

Homewood Board of Zoning Adjustments
Agenda
Thursday, July 10, 2025, 6:00 P.M.
City Council Chamber
2850 19th Street South, 2nd Floor
Homewood, Alabama 35209

**NOTE: Prior to the scheduled public hearing, a brief work session will be held for Board members beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers. Members of the public are welcome to attend and observe the work session; however, questions and/or comments from the public will only be considered during the scheduled public hearing.*

While the scheduled hearing is available for live-stream viewing here: <https://www.cityofhomewood.com/live-stream>, 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, Michael Pirkle, Ward 3

Vice-Chair, Callan Childs, Ward 1

Mario Neavez, Ward 2

Megan Hand, Ward 4

William Johnson, Ward 5

Supernumeraries

John Geer

Winslow Armstead

Order of Business

I. Call to Order

II. Roll Call

III. Minutes Approval– June 5, 2025

IV. Communications/Reports from Chair & Vice Chair

V. Old Business

VI. New Business

1) SV-25-07-01, 208 Devon Drive, Parcel ID. No: 2800181002047000, Applicant/Property Owner: Gregg Hewitt Gilbert

a) A request for a variance to Article IV. District Uses, Sec A. Neighborhood Preservation District, (3) development regulations, (h) to increase the permitted maximum total lot impervious coverage from 45 percent to 56.5 percent for a total increase of 11.5 percent.

2) SV-25-07-02, 401 Devon Drive, Parcel ID. No: 2800172004014000, Applicant/Property Owner: Virginia Foster

a) A request for a variance to Article VI. District Development Criteria, Sec. L. Erection, Location, and Construction of Exterior Fences and Walls, (1) General Regulations, (2) (d) to reduce the required setback along the street right-of-way from 9-feet to 1-foot in order to construct a fence 4-feet in height.

3) SV-25-07-03, 1001 Drexel Parkway, Parcel ID. No: 2900231007008000, Applicant: Shemea Walk /Property Owner: Faircrest Real Estate Partners

a) A request for a variance to Article IV. District Uses, Sec. A. NPD Neighborhood Preservation District, d. Setbacks, ii. Side, to reduce the required side setback from 10-feet to 7.5-feet for a total reduction of 2.5-feet in order to construct an uncovered wooden deck.

VII. Communications from Staff

VIII. Adjournment

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 208 Devon Drive, Homewood, AL 35209-4318

BZA CASE # (assigned by city staff): SV-25-07-01

APPLICANT INFORMATION

Name of Applicant (s): Gregg Hewitt Gilbert

Address of Applicant(s): same as address of property

City

State

Zip

Telephone Number(s) of Applicant(s): 205-908-6839

Email: ggilbert2925@gmail.com

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): _____

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: Lot 8, Block 4 of fourth addition to Hollywood

PRESENT USE: _____ vacant X residence

_____ commercial (describe): _____

_____ other (describe): _____

PRESENT ZONING (City Zoning Map): _____

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

INDICATE THE FOLLOWING

The following information can be completed when applying but applicant must provide 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:				
Front Bldg. Setback: (secondary - corner lot)				
Right Bldg. Setback				
Left Bldg. Setback				
Rear Bldg. Setback				
Accessory Structure Height / Setbacks	/	/	/	/
	As Required	Existing NOW	Proposed	Variance Required
Parking				
Height of Structure				

*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](#).

INDICATE THE FOLLOWING

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

Proposed Location of Fence (check all that apply):

☐

Front Yard

☐

Side Yard (left)

☐

Side Yard (right)

☐

Rear Yard

Description of Proposed Fence (please include dimensions, materials, etc. of the proposed fence):

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

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,
- ☐ the construction of a fence
- ☐ other (describe):

We propose a landscaping design plan as attached.

PLEASE STATE HARDSHIP – for guidance, see “What is a Variance” on page 1 of instructions page:
Please see the attached statement.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page or a sheet of stationery.

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.

Date 6/6/2025

Date 6/6/2025

Date _____

To ensure your application packet is complete, and to indicate that the necessary documents have been included, please initial the line below each document type.

A. Required Documents

1. **Application:** The application must be completed and signed by the applicant and property owner and submitted by noon of the Final Application Deadline. The application must include a written description of the changes proposed and the specific hardship suffered, for which a variance is being requested. ***Incomplete applications will not be included on an agenda.***

Included: GHS

2. **Filing fee of \$100.00:** Check should be made payable to City of Homewood. BEZ Staff will notify adjacent property owners, in writing, of the variance request. Letters will be sent by U. S. Mail and addressed per Jefferson County Tax Assessor's record. Any costs associated with mailing public notice letters will be billed separately and must be paid prior to the scheduled meeting.

Included: ✓

3. **Survey:** A copy of a scaled Survey, prepared within 24-months of the date of application submittal, or one that represents the property exactly as it exists at the time of application. The survey shall be scaled and include the locations, setbacks and dimensions of all buildings, locations and dimensions of all easements and rights-of-way, locations, materials and dimensions of all sidewalks, driveways, swimming pool, decks, etc. The survey shall be prepared by a licensed Alabama registered surveyor.

Included: GHS

4. **Survey/Plot Plan:** A copy of the survey/plot plan that represents the existing conditions prescribed in #3 as well as the locations, dimensions and setbacks of all proposed changes to the site and buildings.

Included: GHS

5. **Previous Variance:** Provide date and nature of previous variance request(s) and state the outcome of the variance request.

Included: n/a

6. **Site Photographs:** Photographs of the site, from the front, sides and rear, shall be included with the application. Photographs of the front of the property should be taken from a vantage point to include the fronts of the buildings/houses on adjacent properties. Photos may be emailed to BEZ staff.

Included: GTB

7. **Building Elevations:** An illustration, with accurate measurements and height, of exterior elevations for all proposed new construction or additions to existing structures, shall be made a part of the application, to accurately depict the relationship of any proposed new construction or additions to existing structures.

Included: n/a

8. **Restrictive Covenants:** Provide a copy of the recorded restrictive covenants for the subdivision, when applicable.

Included: n/a

9. **Proof of Ownership:** Proof of ownership if property has been purchased within the last 12 months.

Included: GTB

Gregg H. Gilbert
Applicant

6/6/2025
Date

Hardship statement for Homewood City variance request

We would like to make some landscaping changes to our front yard that include placing a new parking pad area and repairing a sidewalk. The current impervious percentage for the lot is approximately 57%. We request a variance for these reasons:

- despite attempting several phases of improvement over several years, the front yard's appearance from the street view remains a local neighborhood eyesore (please see the attached photograph). We are trying to make our neighborhood better. A variance will allow us to make a net improvement for the neighborhood.
- our proposed changes reduce the current impervious square footage (although only by 48 square feet).
- the calculation of the current impervious percentage includes a covered back porch. Although this coverage prevents immediate penetration of rain, this porch is approximately 20 feet above ground that has a substantial slope. Uncovered ground adjacent to it does have runoff that drains to this ground (please see the attached photograph), so there is some groundwater penetration here even though it is calculated as entirely impervious.
- conforming to the new 45% impervious standard would require us to do substantial and costly demolition of our driveway, even though its current condition is very good.
- Our opinion is that a variance is warranted because we are not increasing the percentage that is impervious, and we are improving our neighborhood.

SURVEY CONTROL:

THE BASIS OF BEARINGS SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011), AND THE VERTICAL DATUM IS NAVD 88 (GEOID 18). ELEVATION AND POSITION WERE OBTAINED FROM R.T.K. OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.

- | | |
|--------|-----------------------|
| P.O.B. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |
| P.O.T. | POINT OF TERMINATION |
| OH | OVERHANG |
| ASP | ASPHALT |
| BLDG | BUILDING |
| RES | RESIDENCE |
| CALC | CALCULATED |
| MEAS: | MEASURED |
| MAP: | MAP |
| BRG | BEARING |
| CH | CHORD |
| R | RADIUS |
| TAN | TANGENT |
| Δ | DELTA |
| ESMT | EASEMENT |
| HW | HEADWALL |
| OH | OVERHANG |
| POR | PORCH |
| COV | COVERED |
| R.O.W. | RIGHT OF WAY |
| A/C | AIR CONDITIONER |
| ○ | IRON PIN SET (IPS) |
| ● | IRON PIN FOUND (IPF) |
| ⊕ | 1/4 SECTION CORNER |
| ECM | EXIST. CONC. MON. |
| △ | CALCULATED POINT |
| AC | ACRES |
| S.F. | SQUARE FEET |
| ± | PLUS OR MINUS |
| ▣ | DECK |
| ■ | CONCRETE |
| ⬇ | RETAINING WALL |
| ⋈ | GUY ANCHOR |
| — | FENCE |
| — | OVERHEAD POWER |
| ⊕ | POWER POLE |
| ⊙ | MANHOLE |
| ⊗ | WATER METER |
| ⊗ | UTILITY PEDESTAL |
| ⊗ | GAS METER |
| ⊗ | WATER VALVE |
| ⊗ | FIRE HYDRANT |
| ⊗ | LIGHT POLE |

SURVEYORS NOTES:

* THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A SURVEY PERFORMED BY RAY WEYGAND "LS#24973" ON LOT 8, BLOCK 4, OF 4TH ADDITION TO HOLLYWOOD. DATED: SEPTEMBER 5, 2012.

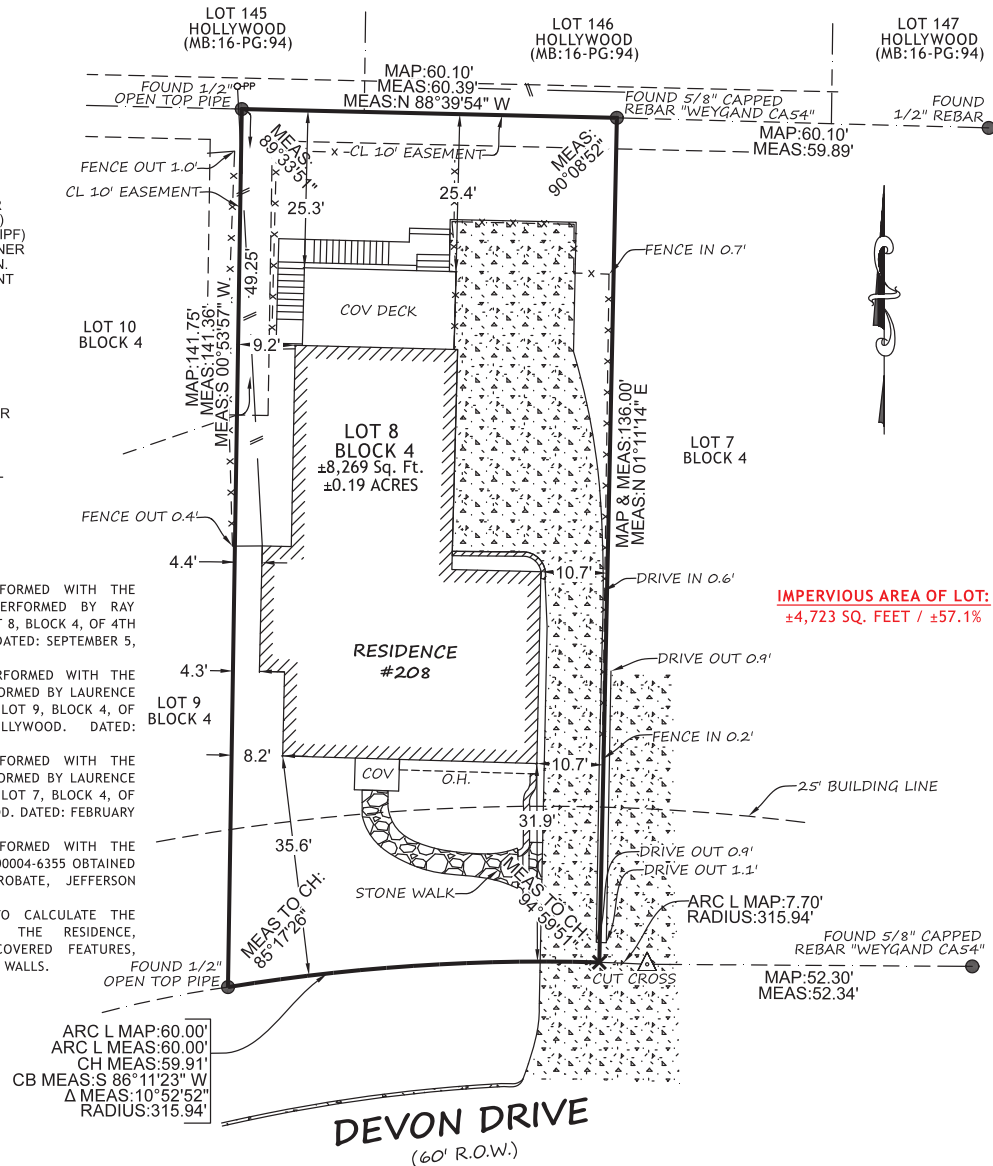
* THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A SURVEY PERFORMED BY LAURENCE D. WEYGAND "LS#10373" ON LOT 9, BLOCK 4, OF 4TH ADDITION TO HOLLYWOOD. DATED: DECEMBER 3, 1994.

* THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A SURVEY PERFORMED BY LAURENCE D. WEYGAND "LS#10373" ON LOT 7, BLOCK 4, OF 4TH ADDITION TO HOLLYWOOD. DATED: FEBRUARY 9, 1992.

* THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF INSTRUMENT #200004-6355 OBTAINED FROM THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA.

* THE FEATURES USED TO CALCULATE THE IMPERVIOUS AREA WERE THE RESIDENCE, SIDEWALKS, DRIVEWAYS, COVERED FEATURES, DECK STAIRS, AND RETAINING WALLS. F

ARC L M
ARC L M



IMPERVIOUS AREA OF LOT:
±4,723 SQ. FEET / ±57.1%

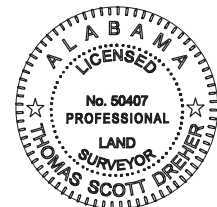
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

"PROPERTY BOUNDARY SURVEY"

I, Thomas Scott Dreher, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 8, **BLOCK 4**, of **4TH ADDITION TO HOLLYWOOD**, as recorded in Map Volume 17, Page 47, 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 FEBRUARY 26, 2025. Survey invalid if not signed and sealed.

Order No.: 8371686615
Purchaser:
Address: 208 DEVON DR

BY: Thomas Scott Dreher
Thomas Scott Dreher, PLS AL 50407
173 Oxmoor Road
Homewood, AL 35209
(205) 942-0086

Date: *MARCH 11, 2025*

Notes: (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 unless otherwise noted in such form as Measured (Deed). (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) This survey is not transferable. (e) Easements not shown on recorded map are not shown above. (f) All iron pins set (IPS) by this firm are 1/2" rebar with a orange cap inscribed WEYGAND CA550309 and shall not be removed. (g) All corners set MAG, nails and washer will be silver and inscribed WEYGAND CA550309.



WEYGAND

SCALE: 1" = 20'

DATE: 03/11/2025

APPROVED BY:
Thomas Scott Dreher PLS
AL REG NO 50407

DATE OF FIELD WORK:02/26/2025

SURVEYED BY: AG / DRAWN BY: BAB

Job #: 8371686615

GRAPHIC SCALE: 1" = 20'

Copyright ©



CONCEPTUAL LANDSCAPE DESIGN PLAN FOR:

THE GILBERT RESIDENCE

200 DEVOL DRIVE
HOME VILLE, ALABAMA

200 DEVOL DRIVE RESIDENTIAL ZONE	EXISTING	PROPOSED
AREAS		
LOT AREA	8100 SF	
GROUND COVERAGE	2620 SF	N/A
MAIN HOUSE	N/A	500 SF
ACCESSORY BUILDING	1714 SF	500 SF
DRIVEWAY	158 SF	600 SF
TOTAL PAVED SURFACE AREA	3,432 SF	
PERMANENT IMPERVIOUS SURFACE AREA		
SHRUB AREA - ACCORDING TO SURVEY	158 SF	330 SF
FRONT YARD	N/A	
SIDE YARD	N/A	
REAR YARD	N/A	

NOTE: VESICULAR GRANITE & NATURAL STONE WALKWAY

2. SHALLOU GRANITE CHALKLINE (194)

3. PINE HULLY (204)

3. NATURAL PINEAL (194)

KEEP EXISTING CRYPTOMERIA & EUCALYPTUS ALONG PROPERTY LINE

KEEP EXISTING GRASSES & ADD 5. NATAL MISCANTHUS GRASS (194)

2. LITTLE LINE HYDRANGEA (194)

1. NATURAL PINEAL (194)

1. NATURAL PINEAL (194)

1. NATURAL PINEAL (194)

1. NATURAL PINEAL (194)

1. NATURAL PINEAL (194)

1. NATURAL PINEAL (194)

1. NATURAL PINEAL (194)

1. NATURAL PINEAL (194)

1. NATURAL PINEAL (194)

1. NATURAL PINEAL (194)

1. NATURAL PINEAL (194)

1. NATURAL PINEAL (194)

1. NATURAL PINEAL (194)

1. NATURAL PINEAL (194)

1. NATURAL PINEAL (194)

1. NATURAL PINEAL (194)

1. NATURAL PINEAL (194)

1. NATURAL PINEAL (194)

EXISTING PROPERTY LINE (194)

EXISTING FENCE TO BE MAINTAINED

PERMANENT EXISTING GRASS TREES PLANT 3. LITTLE LINE HYDRANGEA (194)

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

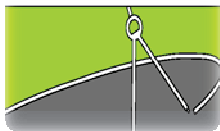
EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

EXISTING FENCE TO BE MAINTAINED

LANDSCAPE DESIGN BY: HOME OF FINCH LANDSCAPE DESIGN LLC
COURTESY: LANDSCAPE 200, 204, 206



TradeMark Engineering Services, Inc.

104 TRADE CENTER DRIVE, BIRMINGHAM, ALABAMA 35244 (205) 520-8943 FAX (205) 848-2499 E-MAIL: trademarkeng@aol.com

6 May 2025

Mr. Cale Smith
City of Homewood Building Dept.
2850 19th St. South, Suite #4
Homewood, Alabama 35209
Tel. (205) 332-6800

Mr. & Mrs. Gregg Gilbert
208 Devon Drive
Homewood, Alabama 35209

Tel. (205) 908-6839
Email: ggilbert2925@gmail.com

**Re: Adverse Effects Letter for Proposed Site Improvements to Single-Family Residence
Located @ 208 Devon Drive, Homewood, Alabama 35209**

Mr. Smith:

We at TradeMark Engineering Services, Inc. have been requested to evaluate the subject project property with the Proposed Landscaping Improvements to the subject existing Single-Family Residence. The existing single-family residence has a Total Lot Area of 8,269 s.f. (0.19 acre) with the existing residence having a Footprint Area of 2,435 s.f., 1,790 s.f. Concrete Driveway, Covered Rear Deck with an Area of 325 s.f. and the Front Stone Sidewalk Area of 170 s.f., for a total impervious area of 4,720 s.f. correlating to 57.1% of total lot area having an impervious surface. The proposed site improvements consist of the following scope of work.

Scope of Work:

1. Remove three existing Cedar Trees and Replace with three Magnolia Trees
2. Remove existing Nandina and install River Rock Planter Bed with Various Plantings
3. Replace Front Stone Walk with New Mortared Flagstone Walkway, Reduced by 48 s.f.
4. Add Large Planter Bed in Front Yard with Various Plantings with a Seating Area
5. Add 508 s.f. of Pervious Stone Paver area for additional parking adjacent to existing driveway.

The proposed total impervious area will decrease to 4,672 s.f. correlating to 56.5% of total lot area. Since the total impervious area will decrease, there will not be any significant change in Storm Water Runoff. Trademark Engineering has evaluated the existing property with the proposed Site Improvements and have determined that No Adverse Effects could be anticipated to any neighboring or downstream properties.

It is the opinion of Trademark Engineering Services, Inc., that the subject project will not adversely affect any wetlands, upstream properties, downstream properties, or neighboring properties as a result of the proposed modifications. Also, there will be no critical areas created as a result of this project. Furthermore, we have determined that the property proposed site improvements do not negatively impact any existing storm water systems nor any existing structures.

We appreciate the opportunity to cooperate with you on this matter and will make every effort to comply with the "City of Homewood Building Department" standards, specifications, regulations, codes, and ordinances. If you have any questions regarding the content of this letter, do not hesitate to contact our office at your earliest convenience.

Respectfully submitted,

TRADEMARK ENGINEERING SERVICES, Inc.

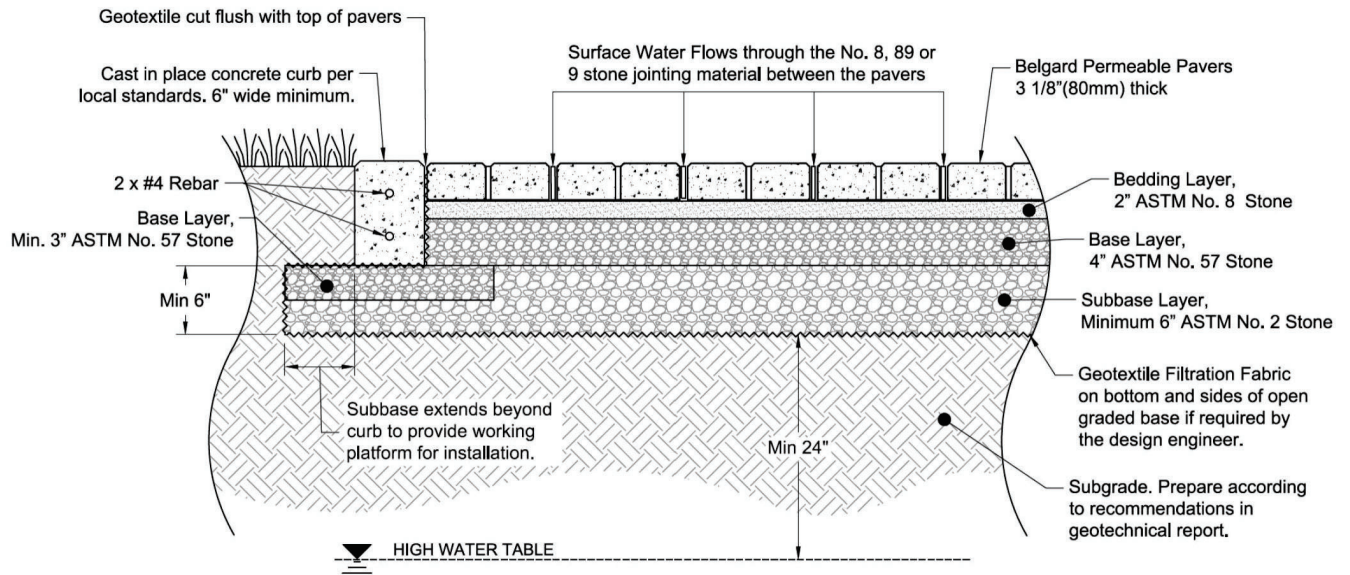
Joseph Mark Burnett

Mark Burnett
Alabama P.E. Registration No.: 23090



Surface Slope 0% to 2%

Most efficient for meeting stormwater storage requirements. Flow dams may be used to increase system efficiency but may not be necessary.



[This attachment has two pages]

Photograph of front yard showing perennial eyesore, despite numerous efforts



Photograph of back yard showing that there is some permeable drainage into the ground underneath the back deck, even though all of this area is calculated as impervious



CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT

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

Alex Wyatt, Mayor

Cale Smith, PE, Director

June 25, 2025
Gregg Gilbert
208 Devon Drive
Homewood, AL 35209

Re: 208 Devon Drive, Homewood, Alabama 35209

Dear Property Owner:


This letter shall serve as a public hearing notice to the parties in interest and to all adjacent property owners. The Homewood Board of Zoning Adjustments has been petitioned to modify the zoning regulations, as they apply to the above referenced property, as follows:

Case Number SV-25-07-01, 208 Devon Drive, Parcel ID. No: 2800181002047000, Applicant/Property Owner: Gregg Hewitt Gilbert

A request for a variance to Article IV. District Uses, Sec A. Neighborhood Preservation District, (3) development regulations, (h) to increase the permitted maximum total lot impervious coverage from 45 percent to 56.5 percent for a total increase of 11.5 percent.

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, July 10, 2025**, in the Council Chambers (2nd Floor) of Homewood City Hall, 2850 19th Street South. **You or your agent must attend the public hearing to present your request to the Board.** Public comments in support or opposition to the petition shall be heard by the Board at this time. Additional information regarding the electronic submittal of comments is provided on the reverse side of this notice.

Sincerely,



Sherri Williams, Zoning Supervisor

cc: Applicant
Adjacent property owners

Information and Instructions: The public hearing will be preceded by a brief work session between Board Members and city staff beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers.

Comments in support or opposition may also be submitted via email to the Board Secretary at fred.goodwin@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided Board Members for their consideration. Please reference the case number or the address of the subject property in your comments.

A copy of the meeting agenda packet, which includes the file for this case, will be available for viewing and downloading the Friday before the scheduled public hearing. You may access the agenda packet on the home page of the city's website @ www.cityofhomewood.com by clicking on the "Upcoming Meetings/BZA" tab.

For further information or to review any files or drawings pertaining to this application you may contact our office at (205) 332-6800 or visit between 8:00 a.m. and 4:30 p.m. Monday-Friday.

City of Homewood
BZA Case Map

208 Devon Drive
SV 25-07-01
Vicinity Map

- Subject Property
- Roadway
- Parcels



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

ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 332-6628



COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood

Board of Zoning Adjustment

Request for Variance

☒ VARIANCE

☐ APPEAL

ADDRESS OF PROPERTY: 401 Devon Drive, Homewood AL 35209

BZA CASE # (assigned by city staff): SV-25-07-02

APPLICANT INFORMATION

Name of Applicant (s): Virginia Foster

Address of Applicant(s): 401 Devon Drive
Homewood City AL State 35209 Zip

Telephone Number(s) of Applicant(s): 864-430-5026

Email: virginia2bruch@gmail.com

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): _____

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

City State Zip

Email: _____

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

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

PARCEL IDENTIFICATION NUMBER: 28 00 17 2 004 014.000

PRESENT USE: _____ vacant ☒ residence

_____ commercial (describe): _____

_____ other (describe): _____

PRESENT ZONING (): _____

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 provide 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:				
Front Bldg. Setback: (secondary - corner lot)				
Right Bldg. Setback				
Left Bldg. Setback				
Rear Bldg. Setback				
Accessory Structure Height / Setbacks	/	/	/	/
	As Required	Existing NOW	Proposed	Variance Required
Parking				
Height of Structure				

*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.

INDICATE THE FOLLOWING

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

Proposed Location of Fence (check all that apply):

☐

Front Yard

☐

Side Yard (left)

☐

Side Yard (right)

☒

Rear Yard

Description of Proposed Fence (please include dimensions, materials, etc. of the proposed fence):

4 ft black aluminum fence with two arched
pedestrian gates (carport & along Runson Rd)

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:

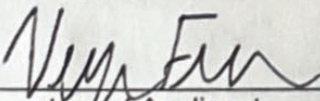
We are applying for a variance in order to build our fence such that we can maximize safe play space in our back yard. Since we live on a corner lot, as it stands now we would need to build our fence 9 feet back from the right of way (23 ft back from the curb since our property line is set back 14 ft).

Our hardship & reason we are applying is that if we have our fence set back 9 feet from this line then we have a very small fenced in area. We have two toddlers & would love to make our back yard into a great safe play space for them.

Thank you for your consideration! We really appreciate it!

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

6/6/25

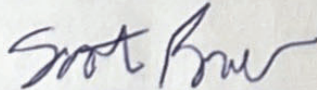
Date



Signature of Owner

6/6/25

Date



Signature of Owner

6/6/25

Date

To ensure your application packet is complete, and to indicate that the necessary documents have been included, please initial the line below each document type.

A. Required Documents

1. **Application:** The application must be completed and signed by the applicant and property owner and submitted by noon of the Final Application Deadline. The application must include a written description of the changes proposed and the specific hardship suffered, for which a variance is being requested. ***Incomplete applications will not be included on an agenda.***

Included: VBF

2. **Filing fee of \$100.00:** Check should be made payable to City of Homewood. BEZ Staff will notify adjacent property owners, in writing, of the variance request. Letters will be sent by U. S. Mail and addressed per Jefferson County Tax Assessor's record. Any costs associated with mailing public notice letters will be billed separately and must be paid prior to the scheduled meeting.

Included: VBF

3. **Survey:** A copy of a scaled Survey, prepared within 24-months of the date of application submittal, or one that represents the property exactly as it exists at the time of application. The survey shall be scaled and include the locations, setbacks and dimensions of all buildings, locations and dimensions of all easements and rights-of-way, locations, materials and dimensions of all sidewalks, driveways, swimming pool, decks, etc. The survey shall be prepared by a licensed Alabama registered surveyor.

Included: VBF

4. **Survey/Plot Plan:** A copy of the survey/plot plan that represents the existing conditions prescribed in #3 as well as the locations, dimensions and setbacks of all proposed changes to the site and buildings.

Included: VBF

5. **Previous Variance:** Provide date and nature of previous variance request(s) and state the outcome of the variance request.

Included: _____

6. **Site Photographs:** Photographs of the site, from the front, sides and rear, shall be included with the application. Photographs of the front of the property should be taken from a vantage point to include the fronts of the buildings/houses on adjacent properties. Photos may be emailed to BEZ staff.

Included: VBF

7. **Building Elevations:** An illustration, with accurate measurements and height, of exterior elevations for all proposed new construction or additions to existing structures, shall be made a part of the application, to accurately depict the relationship of any proposed new construction or additions to existing structures.

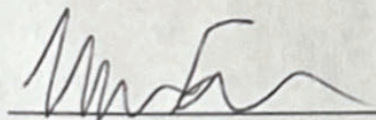
Included: _____

8. **Restrictive Covenants:** Provide a copy of the recorded restrictive covenants for the subdivision, when applicable.

Included: _____

9. **Proof of Ownership:** Proof of ownership if property has been purchased within the last 12 months.

Included: VBF


Applicant

6/6/25
Date

We are applying for a variance in order to build our fence such that we can maximize safe play space in the back yard. Since we live on a corner lot, as it stands now we would need to build our fence 9 feet back from the right of way. Our property line along Rumson Road is set back 14 feet from the curb. Our hardship and reason we are applying for a variance is that if we have our fence set back 9 feet from this line then we have a very small fenced in area. We have a small lot (0.2 acres in total) and we have two toddlers. We would love to make our back yard into a great safe play space for them.

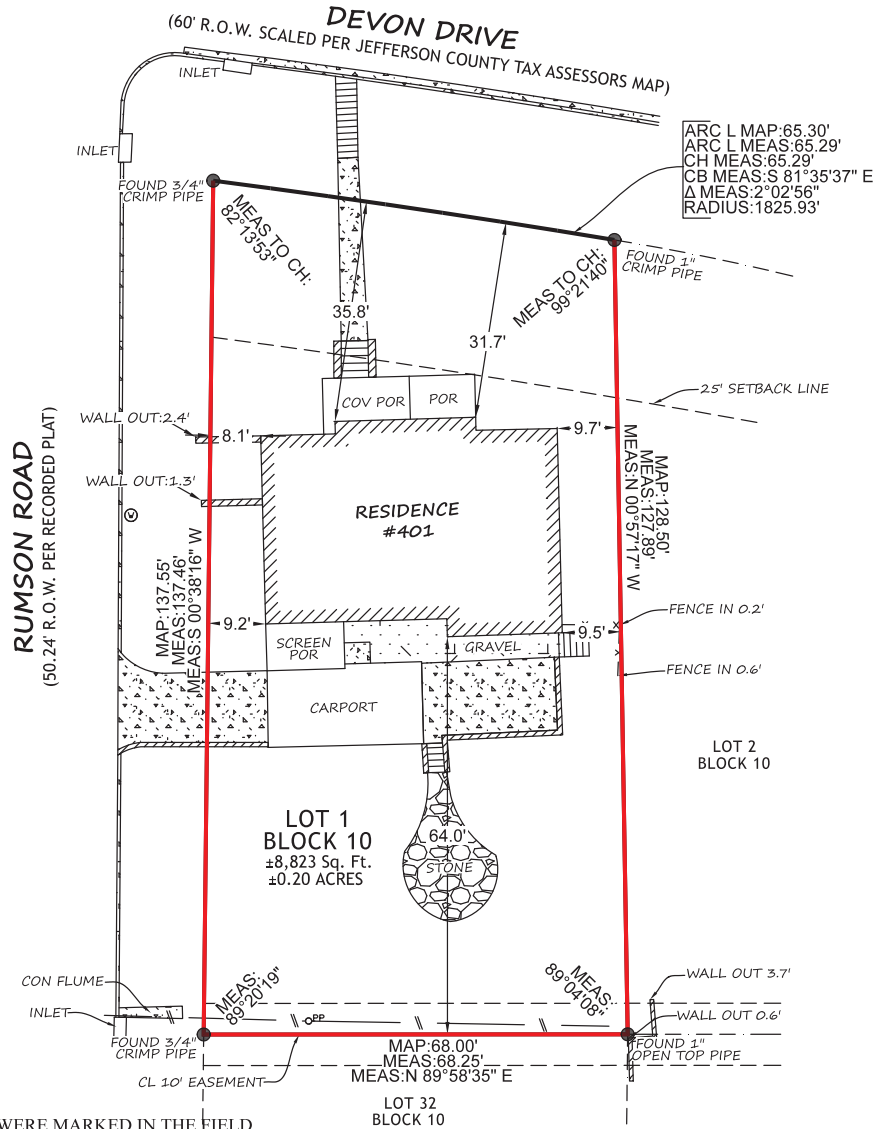
We would like a variance to build our fence closer to the property line, with a 1 foot set back (there are two trees along the property line so would need to be set back at least 1 foot). We plan to make our fence very tasteful - a four foot aluminum fence with two arched pedestrian gates. We do not want to impact visibility - we simply want a fence for safety for children and pets. Thank you for your consideration - we really appreciate it!

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION
OH	OVERHANG
ASP	ASPHALT
BLDG	BUILDING
RES	RESIDENCE
CALC	CALCULATED
MEAS	MEASURED
MAP	MAP
BRG	BEARING
CH	CHORD
R	RADIUS
TAN	TANGENT
Δ	DELTA
ESMT	EASEMENT
HW	HEADWALL
OH	OVERHANG
POR	PORCH
COV	COVERED
R.O.W.	RIGHT OF WAY
A/C	AIR CONDITIONER
○	IRON PIN SET (IPS)
○	IRON PIN FOUND (IPF)
□	1/4 SECTION CORNER
□	EXIST. CONC. MON.
△	CALCULATED POINT
AC	ACRES
S.F.	SQUARE FEET
±	PLUS OR MINUS
■	DECK
■	CONCRETE
■	RETAINING WALL
■	GUY ANCHOR
—	FENCE
—	OVERHEAD POWER
—	POWER POLE
—	MANHOLE
—	WATER METER
—	UTILITY PEDESTAL
—	GAS METER
—	WATER VALVE
—	FIRE HYDRANT
—	LIGHT POLE

SURVEY CONTROL:

THE BASIS OF BEARINGS SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011), AND THE VERTICAL DATUM IS NAVD 88 (GEOID 18). ELEVATION AND POSITION WERE OBTAINED FROM R.T.K. OBSERVATION USING THE ALDOT CORS NETWORK.



SURVEYORS NOTES:

- * THE LINES SHOWN IN RED WERE MARKED IN THE FIELD.
- * THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A SURVEY PERFORMED BY RAY WEYGAND "LS#24973" ON LOT 1, BLOCK 10, OF 5TH ADDITION TO HOLLYWOOD. DATED: JANUARY 31, 2013.
- * THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A SURVEY PERFORMED BY LAURENCE D. WEYGAND "LS#10373" ON LOT 2, BLOCK 10, OF 5TH ADDITION TO HOLLYWOOD. DATED: JUNE 25, 2001.
- * THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A SURVEY PERFORMED BY J.M. KEEL "LS#610" ON LOT 3, BLOCK 10, OF 5TH ADDITION TO HOLLYWOOD. DATED: OCTOBER 31, 1947.
- * THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A SURVEY PERFORMED BY LAURENCE D. WEYGAND "LS#10373" ON LOT 31, BLOCK 10, OF 5TH ADDITION TO HOLLYWOOD. DATED: JUNE 18, 1992.
- * THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF INSTRUMENT #2025041885 OBTAINED FROM THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

"PROPERTY BOUNDARY SURVEY"

I, Thomas Scott Dreher, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 1, BLOCK 10, of 5TH ADDITION TO HOLLYWOOD, as recorded in Map Volume 18, Page 13, in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby certify (or state) that all parts of this map of survey 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.

Order No.: 9069430863
Purchaser:
Address: 401 DEVON DRIVE

BY:

Thomas Scott Dreher
Thomas Scott Dreher, PLS AL 50407
173 Oxmoor Road
Homewood, AL 35209
(205) 942-0086

Date: MAY 27, 2025



Notes: (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 unless otherwise noted in such form as Measured (Deed). (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) This survey is not transferable. (e) Easements not shown on recorded map are not shown above. (f) All iron pins set (IPS) by this firm are 1/2" rebar with an orange cap inscribed WEYGAND CA50309 and shall not be removed. (g) All corners set MAG. nails and washer will be silver and inscribed WEYGAND CA50309.



WEYGAND

SCALE: 1" = 20'
DATE: 05/27/2025

APPROVED BY:
Thomas Scott Dreher PLS
AL REG. NO. 50407

DATE OF FIELD WORK: 05/20/2025
SURVEYED BY: AG / DRAWN BY: BAB

Job #: 9069430863

GRAPHIC SCALE: 1" = 20'

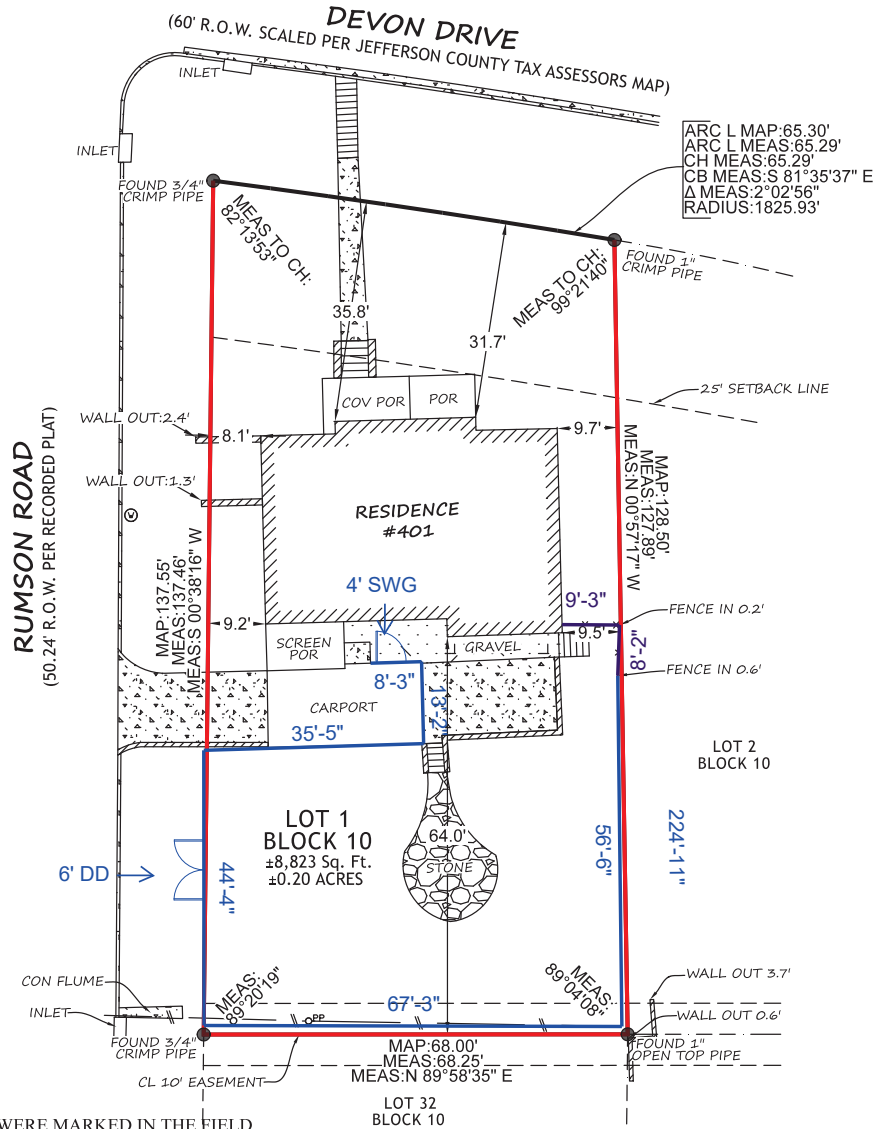
Copyright ©

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION
OH	OVERHANG
ASP	ASPHALT
BLDG	BUILDING
RES	RESIDENCE
CALC	CALCULATED
MEAS	MEASURED
MAP	MAP
BRG	BEARING
CH	CHORD
R	RADIUS
TAN	TANGENT
Δ	DELTA
ESMT	EASEMENT
HW	HEADWALL
OH	OVERHANG
POR	PORCH
COV	COVERED
R.O.W.	RIGHT OF WAY
A/C	AIR CONDITIONER
IP	IRON PIN SET (IPS)
IPF	IRON PIN FOUND (IPF)
1/4"	1/4 SECTION CORNER
EX	EXIST. CONC. MON.
CM	CALCULATED POINT
AC	ACRES
S.F.	SQUARE FEET
±	PLUS OR MINUS
DECK	DECK
CONC	CONCRETE
RET	RETAINING WALL
GUY	GUY ANCHOR
FENCE	FENCE
OP	OVERHEAD POWER
PP	POWER POLE
MAN	MANHOLE
WM	WATER METER
UP	UTILITY PEDESTAL
GM	GAS METER
WV	WATER VALVE
FH	FIRE HYDRANT
LP	LIGHT POLE

SURVEY CONTROL:

THE BASIS OF BEARINGS SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011), AND THE VERTICAL DATUM IS NAVD 88 (GEOID 18). ELEVATION AND POSITION WERE OBTAINED FROM R.T.K. OBSERVATION USING THE ALDOT CORS NETWORK.



SURVEYORS NOTES:

- * THE LINES SHOWN IN RED WERE MARKED IN THE FIELD.
- * THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A SURVEY PERFORMED BY RAY WEYGAND "LS#24973" ON LOT 1, BLOCK 10, OF 5TH ADDITION TO HOLLYWOOD. DATED: JANUARY 31, 2013.
- * THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A SURVEY PERFORMED BY LAURENCE D. WEYGAND "LS#10373" ON LOT 2, BLOCK 10, OF 5TH ADDITION TO HOLLYWOOD. DATED: JUNE 25, 2001.
- * THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A SURVEY PERFORMED BY J.M. KEEL "LS#610" ON LOT 3, BLOCK 10, OF 5TH ADDITION TO HOLLYWOOD. DATED: OCTOBER 31, 1947.
- * THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A SURVEY PERFORMED BY LAURENCE D. WEYGAND "LS#10373" ON LOT 31, BLOCK 10, OF 5TH ADDITION TO HOLLYWOOD. DATED: JUNE 18, 1992.
- * THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF INSTRUMENT #2025041885 OBTAINED FROM THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA.

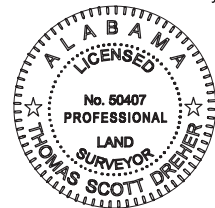
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

"PROPERTY BOUNDARY SURVEY"

I, Thomas Scott Dreher, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 1, BLOCK 10, of 5TH ADDITION TO HOLLYWOOD, as recorded in Map Volume 18, Page 13, in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby certify (or state) that all parts of this map of survey 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.

Order No.: 9069430863
Purchaser:
Address: 401 DEVON DRIVE

BY: *Thomas Scott Dreher* Date: MAY 27, 2025
Thomas Scott Dreher, PLS AL 50407
173 Oxmoor Road
Homewood, AL 35209
(205) 942-0086



Notes: (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 unless otherwise noted in such form as Measured (Deed). (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) This survey is not transferable. (e) Easements not shown on recorded map are not shown above. (f) All iron pins set (IPS) by this firm are 1/2" rebar with an orange cap inscribed WEYGAND CA50309 and shall not be removed. (g) All corners set MAG. nails and washer will be silver and inscribed WEYGAND CA50309.



WEYGAND

SCALE: 1" = 20'
DATE: 05/27/2025

APPROVED BY:
Thomas Scott Dreher PLS
AL REG. NO. 50407

DATE OF FIELD WORK: 05/20/2025
SURVEYED BY: AG / DRAWN BY: BAB

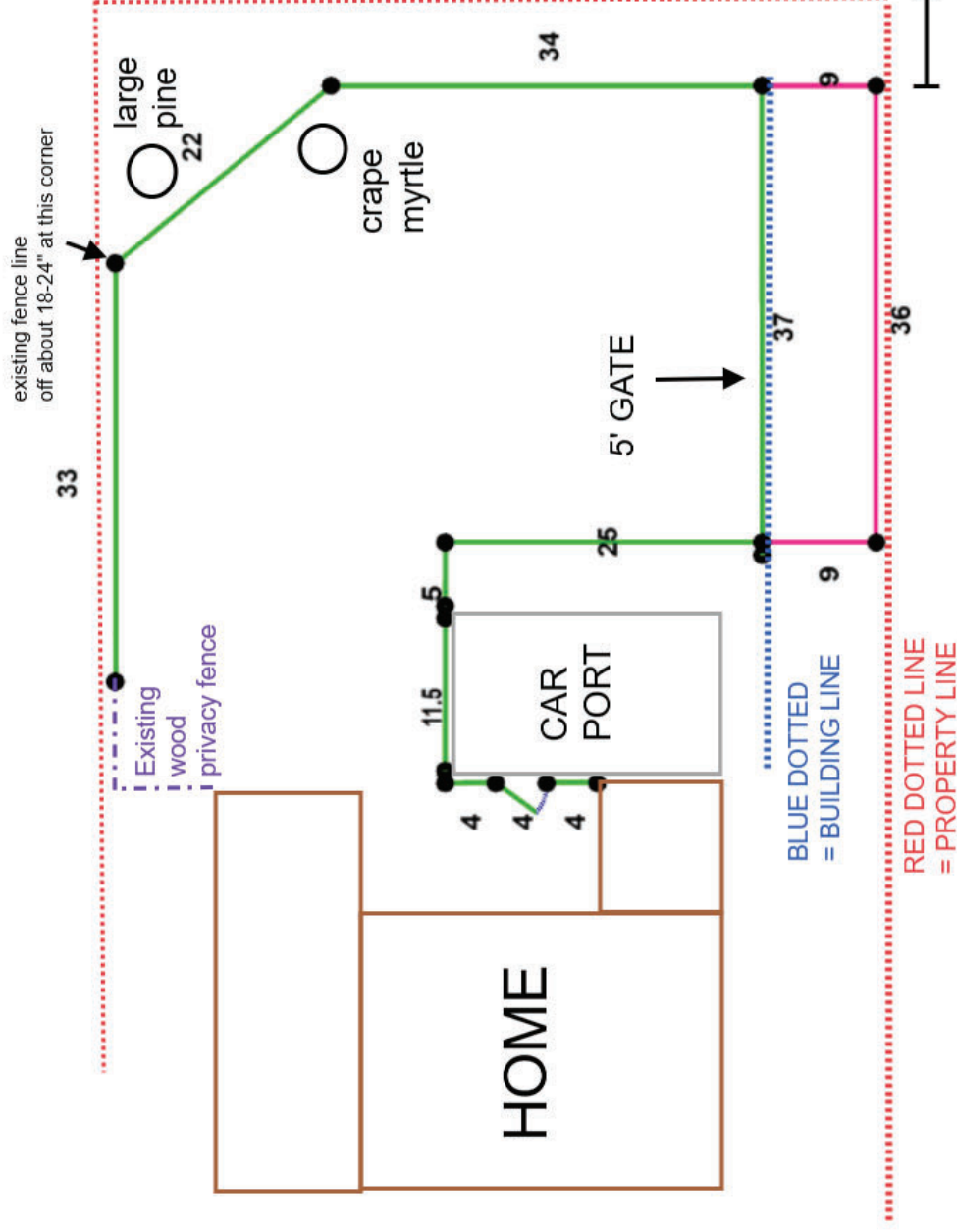
Job #: 9069430863

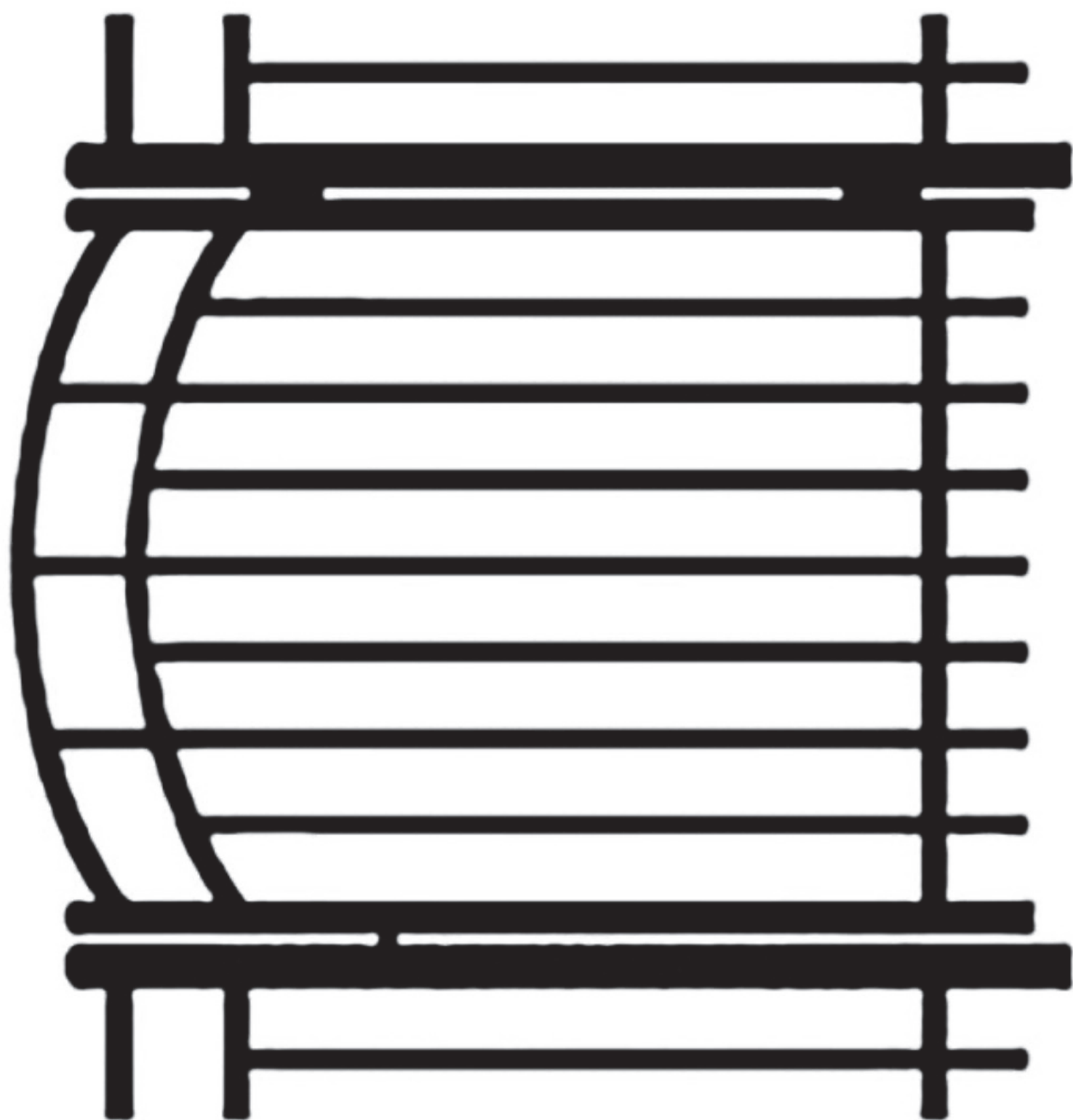
GRAPHIC SCALE: 1" = 20'

Copyright ©



Virginia Foster
~185-205LF
4' Aluminum 3-rail Flat Top
(1) 4' Gate + (1) 5' Gate















CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT

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

Alex Wyatt, Mayor

Cale Smith, PE, Director

June 25, 2025

Virginia Foster
208 Devon Drive
Homewood, AL 35209

Re: 401 Devon Drive, Homewood, Alabama 35209

Dear Property Owner:

This letter shall serve as a public hearing notice to the parties in interest and to all adjacent property owners. The Homewood Board of Zoning Adjustments has been petitioned to modify the zoning regulations, as they apply to the above referenced property, as follows:

Case Number SV-25-07-02, 401 Devon Drive, Parcel ID. No: 2800172004014000, Applicant/Property Owner: Virginia Foster

A request for a variance to Article VI. District Development Criteria, Sec. L. Erection, Location, and Construction of Exterior Fences and Walls, (1) General Regulations, (2) (d) to reduce the required setback along the street right-of-way from 9-feet to 1-foot in order to construct a fence 4-feet in height.

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, July 10, 2025**, in the Council Chambers (2nd Floor) of Homewood City Hall, 2850 19th Street South. **You or your agent must attend the public hearing to present your request to the Board.** Public comments in support or opposition to the petition shall be heard by the Board at this time. Additional information regarding the electronic submittal of comments is provided on the reverse side of this notice.

Sincerely,



Sherri Williams, Zoning Supervisor

cc: Applicant
Adjacent property owners

Information and Instructions: The public hearing will be preceded by a brief work session between Board Members and city staff beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers.

Comments in support or opposition may also be submitted via email to the Board Secretary at fred.goodwin@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to Board Members for their consideration. Please reference the case number or the address of the subject property in your comments.

A copy of the meeting agenda packet, which includes the file for this case, will be available for viewing and downloading the Friday before the scheduled public hearing. You may access the agenda packet on the home page of the city's website @ www.cityofhomewood.com by clicking on the "Upcoming Meetings/BZA" tab.

For further information or to review any files or drawings pertaining to this application you may contact our office at (205) 332-6800 or visit between 8:00 a.m. and 4:30 p.m. Monday-Friday.

City of Homewood
BZA Case Map

401 Devon Drive

SV 25-07-02

Vicinity Map

- Subject Property
- Roadway
- Parcels



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

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



COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 1001 Drexel Pkwy. Homewood, AL 35209

BZA CASE # (assigned by city staff): SV-25-07-03

APPLICANT INFORMATION

Name of Applicant(s): Shemea Walk

Address of Applicant(s): 3563 Burlington Dr
Fultondale

AL

35068

City

State

Zip

Telephone Number(s) of Applicant(s): 205-746-0494

Email: dougw@faircrestrep.com

Property Interest of Applicant(s): General Contractor

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): _____

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 23 1 008 001.00

PRESENT USE: X vacant X residence

_____ commercial (describe): n/a

_____ other (describe): n/a

PRESENT ZONING (City Zoning Map): R-7

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 provide 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:	n/a	n/a	n/a	n/a
Front Bldg. Setback: (secondary - corner lot)	n/a	n/a	n/a	n/a
Right Bldg. Setback	20ft	~26ft	12ft	8ft
Left Bldg. Setback	n/a	n/a	n/a	n/a
Rear Bldg. Setback	n/a	n/a	n/a	n/a
Accessory Structure Height / Setbacks	rear height 5ft / 15ft	5ft / 0ft	12ft / 7ft	rear/
	As Required	Existing NOW	Proposed	Variance Required
Parking	n/a	n/a	n/a	n/a
Height of Structure	Max 15ft	n/a	7ft	n/a

*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](#).

INDICATE THE FOLLOWING

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

Proposed Location of Fence (check all that apply):

☐

Front Yard

☐

Side Yard (left)

☐

Side Yard (right)

☐

Rear Yard

Description of Proposed Fence (please include dimensions, materials, etc. of the proposed fence):

n/a

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

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,
- ☐ the construction of a fence
- ☒ other (describe):

We are requesting a variance to construct a wooden deck in the backyard of the home.

The proposed deck will be elevated more than 5 feet at its highest point due to the natural slope of the yard. The elevation is necessary to provide level access from the back door of the house to the deck surface. Additionally, the proposed deck will span approximately 7.5 feet, which slightly exceeds the standard width allowed for the lot, which is 55 feet. The grade of the land drops off at the rear of the property, requiring longer support posts to accommodate the slope and ensure safe, even access for the rear entrance of the home. Without the variance, the deck would need to be significantly lower than the door threshold, resulting in a safety concern and diminished functionality. We believe this variance is reasonable and consistent with the intent of the zoning regulations, while respecting the character of the neighborhood.

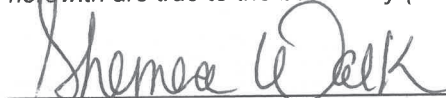
City of Homewood
Board of Zoning Adjustments
Request for Variance

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


The hardship is due to the natural slope of the backyard, which significantly drops off from the rear of the house. Because of this grade, a standard deck built at ground level would not align with the height of the rear entry door, making access difficult and unsafe. This topographic condition is unique to the property and was not caused by the homeowners. Additionally, the homeowners wish to rebuild the original-size deck that was previously part of the home. In doing so, they intend to add up-to-date structural supports and bring the design into compliance with current safety and code requirements. The elevated height required to match the door threshold, however, exceeds the 5-foot height limitation outlined in the zoning ordinance. The strict setback and height rules would prevent the homeowner from constructing a safe, usable, and reasonably sized deck for everyday use and entertaining. The variance would allow the builder to make reasonable use of their property without impacting the aesthetics of other homes.

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

5.30.25
Date


Signature of Owner

5/30/25
Date

Signature of Owner

Date

To ensure your application packet is complete, and to indicate that the necessary documents have been included, please initial the line below each document type.

A. Required Documents

1. **Application:** The application must be completed and signed by the applicant and property owner and submitted by noon of the Final Application Deadline. The application must include a written description of the changes proposed and the specific hardship suffered, for which a variance is being requested. ***Incomplete applications will not be included on an agenda.***

Included: yes

2. **Filing fee of \$100.00:** Check should be made payable to City of Homewood. BEZ Staff will notify adjacent property owners, in writing, of the variance request. Letters will be sent by U. S. Mail and addressed per Jefferson County Tax Assessor's record. Any costs associated with mailing public notice letters will be billed separately and must be paid prior to the scheduled meeting.

Included: yes

3. **Survey:** A copy of a scaled Survey, prepared within 24-months of the date of application submittal, or one that represents the property exactly as it exists at the time of application. The survey shall be scaled and include the locations, setbacks and dimensions of all buildings, locations and dimensions of all easements and rights-of-way, locations, materials and dimensions of all sidewalks, driveways, swimming pool, decks, etc. The survey shall be prepared by a licensed Alabama registered surveyor.

Included: yes

4. **Survey/Plot Plan:** A copy of the survey/plot plan that represents the existing conditions prescribed in #3 as well as the locations, dimensions and setbacks of all proposed changes to the site and buildings.

Included: yes

5. **Previous Variance:** Provide date and nature of previous variance request(s) and state the outcome of the variance request.

Included: _____

6. **Site Photographs:** Photographs of the site, from the front, sides and rear, shall be included with the application. Photographs of the front of the property should be taken from a vantage point to include the fronts of the buildings/houses on adjacent properties. Photos may be emailed to BEZ staff.

Included: yes

7. **Building Elevations:** An illustration, with accurate measurements and height, of exterior elevations for all proposed new construction or additions to existing structures, shall be made a part of the application, to accurately depict the relationship of any proposed new construction or additions to existing structures.

Included: _____

8. **Restrictive Covenants:** Provide a copy of the recorded restrictive covenants for the subdivision, when applicable.

Included: _____

9. **Proof of Ownership:** Proof of ownership if property has been purchased within the last 12 months.

Included: yes

Shema Oak
Applicant

5.30.25
Date

cc: D Judge of Probate Jefferson County, AL Rec: \$20.00
erk: DRBESS

This instrument was prepared by:
Matthew Kidd
Kidd & Company, LLC
3138 Cahaba Heights Road, St. 100B
Birmingham, AL 35243

Send tax notice to:
Faircrest Real Estate Partners, LLC
1001 Drexel Parkway
Homewood, AL 35209

STATE OF ALABAMA - JEFFERSON COUNTY
I hereby certify that no mortgage tax or deed tax
has been collected on this instrument.
Judge of Probate
NO TAX COLLECTED.

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF JEFFERSON

That in consideration of **TWO HUNDRED SIXTY ONE THOUSAND AND 00/100 (\$261,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged,

Base Partners, LLC, a Nevada Limited Liability Company

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

Faircrest Real Estate Partners, LLC

(herein referred to as Grantees), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 33, according to the Survey of Drexel Hills, First Sector, as recorded in Map Book 36, Page 71, in the Probate Office of Jefferson County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$333,200.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with Grantee, his/her successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee his/her heirs and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, by its Authorized Representative, who is authorized to execute this conveyance, has hereto set its signature and seal this 28th day of January, 2025.

Base Partners, LLC

By: 
Mason Sanders

Its: Managing Member

By: 
William Schaefer

Its: Managing Member

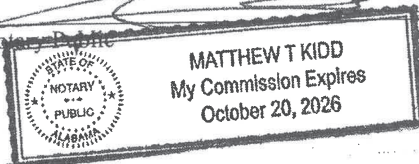
STATE OF ALABAMA

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mason Sanders** whose name as **Managing Member** of **Base Partners, LLC** is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such **Managing Member** and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 28th day of January, 2025

Notary Public



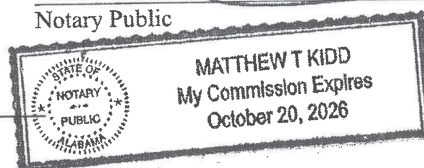
My Commission Expires: _____
STATE OF ALABAMA

COUNTY OF Jefferson)

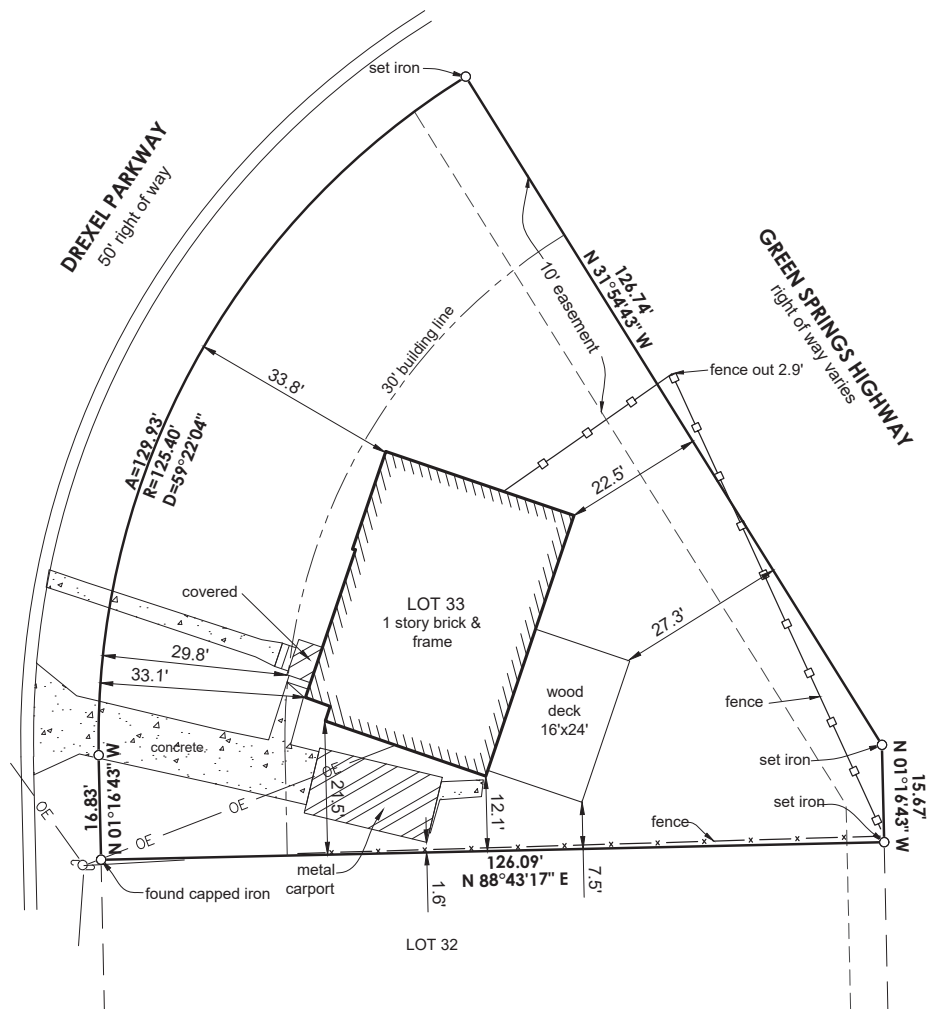
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William Schaefer** whose name as **Managing Member** of **Base Partners, LLC** is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such **Managing Member** and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 28th day of January, 2025

Notary Public



My Commission Expires: _____

A circular seal for the State of Alabama. The outer ring contains the text "STATE OF ALABAMA" at the top and "JEFF D. ARRINGTON" at the bottom. Inside this ring, the word "REGISTERED" is at the top and "PROFESSIONAL LAND SURVEYOR" is at the bottom. In the center of the seal, the number "#18664" is displayed. Two small stars are positioned on the left and right sides of the central text.

NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAYS, 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.

2. ALL BEARING AND/OR ANGLE, AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED: DEED=(D); MEASURED=(M); RECORD MAP/PLAT=(P).

3. UNDERGROUND PORTIONS OF FOUNDATIONS, FOOTINGS, OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED UNLESS OTHERWISE NOTED.

4. THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.

5. BEARING AND DISTANCE IS BASED ON RECORDED PLAT AND SOURCE OF INFORMATION IS RECORDED PLAT AND FIELD EVIDENCE.

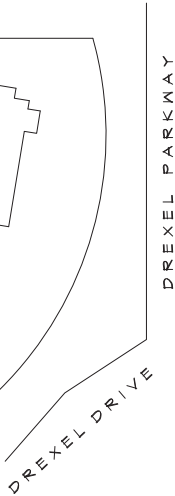
6. TYPE OF SURVEY: FINAL SURVEY

I, Jeff D. Arrington, a registered Land Surveyor, certify that I have surveyed Lot 33, according to the survey of DREXEL HILLS, as recorded in Map Volume 36, Page 71, in the office of the Judge of Probate JEFFERSON County, Alabama; That all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief; That there are no encroachments on said lot except as shown; That improvements are located as shown above. No Flood Zone Determination was requested or performed as part of this survey.

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



LOT:
DISTRICT I
SURVEY:



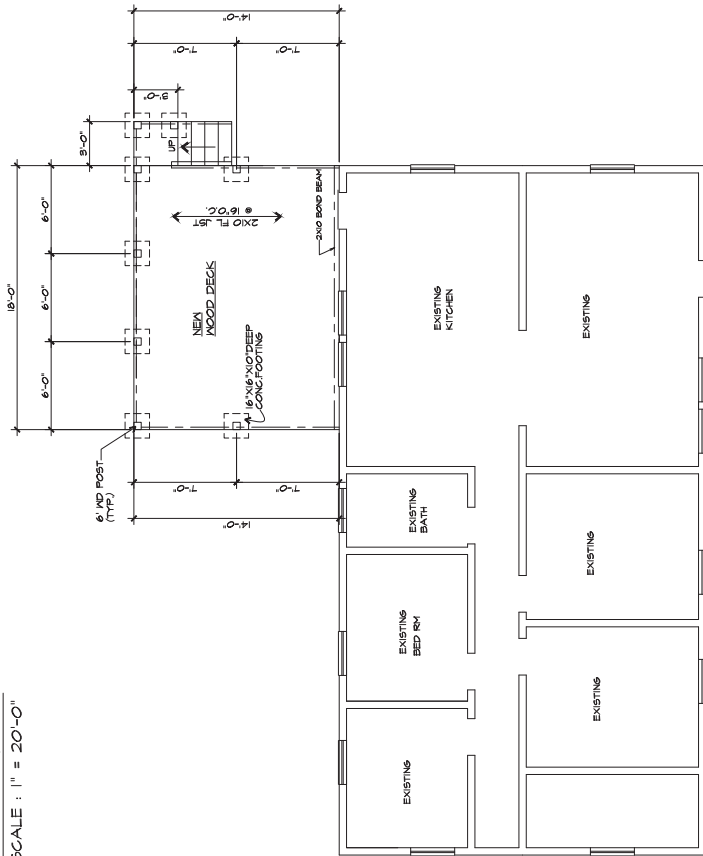
SITE PLAN
SCALE : 1" = 20'-0"

LEGEND

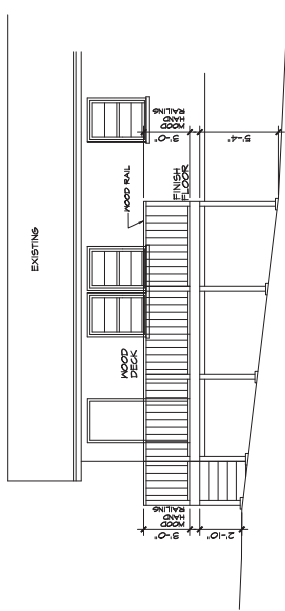
- EXISTING
- NEW WOOD DECK
- NEW FRAME CONST.
- NEW CONG.BLK.

GENERAL NOTES:

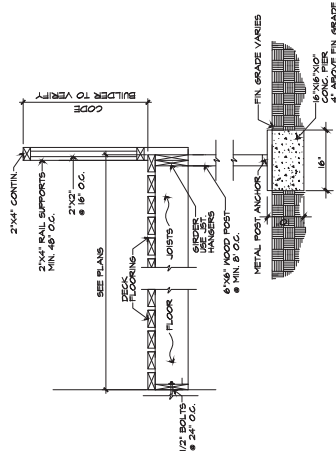
CONTRACTOR TO VERIFY EXISTING CONDITIONS & DIMENSIONS PRIOR TO CONSTRUCTION. ALL CONDITIONS TO BE DETERMINED BY A MECHANICAL CONTRACTOR..



FLOOR PLAN
SCALE 1/4"=1'-0"



REAR ELEVATION
SCALE 1/4"=1'-0"



SECTION @ WOOD DECK
SCALE : 3/4" = 1'-0"

APEX DESIGN & BUILD

(205) 903-3626

RENOVATION/ADDITION FOR:

DOUGLAS WALK
1001 DREXEL PARKWAY
HOMESIDE, ALABAMA 35204

DATE: 04/25 DRAWN BY: TOMMY JONES III / APEX









CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT

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

Alex Wyatt, Mayor

Cale Smith, PE, Director

June 25, 2025

Shemea Walk
Faircrest Real Estate Partners
208 Devon Drive
Homewood, AL 35209

Re: 1001 Drexel Parkway, Homewood, Alabama 35209

Dear Property Owner:

This letter shall serve as a public hearing notice to the parties in interest and to all adjacent property owners. The Homewood Board of Zoning Adjustments has been petitioned to modify the zoning regulations, as they apply to the above referenced property, as follows:

Case Number SV-25-07-03, 1001 Drexel Parkway, Parcel ID. No: 2900231007008000, Applicant: Shemea Walk /Property Owner: Faircrest Real Estate Partners

a) A request for a variance to Article IV. District Uses, Sec. A. NPD Neighborhood Preservation District, d. Setbacks, ii. Side, to reduce the required side setback from 10-feet to 7.5-feet for a total reduction of 2.5-feet in order to construct an uncovered wooden deck.

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, July 10, 2025**, in the Council Chambers (2nd Floor) of Homewood City Hall, 2850 19th Street South. **You or your agent must attend the public hearing to present your request to the Board.** Public comments in support or opposition to the petition shall be heard by the Board at this time. Additional information regarding the electronic submittal of comments is provided on the reverse side of this notice.

Sincerely,



Sherri Williams, Zoning Supervisor

cc: Applicant
Adjacent property owners

Information and Instructions: The public hearing will be preceded by a brief work session between Board Members and city staff beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers.

Comments in support or opposition may also be submitted via email to the Board Secretary at fred.goodwin@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to Board Members for their consideration. Please reference the case number or the address of the subject property in your comments.

A copy of the meeting agenda packet, which includes the file for this case, will be available for viewing and downloading the Friday before the scheduled public hearing. You may access the agenda packet on the home page of the city's website @ www.cityofhomewood.com by clicking on the "Upcoming Meetings/BZA" tab.

For further information or to review any files or drawings pertaining to this application you may contact our office at (205) 332-6800 or visit between 8:00 a.m. and 4:30 p.m. Monday-Friday.

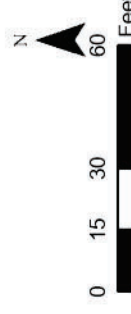
City of Homewood
BZA Case Map

1001 Drexel Parkway

SV 25-07-03

Vicinity Map

-  Subject Property
-  Roadway
-  Parcels



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

ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 332-6628

