

Homewood Board of Zoning Adjustments
Meeting Agenda
Thursday, July 7, 2022, 6:00 P.M.
City Council Chamber
2850 19TH Street South, 2nd Floor
Homewood, Alabama 35209

Persons who are unable to attend the meeting may view the proceedings on-line by clicking the link in Option 1, or by following the instructions in Option 2 or Option 3. **Please note that public comments cannot be made by persons viewing through Zoom.**

- Option 1: [Click to Connect to Zoom](#) or www.cityofhomewood.com/upcoming-meetings
Option 2: Zoom App - Meeting ID#: 883 5766 5513 | Passcode: 514257
Option 3: By phone: 312-626-6799

Persons who wish to comment during the meeting may only do so in person. Comments in support or opposition, may be submitted via email to the Department of Engineering & Zoning by clicking the following link: www.cityofhomewood.com/engineering-zoning or to the Secretary to the Board of Zoning Adjustments at fred.goodwin@homewoodal.org. Comments may also be hand delivered to the Department of Engineering & Zoning, located on the 4th floor of Homewood City Hall. Please include the address or case number and submit them no later than 24-hours prior to the meeting.

Board Members

Chair, Matthew Foley, Ward 5
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 – June 2, 2022**
- III. **Communications/Reports from Chair & Vice Chair**
- IV. **Old Business**

1) 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. *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 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.

- b. A request for a variance to Article XI, Tree Protection and Landscape, Sec. I. Other Landscaping Requirements, 1, 2, and 3, to proscribe perimeter and interior landscaping for a non-single-family district surface parking area with more than 5 spaces and interior island landscape area, in the form of an island and/or peninsula, within a VA that has 10 parking spaces or more.*

V. New Business

1) SV-22-07-01, 1107 Palmetto Drive, Parcel ID No.: 29 00 13 2 026 001.000

Applicants/Property Owners: Michael J & Laurel Latshaw

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 6.25-feet (6-feet, 3-inches), for a total reduction of 3.75-feet (3-feet 9-inches), to allow for the construction of a overhang above an existing stoop.

2) SV-22-07-02, 407 Sterrett Avenue, Parcel ID No.: 29 00 14 4 010 009.000

Applicant: Jennie Jones, Jennie Leigh Designs / Property Owners: Tony Fernandes and Karen A. Kelley Trustees Of The Fernandes-Kelley Family Revocable Trust Dated October 26, 2018

A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2. Side, to reduce the setback along the left-side property line from 5-feet to 3-feet, for a total reduction of 2-feet, to allow for the construction of an addition to the rear elevation of an existing non-conforming single-family dwelling.

3) SV-22-07-03, 1720, 1722 28th Ave South

Parcel ID Nos.: 28 00 07 3 011 001.000, 28 00 07 3 012 008.000

Applicant(s)/Property Owner(s): 27th Terrace, LLC

- a. A request for a variance to Article VII, Off-Street Parking and Loading Requirements, Sec. A., to reduce the minimum dimension of off-street parking spaces from 9-feet wide by 19-feet long, to 9-feet wide by 18-feet long, for a total reduction in length of 1-foot.*
- 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, along Central Avenue.*
- c. 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 91-spaces to 63-spaces for a total reduction of 28-spaces.

- d. A request for a variance to Article XI, Tree Protection and Landscape, Sec. 1, Other Landscape Requirements, 2. Perimeter VA Landscape Area (PVA) b. to reduce the PVA landscape area from 15-feet in width to 5-feet in width, as measured from the back of curb of the VA toward the property boundary, for a total reduction of 10-feet, along 28th Avenue South and at the property line adjacent to the Dance Foundation property (southeast).*
- e. A request for a variance to Article XI, Tree Protection and Landscape, Sec. 1, Other Landscape Requirements, 3. Interior Island Landscape Area Requirements, to proscribe the requirement for a parking island along 28th Avenue South, where 13 parking spaces are proposed.*

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: 3006 COOK STREET

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

APPLICANT INFORMATION

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

Address of Applicant(s): P.O. BOX 530031 700 MONTGOMERY HWY, STE 180
BIRMINGHAM, AL 35253 BIRMINGHAM, AL 35216

City

State

Zip

Telephone Number (of Applicant):

Email:

Property Interest of Applicant(s): AGENT OWNER/DEVELOPER
(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

AL

35216

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 3 032 003.000

PRESENT USE: ☒ vacant ☐ residence

☐ commercial (describe):

☐ other (describe):

PRESENT ZONING DISTRICT (City Zoning Map): R-7C (ATTACHED DWELLING UNIT DISTRICT - WITH CONDITIONS)

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood

Board of Zoning Adjustment
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 HOMWOOD 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. BY GRANTING THE VARIANCE THE LANDSCAPE CONDITIONS ARE IMPROVED AND BETTER ADHERE TO THE INTENT OF THE LANDSCAPE ORDINANCE.

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 COOK STREET R.O.W.

A VARIANCE FROM PORTIONS OF THE TREE PROTECTION AND LANDSCAPE ORDINANCE (AS INDICATED BY CITY STAFF, SECTION I, SUBSECTIONS 1, 2 & 3)

**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				
Height of Structure				
Lot Coverage				

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

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

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

Signature of Applicant

Date

5/2/22

Signature of Owner

Date

5/2/22

Signature of Owner

Date

BRE COOK STREET, LLC

VIA: Email (cale.smith@homewoodal.org)

May 2, 2022

Cale Smith, P.E.
Engineering and Zoning Director
City of Homewood
2850 19th Street South
Homewood, AL 35209

RE: Building Setbacks – 3006 Cook Street

Mr. Smith,

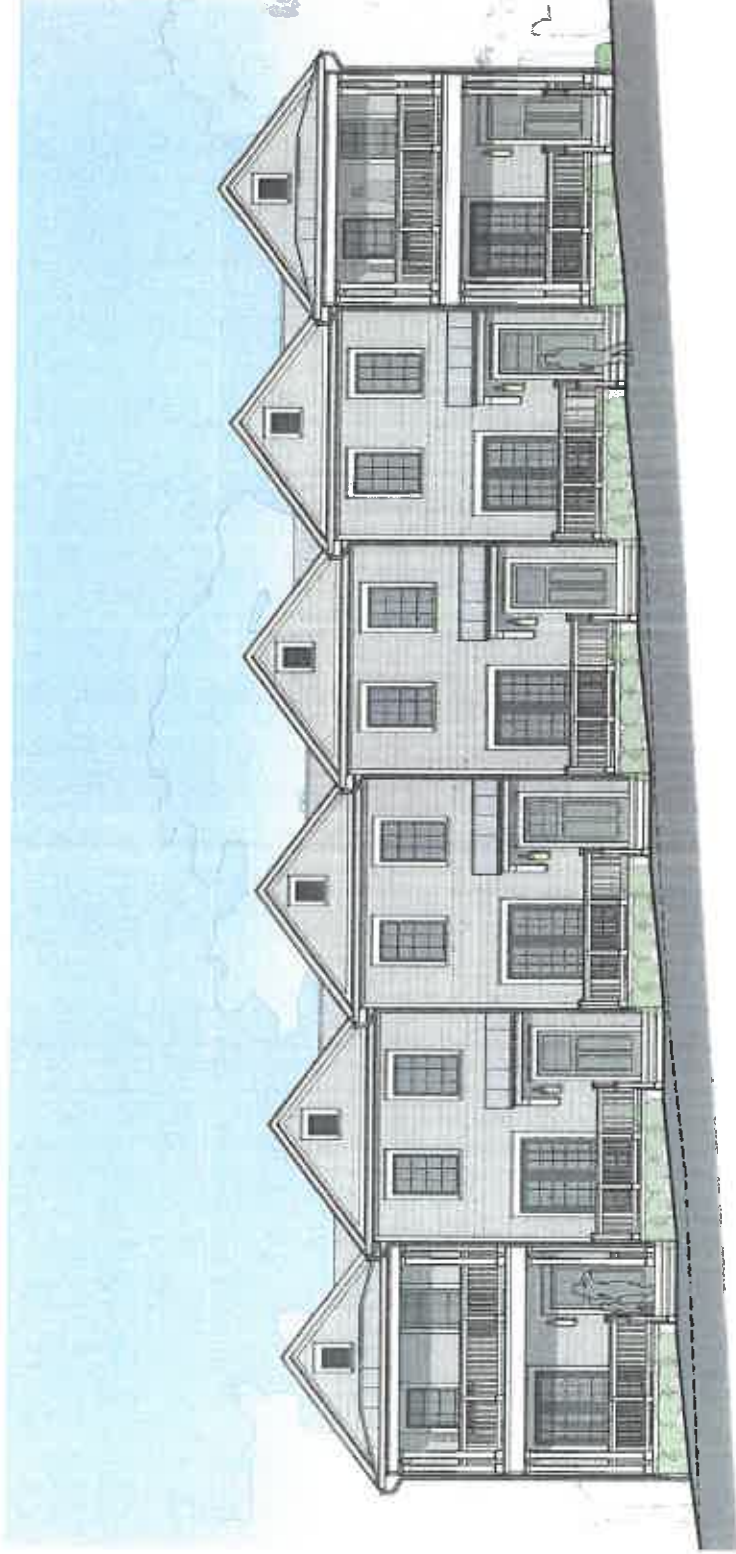
Pursuant to our recent conversation, prior to the rezoning of the subject property from C-2 to R-7, BRE Cook Street, LLC ("Owner") worked with city staff on the required building setbacks that would be associated with developing the property. The City of Homewood Zoning Supervisor, Vicki Smith, advised Owner that the southern building setback line was zero (0') feet due to it being a townhome/multi-family residential project. This is how Owner has proceeded with the proposed development of the property. It is Owner's understanding that the following apply:

Front yard setback (east side): 24'
Rear yard setback (west side): 40'
Side yard setback (north side): 12'
Side yard setback (south side): 0'

Sincerely,

Phillip McAfee

copy: John Abernathy
File



Cook Street Townhomes Homewood, Alabama

Schematic Elevation Design
03/17/22

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

WALKER ARCHITECTS, P.C.
ARCHITECTS

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B LACKMAN ARCHITECTS
ARCHITECTS

Cook Street Townhomes Homewood, Alabama

Schematic Site Plan
04/08/22

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Cook Street Townhomes
Homewood, Alabama

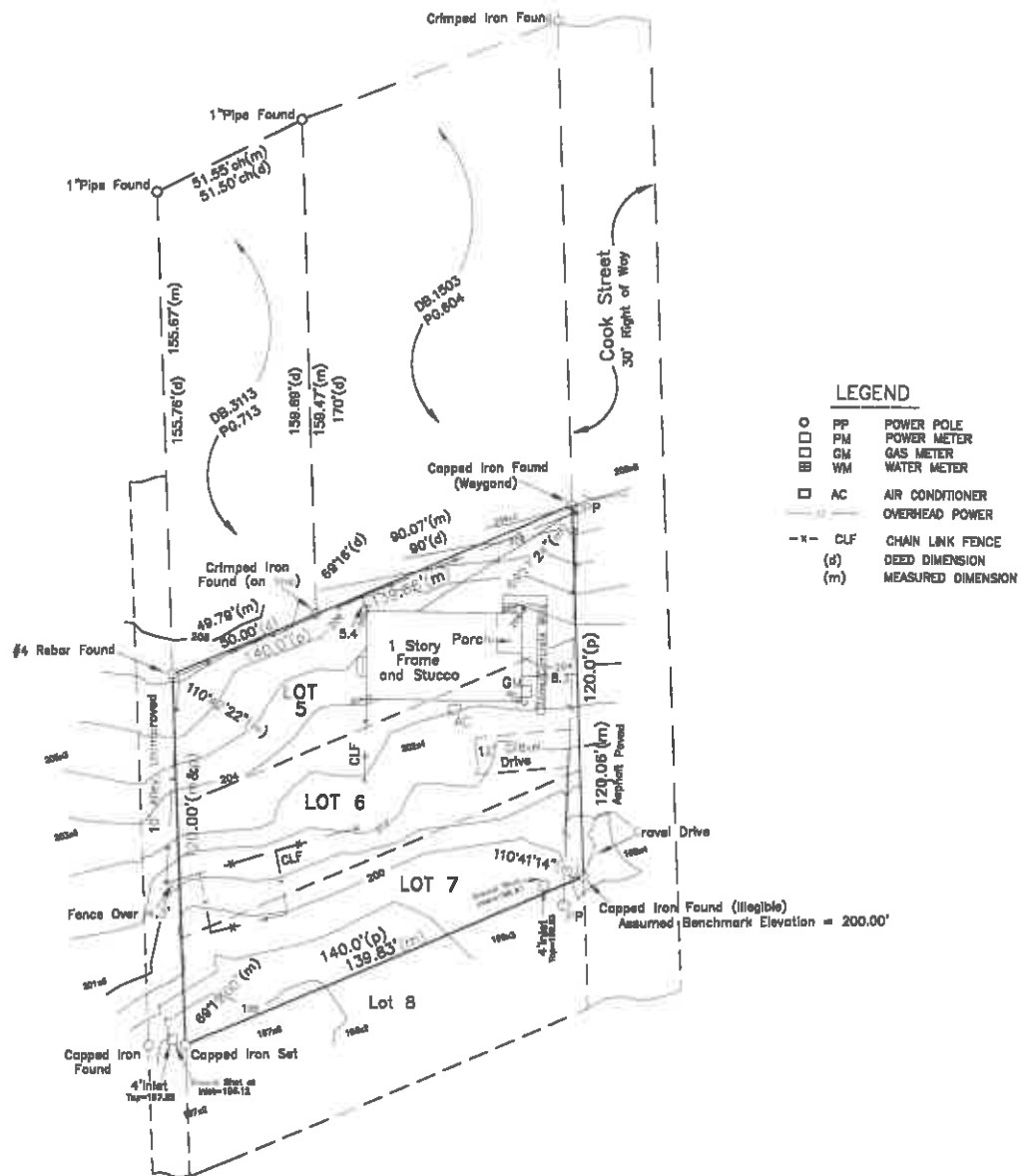
[illegible]

2 Enhanced Landscape Plan

BLACKWATER RECORDS
ARCHIVES

Landscape Area Analysis (from front corners of building)

Front Porch (Community Living Space)	-	803 S.F. (89% increase)
Sidewalks	-	1,118 S.F.
Public / Private buffer	-	29'-4" (388% increase)
Landscaping	-	1,975 S.F. (42% increase, better located)
Parking Lot Paving	-	2,234 S.F. (46% decrease)



NOTES:

1. Dates of Field Work: June 10, 2021;
2. All evidence of utilities visible on the surface have been shown hereon; underground utilities may exist and should be verified prior to any construction;
3. All evidence of easements and/or rights of ways visible on the surface have been shown; other easements, rights of ways, or matters affecting title may exist;
4. Elevations and contours shown are based on an assumed benchmark elevation, shown on survey drawing; contour interval is one foot;

CERTIFICATE

I hereby state 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 17, 2021
Date

Rowland Jackins, Ato. PLS No. 18399



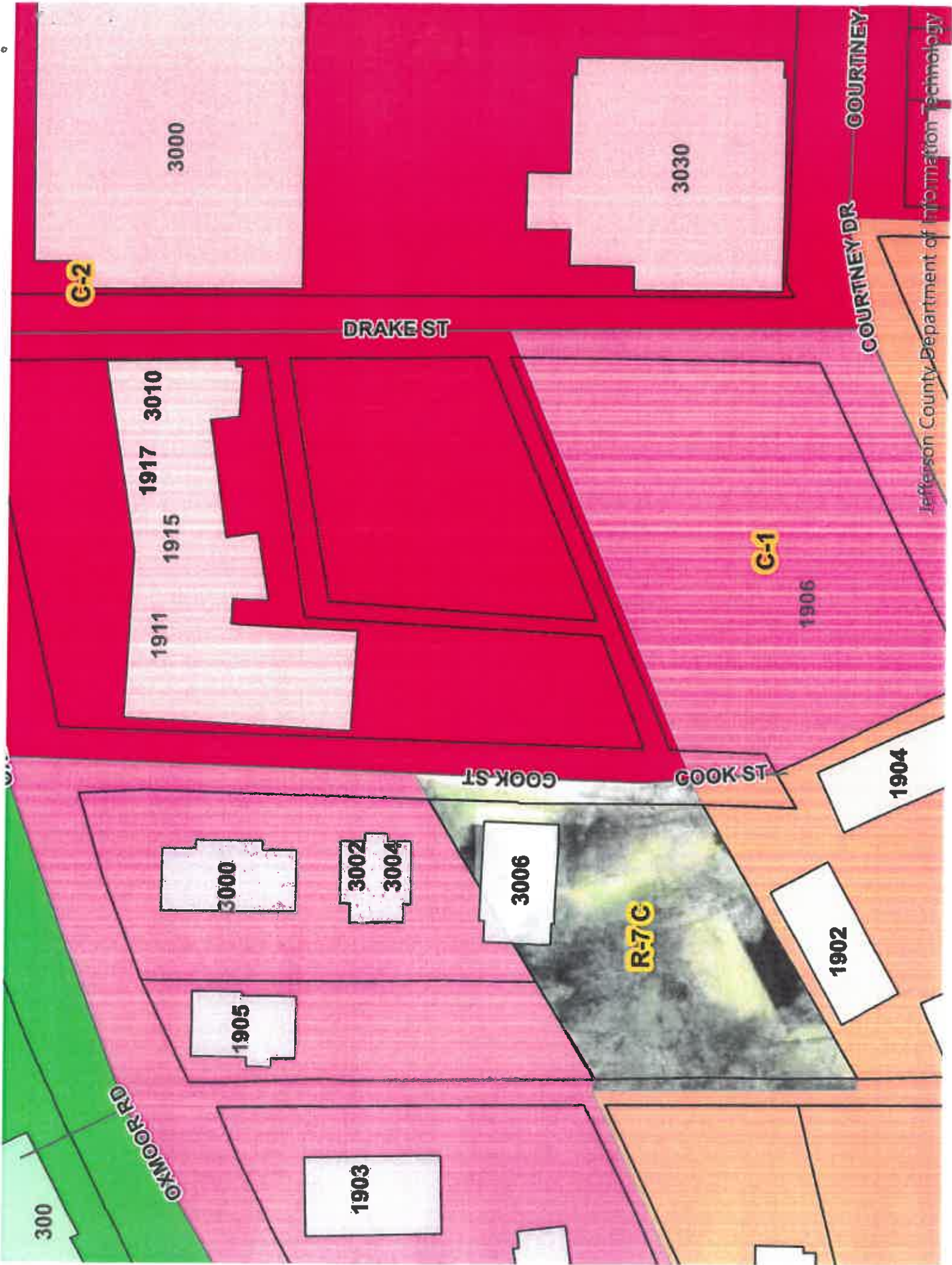
BOUNDARY, ASBUILT AND TOPOGRAPHIC SURVEY

3006 Cook Street, Homewood, Alabama
In A Portion of the Southwest Quarter of
Section 7, Township 16 South, Range 2 West,
Jefferson County, Alabama

Scale: 1 inch = 40 Feet June 2021

JACKINS, BUTLER & ADAMS, INC.
SURVEYING-GEOLOGY
3430 INDEPENDENCE DRIVE, SUITE 30
BIRMINGHAM, ALABAMA 35209
(205) 870-3380

File: S-1358/14-A Drawing 2



G-2

DRAKE ST

COURTNEY DR

C-1

COOK ST

COOK ST

R-7C

OKMOOR RD

Jefferson County Department of Information Technology





**CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT**

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

July 1, 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. *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.*
- b. *A request for a variance to Article XI, Tree Protection and Landscape, Sec. I. Other Landscaping Requirements, 1), 2), and 3), to proscribe perimeter and interior landscaping for a non-single-family district surface parking area with more than 5 spaces, and interior island landscape area, in the form of islands and/or peninsulas, within a VA that has 10 parking spaces or more.*

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, July 7, 2022 in the Council Chambers (2nd Floor) at Homewood City Hall, 2850 19th Street South. If you prefer not to attend the In-person meeting at City Hall, you may join on-line utilizing the attached Zoom Instructions **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE)**

This letter will serve as notice to the parties in interest and to all adjacent property owners. Any protest to the above referenced petition will be heard at this time. The applicant and/or owner must participate in the meeting to present their case.

Sincerely,



Sherri Williams
Zoning Supervisor

Case #: SV 22-06-03

cc: Blackmon-Rogers Architects

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

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

1st Option: Join on-line at www.zoom.us/join
Meeting #: 883 5766 5513
Passcode: 514257

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

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

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

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

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



City of Homewood
BZA Case Map

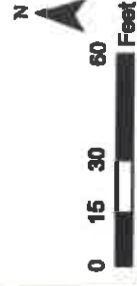
3006 Cook St.

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 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. 333-8828



COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 1107 Palmetto ST

BZA CASE # (assigned by city staff): SV # 22-07-01

APPLICANT INFORMATION

Name of Applicant (s): Michael and Laurel Dawn Latchaw

Address of Applicant(s): 1107 Palmetto ST

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: 29-00-13-2-026-001.000

PRESENT USE: vacant X residence

commercial (describe):

other (describe):

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

PLEASE STATE HARDSHIP -- for guidance, see "What is a Variance" on page 1 of instructions page:

Our structure (home) is set 10'3" from western property line. We wish to build an overhang for our western entrance that would fully cover the stairway, which is 4' wide. In order to fully cover the stairs we request up to 36" of variance for the overhang. The length of the overhang is planned to be 9'10" wide.

The home is two years old, and we have experience water damage to the hardwood. Our builder, in their recommendations for repair and prevention of future damage recommended this overhang.

[This would also make use of the side entry much wider and more convenient for visitors.

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): construction of an overhang/ere
for western side entrance.

**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:		28.4'	26.4	
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback	10'	10.3'	6' 3"	4" to 36" 1.2'
Left Bldg. Setback	10'	15.1'	15.1	
Rear Bldg. Setback		55.5	55.5	
Accessory Structure Setback: side/rear				
	As Required	Existing NOW	Proposed	Variance Required
Lot Area				
Lot Width				
Parking				
Height of Structure				
Lot Coverage				

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

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

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

Signature of Applicant

Date

5/26/22

Signature of Owner

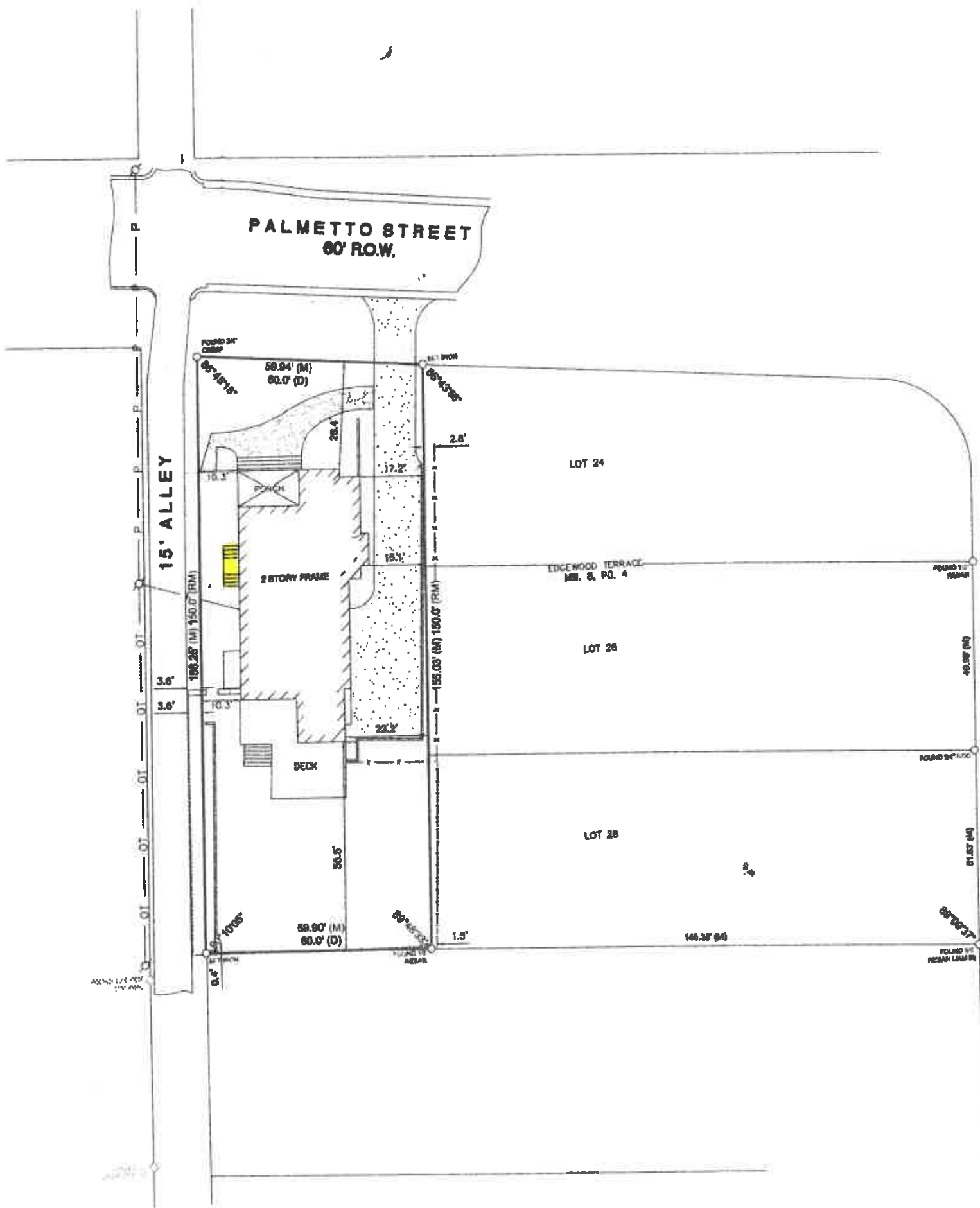
Date

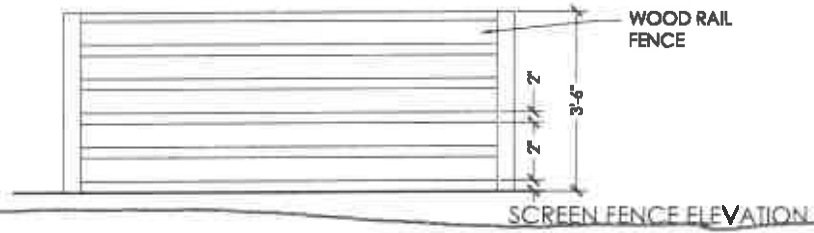
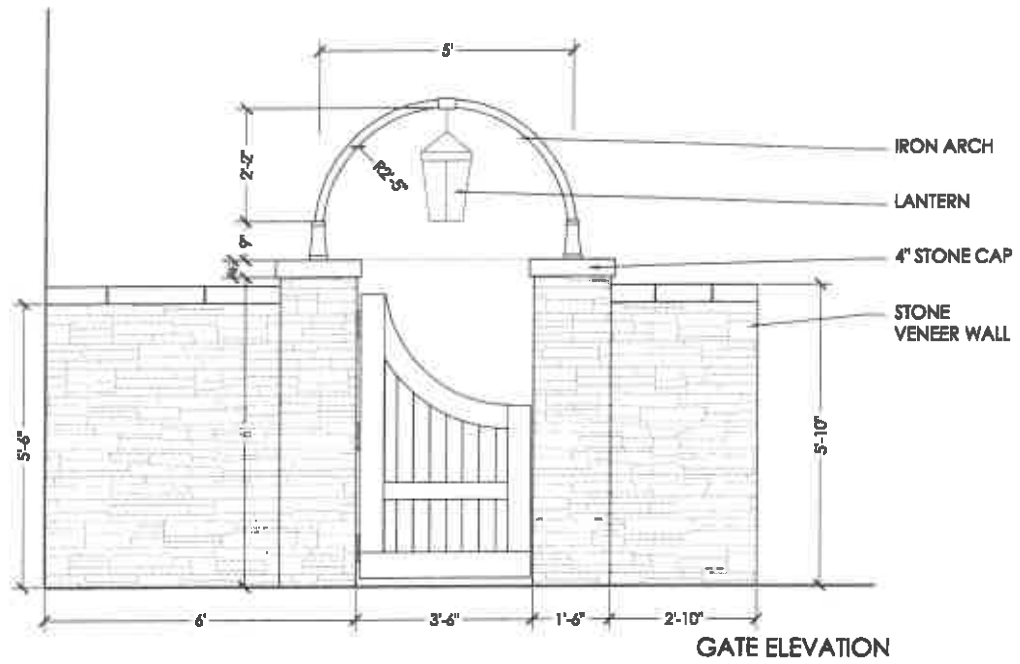
5/20/22

Signature of Owner

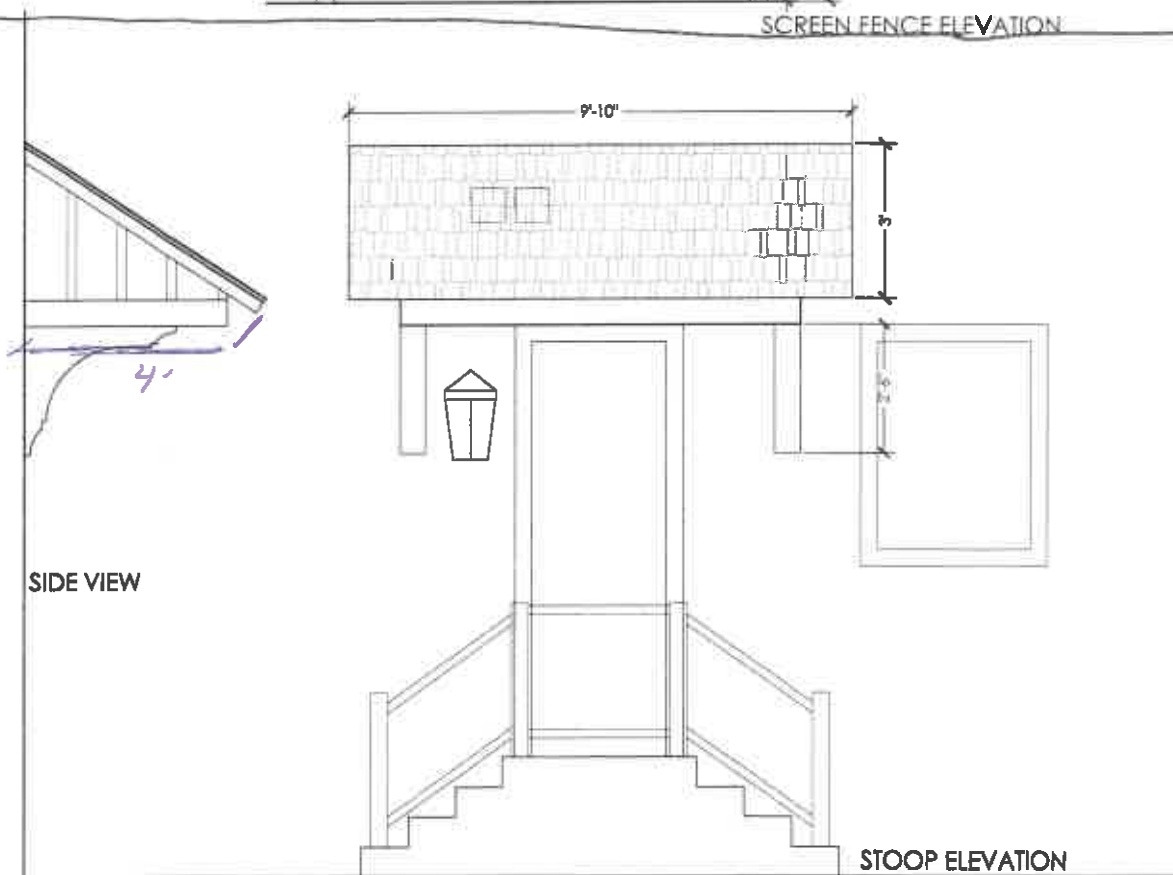
Date

5/20/22





★
Overhang
Proposed





The following signatures represent families and property owners of adjacent neighbors who are in support of the variance request submitted by the Latshaw Family at 1107 Palmetto St for the building of an entry overhang on the westside of the house, facing the Woodland/Edgewood alley.

1.Name: Nick Carady 1111 Palmetto St.

Address:

2.Name: SAE EVANS + LESUE EVANS SAE Evans

Address: 118 EDGEWOOD BLVD HOMewood AL 35209

3.Name: Amy Ryerson

Address: 1105 Palmetto Street, Homewood AL 35209

4.Name: Beth Clarkson

Address: 201 Woodland Dr, Homewood, AL 35209

5.Name: Tern Johnson

Address: 201 Woodland Dr, Homewood, AL 35209

6.Name: Kat Gannon

Address: 204 EDGEWOOD BLVD, HOMewood, AL 35209

7.Name: Jeff Langford

Address: 206 Edgewood Blvd 35209

8.Name:

Address:

9.Name:

Address:

CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

July 1, 2022

Michael J. & Laurel Latshaw
1107 Palmetto Street
Homewood, AL 35209

Dear Owner/Applicant AND Adjacent Property Owners:

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Sincerely,



Sherri Williams
Zoning Supervisor

Case #: SV 22-07-01

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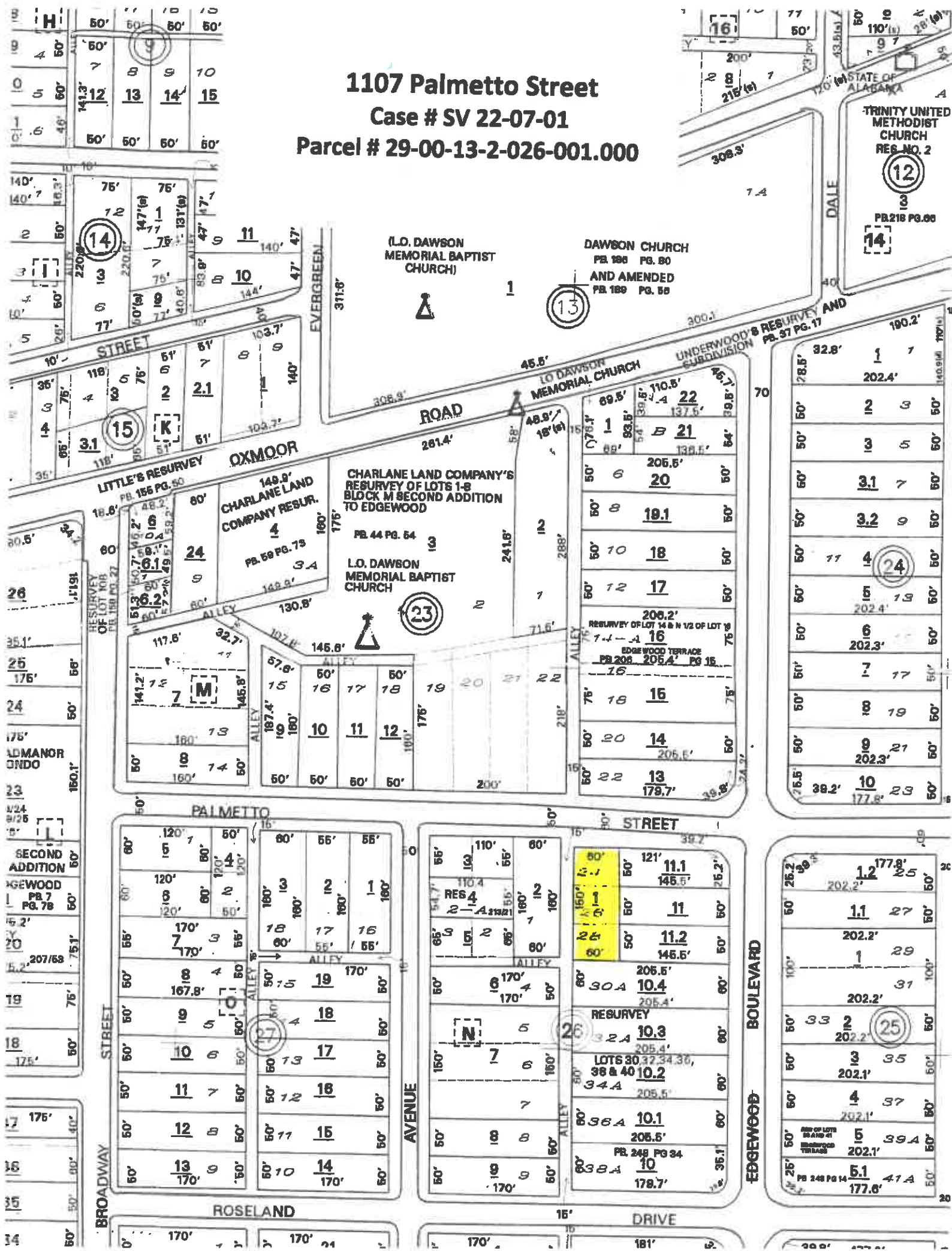
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1107 Palmetto Street
Case # SV 22-07-01
Parcel # 29-00-13-2-026-001.000



City of Homewood
BZA Case Map

1107 Palmetto Drive

SV 22-07-01

Aerial Photo

 Subject Property
 Parcels



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



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

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



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 407 Sterrett Ave., Homewood AL 35209

BZA CASE # (assigned by city staff): SV # 22-07-02

APPLICANT INFORMATION

Name of Applicant (s): Jennie Jones (Jennie Leigh Designs)

Address of Applicant(s): 341 Jones Street

Lincoln

City

AL

State

35096

Zip

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

Email : _____

Property Interest of Applicant(s): residential designer

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): Tony Fernandes & Karen Kelley

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

same

City

State

Zip

Email : _____

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

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

29-00-14-4-01D-009.000

PARCEL IDENTIFICATION NUMBER: Edgemont/Lot 26 BIK 9

PRESENT USE: _____ vacant 100% 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:

Upon siting the proposed addition onto the plot plan, it was brought to our attention that the existing structure already sits slightly over the setback along the left side, but more importantly - it was built caddy-corner to the side lot line. By continuing the sideline of the house out parallel to the existing, we overshoot the NPD side setback by 24 inches at left rear corner - 7" beyond the existing structure outermost corner.

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:	25'	24.2' to porch 31.8' to house	unchanged	
Front Bldg. Setback Street: (secondary - corner lot)	—	—		
Right Bldg. Setback	9'	15.7' @ Front 16.6' @ Rear	unchanged 17.1' @ Rear	
Left Bldg. Setback	5'	4.5' @ front 3.7' @ Rear	unchanged 3' @ Rear	24" total (7" from existing)
Rear Bldg. Setback	20'	47.5'	25'5"	
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 332-6864 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

5.26.2022
Date

Signature of Owner

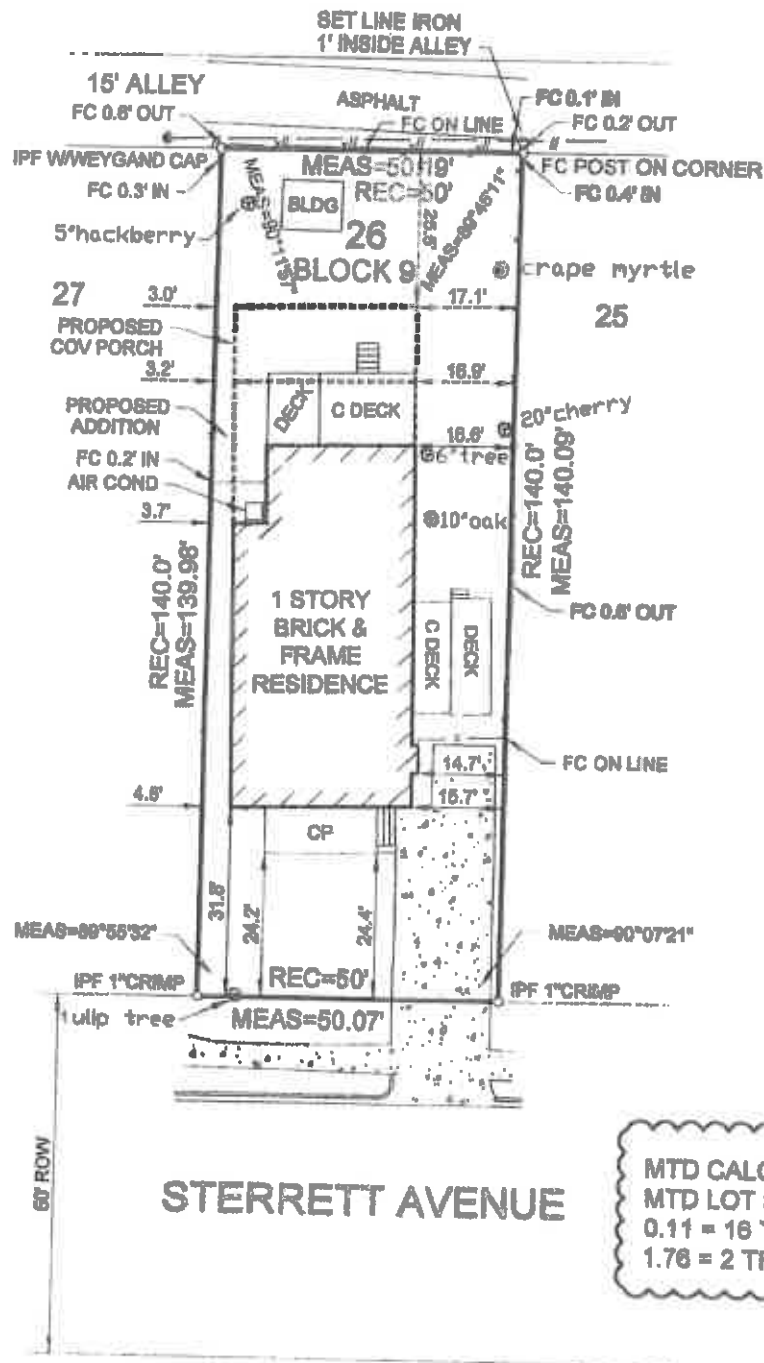
5-31-2022
Date

Signature of Owner

Date

LEGEND:

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



STATE OF ALABAMA
SHELBY COUNTY

I, David B. Entrekin, a registered Land Surveyor, certify that I have surveyed Lot 26, Block 9, EDMONT as recorded in Map Book 18, Page 21 in the Office of the Judge of Probate, Jefferson County, Alabama; that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief; that the correct address is as follows: 407 Sterrett Avenue according to my survey of March 29, 2022. Survey is not valid unless it is sealed with embossed seal or stamped in red. Revised May 31, 2022 to add rear deck/covered deck.

SURVEYING SOLUTIONS, INC.
2232 CAHABA VALLEY DRIVE SUITE M
BIRMINGHAM, AL 35242
PHONE: 205-991-8865

Order No. 260358
Purchaser: Jennie Leigh Designs
Type of Survey: Property Boundary

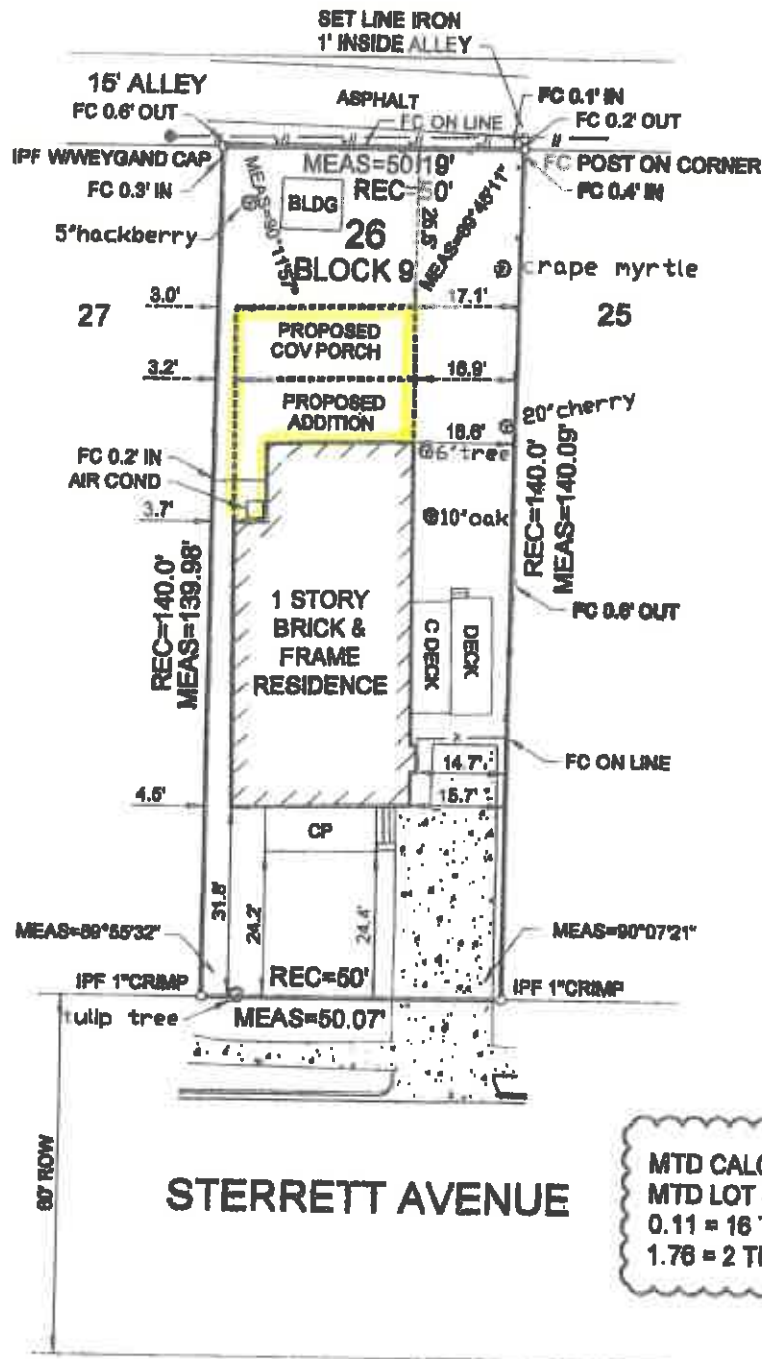
David B. Entrekin, Reg. L.S. #30345

5-31-2022
Date of Signature

\\CAD\\SUBDIVISION\\JEFFERSON COUNTY\\EDMONT\\LOT26 BLK9 EDMONT

LEGEND:

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



MTD CALCULATION
MTD LOT SIZE = 0.11 AC =
0.11 = 16 TREES=
1.76 = 2 TREES TOTAL

STATE OF ALABAMA
SHELBY COUNTY

I, Carl Daniel Moore, a registered Land Surveyor, certify that I have surveyed Lot 26, Block 9, EDMONT as recorded in Map Book 16, Page 21 in the Office of the Judge of Probate, Jefferson County, Alabama; that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief, that the correct address is as follows: 407 Sterrett Avenue according to my survey of March 29, 2022. Survey is not valid unless it is sealed with embossed seal or stamped in red.

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

Order No. 260358
Purchaser: Jennie Leigh Designs
Type of Survey: Property Boundary

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

5-12-2022

Date of Signature

VACAD\SUBDIVISION\JEFFERSON COUNTY\EDGEMONT\LOT26 BLK9 EDGEMONT



341 Jones Street
Brookline 02109
MOBILE (202) 226-4367
E: janning@driving-dreams.com
www.janningdrivingdreams.com

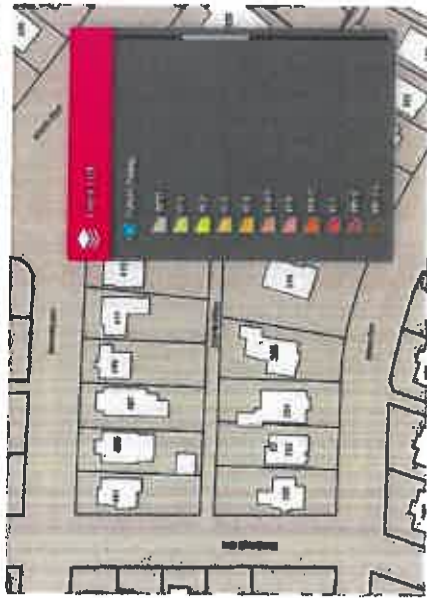
[illegible]
$$\frac{B/D}{A/I}$$

Client Name
Kiran Kishy
407 Bayview Avenue
Toronto
M5S 1A5

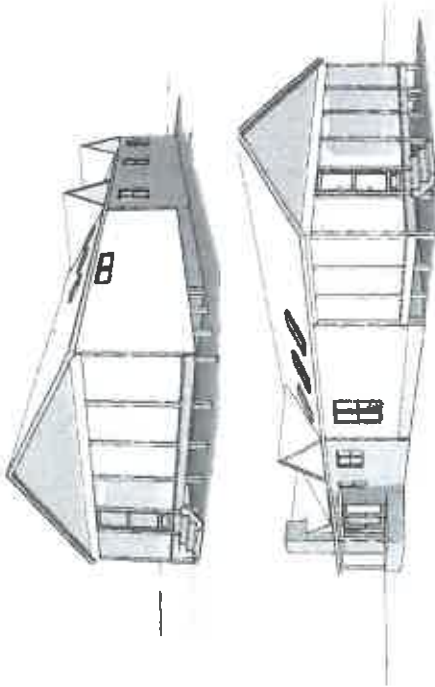
Page # 1

DRAWING SCHEDULE

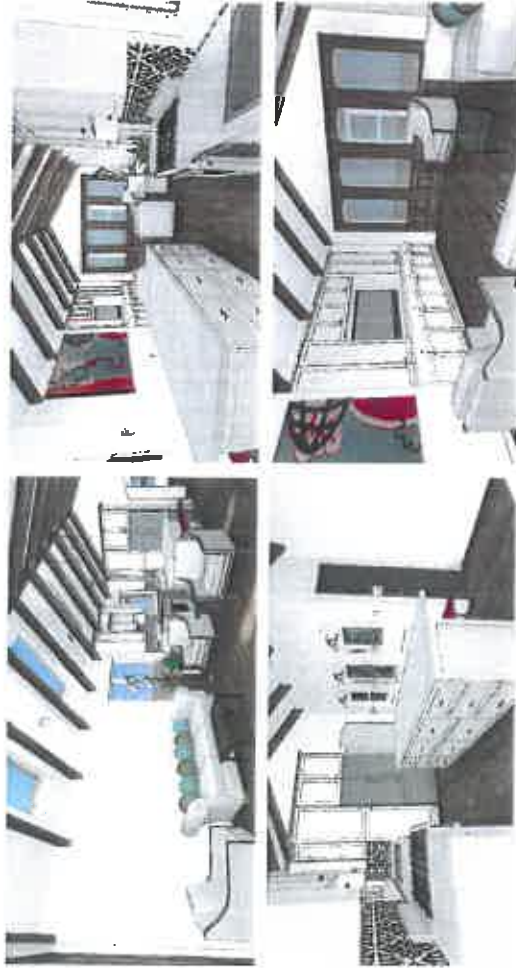
COVER	1
FLOOR PLANS	2
ELEVATIONS	3
ELECTRICAL & ROOF	4



NPD Neighborhood Preservation District



RENDERING ARE FOR REPRESENTATIONAL PURPOSES ONLY. SEE HOMESOURCE AND FINISH SPECIFICATIONS FOR MORE DETAILS AND FINAL SELECTIONS.



COVER
SCALE: As Noted

www.houzz.com/pro/janetleightones

www.janieleighdesigns.com

putting your dreams to paper — HANDED —

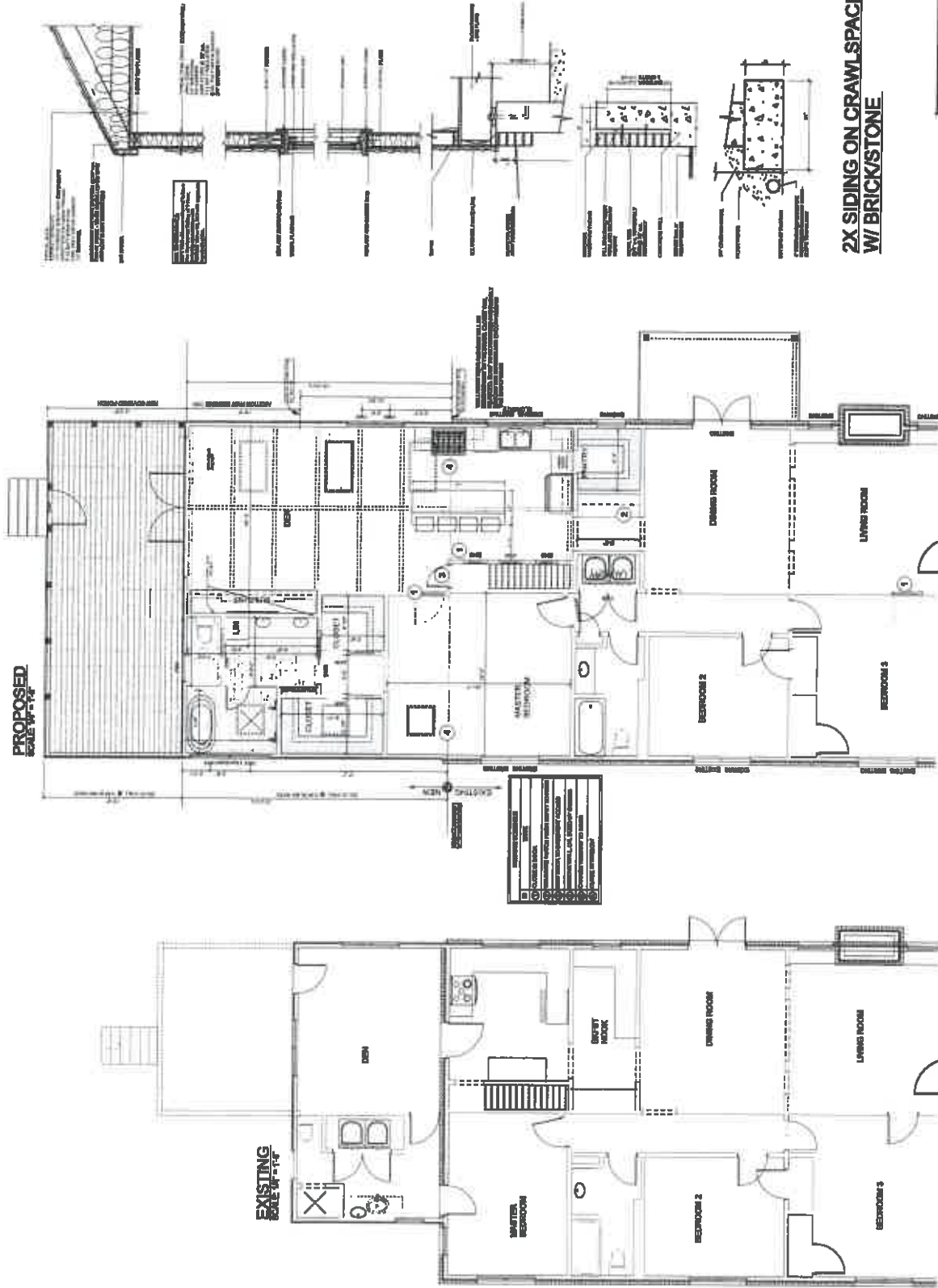
FLOOR PLANS

SCALE: As Noted

www.houzz.com/pro/jennaleigh10188

www.jonniegoldesigns.com

putting your dreams to paper ...



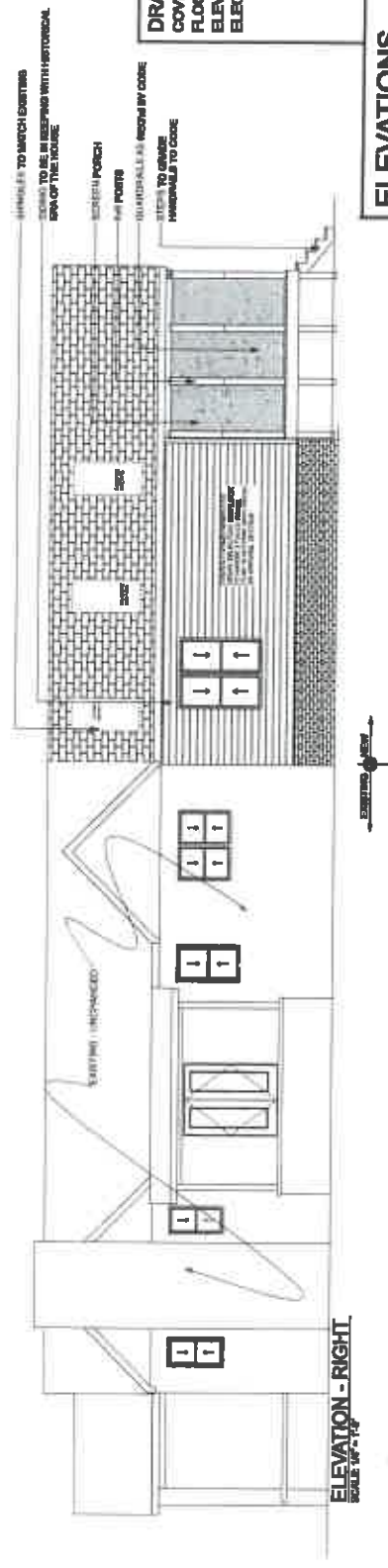
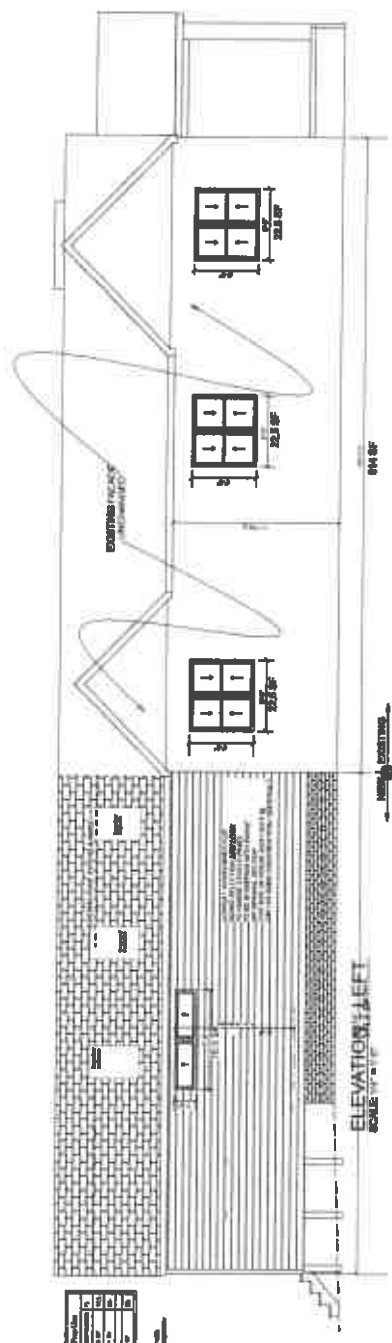
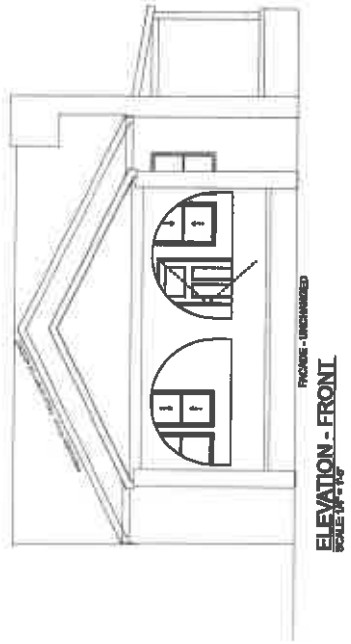
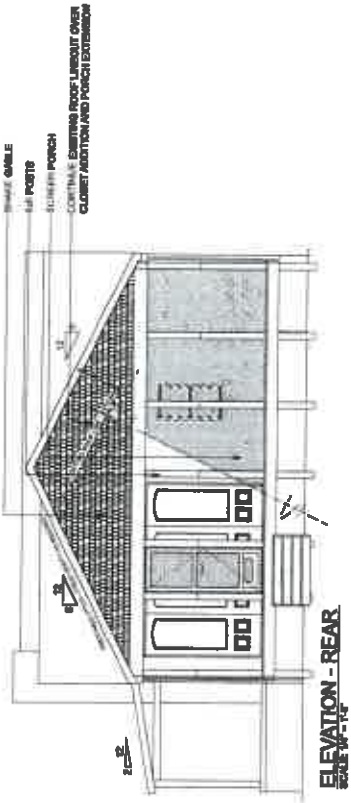
[illegible]

Client Name _____

Page # 3

DRAWING SCHEDULE

COVER	1
FLOOR PLANS	2
ELEVATIONS	3
ELECTRICAL & ROOF	4



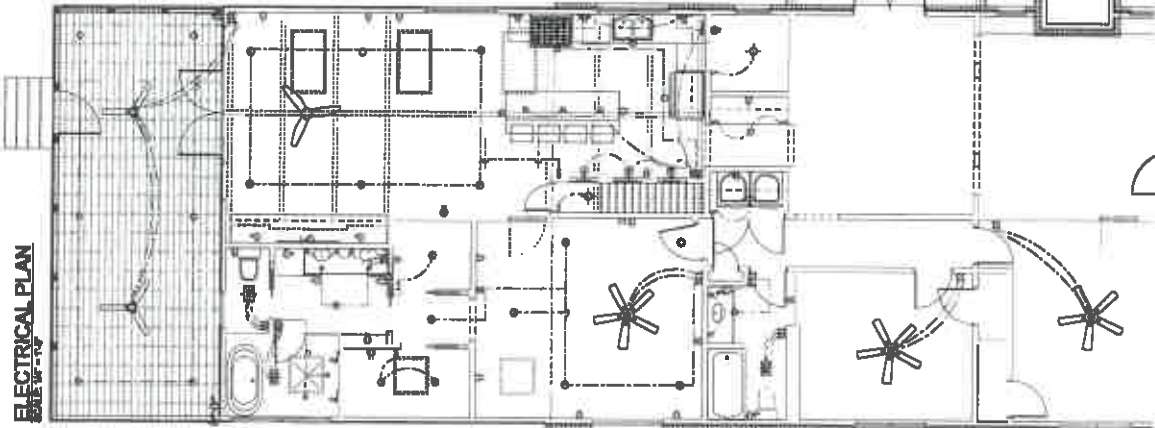
ELEVATIONS
SCALE: 1/4" = 1'-0"

www.houzz.com/pro/fennelstighjones

www.jennieleighdesigns.com

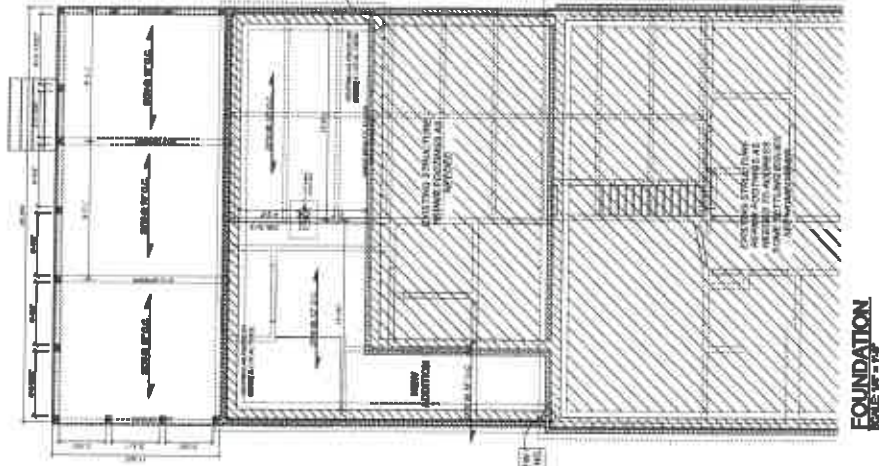
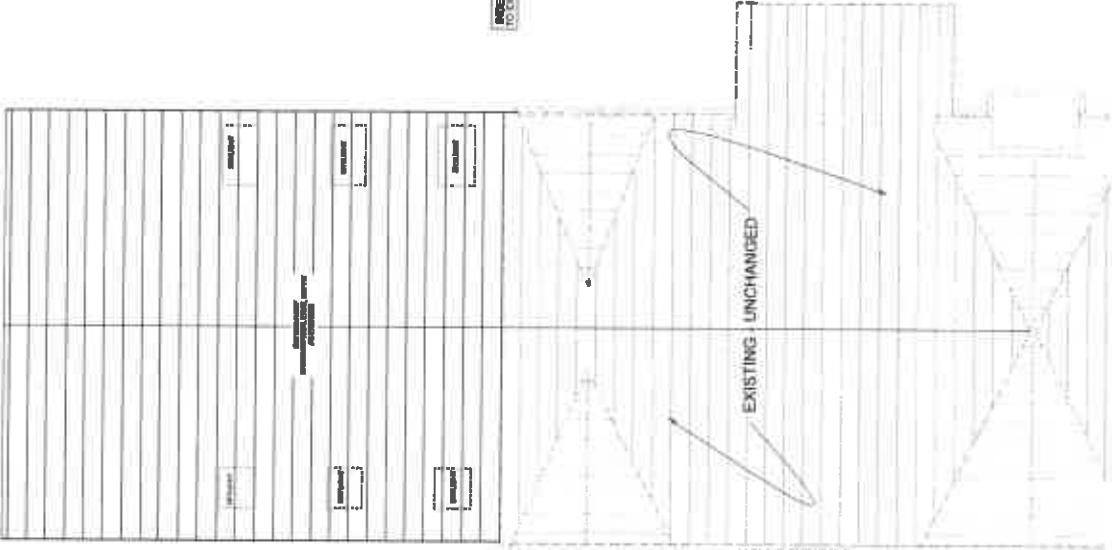
putting your dreams to paper with us

ELECTRICAL PLAN



SYMBOL	DESCRIPTION	QUANTITY
[Symbol]	120V 15A BRN OUTLET	10
[Symbol]	120V 20A BRN OUTLET	2
[Symbol]	120V 30A BRN OUTLET	1
[Symbol]	120V 40A BRN OUTLET	1
[Symbol]	120V 60A BRN OUTLET	1
[Symbol]	120V 100A BRN OUTLET	1
[Symbol]	120V 150A BRN OUTLET	1
[Symbol]	120V 200A BRN OUTLET	1
[Symbol]	120V 250A BRN OUTLET	1
[Symbol]	120V 300A BRN OUTLET	1
[Symbol]	120V 350A BRN OUTLET	1
[Symbol]	120V 400A BRN OUTLET	1
[Symbol]	120V 450A BRN OUTLET	1
[Symbol]	120V 500A BRN OUTLET	1
[Symbol]	120V 550A BRN OUTLET	1
[Symbol]	120V 600A BRN OUTLET	1
[Symbol]	120V 650A BRN OUTLET	1
[Symbol]	120V 700A BRN OUTLET	1
[Symbol]	120V 750A BRN OUTLET	1
[Symbol]	120V 800A BRN OUTLET	1
[Symbol]	120V 850A BRN OUTLET	1
[Symbol]	120V 900A BRN OUTLET	1
[Symbol]	120V 950A BRN OUTLET	1
[Symbol]	120V 1000A BRN OUTLET	1

ROOF PLAN



JENNIEBIGHDESIGNS
 341 Jones Street
 Houston, TX 77002
 (281) 558-4387
 www.jenniebighdesigns.com

CLIENT NAME

PROJECT NAME

DATE

PROJECT NUMBER

PROJECT LOCATION

CLIENT NAME

PROJECT NAME

DATE

Page #
 4

DRAWING SCHEDULE	
NO.	DESCRIPTION
1	COVER
2	FLOOR PLANS
3	ELEVATIONS
4	ELECTRICAL & ROOF



ELECTRICAL & ROOF
 SCALE: 1/4" = 1'-0"

putting your dreams to paper

www.jenniebighdesigns.com

www.houzz.com/pro/jenniebighdesigns













CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

July 1, 2022

Tony Fernandes & Karen Kelley
407 Sterrett Avenue
Homewood, AL 35209

Dear Owner/Applicant AND Adjacent Property Owners:

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

SV-22-07-02, 407 Sterrett Avenue, Parcel ID No.: 29 00 14 4 010 009.000

Applicant: Jennie Jones, Jennie Leigh Designs / Property Owners: Tony Fernandes and Karen A. Kelley, Trustees of the Fernandes-Kelley Family Revocable Trust.

A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2. Side, to reduce the setback along the left-side property line from 5-feet to 3-feet, for a total reduction of 2-feet, to allow for the construction of an addition to the rear elevation 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, July 7, 2022 in the Council Chambers (2nd Floor) at Homewood City Hall, 2850 19th Street South. If you prefer not to attend the in-person meeting at City Hall, you may join on-line utilizing the attached Zoom instructions **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE)**

This letter will serve as notice to the parties in interest and to all adjacent property owners. Any protest to the above referenced petition will be heard at this time. The applicant and/or owner must participate in the meeting to present their case.

Sincerely,



Sherri Williams
Zoning Supervisor

Case #: SV 22-07-02

cc: Jennie Jones - Jennie Leigh Designs

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

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

1st Option: Join on-line at www.zoom.us/join
Meeting #: 883 5766 5513
Passcode: 514257

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

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

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

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

Parcel # 29-00-14-4-010-009.000

City of Homewood
BZA Case Map

407 Sterrett Avenue.

SV 22-07-02

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. 332-6626



COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

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



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 1720 AND 1722 28TH AVE S 35209

BZA CASE # (assigned by city staff): SV # 22-07-03

APPLICANT INFORMATION

Name of Applicant(s): 27TH TERRACE, LLC

Address of Applicant(s): 402 OFFICE PARK DRIVE

MOUNTAIN BROOK

City

AL

State

35223

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): N/A

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)

28-00-07-3-012-008-000

* LAND HAS BEEN

PARCEL IDENTIFICATION NUMBER: 28-00-07-3-011-001-000

REPLATTED TO (B)

28-00-07-3-012-007-000

LOTS - JEF. CTY

PRESENT USE: _____ vacant _____ residence

NOT UPDATED ONLINE,

✓ commercial (describe): VACANT COMMERCIAL LAND

(SEE ATTACHED SURVEY)

other (describe):

PRESENT ZONING DISTRICT (City Zoning Map): C-2 (NEIGHBORHOOD SHOPPING DISTRICT)

**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

6/9/22

Date

Signature of Owner

6/9/22

Date

Signature of Owner

Date

**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:

PLEASE SEE ATTACHED DOCUMENT AT THE
END OF THIS APPLICATION

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, (S)
- ☐ other (describe):

REQUEST OF THE CITY OF HOMEWOOD BZA COMMITTEE

27th TERRACE REDEVELOPMENT

Michael A. Mouron ("Mouron") owns the Property on 18th Street in Homewood that was formerly the site of the Valley Mall. All former structures have been removed and the site is currently vacant, flat and fenced. When purchased by Mouron, the existing buildings were 'tired' and there was not a green plant on the entire parcel. Mouron proposes to redevelop the Site by constructing three (3) new, high-designed buildings, provide outdoor meeting/dining spaces, heavily landscape the site and provide the parking necessary for efficient operations. The entire site is currently zoned C2.

In pursuing this redevelopment there are several Variances being sought, but it is thought the only one requiring additional explanation might be the request for a Parking Variance. Following is the rationale behind the amount of parking thought to be needed on the subject site.

The three (3) buildings proposed for the subject site would be venues for Luca Restaurant, Hero's Doughnuts & Buns, and a SouthPoint Bank Branch office. See Attachment 'A'. Nick Pihakis has a financial interest in both Luca and Hero, and Nick is also involved with Little Donkey and Rodney Scott's BBQ that have been successful in the locations facing 18th Street that were developed and owned by Mouron.

The portion of the site on which the SouthPoint Branch Bank would be sited is to be sold by Mouron directly to the Bank. See Exhibit 'B' for a rendering and Floor Plans proposed by the Bank.

The Homewood code for food and beverage venues in C2 Zoned Areas is currently interpreted as requiring 1 parking space per 1,000 SF of Building. This is unquestionably the more 'typical' interpretation, but in the past the City of Homewood required the 1 parking space per 1,000 SF of Building in which customers would be seated and served. The earlier interpretation would have reduced the required parking by approximately 40%. Regardless, because of the current interpretation, the 4,110 SF Luca Restaurant and the 2,730 SF Hero's Doughnuts and Buns would require 68 parking spaces in Total.

Under the C2 Zoning, the 2-story, 5,750 SF SouthPoint Branch Bank is required to have 1 parking space per 250 SF of Building area, or 23 parking spaces. Added to the Parking required of the food and beverage venues, this results in a Total of 91 Parking Spaces required on the entire site.

As proposed, the entire site currently contains 63 Parking Spaces, or a calculated deficit of 28 parking spaces. It is relief from the difference in parking required and that provided that Mouron seeks, and he believes his rationale for this request is reasonable.

In explaining the parking provided for the Valley Hotel Mixed Use development, Mouron was complimented by several of the Homewood City Council Members for his effective use of Cross Parking Agreements. The Council's position was that if Cross Parking Agreements are well-conceived, they result in a reduction of non-pervious surface parking lots allowing for greener, inviting public spaces. Mouron believes the redevelopment of the former Valley Mall site as proposed is the poster child for the effective utilization of Cross-Parking Agreements. See Exhibit 'B' for a copy of the proposed Cross Parking Agreement.

Before offering the reasons why Cross Parking can be effectively used on the subject site, it is our contention that the 23 parking spaces required of the SouthPoint Branch Bank is unreasonably excessive. If the floor plans for that facility are studied, the reader will note there are locations for only nine (9) Bank employees at full occupancy. With the existence of the Teller Drive Thru Lane, the fact that every year a greater amount of banking activity is being performed remotely, and the contention that all the Bank employees will not often be present at the same time of day, it is thought that the Bank providing 12 parking spaces would be reasonable, or 11 less than the 23 required by Code.

The rationale for the required parking being reduced because of the Cross-Parking Agreement is due primarily to the different Hours/Days of Business Operations between the proposed three distinct venues:

- Hero's Doughnuts & Buns opens at 6 AM and closes at 5 PM seven days a week. Thus breakfast and lunch are the only meals served, and Hero's experiences a considerable amount of 'carryout' business which will be facilitated by the Pick-Up Window.
- SouthPoint Bank will open at 9 AM and close at 4 PM five days a week.
- Luca Restaurant will open at 11 AM and close no later than 10 PM seven days a week. While Luca will be serving lunches, it is expected most of their business will be from 5 PM until Closing. The weekends are also expected to be high-demand times for Luca – and SouthPoint Bank will not be open.

Thus, much of Hero's business will be consummated before either the Bank of Luca opens for business, and most of Luca's business will be realized when both Hero and SouthPoint Bank are closed. As a result, the 63 parking spaces proposed to be provided are thought to be more than adequate.

For arguments sake assume I am wrong in my perception as to the adequacy of parking on site. If the Commission members view the subject location via Google Maps or other aerial services, I think the significant amount of adjacent surface parking will be evident. If more parking is needed during either lunch or dinner, I would be financially incentivized to lease such space if leases are even required by the Owners whose business should increase from the additional traffic.

In Summary, I trust the quality of the Homewood real estate developments I undertake and own speaks for itself – and I certainly will not require less in the redevelopment of the Valley Mall site. Thus, no one is more financially motivated than me to ensure the parking provided meets the demand at all hours of the day and week. I feel we have proposed such parking, but I will not be bashful in securing more if such is the case. My request of the Homewood BZA Committee is to carefully consider the logic of my Request and to realize that at this location on 28th Street, unlike in most areas within the downtown area, there are numerous and expansive parking options that would be available to me if the situation so demands.

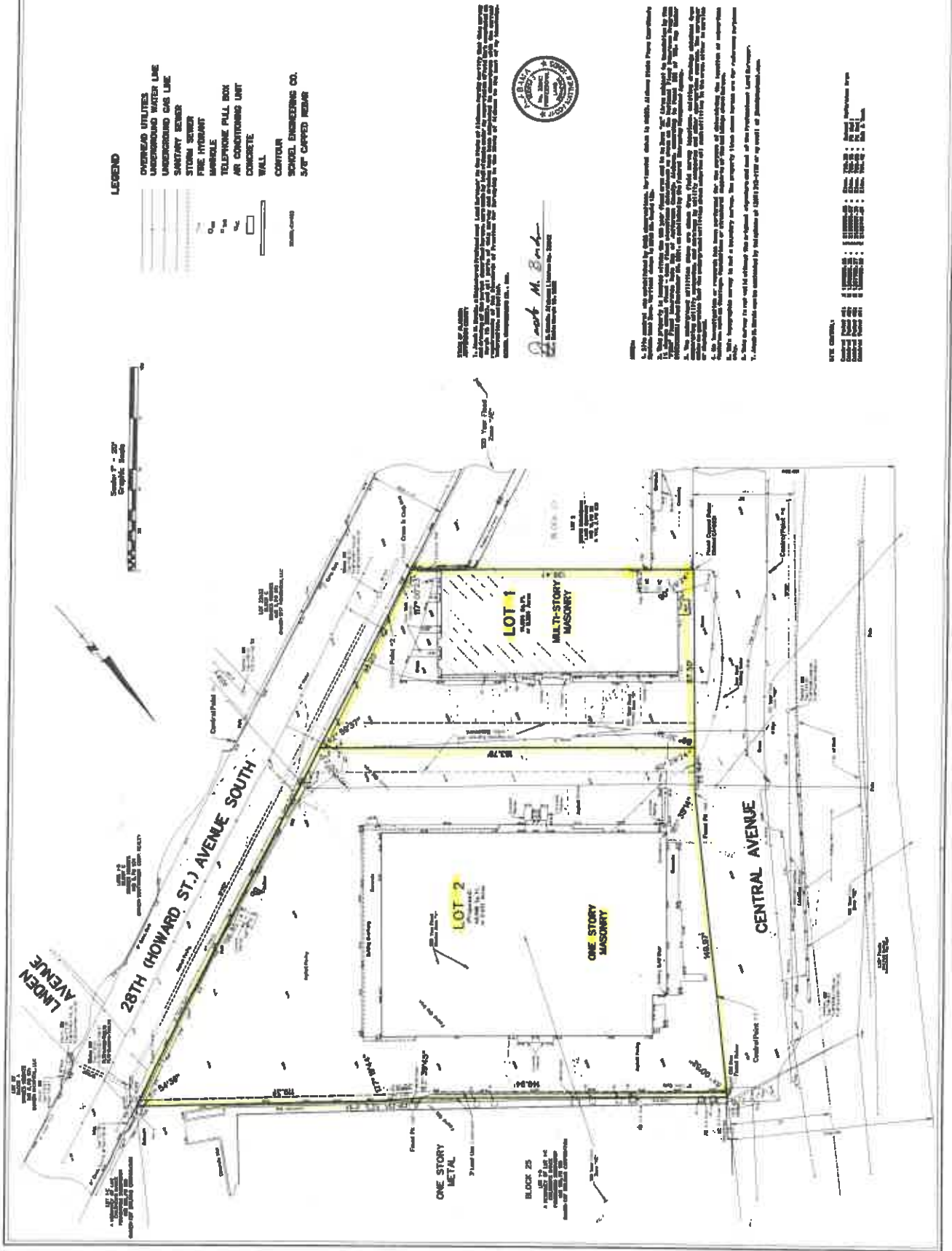
Thanks for the consideration of this Request.

Michael A. Mouron

**TOPOGRAPHIC
SURVEY**

[illegible]

1720, 1722 & 1726 28TH AVENUE SOUTH
HOMewood, ALABAMA

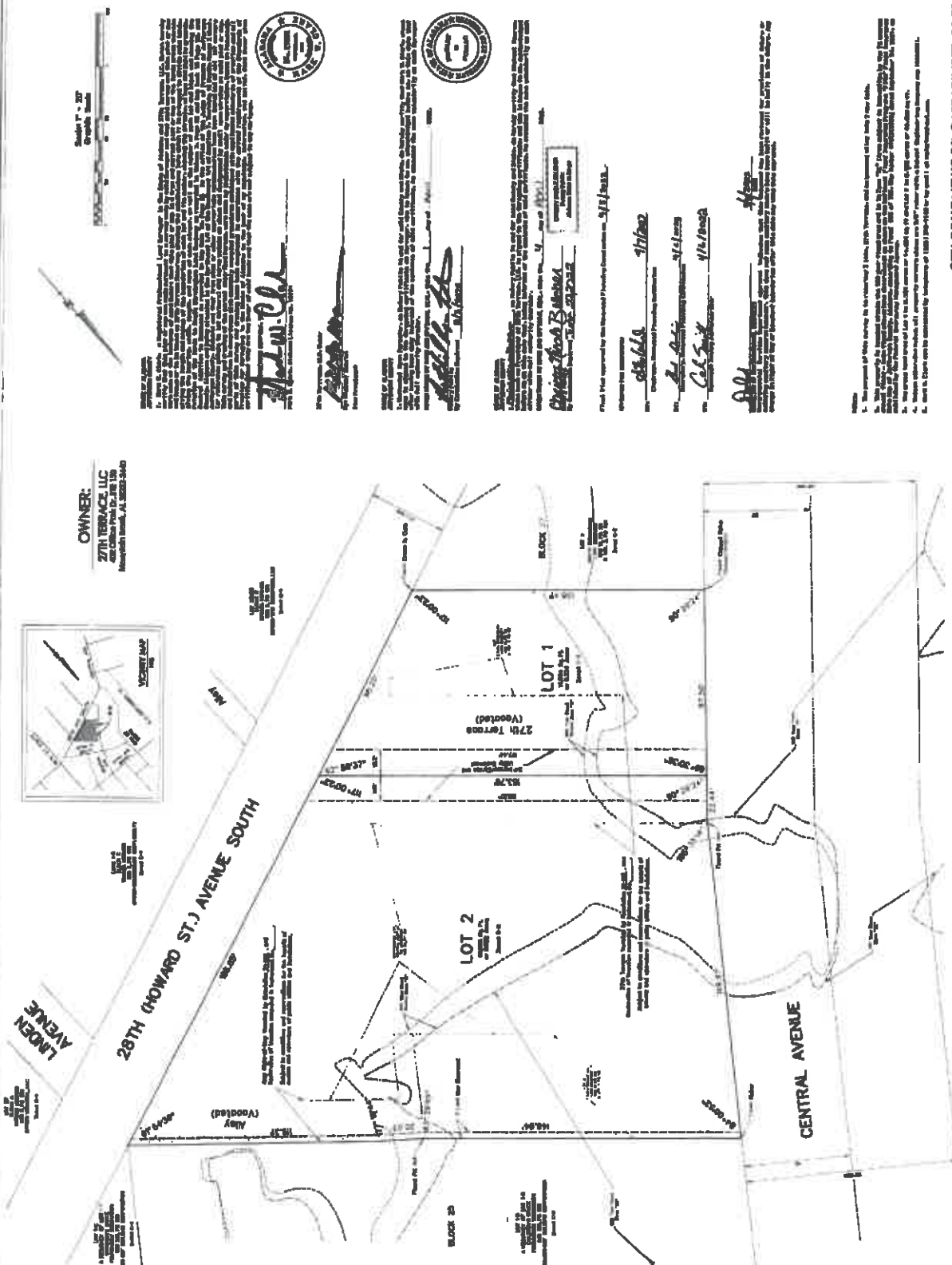


[illegible]

FINAL FLAT

27TH TERRACE RESURVEY
HOMEDOWN, ALABAMA

BEING A RESURVEY OF LOT 1 AND LOT 2, NEVILLE S. PAGE JR. AND MAP BOOK 19, PAGE 20;
UNIMMENSED LOT, CENTRAL ADDITION TO HOMEDOWN (MAP BOOK 18, PAGE 24)
A PORTION OF VACATED NORTH-OF-WAY
EASTLY IN THE N.W. 1/4 OF SEC. 2, T. 26N. R. 16E. S. 2W.
JACKSON COUNTY, ALABAMA

[illegible]

OWNER:
27TH TERRACE, LLC
402 CIRCLE PARK DR., JUNE 150
MOBILE, AL 36682-3440

DATE	10/1/00
BY	WJ
SCALE	1/8" = 1'-0"

FOR PAVEMENT GRADING AND DRAINAGE PLAN
HOMERIDGE RESTAURANT AND BANK
HOMERIDGE, ALABAMA
CARSTONE REAL ESTATE INVESTMENT, LLC
BIRMINGHAM, ALABAMA

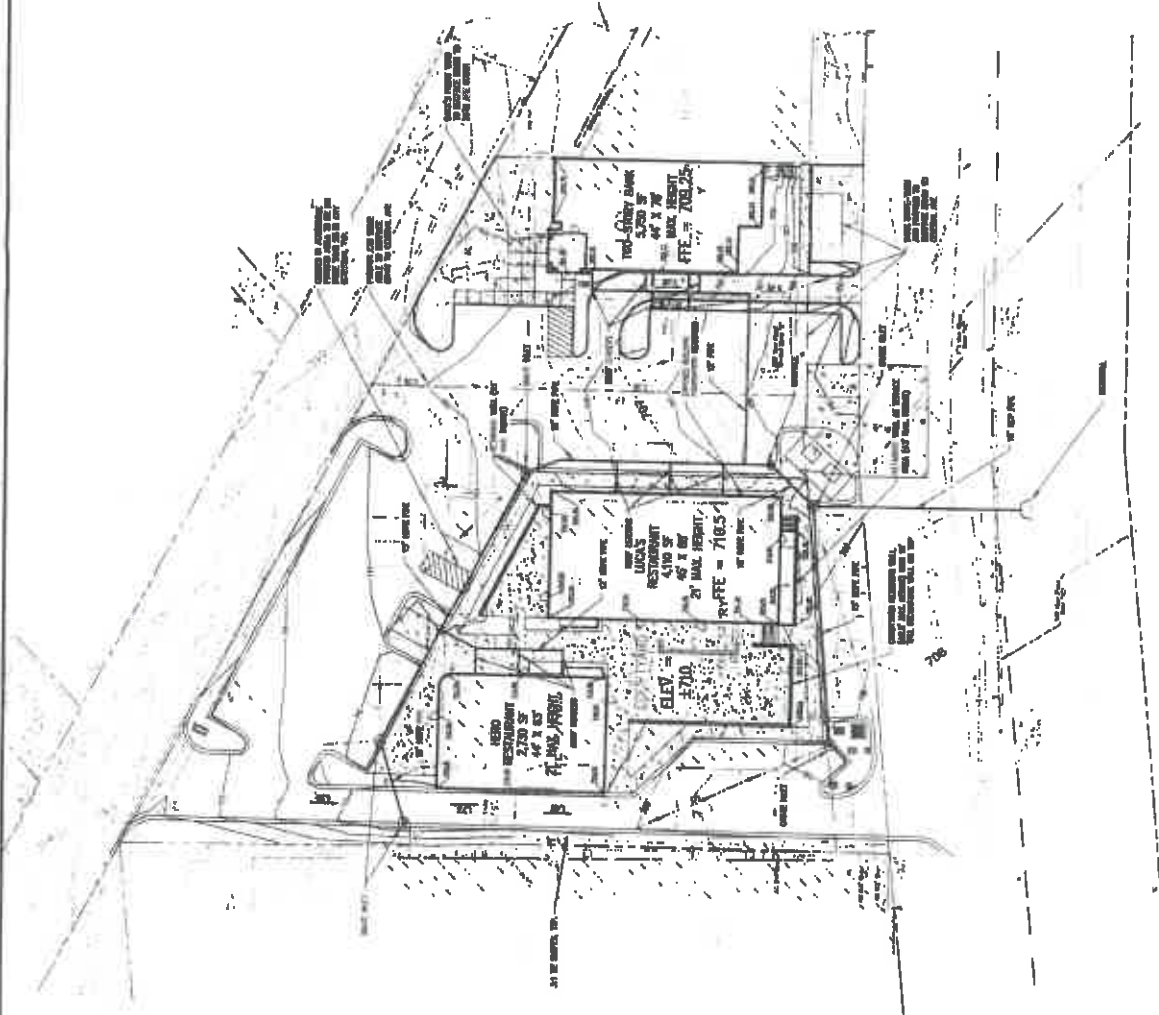
SAIN
ASSOCIATES
1410 10th Street
Birmingham, Alabama 35203
205-944-4444
www.sainassociates.com

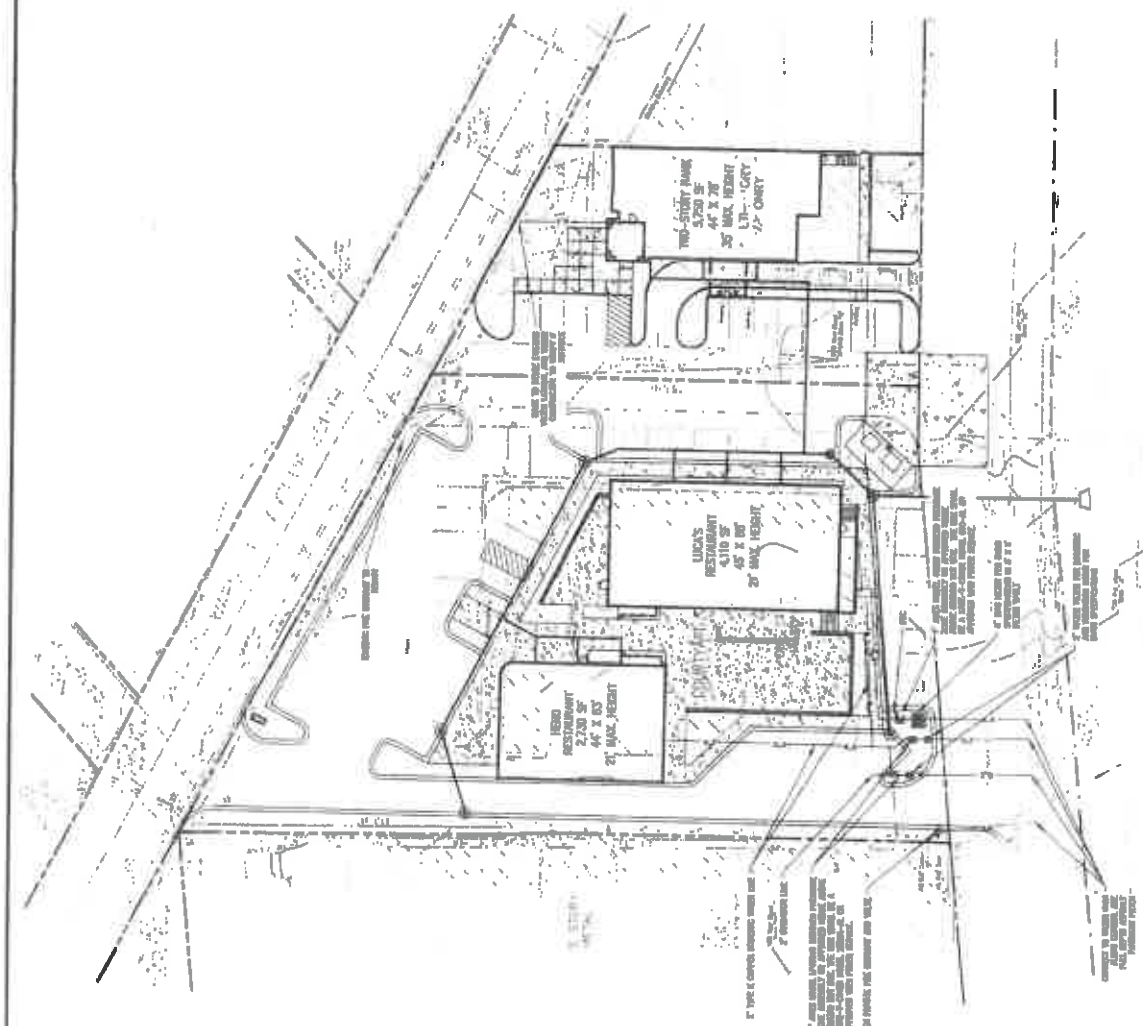
PRELIMINARY
NOT FOR CONSTRUCTION

THIS PLAN IS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF SAIN ASSOCIATES AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SAIN ASSOCIATES.

1. THE TOTAL AREA OF THE PROJECT IS 1.00 ACRES.
2. THE TOTAL AREA OF THE PROJECT IS 1.00 ACRES.
3. THE TOTAL AREA OF THE PROJECT IS 1.00 ACRES.
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10. THE TOTAL AREA OF THE PROJECT IS 1.00 ACRES.

- LEGEND**
- 1. 1/2" DIA. IRON PIPE
 - 2. 1/2" DIA. IRON PIPE
 - 3. 1/2" DIA. IRON PIPE
 - 4. 1/2" DIA. IRON PIPE
 - 5. 1/2" DIA. IRON PIPE
 - 6. 1/2" DIA. IRON PIPE
 - 7. 1/2" DIA. IRON PIPE
 - 8. 1/2" DIA. IRON PIPE
 - 9. 1/2" DIA. IRON PIPE
 - 10. 1/2" DIA. IRON PIPE





PRELIMINARY
NOT FOR CONSTRUCTION

3

2004. 17	401	20.450
2004. 17	401	1.20
2004. 18	401	4.00

1001 PARKWAY 512 W. 47TH ST. # 47
 HOMERWOOD RESTAURANTS AND BAR
 1001 PARKWAY 512 W. 47TH ST. # 47
 CAPSTONE REAL ESTATE INVESTMENTS, LLC
 DEERFIELD, IL

SALIN ASSOCIATES
The Publisher First Book
Sales Dept.
Montgomery, Alabama 36102
Phone (205) 836-6432
Telex: 500110 SALIN



TREE FORMA HOLLAY



LACINIA, ELMA



REGAL PRINCE OAK



CHINESE PISTACHE TREE



MITAL OAK



ORNAMENTAL GRASSES



SPRING BOULET VIBURNUM



ATIMGO GRASS



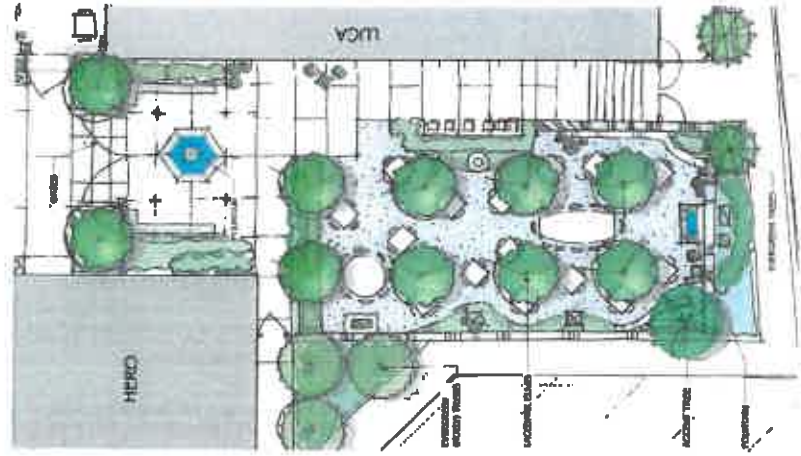
CHIFFINING PINE



OREGANO



ROSEMARY



PLANTERS



WATER FEATURE



WATER FEATURE



WATER FEATURE



OLIVE TREE



PLANTER



PLANTER



PLANTER



CAFE TABLE



PICNIC TABLE



PAVING



PAVING



PLANTERS



PLANTERS



LOW DECO FENCE

200 28th St. S, Birmingham, AL

LUCA + HERO RESTAURANT

06.09.22

RENDERING

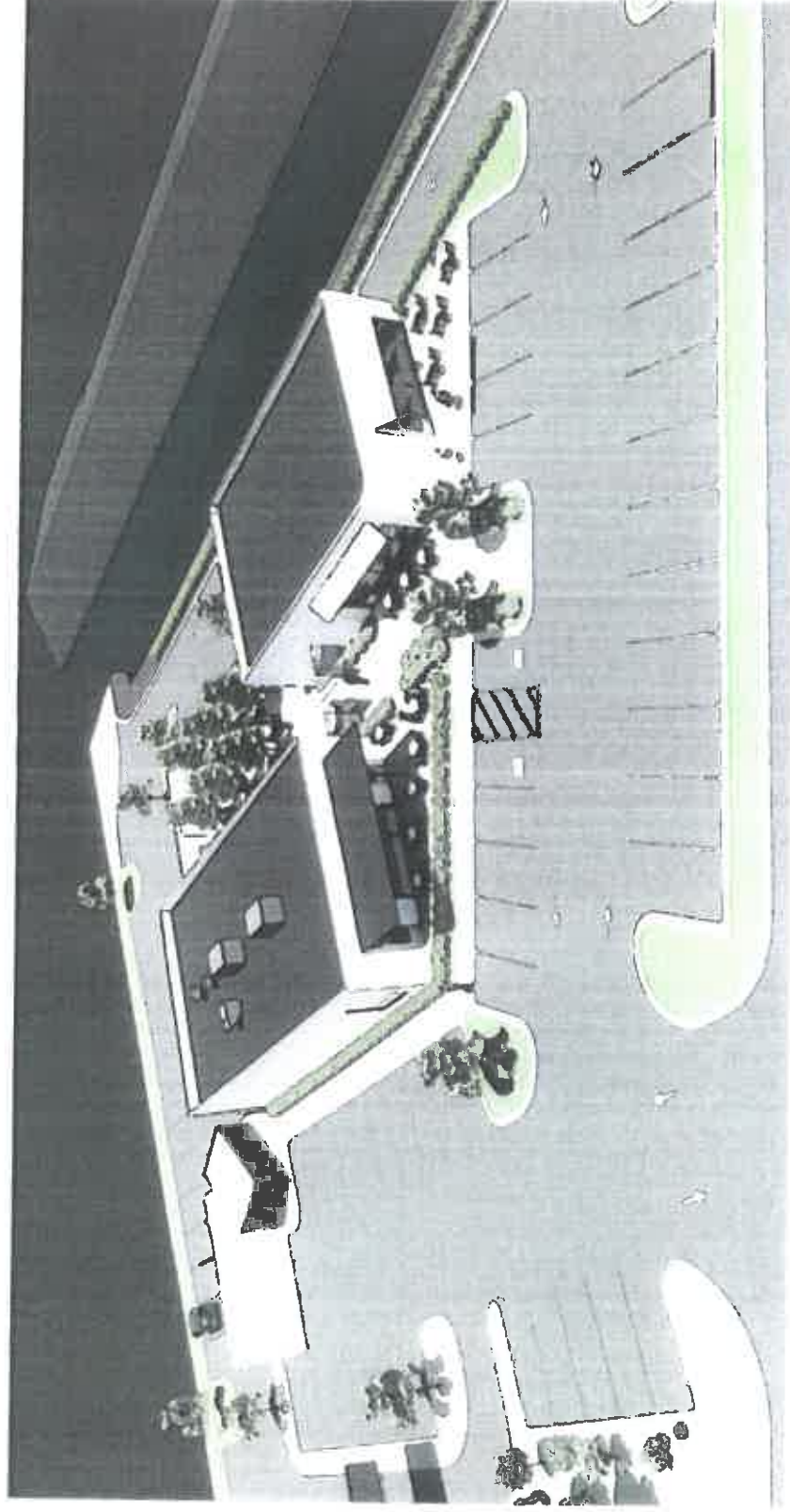


**Chambliss King
Architects**

200 28th St S, Birmingham, AL
03.08.22

LUCA + HERO RESTAURANT

RENDERING



**Chambliss King
Architects**

06.08.22

200 28th St. S, Birmingham, AL
LUCA + HERO RESTAURANT

FLOOR PLAN



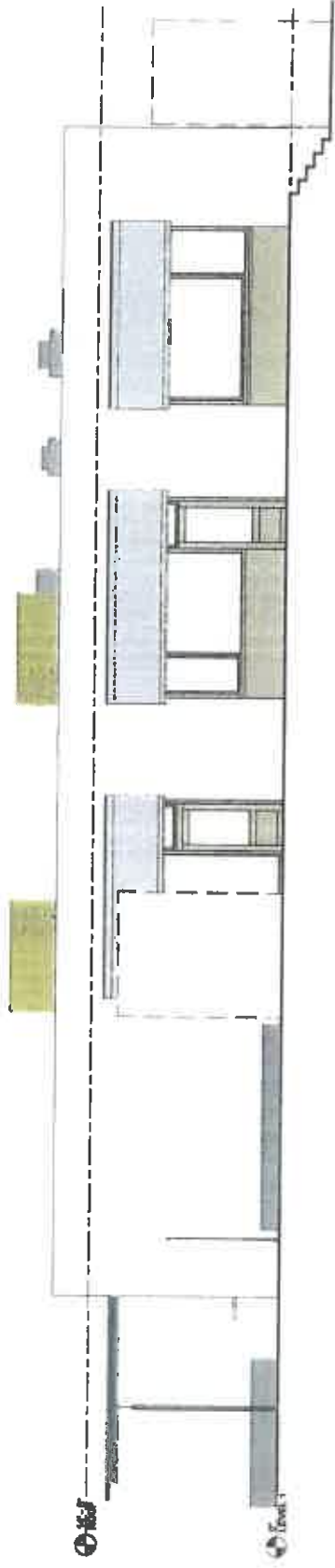
**Chambliss King
Architects**

200 26th St. S. Birmingham, AL

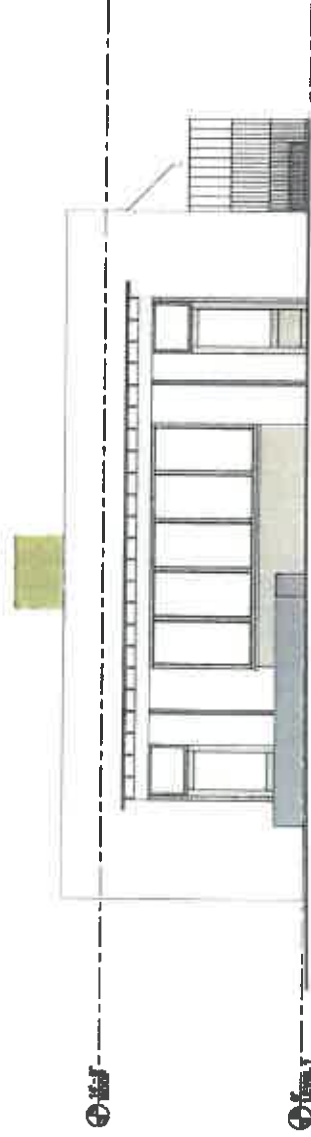
08.08.22

LUCA + HERO RESTAURANT

LUCA ELEVATIONS



1 LUCA BUILDING ELEVATION - EAST ELEVATION
1/8" = 1'-0"



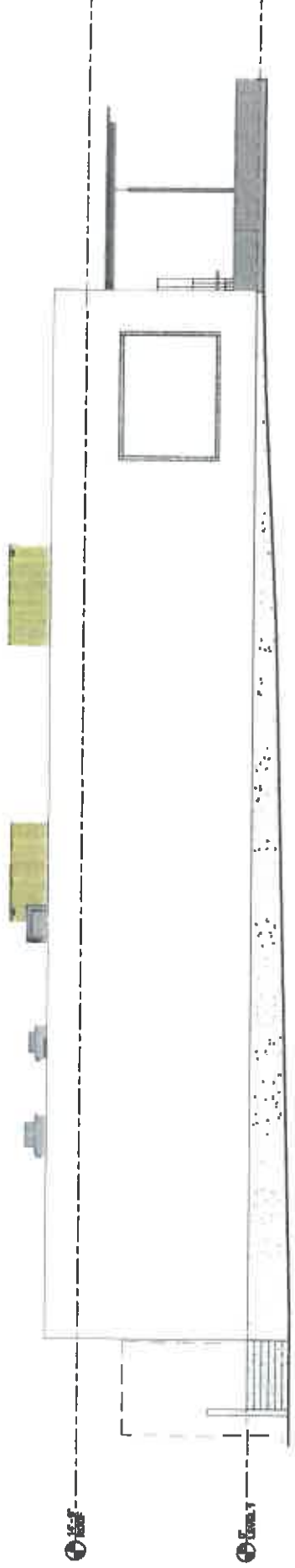
2 LUCA BUILDING ELEVATION - SOUTH ELEVATION
1/8" = 1'-0"

200 28th St. S, Birmingham, AL

08.08.22

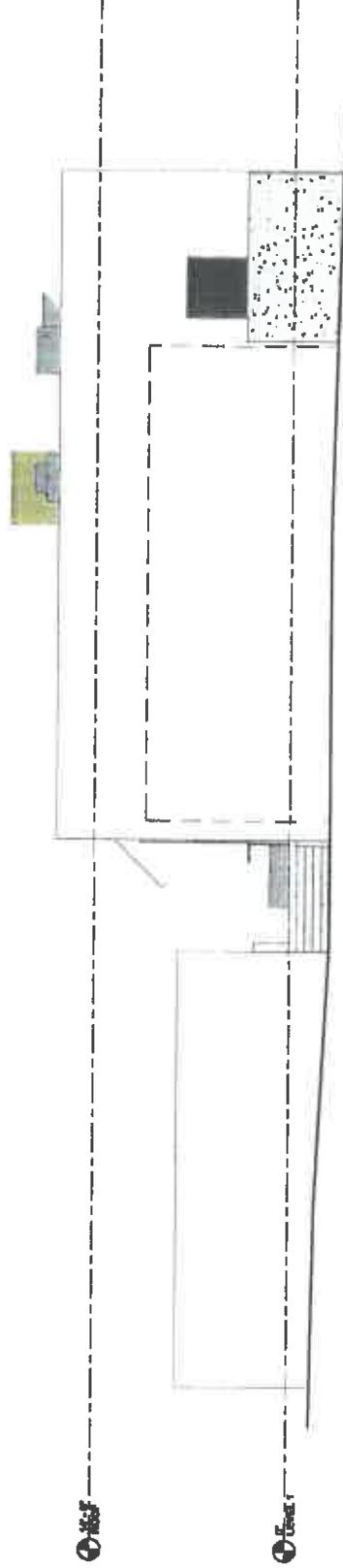
LUCA + HERO RESTAURANT

LUCA ELEVATIONS



1 LUCA BUILDING ELEVATION - WEST ELEVATION

1/8" = 1'-0"



2 LUCA BUILDING ELEVATION - NORTH ELEVATION

1/8" = 1'-0"

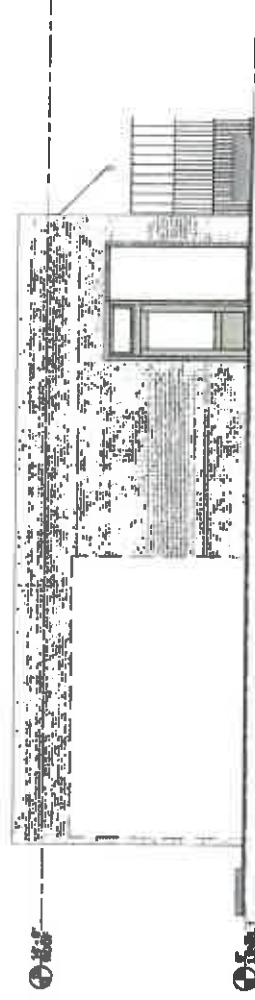
**Chambliss King
Architects**

200 26th St. S, Birmingham, AL

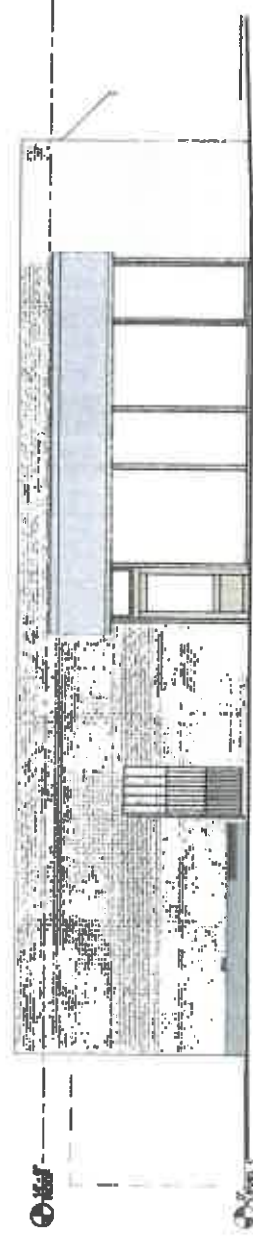
08.08.22

LUCA + HERO RESTAURANT

HERO ELEVATIONS



1 HERO BUILDING ELEVATION - NORTH ELEVATION
1/8" = 1'-0"



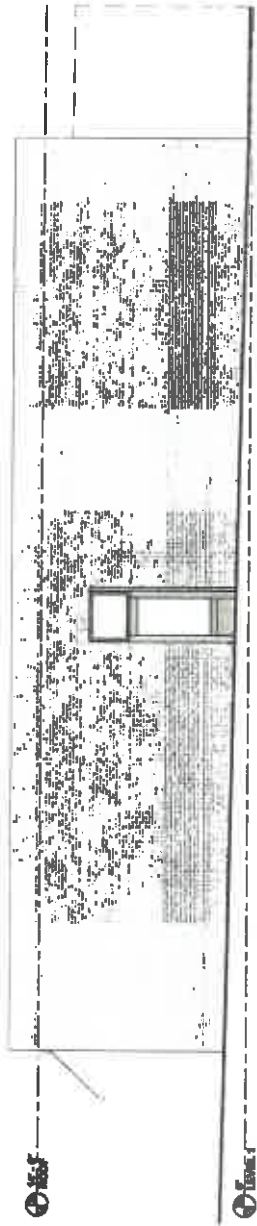
2 HERO BUILDING ELEVATION - WEST ELEVATION
1/8" = 1'-0"

200 28th St. S, Birmingham, AL

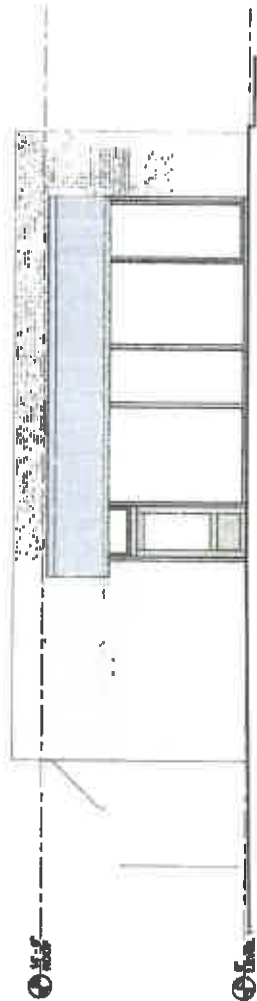
LUCA + HERO RESTAURANT

08.08.22

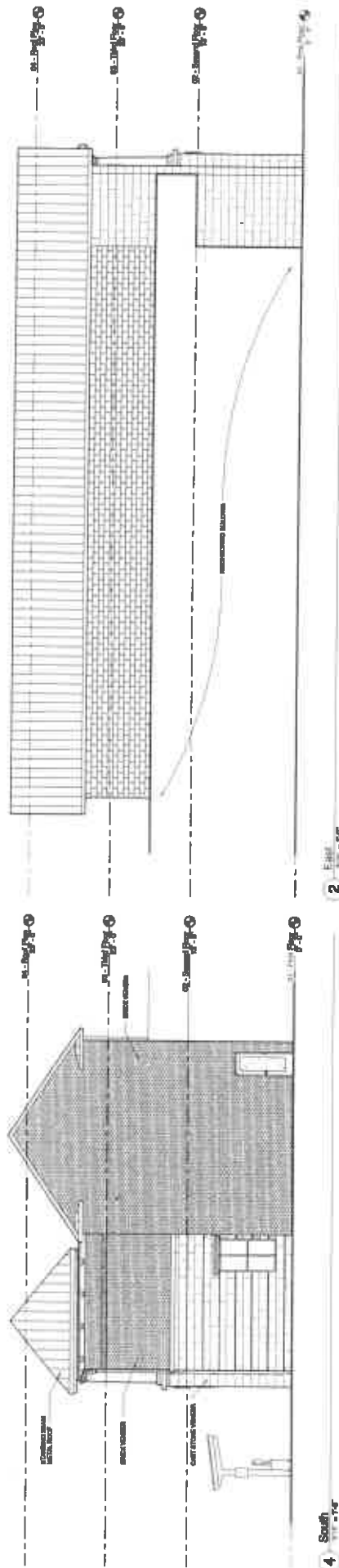
HERO ELEVATIONS

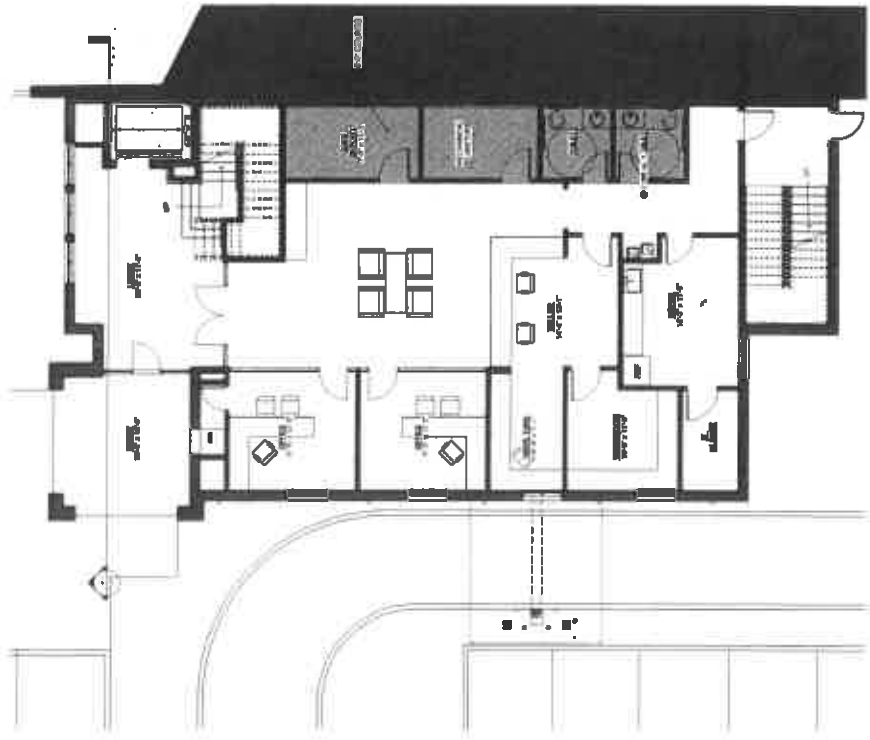


1 HERO BUILDING ELEVATION - EAST ELEVATION
1/8" = 1'-0"

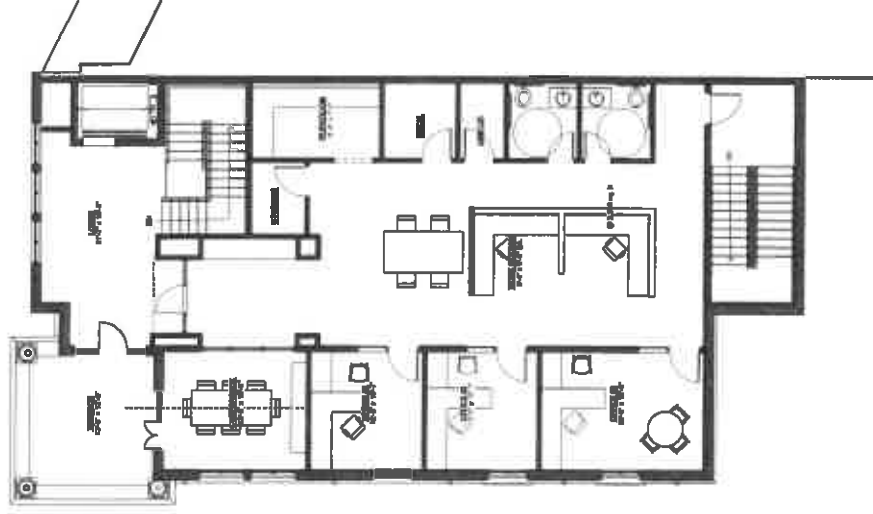


2 HERO BUILDING ELEVATION - SOUTH ELEVATION
1/8" = 1'-0"

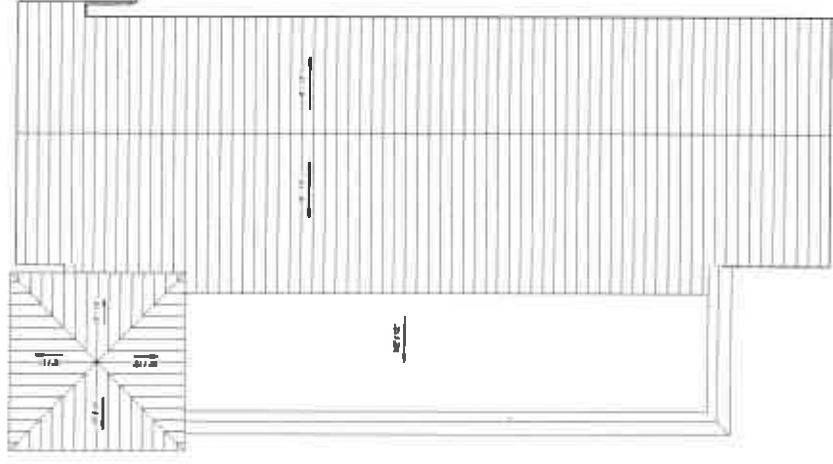




1 FIRST FLOOR
311'



2 SECOND FLOOR
311'



3 ROOF PLAN
311'

27th Terrace Site Photos

"Front" View from 28th Avenue South



"Back / Side" View from Central Avenue



**CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT**

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

July 1, 2022

27th Terrace, LLC
402 Office Park Drive
Mountain Brook, AL 35223

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-22-07-03 - 1720 & 1722 28th Avenue South, Parcel ID Nos.: 28 00 07 3 011 001.000 & 28 00 07 3 012 008.000; Applicant(s)/Property Owner(s): 27th Terrace, LLC

- a. A request for a variance to Article VII, Off-Street Parking and Loading Requirements, Sec. A., to reduce the minimum dimension of off-street parking spaces from 9-feet wide by 19-feet long, to 9-feet wide by 18-feet long, for a total reduction in length of 1-foot.
- 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, along Central Avenue.
- c. 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 91-spaces to 63-spaces for a total reduction of 28-spaces.
- d. A request for a variance to Article XI, Tree Protection and Landscape, Sec. I, Other Landscape Requirements, 2. Perimeter VA Landscape Area (PVA) b. to reduce the PVA landscape area from 15-feet in width to 5-feet in width, as measured from the back of curb of the VA toward the property boundary, for a total reduction of 10-feet, along 28th Avenue South and at the property line adjacent to the Dance Foundation property (southeast).
- e. A request for a variance to Article XI, Tree Protection and Landscape, Sec. I, Other Landscape Requirements, 3. Interior Island Landscape Area Requirements, to proscribe the requirement for a parking island along 28th Avenue South, where 13 parking spaces are proposed.

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, July 7, 2022 in the Council Chambers (2nd Floor) at Homewood City Hall, 2850 19th Street South. If you prefer not to attend the In-person meeting at City Hall, you may join on-line utilizing the attached Zoom Instructions **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE)**

This letter will serve as notice to the parties in interest and to all adjacent property owners. Any protest to the above referenced petition will be heard at this time. The applicant and/or owner must participate in the meeting to present their case.

Sincerely,



Zoning Supervisor
Case #: SV 22-07-03

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

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

1st Option: Join on-line at www.zoom.us/join
Meeting #: 883 5766 5513
Passcode: 514257

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

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

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

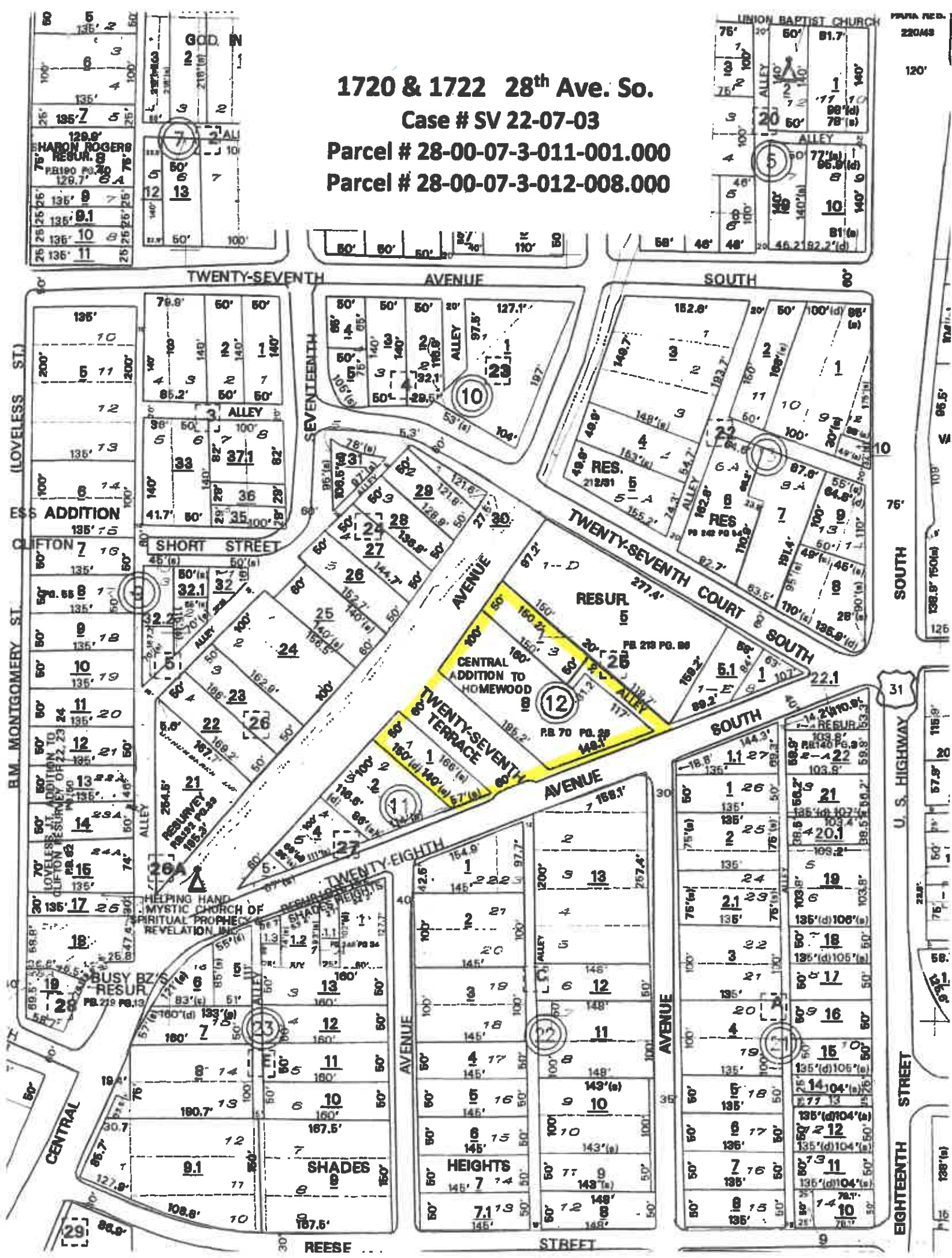
A copy of the file on this case will be available for review on the City of Homewood's website (cityofhomewood.com) under "Upcoming Meetings/BZA" approximately one week before the scheduled public hearing.

1720 & 1722 28th Ave. So.

Case # SV 22-07-03

Parcel # 28-00-07-3-011-001.000

Parcel # 28-00-07-3-012-008.000

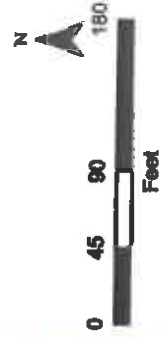


City of Homewood PC Case Map

1720, 1722 & 1726
28th Ave. S

Vicinity Map

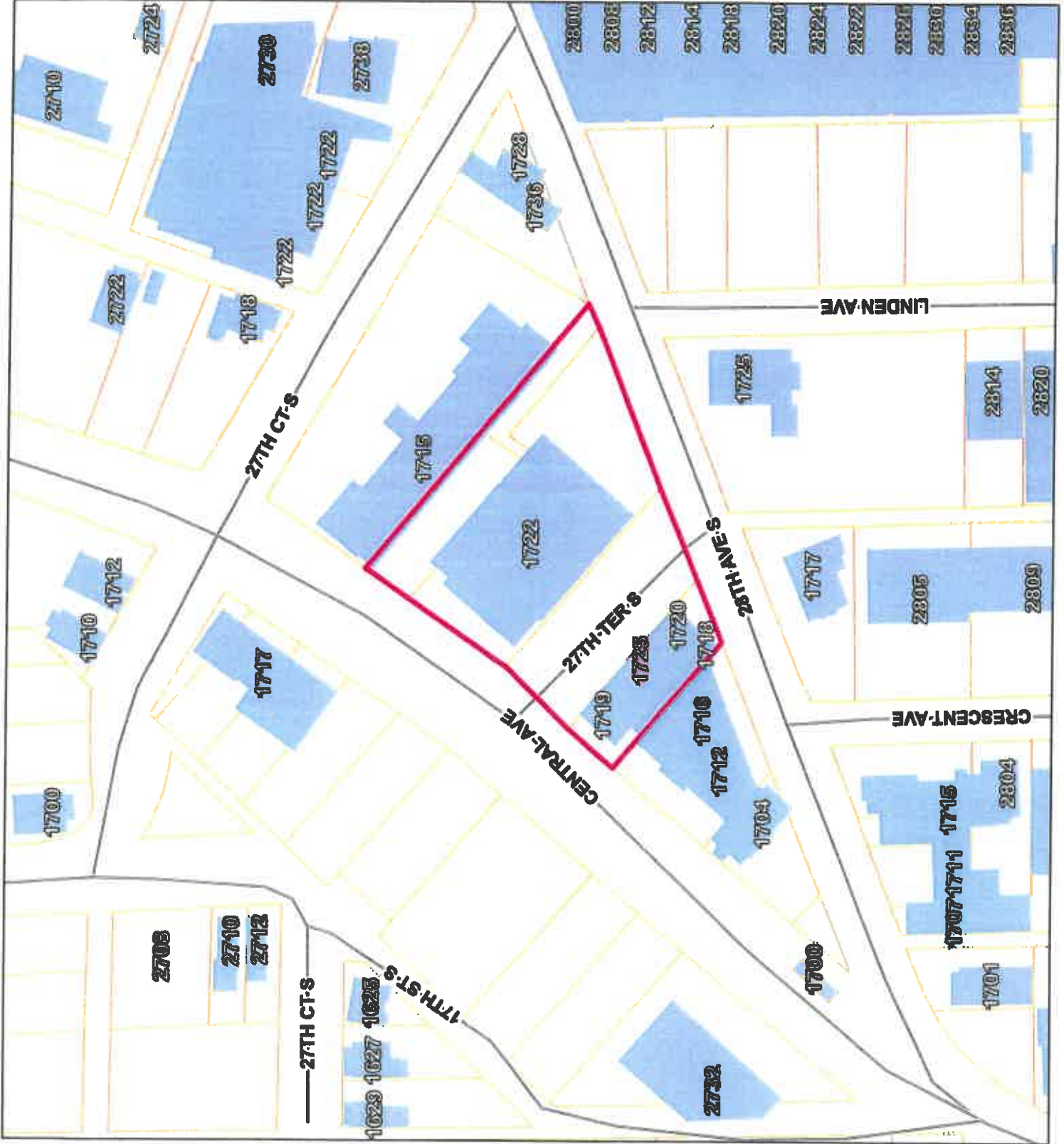
- Building Footprint
- Parcels
- Subject Property



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.

332-6828



City of Homewood
BZA Case Map

1720 & 1722
28th Avenue South
SV 22-07-03
Aerial Photo

 **Subject Property**
 **Parcels**



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