

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

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



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 1528 SALTER RD

BZA CASE # (assigned by city staff): SV#22-08-01

APPLICANT INFORMATION

Name of Applicant (s): ELTON DOUTHIT

Address of Applicant(s): 601 GRACE ST

HOMEROOD

City

AL

State

35209

Zip

Telephone Number(s) of Applicant

Email:

Property Interest of Applicant(s): Contractor

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): Justin Hicks

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

Same

City

State

Zip

Email:

Telephone Number(s) of Owner(s):

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

PARCEL IDENTIFICATION NUMBER: 29-00-13-4-008-000.000
2900134008

PRESENT USE: vacant X residence

 commercial (describe):

 other (describe):

PRESENT ZONING DISTRICT (City Zoning Map): NPD

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

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

Owner of residence wants to extend
existing porch 6' out. ~~Extend~~ The existing
footprint of the porch sits 9.3'
off of the property line. So we are
asking for a continuation of a
non-conformity. Outlined in red on the
survey is the requested footprint of the
new porch.

PURPOSE OF VARIANCE

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

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

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

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

INDICATE THE FOLLOWING

Applicant must provide a survey to verify:

Setback Information	*Required by zoning regulations	Setback dimensions currently existing	Setback dimensions after proposed construction	Setback Variance Requested
Front Setback Street Name		51.8	51.8	0
Front Setback – Corner lot Street Name				
Right Bldg. Setback		10.3	10.3	0
Left Bldg. Setback		9.3	9.3	0.7'
Rear Bldg. Setback		36.1	30.1	0
Accessory Structure Setback: side/rear	/	/	/	/
Property dimensions and structure Information	As required	Currently existing	Proposed	Variance Requested
Lot Area (sq. ft./acres)		9800	9800	0
Lot Width		70'	70'	0
Parking Spaces				
Height of Structure				
Lot Coverage sq. ft. of structures + lot sq. ft.		18.7	21.3	

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

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

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

Signature of Applicant/Agent

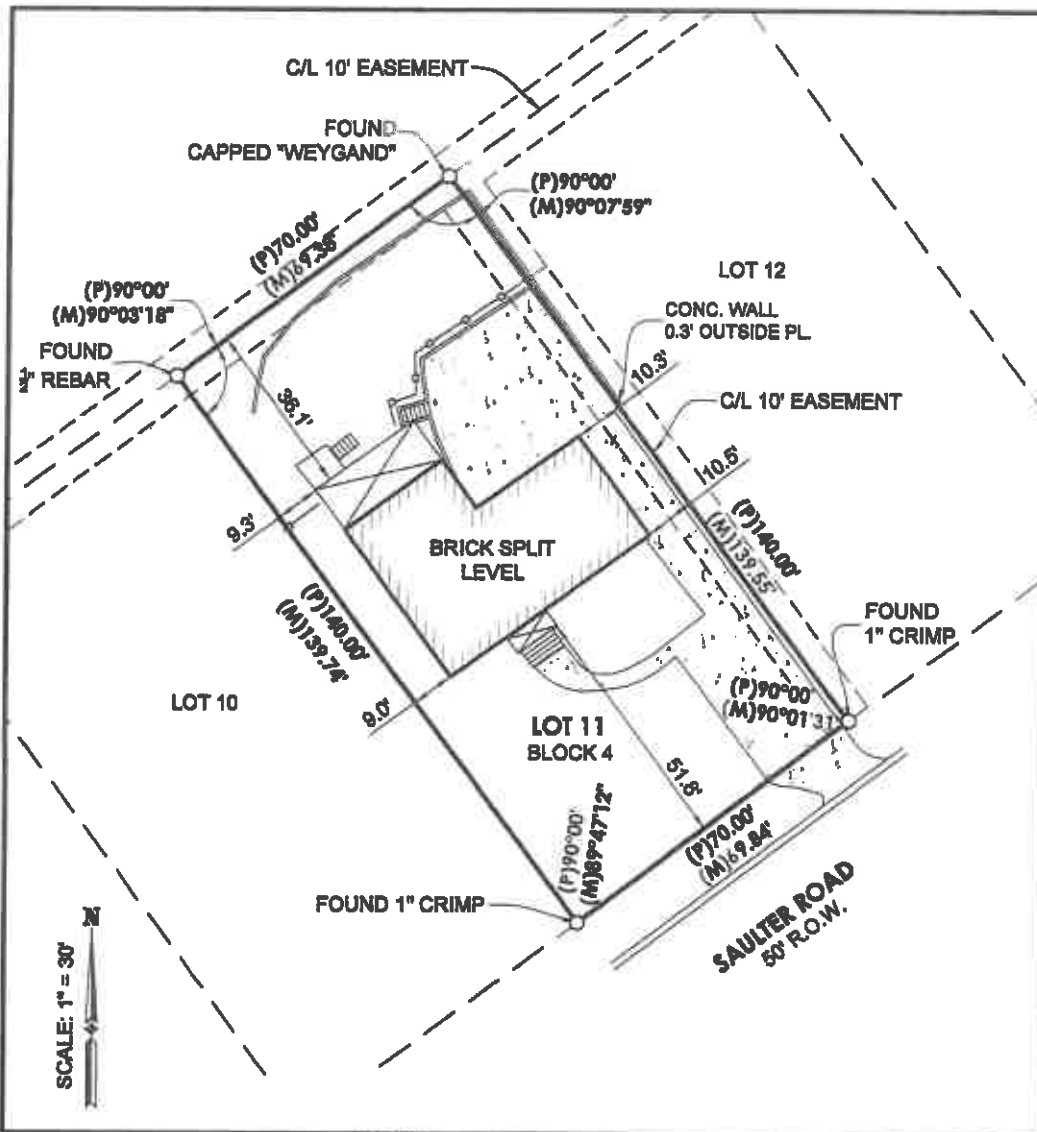
Date

Signature of Owner

Date

Signature of Owner

Date



• DEGREE	N NORTH	E EAST	L ARC LENGTH	—○— UTILITY LINE
• FEET OR MINUTES	S SOUTH	W WEST	R RADIUS	—□— CHAIN LINK FENCE
• INCHES OR SECONDS	P.O.B. POINT OF BEGINNING		—●— FIRE HYDRANT	—▢— WOODEN FENCE
■ GAS METER	R.O.W. RIGHT OF WAY		—○— UTILITY POLE	—▣— CONCRETE
	C/L CENTER LINE		—○— JUNCTION BOX	

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 EASEMENTS, EASEMENTS, ZONING AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
2. ALL BEARINGS AND/OR ANGLE, AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED: DEED=(D); MEASURED=(M); RECORD MAP/PLAT=(P).
3. UNDERGROUND PORTIONS OF FOUNDATIONS, FOOTINGS, OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED UNLESS OTHERWISE NOTED.
4. THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.
5. BEARING REFERENCE IS BASED ON RECORDED PLAT AND SOURCE OF INFORMATION IS RECORDED PLAT AND FIELD EVIDENCE.
6. TYPE OF SURVEY: FINAL SURVEY

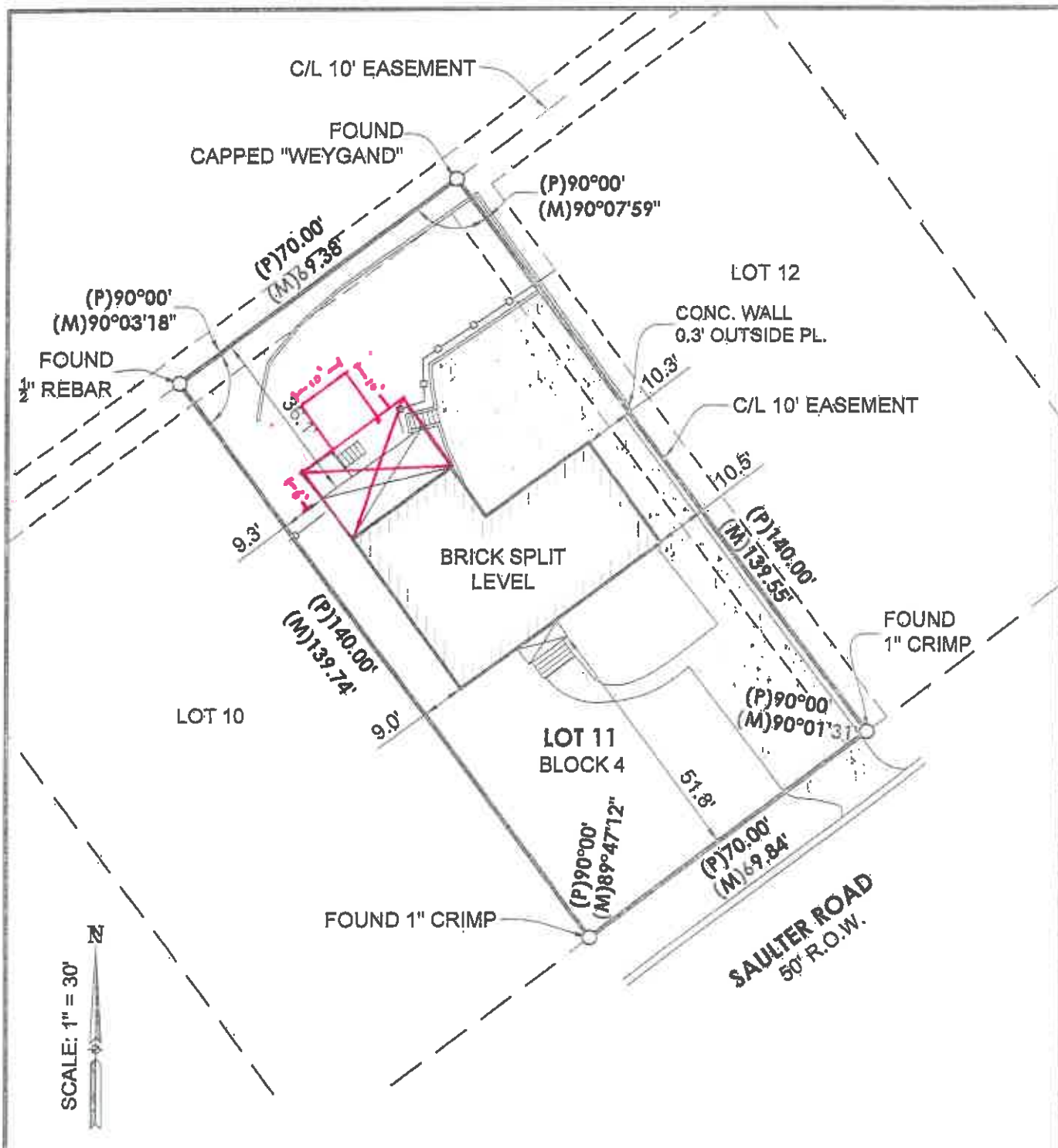


STATE OF ALABAMA
JEFFERSON COUNTY

I, Jeff D. Arrington, a registered Land Surveyor, certify that I have surveyed Lot 11 Block 4, according to the survey of SOUTH VIEW DEVELOPMENT COMPANY'S FIRST ADDITION TO HOMEWOOD, as recorded in Map Volume 50, Page 1, 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.

Address: 1528 SAULTER ROAD
 Drawing Date: 04/18/2022 By: MA
 Date of Survey: 04/14/2022 Party Chief: JJ
 Order No. 79218
 For: JUSTIN HICKS

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)



SCALE: 1" = 30'

LEGEND

° DEGREE	N NORTH	E EAST	L ARC LENGTH	— DE — UTILITY LINE
' FEET OR MINUTES	S SOUTH	W WEST	R RADIUS	— X — CHAIN LINK FENCE
" INCHES OR SECONDS	P.O.B. POINT OF BEGINNING		⊗ FIRE HYDRANT	□ WOODEN FENCE
⊗ GAS METER	R.O.W. RIGHT OF WAY		⊕ UTILITY POLE	▨ CONCRETE
	C/L CENTER LINE		□ JUNCTION BOX	

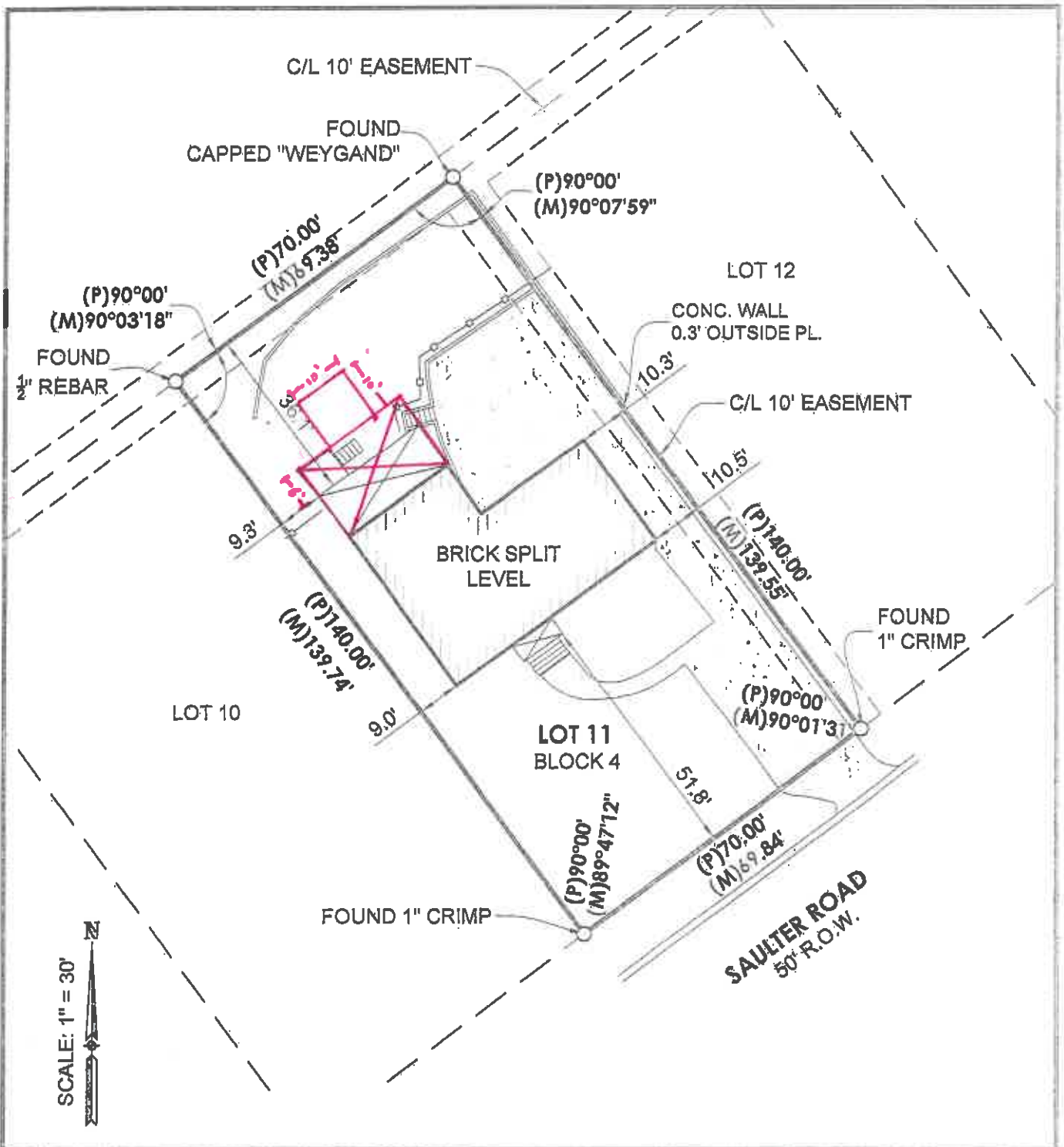
NOTES:

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 RECORDS OF SAID COUNTY.
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6. TYPE OF SURVEY: FINAL SURVEY



STATE OF ALABAMA
JEFFERSON COUNTY

4-14-22



SCALE: 1" = 30'

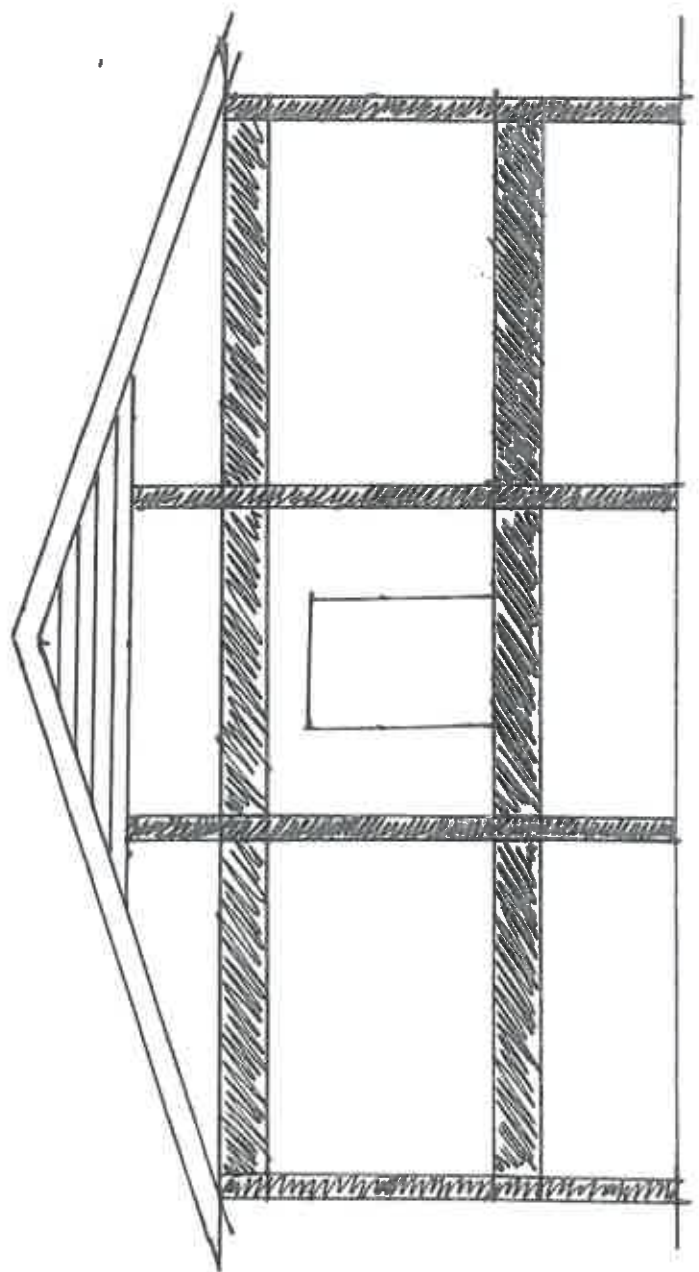
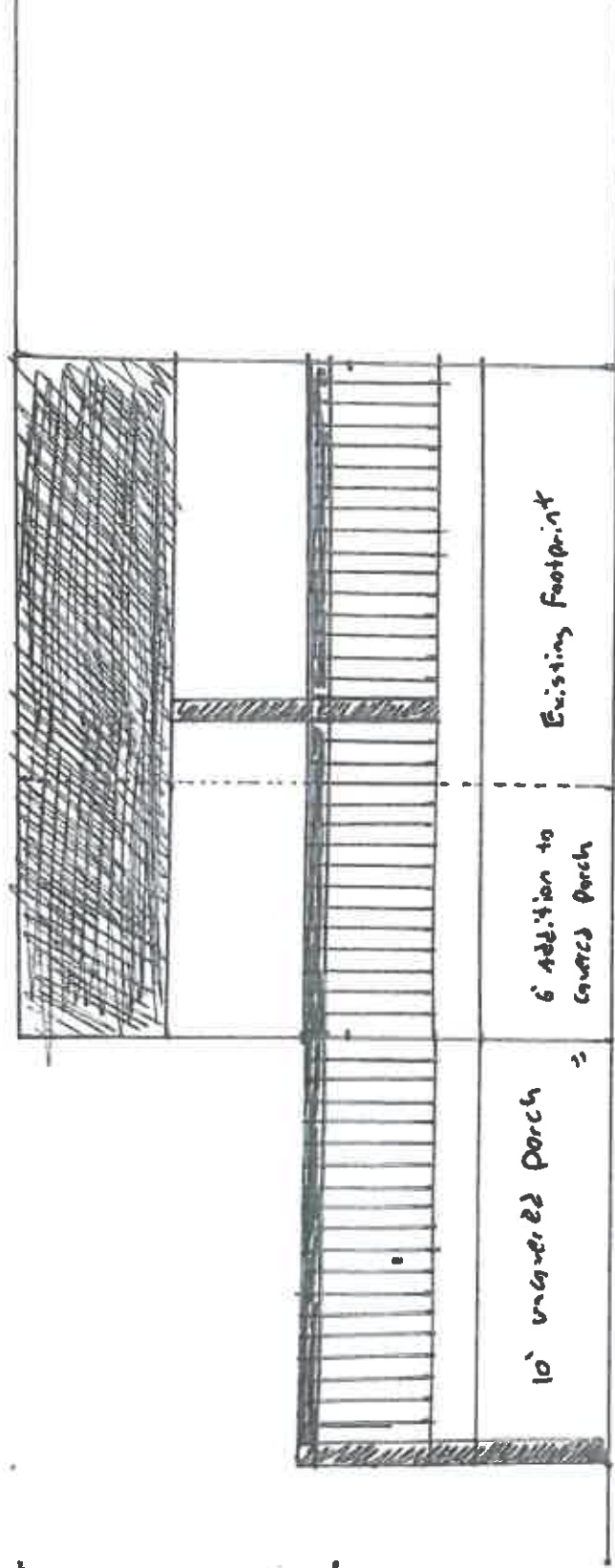
LEGEND			
DEGREE	N NORTH E EAST	L	ARC LENGTH
FEET OR MINUTES	S SOUTH W WEST	R	RADIUS
INCHES OR SECONDS	P.O.B. POINT OF BEGINNING	⊗	FIRE HYDRANT
	R.O.W. RIGHT OF WAY	⊙	UTILITY POLE
	C/L CENTER LINE	□	JUNCTION BOX
		—	UTILITY LINE
		—	CHAIN LINK FENCE
		—	WOODEN FENCE
		—	CONCRETE

- NOTES:**
- NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
 - ALL BEARING AND/OR ANGLE, AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED: DEED=(D); MEASURED=(M); RECORD MAP/PLAT=(P).
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 - TYPE OF SURVEY: FINAL SURVEY



STATE OF ALABAMA
JEFFERSON COUNTY

4-14-22



Buck Elevation





**CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT**

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

July 27, 2022

Justin & Shannon Hicks
1528 Sautler Road
Homewood, AL 35209

Dear Owner/Applicant AND Adjacent Property Owners:

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

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

Applicant: Elton Douthit/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.

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, August 4, 2022 in the Council Chambers (2nd Floor) at Homewood City Hall, 2850 19th Street South. If you prefer not to attend the in-person meeting at City Hall, you may join on-line utilizing the attached Zoom Instructions **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE)**

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

Sincerely,



Sherri Williams
Zoning Supervisor

Case #: SV 22-08-01

cc: Elton Douthit

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

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

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

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

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

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

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

SAMFORD UNIVERSITY

City of Homewood
BZA Case Map

1528 Saulter Rd

SV 22-08-01

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 HOMWOOD AND ITS USE BY ANYONE FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE CITY OF HOMWOOD IS PROHIBITED.

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



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

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

☐

VARIANCE

☐

APPEAL

ADDRESS OF PROPERTY: 114 Havenwood Court

BZA CASE # (assigned by city staff): SV # 22-08-02

APPLICANT INFORMATION

Name of Applicant (s): Jared Bussey

Address of Applicant(s): 1604 28th Avenue South

Homewood

City

AL

State

35209

Zip

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

Email : _____

Property Interest of Applicant(s): Architect

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): David Maman

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

City

State

Zip

Email _____

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

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

PARCEL IDENTIFICATION NUMBER: 29-00-13-2-029-009.000

PRESENT USE: _____ vacant ☒ residence

_____ commercial (describe): _____

_____ other (describe): _____

PRESENT ZONING (per current City map): NPD

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

The existing house has numerous non-conforming conditions related to side yard and rear yard setbacks. The Owner wishes to renovate the main level and construct a new second story addition. The main level renovation will not alter the existing non-conforming conditions at the side and rear. They will remain, although the walls will be extended slightly in order to create taller ceilings (9'-0" or 10'-0" max). A new rear addition will be constructed, but it will comply with setbacks.

It is our intent to construct a new second story addition on top of the existing main level perimeter walls. Therefore those new walls will be non-compliant. We are asking for a Variance to maintain existing non-conforming side and rear yard setback conditions in order to construct a new second story addition.

The hardship requiring the Variance is that when the house was constructed it is assumed that it met the Zoning requirements. Those requirements changed and now the house is non-conforming. Even more of a hardship is the shape of the lot. Being located on a cul-de-sac the lot has an extreme wedge shape and is very shallow, creating a very small and odd-shaped buildable area. A Variance would grant relief from this difficult lot shape and

allow us to improve the property. No existing setbacks/conditions will be worsened as a result of the new work, only maintained. The existing covering over the front door

is non-compliant. It is our wish to simply replace this with a new covering that is the same size, therefore not changing the front setback condition.

PURPOSE OF VARIANCE

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

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

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

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

INDICATE THE FOLLOWING

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

	*Required by Zoning Regulations	Setback dimensions As they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback Street:	25'	21.7	21.7	3.3
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback	10'	7.0	7.0	3.0
Left Bldg. Setback	10'	5.8	5.8	4.2
Rear Bldg. Setback	20'	13.7	13.7	6.3
Accessory Structure Setback: side/rear				
	As Required	Existing NOW	Proposed	Variance Required
Lot Area	5855			
Lot Width	varies			
Parking	2	2	2	
Height of Structure	35/38	15	28	
Lot Coverage	50%	40%	45%	

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

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

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

Signature of Applicant

Date

7/1/22

Signature of Owner

Date

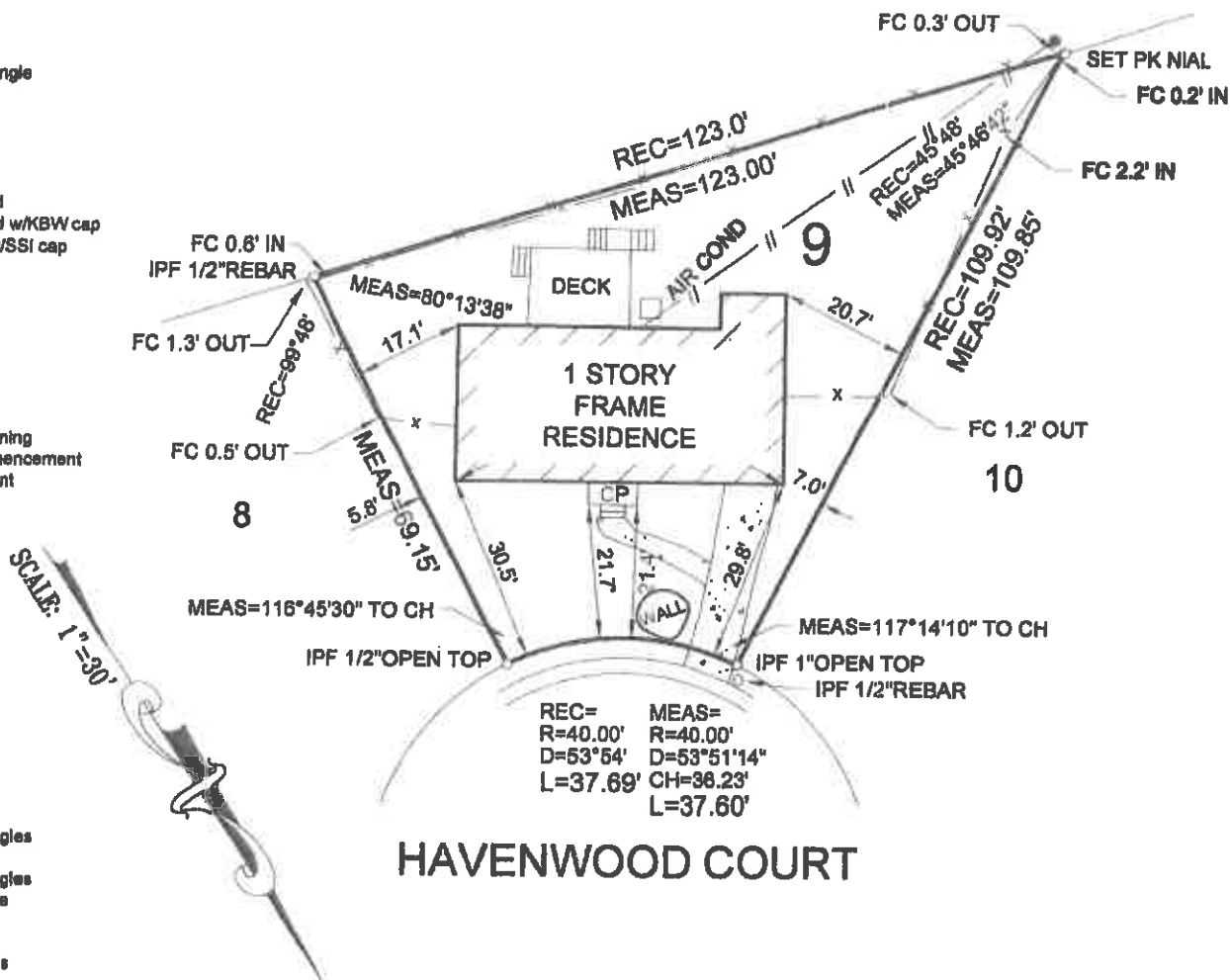
7-8-22

Signature of Owner

Date

LEGEND:

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



STATE OF ALABAMA
 SHELBY COUNTY

I, Carl Daniel Moore, a registered Land Surveyor, certify that I have surveyed Lot 9, HAVENWOOD COURT as recorded in Map Book 24, Page 46 in the Office of the Judge of Probate, Jefferson County, Alabama; that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief; that the correct address is as follows: 114 Havenwood Court according to my survey of May 20, 2022. Survey is not valid unless it is sealed with embossed seal or stamped in red.

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

Carl Daniel Moore

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

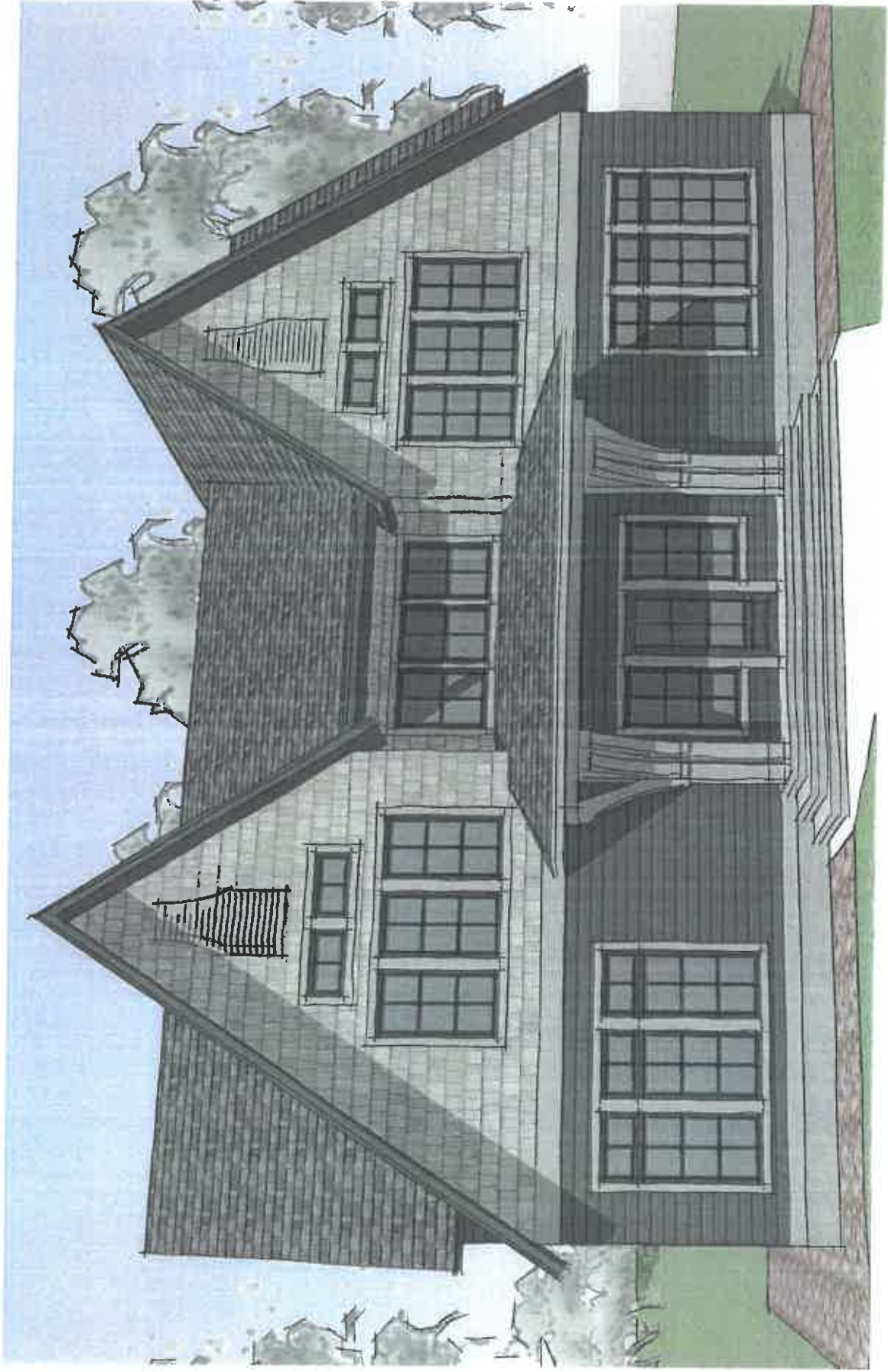
5-24-2022

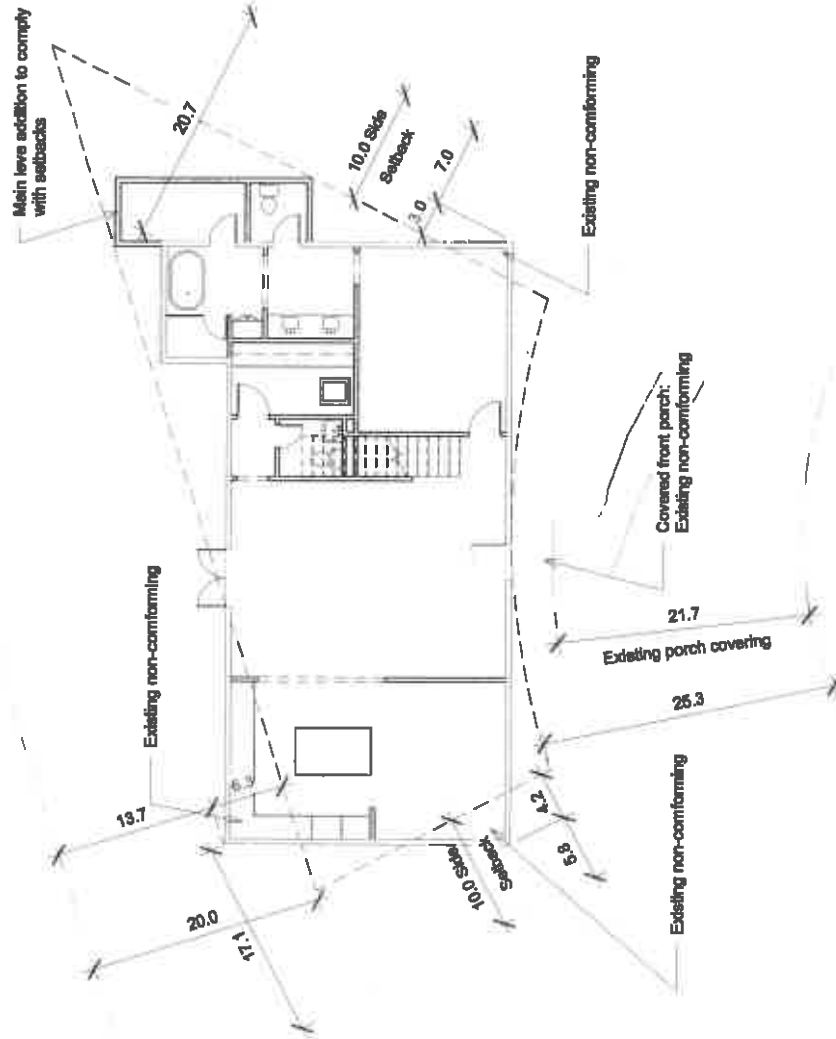
Date of Signature

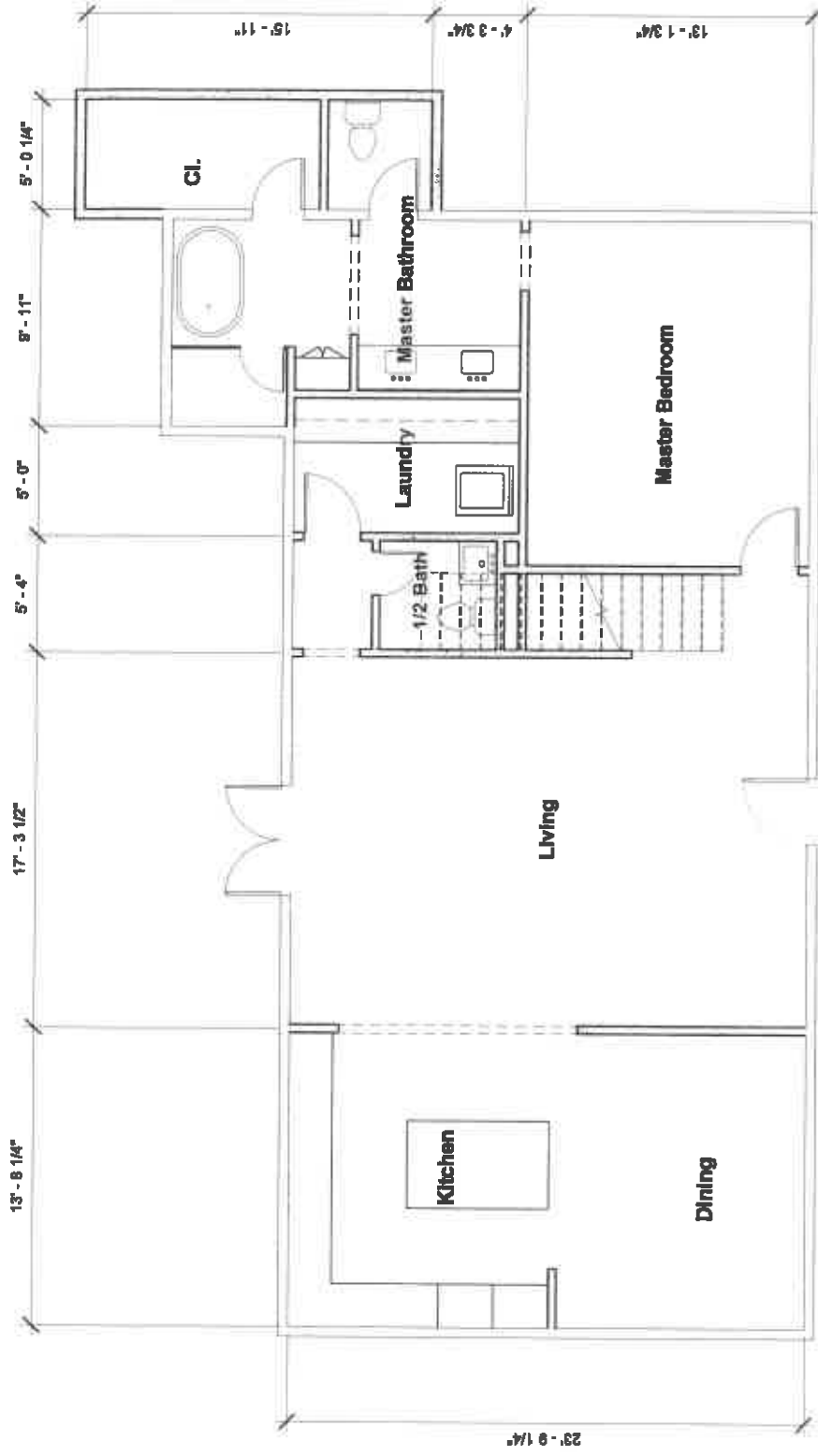


Order No. 889064
 Purchaser: Bussey
 Type of Survey: Property Boundary

\ACAD\SUBDIVISION\JEFFERSON COUNTY\HAVENWOOD COURT\LOT9 HAVENWOOD COURT



 $3/32" = 1'-0"$ architectural **cooperative**

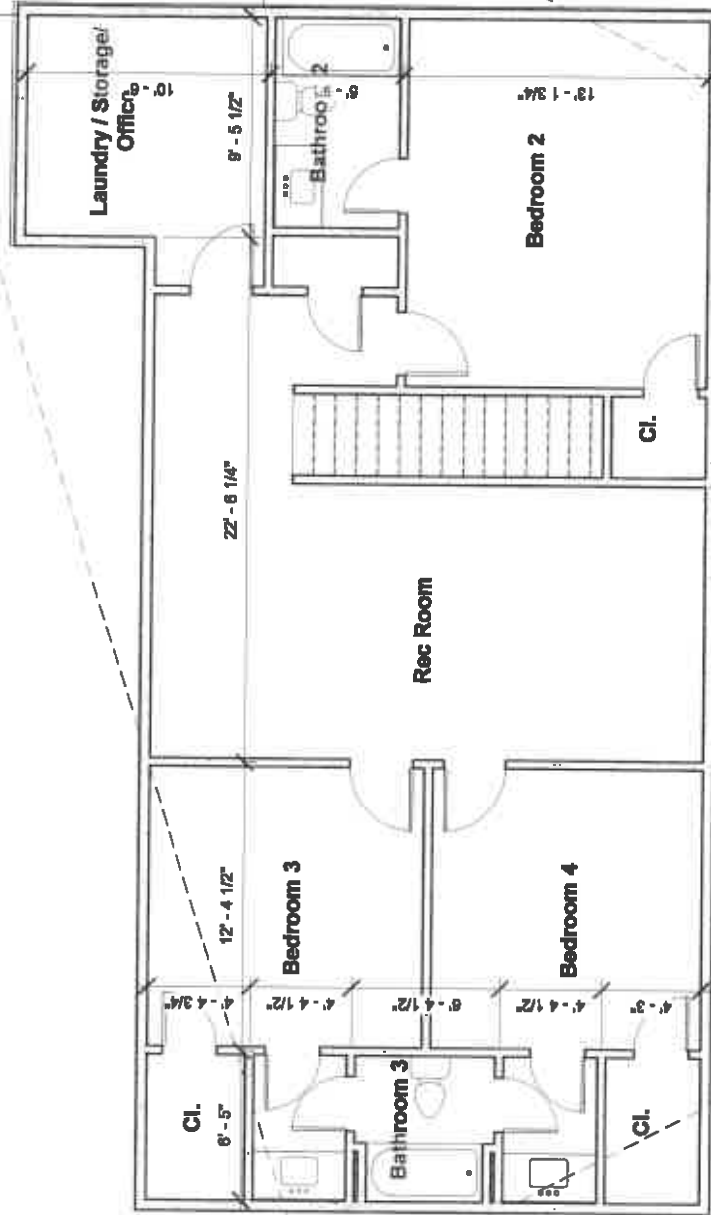


APPROXIMATELY 1,440 CONDITIONED SF.
 Existing non-conforming conditions to remain.
 New addition on exterior to comply with Zoning Setbacks
 NO VARIANCE REQUIRED ON MAIN LEVEL.

3/16" = 1'-0"

architectural **cooperative**

SECOND FLOOR EXTERIOR WALLS
STACK ON EXISTING FIRST FLOOR WALLS BELOW



APPROXIMATELY 1,330 CONDITIONED SF.
VARIANCE REQUIRED

3/16" = 1'-0"

architectural **cooperative**



**CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT**

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

July 27, 2022

David Maman
c/o Amanda Dabbs
105 Euclid Avenue
Mountain Brook, AL 35213

Dear Owner/Applicant AND Adjacent Property Owners:

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

SV-22-08-02, 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.*

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, August 4, 2022 in the Council Chambers (2nd Floor) at Homewood City Hall, 2850 19th Street South. If you prefer not to attend the in-person meeting at City Hall, you may join on-line utilizing the attached Zoom Instructions (**SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE**)

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

Sincerely,



Sherri Williams
Zoning Supervisor
Case #: SV 22-08-02
cc: Jared Bussey

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

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

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Passcode: 514257

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Passcode: 514257

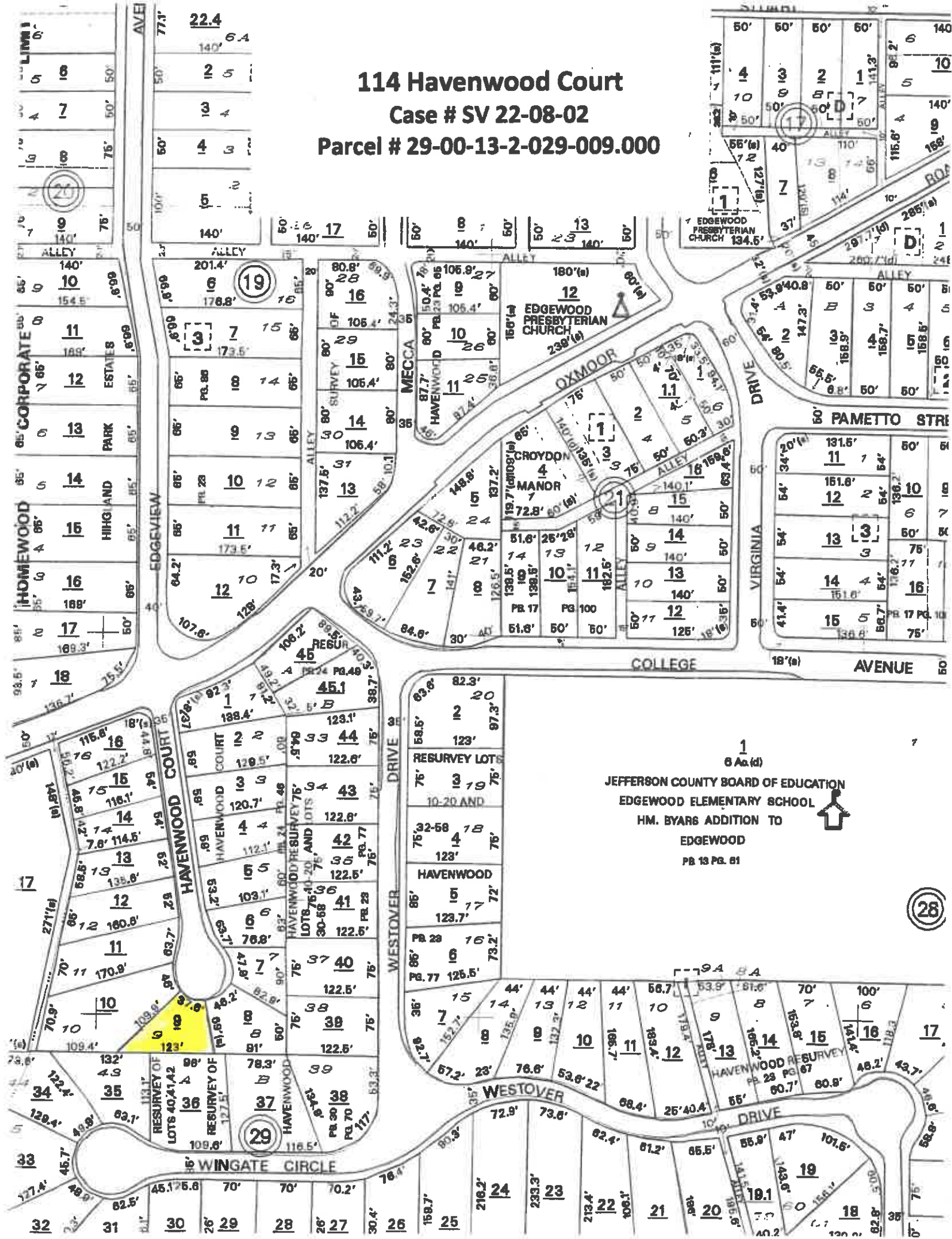
3rd Option: Dial In by phone: 312-626-6799

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

114 Havenwood Court
Case # SV 22-08-02
Parcel # 29-00-13-2-029-009.000



1
6 Aa(d)
JEFFERSON COUNTY BOARD OF EDUCATION
EDGEWOOD ELEMENTARY SCHOOL
HM. BYARS ADDITION TO
EDGEWOOD
PB 13 PG. 61

City of Homewood
BZA Case Map

114 Havenwood Ct.

SV 22-08-02

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 HOMWOOD AND ITS USE BY ANYONE FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE CITY OF HOMWOOD IS PROHIBITED.

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



COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 105 Acton Avenue

BZA CASE # (assigned by city staff): SV # 22-08-03

APPLICANT INFORMATION

Name of Applicant(s): Jared Bussey

Address of Applicant(s): 1604 28th Ave. South
Birmingham

AL

35209

City

State

Zip

Telephone Number(s) of Applicant(s):

Email:

Property Interest of Applicant(s): Architect

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): Drew Binkley

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: 29-00-14-4-016-016.000

PRESENT USE: _____ vacant ☒ residence

_____ commercial (describe):

_____ other (describe):

PRESENT ZONING (per current City map): NPD

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

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

PLEASE STATE HARDSHIP – for guidance, see *"What is a Variance"* on page 1 of Instructions page:
ASK #1

The primary structure is an existing split level home with a non-conforming rear setback of 14.3 feet. The owners would like to add an attached screen porch on the side of the house with an extension of the same rear condition. This will require a 5.7 foot variance.

ASK #2

The owners would like to pour a concrete pad for a basketball court. The shallow depth of the property does not permit this in the rear yard. Because of the siting of the house, only the side yard is occupiable for structures.

This basketball court has been considered an "accessory structure" by the City in which case, it would need to be built in the rear yard. We are asking for a variance for the court to be built in the side yard. The concrete pad and all other structures will meet the 50% ground coverage requirements.

PURPOSE OF VARIANCE

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

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

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

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

INDICATE THE FOLLOWING

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

	*Required by Zoning Regulations	Setback dimensions As they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback Street:	25	25.4	25.4	
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback	10	12.6	12.6	
Left Bldg. Setback	10	62.1	38.1	
Rear Bldg. Setback	20	14.3	14.3	5.7
Accessory Structure Setback: side/rear	5	N/A	5	
	As Required	Existing NOW	Proposed	Variance Required
Lot Area	11,703 SF			
Lot Width				
Parking				
Height of Structure				
Lot Coverage	5851.5 SF Max.	3007 SF	5087 SF	

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

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

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

Signature of Applicant

7.5.22

Date

Signature of Owner

7-5-22

Date

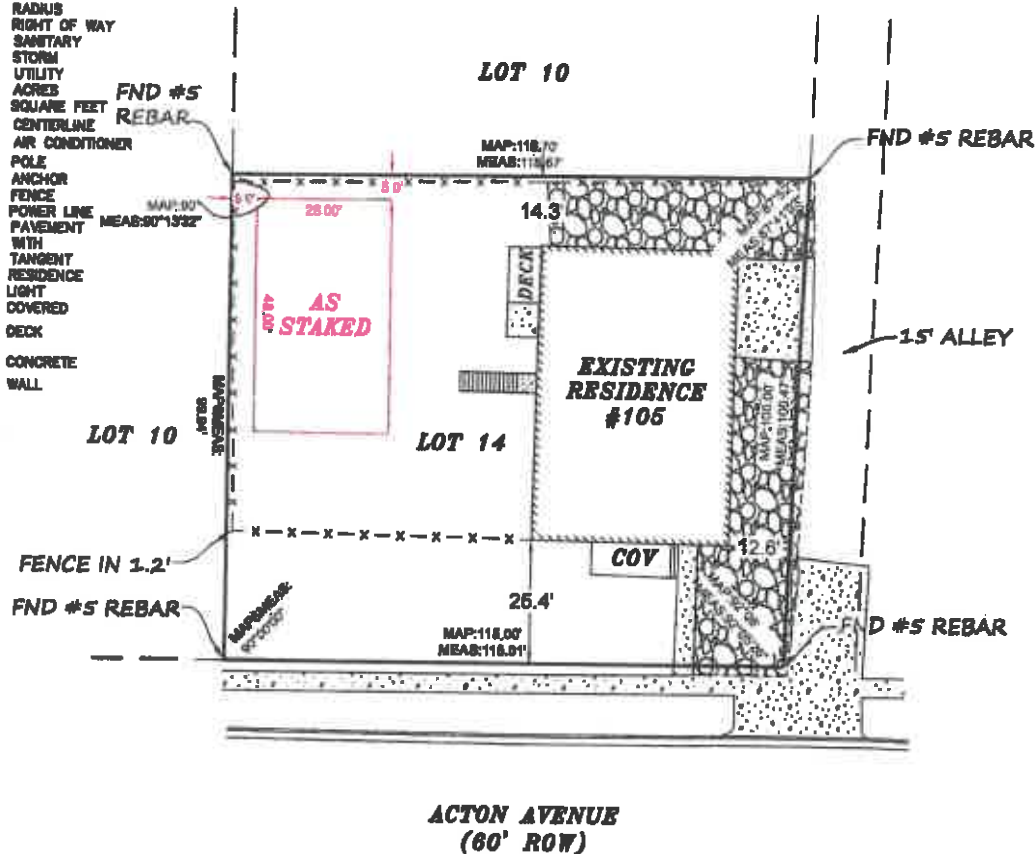
Signature of Owner

Date

LEGEND

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNO	LONG CHORD
d	DEFLECTION
Δ	DELTA
EASMT	EASEMENT
HW	HEADWALL
MN	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
E	CENTERLINE
A/C	AIR CONDITIONER
○	POLE
—X—	ANCHOR
—X—	FENCE
—X—	POWER LINE
P/MT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
SLT	LIGHT
COV	COVERED
■	DECK
■	CONCRETE WALL

EXISTING IMPERVIOUS AREA: 3,000 SQ. FT.
 PROPOSED IMPERVIOUS AREA: 4,344 SQ. FT.
 TOTAL IMPERVIOUS AREA: 37%



SCALE: 1"=30'



STATE OF ALABAMA)
 JEFFERSON COUNTY)

"CONTROLL SURVEY"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 14, BLOCK 7 EDDGEMONT, as recorded in Map Volume 18, Page 21, in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, according to my survey of JUNE 9, 2022. Survey invalid if not sealed in red.

Order No.: 20220807
 Purchaser:
 Address: 108 ACTON AVENUE

Ray Weygand, Reg. L.S. #24873
 188 Oxnard Road, Homewood, AL 36208
 Phone: (205) 943-0088 Fax: (205) 943-0087
 Copyright ©

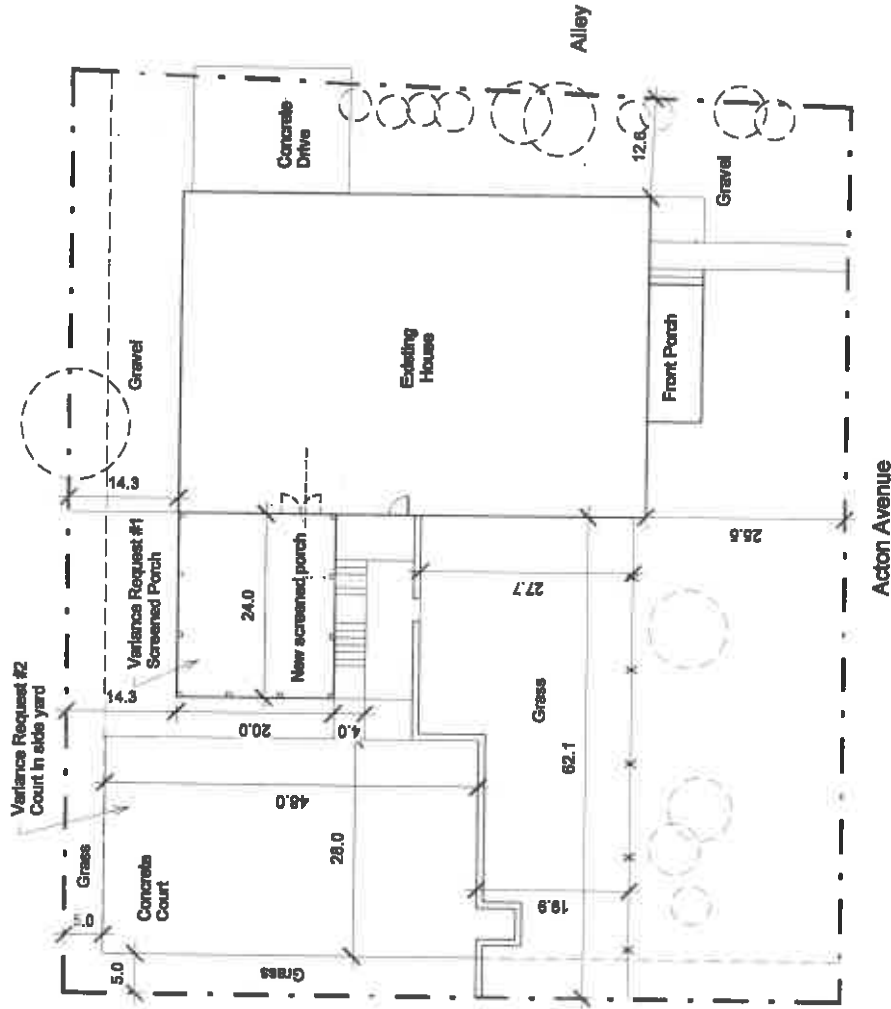
WEYGAND
 SURVEYORS

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.



Binkley Residence

architectural cooperative



Lot Total
 Allowable Coverage
 Actual Coverage

11,703 SF
 5851.5 SF
 5087 SF
 43.4%



Binkley Residence
 1/16" = 1'-0"

architecturalcooperative

SD2
 Site Plan
 7-5-22

**CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT**

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

July 27, 2022

Drew Binkley
105 Acton Avenue
Homewood, AL 35209

Dear Owner/Applicant AND Adjacent Property Owners:

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

***SV-22-08-03, 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.*

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, August 4, 2022 in the Council Chambers (2nd Floor) at Homewood City Hall, 2850 19th Street South. If you prefer not to attend the in-person meeting at City Hall, you may join on-line utilizing the attached Zoom instructions **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE)**

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

Sincerely,



Sherri Williams
Zoning Supervisor

Case #: SV 22-08-03

cc: Jared Bussey

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

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

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

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

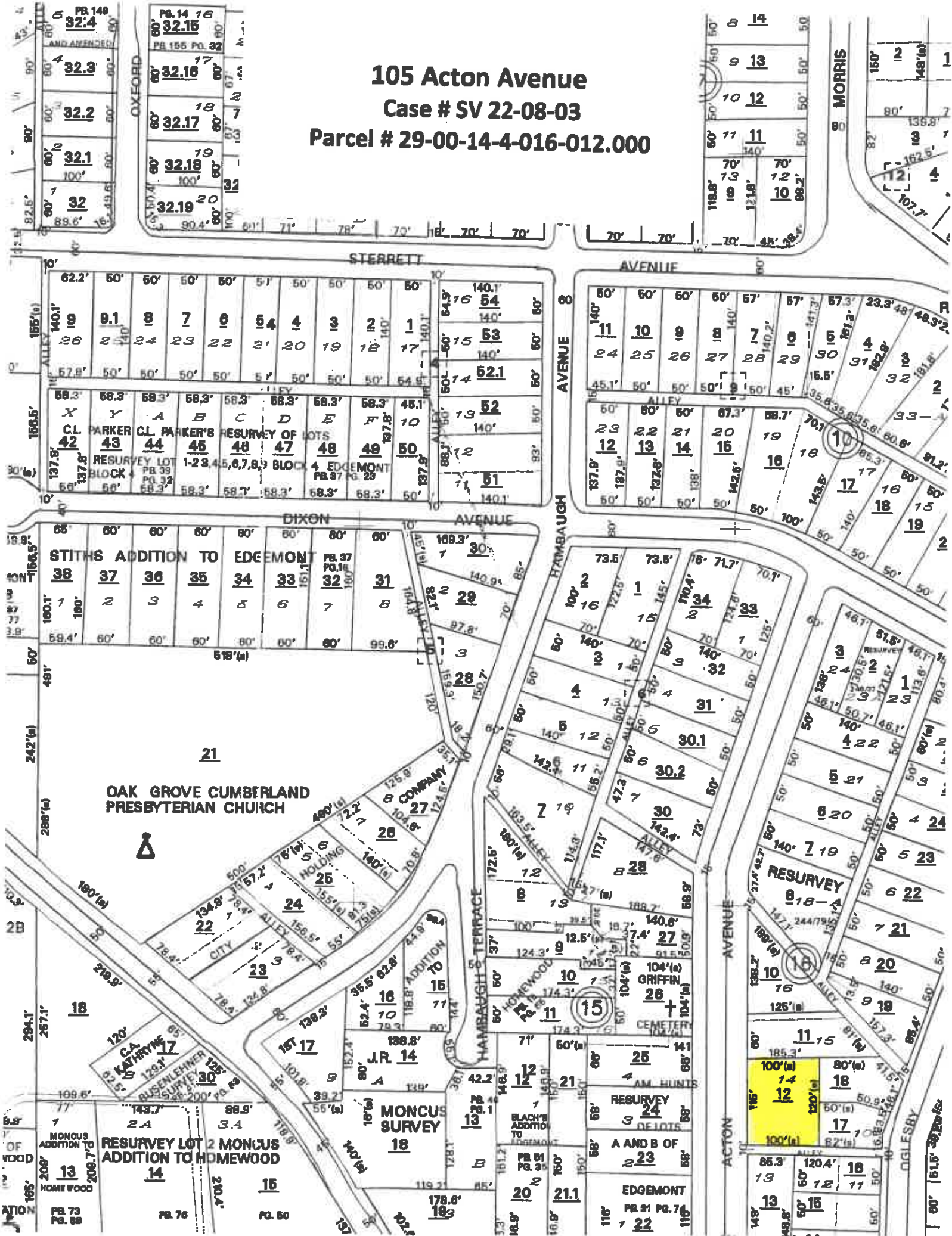
3rd Option: Dial in by phone: 312-626-6799

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

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

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

Parcel # 29-00-14-4-016-012.000



City of Homewood BZA Case Map

105 Acton Ave.

SV 22-08-03

Aerial Photo

 Subject Property
 Parcels



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



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

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

☐

VARIANCE

☐

APPEAL

ADDRESS OF PROPERTY: Selbert Hall 305 Dawson Drive Birmingham, AL 35229

BZA CASE # (assigned by city staff): SV # 22-08-04

APPLICANT INFORMATION

Name of Applicant (s): Davis Architects, Inc. ATTN: Gabrielle Fuller

Address of Applicant(s): 120 23rd St. S.

Birmingham, AL 35233

City

State

Zip

Telephone Number(s) of Applicant(s): 205-322-7482

Email : gfuller@dadot.com

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): Samford University, ATTN: Jeff Poleshek

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

800 Lakeshore Drive Birmingham, AL 35229

City

State

Zip

Email : jpoleshe@samford.edu

Telephone Number(s) of Owner(s): 205-726 - 2386

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

PARCEL IDENTIFICATION NUMBER: 28-00-18-3-001-009.003

PRESENT USE: vacant residence

 commercial (describe):

 x other (describe): athletic field / stadium

PRESENT ZONING (per current City map): L-3

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

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

Due to existing four story building location on the hillside, the new two story

building aligns with lowest level which results in 71' above field level due to

sunken bowl configuration. New building height is 20'-8" lower than existing adjacent

building. New building conflicts with existing scoreboard which will require

relocation. Scoreboard will match existing installed height.

PURPOSE OF VARIANCE

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

☐ the construction of an addition to a residence,

☐ the construction of residence,

☐ the construction of an addition to a commercial structure,

☐ the construction of a commercial structure,

☒ other (describe): the construction of an addition to an institutional building

and relocation of a scoreboard that is displaced by the

addition.

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

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

INDICATE THE FOLLOWING

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

	*Required by Zoning Regulations	Setback dimensions As they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback Street:				
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback				
Left Bldg. Setback				
Rear Bldg. Setback				
Accessory Structure Setback: side/rear				
	As Required	Existing NOW	Proposed	Variance Required
Lot Area				
Lot Width				
Parking				
Height of Structure	35 ft	varies - average = 99ft	71 ft	36 ft
Lot Coverage				

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

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

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

Signature of Applicant

Date 7/5/22

Signature of Owner

Date 7/5/22

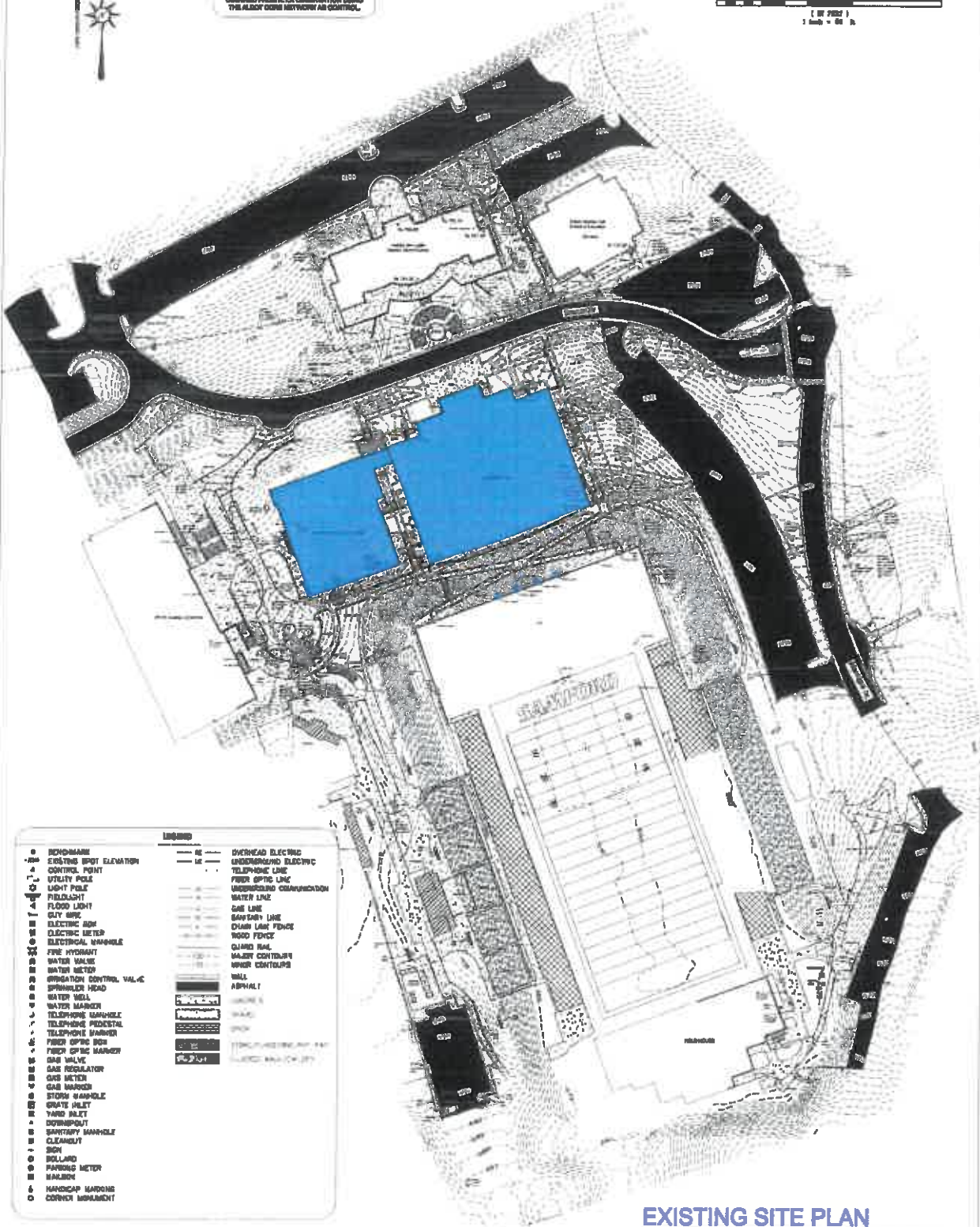
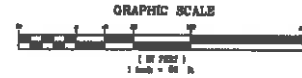
Signature of Owner

Date

TOPOGRAPHIC SURVEY A PART OF SAMFORD UNIVERSITY



SURVEY CONTROL
THE BASIS OF HORIZONTAL AND VERTICAL COORDINATES SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE, NORTH ZONE, AND NORTH AND SOUTH 11 POINTS HAS OBTAINED FROM B.L.A. COORDINATION USING THE ALASKA EARTH MOVEMENT AS CONTROL.



LEGEND	
• BENCHMARK	— 12" — OVERHEAD ELECTRIC
• 4 CONTROL POINT ELEVATION	— 12" — UNDERGROUND ELECTRIC
• UTILITY POLE	— 12" — TELEPHONE LINE
• LIGHT POLE	— 12" — FIBER OPTIC LINE
• FLOODLIGHT	— 12" — UNDERGROUND COMMUNICATION
• FLOOD LIGHT	— 12" — WATER LINE
• CITY WIRE	— 12" — GAS LINE
• ELECTRIC BOX	— 12" — SANITARY LINE
• ELECTRIC METER	— 12" — CHAIN LINK FENCE
• ELECTRICAL METER	— 12" — WOOD FENCE
• FIRE HYDRANT	— 12" — GUARD RAIL
• WATER VALVE	— 12" — BARRIER CONTROLS
• WATER METER	— 12" — WATER CONTROLS
• OPERATION CONTROL VALVE	— 12" — WALL
• SPRINKLER HEAD	— 12" — ASPHALT
• WATER WELL	— 12" — GRAVEL
• WATER MANHOLE	— 12" — SAND
• TELEPHONE MANHOLE	— 12" — GRAVEL
• TELEPHONE PEDICESTAL	— 12" — SAND
• TELEPHONE MARKER	— 12" — GRAVEL
• FIBER OPTIC BOX	— 12" — SAND
• FIBER OPTIC MARKER	— 12" — GRAVEL
• GAS VALVE	— 12" — SAND
• GAS REGULATOR	— 12" — GRAVEL
• GAS METER	— 12" — SAND
• GAS METER	— 12" — GRAVEL
• STORM MANHOLE	— 12" — SAND
• STORM MANHOLE	— 12" — GRAVEL
• YARD JACKET	— 12" — SAND
• YARD JACKET	— 12" — GRAVEL
• DOWNSPOUT	— 12" — SAND
• SANITARY MANHOLE	— 12" — GRAVEL
• CLEANOUT	— 12" — SAND
• SIGN	— 12" — GRAVEL
• BOLLARD	— 12" — SAND
• PARKING METER	— 12" — GRAVEL
• PARKING METER	— 12" — SAND
• HANDICAP PARKING	— 12" — GRAVEL
• CORNER MARKER	— 12" — SAND

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE BOARD OF PROFESSIONAL SURVEYORS IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR

JERRY L. ARRINGTON
ALABAMA REG. 10864

DATE

EXISTING SITE PLAN



ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners

Office: (205) 285-2336
Fax: (205) 285-2026
2002 Woodville Ave.
Birmingham, AL 35244

TOPOGRAPHIC SURVEY
A PART OF SAMFORD UNIVERSITY

DATE OF SURVEY

SAMFORD UNIVERSITY



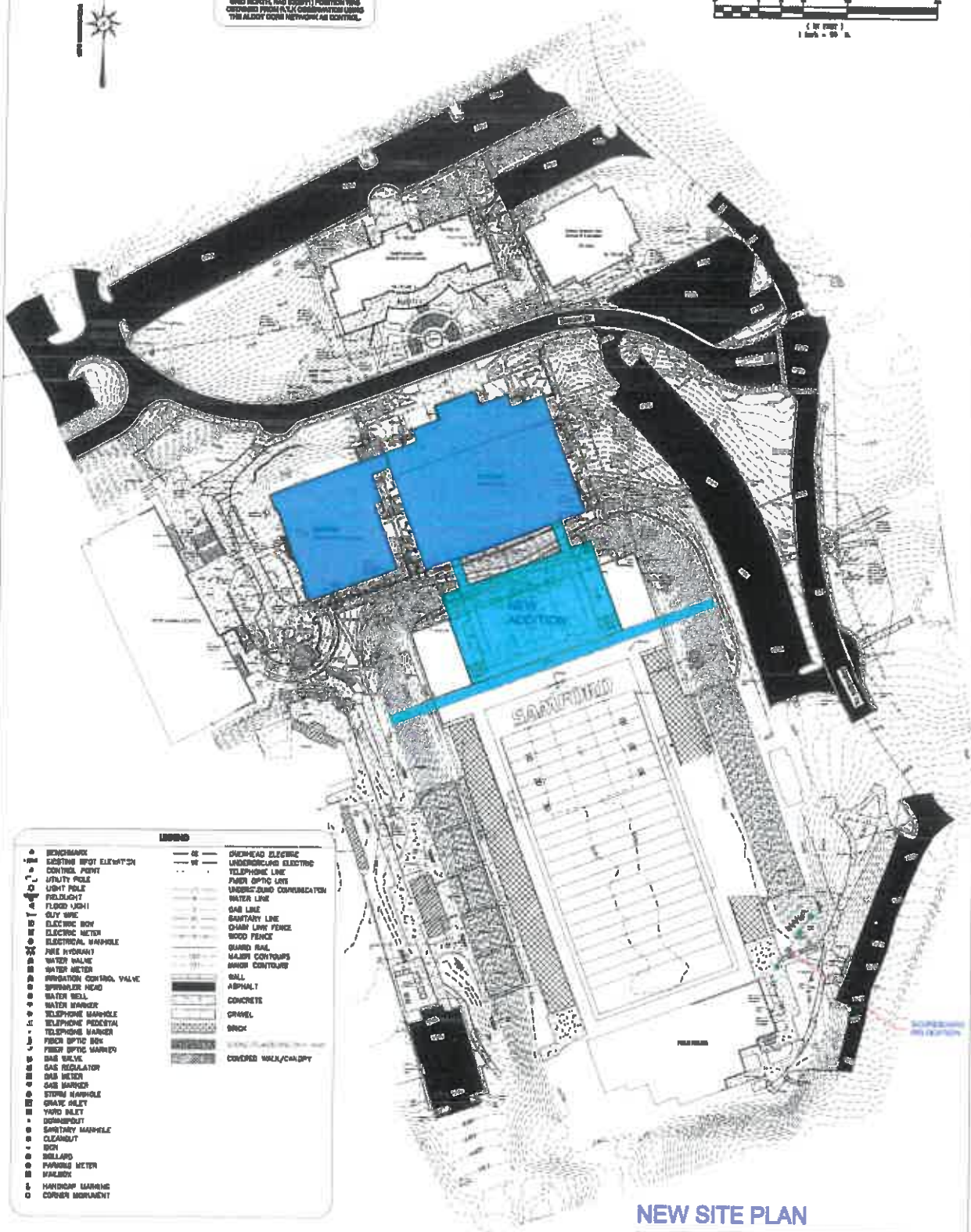
DRAWN BY: JMA
CHECKED BY: JMA
DATE: 8-14-08
SCALE: 1" = 50'
PARTY CHIEF: JMA
PROJECT NO.: 10864
SHEET: 1 OF 1

TOPOGRAPHIC SURVEY A PART OF SAMFORD UNIVERSITY

SURVEY GENERAL

THE BASIS OF BENCHMARK AND OR
COORDINATE SHOWN ON THIS SURVEY ARE
BASED ON ALABAMA STATE PLAIN WEST ZONE
8000 METER, AND EIGHTY POSITION TWO
CHAINED FROM PLAIN COORDINATE USING
THE ALBERTA GRID NETWORK AS CENTRAL.

GRAPHIC SCALE



LEGEND

- | | |
|----------------------------|----------------------------------|
| • BENCHMARK | — 42 — OVERHEAD ELECTRIC |
| • EASTING POINT ELEVATION | — 44 — UNDERGROUND ELECTRIC |
| • CONTROL POINT | — 46 — TELEPHONE LINE |
| • UTILITY POLE | — 48 — FIBER OPTIC LINE |
| • LIGHT POLE | — 50 — UNDERGROUND COMMUNICATION |
| • FLOOD LIGHT | — 52 — WATER LINE |
| • GUY WIRE | — 54 — GAS LINE |
| • ELECTRIC BOX | — 56 — BASTARDY LINE |
| • ELECTRIC METER | — 58 — CHAIN LINK FENCE |
| • ELECTRICAL METER | — 60 — WOOD FENCE |
| • FIRE HYDRANT | — 62 — GUARD RAIL |
| • WATER VALVE | — 64 — SALER CONTOUR |
| • WATER METER | — 66 — RAIL |
| • IRRIGATION CONTROL VALVE | — 68 — ASPHALT |
| • SPRINKLER HEAD | — 70 — CONCRETE |
| • WATER WELL | — 72 — GRAVEL |
| • WATER METER | — 74 — BRICK |
| • TELEPHONE METER | — 76 — COLORED WALK/DRIVE |
| • TELEPHONE METER | |
| • FIBER OPTIC BOX | |
| • FIBER OPTIC METER | |
| • GAS VALVE | |
| • GAS REGULATOR | |
| • GAS METER | |
| • GAS METER | |
| • STONE METER | |
| • STONE METER | |
| • YARD INLET | |
| • DRAINAGE | |
| • SANITARY METER | |
| • CLEANSUIT | |
| • SON | |
| • METER | |
| • PARKING METER | |
| • PARKING | |
| • HANDICAP METER | |
| • CORNER METER | |

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.

SURVEYOR

JAMES J. ARRINGTON
ALABAMA REG. 10094

DATE

NEW SITE PLAN



ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners

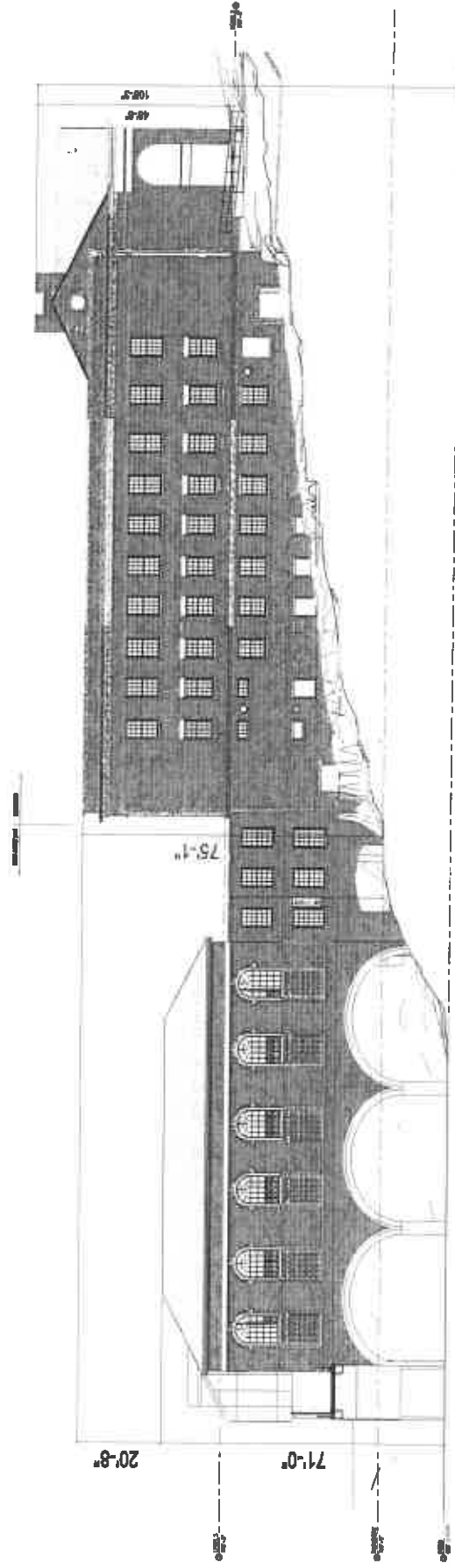
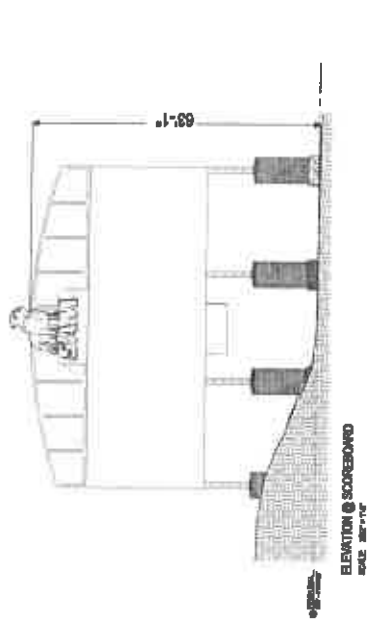
Office: (205) 938-5300
Fax: (205) 938-5300
3000 Valleyway Road
Birmingham, AL 35244

TOPOGRAPHIC SURVEY
A PART OF SAMFORD UNIVERSITY

PROJECT NO. 1000000000
SAMPSON UNIVERSITY

DESIGNED BY: JDA
CHECKED BY: JDA
DATE: 8-14-2008
SCALE: 1"=50'
PARTY: GMP: HB/BD
PROJECT NO.: 1000000000
SHEET: 1 OF 1

PROFESSIONAL
SEAL
JAMES J. ARRINGTON
REGISTERED SURVEYOR
ALABAMA REG. 10094



SEIBERT RENOVATIONS & ADDITION

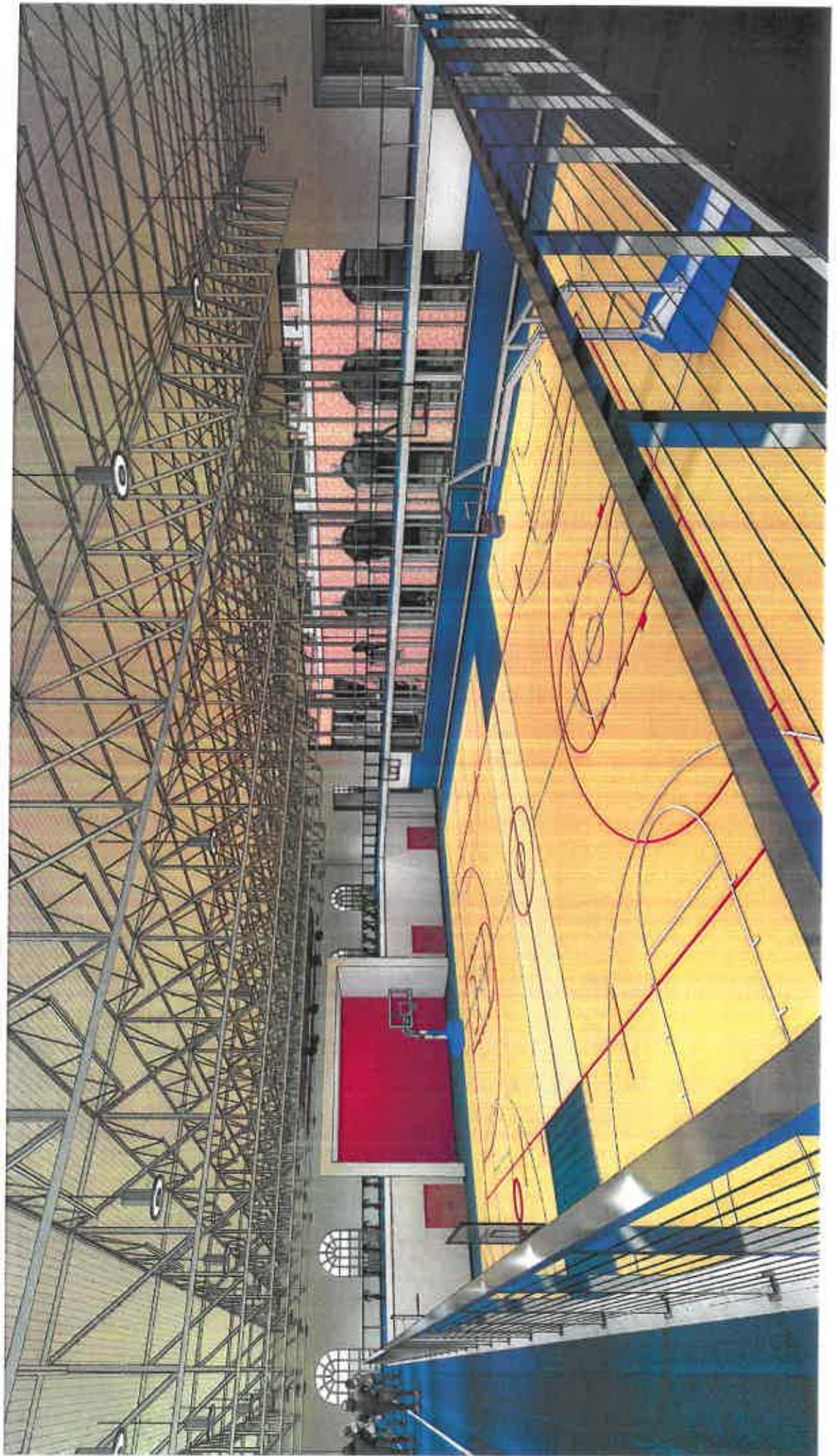
SAUFORD UNIVERSITY

JULY 14, 2022

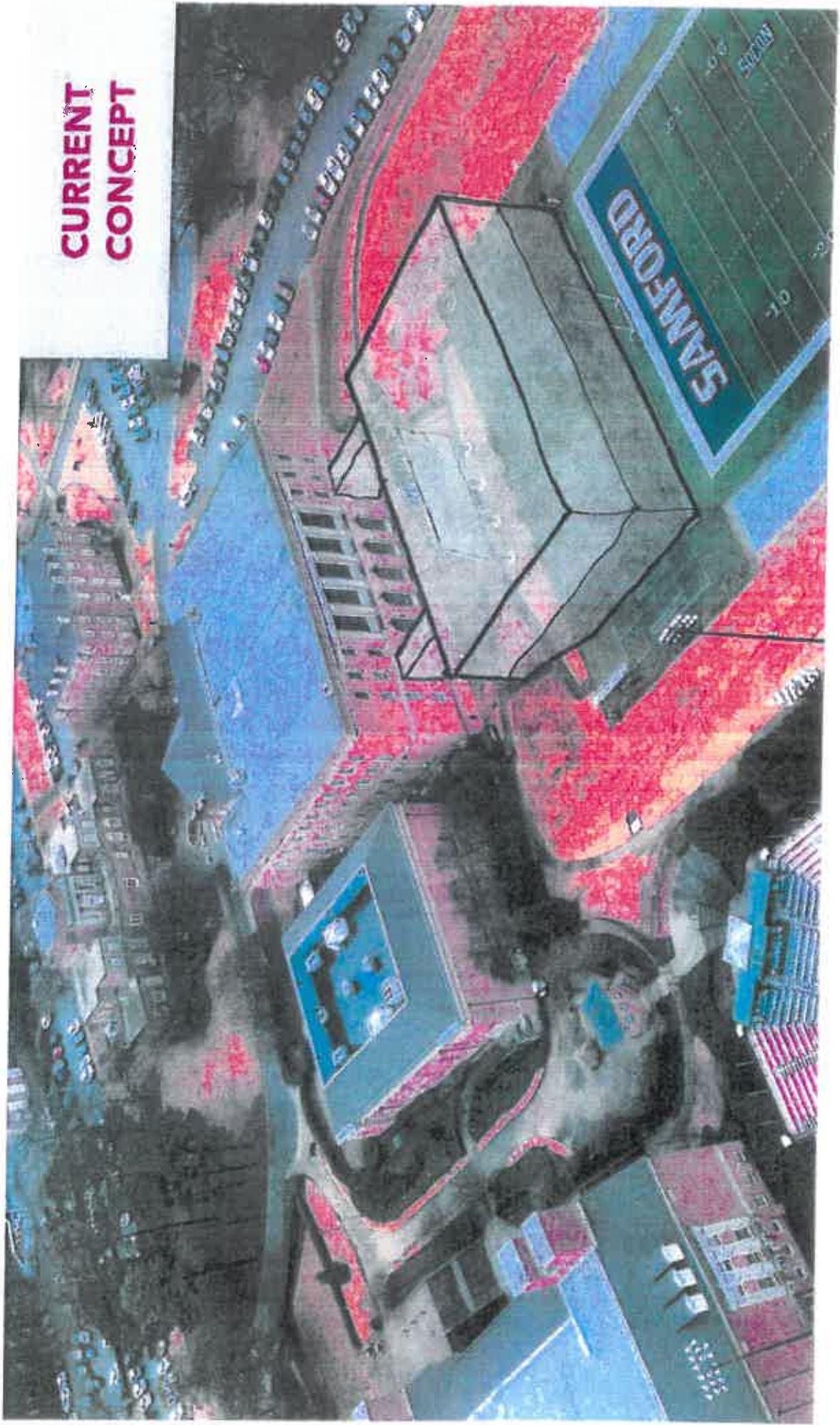
DAVIS







CURRENT CONCEPT



**CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT**

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

July 27, 2022

Samford University
Attn: Jeff Poleshek
800 Lakeshore Drive
Homewood, AL 35229

Dear Owner/Applicant AND Adjacent Property Owners:

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

SV-22-08-04, 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.*

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, August 4, 2022 in the Council Chambers (2nd Floor) at Homewood City Hall, 2850 19th Street South. If you prefer not to attend the in-person meeting at City Hall, you may join on-line utilizing the attached Zoom instructions **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE)**

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

Sincerely,



Sherri Williams
Zoning Supervisor

Case #: SV 22-08-04

cc: Davis Architects

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

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

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

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

City of Homewood

PC Case Map

305 Dawson Drive

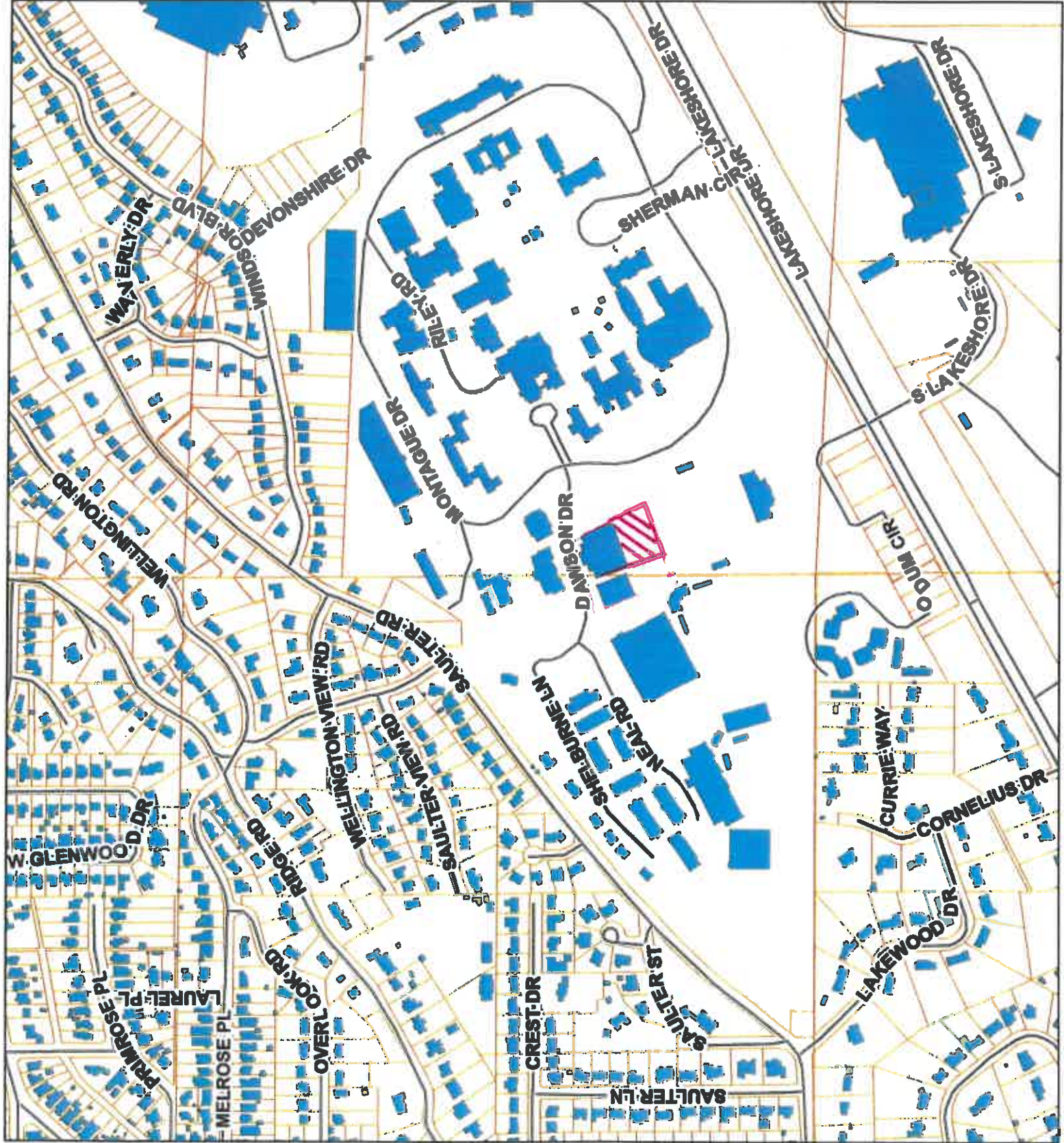
SV 22-08-04

Vicinity Map



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
HOMENWOOD AND ITS USE BY ANYONE FOR
ANY PURPOSE OTHER THAN THAT
SPECIFICALLY AUTHORIZED BY THE CITY OF
HOMENWOOD IS PROHIBITED.

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



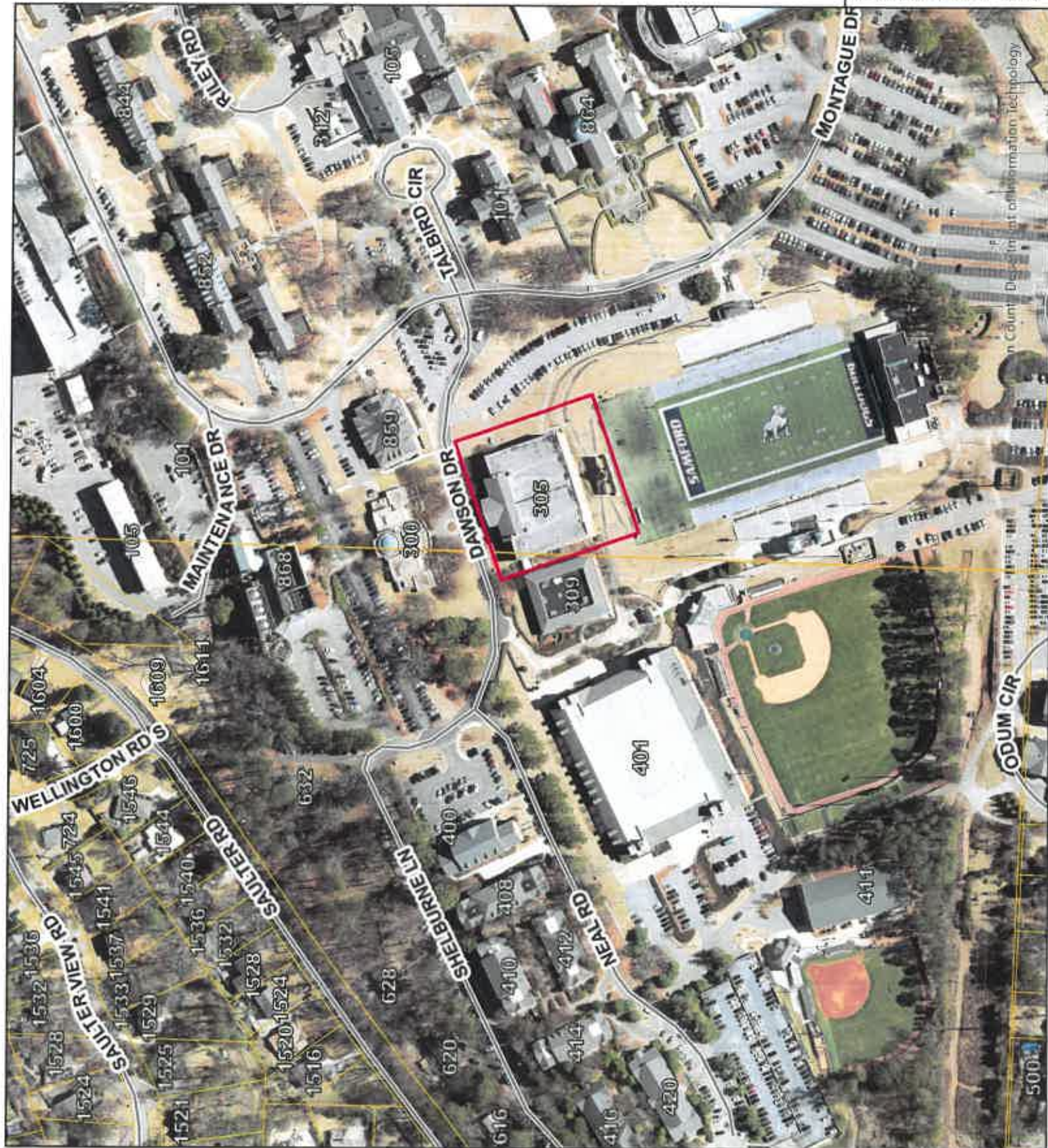
Aerial Photo

Proposed Addition
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 or Appeal



VARIANCE



APPEAL

ADDRESS OF PROPERTY:

306
306 English Circle

BZA CASE # (assigned by city staff):

SV # 22-02-05

APPLICANT INFORMATION

Name of Applicant(s):

David Morris

Address of Applicant(s):

306 English Circle

Homewood

City

AL

State

Zip

Telephone Number(s) of Applicant(s):

Email:

Property Interest of Applicant(s):

owner

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s):

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: 2800074017011000

PRESENT USE: _____ vacant ☒ residence

_____ commercial (describe): _____

_____ other (describe): _____

PRESENT ZONING DISTRICT (City Zoning Map): NPD

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

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

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

Turf needed for backyard

PURPOSE OF VARIANCE

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

- ☐ the construction of an addition to a residence,
- ☐ the construction of residence,
- ☐ the construction of an addition to a commercial structure,
- ☐ the construction of a commercial structure,
- ☐ other (describe): *Turf Back yard*

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

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

INDICATE THE FOLLOWING
Applicant must provide a survey to verify:

Setback Information	*Required by zoning regulations	Setback dimensions currently existing	Setback dimensions after proposed construction	Setback Variance Requested
Front Setback Street Name	25 FT English Cr	62.4 ft.		
Front Setback – Corner lot Street Name				
Right Bldg. Setback	5 ft	15 ft.		
Left Bldg. Setback	5 ft	5 ft.		
Rear Bldg. Setback	20 ft	38 ft.		
Accessory Structure Setback: side/rear	/	1ft / 1 ft	/	/
Property dimensions and structure information	As required	Currently existing	Proposed	Variance Requested
Lot Area (sq. ft./acres)	NPD	10153.3 sf/0.23 ac		
Lot Width	NPD	50 ft @ narrowest	60' @ mbl	
Parking Spaces		2		
Height of Structure				
Lot Coverage sq. ft. of structures + lot sq. ft.	50% max	5001 sf/49%	59% 62%	12% turf area extra 9%

*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 332-8825 or 332-8854 or by clicking on the following link to email: [Zoning Information](#)

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

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

Signature of Applicant/Agent

Date

Signature of Owner

Date

Signature of Owner

Date



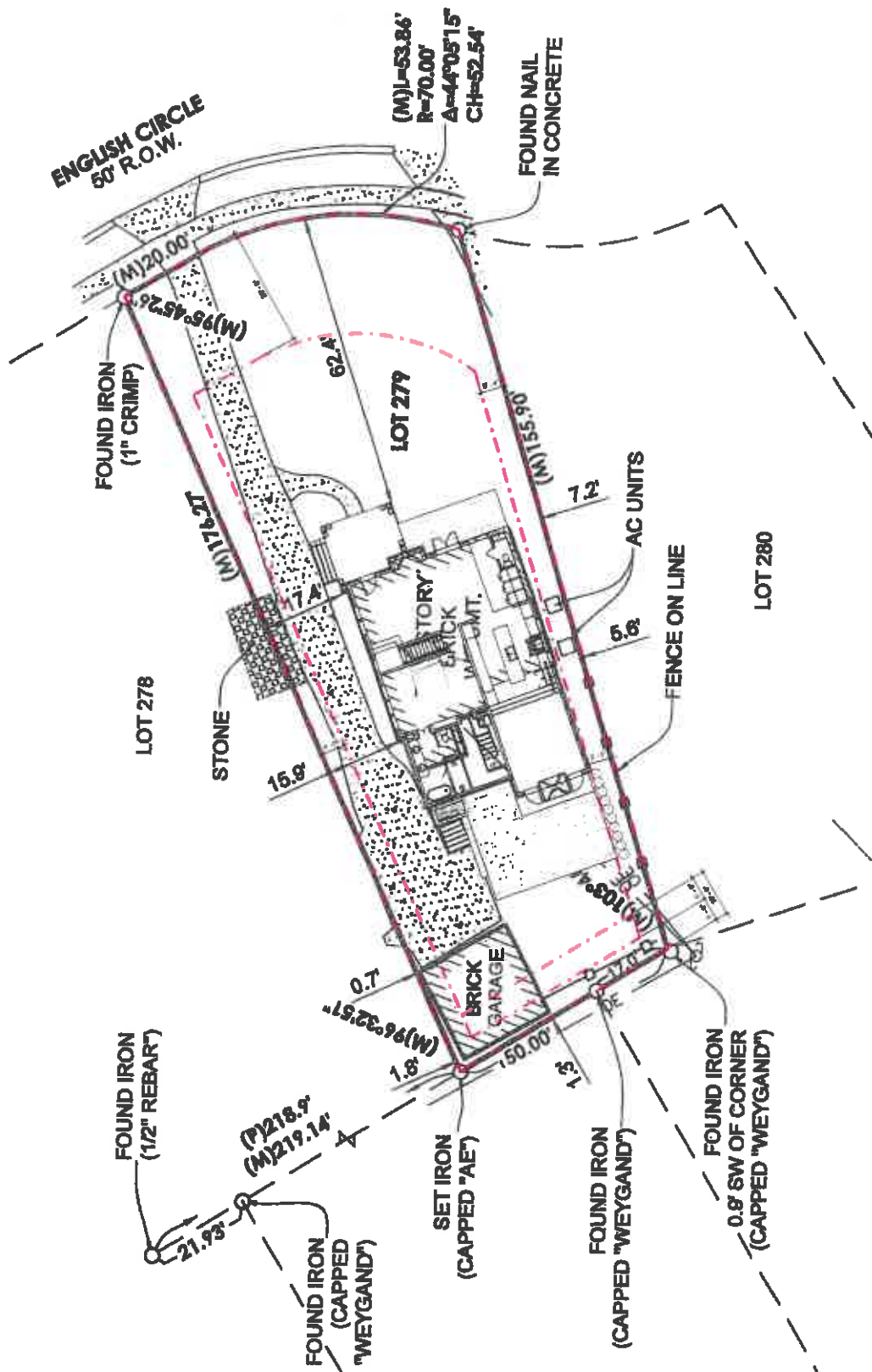
MORRIS RESIDENCE
306 ENGLISH CIRCLE
HOMESWOOD, ALABAMA 35209

DATE: September 20, 2007

REVISIONS

ARCHITECTURAL SITE PLAN
JOB NUMBER: 21137

A000

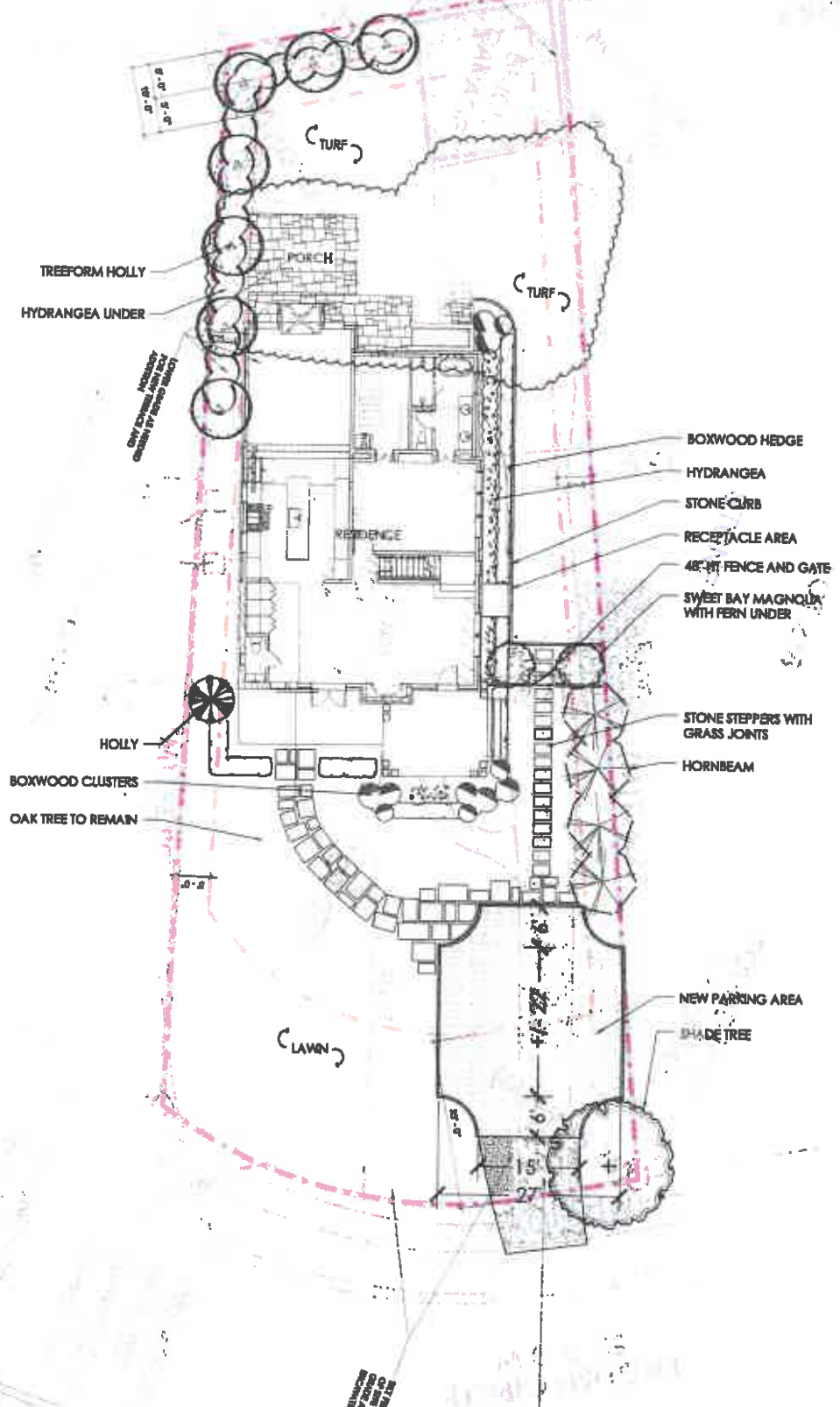


TOTAL LOT AREA: 10158.3 S.F.
 UNDER ROOF: 3076 S.F.
 DRIVE & STEPPING STONES: 1213 S.F.
 TOTAL IMPERVIOUS: =4289 S.F., 42%

ARTIFICIAL TURF: 1697 S.F.

SCALE: 1/16" = 1'-0"

April 29, 2022



Landscape Renovation Plan

MORRIS RESIDENCE

306 English Circle - Homewood - Alabama



CEE ARCHITECTURE & INTERIOR

MORRIS RESIDENCE
306 ENGLISH CIRCLE
HOMESWOOD, ALABAMA 35209

DATE: September 28, 2021

REVISION: A

JOB NUMBER: 21027

SHEET NUMBER

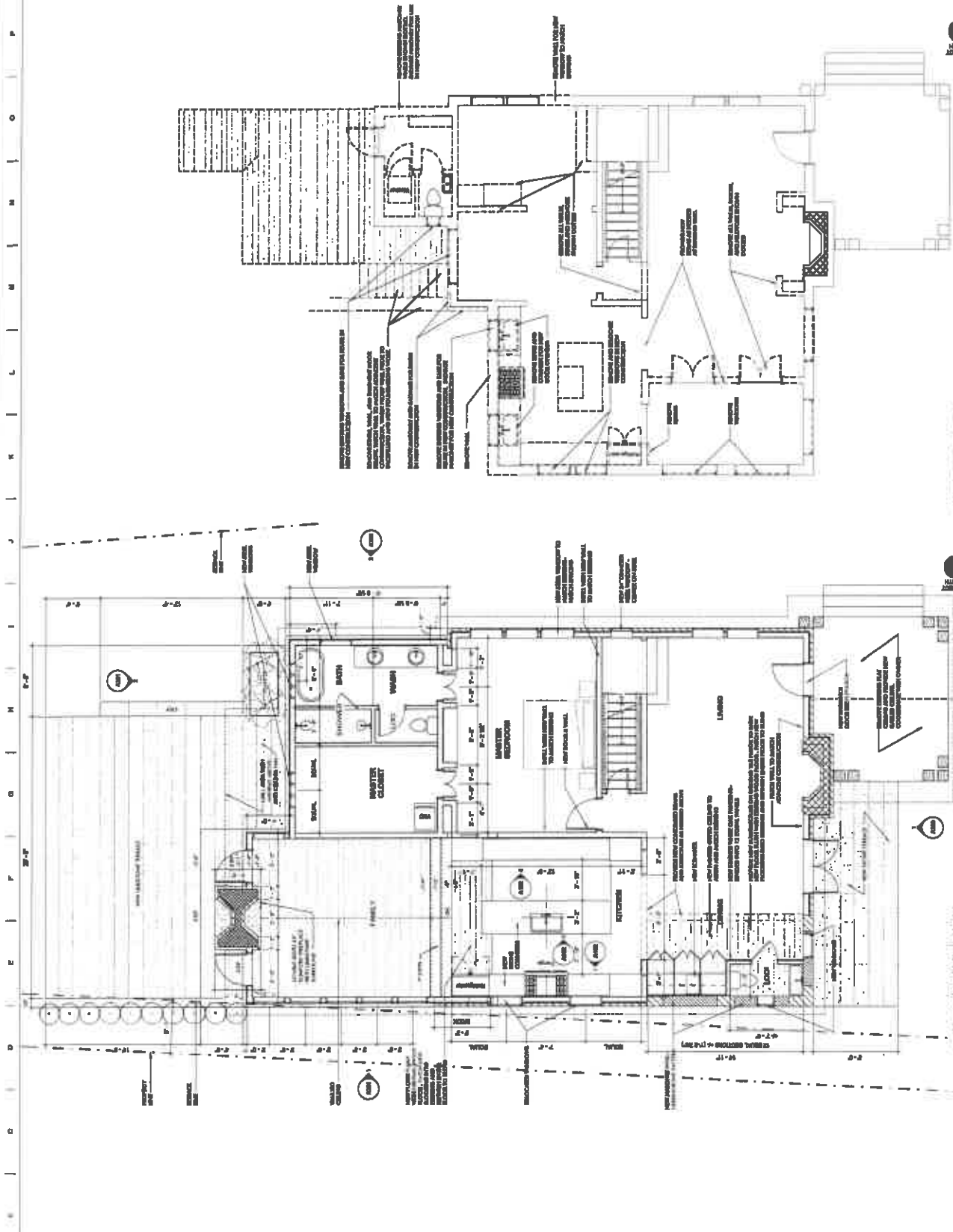
A101



PROPOSED TYPICAL PLAN - LEVEL 1
1/8" = 1'-0"



PROPOSED TYPICAL PLAN - LEVEL 1
1/8" = 1'-0"





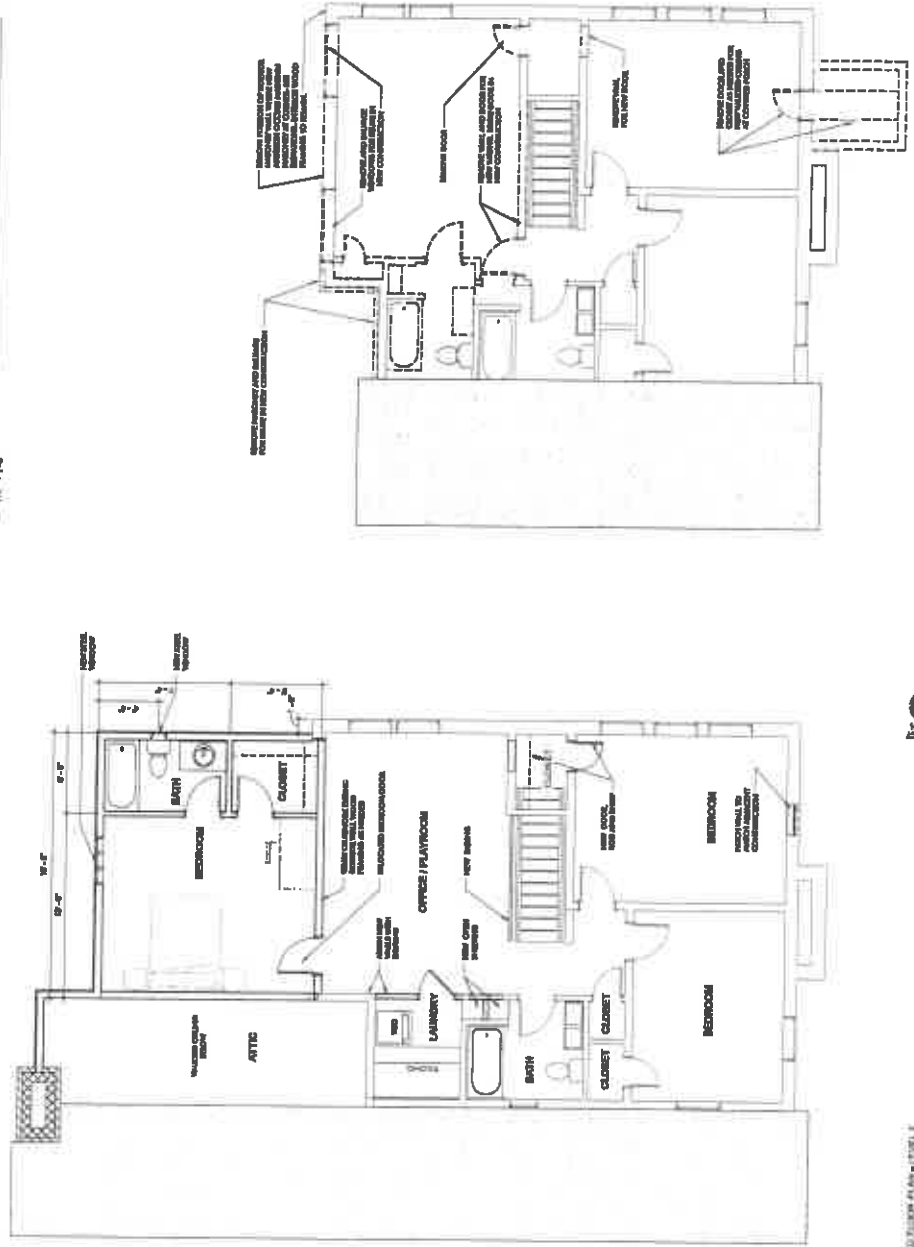
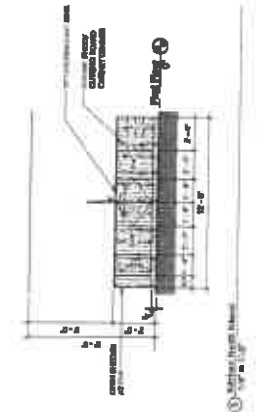
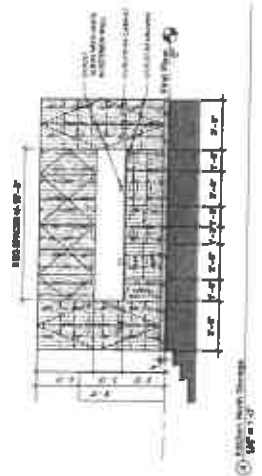
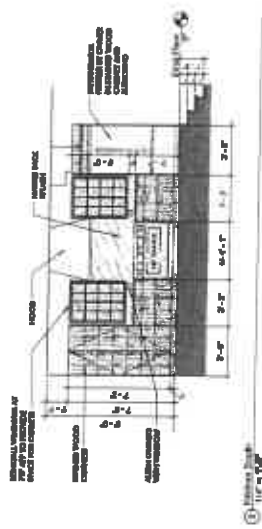
MORRIS RESIDENCE
 306 ENGLISH CIRCLE
 HOMEWOOD, ALABAMA 35208

DATE:
 September 28, 2021

REVISIONS:
 1. 09/28/21

JOB NUMBER:
 2021

A102



2225 FIRST AVENUE SOUTH, BIRMINGHAM, ALABAMA 35233 - CONSTRUCTION COPY - 211-233-8847



2225 FIRST AVENUE SOUTH, BIRMINGHAM, ALABAMA 35233 - CONSTRUCTION COPY - 211-233-8847



J.C. ARCHITECTURE & INTERIORS

MORRIS RESIDENCE
306 ENGLISH CIRCLE
HOMWOOD, ALABAMA 35209

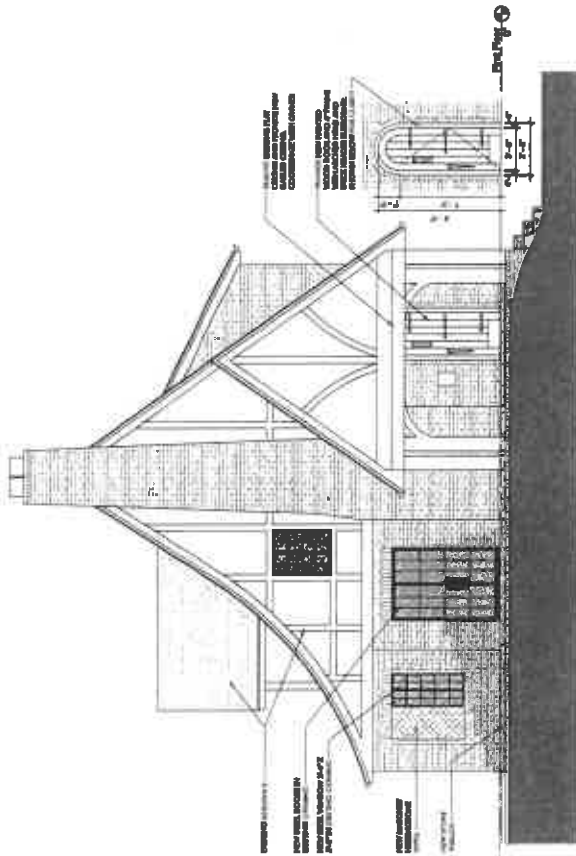
DATE: September 28, 2011

REVISION: A

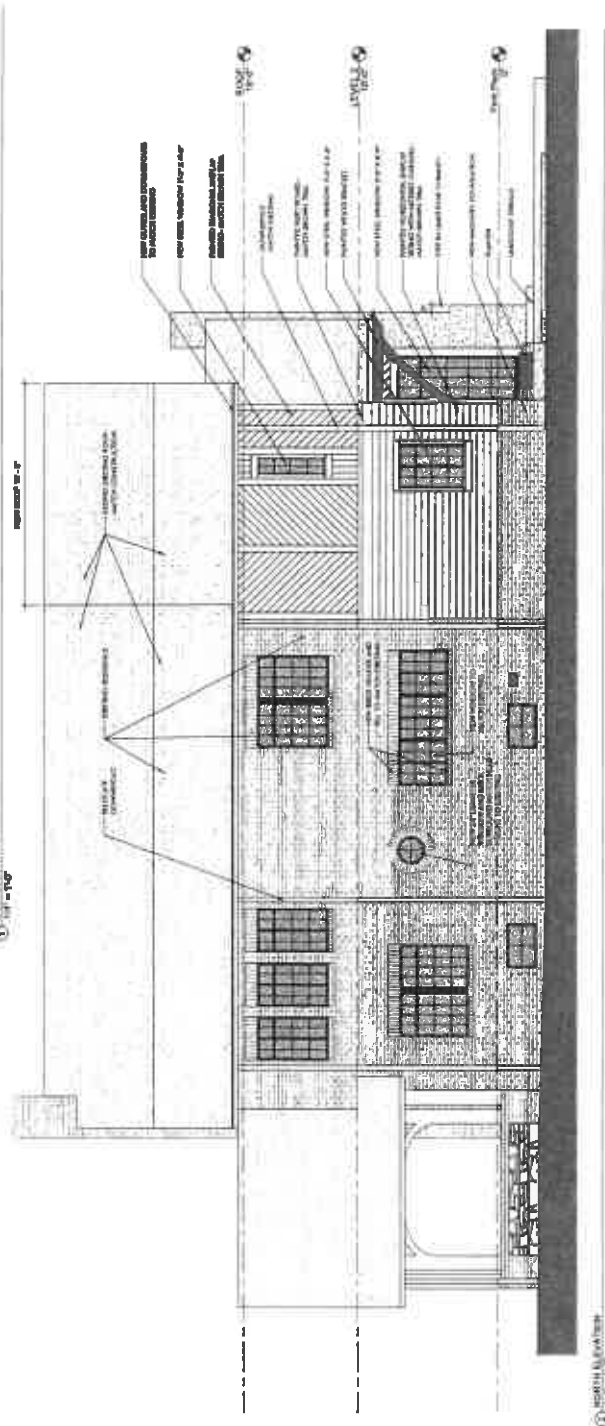
1. REVISED

JOB NUMBER:
2122

SHEET NUMBER:
A300



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



2. NORTH



100 ARCHITECTURE & INTERIOR

MORRIS RESIDENCE
308 ENGLISH CIRCLE
HOMewood, ALABAMA 35209

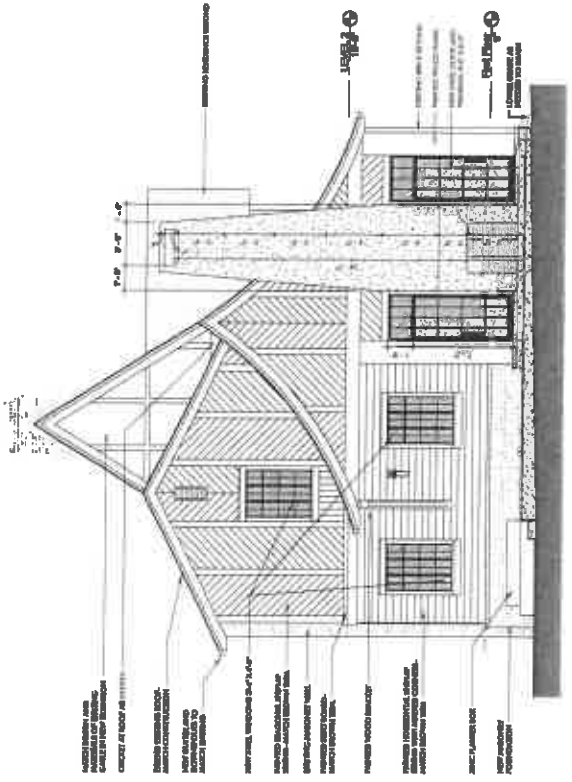
DATE: September 20, 2021
REV: 001

EXTENSION

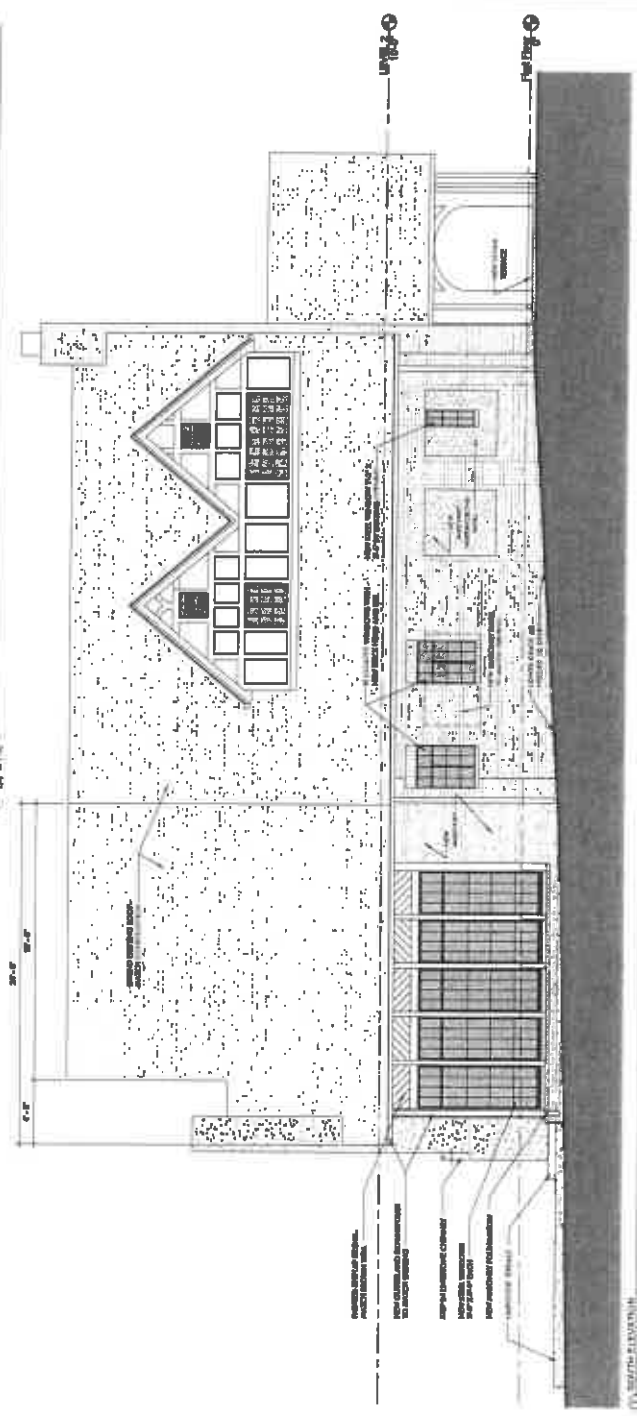
JOB NUMBER:
2021

SHEET NUMBER:
A301

A B C D E F G H I J K L M N O P



1 SIDE ELEVATION
1/8" = 1'-0"



2 FRONT ELEVATION
1/8" = 1'-0"

100 ARCHITECTURE & INTERIOR



TEST REPORT

CLIENT:

Company:	Shaw Grass / Southwest Greens	Report Number:	66211
Address:	185 South Industrial Blvd.	Lab Test Number:	2783-6443
	Calhoun, GA 30701	Test Date:	1/25/2016
		Report Date:	1/28/2016
		Page:	1 of 1
Requested By:	Tim Hopkins		

TEST MATERIAL:

Material Type:	Infilled Synthetic Turf over pad	Date Received:	1/22/2016
Material Condition:	EXCELLENT: XXX GOOD: POOR: REJECTED:		
Turf Identification:	Play 60		
Infill System:	1.5 lbs/ft ² Hydrochill mixed with 1.5 lbs/ft ² Silica Sand		
Pad System:	1 Layer 1/4" Green Urethane		

TESTING METHODS REQUESTED:

Testing Services Inc. was instructed by the client to test for the following ..			
Standard:	ASTM F1551	Test Method:	Standard Test Methods for Comprehensive Characterization of Synthetic Turf Playing Surfaces and Materials: Suffix-DIN 18-035, Part 6: Water Permeability of Synthetic Turf Systems and Permeable Bases

SAMPLING PLAN:

Sampling Date:	1/22/2016
<ul style="list-style-type: none"> Specimen sampling is performed in the sampling department at TSI. The sampling size of specimens is determined by the test method requirements. In the event a specific sampling size is not called for, a determination will be made based on previous testing experience, and approved for use by an authorized manager. All samples are subjected to the outside environmental conditions of temperature and relative humidity. Sample requiring pre-determined exposure to specified environmental conditions based on a specific test method, take place in the departments in which they are tested 	

DEVIATION FROM TEST METHOD:

State reason for any Deviation from, Additions to, or Exclusions From Test Method.
None

TEST SUMMARY:

TEST METHOD	TEST DESCRIPTION	TEST RESULT
ASTM F1551: Suffix-DIN 18-035, Part 6	Average Rainfall Capacity (Water Permeability)	51.6 inches/hour

*Test data values represent drainage rates for the infilled turf over pad as identified, and do not take into account the percolation properties of a sub-base.

Infill System: 1.5 lbs/ft² Hydrochill mixed with 1.5 lbs/ft² Silica Sand

Tube: 10.75" OD 10.00" ID 8" Length (Beveled)

Flange: 9.375" Diameter

Pre-Conditioning: 70°F 65% RH for 24 Hours Minimum

Tube Index Mark: 8"

Tube Flow Head: 2 Gallons

of Specimens (3) 11.5" Diameter

Tube Weight: 39 lbs

We undertake all assignments for our clients on a best effort basis. Our findings and judgments are based on the information to us using the latest test methods available. TSI can only ensure the test results for the specific items tested.

Unless otherwise noted in the deviations sections of this report, all tests performed are in compliance with stated test method.

Test Report Approval:

Eric Miles, Jr. VP, Testing Services Inc

TSI Accreditation: Our laboratory is accredited by the US Dept of Commerce, National Institute of Standards and Technology: ISO/IEC 17025:2005. Our code # is: NVLAP 100108-0. TSI is a certified independent testing laboratory by the Synthetic Turf Council

Form:	Rev:	Revision Date:	Page 1 of 1
Release Date:	Control Type: Electronic – Expires 24 hours after this date: Jan. 28, 16 Printed copies are uncontrolled		

817 Showalter Avenue * PO Box 2041
Dalton, GA 30722-2041
(706) 226-1400
tsioffice@optilink.us

OUR LETTERS AND REPORTS APPLY ONLY TO THE SAMPLE TESTED AND ARE NOT NECESSARILY INDICATIVE OF THE QUALITIES OF APPARENTLY IDENTICAL OR SIMILAR PRODUCTS. THESE LETTERS AND REPORTS ARE FOR THE USE ONLY OF THE CLIENT TO WHOM THEY ARE ADDRESSED AND THEIR COMMUNICATION TO ANY OTHERS OR THE USE OF THE NAME TESTING SERVICES, INC. MUST RECEIVE OUR PRIOR WRITTEN APPROVAL. THE REPORTS AND LETTERS, AND OUR NAME, OUR SEALS, OR OUR INSIGNIA ARE NOT UNDER ANY CIRCUMSTANCES TO BE USED IN ADVERTISING TO THE GENERAL PUBLIC.



Test Report

CLIENT:	Shaw Sports Turf	REPORT NUMBER:	63075M
	616 E. Walnut Avenue	LAB TEST NUMBER:	2679-2302
	Dalton, GA 30720	DATE:	February 24, 2015

Test Material:

Turf Identification
Classic 41

Test Scope:

This test method determines the rate at which water enters the test material under defined constant head pressure conditions and reflects the permeability of the turf with infill system. Lab testing does not take into account the percolation properties of an underlying sub base.

Test Method:

British Standard 7044 Method 4: Determination of Infiltration Rate-Buffered Ponding Double Ring Infiltrometer

Test Procedure:

A 42" X 42" infilled turf sample was mounted on top of a steel grate, which allowed for free flow of water during the test. Two rings, one inner and one outer, were placed on top of the drain product. Water flowed separately into both ring areas-the outer ring creating a ponding effect by maintaining a head of water surrounding the inner ring. The infiltration rate is calculated by measuring the flow of water; by means of a water flow gauge (gallons), as it entered the inner ring in cubic centimeters during the 20-minute test. The temperature of the water in the inner ring was also recorded and normalized, compensating for the relative viscosity of water, to 10°C or 50°F.

Test Data:

Infill System: 3.19 lbs/ft² Crumb Rubber Mixed with
1.37 lbs/ft² Silica Sand (70%/30% Rubber/Sand)

Date of Test	February 23, 2015
Time of Test	20 Minutes
Gallons Used	18.80
Water Temperature	48.0°F
Viscosity Factor	1.3462
Ring Diameter	17.0"

Normalized Inches/Hour	Normalized Centimeters/Hour
59	150

Approved By:

Digitally signed by Eric Miles, Jr. VP
Telephone: 706.226.1400, e-mail: eric.miles@tsi.com, c/o TSi
Date: 2015.02.24 13:05:00 -0500

Eric Miles, Jr V.P., Testing Services Inc

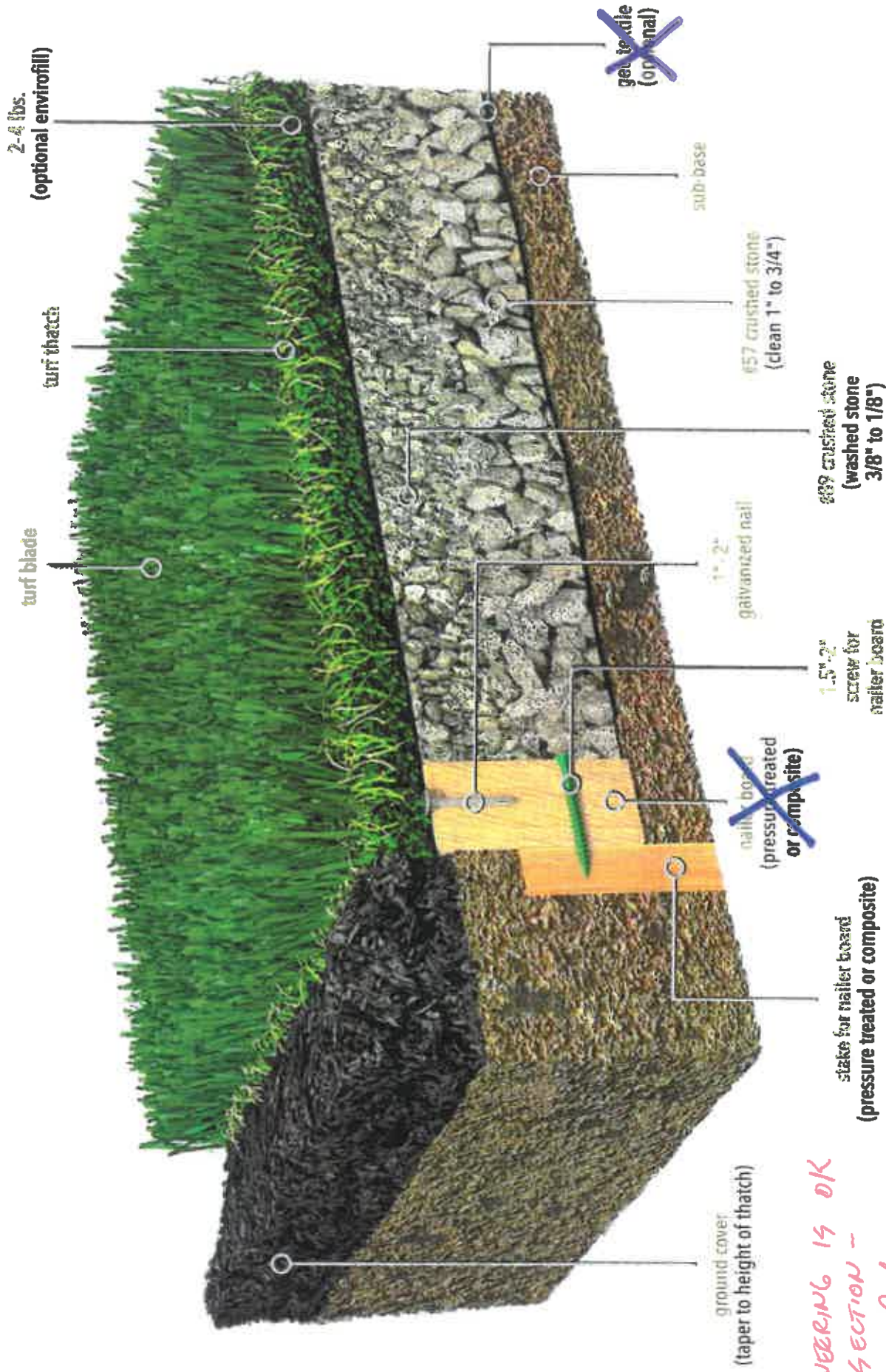
TSi Accreditation:

Our laboratory is accredited with US Dept of Commerce, National Institute of Standards and Technology: ISO/IEC 17025:2005. TSi is a recognized certified laboratory by the Synthetic Turf Council



SOUTHWEST GREENS®
GOLF & GRASS

PET with Nailer Board
(non infill turf recommended)



ENGINEERING IS OK
w/ SECTION -
Cal

HATCH REPRESENTS
NON-STRUCTURE AREA

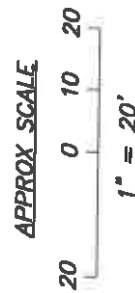
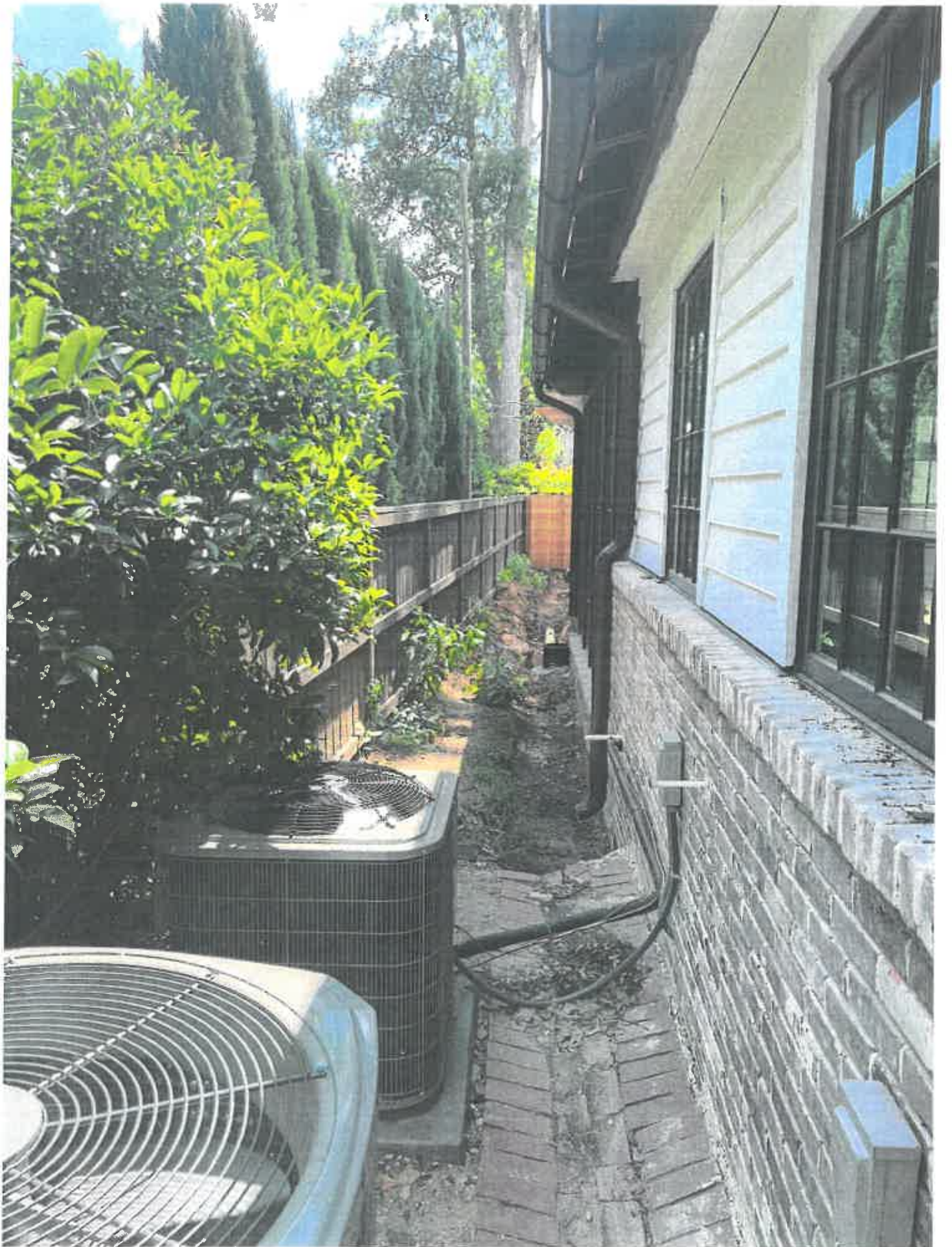


EXHIBIT: IMPROVISED CALCULATION AND CIVIL COMMENTS

[illegible]







**CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT**

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

July 27, 2022

David & Hannah Morris
306 English Circle
Homewood, AL 35209

Dear Owner/Applicant AND Adjacent Property Owners:

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

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.

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, August 4, 2022 in the Council Chambers (2nd Floor) at Homewood City Hall, 2850 19th Street South. If you prefer not to attend the in-person meeting at City Hall, you may join on-line utilizing the attached Zoom instructions **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE)**

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

Sincerely,



Sherri Williams
Zoning Supervisor

Case #: SV 22-08-05

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

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

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

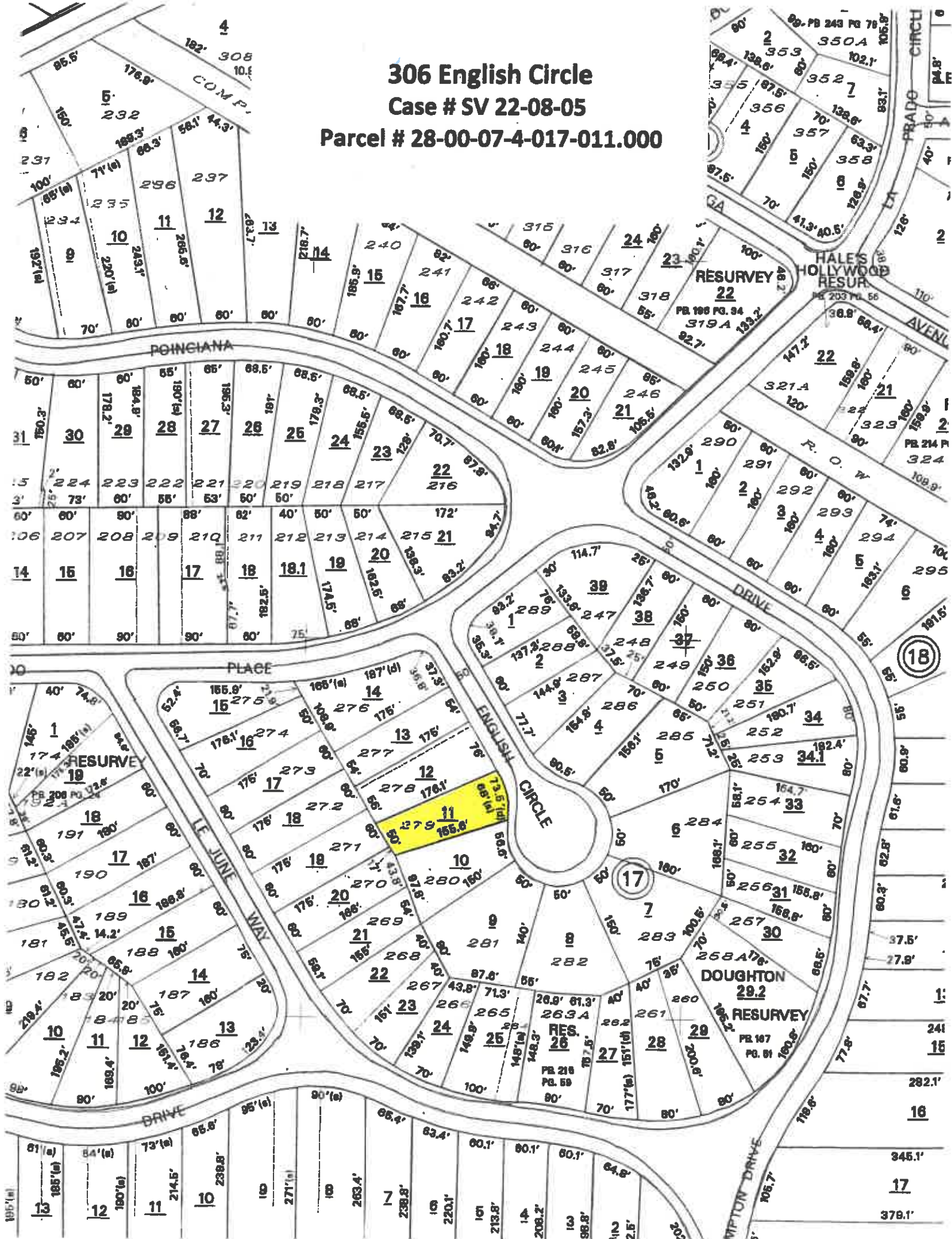
3rd Option: Dial In by phone: 312-626-6799

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

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

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

306 English Circle
Case # SV 22-08-05
Parcel # 28-00-07-4-017-011.000



City of Homewood
BIA Case Map

306 English Cir.

SV 22-08-05

Aerial Photo

 Subject Property
 Parcels



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



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

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



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 112 BONITA DRIVE, HOMEWOOD, ALABAMA 35209

BZA CASE # (assigned by city staff): 5715-20-08-06

APPLICANT INFORMATION

Name of Applicant (s): DAVE EYRICH - ENVIRONMENTAL DESIGN STUDIO, INC.

Address of Applicant(s): 1000 PROVIDENCE PARK, SUITE 200

BIRMINGHAM

ALABAMA

35242

City

State

Zip

Telephone Number(s) of Applicant(s): (205) 988-1111

Email :

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): JASON AND AMELIA STRAUSS

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

SAME

City

State

Zip

Email : jasonjstrauss@gmail.com; amelia@ameliastrauss.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: 28 00 07 4 004 001.000

PRESENT USE: vacant ☒ residence

commercial (describe):

other (describe):

PRESENT ZONING (per current City map): NPD

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

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

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

As a corner lot, the shape of the lot makes full compliance with the rear yard accessory structure requirements an undue hardship. The proposed pool is located at the rear of the house, and behind a 6' height masonry wall, which acts as a buffer from the street. We are requesting a variance for the pool.

PURPOSE OF VARIANCE

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

- ☐ the construction of an addition to a residence,
- ☐ the construction of residence,
- ☐ the construction of an addition to a commercial structure,
- ☐ the construction of a commercial structure,
- ☒ other (describe): The variance requested is for the proposed type of accessory structure (i.e. a pool) to be allowed in the side yard.

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

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

INDICATE THE FOLLOWING

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

	*Required by Zoning Regulations	Setback dimensions As they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback Street:	N/A			
Front Bldg. Setback Street: (secondary - corner lot)	N/A			
Right Bldg. Setback	N/A			
Left Bldg. Setback	N/A			
Rear Bldg. Setback	N/A			
Accessory Structure Setback: side/rear	5'			
	As Required	Existing NOW	Proposed	Variance Required
Lot Area		19,814.3 S.F.	19,814.3 S.F.	
Lot Width				
Parking		2,168.8 S.F.	2,168.8 S.F.	
Height of Structure				
Lot Coverage	≤ 50%	38.7%	40.8%	

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

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

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

Signature of Applicant

Date

7/5/22

Signature of Owner

Date

7/05/2022

Signature of Owner

Date

7/05/2022

112 BOWTIE DRIVE
HOMERWOOD, ALABAMA
JEFFERSON COUNTY
BOUNDARY SURVEY

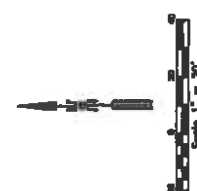
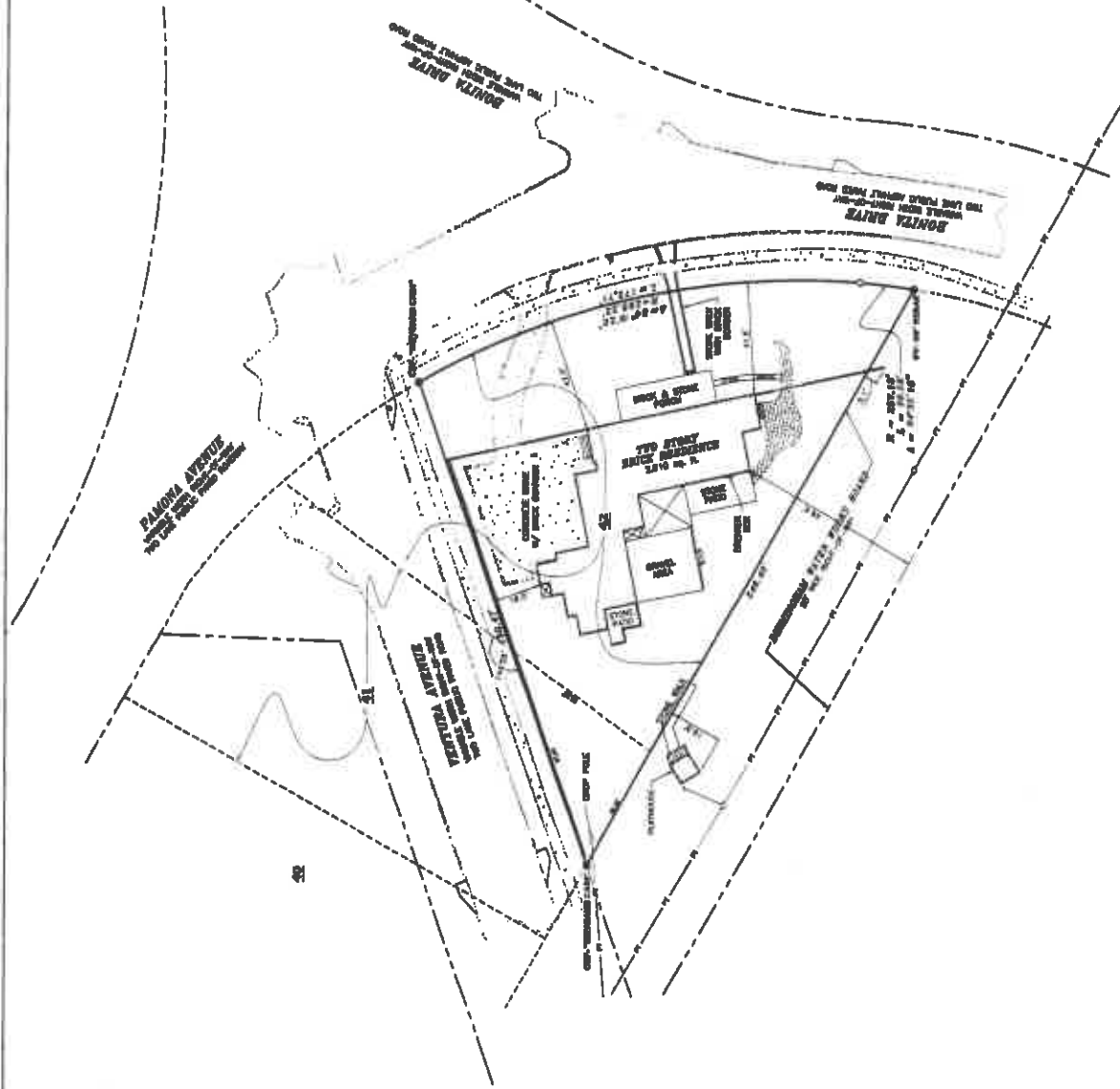
[illegible][illegible]

THE NATIONAL ASSOCIATION OF REALTORS®
 1300 MARKET STREET, SUITE 1000, PHILADELPHIA, PA 19104
 TEL: 215-382-1100 FAX: 215-382-1101
 WWW.NAR.ORG

[illegible]

1) The company has been successful in its efforts to increase sales and market share, and has been able to maintain a strong position in the market.

The U.S. Coast Guard is seeking a highly motivated individual to join its team of dedicated professionals. The position is located in the Gulf of Mexico, and the successful candidate will be responsible for a variety of duties, including but not limited to: conducting patrols, enforcing maritime laws, and providing assistance to distressed vessels. The ideal candidate will have a strong background in maritime operations and a commitment to public service.

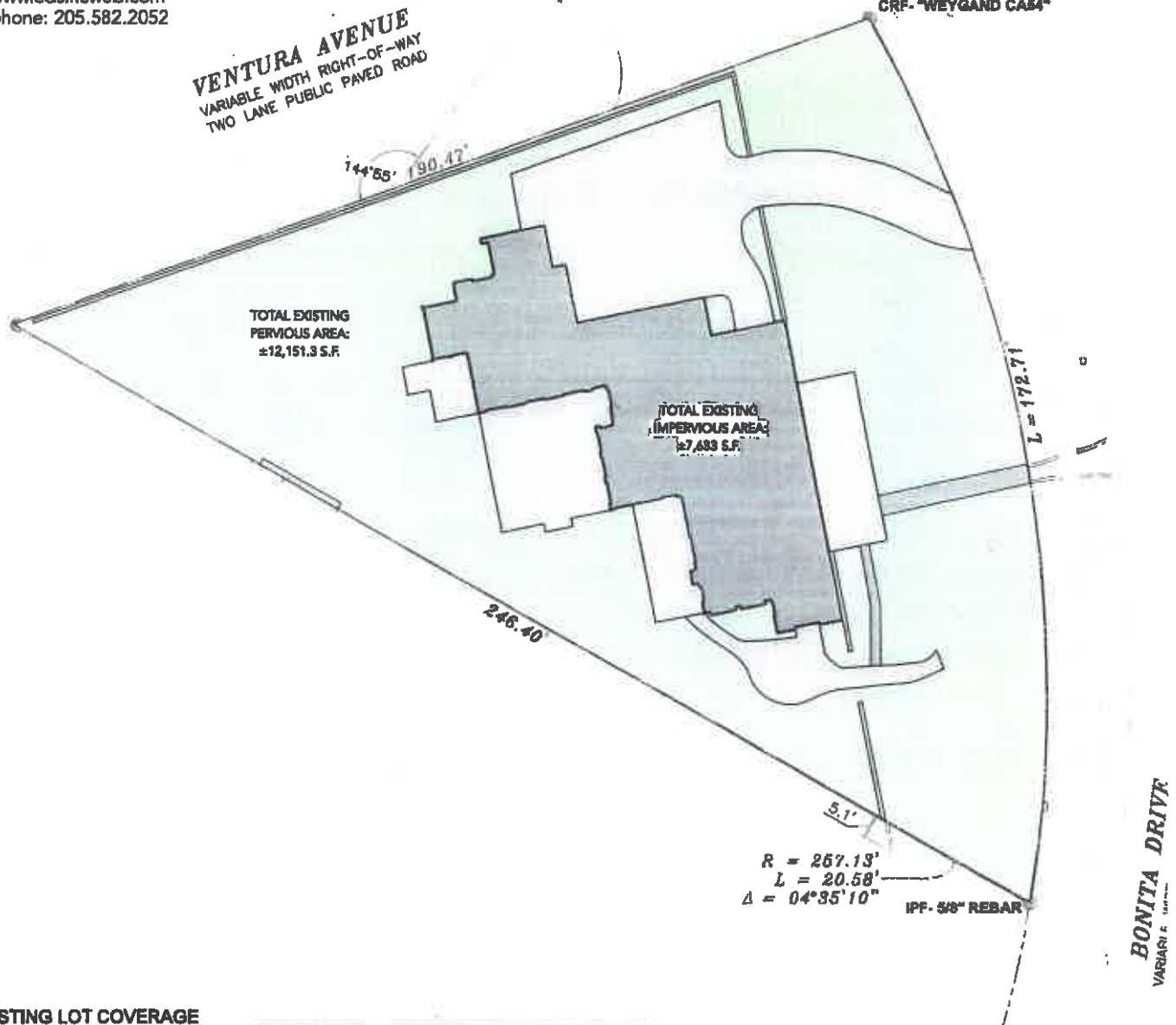




Environmental Design Studio

Site Planning
Garden Design
Signage & Wayfinding
Landscape Architecture

www.edsinweb.com
phone: 205.582.2052



1

EXISTING LOT COVERAGE

Scale: 1/16" = 1'-0"

EXISTING LOT COVERAGE		
	AREA S.F.	% COVERAGE
Total Lot Square Footage	18,814.3	
Roofs	3,217.0	18%
Existing Driveway	2,188.5	12.8%
Paved Areas	1,874.9	10.5%
Paved Sidewalks	211.1	1.1%
Yards	181.2	1.3%
TOTAL IMPERVIOUS SURFACE	7,682.0 S.F.	38.7%



2

PROPOSED LOT COVERAGE

Scale: 1/16" = 1'-0"

LOT COVERAGE TABLE		
	AREA S.F.	% COVERAGE
Total Lot Square Footage	18,814.8	
House	3,317.0	18%
Driveway & Parking	2,168.8	10.8%
Pool & Pools	2,836.0	13.8%
Private Sidewalks	211.1	1.1%
Walls	228.9	1.2%
TOTAL IMPERVIOUS SURFACE	8,462.5 S.F.	42.7%



Scale: 1/16" = 1'-0"

















**CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT**

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

July 27, 2022

Jason & Amella Strauss
112 Bonita Drive
Homewood, AL 35209

Dear Owner/Applicant AND Adjacent Property Owners:

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

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.

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, August 4, 2022 in the Council Chambers (2nd Floor) at Homewood City Hall, 2850 19th Street South. If you prefer not to attend the in-person meeting at City Hall, you may join on-line utilizing the attached Zoom instructions **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE)**

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

Sincerely,



Sherri Williams
Zoning Supervisor

Case #: SV 22-08-06

cc: David Eyrich, Environmental Design Studio, Inc.

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

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

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

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

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

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

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

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

112 Bonita Drive
Case # SV 22-08-06
Parcel # 28-00-07-4-004-001.000



City of Homewood BZA Case Map

112 Bonita Dr.

SV 22-08-06

Aerial Photo

 Subject Property
 Parcels



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

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



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

COMPLETE AND SUBMIT
PRIOR TO THE SUBMITTAL DEADLINE

Request for:



Variance



Appeal

Case #

22-08-07-1
Assigned by City staff

Property Address: 115 Riviera Rd. Homewood AL 35209
City State Zip

Applicant Information: (required)

Name of Applicant(s): John and Anne-Marie Toulitos

Mailing Address of Applicant(s): 115 Riviera Rd. Homewood AL 35209
City State Zip

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

Email: _____

Property Interest of Applicant(s): _____

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

Owner Information: If the owner is the same as the applicant, write "same".

Name of Owner(s): same

Mailing Address of Owners(s): _____

City

State

Zip

Email(s): _____

Telephone #(s): _____

Legal Description, Use and Zoning of Property

Parcel Identification Number: _____

Current Use: _____ vacant/undeveloped X residential

commercial (describe): _____

other (describe): _____

Current Zoning: Residential Conforming/Nonconforming: _____

Per current City Zoning map

NPD

Purpose for requested Variance:

A Variance is requested in conformity with the powers vested in the Board of Zoning Adjustment for the following purpose:

____ Construction of a new residence

X Construction of an addition to a residence

____ Construction of an addition to a commercial structure

____ Construction of a commercial structure

____ Other (describe): _____

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

COMPLETE AND SUBMIT
PRIOR TO THE SUBMITTAL DEADLINE

Reason/hardship for requesting a Variance:
For guidance, see "What is a Variance" on page 1 of instructions.

Thank you for your consideration. We purchased this house 78 years ago. We would say that the porch is the least used part of our house. The house is 6800 sq. feet or so but the porch is too small for even the 5 of us to share a meal there. About 4 years ago my brother purchased the house next door for our elderly parents to live in and we care for them. He is sending an email to state that he is in agreement with any changes to the porch. Due to the angle of the property, we do not have the option to build off the back of the house without encroaching on the setback.

Attach addition page(s) if necessary

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

COMPLETE AND SUBMIT
PRIOR TO THE SUBMITTAL DEADLINE

Property Information Chart

The following must be included with application

1. A recent survey showing existing structures must be included with all Variance requests.
2. A plot plan showing the locations, dimensions and setbacks of all proposed construction must be included with all Variance requests.

Setback Information	*Required by zoning regulations	Setback dimensions currently existing	Setback dimensions after proposed construction	Setback Variance Requested
Front Bldg. Setback Street:				
Front Bldg. Setback Street: secondary front - corner lot				
Right Bldg. Setback	10'	5' Foundation	5' Foundation	
Left Bldg. Setback		13' Porch	5' Porch	
Rear Bldg. Setback				
Accessory Structure				
Setback: side/rear.				
Property dimensions and structure information	As required	Currently existing	Proposed	Variance Requested
Lot Area (sq. ft./acres)				
Lot Width				
Parking Spaces				
Height of Structure				
Lot Coverage				
sq. ft. of structures + lot sq. ft.				

*For setback information, refer to the [City of Homewood Zoning Ordinance](#), or contact the Zoning Department directly by calling 205-332-6828 or 205-332-6854 or click on [Zoning Information](#) to email your questions.

The undersigned hereby grants permission for a sign, advertising the BZA hearing date, time and place to be posted on the subject 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 statement or plans submitted herewith are true to the best of my (our) knowledge and belief. I (we) further understand that any relief granted based on falsified information will be null and void.

Signature of Applicant

Date

3/2/2022

Signature of Owner

Date

03/02/2022

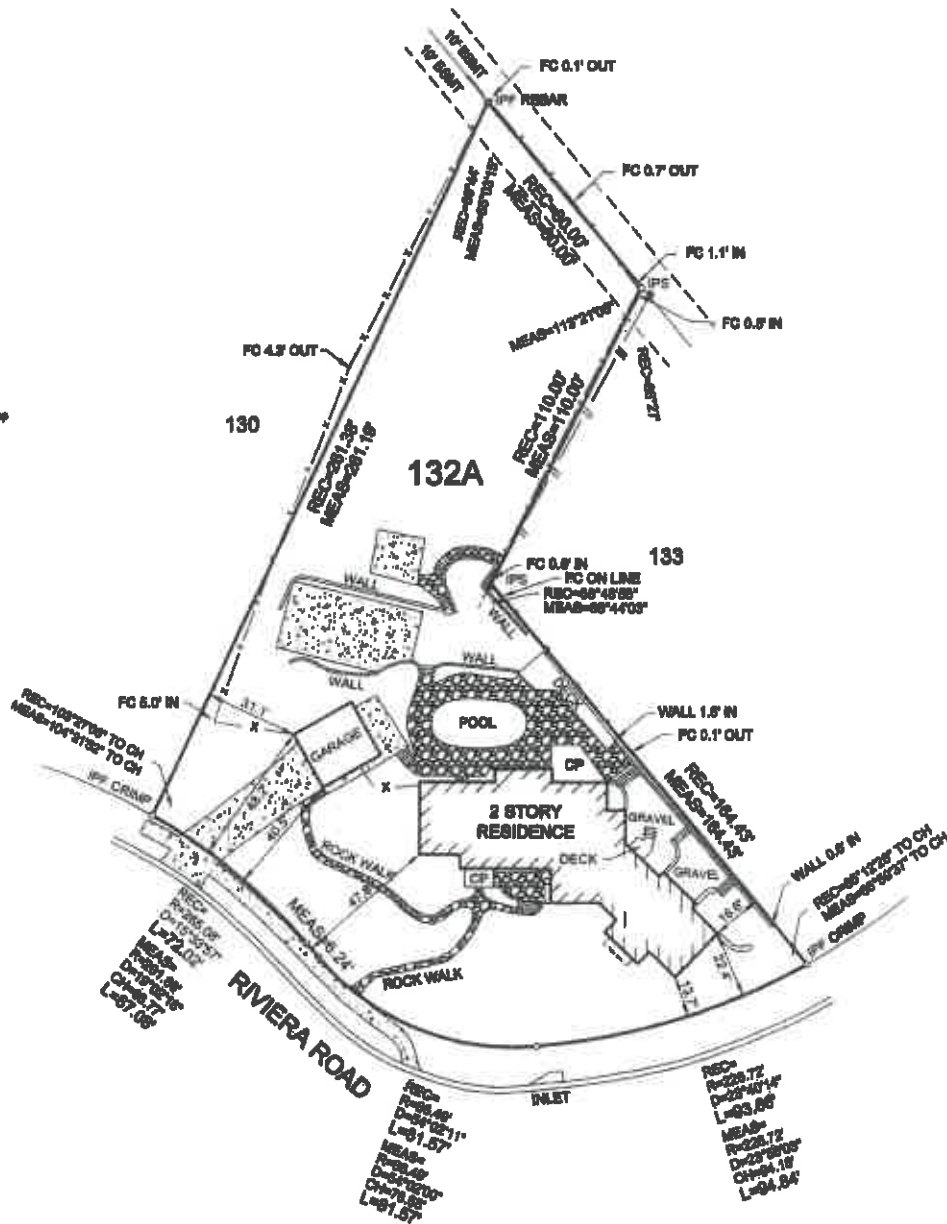
Signature of Owner

Date

03/02/2022

LEGEND:

ASPH	asphalt
BKG	background
BLDG	building
CALC	calculated
CAP	cap
CL	centerline
CH	channel
CHNC	channel
C	center
D	distance
E	curve data angle
F	face
FB	face
FW	face
IPP	iron pin found
IPP*	iron pin found to ROW cap
IPB	iron pin and sublet cap
L	length
MEAS	measured
MIN	minimum
MM	measured
N	note
ON	on
P	point
PO	point of curve
PBS	point of beginning
POB	point of beginning
PT	point of tangent
PVMT	point of vertical
R	radius
RED	recorded
RES	residence
ROW	right of way
S	section
SAH	sanitary
STM	storm
SWR	sewer
SYN	synthetic
UTIL	utility
U	unknown
V	vertical
YI	yard line
.	degree
.	minutes, in
.	seconds, in
.	bearing or angles
.	bearing or angles
.	foot, in distance
.	area
AD	area of lot, or plan or other



STATE OF ALABAMA SHELBY COUNTY

I, Carl Daniel Moore, a registered Land Surveyor, certify that I have surveyed Lot 132A, PARKER'S ADDITION TO LAKE SHORE ESTATES as recorded in Map Book 184, Page 80, in the Office of the Judge of Probate, Jefferson County, Alabama; that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief; that the correct address is as follows: 116 Riviera Road according to my survey of June 1, 2022. Survey is not valid unless it is sealed with embossed seal or stamped in red.

SURVEYING SOLUTIONS, INC.
2232 CAHABA VALLEY DRIVE SUITE M
BIRMINGHAM, AL 38242
PHONE: 205-991-8965

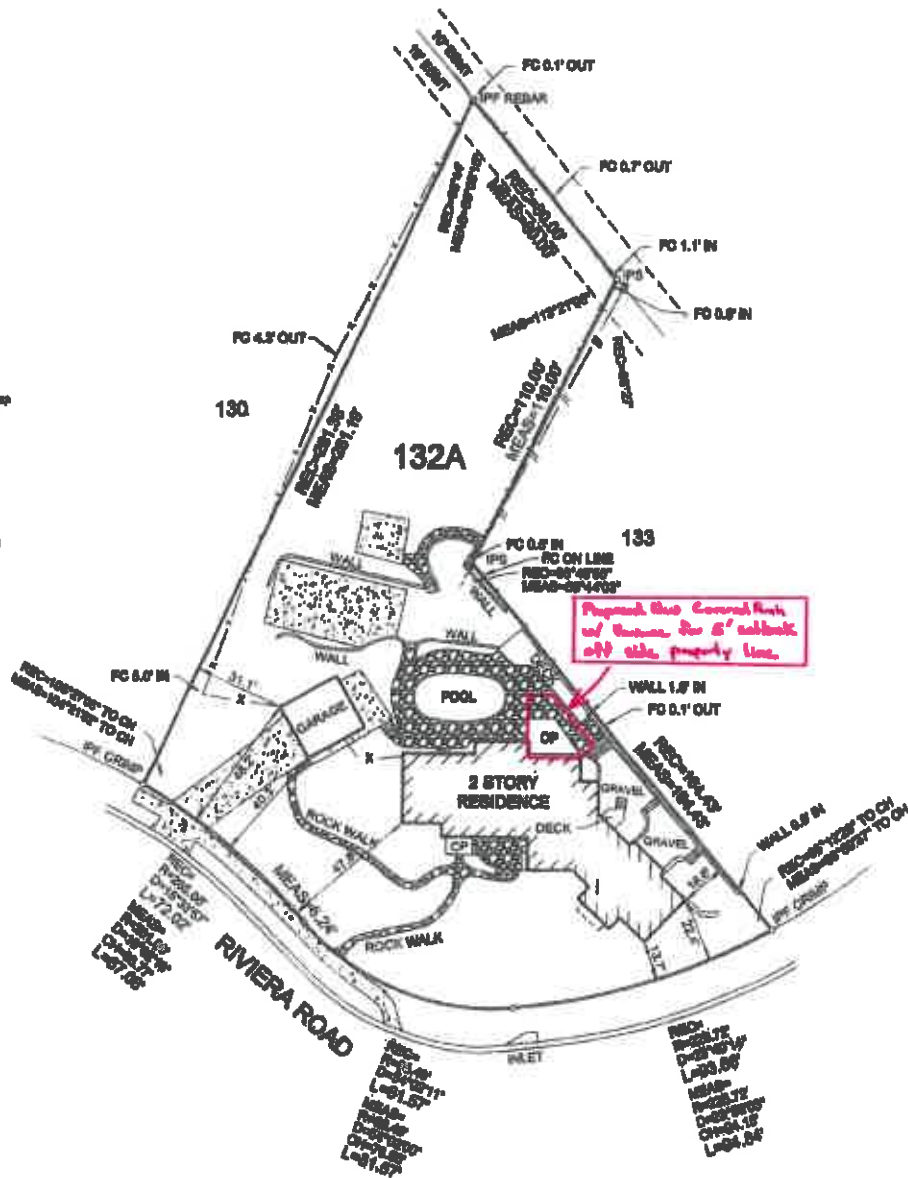
Carl Daniel Moore
Carl Daniel Moore, Reg. L.S. #12166

6-3-2022

Date of Signature



Order No. 889078
Purchaser: Toulissos
Type of Survey: Property Boundary



WORD SUBDIVISION JEFFERSON COUNTY PARKERS ADD TO LAKE SHORE ESTATE LOT 122A PARKERS ADD TO LAKE SHORE ESTATE



Angela Montgomery

From: Anne-Marie Touliatos <atouliatos@gmail.com>
Sent: Tuesday, July 12, 2022 10:07 AM
To: Angela Montgomery

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.



Sent from my iPad

Angela Montgomery

From: Anne-Marie Touliatos <atouliatos@gmail.com>
Sent: Tuesday, July 12, 2022 10:08 AM
To: Angela Montgomery

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.



Sent from my iPad

Angela Montgomery

From: Anne-Marie Touliatos <atouliatos@gmail.com>
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To: Angela Montgomery

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Sent from my iPad

Angela Montgomery

From: Anne-Marie Touliatos <atouliatos@gmail.com>
Sent: Tuesday, July 12, 2022 10:09 AM
To: Angela Montgomery

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.



Sent from my iPad

Angela Montgomery

From: Anne-Marie Touliatos <atouliatos@gmail.com>
Sent: Tuesday, July 12, 2022 10:11 AM
To: Angela Montgomery

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** Example: What they would like to build*



Sent from my iPad

Angela Montgomery

From: Anne-Marie Touliatos <atouliatos@gmail.com>
Sent: Tuesday, July 12, 2022 10:11 AM
To: Angela Montgomery

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** Example of what they would like to build*



Sent from my iPad

Angela Montgomery

From: Anne-Marie Touliatos <atouliatos@gmail.com>
Sent: Tuesday, July 12, 2022 10:11 AM
To: Angela Montgomery

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Example of what they would like to build



Sent from my iPad

Angela Montgomery

From: Joey Turman <joey.turman@bayoucityfellowship.com>
Sent: Tuesday, March 1, 2022 2:20 PM
To: Angela Montgomery
Cc: Anne-Marie Touliatos
Subject: Permission

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern:

I am the owner of the residence at 109 Riviera Rd. Having discussed the plans with the owner of the residence at 115 Riviera Road, we are in agreement of the owner's plans to build a porch up to the property line.

Please let me know if you need anything additional from us in this regard.

Sincerely,

Joseph Turman

**CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT**

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

July 27, 2022

John & Anne-Marie Touliatos
115 Riviera Road
Homewood, AL 35209

Dear Owner/Applicant AND Adjacent Property Owners:

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

SV-22-08-07, 115 Riviera Road, Parcel ID No.: 29 00 24 2 013 012.000

Applicants / Property Owner: John & Anne Marie Touliatos

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.

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, August 4, 2022 in the Council Chambers (2nd Floor) at Homewood City Hall, 2850 19th Street South. If you prefer not to attend the in-person meeting at City Hall, you may join on-line utilizing the attached Zoom instructions **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE)**

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

Sincerely,



Sherri Williams
Zoning Supervisor

Case #: SV 22-08-07

cc: Chris Waldron, Plantation Porches

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

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

1st Option: Join on-line at www.zoom.us/join
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Passcode: 514257

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

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

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

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

115 Riviera Road
Case # SV 22-08-07
Parcel # 29-00-24-2-013-012.000



City of Homewood
BIA Case Map

115 Riviera Rd.

SV 22-08-07

Aerial Photo

 Subject Property
 Parcels



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ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 332-0628



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

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



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 116 E. Edgewood Dr.

BZA CASE # (assigned by city staff): SV 22-08-08

APPLICANT INFORMATION

Name of Applicant (s): Twin Construction, Inc.

Address of Applicant(s): 2907 Central Ave. #105

Homewood
City

AL
State

35209
Zip

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

Email: _____

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): Whitney Reidinger

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: 29-00-13-1-012-030.000

PRESENT USE: ☒ vacant _____ residence

_____ commercial (describe): _____

_____ other (describe): _____

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

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

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

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

This lot has significant drainage issues,
requiring site retaining walls and hardscape.
An engineered stormwater plan has been
developed to address this problem. The
impervious surface ratio will exceed the
city requirement, therefore we are requesting
a 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,
- ☒ other (describe): To increase the total lot coverage + rear
coverage

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

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

INDICATE THE FOLLOWING

Applicant must provide a survey to verify:

Setback/Information	*Required by zoning regulations	Setback dimensions currently existing	Setback dimensions after proposed construction	Setback/Variance Requested
Front Setback Street Name				
Front Setback -- Corner lot Street Name				
Right Bldg. Setback				
Left Bldg. Setback				
Rear Bldg. Setback				
Accessory Structure Setback: side/rear	/	/	/	/
Property dimensions and structure information	As required	Currently existing	Proposed	Variance Requested
Lot Area (sq. ft./acres)				
Lot Width				
Parking Spaces				
Height of Structure				
Lot Coverage sq. ft. of structures + lot sq. ft.	50% Total	23% Total	65% Total	15% Total
Rear Lot Coverage	30% Total		70% Total	40% Total

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 332-0028 or 332-6864 or by clicking on the following link to email: Zoning Information,

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

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

Signature of Applicant/Agency

Date

7/5/2022 | 9:49 AM CDT

Signature of Owner

Date

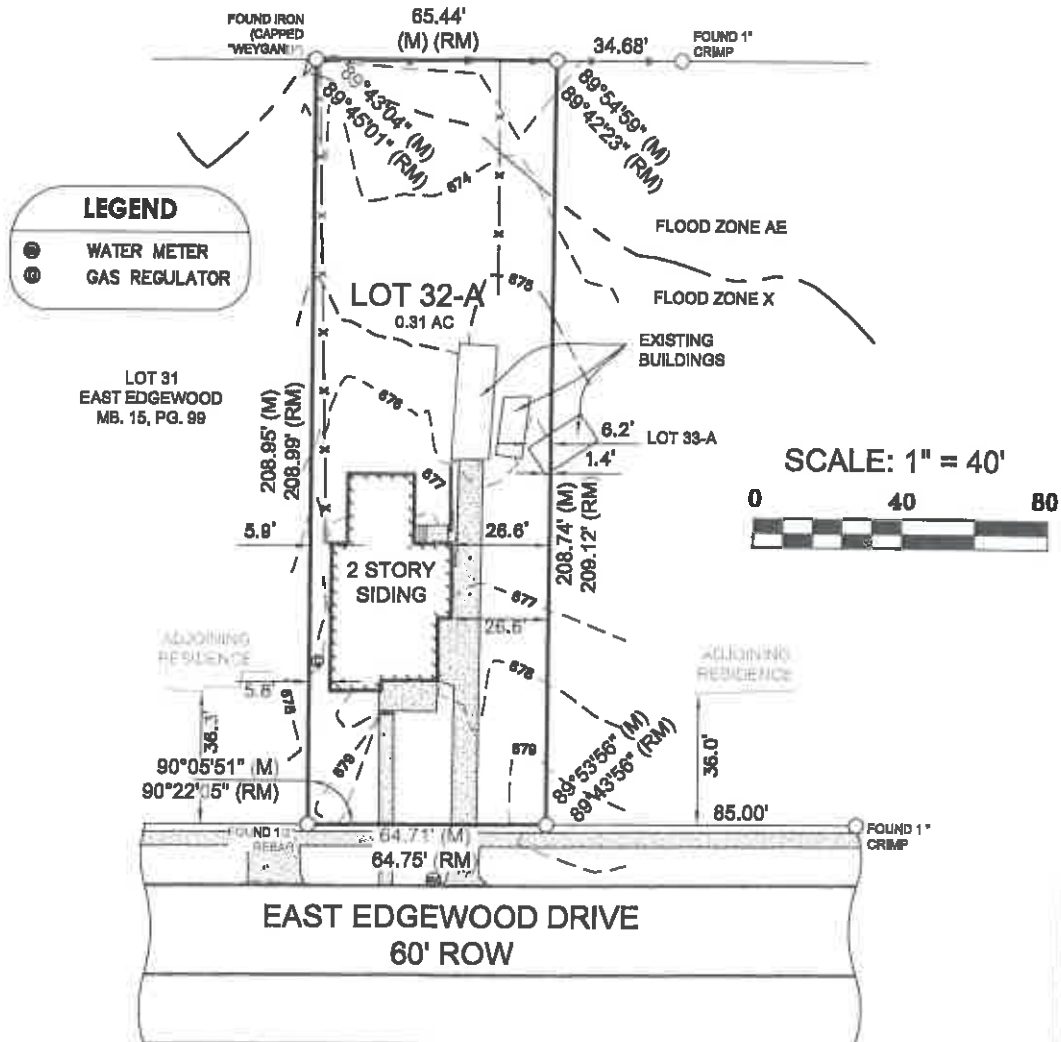
Signature of Owner

Date

BOUNDARY & TOPOGRAPHIC SURVEY

LOT 32-A

CINKS' RESURVEY OF EAST EDGEWOOD
NOT RECORDED AT TIME OF SURVEY
JEFFERSON COUNTY, ALABAMA



DESCRIPTION

Lot 32-A of Cinks' Resurvey Of East Edgewood as recorded in Map Book -----
Page ----- In the Office of the Judge of Probate in JEFFERSON County,
Alabama. Map not recorded at time of survey, provided by Client.

I hereby certify 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.

Surveyor's Signature: [Signature]
Alabama License Number 26013, Date: May 21, 2022

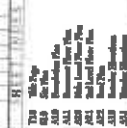
NOTE:
1. North arrow based on PLAT.
2. Survey not valid without original signature.

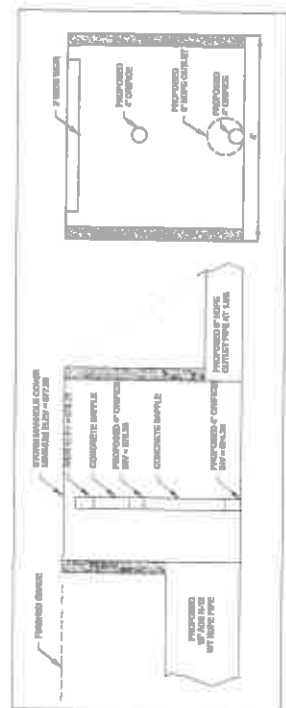
Address: 118 East Edgewood Drive
Date of Fieldwork: 2022-05-12
Date of Survey: 2022-05-17
Job Number: TWIN0107
Drawn By: [Signature]
Survey For: TWIN COMPANIES
Type of Survey: BOUNDARY & TOPOGRAPHIC SURVEY



120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124







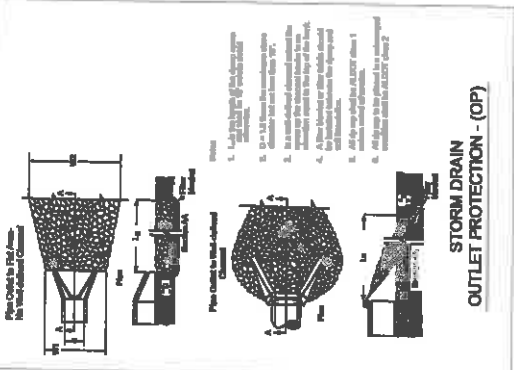
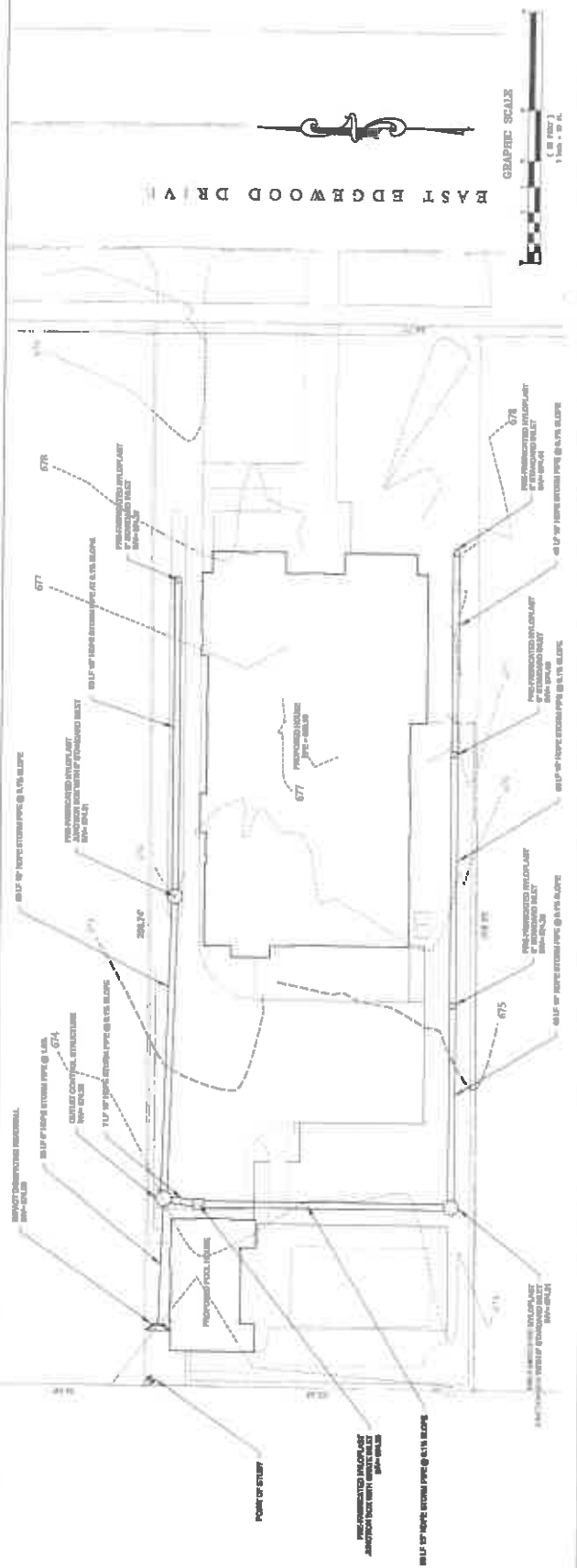
OUTLET CONTROL STRUCTURE

- NOTES:
1. ALL STORM WATER DRAINAGE SHALL BE DESIGNED TO BE CAPABLE OF HANDLING THE MAXIMUM ANTICIPATED FLOW RATE TO THE DRAINAGE SYSTEM.
 2. ALL STORM WATER DRAINAGE SHALL BE DESIGNED TO BE CAPABLE OF HANDLING THE MAXIMUM ANTICIPATED FLOW RATE TO THE DRAINAGE SYSTEM.
 3. ALL STORM WATER DRAINAGE SHALL BE DESIGNED TO BE CAPABLE OF HANDLING THE MAXIMUM ANTICIPATED FLOW RATE TO THE DRAINAGE SYSTEM.
 4. ALL STORM WATER DRAINAGE SHALL BE DESIGNED TO BE CAPABLE OF HANDLING THE MAXIMUM ANTICIPATED FLOW RATE TO THE DRAINAGE SYSTEM.



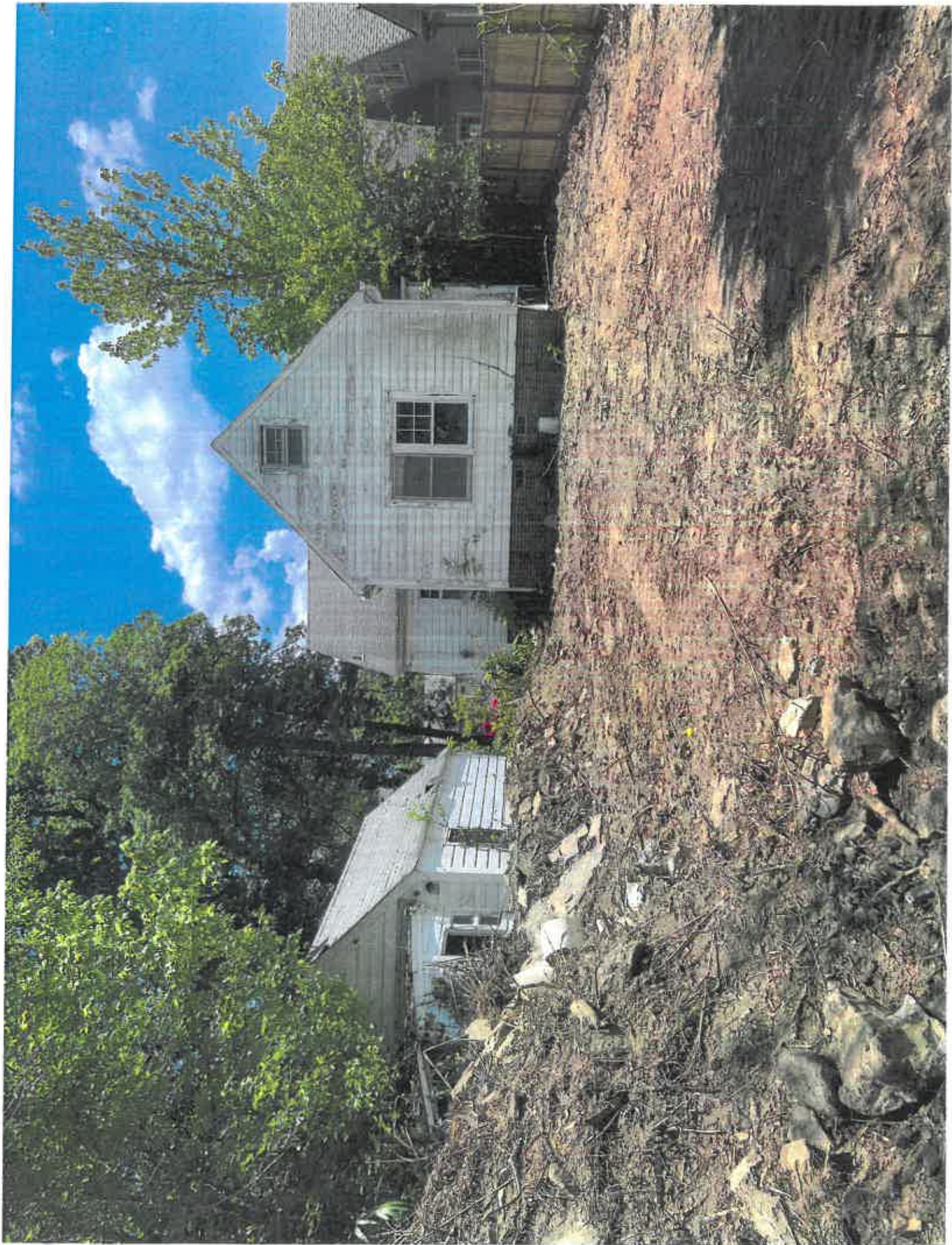
MANHOLE AND CHAMBER INSTALLATION DETAIL

SECTION	PIPE SIZE (IN)	PIPE LENGTH (FT)	PIPE WEIGHT (LBS)	PIPE VOLUME (CU FT)
1	18	10	100	1.0
2	18	10	100	1.0
3	18	10	100	1.0
4	18	10	100	1.0
5	18	10	100	1.0



STORM DRAIN
OUTLET PROTECTION - (OP)







**CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT**

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

July 27, 2022

Whitney Reidinger
116 East Edgewood Drive
Homewood, AL 35209

Dear Owner/Applicant AND Adjacent Property Owners:

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

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.*

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, August 4, 2022 in the Council Chambers (2nd Floor) at Homewood City Hall, 2850 19th Street South. If you prefer not to attend the in-person meeting at City Hall, you may join on-line utilizing the attached Zoom Instructions **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE)**

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

Sincerely,

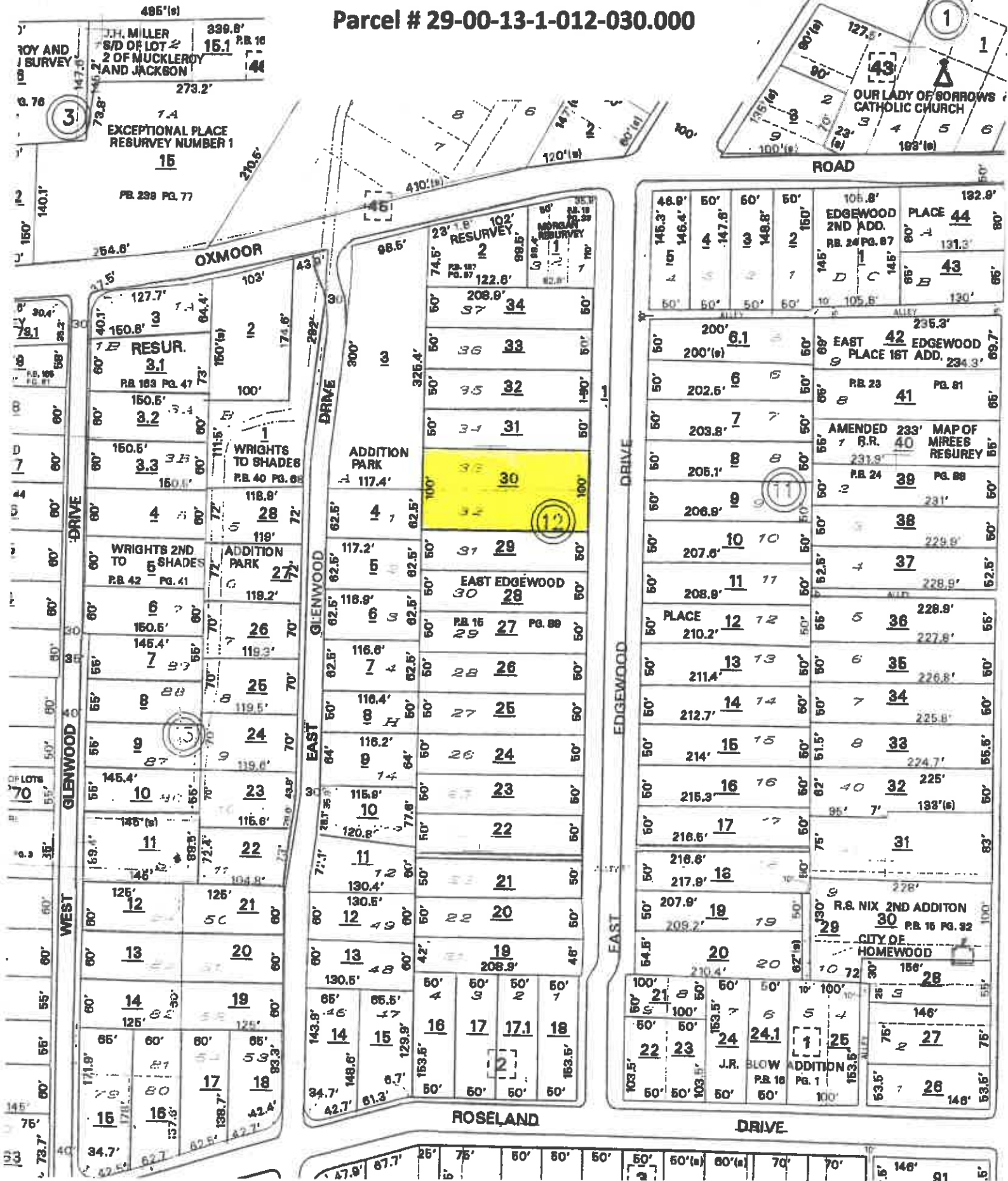


Sherri Williams
Zoning Supervisor

Case #: SV 22-08-08

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

116 East Edgewood Dr.
Case # SV 22-08-08
Parcel # 29-00-13-1-012-030.000



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

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

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

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

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

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

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

City of Homewood
BZA Case Map

116 E Edgewood Dr.

SV 22-08-08

Aerial Photo

 **Subject Property**
 **Parcels**



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

