

Homewood Board of Zoning Adjustments

Meeting Agenda

Thursday, August 4, 2022, 6:00 P.M.

City Council Chamber

2850 19TH Street South, 2nd Floor

Homewood, Alabama 35209

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

Option 1: [Click to Connect to Zoom](#) or www.cityofhomewood.com/upcoming-meetings

Option 2: Zoom App - Meeting ID#: 883 5766 5513 | Passcode: 514257

Option 3: By phone: 312-626-6799

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

Board Members

Chair, Matthew Foley, Ward 5

Vice-Chair, Meghan Hand, Ward 4

Houston Wurtele, Ward 1

Scott Alsabrook, Ward 2

Michael Pirkle, Ward 3

Supernumeraries

Stuart Roberts

John Geer

Order of Business

- I. Call to Order**
- II. Roll Call**
- III. Minutes Approval – July 7, 2022**
- IV. Communications/Reports from Chair & Vice Chair**
- V. Old Business**

None

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

VI. New Business

1) SV-22-08-01, 1528 Sautter Road, Parcel ID No.: 29 00 13 4 008 060.000

Applicant: Elton Douthitt/Property Owners: Justin and Shannon Hicks

A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2. Side, to reduce the setback along the left-side property line from 10-feet to 9.3-feet (9-feet, 4-inches), for a total reduction of .3-feet (4-inches), to allow for the extension of a non-conforming covered porch.

2) SV-22-08-02, 114 Havenwood Court, Parcel ID No.: 29 00 13 2 029 009.000

Applicant: Jared Bussey / Property Owner: David Maman, Birmingham Investments 3, LLC

a. *A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 1. Front, to reduce the setback along the front property line from 25-feet to 21.7-feet, for a total reduction of 3.3-feet (3-feet, 4-inches), to allow for the replacement of the covering over an existing non-compliant front porch.*

b. *A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2. Side, to reduce the setback along the right-side property line from 10-feet to 7-feet, for a total reduction of 3-feet, to allow for the construction of a second-story addition to an existing non-conforming single-family dwelling.*

c. *A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2. Side, to reduce the setback along the left-side property line from 10-feet to 5.8-feet, for a total reduction of 4.2-feet (4-feet, 3-inches), to allow for the construction of a second-story addition to an existing non-conforming single-family dwelling.*

d. *A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 3. Rear, to reduce the setback along the rear property line from 20-feet to 13.7-feet, for a total reduction of 6.3-feet (6-feet, 4-inches), to allow for the construction of a second-story addition to an existing non-conforming single-family dwelling.*

3) SV-22-08-03, 105 Acton Avenue, Parcel ID No.: 29 00 14 4 016 012.000

Applicant: Jared Bussey / Property Owner: Drew & Sue Ellen Binkley

a. *A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 3. Rear, to reduce the setback along the rear property line from 20-feet to 14.3-feet, for a total reduction of 5.7-feet (5-feet, 8-inches), to allow for the construction of a screened porch addition.*

- b. *A request for a variance to Article V. District Development Criteria, Sec. D. Accessory Structures, to permit an accessory structure other than a garage or carport to be located in a side yard.*
- 4) SV-22-08-04, 305 Dawson Drive, Parcel ID No.: 28 00 18 3 001 009.003 Applicant: Davis Architects / Property Owner: Samford University**

 - a. *A request for a variance to Article V. District Development Criteria, Sec. A. Quantitative Development Criteria, Table 1, to increase the maximum height of a structure from 35-feet to 71-feet as measured from the first floor at the front door to the building highest top of parapet or ridge of the roof, for a total increase of 36-feet, to allow the construction of an addition to an existing institutional building.*
 - b. *A request for a variance to Article V. District Development Criteria, Sec. A. Quantitative development criteria, Table 1, to increase the maximum height of a structure from 35-feet to 63.2-feet, for a total increase of 25.2-feet to allow for the relocation of an existing scoreboard.*
- 5) Case # SV-22-08-05, 306 English Circle, Parcel ID No.: 28 00 07 4 017 011.000 Applicants / Property Owners: David & Hannah Morris**

 - a. *A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, g. to increase the maximum area of ground coverage by all structures from 50-percent to 62-percent, for a total increase of 12-percent to allow for installation of artificial turf.*
 - b. *A request for a variance to Article V, District Development Criteria, Sec. D., Accessory Structures, (4)., to increase the proportionality of rear yard accessory structures from 30-percent to 82-percent, for a total increase of 52-percent to allow for the installation of artificial turf.*
- 6) Case # SV-22-08-06, 112 Bonita Drive, Parcel ID No.: 28 00 07 4 004 001.000 Applicant: David Eyrich, Environmental Design Studio, Inc. Property Owners: Jason & Amella Strauss**

A request for a variance to Article V, District Development Criteria, Sec. D., Accessory Structures, (3)., to permit the placement of an accessory structure (swimming pool) in the secondary front yard of a corner lot.
- 7) SV-22-08-07, 115 Riviera Road, Parcel ID No.: 29 00 24 2 013 012.000 Applicants / Property Owner : John & Anne Marie Toullatos**

A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2. Side, to reduce the setback along the right-side property line from 10-feet to 5-feet, for a total reduction of 5-feet, to allow for the construction of a covered porch.

8) SV-22-08-08, 116 East Edgewood Drive, Parcel ID No.: 29 00 13 1 012 030.000

Applicant: Twin Construction Inc. / Property Owner: Whitney Reidinger

- a. A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, g. to increase the maximum area of ground coverage by all structures from 50-percent to 62-percent, for a total increase of 12-percent, to allow for the construction of a new single-family residence.*
- b. A request for a variance to Article V, District Development Criteria, Sec. D., Accessory Structures, (4)., to increase the proportionality of rear yard accessory structures from 30-percent to 70-percent, for a total increase of 40-percent to allow for a swimming pool and detached accessory structure (pool house), on a redeveloped lot.*

VII. Consideration of recommended changes to the City's Fence and Wall Ordinance

VIII. Adjournment

***NOTE:** Prior to the scheduled public hearing, a brief work session will be held for the Board members beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers.