

**Homewood Board of Zoning Adjustments**  
**Agenda**  
**Thursday, August 3, 2023, 6:00 P.M.**  
**City Council Chamber**  
**2850 19<sup>th</sup> Street South, 2<sup>nd</sup> 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 2<sup>nd</sup> 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.*

Persons who are unable to attend the meeting in-person may view the proceedings through Live Stream on the City of Homewood website (<https://www.cityofhomewood.com/>) or can navigate directly via: <https://www.cityofhomewood.com/live-stream>. ***Please note that public comments cannot be made by persons viewing the meeting through 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](http://www.cityofhomewood.com/engineering-zoning) or to the Secretary to the Board of Zoning Adjustments at [fred.goodwin@homewoodal.org](mailto:fred.goodwin@homewoodal.org). Comments may also be hand delivered to the Department of Engineering & Zoning, located on the 4<sup>th</sup> floor of Homewood City Hall. Please include the address or case number and submit them no later than 24-hours prior to the meeting.

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**Board Members**

Chair, Megan Hand, Ward 4

Vice-Chair, Michael Pirkle, Ward 3

Callan Childs, Ward 1

Scott Alsabrook, Ward 2

William Johnson, Ward 5

**Supernumeraries**

Stuart Roberts

John Geer

**Order of Business**

- I. *Call to Order***
- II. *Roll Call***
- III. *Minutes Approval– July 13, 2023***
- IV. *Communications/Reports from Chair & Vice Chair***
- V. *Old Business***
- VI. *New Business***

**1) *SV-23-08-01, 102 Lucerne Boulevard, Parcel ID No: 29 00 24 2 014 015.000***

***Applicants/Property Owners: Alan and Ellen Russell***

- a) A request for variance to Article V, District Development Criteria, Sec. K. Erection, Location and Construction of Exterior Fences and Walls, 2. Regulations for fences and walls in detached dwelling zoning districts, to permit the construction of a fence beyond the predominant front wall of the primary dwelling.***

**2) SV-23-08-02, 1104 Drexel Parkway, Parcel ID. No. 29 00 23 1 007 029.000**

***Applicant / Property Owner: Shawn Wideman***

- a) *A request for a variance to Article IV, District Uses, Sec. A., Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side to reduce the setback requirement along the right-side property line from 10-feet to 9-feet for a total reduction of 1-foot to construct an addition to the existing nonconforming house.*

**3) SV-23-08-03, 819 Green Springs Highway, Parcel ID No. 29 00 23 1 002 002.000**

***Applicant: Eric McNair / Property Owner: J.J. Thomas, Greensprings Development, LLC.***

- a) *A request for variance to Article V. District Development Criteria, Section K. Erection, Location and Construction of Exterior Fences and Walls, 3. Regulations for fences and walls in attached-dwelling, commercial, institutional, manufacturing, and the planned zoning districts to permit the construction of a front yard fence.*
- b) *A request for variance to Article V. District Development Criteria, Section. J. Garbage and Trash Disposal, 1. to place a dumpster enclosure in a parking area.*

**4) SV-23-08-04, 1503 Wellington Road, Parcel ID No. 29 00 13 4 008 095.000**

***Applicants: Jan K. Hill and Amy Hill Dickerson / Property Owner: Jan K. Hill***

- a) *A request for a variance to Article V, District Development Criteria, Sec D., 6. to reduce the required setback of the accessory structure along the left-side property line from 5-feet to 1.6-feet (1-foot, 7-inches) for a total reduction of 3.4-feet (3-feet, 5-inches) for the construction of an addition to the existing non-conforming accessory structure.*

**5) SV-23-08-05, 901 Irving Road, Parcel ID No. 29 00 13 2 008 008.000**

***Applicants / Property Owners: Amanda and Paul Dorsey***

- a) *A request for a variance to Article IV, District Uses, Sec. A., Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 1. Front to reduce the required setback along the front property line from 25-feet to 22.3-feet (22-feet, 4-inches) for a total reduction of 2.7-feet (2-feet, 8-inches) to construct an addition to the front of the existing house.*

**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: 102 LUCERNE BLVD

BZA CASE # (assigned by city staff): SV-23-08-01

APPLICANT INFORMATION

Name of Applicant (s): ALAN + ELLEN RUSSELL

Address of Applicant(s): 102 LUCERNE BLVD

HOMEWOOD

City

AL

State

35209

Zip

Telephone Number(s) of Applicant(s): 205-586-4058 (E) 205-915-7095 (A)

Email: RussellFlorals@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): ALAN + ELLEN RUSSELL

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

SAME

City

State

Zip

Email: RussellFlorals@gmail.com

livinglife coaching@gmail.com

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 24 2 014 015 000

PRESENT USE: vacant ☒ residence

commercial (describe):

other (describe):

PRESENT ZONING (City Zoning Map): NPD

**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 <b>NOW</b> exist	Setback dimensions <b>AFTER</b> 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):

*See Attachment*

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):

Front yard fence for 102 Lucerne Blvd.  
Fence will be only on upper yard and  
not extend past rear of neighbors homes

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 requesting a variance because our home was built only feet from the back property line. Therefore we do not have a back yard. Fencing in part of our front yard is our only option. We have a dog that needs a secure outdoor play area. Also we have great nieces and nephews who visit and need a safe place to play. Thank you for considering our application.

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 or plans submitted herewith are true to the best of my (our) knowledge and belief.

Celest L. Russell  
Signature of Applicant

6.14.2023  
Date

Ellen A. Russell  
Signature of Owner

6.14.2023  
Date

Celest L. Russell  
Signature of Owner

6.14.2023  
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: EL & AP

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: EL & AP

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: EL & AP

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: EL & AP

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: emailed to

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: N/A

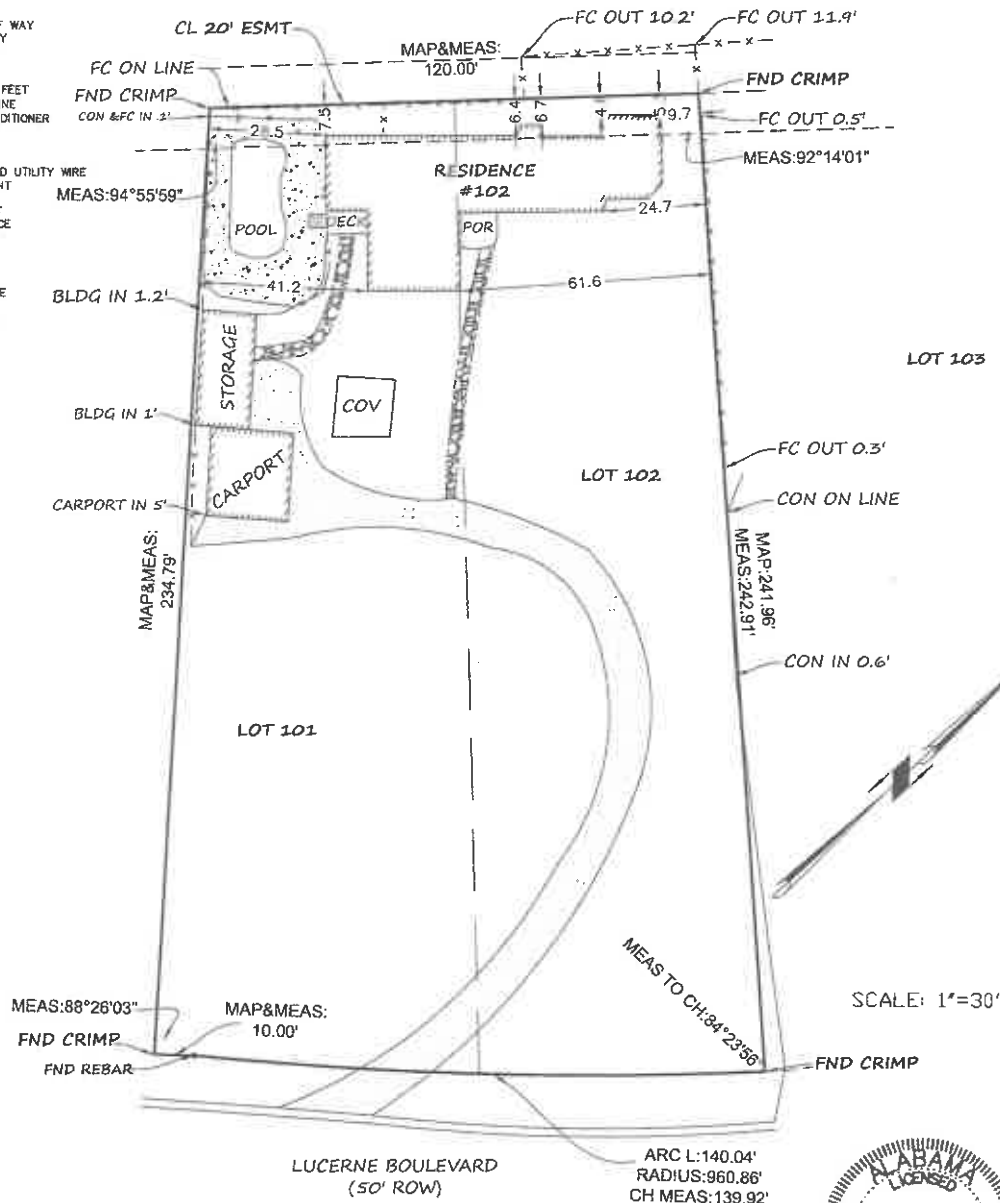
9. **Proof of Ownership:** Proof of ownership if property has been purchased within the last 12 months.

Included: N/A

Glen L. Ramsey  
Applicant

6/14/2023  
Date

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CHORD	CHORD
LNG	LONG CHORD
DEF	DEFLECTION
Δ	DELTA
ESMT	EASEMENT
FIN	FINISH WALL
M/H	MINIMUM
M/H	MANHOLE
OP	OVERHANG
PH	PORCH
R	RAMP
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTL	UTILITY
S.F.	SQUARE FEET
C/F	CENTERLINE
A/C	AIR CONDITION
POLE	POLE
ANCHOR	ANCHOR
FENCE	FENCE
OVERHEAD UTL	OVERHEAD UTILITY
PVMT	PAVEMENT
W/TANGENT	WITH TANGENT
RES	RESIDENCE
LGCT	LEGALLY
COV	COVERED
DECK	DECK
CONCRETE	CONCRETE
WALL	WALL
COLUMN	COLUMN



"Property Boundary Survey"

Address: 102 LUCERNE BLVD

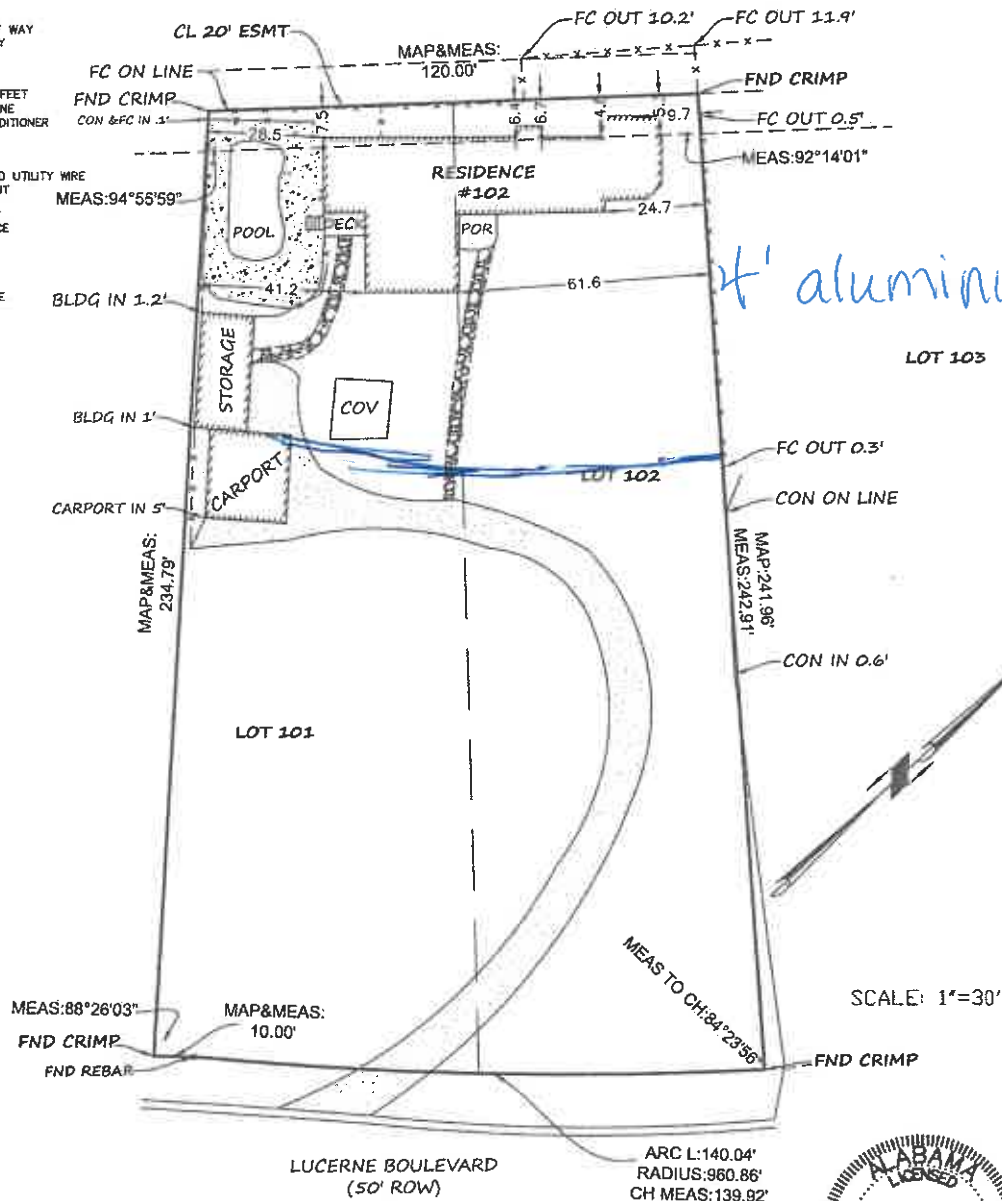
**WEY****ND**  
SURVEYORS

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



# LEGEND

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



STATE OF ALABAMA)  
JEFFERSON COUNTY)

"Property Boundary Survey"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lots 101 & 102, LAKESHORE ESTATES LUCERNE SECTOR, as recorded in Map Volume 19, Page 108, in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, according to my survey of APRIL 26, 2023. Survey invalid if not sealed in red.

Order No: 20230396

Purchaser:

Address: 102 LUCERNE BLVD

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

**WEYGAND**  
SURVEYORS



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



# Olympic Fence

Jeremy Darnell  
205.305.6706 or 205.663.4632  
olympicsales.jeremy@gmail.com

P.O. Box 586  
Alabaster, AL 35007

Purchaser Name: <u>Ellen Russell</u>	Date: <u>1/18/23</u>	
Address: <u>102 Lucerne Blvd</u>	Telephone: <u>205-584-4058</u>	
City: <u>Birmingham AL 35209</u>	Email: <u>Russell.Florals@gmail.com</u>	
Special Instructions:		
Height: <u>4' Aluminum</u>	<p>*DUE TO FLUCTATING MATERIAL PRICES, ALL ESTIMATES ARE VALID FOR 14 DAYS*</p>	
Post Spaced: <u>ornamental</u>		
Style Fence: <u>Presspoints</u>		
Gauge: <u>Economy</u>		
Knuckled: _____		
Twisted: _____		
COST DETAIL:		
Linear Feet of _____		\$
Linear Feet of _____		\$
Linear Feet of _____		\$
Clearing/Removal	\$	
Terminal Posts	\$	
Gate(s)	\$	
Other/Misc	\$	
Total Contract Price	\$	
DEPOSIT 50%	\$	
PERMIT FEE IF REQUIRED	\$	
BALANCE DUE	\$	

Fence Contract Terms: Olympic Fence hereinafter known as "Company," sells to the "Purchaser," listed above, fence product as described in this contract. Company will not be responsible for damage of the landscape (trees, shrubs, sod, plants, flowers, etc.) and will not be required to remove or reform soil excavated from postholes during fence installation. Purchaser agrees to locate and identify the property lines and easements. Purchaser is solely responsible for location of fence, fence style. The Purchaser is responsible for obtaining approval via HOA or ARC prior to installation. If the property lines are not clearly marked, it is highly recommended that the Purchaser have the property surveyed. Purchaser recognizes that due to the varied surface of the earth, uneven spaces may exist between the fence and the ground. Purchaser will not hold Company liable or responsible for animals or persons crossing the fence boundary in any way. If the project requires attachment of the fence to masonry structures such as concrete or walls, Purchaser recognizes that damage may occur due to natural forces and furthermore will not hold Company liable should damage occur. If Company is unable to dig postholes due to underground obstructions, additional charges of the rental equipment, plus \$25 per hole obstructed will apply. Any changes in fence style or footage requires a signed changed order and possible increase/decrease in contract price. Purchaser agrees to pay minimum 50% of the Total Contract Price, prior to initiating the project and the remaining balance of the Contract Total Price upon completion of the fence project. All cancellations, will be charged 15% to 30% restocking fee. Purchaser is responsible for location of underground water lines, sewer lines, sprinkler lines and heads, and unmarked private gas lines. Olympic Fence is responsible for calling 811 call before you dig service. One year warranty on workmanship from date of installation.

Accepted by Olympic Fence "Company"

Accepted by "Purchaser" Ellen Russell

Mark Gilbert-President

Date: \_\_\_\_\_

Date: 2-22-23











CITY OF HOMEWOOD  
ENGINEERING & ZONING DEPARTMENT

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

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July 27, 2023

Alan and Ellen Russell  
102 Lucerne Boulevard  
Homewood, Alabama 35209

Re: *102 Lucerne Boulevard, 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 # SV-23-08-01, 102 Lucerne Boulevard, Parcel ID No: 29 00 24 2 014 015.000**  
**Applicants/Property Owners: Alan and Ellen Russell**

- a) *A request for variance to Article V, District Development Criteria, Sec. K. Erection, Location and Construction of Exterior Fences and Walls, 2. Regulations for fences and walls in detached dwelling zoning districts, to permit the construction of a fence beyond the predominant front wall of the primary dwelling.*

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, August 3, 2023**, in the Council Chambers (2<sup>nd</sup> Floor) of Homewood City Hall, 2850 19<sup>th</sup> 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 your petition shall be heard by the Board at this time.

Additional information regarding live stream viewing and 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 2<sup>nd</sup> floor behind the Council Chambers.

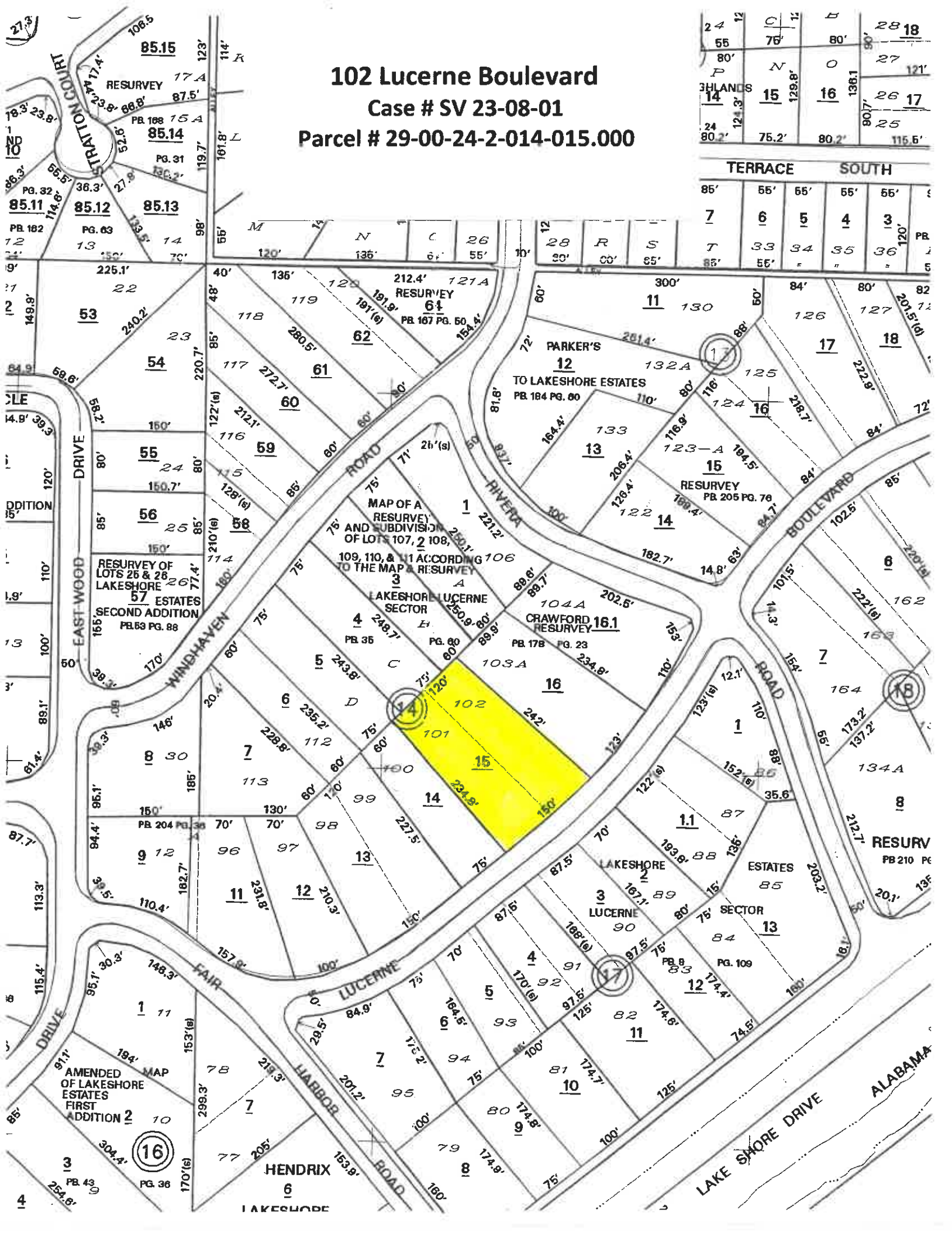
If you wish to view the live stream for this meeting, the "Live Stream" link is available on the home page the city's website at [www.cityofhomewood.com](http://www.cityofhomewood.com) or you can connect directly via: [www.cityofhomewood.com/live-stream](http://www.cityofhomewood.com/live-stream). **Although Board of Zoning Adjustments meetings may be viewed through the live streaming service, persons wishing to participate in the public hearing, by speaking in support or opposition to a particular case, must attend the meeting in person.**

Comments in support or opposition may also be submitted via email to the Board Secretary @ [fred.goodwin@homewoodal.org](mailto:fred.goodwin@homewoodal.org). Comments should be submitted no later than 24-hours prior to the meeting and will be provided 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](http://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 7:30 a.m. and 4:30 p.m. Monday-Friday.

24 80'	12 75'	12 80'	28 80'
55 80'	75' 129.8'	80' 136.1'	18 121'
P	N	O	27
3 ISLANDS	15	16	26
14 24 80.2'	12.3' 75.2'	136.1' 80.2'	17 25 115.6'





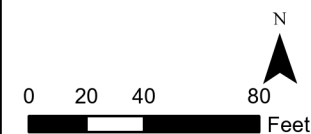
# City of Homewood BZA Case Map

102 Lucerne Blvd

SV 23-08-01

Aerial Photo

 Subject Property  
 Parcels



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

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

Jefferson County Department of GIS and JC GIS Consortium







COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 1104 Drexel Pkwy

BZA CASE # (assigned by city staff): SV-23-08-02

**APPLICANT INFORMATION**

Name of Applicant (s): Shawn Wideman

Address of Applicant(s): 1104 Drexel Pkwy

Homewood	AL	35209
City	State	Zip

Telephone Number(s) of Applicant(s): 334-782-3496

Email: shawnwideman@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
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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 1 007 029.000

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

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

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

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

**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 <b>NOW</b> exist	Setback dimensions <b>AFTER</b> construction	FINAL Setback Variance Requested
Front Bldg. Setback:				
Front Bldg. Setback: (secondary - corner lot)				
Right Bldg. Setback	<b>10'</b>	<b>9'</b>	<b>9'</b>	<b>9'</b>
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):

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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):

[illegible]

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:  
1104 Drexel Pkwy was built with a rightside setback of 9'. The current setback is 10'

We are planning to add an addition on the right side toward the back of the house.

Instead of awkwardly jutting inward a foot to meet the current setback zoning standards,  
we are requesting this variance to continue the line of the original house; preventing  
us from losing space and maintaining the historical look of the original home.

*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

July 3, 2023

\_\_\_\_\_  
Date

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

July 3, 2023

\_\_\_\_\_  
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: \_\_\_\_\_ Pay with card? \_\_\_\_\_

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: \_\_\_\_\_ NA \_\_\_\_\_

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: Yes

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

Included: NA

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

Included: NA

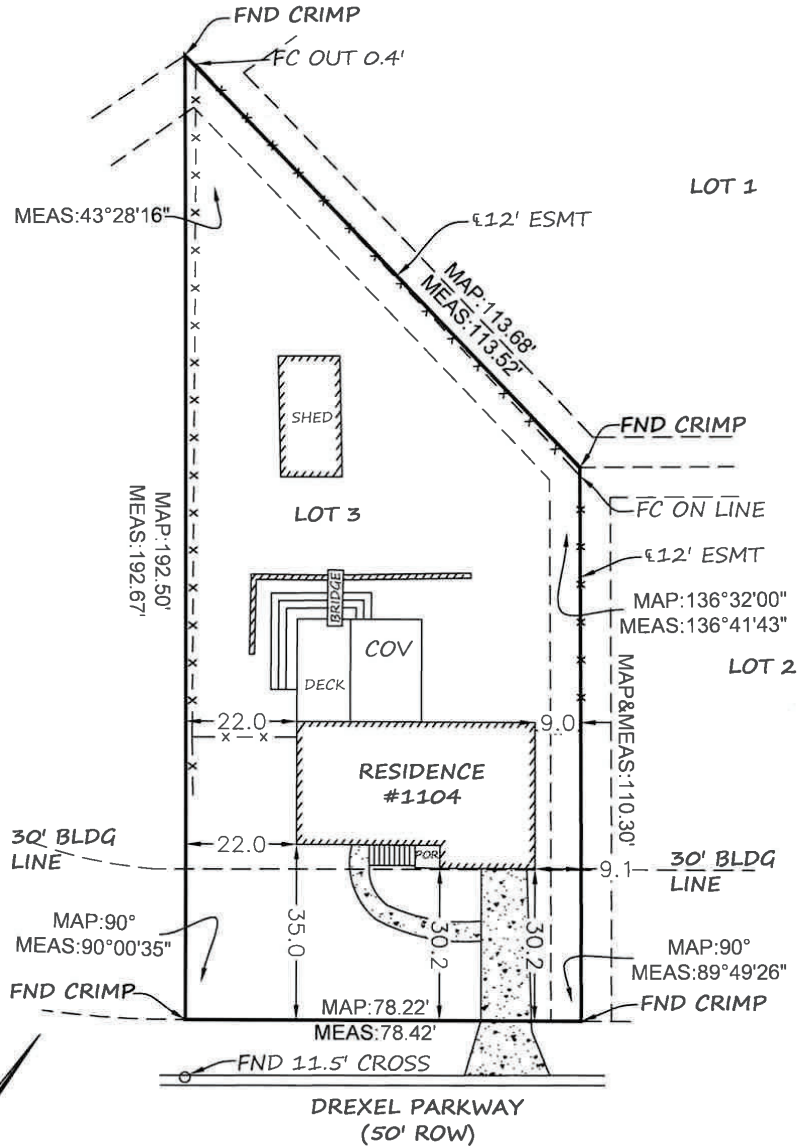
\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

# LEGEND

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

LOT 4



SCALE: 1"=30'

STATE OF ALABAMA)  
JEFFERSON COUNTY)

"Property Boundary Survey"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 3, DREXEL HILLS 2ND SECTOR, as recorded in Map Volume 41, Page 17, 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 MAY 24, 2023. Survey invalid if not sealed in red.

Order No.: 20230681

Purchaser:

Address: 1104 DREXEL PARKWAY

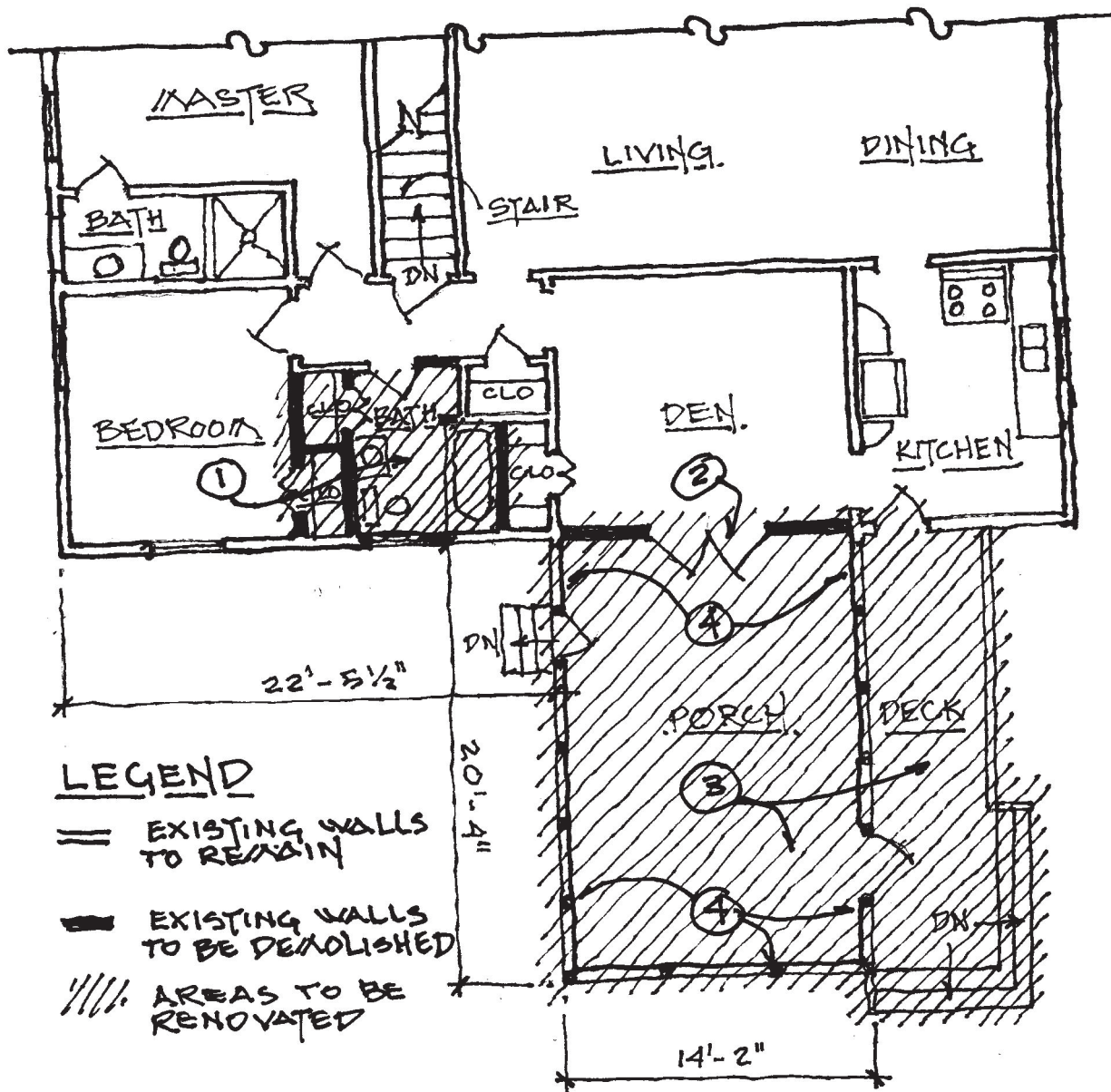
Ray Weygand, Reg. L.S. #24973  
169 Oxmoor Road Homewood, AL 35209  
Phone: (205) 942-0086 Fax: (205) 942-0087  
Copyright ©

**WEYGAND**  
SURVEYORS



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



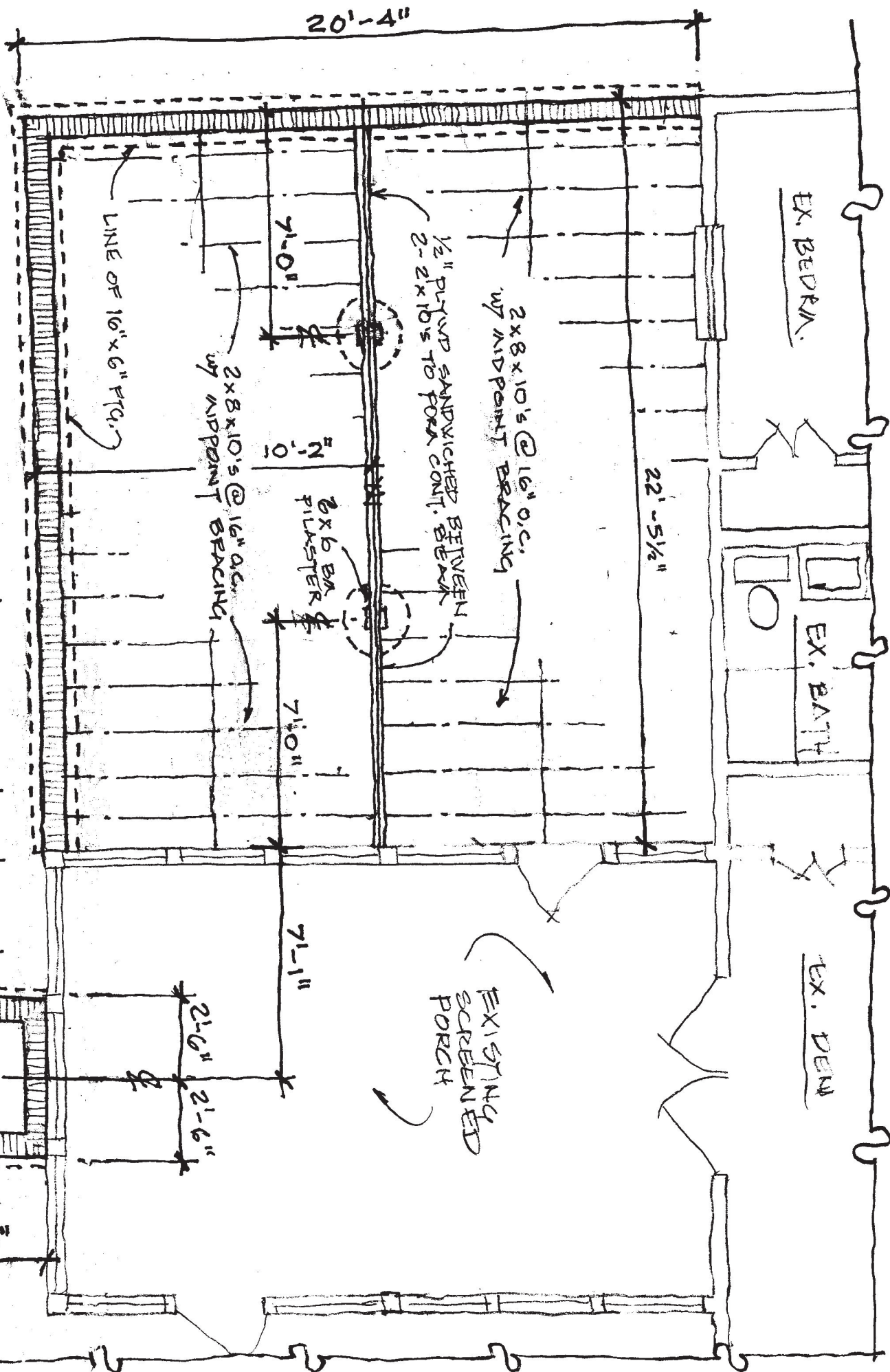


### NOTES KEYED TO PLAN

- ① SALVAGE CLOSET DOORS, TOILET, LAVATORY, & SHELVING.
- ② SALVAGE 3" x 6" PAIR OF DOORS & FRAME ASSEMBLY.
- ③ REMOVE ALL WOOD DECKING TO FLOOR JOISTS.
- ④ REMOVE ALL WALL FRAMING & SCREENING FROM FLOOR TO SOFFIT.

GENERAL NOTE: SALVAGE ALL USABLE WOOD FRAMING.





# ADDITION FOUNDATION PLAN

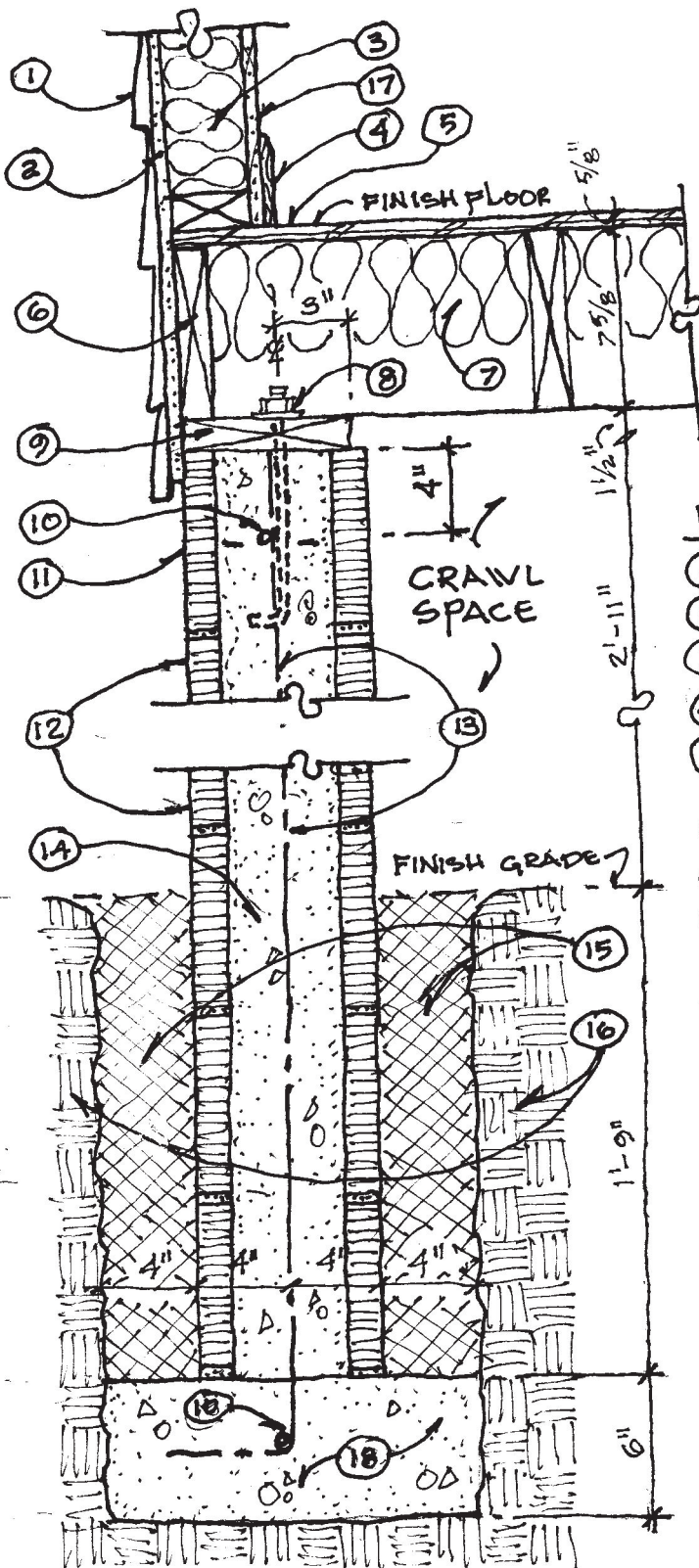
SCALE: 1/4" = 1'-0"

NOTE: THIS DETAIL COMPLIES WITH  
2021 INTERNATIONAL RESIDENTIAL CODE,  
CHAPTER 4 USING THE FOLLOWING CRITERIA:

LOAD BEARING PRESSURE (SOIL): 1500 PSI  
CONC. COMPRESSIVE STRENGTH: 3000 PSI  
LIGHT FRAME STRUCTURE W/  
20 PSF ROOF LIVE LOAD, 1-STORY  
W/ CRAWL SPACE: 1500 PSI SOIL,  
FOOTING REQ'D - 12" X 6", WILL USE  
16" X 6" FOOTING.

### NOTES KEYED TO DETAIL

- ① WOOD, VINYL OR ALUM. SIDING
- ② 1/2" EXT. GYP BD. SHEATHING
- ③ 2x4 WOOD WALL FRAMING W/ R-13 INSUL.
- ④ 1x4 WOOD BASE
- ⑤ 5/8" OSB SUBFLOOR W/ CARPET OR VINYL FLOORING.
- ⑥ 2x8 FLOOR JOISTS @ 16" O.C.
- ⑦ R-19 BATT INSULATION
- ⑧ 1/2" x 10" J-BOLT W/ NUT & WASHER
- ⑨ 2x8 TREATED PLATE
- ⑩ #4 CONTINUOUS REBAR
- ⑪ 8x8x16 C/LI BOND BEAM
- ⑫ 8x8x16 C/LI STRETCHER
- ⑬ #4 VERTICAL REBAR @ MAX 4' O.C.
- ⑭ CONC. FILL IN ALL C/LI CELES
- ⑮ COMPACTED EARTH BACKFILL
- ⑯ UNDISTURBED EARTH
- ⑰ 1/2" INT. GYP BD.
- ⑱ 3000 PSI CONC. FOOTING

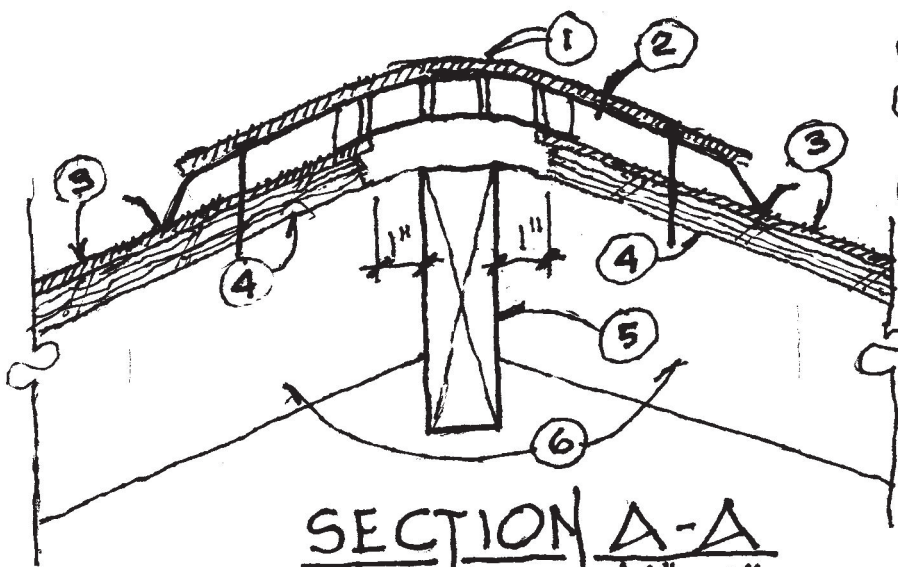


## STEM WALL DETAIL

SCALE: 1 1/2" = 1'-0"

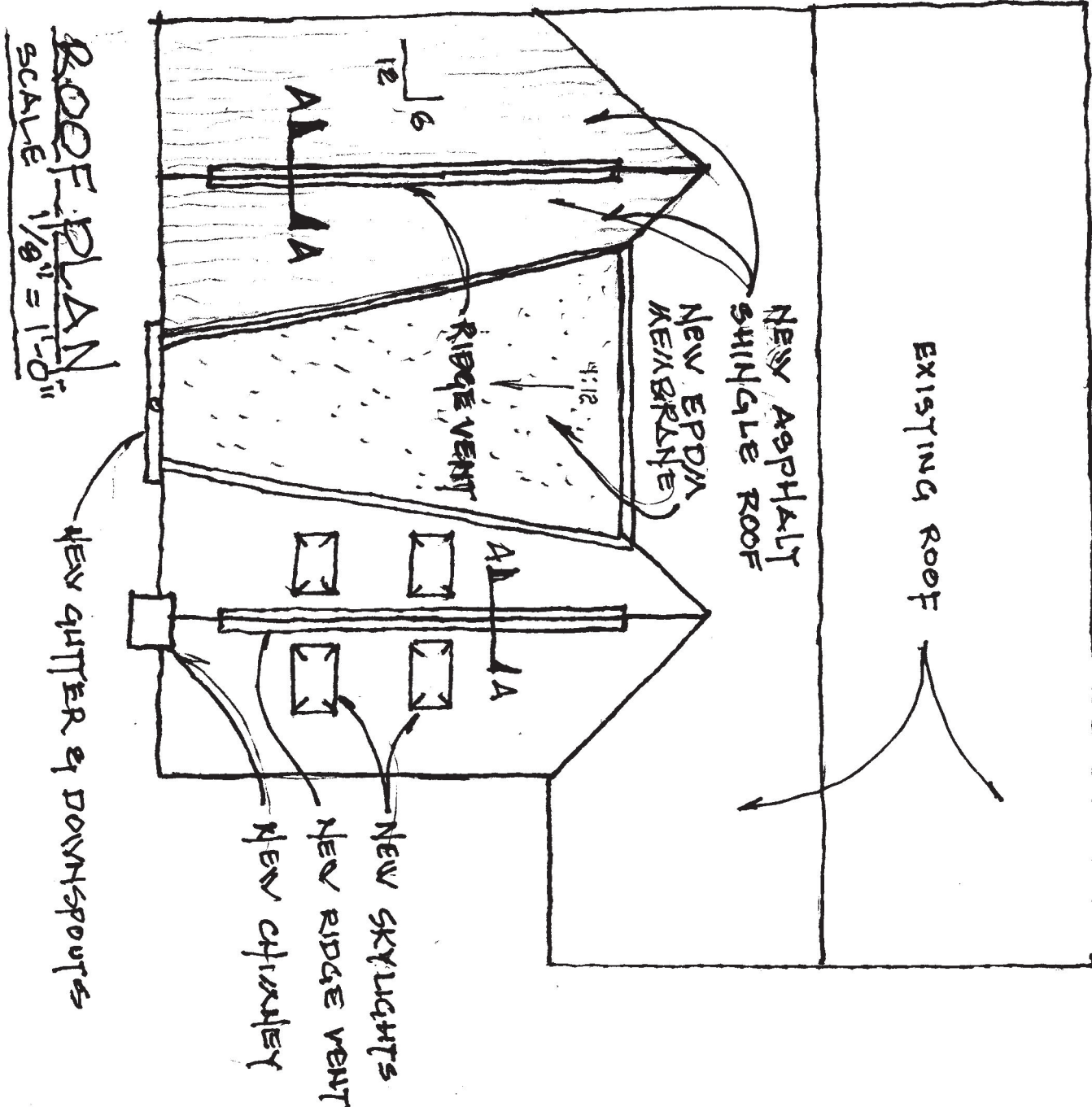




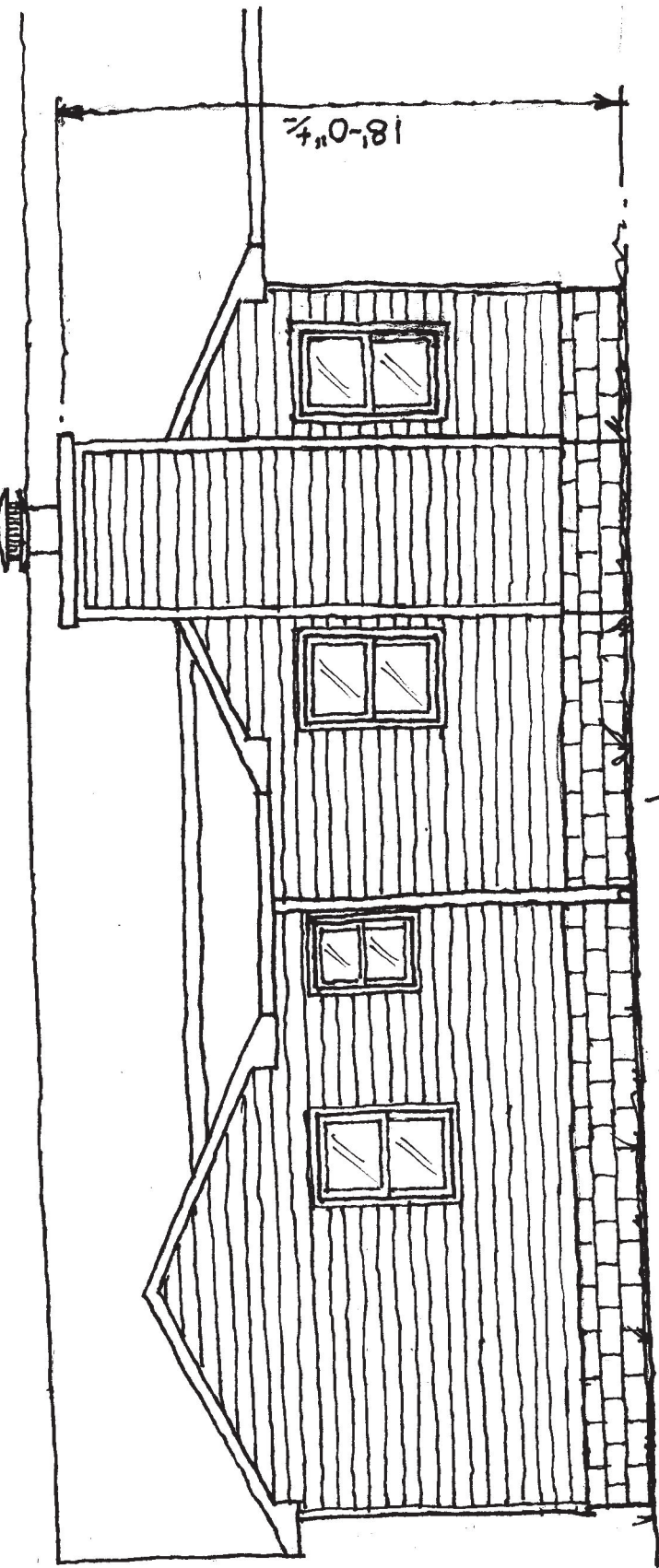


- ① ASPHALT RIDGE SHINGLES
- ② RIDGE VENT EQ. TO AIR VENT 'SHINGLEVENT II'
- ③ ROOF SHINGLES ON ROOF FELT
- ④ 5/8" PLYWOOD ROOF DECK
- ⑤ 2x6 WOOD RIDGE BD.
- ⑥ 2x4 WOOD RAFTERS

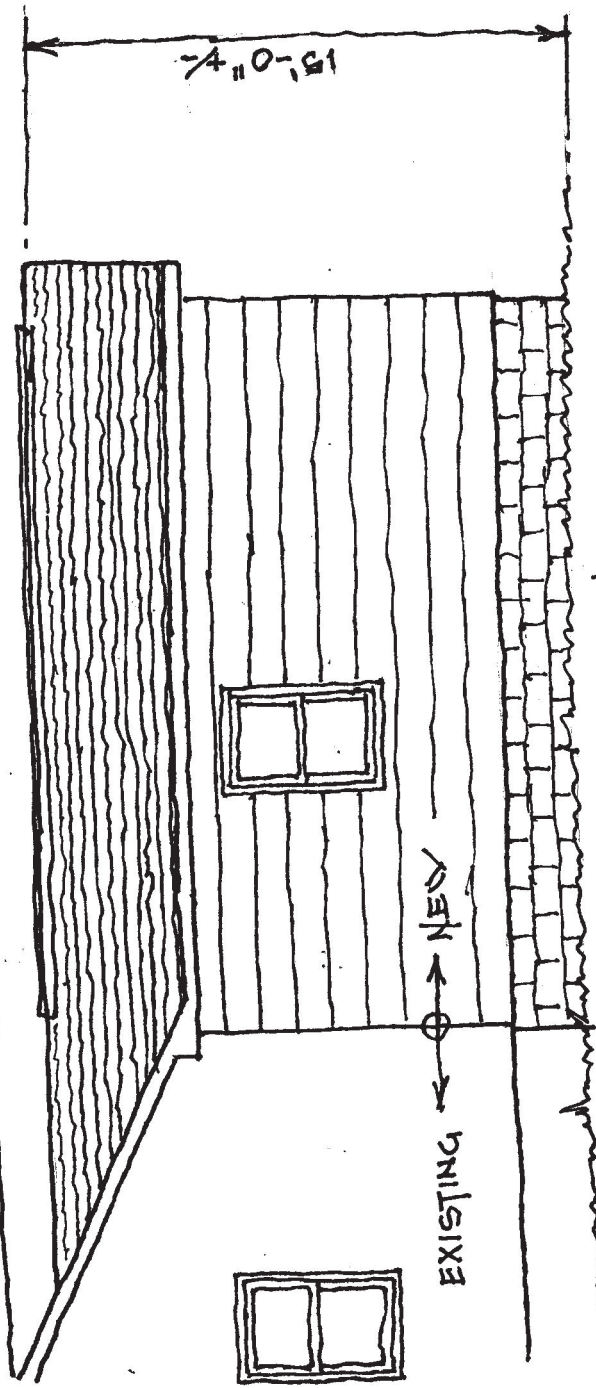
**SECTION A-A**  
SCALE 1/4" = 1'



**ROOF PLAN**  
SCALE 1/8" = 1'

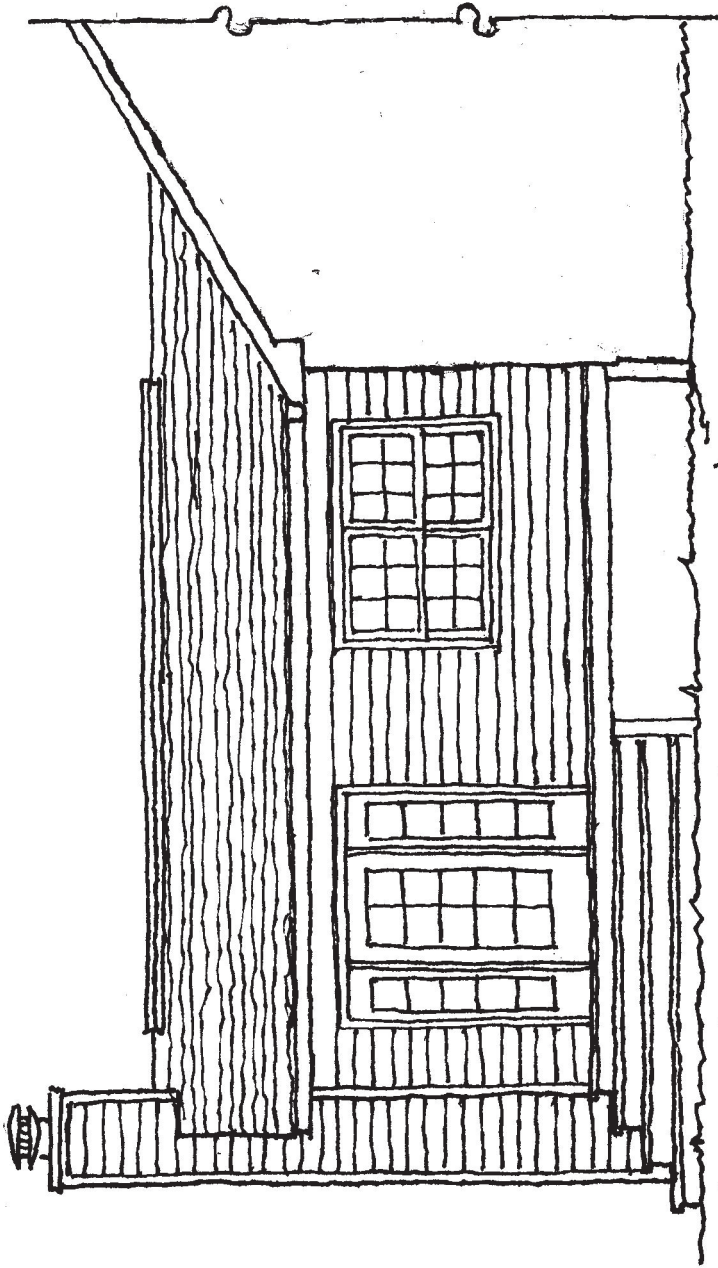


SOUTHEAST ELEVATION.  
SCALE: 3/16" = 1'-0"



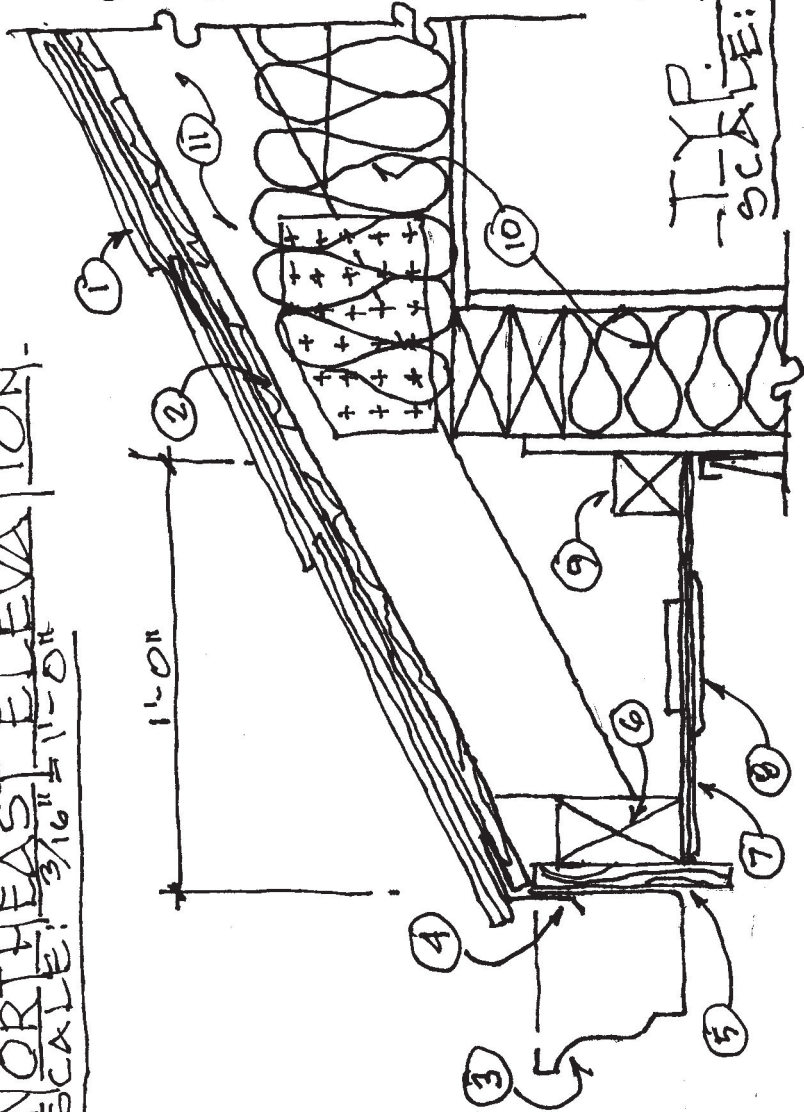
SOUTHWEST ELEVATION.  
SCALE: 3/16" = 1'-0"





NORTHEAST ELEVATION

SCALE:  $\frac{3}{16}" = 1'-0"$

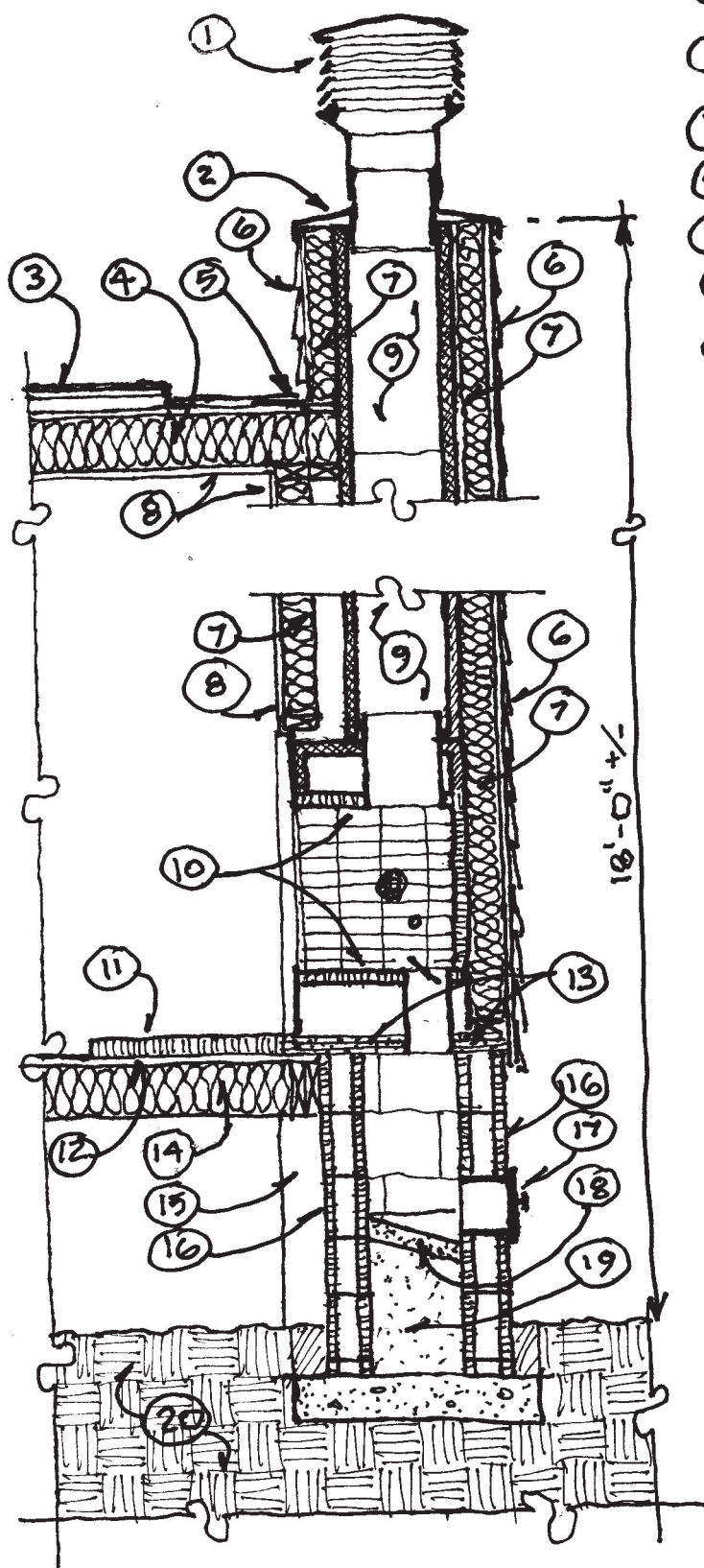


NOTES KEYED TO DETAIL

- ① ASPHALT SHINGLES MATCHING EXISTING. INSTALL OVER 40# FELT.
- ②  $\frac{5}{8}"$  OSB ROOF DECKING.
- ③ METAL GUTTER MATCHING EX.
- ④ METAL PRIP EDGING
- ⑤ 1x6 WOOD FASCIA
- ⑥ 2x4 WOOD BLOCKING
- ⑦  $\frac{3}{8}"$  PLYWOOD SOFFIT
- ⑧ SOFFIT VENT
- ⑨ 2x2 BLOCKING
- ⑩ BATT INSULATION
- ⑪ 2x4 WOOD TRUSS

TRP. SOFFIT DETAIL

SCALE:  $\frac{3}{16}" = 1'-0"$

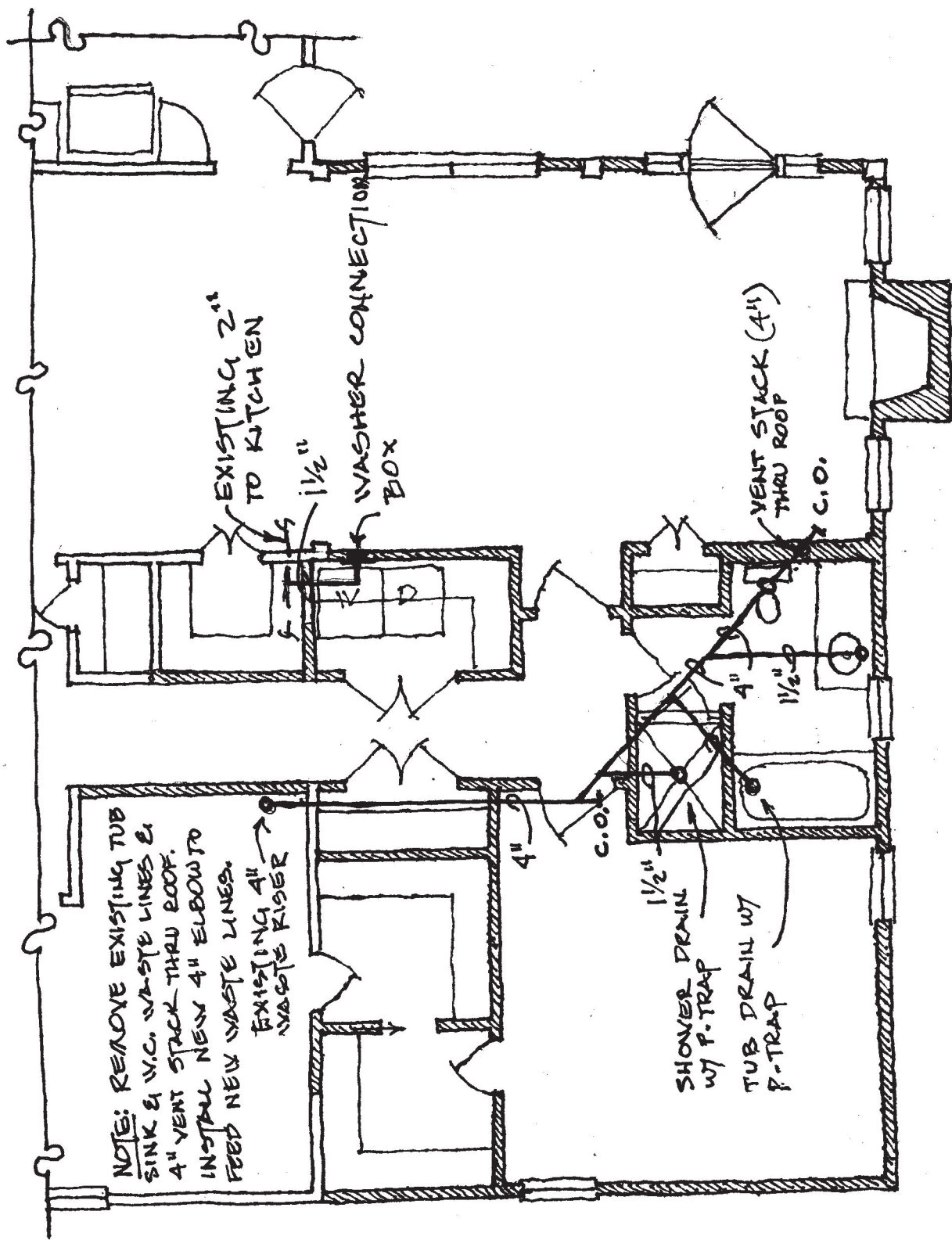


# NOTES KEYED TO DRAWING:

- ① MANUFACTURED CHIMNEY VENT STACK
- ② PAINTED SHEET METAL CHIMNEY CAP (M.N. 204A.)
- ③ NEW RIDGE VENT
- ④ NEW R-19 INSUL. IN EXISTING WOOD ROOF FRAMING
- ⑤ SHEET METAL ROOF FLASHING
- ⑥ NEW SIDING ON 1/2 EXT. SHEATH SHEATHING.
- ⑦ NEW R-13 INSUL IN NEW 2x4 WALL FRAMING.
- ⑧ NEW INT. 1/2" GYPD.
- ⑨ 12" ROUND METAL INSUL. CHIMNEY PIPE
- ⑩ 42" W X 22" D. X 22" H. (INSIDE) WOOD BURNING FIREPLACE W/ OUTSIDE AIR VENT GAS STARTER & ASH DUMP TRAP.
- ⑪ 1 1/2" - 2" SOLID STONE HEARTH
- ⑫ NEW 5/8" SUBFLOOR W/ VINYL FLOORING ON EXISTING WOOD FLOOR JOISTS.
- ⑬ 3 LAYERS OF 5/8" CEMENT BD. LAMINATED W/ BUILDER'S GLUE
- ⑭ NEW R-19 INSUL. IN EXT. FLOOR JOISTS
- ⑮ EXISTING 6x6 BEYOND
- ⑯ 6" X 8" X 16" C/LL FIRE ASH PIT ENCLOSURE
- ⑰ 12" X 8" CAST IRON ASH ACCESS DOOR
- ⑱ 3" CONCRETE SLOPE TO ASH ACCESS DOOR
- ⑲ PACKED SAND FILL
- ⑳ UNDISTURBED EARTH

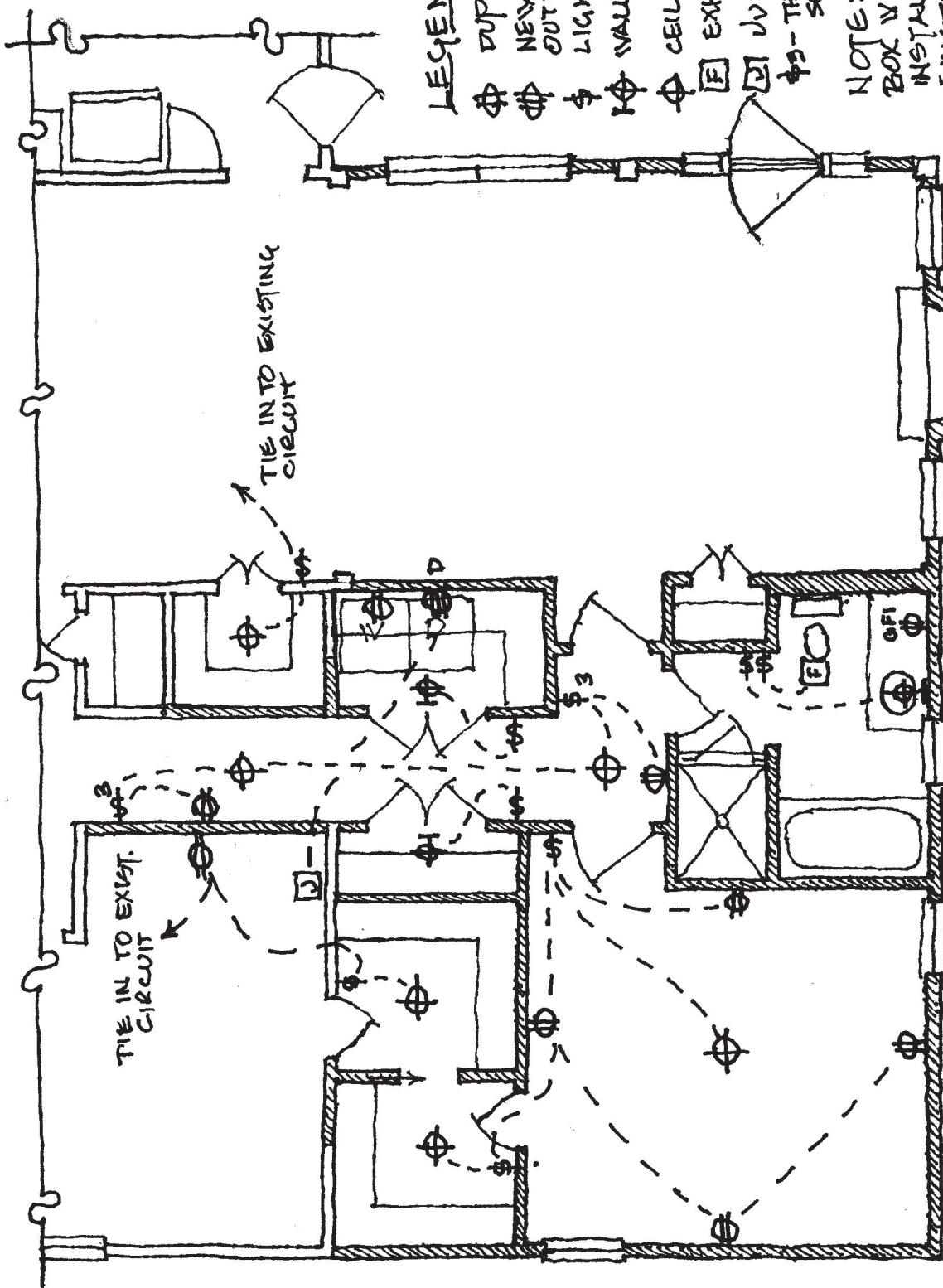
NEW FIREPLACE SECTION.  
 SCALE: 1/2" = 1'-0"





NEW WASTE PIPING PLAN.  
SCALE 3/16" = 1'-0"





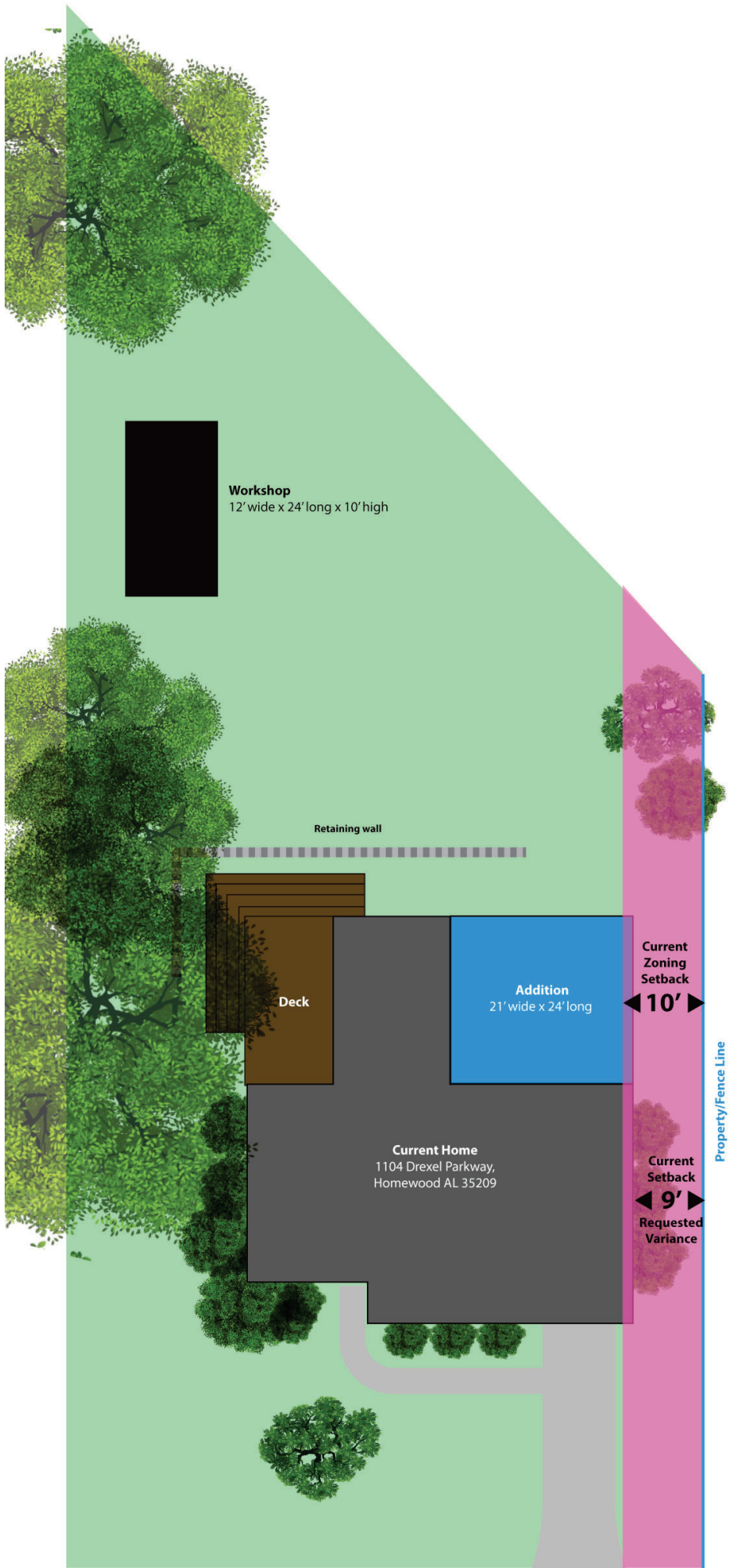
LEGEND

- ⊕ DUPLEX OUTLET
- ⊕ NEW DRYER OUTLET
- ⊕ LIGHT SWITCH
- ⊕ WALL LIGHT
- ⊕ CEILING LIGHT
- ⊕ EXHAUST FAN
- ⊕ JUNCTION BOX
- ⊕ - THREE WAY SWITCH

NOTE: JUNCTION BOX WILL BE INSTALLED AT EXISTING DRYER OUTLET IN BASEMENT.

NEW ADDITION ELECTRICAL PLAN

SCALE:  $\frac{3}{16}'' = 1'-0''$





















CITY OF HOMEWOOD  
ENGINEERING & ZONING DEPARTMENT

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

---

July 27, 2023

Shawn Wideman  
1104 Drexel Parkway  
Homewood, Alabama 35209

Re: *1104 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 SV-23-08-02, 1104 Drexel Parkway, Parcel ID. No. 29 00 23 1 007 029.000**

***Applicant / Property Owner: Shawn Wideman***

- a) *A request for a variance to Article IV, District Uses, Sec. A., Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side to reduce the setback requirement along the right-side property line from 10-feet to 9-feet for a total reduction of 1-foot to construct an addition to the existing nonconforming house.*

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, August 3, 2023**, in the Council Chambers (2<sup>nd</sup> Floor) of Homewood City Hall, 2850 19<sup>th</sup> 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 your petition shall be heard by the Board at this time.

Additional information regarding live stream viewing and 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 2<sup>nd</sup> floor behind the Council Chambers.

If you wish to view the live stream for this meeting, the "Live Stream" link is available on the home page the city's website at [www.cityofhomewood.com](http://www.cityofhomewood.com) or you can connect directly via: [www.cityofhomewood.com/live-stream](http://www.cityofhomewood.com/live-stream). **Although Board of Zoning Adjustments meetings may be viewed through the live streaming service, persons wishing to participate in the public hearing, by speaking in support or opposition to a particular case, must attend the meeting in person.**

Comments in support or opposition may also be submitted via email to the Board Secretary @ [fred.goodwin@homewoodal.org](mailto:fred.goodwin@homewoodal.org). Comments should be submitted no later than 24-hours prior to the meeting and will be provided 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](http://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 7:30 a.m. and 4:30 p.m. Monday-Friday.



**1104 Drexel Parkway**  
**Case # SV 23-08-02**  
**Parcel # 29-00-23-1-007-029.000**

The map shows a residential subdivision with numerous lots, many of which are numbered. The map includes street names such as 'RALEIGH GREEN SPRINGS HIGHWAY', 'DREXEL PARKWAY', 'DREXEL DRIVE', 'DREXEL STREET', 'FERN DRIVE', 'LAKEVIEW STREET', 'HILLMAN STREET', 'HILLMAN DRIVE', 'HILLMAN PARKWAY', 'HILLMAN DRIVE', 'HILLMAN PARKWAY', 'HILLMAN DRIVE', 'HILLMAN PARKWAY'. The map also shows various other features, including a 'GREEN POINT TOWN HOMES' development, a 'DREXEL HILLS' development, and a 'DREXEL 29' lot highlighted in yellow. The map is titled '1104 Drexel Parkway Case # SV 23-08-02 Parcel # 29-00-23-1-007-029.000'.



City of Homewood  
BZA Case Map

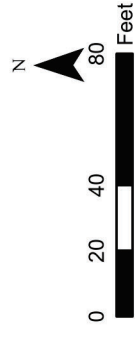
1104 Drexel Pkwy

SV 23-08-02

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 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: 819 Green Springs Highway, Homewood, AL 35209

BZA CASE # (assigned by city staff): **SV-23-08-03**

**APPLICANT INFORMATION**

Name of Applicant (s): Eric McNair

Address of Applicant(s): 322 Dixon Ave

Homewood

AL

35209

City

State

Zip

Telephone Number(s) of Applicant(s): 205-506-1589

Email: emcnair@lorberbaummcnair.com

Property Interest of Applicant(s): Landscape Architect

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

**OWNER INFORMATION – If different from Applicant**

Name of Owner(s): J.J. Thomas / Greensprings Development, LLC

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

710 Morris Blvd. Homewood

Alabama

35209

City

State

Zip

Email: jj@classactioncapital.com

Telephone Number(s) of Owner(s): 205-453-1379

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

PARCEL IDENTIFICATION NUMBER: 2900231002002.000

PRESENT USE: ☒ vacant ☐ residence

☒ commercial (describe): adaptive re-use of existing commercial buildings

☐ other (describe):

PRESENT ZONING ([City Zoning Map](#)): GURD

**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 <b>NOW</b> exist	Setback dimensions <b>AFTER</b> 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):*

Omega 'Elite' welded steel fence with black polycoat and 2"square posts.

Proposed fence will be a continuous 60" in height above finished grade.

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):

---

**The purpose of this variance request is to place a fenced enclosure in the front yard between existing buildings and Green Springs Highway. Also, to place an enclosed dumpster pad at the rear corner of the side yard (South Property line).**

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:

**Fencing:** The intent of this development is to provide a family-oriented outdoor venue including restaurants with outdoor dining and events. With the safety of all visitors in mind, and the probability of small children attending the venue, the need for a permanent hard boundary between the development and Green Springs is necessary for the safety of their customers.

The proposed fencing will be comprised of fabricated 60" tall welded steel fence panels with 2" dia. posts by Omega fencing. This style of fence is solid, non-climbable, but also very opaque resulting in an effective safety barrier that is not very visible.

**Dumpster:** Because we are utilizing 2 existing buildings and building a third to create a courtyard for outdoor events, the only feasible location for a dumpster that provides adequate truck turnaround is at location shown on the attached plan.

The dumpster enclosure will house two standard dumpsters. The enclosure will be made of CMU metal gates and a composite wood veneer that will match the venue facade. The dumpsters will have a dumpster drain per Jefferson County Environmental Standards and water spigots.

*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

6-30-23

\_\_\_\_\_  
Date

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

6-30-23

\_\_\_\_\_  
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: 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.

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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: Yes

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.

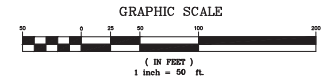
Included: Yes

  
Applicant

6-30-23  
Date



BOUNDARY AND TOPOGRAPHIC  
SURVEY  
819 GREEN SPRINGS HWY.  
BIRMINGHAM, AL. 35209



SURVEY CONTROL

THE BASIS OF BEARINGS AND OR  
COORDINATES SHOWN ON THIS SURVEY ARE  
BASED ON ALABAMA STATE PLANE WEST ZONE,  
GRID NORTH, NAD 83(2011) POSITION WAS  
OBTAINED FROM R.T.K. OBSERVATION USING  
THE ALDOT CORS NETWORK AS CONTROL

- NOTES:
1. 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 RECORD OF SAID COUNTY.
  2. ALL BEARINGS AND/OR ANGLES, AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED: DEED=(D); MEASURED=(M); RECORD MAP=(P); CALCULATED=(C).
  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.

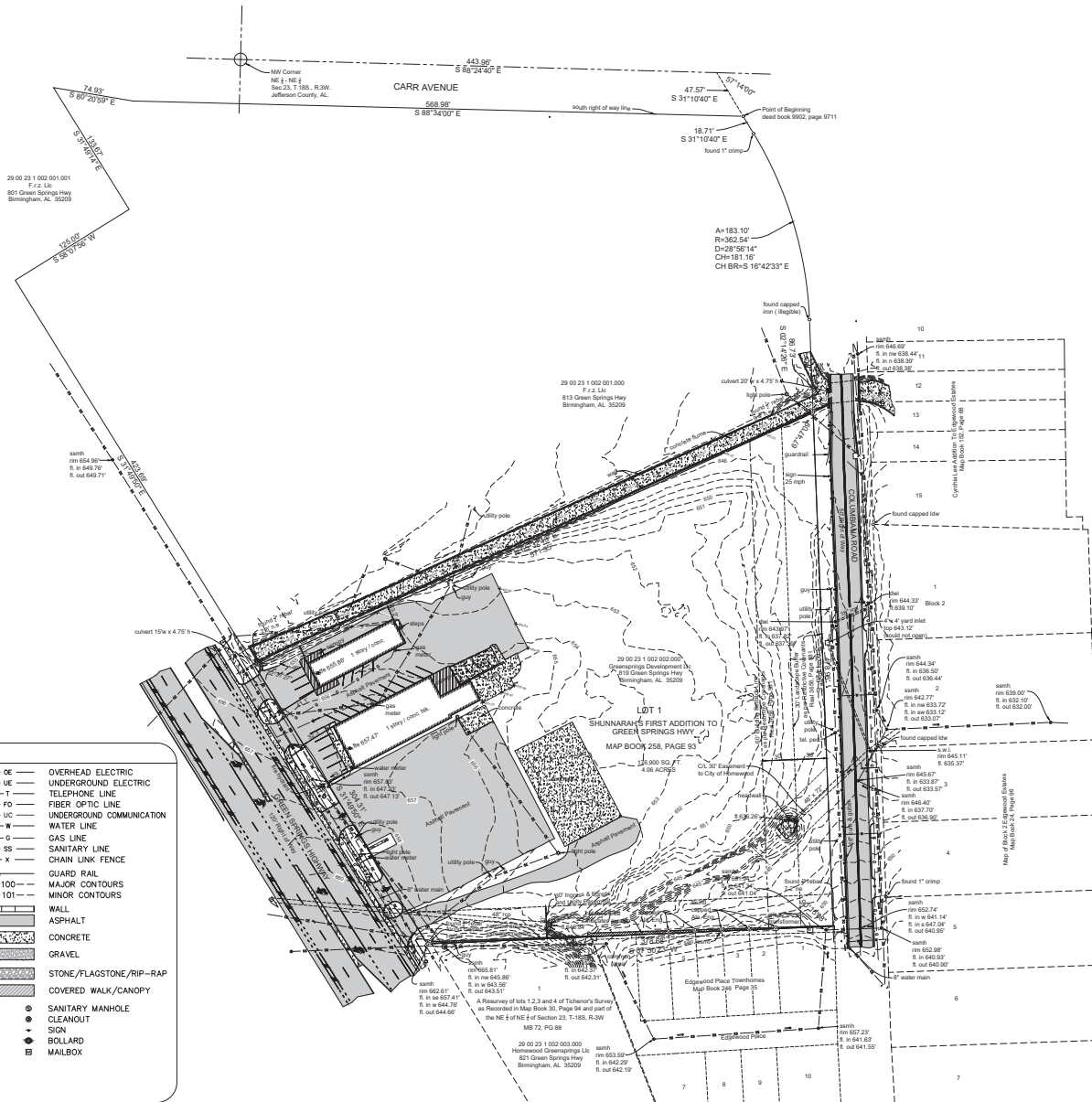
STATE OF ALABAMA  
JEFFERSON COUNTY

I, Jeff D. Arrington, a registered Land Surveyor, certify that I have surveyed LOT 1, according to the survey of SHUNNARA'S FIRST ADDITION TO GREEN SPRINGS HWY., as recorded in Map Volume 258, Page 93, 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)

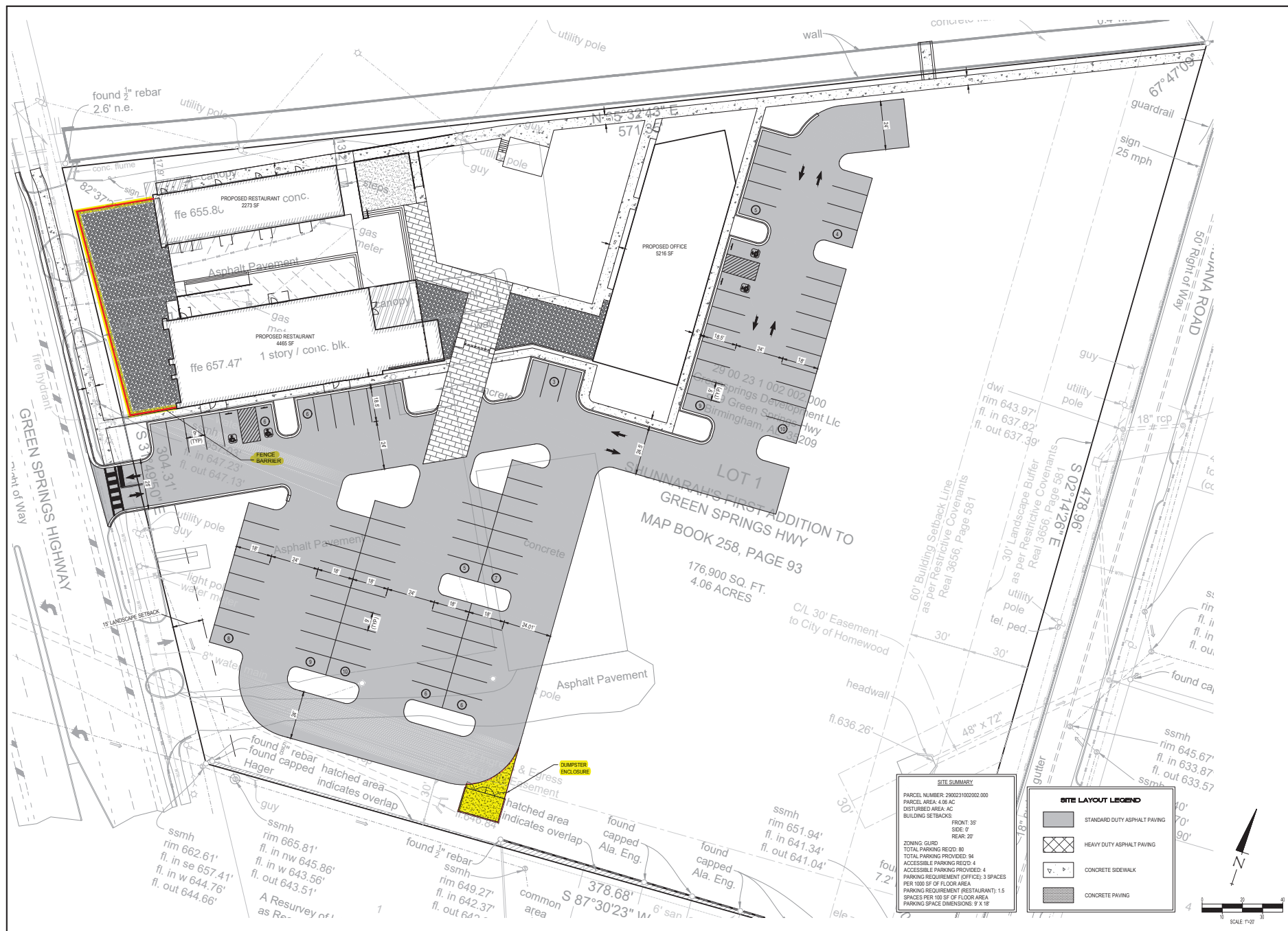
Civil Engineers - Surveyors - Land Planners	
DRAWING TITLE BOUNDARY AND TOPOGRAPHIC SURVEY 819 GREEN SPRINGS HWY. BIRMINGHAM, AL. 35209	Office: (205) 985-9315 Fax: (205) 985-9385 2032 Valleydale Road Birmingham, AL 35244
LOCATION & DESCRIPTION SITUATED IN THE NE 1/4 - NE 1/4 SEC. 23, TOWNSHIP 18S, RANGE 3 W, JEFFERSON COUNTY, ALABAMA	
CHECKED BY: JDA DATE: 5-11-2023 SCALE: 1" = 50' PARTY CHIEF: JJ PROJECT NO.: 81779 SHEET: 1 OF 1	

G:\2023 PROJ\ECTS\81779 - Greensprings Land (LBVD)\DWG\81779-phas1a.dwg



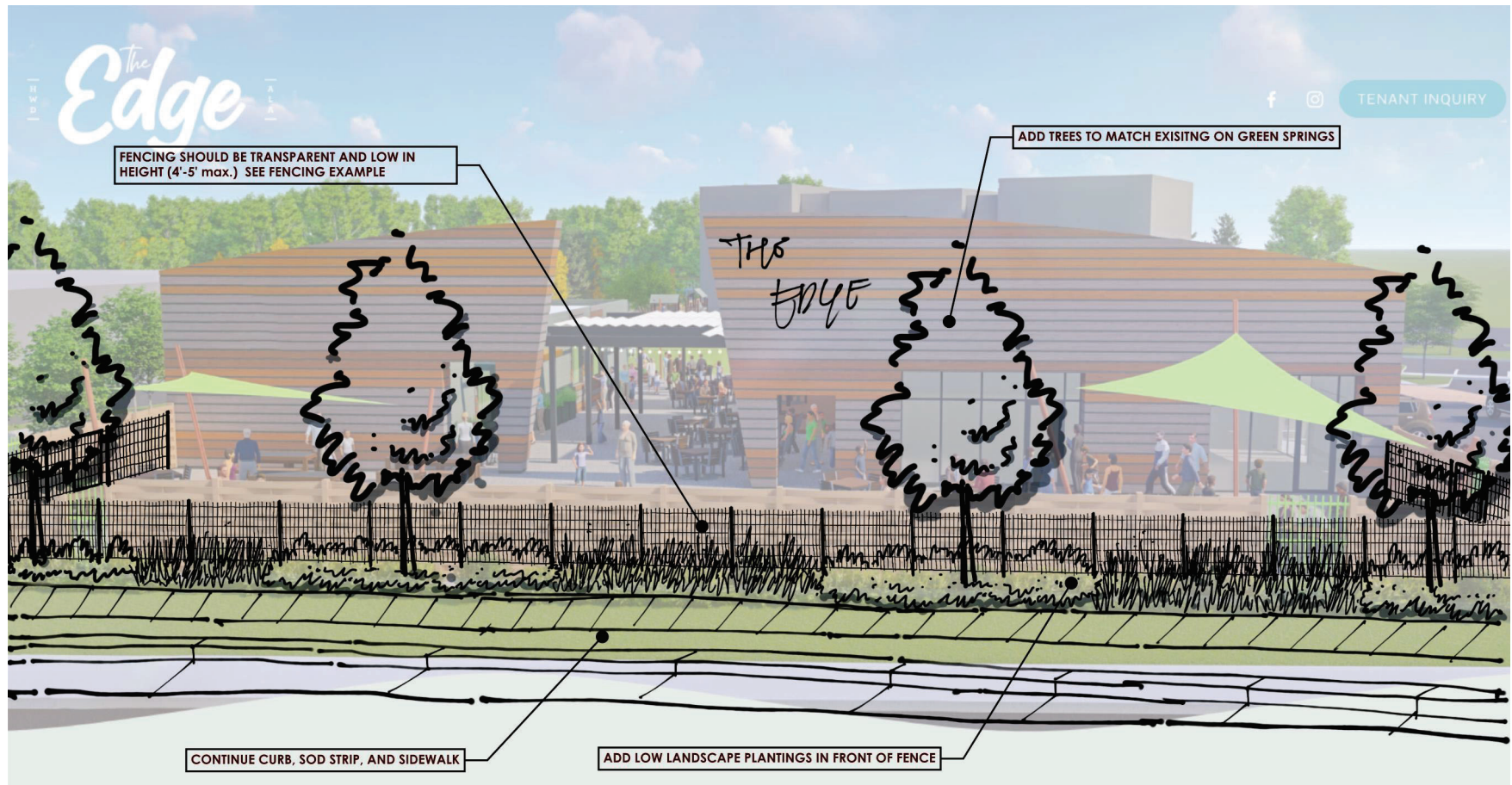
LEGEND

- |                           |                                  |
|---------------------------|----------------------------------|
| ● BENCHMARK               | — OE — OVERHEAD ELECTRIC         |
| • EXISTING SPOT ELEVATION | — UE — UNDERGROUND ELECTRIC      |
| ○ CONTROL POINT           | — T — TELEPHONE LINE             |
| ○ UTILITY POLE            | — FO — FIBER OPTIC LINE          |
| ○ LIGHT POLE              | — UC — UNDERGROUND COMMUNICATION |
| ○ FLOOD LIGHT             | — W — WATER LINE                 |
| ○ GUY WIRE                | — G — GAS LINE                   |
| ○ ELECTRIC BOX            | — SS — SANITARY LINE             |
| ○ ELECTRIC METER          | — X — CHAIN LINK FENCE           |
| ○ ELECTRICAL MANHOLE      | — — GUARD RAIL                   |
| ○ FIRE HYDRANT            | — 100 — MAJOR CONTOURS           |
| ○ WATER VALVE             | — 101 — MINOR CONTOURS           |
| ○ WATER METER             | — — WALL                         |
| ○ WATER MARKER            | — — ASPHALT                      |
| ○ TELEPHONE MANHOLE       | — — CONCRETE                     |
| ○ TELEPHONE PEDESTAL      | — — GRAVEL                       |
| ○ TELEPHONE MARKER        | — — STONE/FLAGSTONE/RIP-RAP      |
| ○ FIBER OPTIC BOX         | — — COVERED WALK/CANOPY          |
| ○ FIBER OPTIC MARKER      | ○ SANITARY MANHOLE               |
| ○ GAS VALVE               | ○ CLEANOUT                       |
| ○ GAS REGULATOR           | ○ SIGN                           |
| ○ GAS METER               | ○ BOLLARD                        |
| ○ GAS MARKER              | ○ MAILBOX                        |
| ○ STORM MANHOLE           |                                  |
| ○ GRATE INLET             |                                  |
| ○ YARD INLET              |                                  |
| ○ HANDICAP MARKING        |                                  |
| ○ CORNER MONUMENT         |                                  |
| AC                        |                                  |

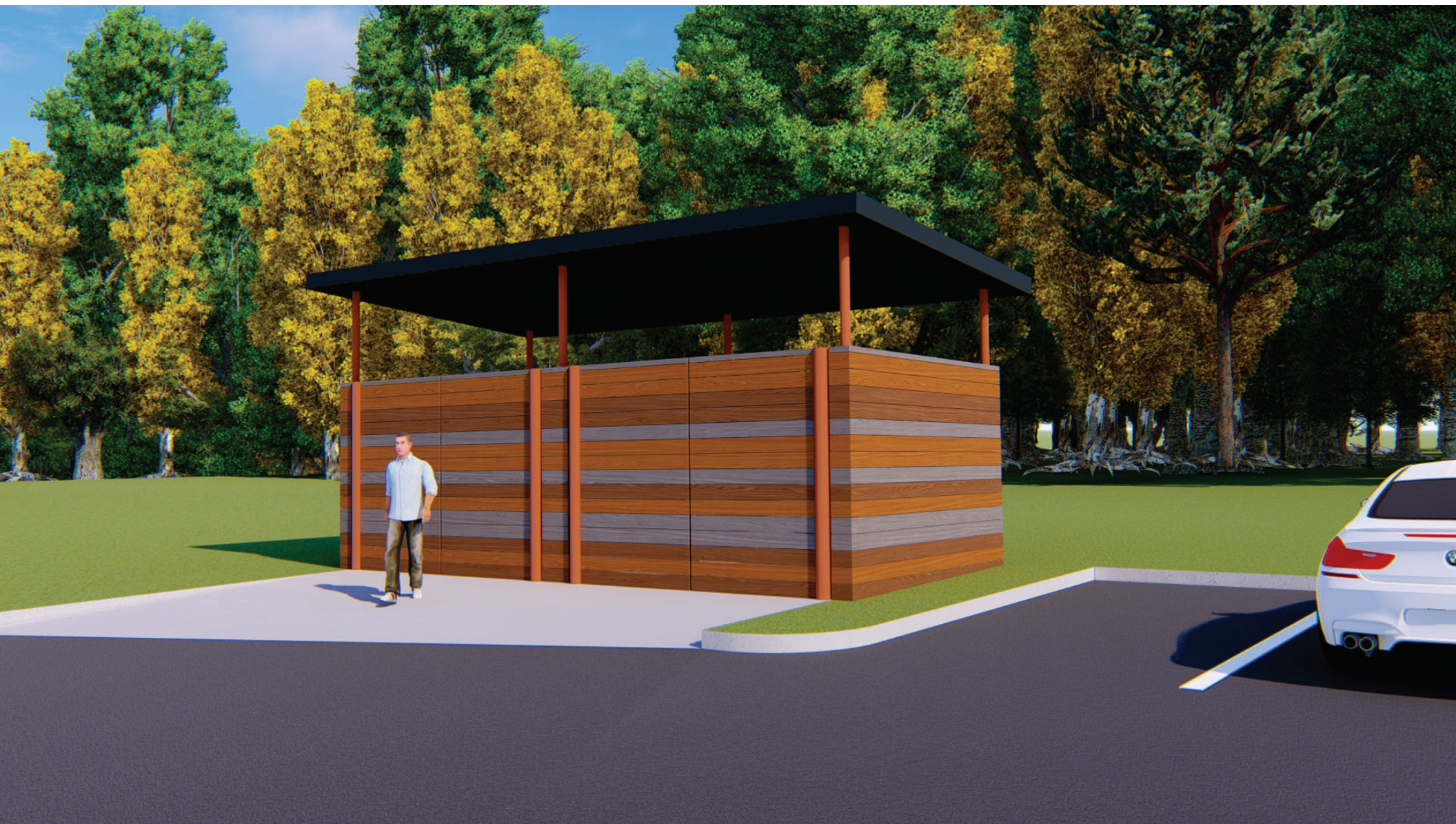




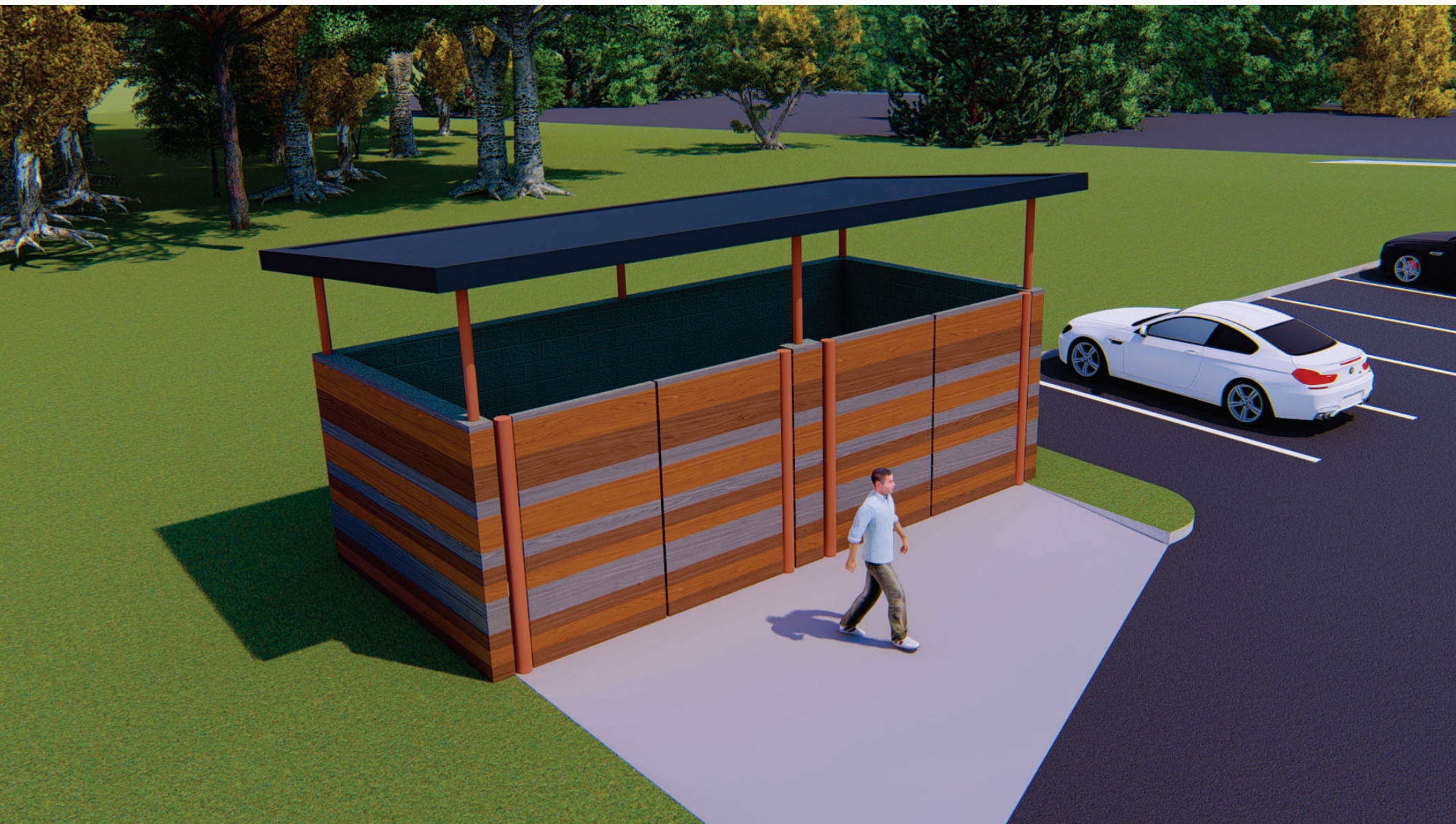
























**819 Green Springs Highway**  
**Case # SV 23-08-03**  
**Parcel # 29-00-23-1-002-002.000**

BRO.



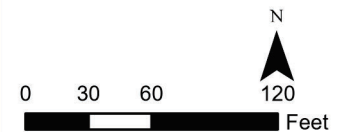
# City of Homewood BZA Case Map

819 Green Springs Hwy

SV 23-08-03

Aerial Photo

 Subject Property  
 Parcels



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

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





COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 1503 Wellington Rd

BZA CASE # (assigned by city staff): SV-23-08-04

**APPLICANT INFORMATION**

Name of Applicant(s): Jan K Hill, Amy H. Dickerson

Address of Applicant(s): 1503 Wellington Rd  
Homewood AL 35209  
City State Zip

Telephone Number(s) of Applicant(s): 205.616.0925, 615.509.2749

Email: jkhill@bellsouth.net, amy.hill.dickerson@gmail.com

Property Interest of Applicant(s): owner, daughter of 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: 29 00 13 4 008 095.000

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

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

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

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



**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 <b>NOW</b> exist	Setback dimensions <b>AFTER</b> construction	FINAL Setback Variance Requested
Front Bldg. Setback:				
Front Bldg. Setback: (secondary - corner lot)				
Right Bldg. Setback				
Left Bldg. Setback	5 feet	4.3 feet	1.6 feet	3.4 feet
Rear Bldg. Setback				
Accessory Structure Height / Setbacks	/	/	/	/
	As Required	Existing NOW	Proposed	Variance Required
Parking				
Height of Structure		12 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](#).

**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):

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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):

Guest house behind main house has been recently renovated. We now wish to add a closet to the back corner of the guest house, at a proposed 1.6' from property line.



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 property (house and guest house) at 1503 Wellington Rd was built in 1948 ... one of the original homes on Wellington Road. Over the years, houses have been built encroaching the property. We'd like to add a closet to the existing guesthouse, located at the back of the property, making it more habitable.

The neighbor closest to the proposed addition has given verbal permission for project.

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

*Jon H. Hill*

Signature of Owner

*Ammy Hill Dickson*

Signature of Owner

Date

*July 11, 2023*

Date

*7 | 11 | 23*

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: AHD

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: AHD

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: AHD

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: AHD

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

Included: NA



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: AHP

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: AHP

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

Included: NA

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

Included: NA

Amy H. Robinson  
Applicant

7/11/23  
Date





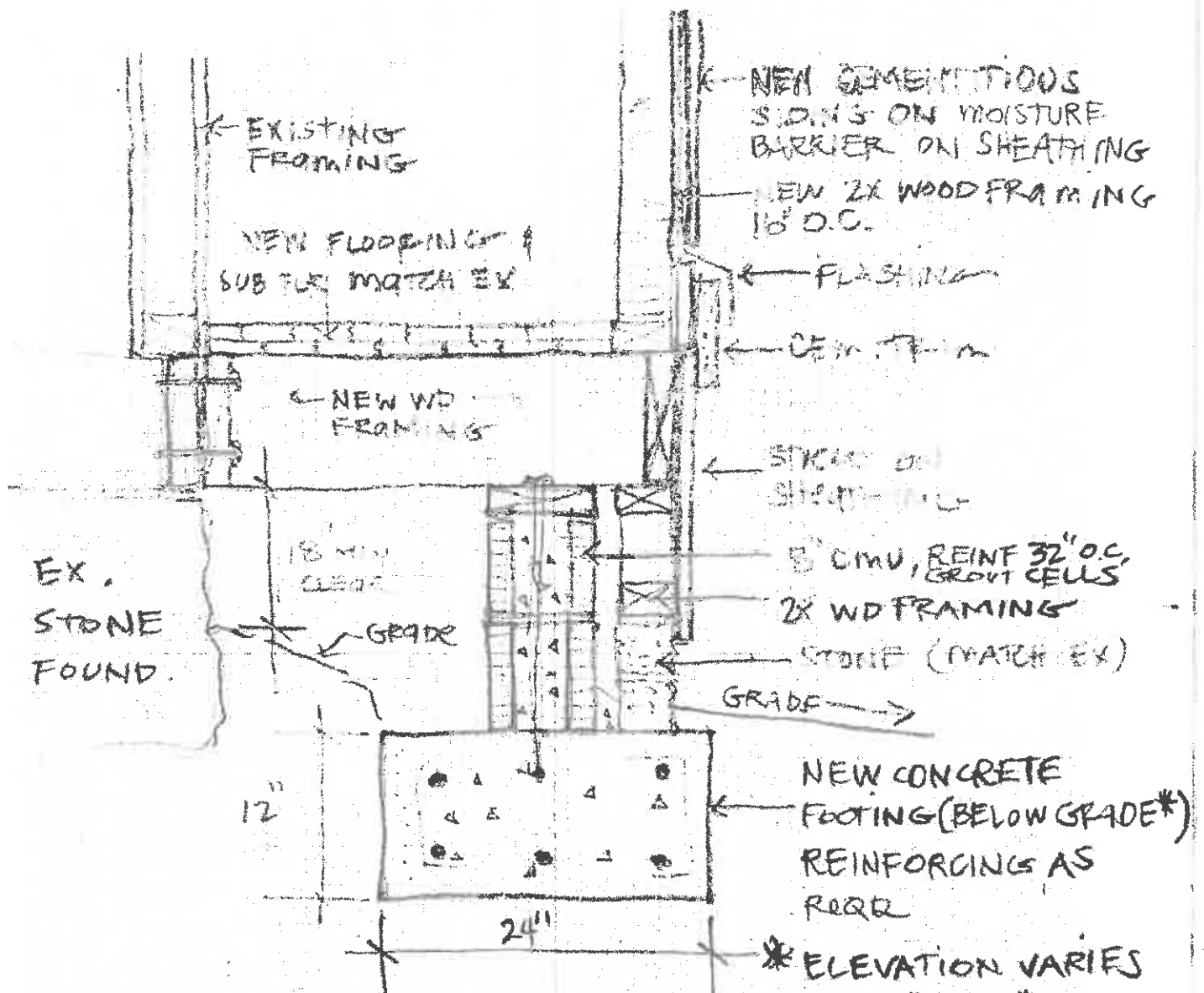


SCALE: 1/4" = 1'-0"



1. Meter and breaker box location
2. Bedroom Window Size
3. Beam to support roof load at new bedroom pocket door
4. Resolution to low point at corner - foundation drainage
5. Develop porch idea
6. Determine which side of bedroom to locate closet and barn doors.





HILL RESIDENCE - GUEST HOUSE  
CLOSET ADDITION  
Q. 18-23

± 8" - 40" STEP  
FOUNDATION  
AS REQD











Addition would fill-in this space on back  
of guest house.





View of neighbor's  
driveway closest  
to property line.









View of  
closest  
house to  
property  
line.





CITY OF HOMEWOOD  
ENGINEERING & ZONING DEPARTMENT

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

---

July 27, 2023

Jan K. Hill  
1503 Wellington Road  
Homewood, Alabama 35209

Re: *1503 Wellington Road, 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 SV-23-08-04, 1503 Wellington Road, Parcel ID No. 29 00 13 4 008 095.000**

***Applicants: Jan K. Hill and Amy Hill Dickerson / Property Owner: Jan K. Hill***

- a) *A request for a variance to Article V, District Development Criteria, Sec D., 6. to reduce the required setback of the accessory structure along the left-side property line from 5-feet to 1.6-feet (1-foot, 7-inches) for a total reduction of 3.4-feet (3-feet, 5-inches) for the construction of an addition to the existing non-conforming accessory structure.*

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, August 3, 2023**, in the Council Chambers (2<sup>nd</sup> Floor) of Homewood City Hall, 2850 19<sup>th</sup> 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 your petition shall be heard by the Board at this time.

Additional information regarding live stream viewing and 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 2<sup>nd</sup> floor behind the Council Chambers.

If you wish to view the live stream for this meeting, the "Live Stream" link is available on the home page the city's website at [www.cityofhomewood.com](http://www.cityofhomewood.com) or you can connect directly via: [www.cityofhomewood.com/live-stream](http://www.cityofhomewood.com/live-stream). **Although Board of Zoning Adjustments meetings may be viewed through the live streaming service, persons wishing to participate in the public hearing, by speaking in support or opposition to a particular case, must attend the meeting in person.**

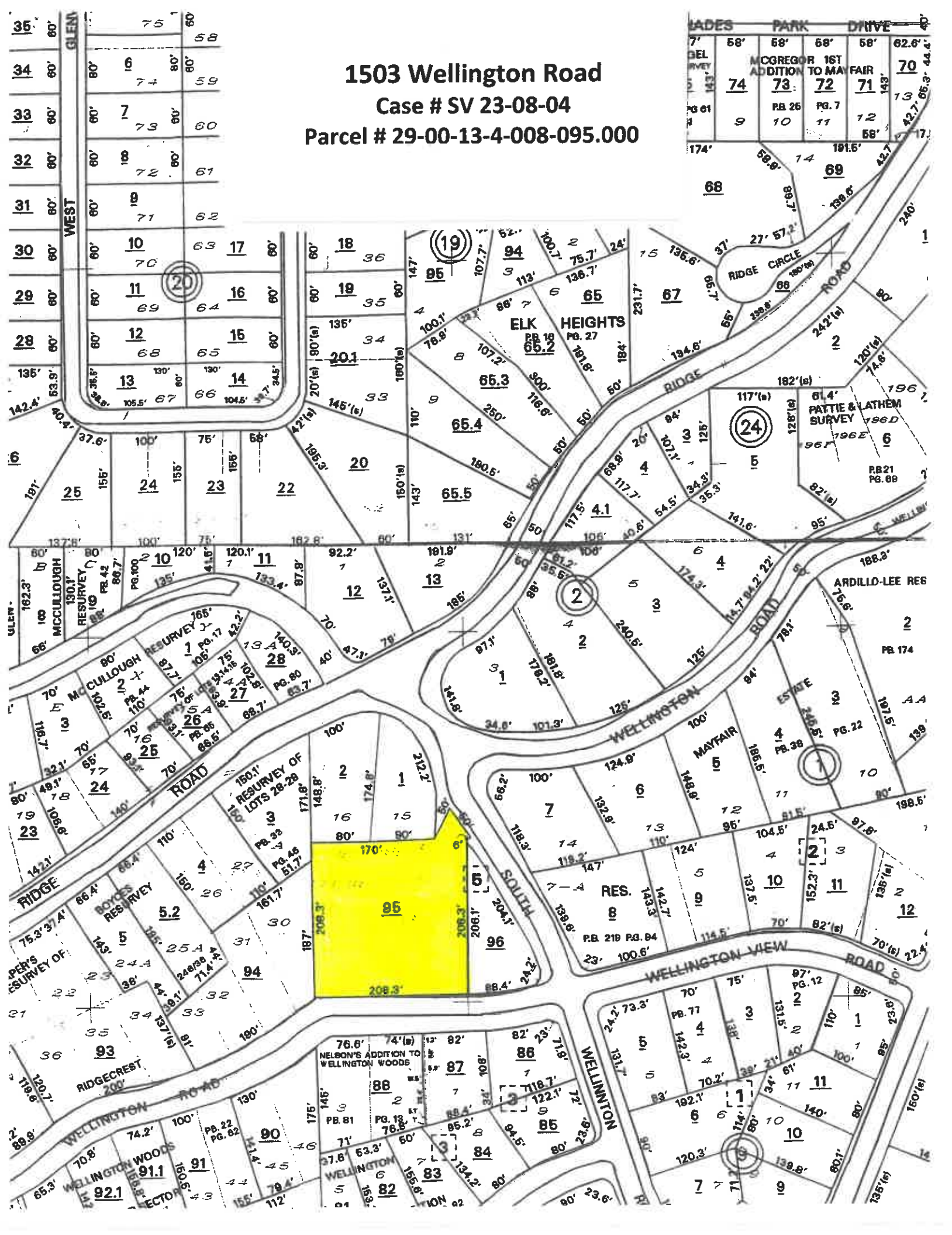
Comments in support or opposition may also be submitted via email to the Board Secretary @ [fred.goodwin@homewoodal.org](mailto:fred.goodwin@homewoodal.org). Comments should be submitted no later than 24-hours prior to the meeting and will be provided Board Members for their consideration. Please reference 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](http://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 7:30 a.m. and 4:30 p.m. Monday-Friday.



1503 Wellington Road  
Case # SV 23-08-04  
Parcel # 29-00-13-4-008-095.000





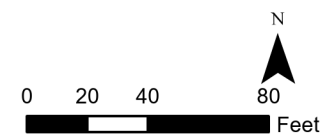
# City of Homewood BZA Case Map

1503 Wellington Rd

SV 23-08-04

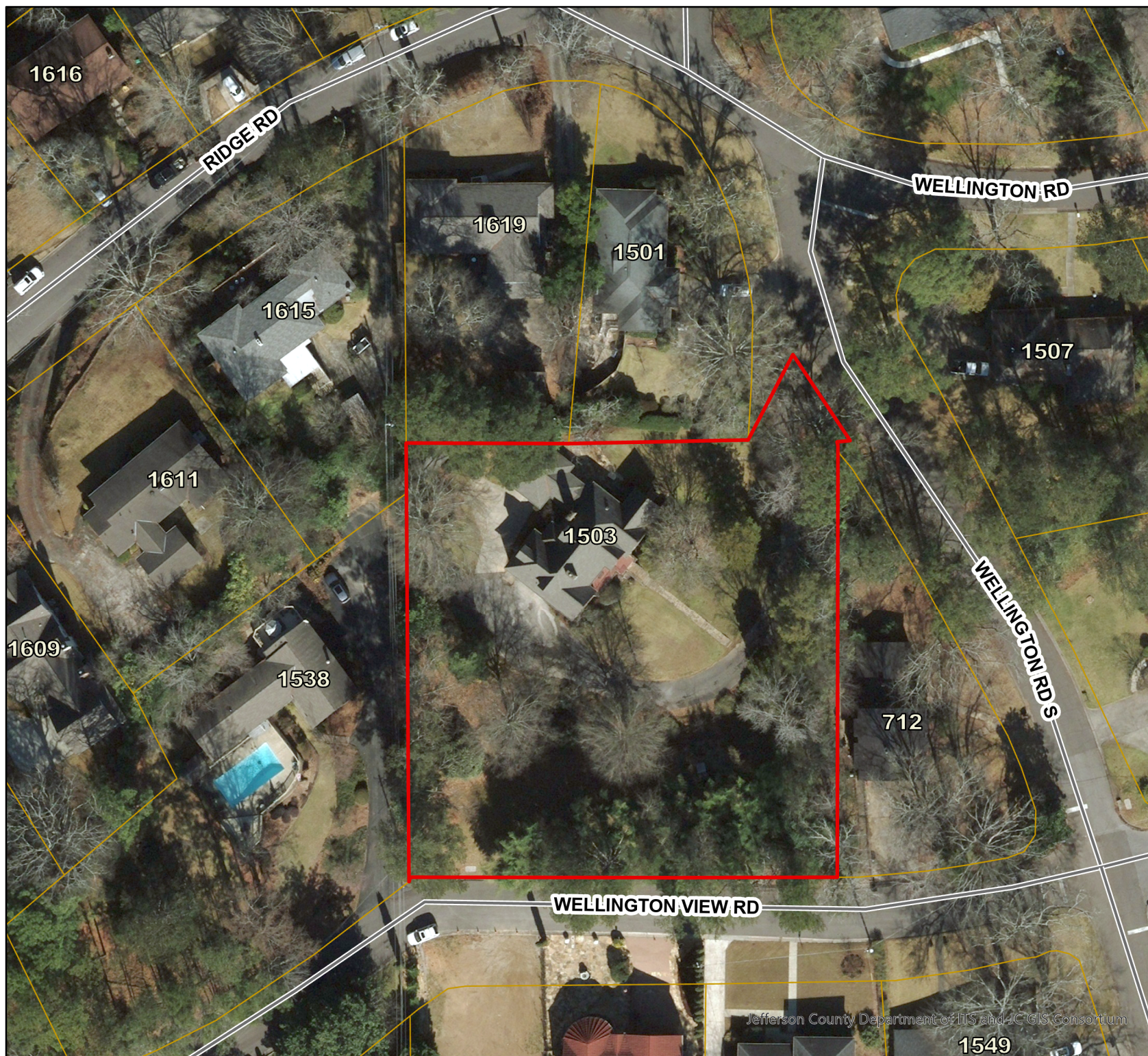
Aerial Photo

-  Subject Property
-  Parcels



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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:

901 Irving Road

BZA CASE # (assigned by city staff):

SV-23-08-05

APPLICANT INFORMATION

Name of Applicant (s):

Mandy & Paul Dorsey

Address of Applicant(s):

901 Irving Road

Homewood

City

AL

State

35209

Zip

Telephone Number(s) of Applicant(s):

205-305-1111

Email:

amanda.dorsey@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)

29 00 13 2 008 008.000

PARCEL IDENTIFICATION NUMBER:

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

☒ residence

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

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

PRESENT ZONING (City Zoning Map):

NPD



**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 <b>NOW</b> exist	Setback dimensions <b>AFTER</b> 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):

---

---

---

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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):

*expand living room by 6' and*

*Home-owners propose to add front porch/~~living room~~ steps.  
would*



City of Homewood  
Board of Zoning Adjustments  
Request for Variance

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

Existing living room is original to house built in 1943. Currently, there is little room for furniture placement and doors open into living room within 1 foot of furniture.

The expansion of living room by 6 Feet allows doors to be further away from furniture and also allow the home owners to avoid dodging furniture while passing through the room (better flow).

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

7/13/2023

Signature of Owner

Date

7/13/2023

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: AO

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: AO

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: AO

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: AO

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: AE emailed to Emily

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: AE

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: n/a

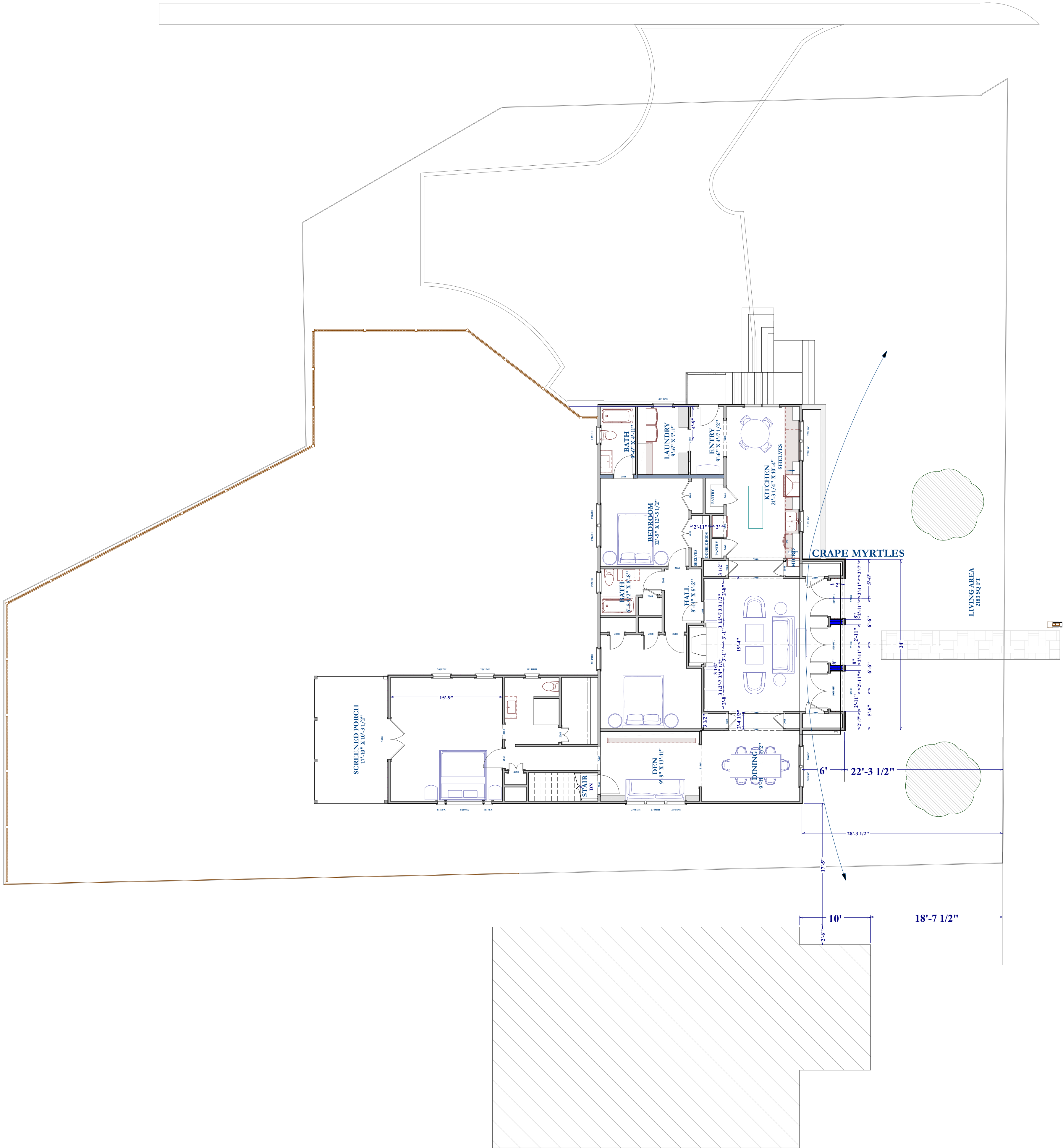
[Signature]  
Applicant

7/13/2023  
Date







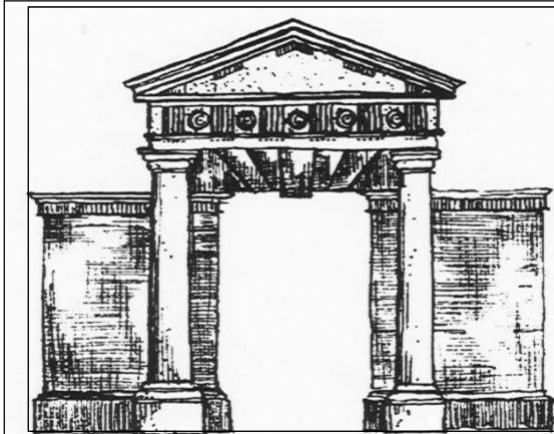


SITE PLAN  
1"=10'-0"

- NOTES:
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS AND DIMENSIONS.
  - CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL DESIGN AND IMPLEMENTATION.
  - CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES.

THESE DOCUMENTS ARE THE WORKING INSTRUMENTS OF THE DESIGNER AND HAVE BEEN SPECIFICALLY PREPARED SOLELY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE AUTHORIZATION OF THE DESIGNER. REPRODUCTION IS PROHIBITED. THE DESIGNER SHALL BE DEEMED THE AUTHOR AND OWNER OF THESE DOCUMENTS AND SHALL RETAIN COMMON LAW, STATUTORY, AND OTHER RIGHTS, INCLUDING COPYRIGHTS.

DATE PUBLISHED 7/19/2023



**Wm. BRIAN JERNIGAN INC.**

RESIDENTIAL & INTERIOR DESIGN

141 EAST GLENWOOD DRIVE  
BIRMINGHAM, ALABAMA 35209

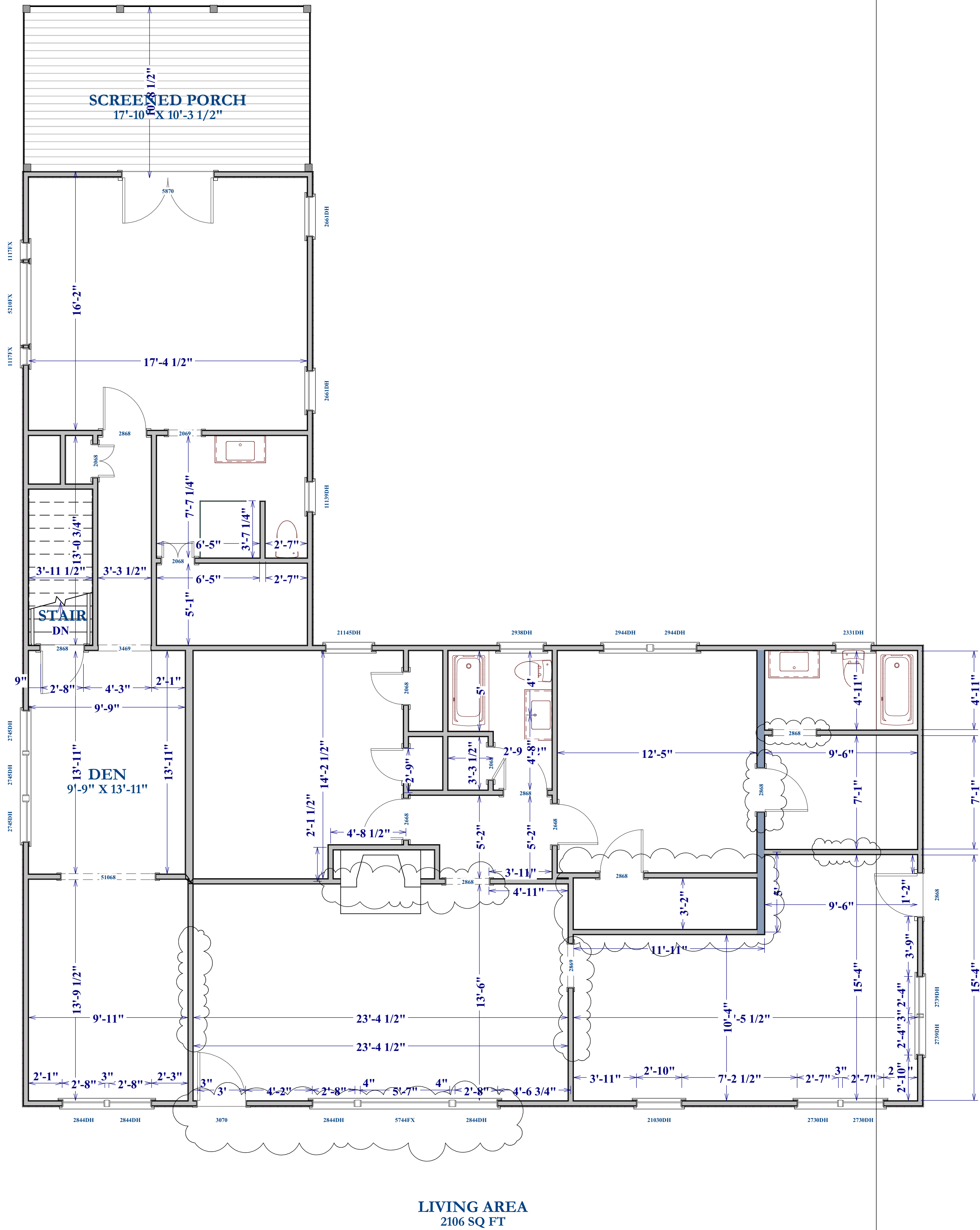
PHONE (205) 531-8915

ADDITIONS & ALTERATIONS TO THE RESIDENCE OF PAUL & MANDY DORSEY  
HOMEWOOD, ALABAMA 35209

JUNE 21, 2022

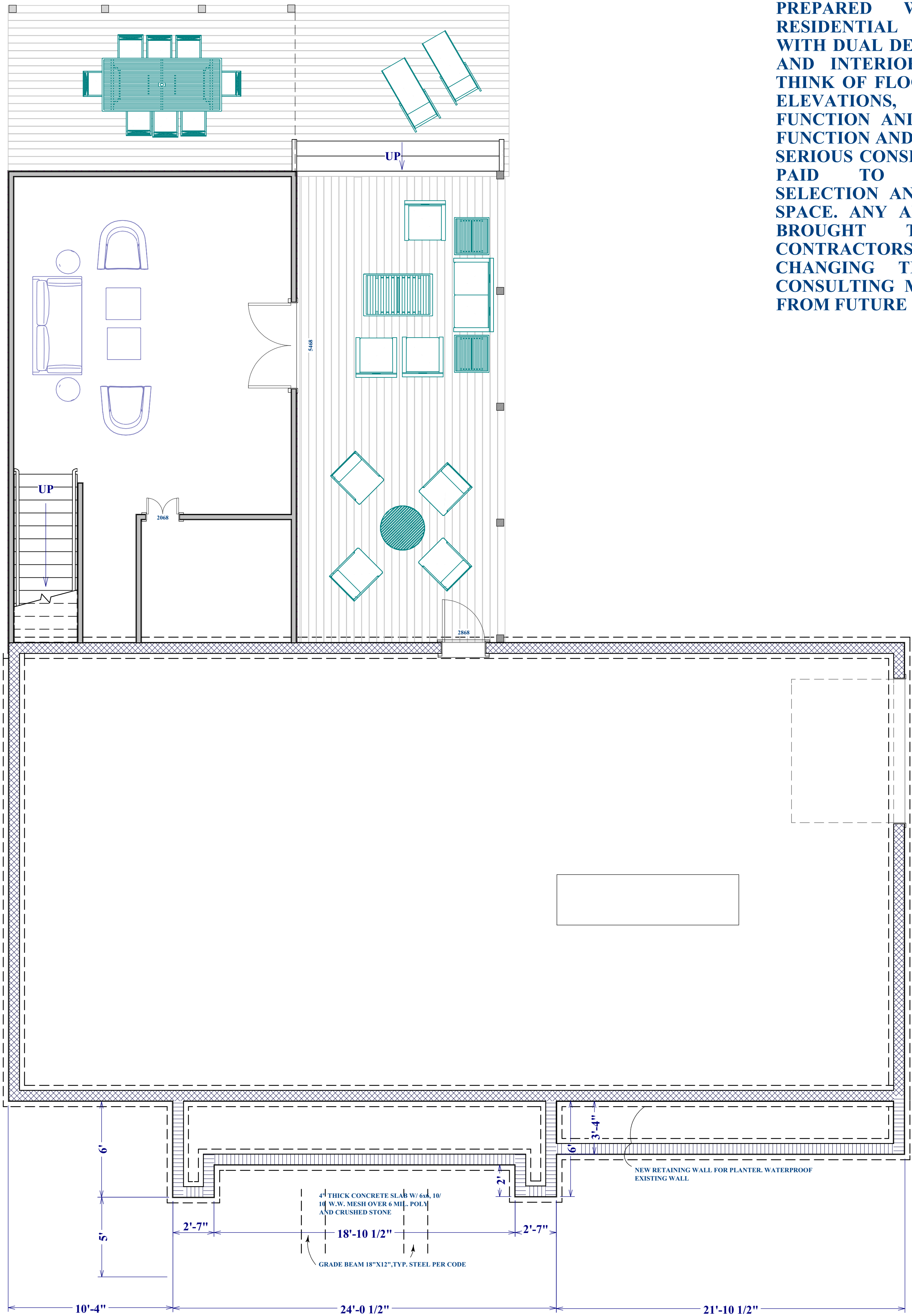
A1





EXISTING FIRST FLOOR PLAN

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



FOUNDATION PLAN

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

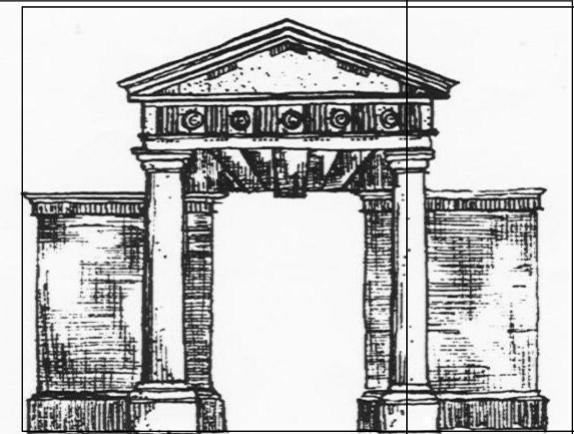
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NOTES:

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DATE PUBLISHED 7/19/2023



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JERNIGAN  
INC.

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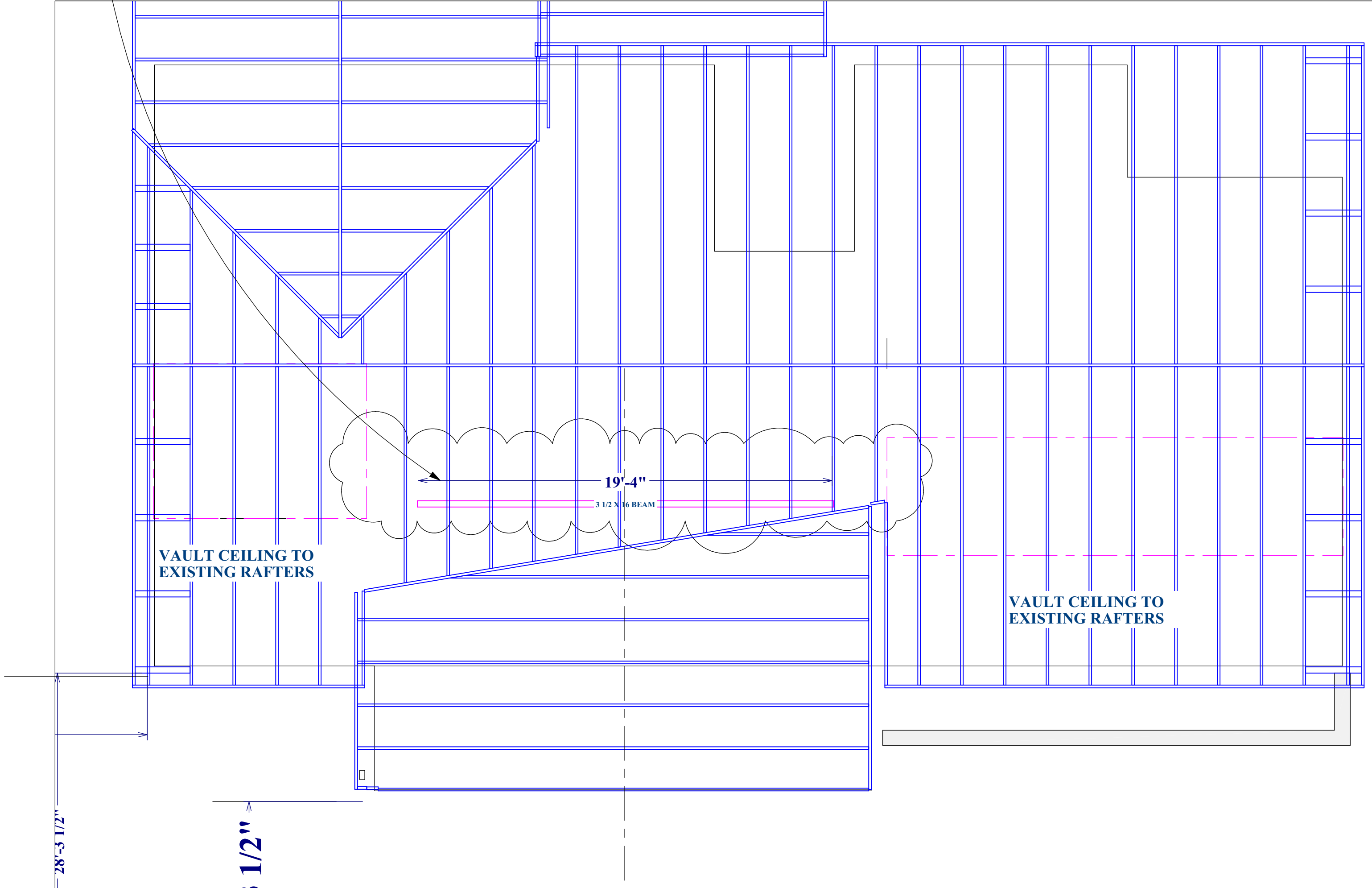
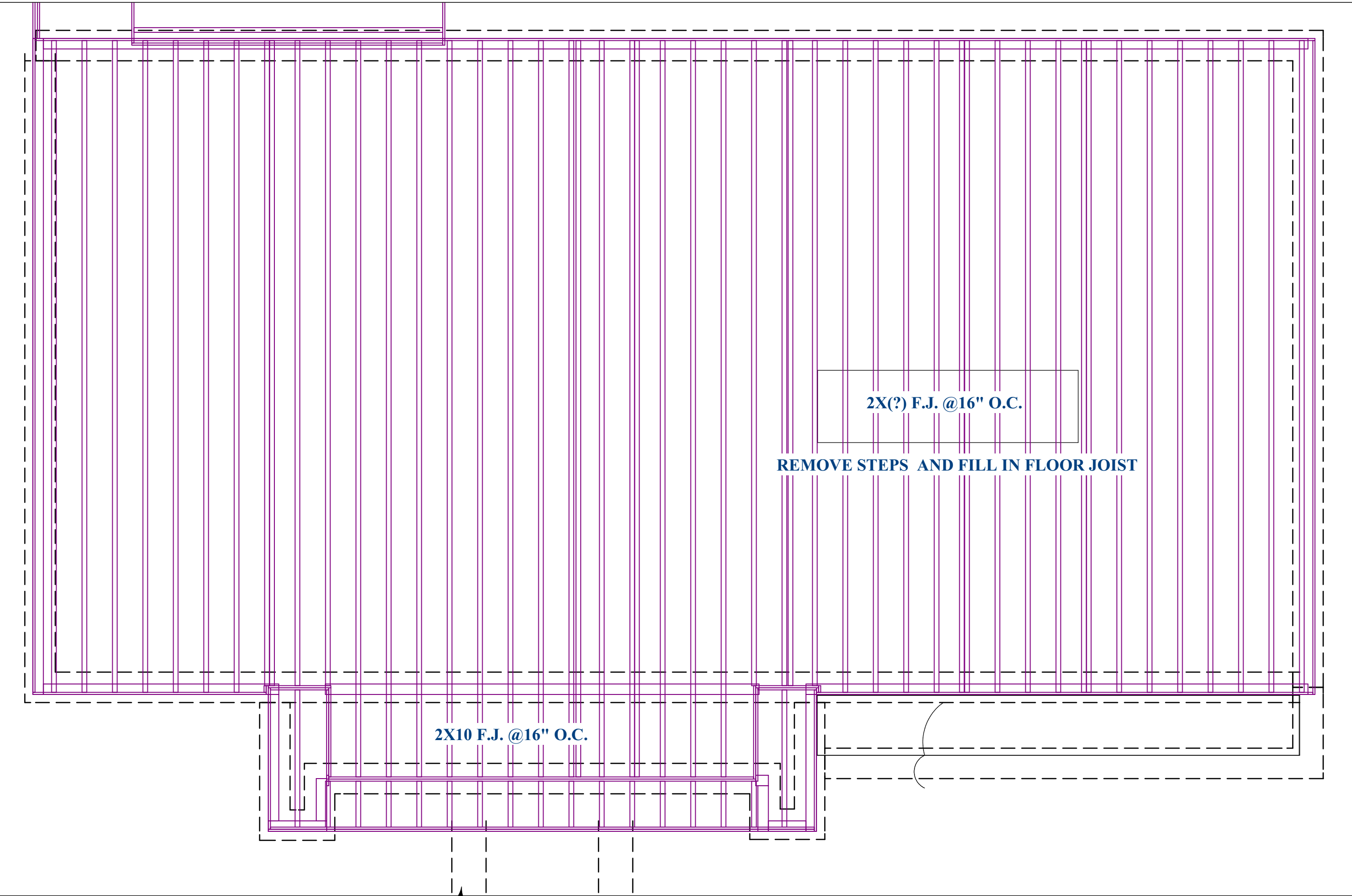
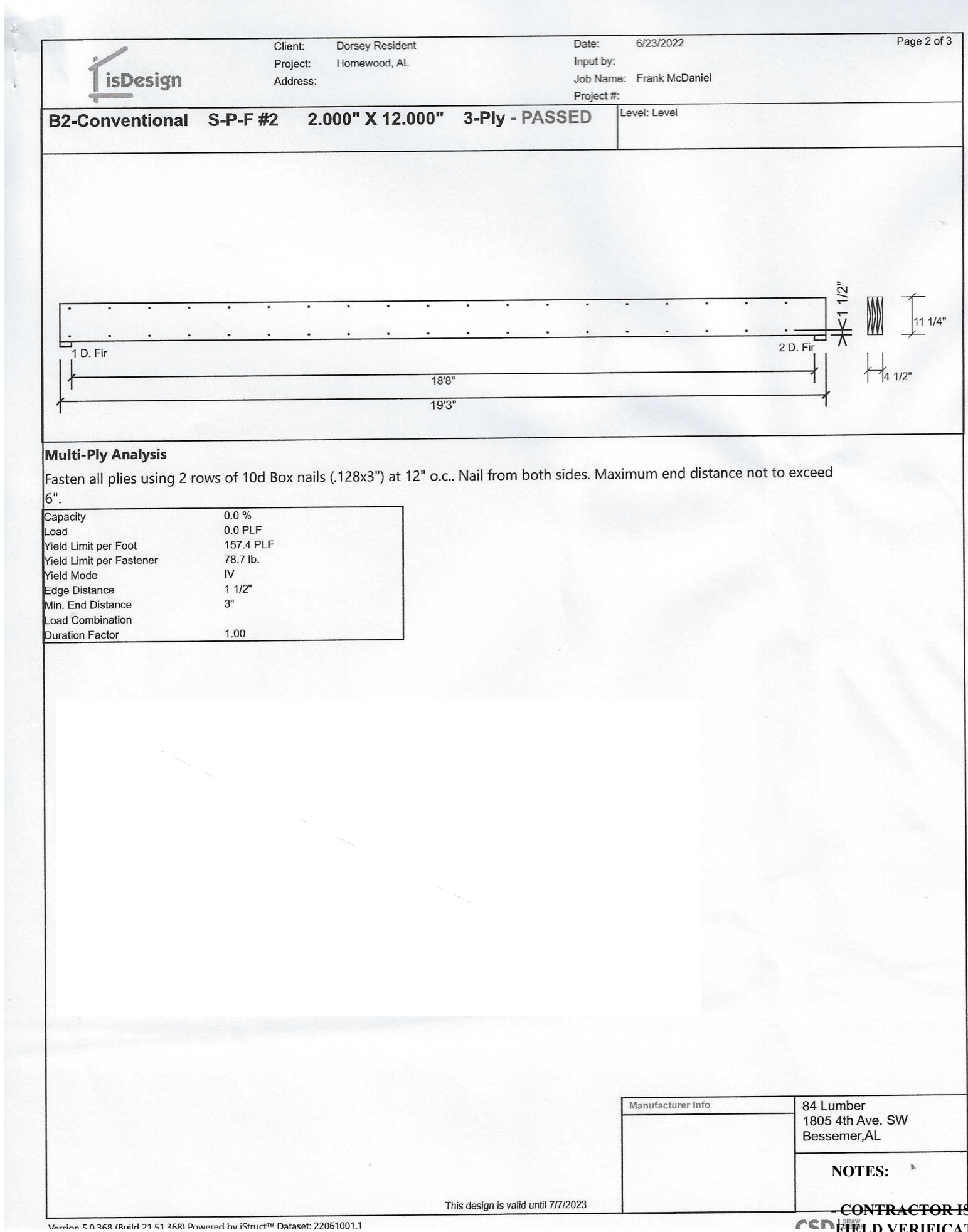
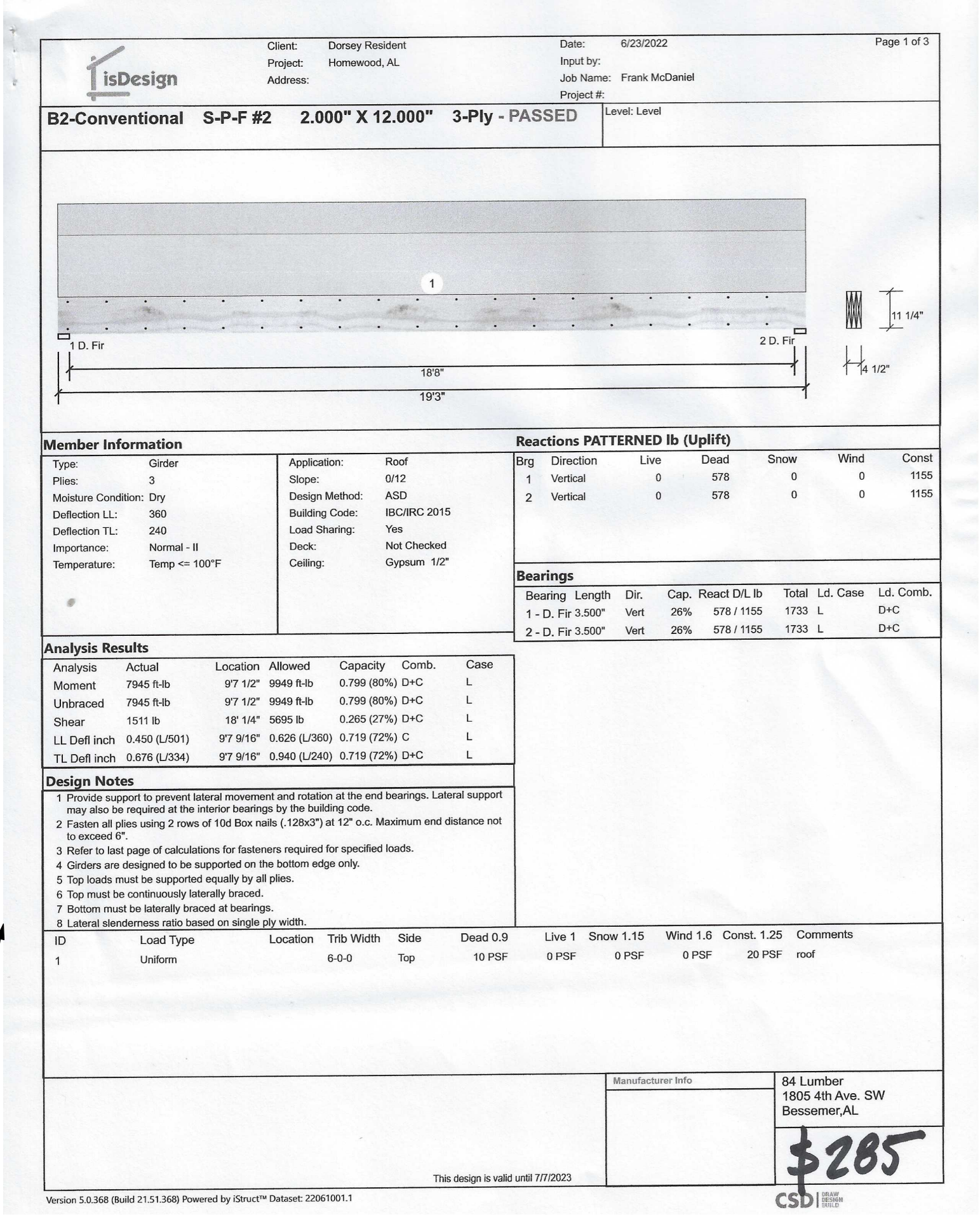
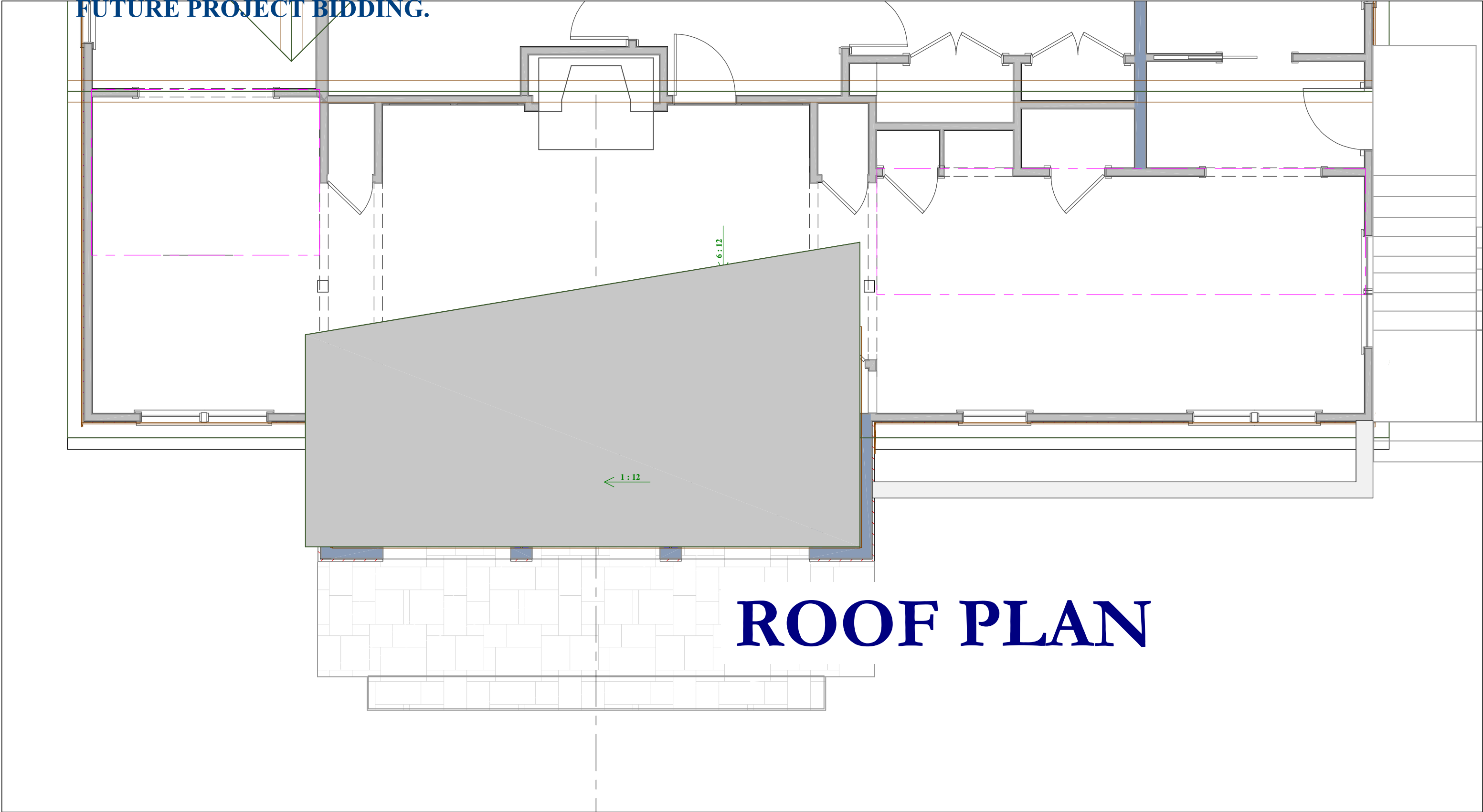
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A2



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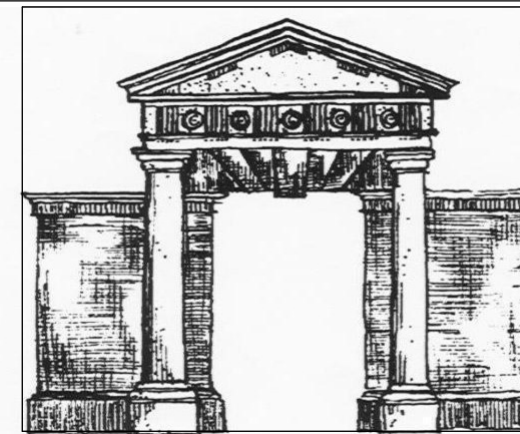
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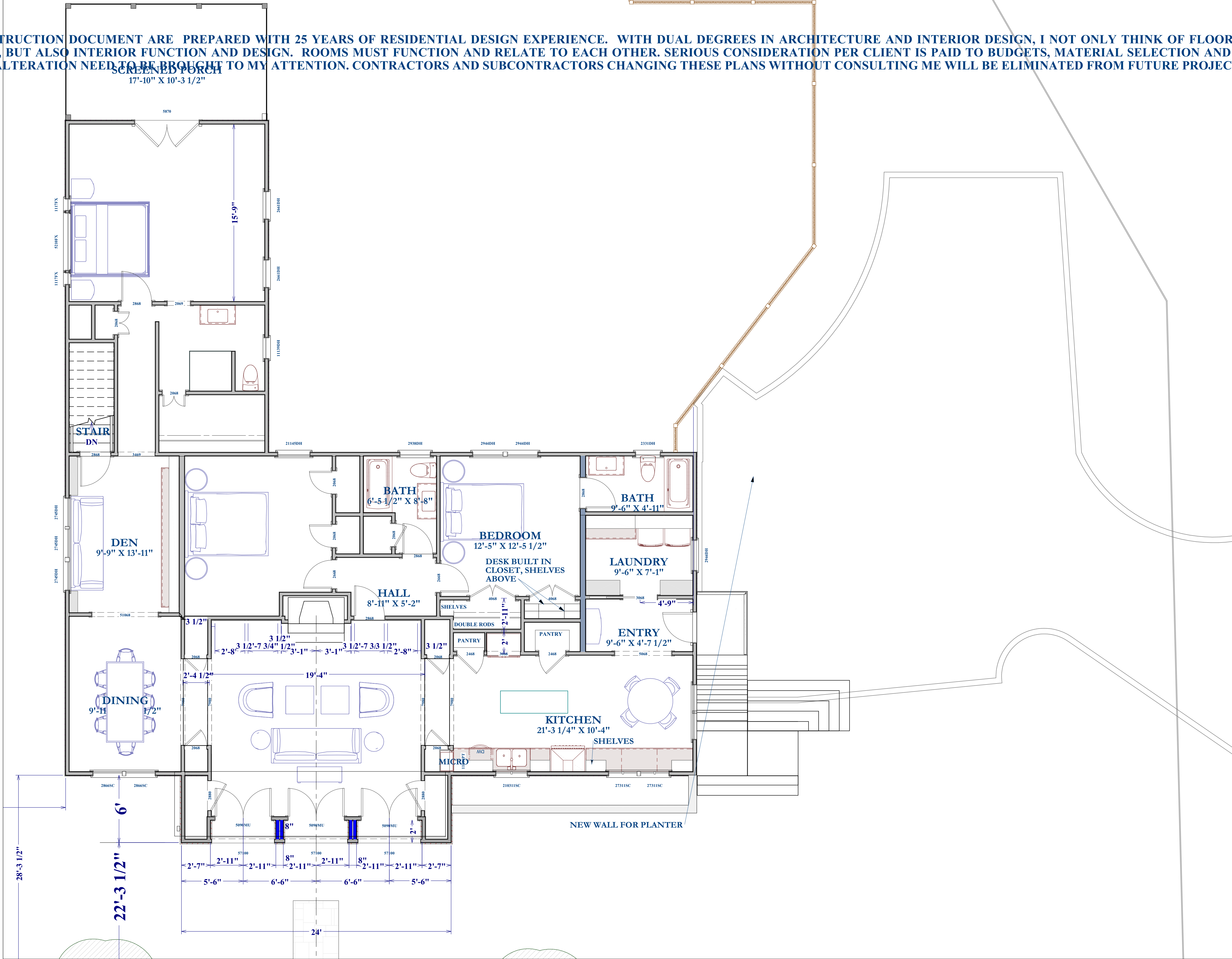
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A3



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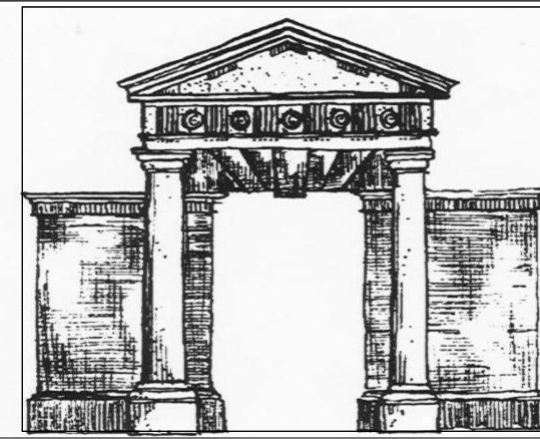


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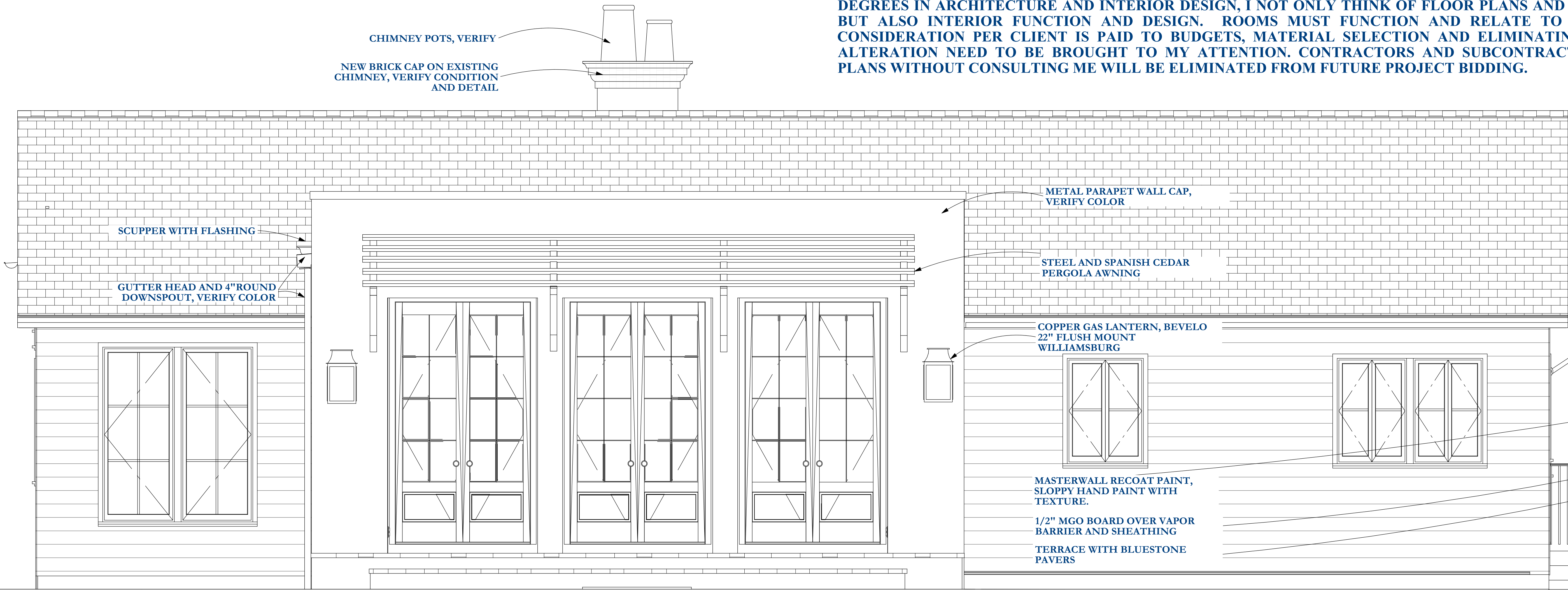
**A4**

# 1ST FLOOR ALTERED BASEMENT PLAN

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



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FRONT ELEVATION

NOTES:

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RIGHT ELEVATION

REMOVE ALL OF EXISTING PERGOLA, VINES AND DECKING. REPAIR ANY FLOOR JOIST AS NEEDED. ADD 12" TO THE WIDTH OF EXISTING PORCH(BEYOND BASEMENT DOOR) SPACE 6X6 POST EQUALLY. VERIFY DECKING. METAL ROOF



**Wm. BRIAN JERNIGAN INC.**

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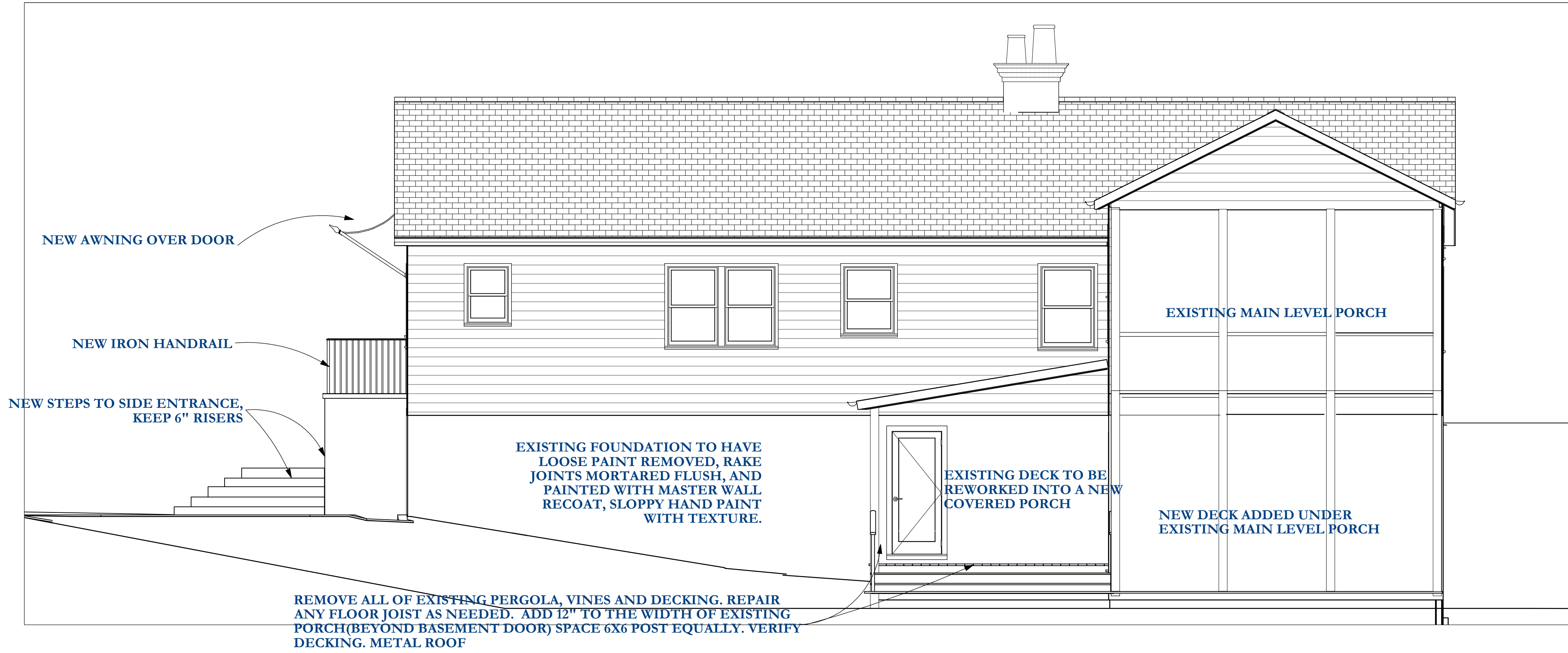
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A5



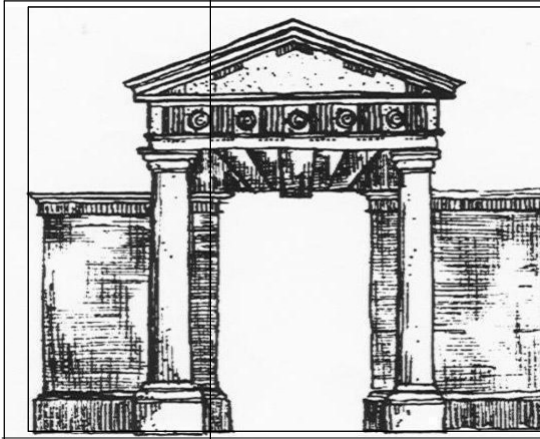
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- NOTES:
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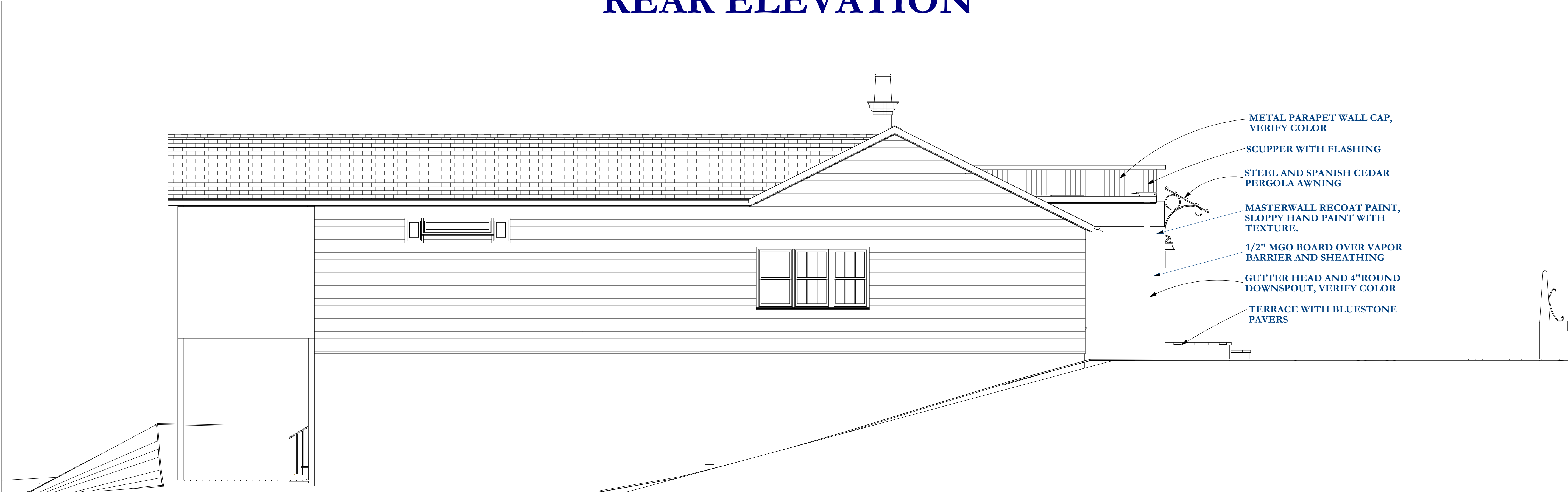
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JUNE 21, 2022

**A6**

## REAR ELEVATION



## LEFT ELEVATION





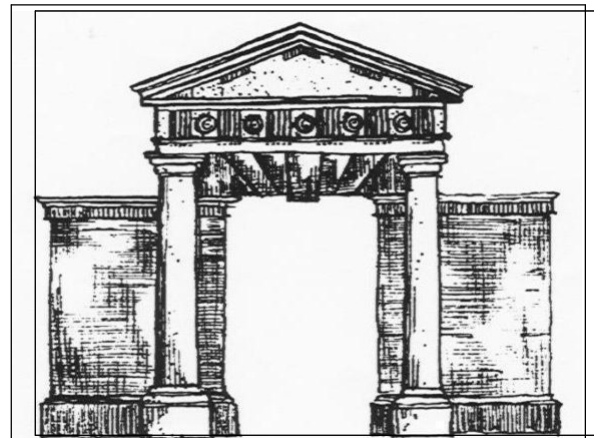
LEFT FRONT ANGLED ELEVATION

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A7

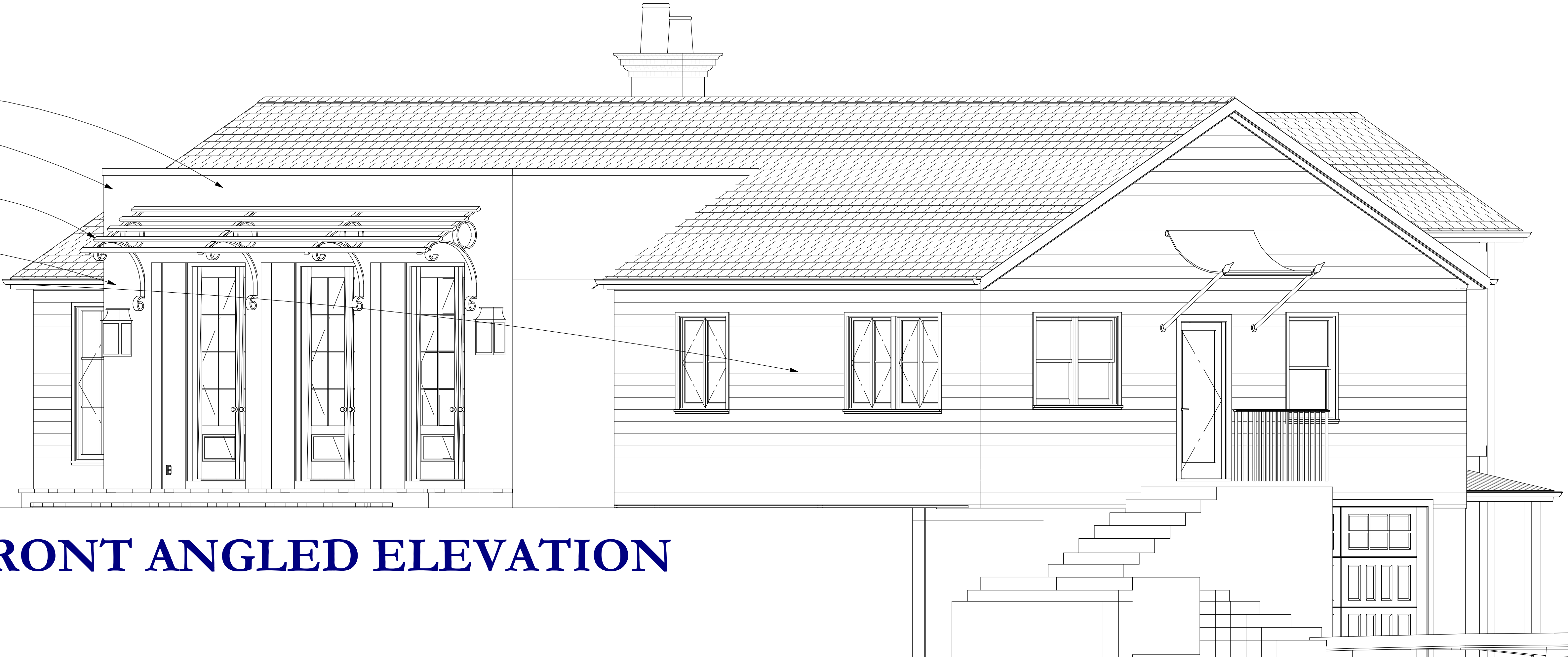
TPO RUBBER MEMBRANE ROOF  
UP WALLS AND UNDER PARAPET  
CAP  
METAL PARAPET WALL CAP,  
VERIFY COLOR

STEEL AND SPANISH CEDAR  
PERGOLA AWNING

MASTERWALL RECOAT PAINT,  
SLOPPY HAND PAINT WITH  
TEXTURE.

1/2" MGO BOARD OVER VAPOR  
BARRIER AND SHEATHING

GUTTER HEAD AND 4" ROUND  
DOWNSPOUT, VERIFY COLOR



RIGHT FRONT ANGLED ELEVATION



LEGEND	
SQ. FT.	SQUARE FEET
AC.	ACRES
+/-	MORE OR LESS
Δ	DELTA ANGLE
d	DEFLECTION ANGLE
T	TANGENT
R	RADIUS
CH	CHORD
L	LENGTH
ESMT.	EASEMENT
EX.	EXISTING
M.B.	MAP BOOK
PG.	PAGE
FND.	FOUND
ROW	RIGHT-OF-WAY
O.	REBAR SET
MIN.	MINIMUM
C.	CENTERLINE
D.B.	DEED BOOK
+	NOT TO SCALE

# DORSEY'S RESURVEY OF IRVING ROAD

BEING A RESURVEY OF LOT 17 BLOCK B SOUTH HIGHLANDS LAND CO ANNEX TO SOUTH HIGHLANDS ALSO PART OF LOT 3 BLOCK 7 EDGEWOOD ADD TO SOUTH HIGHLANDS, AS RECORDED IN MAP BOOK 6 PAGE 83 IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA

SITUATED IN THE NW ¼ OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 3 WEST, JEFFERSON COUNTY, ALABAMA

SCALE: 1"=20'

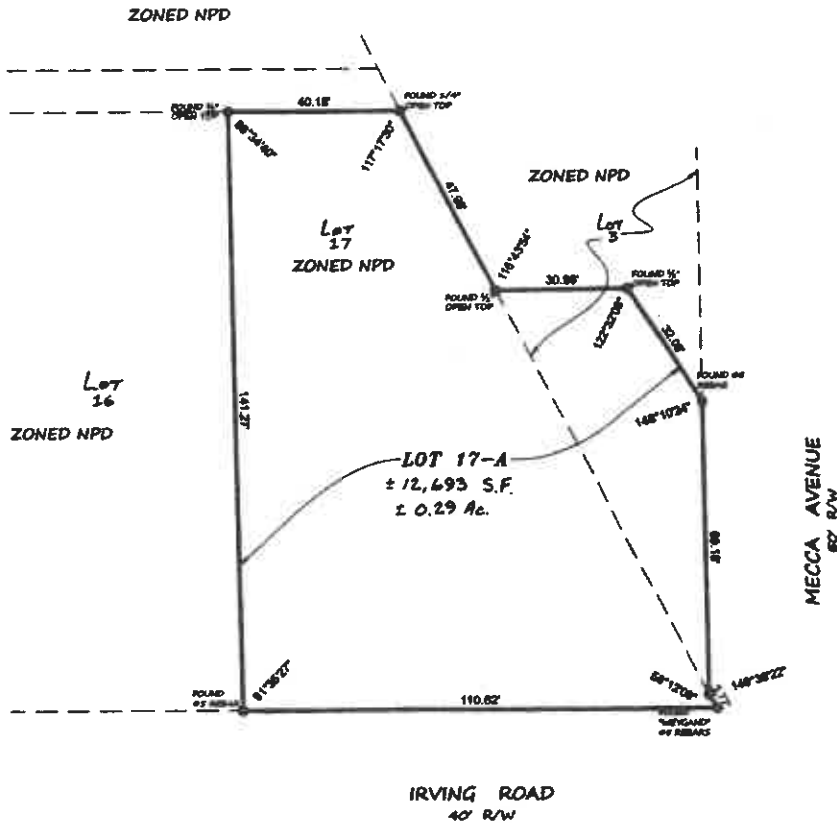
WEYGAND SURVEYORS, INC.

Ray Weygand, Reg. L.S. #24973  
169 Oxmoor Road, Homewood, AL 35209  
Phone: (205) 942-0086 Fax: (205) 942-0087

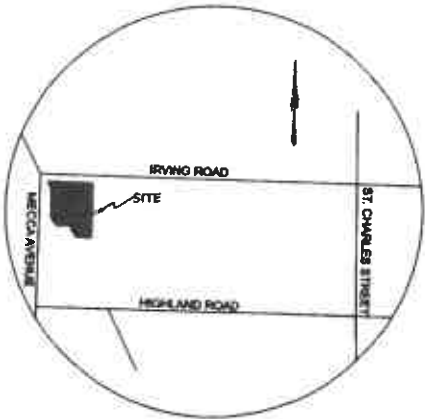


DATE: APRIL 2023

THE PURPOSE OF THIS RESURVEY IS TO COMBINE LOT 17 AND PART OF LOT 3 INTO 1 LOT CALLED LOT 17-A



VICINITY MAP  
(NOT TO SCALE)



NOTE:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0556J, DATED SEPTEMBER 24, 2021.

**WEYGAND**  
SURVEYORS

State of Alabama)  
Jefferson County)

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and, Paul Dorsey, Owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owner, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as DORSEY'S RESURVEY OF IRVING ROAD, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the maps of SOUTH HIGHLAND LAND CO ANNEX TO SOUTH HIGHLANDS (MB 6, PG 83) and to the government survey of Section 13, Township 18 South, Range 3 West, and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. I, Ray Weygand, 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. Said owners also certify that they are the owners of said land, and that the same is not subject to any mortgage.

In Witness Whereof, the said Ray Weygand has set his name and seal, and Paul Dorsey, as Owner, have caused these presents to be executed on their behalf, this the 26th day of April, 2023.

By: Ray Weygand  
Reg.L.S. #24973

By: Paul Dorsey  
Paul Dorsey - Owner  
901 IRVING RD. HOMEWOOD, AL 35209

State of Alabama)  
Jefferson County)

I, Dawn Miles, as Notary Public in and for said County and State, do hereby certify that Ray Weygand, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 26th day of April, 2023.

By: Dawn Miles  
Notary Public - Commission Expires: 6/19/25

State of Alabama)  
Jefferson County)

I, Dawn Miles, as Notary Public in and for said County and State, do hereby certify that Paul Dorsey, whose name is signed to the foregoing certificate as Member Found Properties LLC, Owner, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 26th day of April, 2023.

By: Dawn Miles  
Notary Public - Commission Expires: 6/19/25

Final plat approved by resolution of the Homewood Planning Commission on MAY 19, 2023.

APPROVED FOR RECORDING  
David Dineen 5/19/23  
Chairman

Shirley Williams 5/19/2023  
Secretary  
Zoning Administrator

NOTE:  
Environmental Services Department approval indicates that this document has been reviewed for provision of future or existing sanitary sewers; however this does not mean sanitary sewers have been built or will be built in the future. Any change in Right of Way or Easement boundaries after this date may void this approval.

Emily Kemp for David Deneen  
Director of Environmental Services

4-27-23  
Date

NOTES:  
ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED). NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING AND FOR ALL SOIL CONDITIONS. THIS ENGINEER/LAND SURVEYOR IS NOT RESPONSIBLE FOR EITHER.

BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT

THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATION

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEERS APPROVAL.

NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE AND SUBSURFACE INVESTIGATIONS.

NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

P.C. CASE # RS-23-05-01































CITY OF HOMEWOOD  
ENGINEERING & ZONING DEPARTMENT

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

---

July 27, 2023

Amanda and Paul Dorsey  
901 Irving Road  
Homewood, Alabama 35209

Re: 901 Irving Road, 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 # SV-23-08-05, 901 Irving Road, Parcel ID No. 29 00 13 2 008 008.000**

***Applicants / Property Owners: Amanda and Paul Dorsey***

- a) *A request for a variance to Article IV, District Uses, Sec. A., Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 1. Front to reduce the required setback along the front property line from 25-feet to 22.3-feet (22-feet, 4-inches) for a total reduction of 2.7-feet (2-feet, 8-inches) to construct an addition to the front of the existing house.*

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, August 3, 2023**, in the Council Chambers (2<sup>nd</sup> Floor) of Homewood City Hall, 2850 19<sup>th</sup> 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 your petition shall be heard by the Board at this time.

Additional information regarding live stream viewing and 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 2<sup>nd</sup> floor behind the Council Chambers.

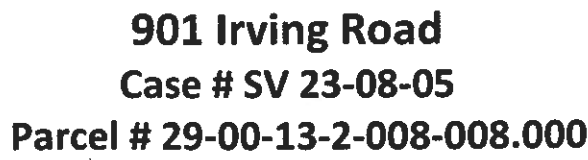
If you wish to view the live stream for this meeting, the "Live Stream" link is available on the home page the city's website at [www.cityofhomewood.com](http://www.cityofhomewood.com) or you can connect directly via: [www.cityofhomewood.com/live-stream](http://www.cityofhomewood.com/live-stream). **Although Board of Zoning Adjustments meetings may be viewed through the live streaming service, persons wishing to participate in the public hearing, by speaking in support or opposition to a particular case, must attend the meeting in person.**

Comments in support or opposition may also be submitted via email to the Board Secretary @ [fred.goodwin@homewoodal.org](mailto:fred.goodwin@homewoodal.org). Comments should be submitted no later than 24-hours prior to the meeting and will be provided 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](http://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 7:30 a.m. and 4:30 p.m. Monday-Friday.







# City of Homewood BZA Case Map

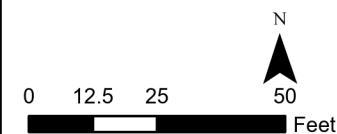
901 Irving Rd

SV 23-08-05

Aerial Photo



- Subject Property
- Parcels



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