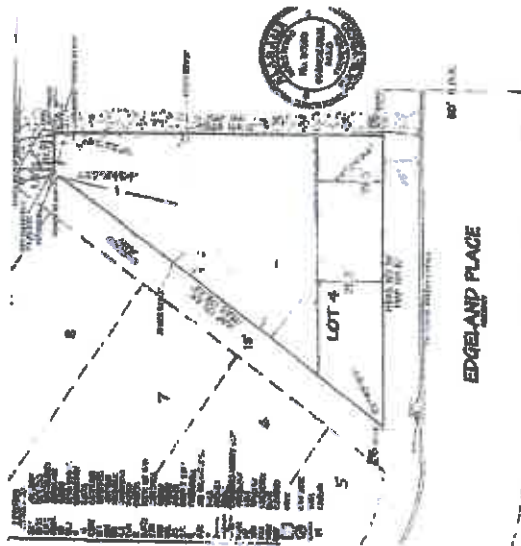




NEW RESIDENCE FOR  
MR. & MRS. L. M. GARNON  
514 EDGELAND PLACE  
HOMERWOOD, AL 35880

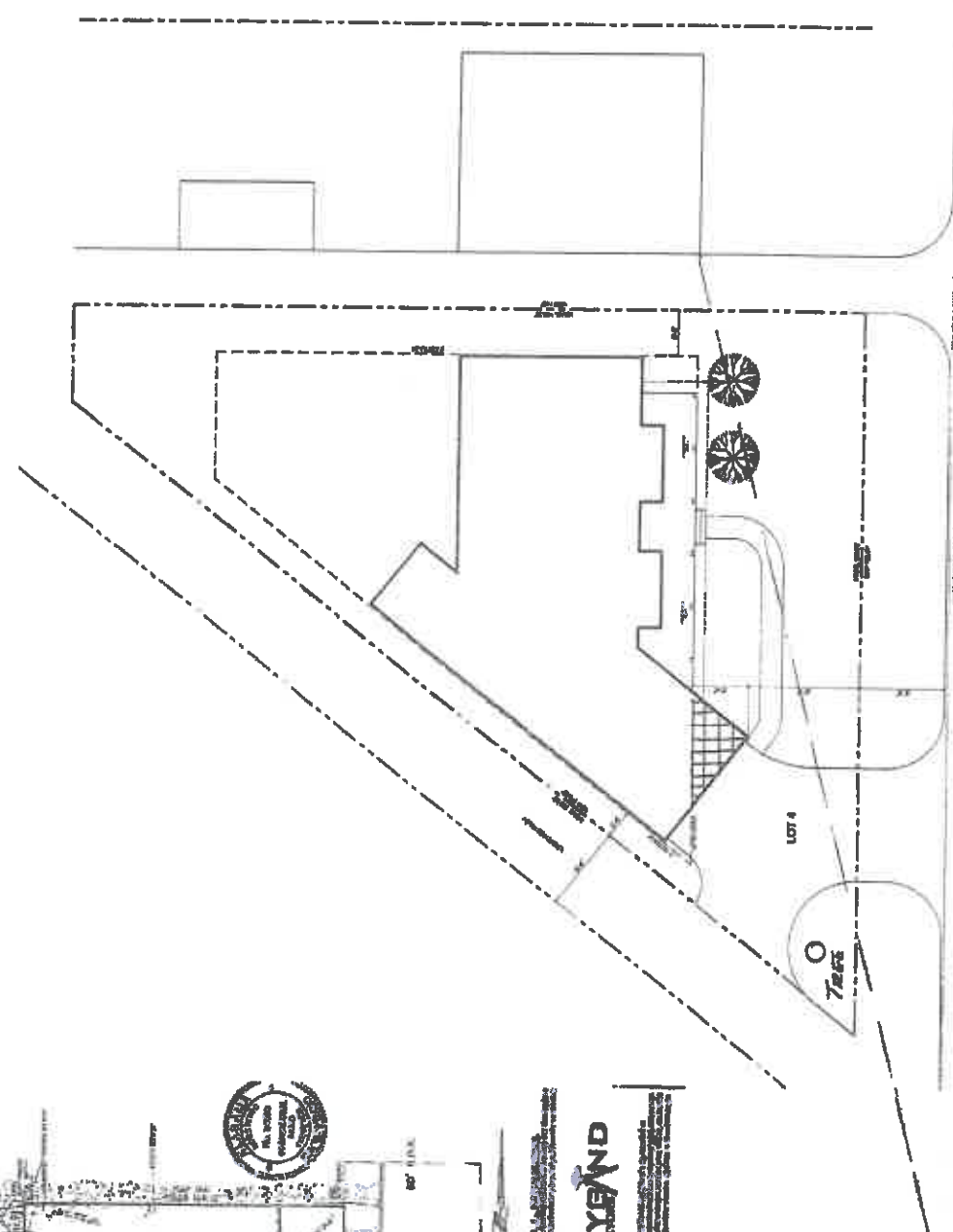


PROPOSED  
SITE PLAN  
Sheet A1 of 3



**WEXFORD**  
Sole  
Contractor

PARTIAL SITE SURVEY BY OTHERS



PROPOSED SITE PLAN

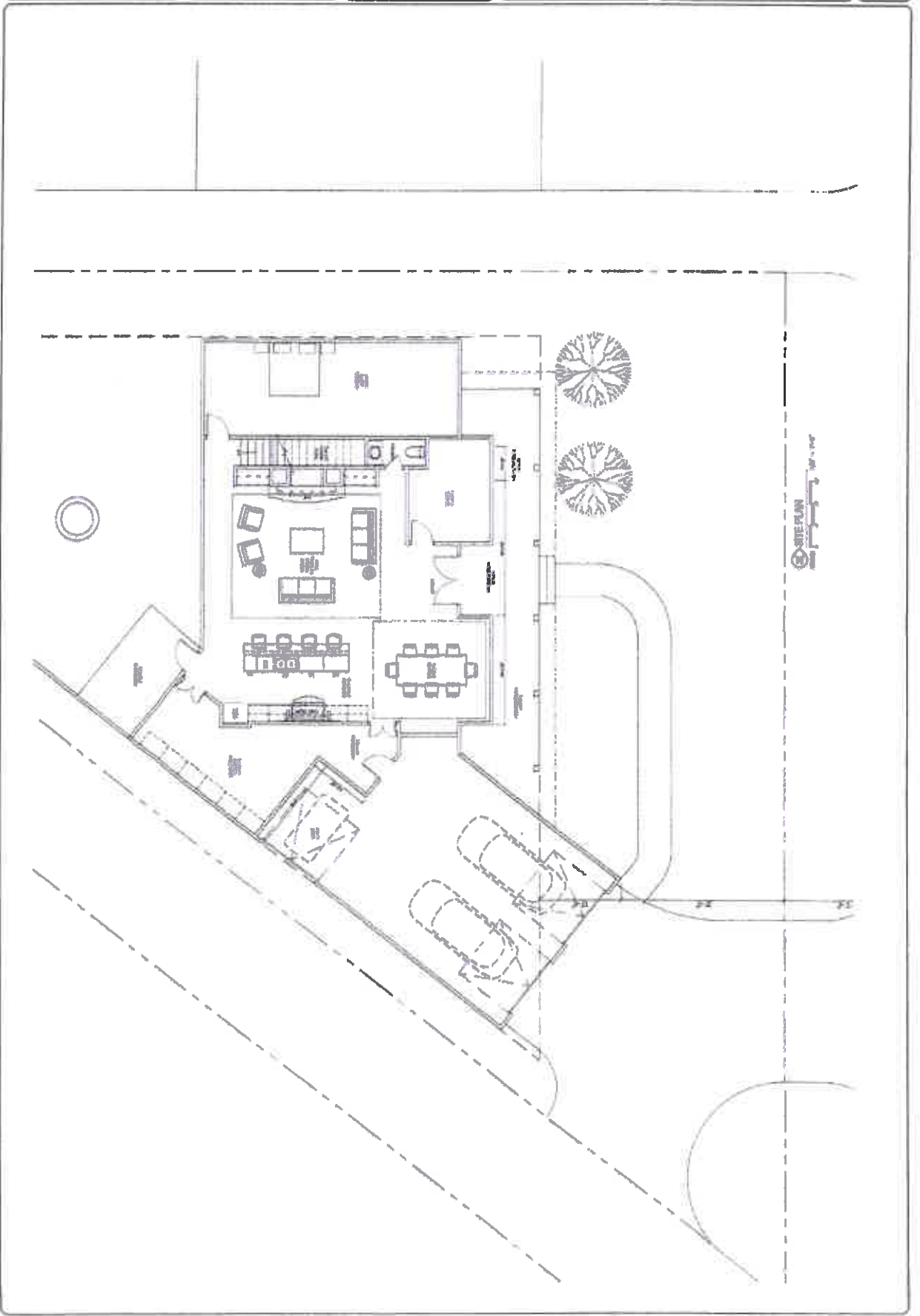


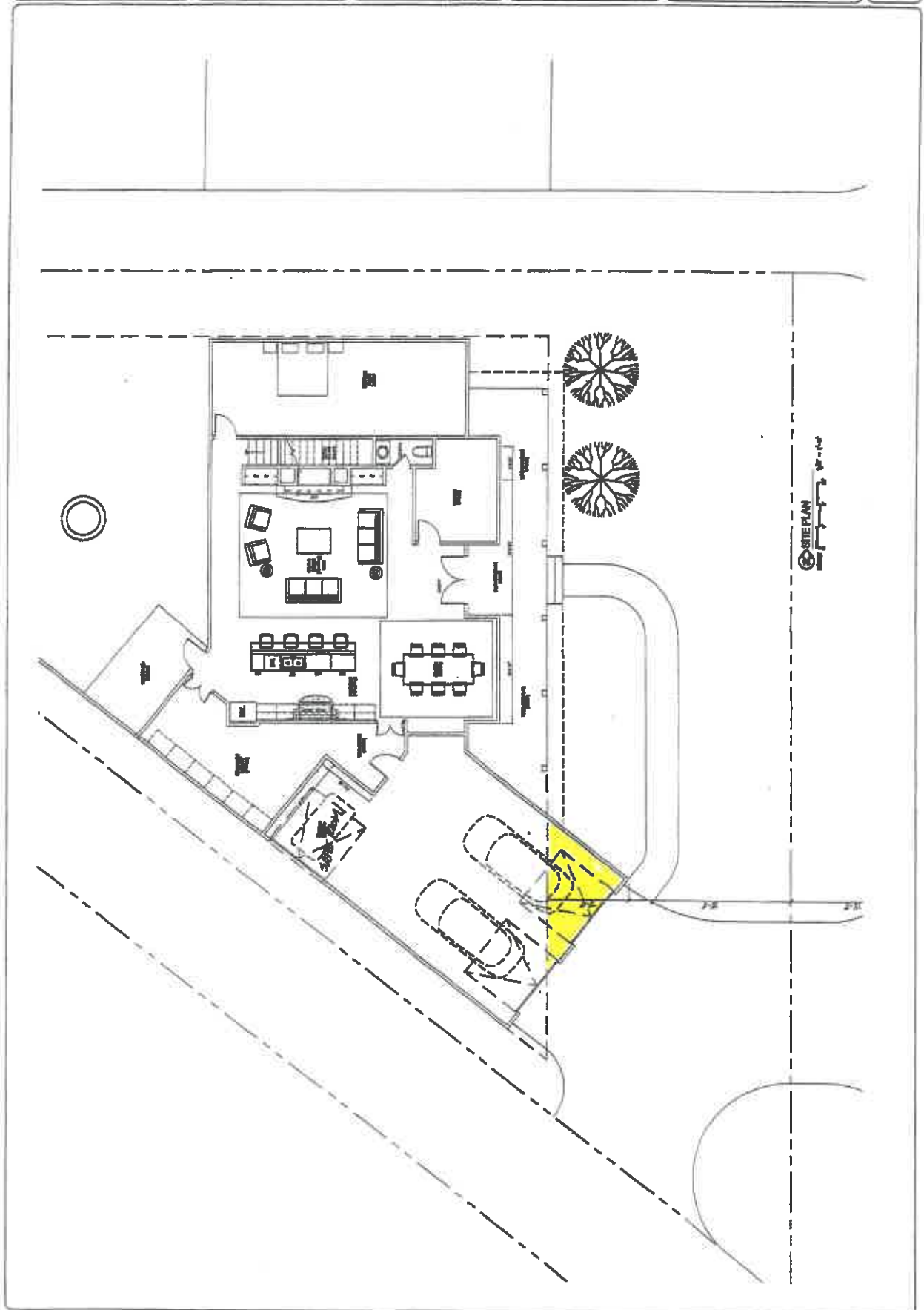
Mark & Lynn Architects  
Architects  
10000 Highway 100, Suite 100  
Houston, Texas 77055  
713.465.1234  
www.markandlynn.com

NEW RESIDENCE FOR  
MARK & LYNN SAATCHI  
614 EDGELAND PLACE  
HOUSTON, TX 77058



SITE  
PLAN  
Sheet A1 of 3







REPLACING THIS STRUCTURE  
BEFORE DEMOLITION



Fenced Area





View from 512 Edgebrook Place Back to front



View of Alley and Buildings





Line of sight from corner of alley to 512 Edgeland Place



Edgeland Place







Edgebrook Place viewed from Morris



Edgebrook Place

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

June 25, 2021

Mike & Lynn Simmons  
514 Edgeland Place  
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-21-07-03, 514 Edgeland Place, Parcel ID No.: 2900133007004.000, Applicants/Property Owners: Mike and Lynn Simmons** A variance to City of Homewood Zoning Ordinance Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 1. Front, to reduce the front setback, along Edgeland Place, from 30-feet to 20-feet, for a total reduction of 10-feet, in order to construct a new single-family residence.

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, July 1, 2021 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 on-line meeting to present their case.

Sincerely,



Vicki Smith, AICP  
Zoning Supervisor

BZA Case File#: SV 21-07-03

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



**514 Edgeland Place**  
**Case # SV 21-07-03**  
**Parcel # 29-00-13-3-007-004.000**





**City of Homewood  
BZA Case Map**

**514 Edgeland Pl.**

**SV 21-07-03**

**Aerial Photo**

 Parcel  
 Subject Property



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

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



COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance

BZA CASE # SV 01-07-04

assigned by city staff

PROPERTY INFORMATION

Address of Property: 1117 SOUTH SHADESVIEW TERRACE HOMECOOD, AL 35209

Parcel Identification Number: LOT 26 BLOCK I LAKE HIGHLANDS MAP VOL 17 PG 25

Current Use: ☐ Undeveloped Lot ☒ Residence ☐ Commercial ☐ other

Describe: \_\_\_\_\_

Zoning (per City zoning map): NPD

APPLICANT INFORMATION

Name of Applicant(s): BENJAMIN + LINDSEY MAMAFFEY

Address of Applicant(s): 1117 SOUTH SHADESVIEW TERRACE  
HOMECOOD AL 35209  
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: \_\_\_\_\_

Parcel ID  
Telephone Number(s) of Owner(s): 29-00-24-2-002-066.000

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

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

**INDICATE THE FOLLOWING**

*Applicant must provide a recent survey to verify:*

	*Required by Regulations	Setbacks current/existing	Setbacks future/proposed	Variance Requested
Front Bldg. Setback Street:				
Front Bldg. Setback corner lot Street: <i>Windhaven</i>	<i>10-ft</i>	<i>5.2-ft</i>	<i>5.2-ft</i>	<i>4.8-ft</i>
Right Bldg. Setback				
Left Bldg. Setback				
Rear Bldg. Setback				
Accessory Structure Setback: side/rear				
	Required	Existing	Proposed	Variance Requested
Lot Area	<i>6600</i>	<i>6600</i>		
Lot Width				
Parking				
Height of Structure				
Lot Coverage			<i>2600</i>	

\*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.*

*Benjamin E. Malaffey*  
\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

*SAME AS APPLICANT*  
\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date



COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance

**STATE HARDSHIP** – see instructions on page 1:

Explain the special circumstances or unusual conditions that affect your property and how the Zoning Ordinance prevents you from using of your property as permitted in the zoning district.

MY CURRENT LOT IS A CORNER LOT AT THE  
CORNER OF WINDHAVEN + So. SHADESVIEW TERRACE. THE  
NEW ZONING REQUIREMENT STATES THAT THERE NEEDS  
TO BE 10 FEET OF SET BACK. MY HOUSE IS CURRENTLY  
NON - COMPLIANT AT 5.3 FEET. I'M REQUESTING  
PERMISSION TO EXTEND MY NON - COMPLIANT WINDHAVEN  
SIDE TO ALLOW FOR A VISUALLY & AESTHETICALLY PLEASING  
MASTER SUITE / GUEST BEDROOM ADDITION FOR MY GROWING  
FAMILY.

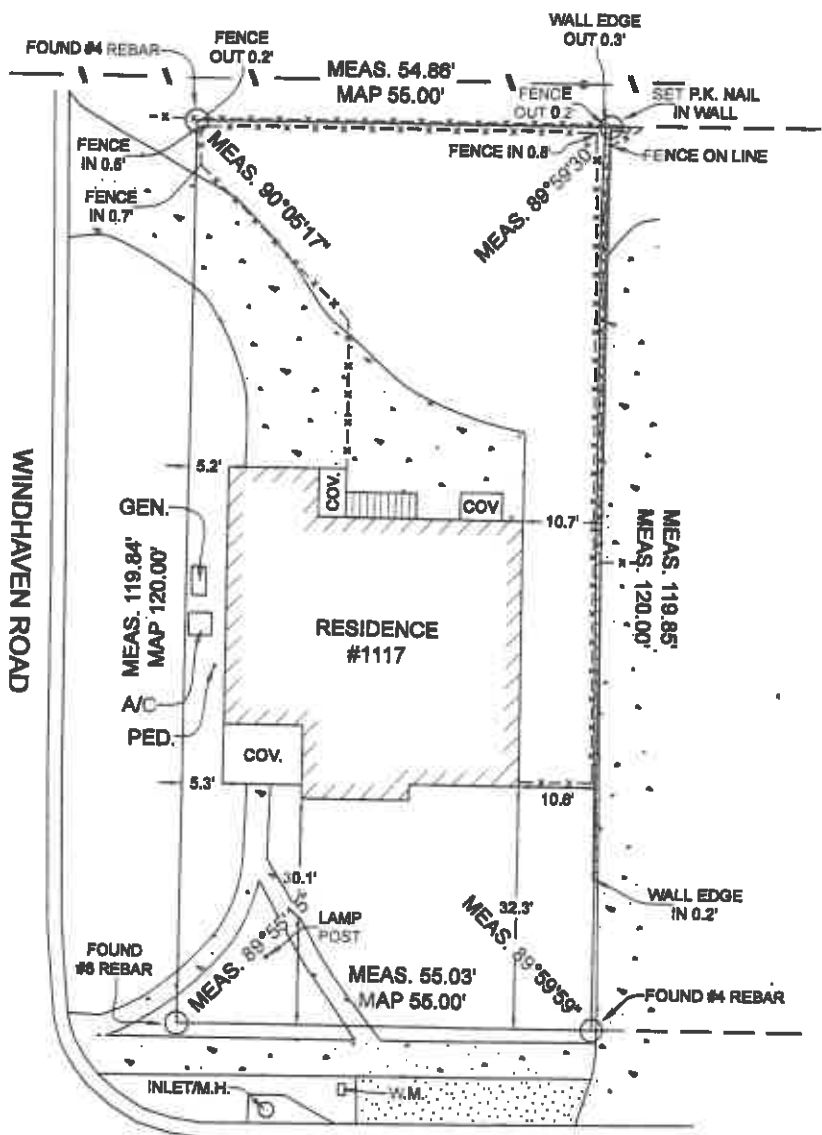
**PURPOSE OF VARIANCE**

A variance is requested on the property as described in order to permit:

- ☒ Construction of an addition to a residence  
☐ Construction of a new residence  
☐ Construction of an addition to a commercial structure  
☐ Construction of a new commercial structure  
Other (describe):

# LEGEND

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG	LONG CHORD
Δ	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
CL	CENTERLINE
A/C	AIR CONDITIONER
POLE	POLE
ANCHOR	ANCHOR
FENCE	FENCE
OVERHEAD UTILITY WIRE	OVERHEAD UTILITY WIRE
PVMT	PAVEMENT
W/TAN	WITH TANGENT
RES	RESIDENCE
GLT	LIGHT
COV	COVERED
DECK	DECK
CONCRETE	CONCRETE
WALL	WALL
COLUMN	COLUMN



SOUTH SHADESVIEW TERRACE  
(50' R.O.W.)



SCALE: 1" = 20'

STATE OF ALABAMA)  
JEFFERSON COUNTY)

"Property Boundary Survey"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 28, Block 1, Lake Highlands, as recorded in Map Volume 17, Page 28, in the Office of the Judge of Probate, Jefferson County, Alabama. 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 June 2, 2021. Survey invalid if not sealed in red.

Order No.: 20211229

Purchaser:

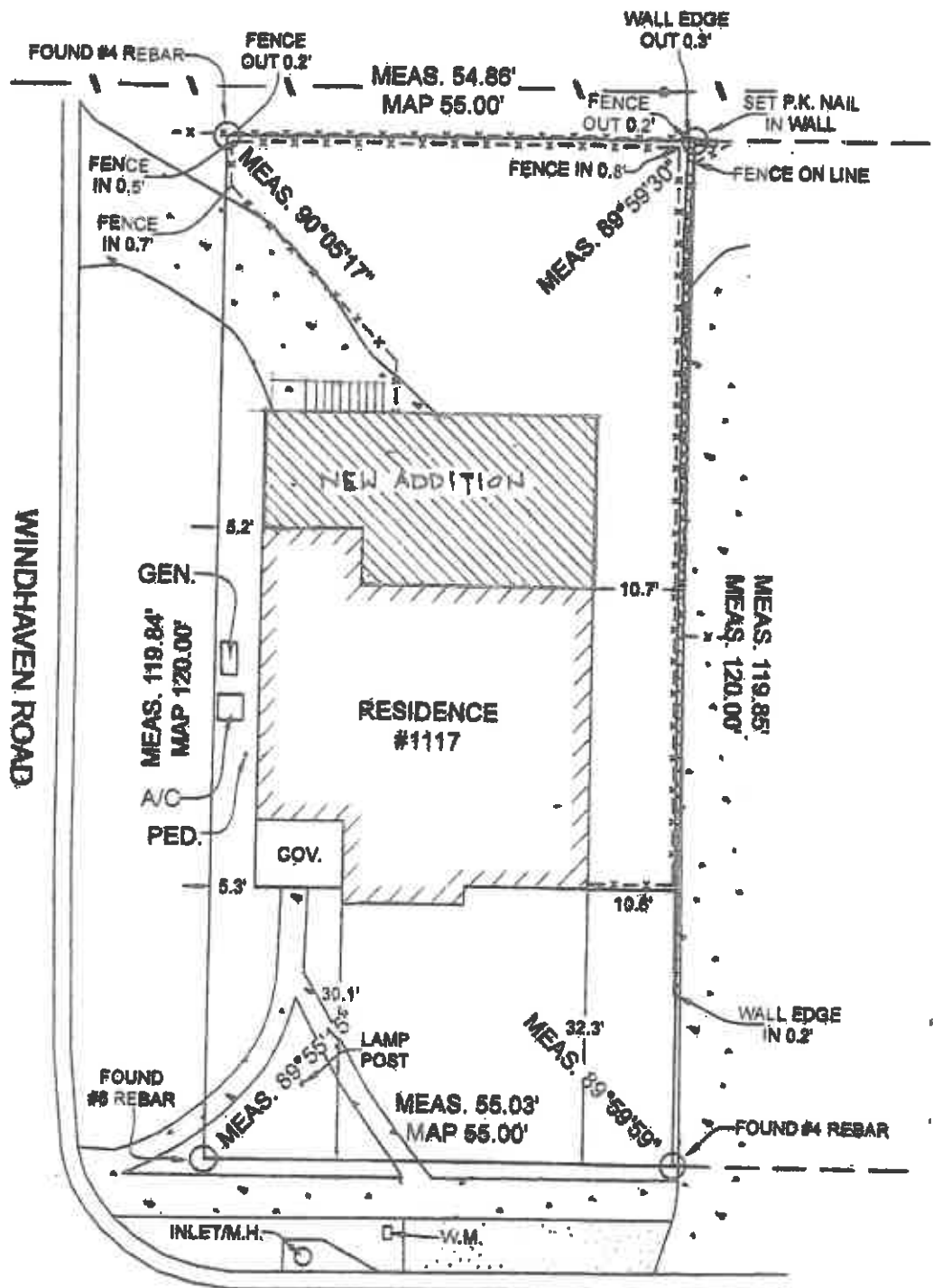
Address: 1117 South Shadesview Terrace  
(Homewood, AL) 35209

Ray Weygand, Reg. L.S. #34784  
188 Oxmoor Road, Homewood, AL 35209  
Phone: (205) 942-0086 Fax: (205) 942-0087  
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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 easements, encroachments, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.

MIN. 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  
 Q. CENTERLINE  
 A/C. AIR CONDITIONER  
 POLE  
 ANCHOR  
 FENCE  
 OVERHEAD UTILITY WIRE  
 PAVT. PAVEMENT  
 W. WITH  
 TAN. TANGENT  
 RES. RESIDENCE  
 oLOT LIGHT  
 COV. COVERED  
 DECK  
 CONCRETE  
 WALL  
 COLUMN



SOUTH SHADESVIEW TERRACE  
 (50' R.O.W.)

REVISED SITE PLAN

1" = 20'-0"

SCALE: 1" = 20'

STATE OF ALABAMA  
 JEFFERSON COUNTY



"Property Boundary Survey"

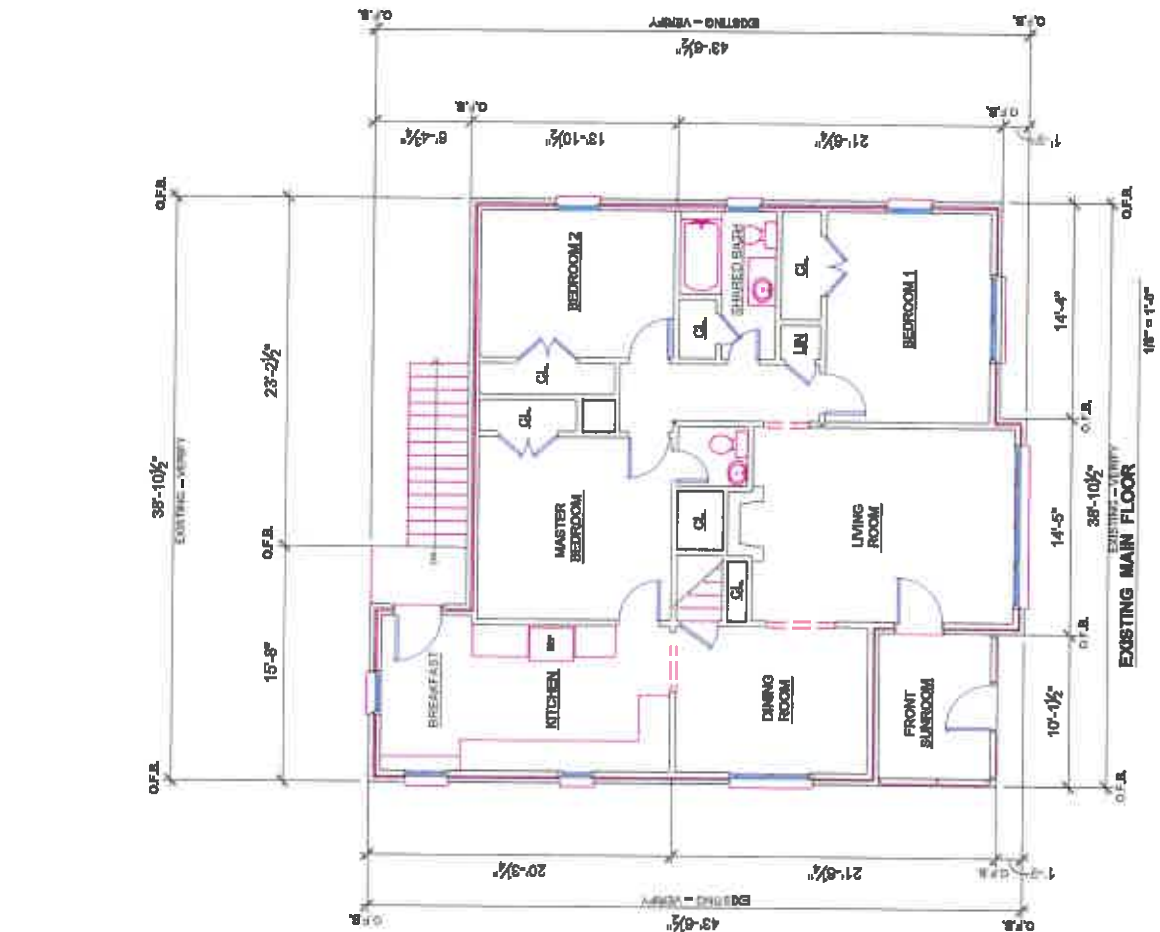
I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 28, Block 1, Lake Highlands, as recorded in Map Volume 17, Page 25, in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state that all parts of this 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 June 2, 2021. Survey invalid if not sealed in red.

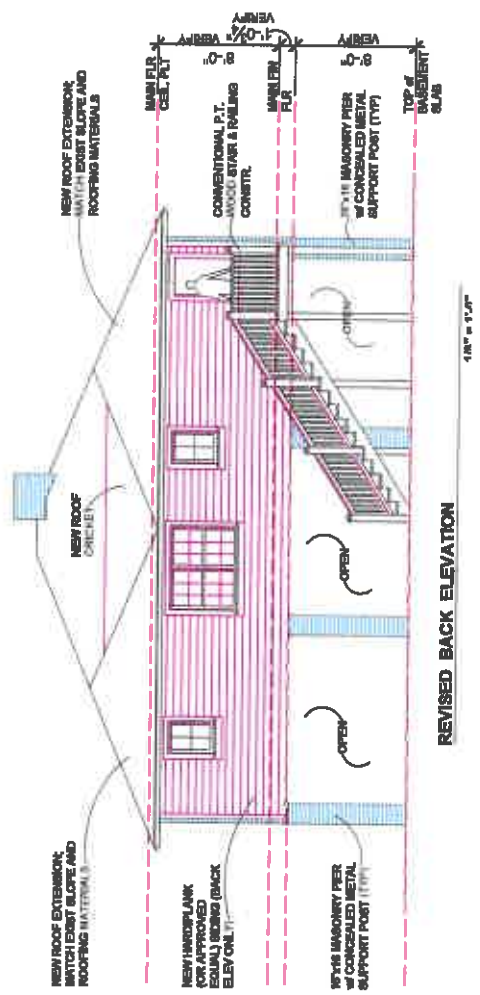
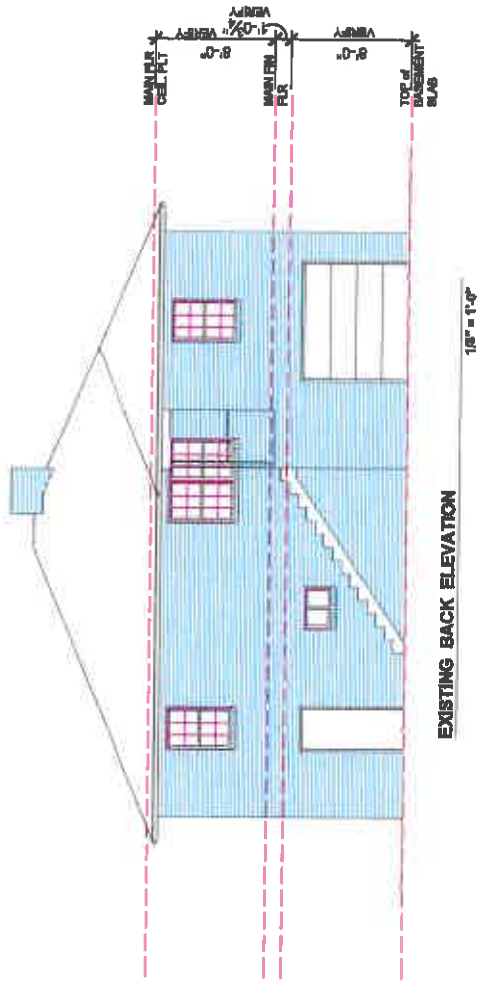
Order No.: 20211229  
 Purchaser:  
 Address: 1117 South Shadesview Terrace

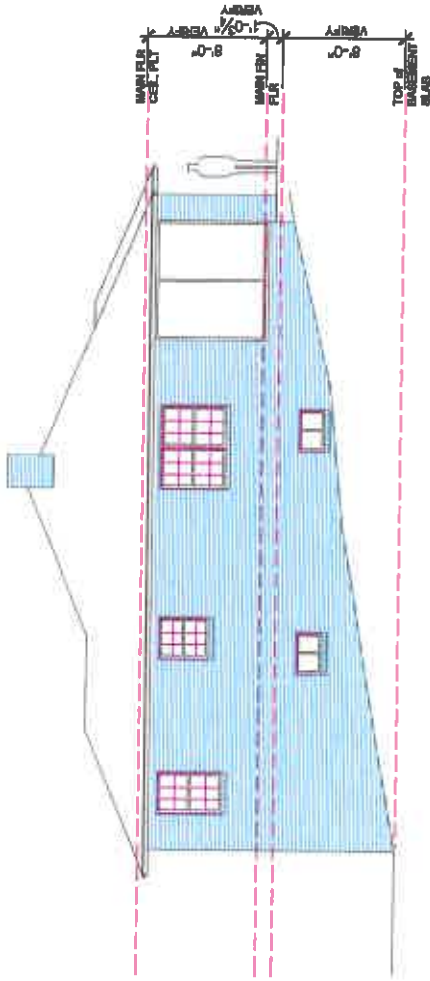
Don't Miss... Don't Be Deceived

WEYGAND

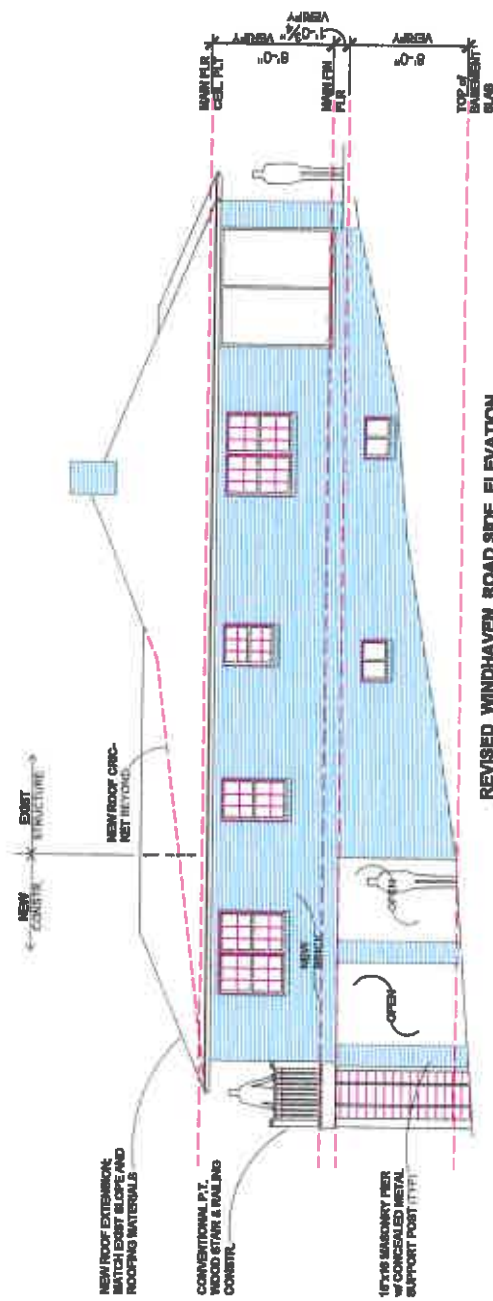






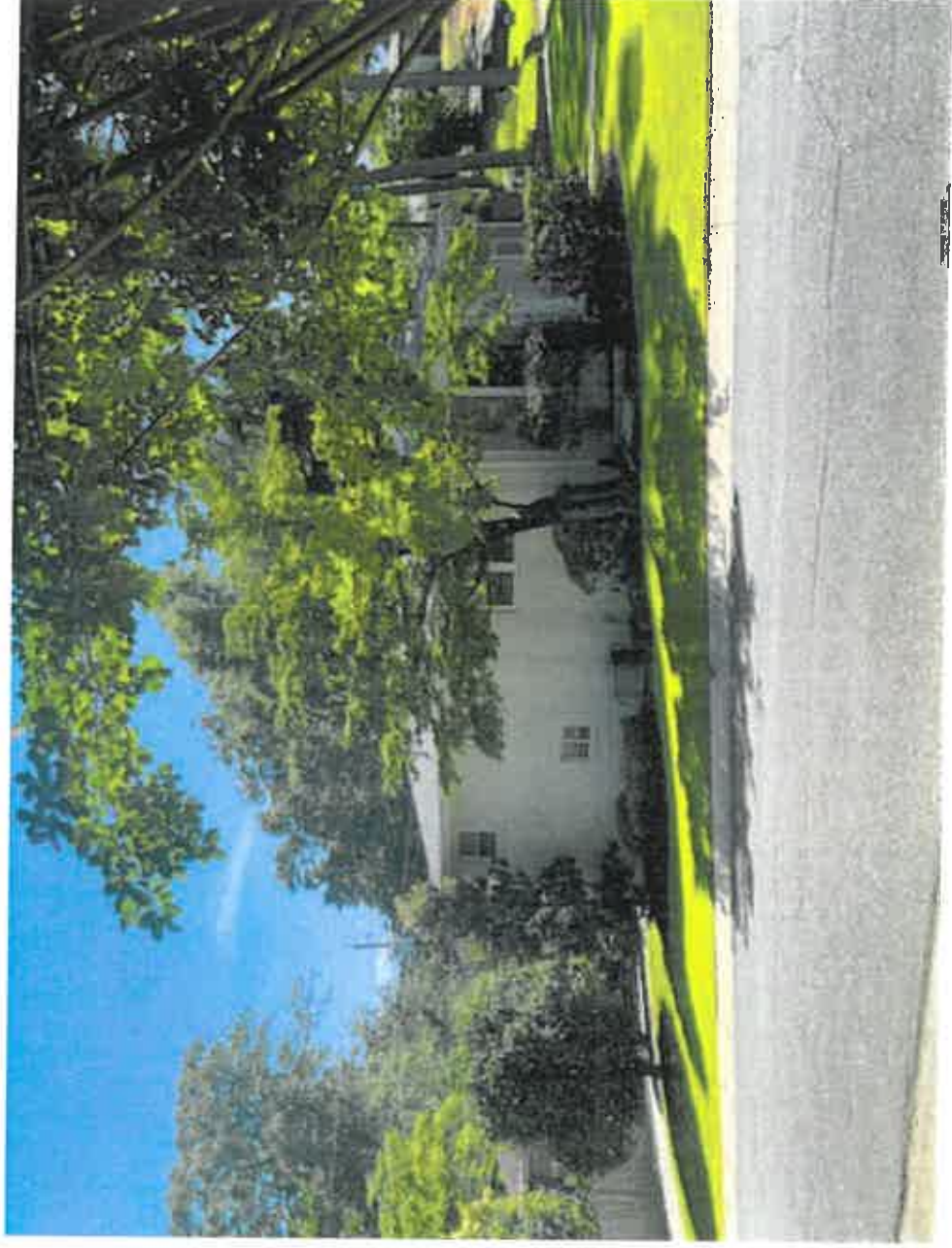


EXISTING WINDHAVEN ROAD SIDE ELEVATION  
1/8" = 1'-0"

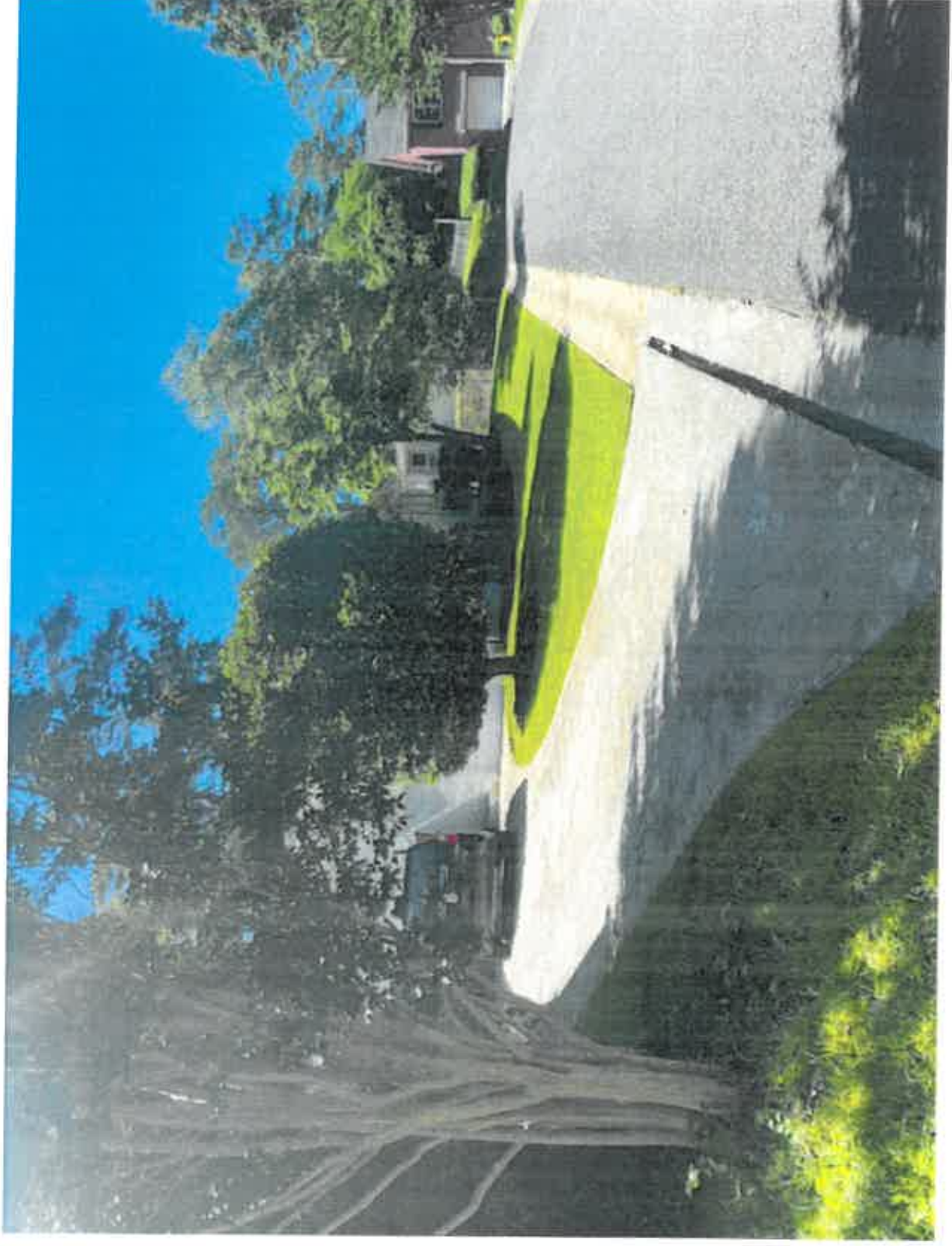


REVISED WINDHAVEN ROAD SIDE ELEVATION  
1/8" = 1'-0"





**STREET VIEW OF LEFT SIDE OF HOUSE AS SEEN FROM WINDHAVEN ROAD**



**STREET VIEW OF REAR OF HOUSE LOOKING NORTH TOWARD SO.**

**SHADESVIEW TERRACE**





**STREET VIEW OF LEFT SIDE OF HOUSE LOOKING SOUTH ALONG  
WINDHAVEN ROAD**



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

June 25, 2021

Benjamin & Lindsey Mahaffey  
1117 South Shadesview Terrace  
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-21-07-04, 1117 South Shadesview Terrace, Parcel ID 2900242002066.000.**

**Applicants/Property Owners, Benjamin Edward Mahaffey and Lindsey Mahaffey** A variance to City of Homewood Zoning Ordinance Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 1. Front, to reduce the setback along the secondary front property line, along Windhaven Road, from 10-feet to 5.2-feet (5-feet, 2-inches), for a total reduction of 4.8-feet (4-feet, 10-inches), in order to allow for the construction of a master suite and guest bedroom addition, at the side of an existing, non-conforming single-family residence.

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, July 1, 2021 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 on-line meeting to present their case.

Sincerely,



Vicki Smith, AICP  
Zoning Supervisor

BZA Case File#: SV 21-07-04

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

**1117 South Shadesview Ter.**  
**Case # SV 21-07-04**  
**Parcel # 29-00-24-2-002-066.000**

