

Homewood Board of Zoning Adjustments

Meeting Agenda

Thursday, September 2, 2021, 6:00 P.M.

City Council Chamber

2850 19TH Street South, 2ND Floor

Homewood, Alabama 35209

Persons who are unable to attend the meeting may view the proceedings on-line by clicking the link in Option 1, or by following the instructions in Option 2 or Option 3:

Option 1: Click on the following link:

<https://us02web.zoom.us/j/86294312839?pwd=ZEx4ZzZMvVTFDYW1lYTVhcjBvVE94dz09>

Option 2: Zoom App - Meeting ID#: 862 9431 2839 | Passcode: 598451

Option 3: By phone: **312-626-6799**

Please note that public comments will not be heard by persons viewing through Zoom. Persons who wish to comment may only do so in person, by attending the meeting, or by submitting their comment(s) through the City of Homewood website, through the following link: www.cityofhomewood.com/boards-committees Comments should be submitted no later than 24-hours prior to the meeting and will be provided to board members for their consideration. Please include the address or case number in your comment.

Board Members

Chair, Beverly LeBoeuf, Ward 2

Vice-Chair, Matthew Foley, Ward 5

Joy Smith, Ward 1

Ty Cole, Ward 3

Meghan Hand, Ward 4

Supernumeraries

Stuart Roberts

John Geer

Order of Business

I. Call to Order

II. Roll Call

III. Minutes Approval – July 1, 2021

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

IV. Communications/Reports from Chair & Vice Chair

V. Old Business

1) Updates to Rules of Procedure and By-Laws

2) Case # SV-21-08-01, 908 Palmetto Drive, Parcel ID No.: 29 00 13 2 022 003.000, Applicant: Twin Construction / Property Owners: Dan and Caroline Dunavant

- a. *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 (west) property line from 10-feet to 7.2-feet (7-feet, 2-inches), for a total reduction of 2.8-feet (2-feet, 10-inches), to allow for the construction of a second-story addition on an existing non-conforming single-family residence.*
- 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 (east) property line from 10-feet to 4.7-feet (4-feet, 8-inches), for a total reduction of 5.3-feet (5-feet, 4-inches, to allow for the construction of a second-story addition on an existing non-conforming single-family residence.*

3) Case # SV-21-08-02, 3006 Cook Street, Parcel ID No.: 28 00 07 3 032 003.000, Applicant: Blackwater Development Company, LLC / Property Owners: TDG Cook Street LLC (Continued to October 7, 2021 meeting at the request of the Applicant)

- a. *A request for a variance to Article IV, District Uses, Sec. H, R-7 Attached Dwelling Unit District, (3) Other regulations; a. District Development Criteria, Article V, Table 1, Quantitative Development Criteria, to reduce the setback along the front (east) property line from 24-feet to 0-feet, for a total reduction of 24-feet, to allow for the construction of six (6) attached dwelling units.*
- c. *A request for a variance to Article IV, District Uses, Sec. H, R-7 Attached Dwelling Unit District, (3) Other regulations; a. District Development Criteria, Article V, Table 1, Quantitative Development Criteria, to reduce the setback along the rear (west) property line from 40-feet to 0-feet, for a total reduction of 40-feet, to allow for the construction of six (6) attached dwelling units.*

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

VI. New Business

- 1J) Case # SV-21-09-01, 733 Saulter Lane, Parcel ID No.: 29 00 13 4 008 050.000, Applicant: Richard Long, Long & Long Design / Property Owners: Damon Cox**
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 (north) property line from 10-feet to 5.25-feet (5-feet, 3-inches), for a total reduction of 4.75-feet (4-feet, 9-inches), to allow for the construction of an enclosed porch addition.
- 2) Case # SV-21-09-02, 1601 Lake Ridge Circle, Parcel ID No.: 29 00 24 4 002 018.000, Applicant: Joe Fante, J. Fante Studio, LLC / Property Owners: Marc Mullins**
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 (south) property line from 54-feet to 37.7-feet (37-feet, 8-inches), for a total reduction of 16.3-feet (16-feet, 4-inches), to allow for the addition of a covered front porch.
- 3) Case # SV-21-09-03, 214 Edgewood Boulevard, Parcel ID No's: 29 00 13 2 026 010.000, 29 00 13 2 026 010.001, 29 00 13 2 026 010.002, 29 00 13 2 026 010.003, 29 00 13 2 026 010.004, Applicant: Patrick Lancaster, CCR Architecture & Interiors / Property Owners: Clayton and Rachel Mobley**

 - a.** *A request for a Variance to Article V, Section D (3), Homewood Zoning Ordinance, to allow the placement of an accessory structure (swimming pool) in a secondary front yard (Roseland Drive).*
 - b.** *A request for a Variance to Article IV, Section A, (3) Development regulations, e. Maximum Building Height, to allow the increase in the height of a single family residence from 35-feet to 44.4-feet, (44-feet, 5-inches), for a total increase of 9.4-feet (9-feet, 5-inches), to allow the construction of an addition to an existing single-family residence.*

VI. Presentations and Communications to the Board

VII. Adjournment

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

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 908 Palmetto Street

BZA CASE # (assigned by city staff): SV 21-08-01

APPLICANT INFORMATION

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

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

City Homewood

State AL

Zip 35209

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

Email: j. REDACTED com

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): Dem & Caroline Dunavant

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

City

State

Zip

Email: A REDACTED com

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

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

PARCEL IDENTIFICATION NUMBER: 290132022003000

PRESENT USE: vacant X residence

commercial (describe):

other (describe):

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

**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:

Rebuilding 2nd story over existing footprint
of home, which is out of compliance. Main level
footprint is not changed.

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:				
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback	10'	4.7' 5.3'	4.7'	5.3'
Left Bldg. Setback	10'	7.2' 7.2'	7.2' 7.2'	2.8'
Rear Bldg. Setback				
Accessory Structure Setback: side/rear				
	As Required	Existing NOW	Proposed	Variance Required
Lot Area				
Lot Width				
Parking				
Height of Structure				
Lot Coverage				

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

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

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

REDACTED
Signature of Applicant

6/24/2021
Date

REDACTED
Signature of Owner

6/24/2021 | 12:15 PM CDT
Date

REDACTED
Signature of Owner

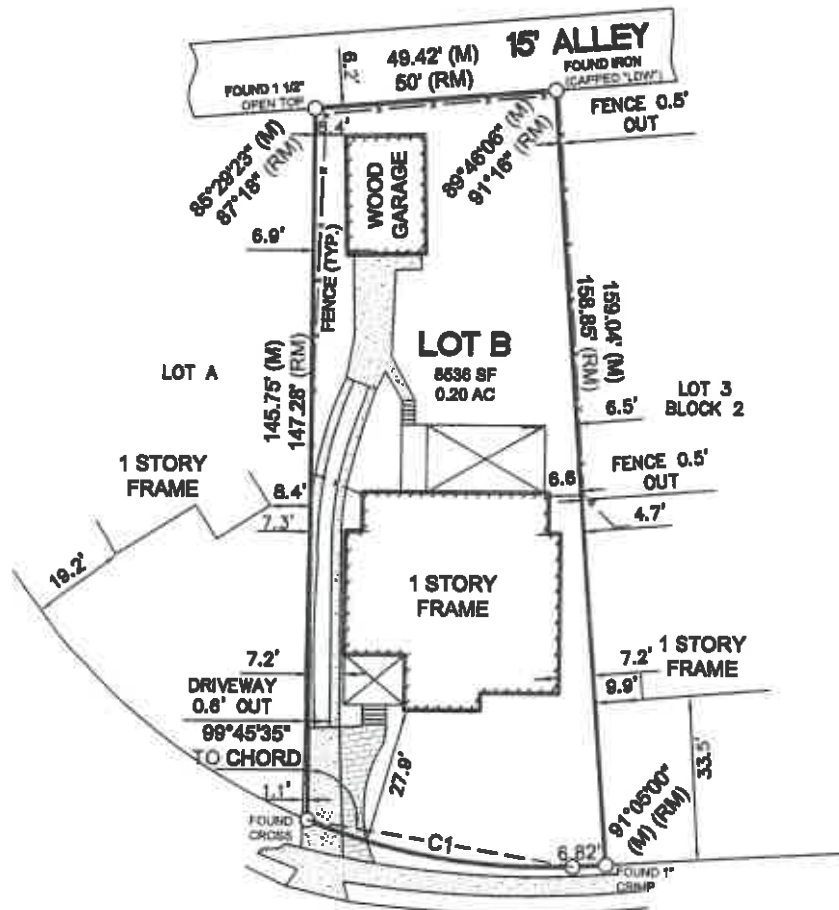
6/24/2021 | 1:12 PM CDT
Date

BOUNDARY SURVEY LOT B

LEO HICK'S RE-SUBDIVISION

MAP BOOK 23, PAGE 56

JEFFERSON COUNTY, ALABAMA



**PALMETTO STREET
R.O.W. VARIES**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1 (M)	55.54'	129.43'	24°35'16"
C1 (RM)	56.46'	129.43'	

SCALE: 1" = 30'



DESCRIPTION

Lot B of LEO HICK'S RE-SUBDIVISION as recorded in Map Book 23 Page 56 in the Office of the Judge of Probate in JEFFERSON County, Alabama.

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: August 17, 2021

NOTE:

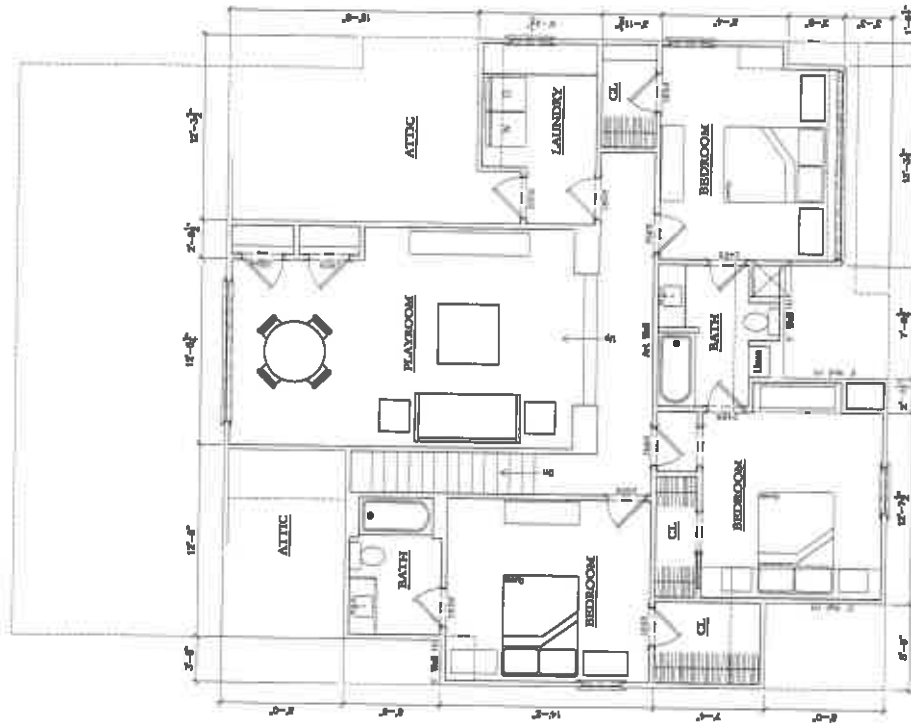
1. North arrow based on PLAT.
2. Survey not valid without original signature.

Address: 908 Palmetto Street
Date of Fieldwork: 2021-08-11
Date of Survey: 2021-08-17
Job Number: TWIN0078
Drawn By: MHA
Survey For: Twin Companies
Type of Survey: BOUNDARY SURVEY



120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124





2nd Level Floor Plan

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

DUNAVANT

PROJECT ADDRESS

900 Main St.
Huntsville, AL 35899

Twin Companies
2001 Central Ave.
Suite 105
Huntsville, AL 35899

TWIN
INSPIRE DESIGN BUILD



CHANGE LOG:

NO.	DATE	DESCRIPTION
1	10/1/18	Initial Design
2	10/1/18	Revised Design
3	10/1/18	Final Design
4	10/1/18	Construction Documents
5	10/1/18	Final Construction Documents

PLAN CHECKED: [Signature]

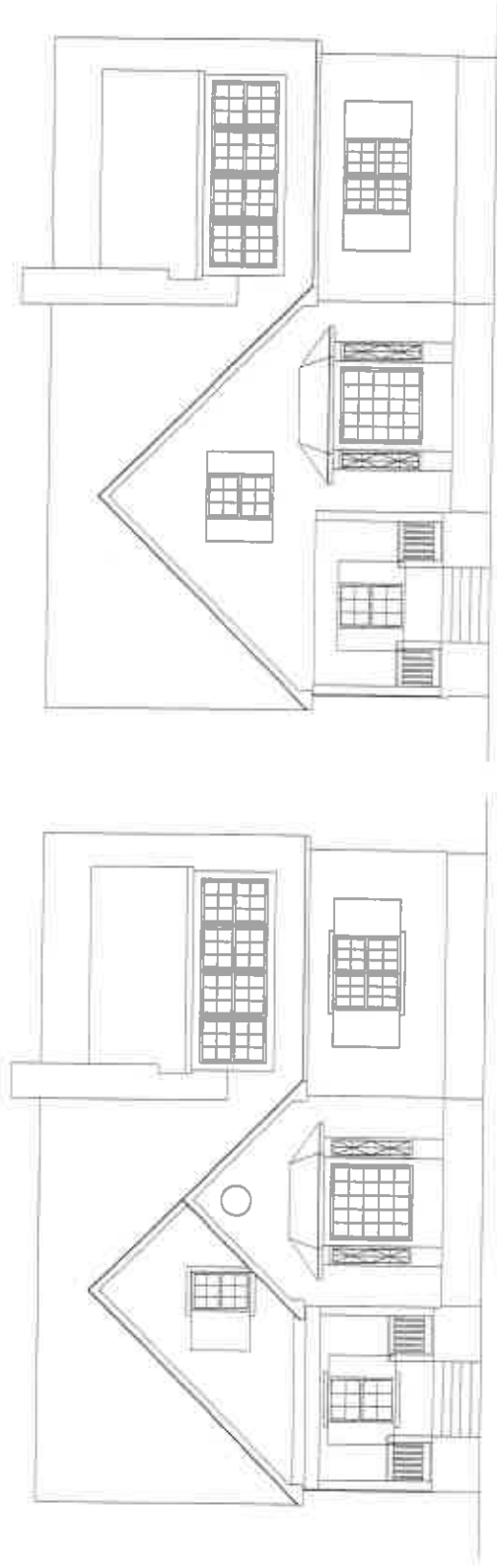
NO.	DATE	DESCRIPTION
1	10/1/18	Initial Design
2	10/1/18	Revised Design
3	10/1/18	Final Design
4	10/1/18	Construction Documents
5	10/1/18	Final Construction Documents

BY: [Signature]

A2.1

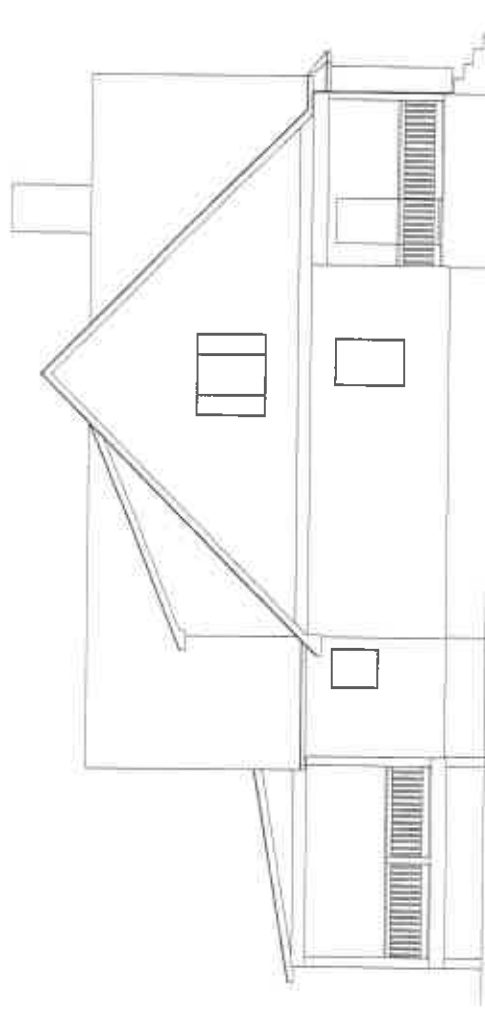
Front Elevation

SCALE: $\frac{1}{4}'' = 1'-0''$



Left Elevation

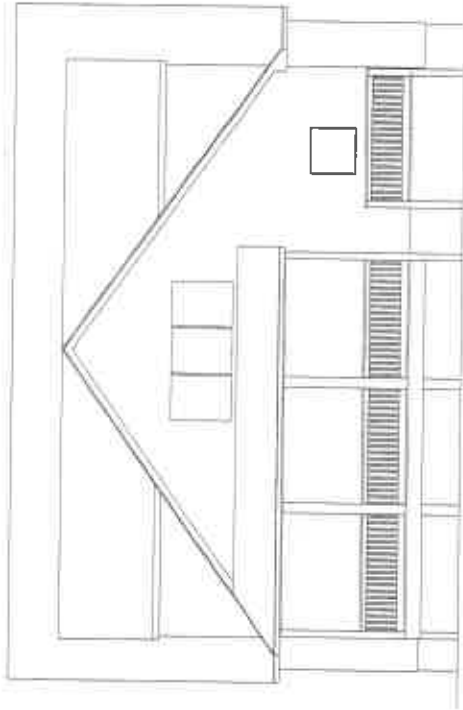
SCALE: $\frac{1}{4}" = 1'-0"$

[illegible]

EX

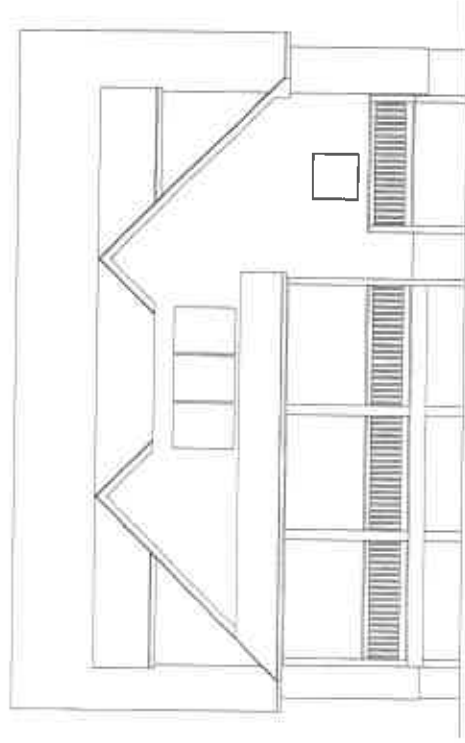
510	Foundation Plans
511	Reinforced Floor Plans
519	Mids Level Plans Plus
521	2nd Land Mass Plan
522	Roof Plans
530	Exterior Elevations
531	Interior Elevations

THE POWER OF A3.0

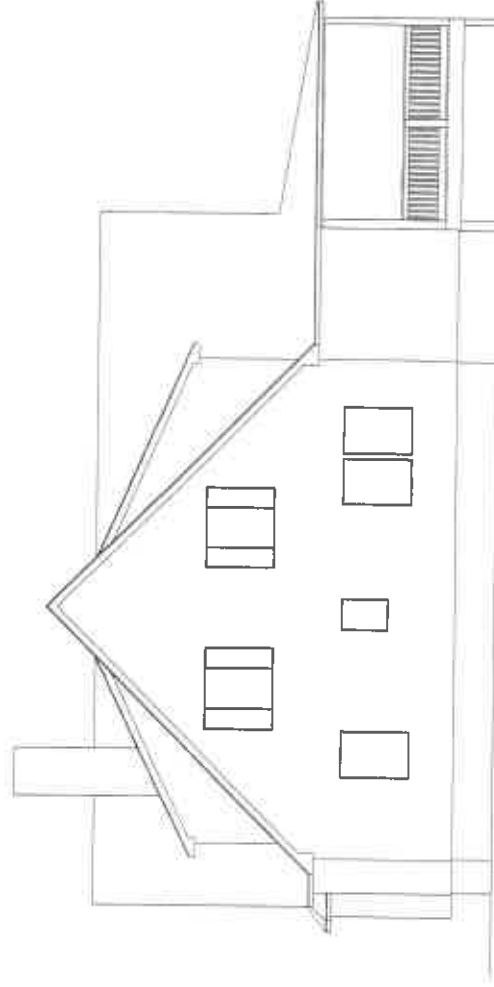


Rear Elevation

SCALE: $\frac{1}{4}" = 1'-0"$



Opt 2



Right Elevation

SCALE: $\frac{1}{4}" = 1'-0"$

DUNAVANT

PROJECT ADDRESS

910 Princeton St.
Hammond, AL 35009

Twin Companies

2597 Central Ave.
Suite 305
Hammond, AL 35009

TWIN
INSPIRE DESIGN BUILD



CHANGE LOG :

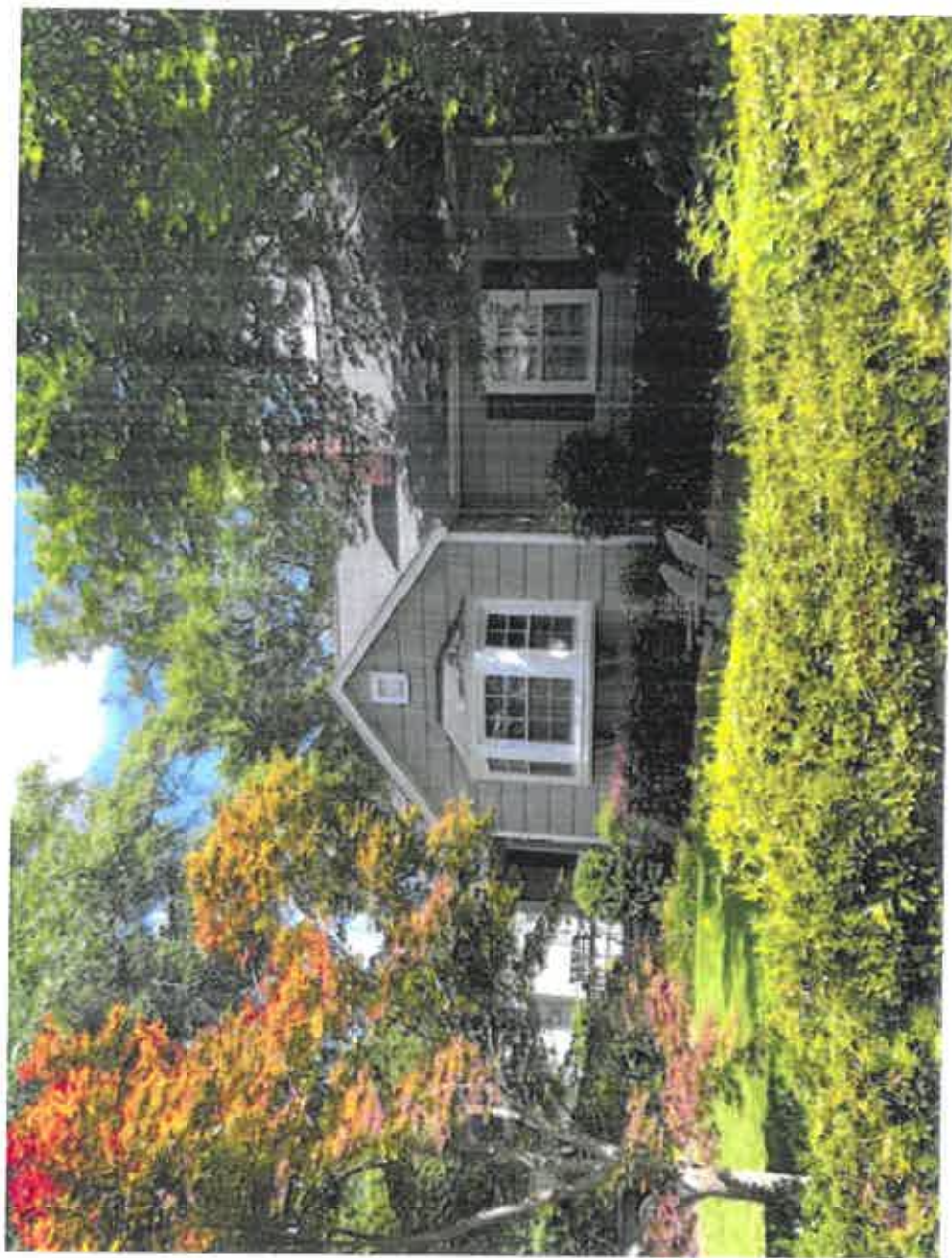
NO.	DATE	DESCRIPTION
1	10/1/2020	Initial Design
2	10/1/2020	Revised Design
3	10/1/2020	Final Design

FROM : 10/1/2020

NO.	DATE	DESCRIPTION
1	10/1/2020	Initial Design
2	10/1/2020	Revised Design
3	10/1/2020	Final Design

SHEET

A3.0









June 24, 2021

City of Homewood
Board of Zoning and Adjustment

RE: 908 Palmetto Street .

To Whom It May Concern:

I own a neighboring home to this address and have no objection to the Dunavant's variance request under consideration at the August 5, 2021 board meeting.

Sincerely,

Kathleen Camp Kenneth A. Camp
Signature

Kathleen Camp Kenneth Camp
Print Name

201 Virginia Drive 201 Virginia Dr
Address

June 25 2021

City of Homewood
Board of Zoning and Adjustment

RE: 908 Palmetto Street

To Whom It May Concern:

I own a neighboring home to this address and have no objection to the Dunavant's variance request under consideration at the August 5, 2021 board meeting.

Sincerely,



Signature

DAVID & DANA PAGE

Print Name

200 Virginia Dr.
Address Homewood, AL
35207

June 29, 2021

City of Homewood
Board of Zoning and Adjustment

RE: 908 Palmetto Street

To Whom It May Concern:

I own a neighboring home to this address and have no objection to the Dunavant's variance request under consideration at the August 5, 2021 board meeting.

Sincerely,


Signature

Sarah M Nee
Print Name

920 Palmetto
Address

June 24 2021

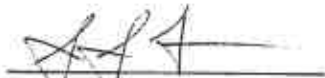
City of Homewood
Board of Zoning and Adjustment

RE: 908 Palmetto Street

To Whom It May Concern:

I own a neighboring home to this address and have no objection to the Dunavant's variance request under consideration at the August 5, 2021 board meeting.

Sincerely,


Signature

SCOTT S. FREDERICK
Print Name

911 PALMETTO ST
Address

June 25th, 2021

City of Homewood
Board of Zoning and Adjustment

RE: 908 Palmetto Street

To Whom It May Concern:

I own a neighboring home to this address and have no objection to the Dunavant's varlance request under consideration at the August 5, 2021 board meeting.

Sincerely,

Allison & Casey Souder
Signature

Allison & Casey Souder
Print Name

910 Palmetto St Hwy 35209
Address

**CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT**

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

August 27, 2021

Dan & Caroline Dunavant
908 Palmetto Street
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 an Addition on the property located at:

- 1) **Case # SV-21-08-01, 908 Palmetto Drive, Parcel ID No.: 29 00 13 2 022 003.000, Applicant: Twin Construction, Inc. / Property Owners: Dan and Caroline Dunavant**
 - a. *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 (west) property line from 10-feet to 7.2-feet (7-feet, 2-inches), for a total reduction of 2.8-feet (2-feet, 10-inches), to allow for the construction of a second-story addition on an existing non-conforming single-family residence.*
 - 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 (east) property line from 10-feet to 4.7-feet (4-feet, 8-inches), for a total reduction of 5.3-feet (5-feet, 4-inches), to allow for the construction of a second-story addition on an existing non-conforming single-family residence.*

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, September 2, 2021 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 on-line meeting to present their case.

Sincerely,



Vicki Smith, AICP
Zoning Supervisor

BZA Case File#: SV 21-08-01

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 through your computer or app with this link:

<https://us02web.zoom.us/j/86294312839?pwd=ZEx4ZzMvVTFDYW1iYW1iYTQgcjBvVE94dz09>

2nd Option: Join through the app if you already have the Zoom app downloaded:

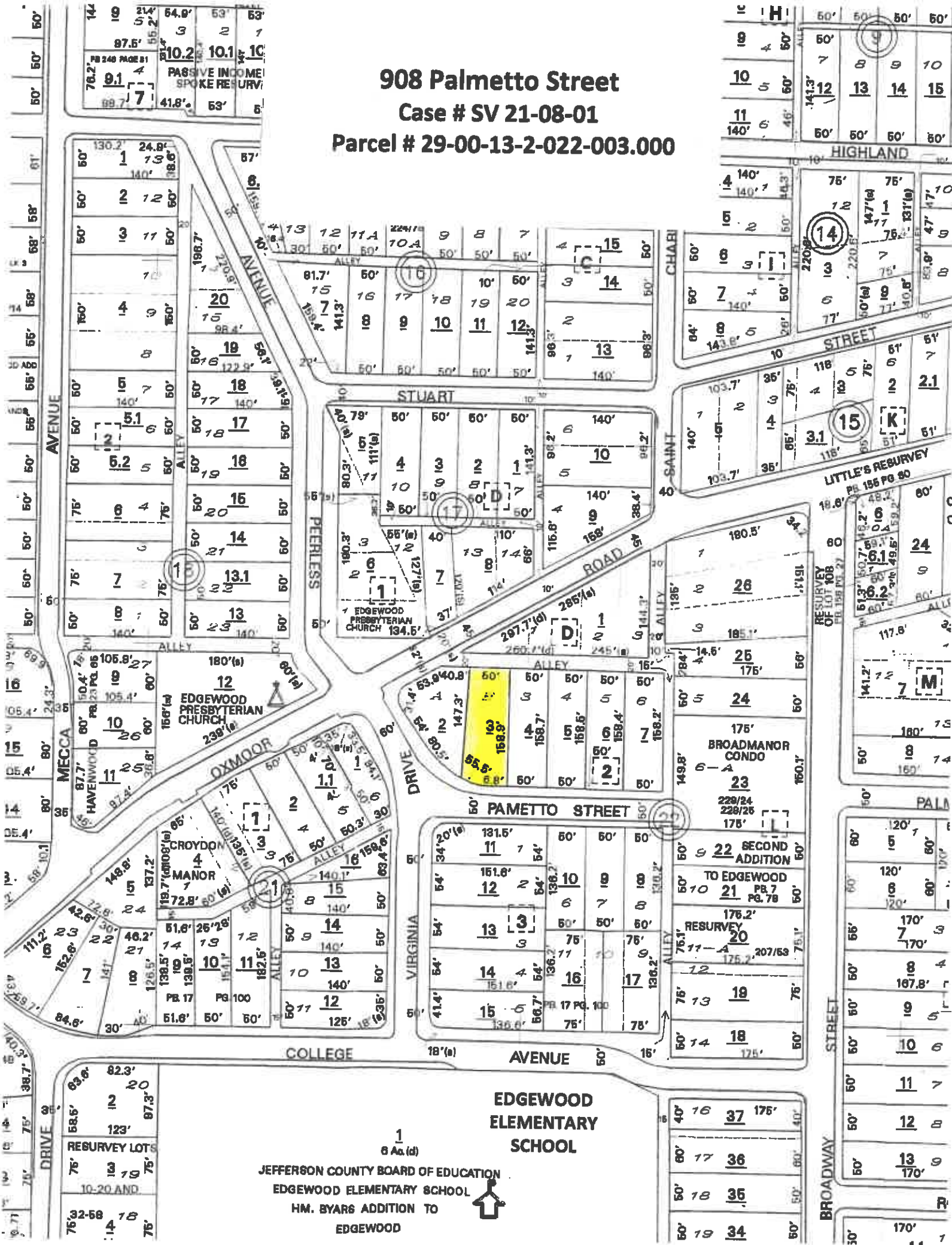
Meeting #: 862 9431 2839

Passcode: 598451

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

Comments, in support or opposition to cases on the agenda, may be submitted through the City of Homewood website @www.cityofhomewood.com/boards-committees. 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.

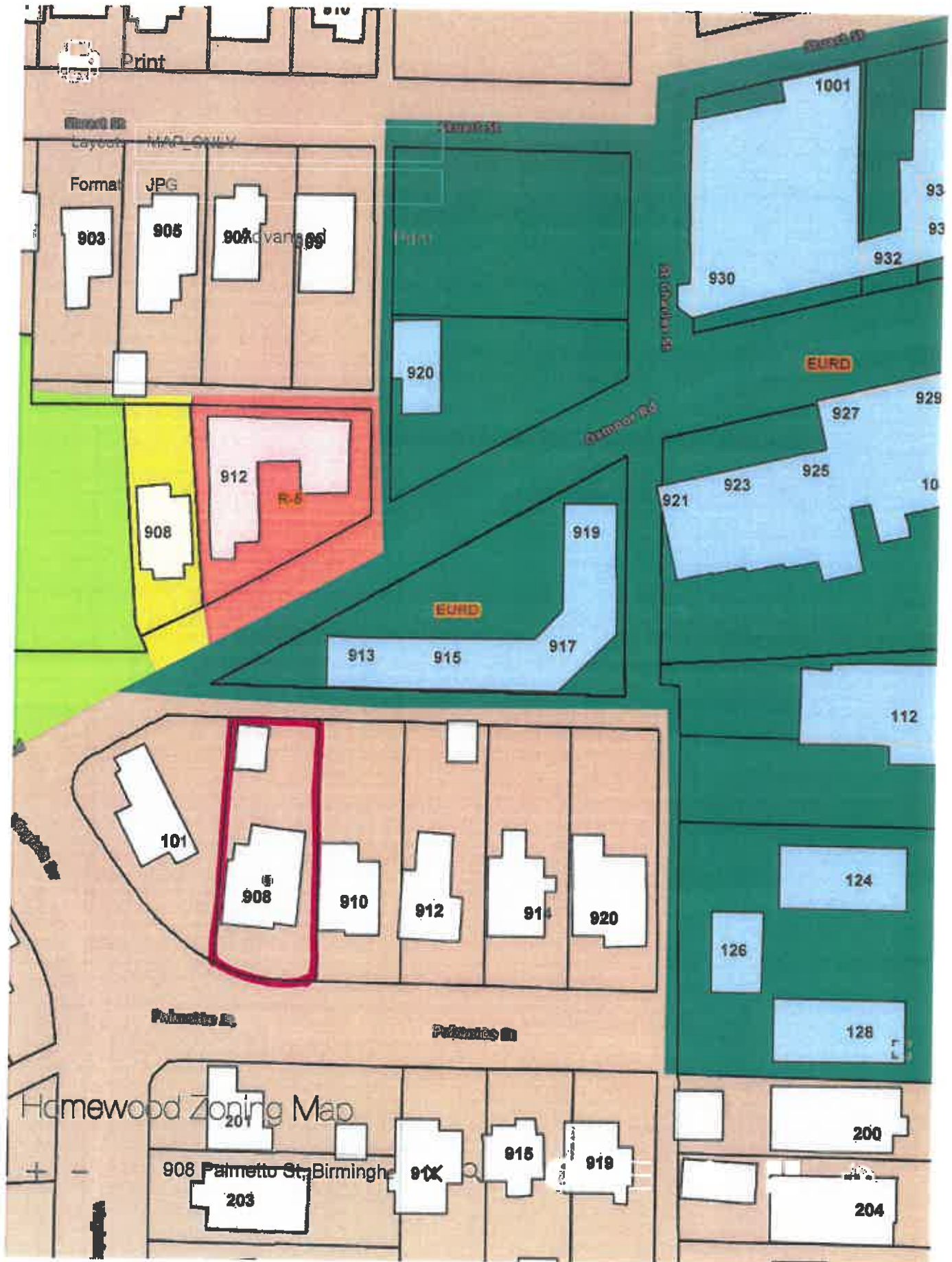
908 Palmetto Street
Case # SV 21-08-01
Parcel # 29-00-13-2-022-003.000



1
8 Aa (d)
JEFFERSON COUNTY BOARD OF EDUCATION
EDGEWOOD ELEMENTARY SCHOOL
HM. BYARS ADDITION TO
EDGEWOOD



908 PALMETTO STREET
CASE # SV 21-08-01



City of Homewood
BZA Case Map

908 palmetto St.

SV 21-08-01

Aerial Photo

Subject Property
Parcel Address



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

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



COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 733 Sauter Lane

BZA CASE # (assigned by city staff): SV 21-09-01

APPLICANT INFORMATION

Name of Applicant(s): Richard Long / LONG + LONG DESIGN

Address of Applicant(s): 1825 29th Ave S

Homewood
City

AL
State

35209
Zip

REDACTED

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

Email : _____ REDACTED

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): Damon Cox

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

City
REDACTED

State

Zip

Email : _____

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

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

PARCEL IDENTIFICATION NUMBER: 2900134008050000

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:

Because of the existing lot topography at the back of the home, a rear addition would require an additional eight feet (in height) of structure, and would result in a two-story porch as seen from the rear and right side property lines. For these reasons, a side porch addition is desired and would encroach on the 10' left side setback (less than five feet at the fireplace and less than three feet at the 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**

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:	35'	36.3'	36.3'	
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback	10'	24.9'	24.9'	
Left Bldg. Setback	10'	23.8'	5.25'	5.25'
Rear Bldg. Setback	20'	50.6'	50.6	—
Accessory Structure Setback: side/rear				
	As Required	Existing NOW	Proposed	Variance Required
Lot Area		19,030 sf		
Lot Width		131'		
Parking				
Height of Structure		24'	14'	—
Lot Coverage		5.972	6.304 (totN)	—

1648 drin
1298 drive
3046 house
312 all

*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 332-8828 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.

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.

REDACTED

Signature of Applicant

Date

8/2/21

REDACTED

Signature of Owner

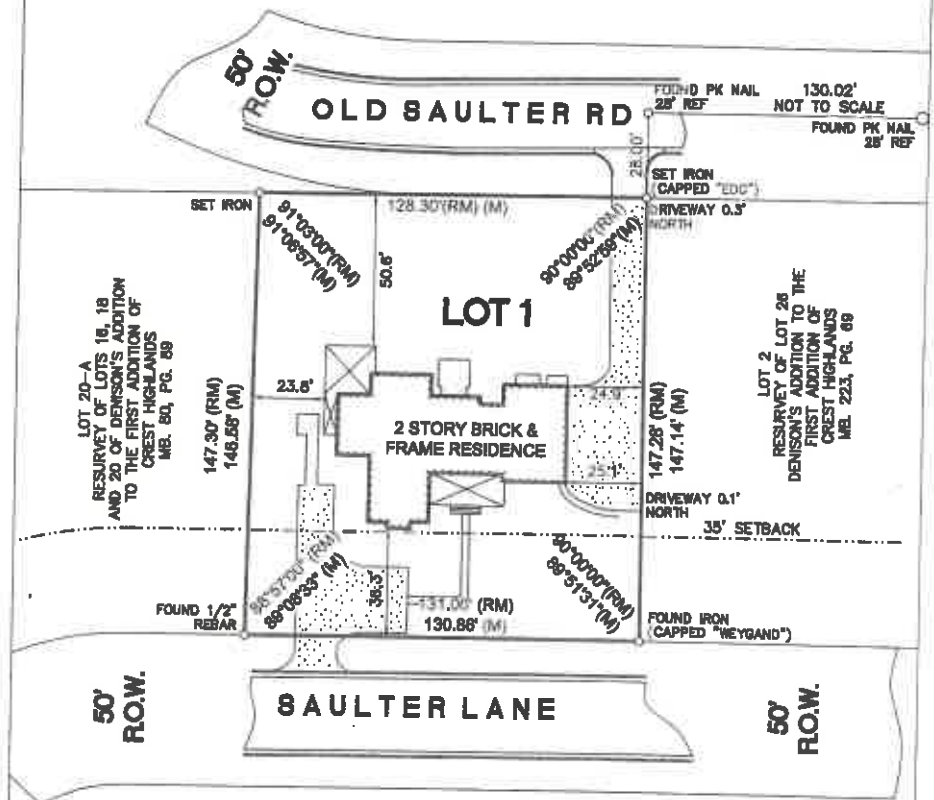
Date

8/2/21

Signature of Owner

Date

BOUNDARY SURVEY LOT 1
RESURVEY OF LOT 26, DENISON'S ADDITION TO THE
FIRST ADDITION OF CREST HIGHLANDS
MAP BOOK 223, PAGE 89
JEFFERSON COUNTY, ALABAMA



SCALE: 1"=40'



DESCRIPTION

Lot 1 of RESURVEY OF LOT 26, DENISON'S ADDITION TO THE FIRST ADDITION OF CREST HIGHLANDS as recorded in Map Book 223 Page 89 in the Office of the Judge of Probate in JEFFERSON County, Alabama.

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 28013, Date: July 18, 2021

NOTE:

1. North arrow based on Plat.
2. Survey not valid without original signature.

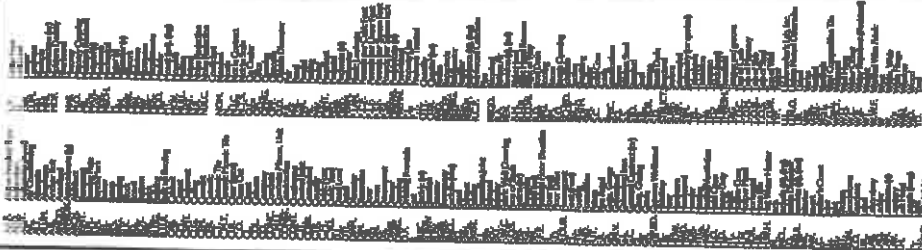
Address: 733 SAULTER LN
 Date of Fieldwork: 2021-07-18
 Date of Survey: 2021-07-08
 Job Number: RLONG001
 Drawn By: MBA
 Survey For: ROD LONG
 Type of Survey: BOUNDARY SURVEY



120 BISHOP CIRCLE, SUITE 300
 PELHAM, AL 35124



U:\PROJECTS\RLONG001 733 Saulter Lane\Survey Pelham\Cad\Edg\RLONG001.dwg



1. On all location drawings, if dimensions are in question, the contractor shall be responsible for obtaining clarification from the designer before continuing with construction. All dimensions relating to existing conditions shall be field verified.
2. Dimensions are called out from out side face of studs @ exterior walls to centerline of interior stud walls. Window and door opening, in solid construction, are dimensioned to center of opening. Masonry walls are called out from out side face of masonry to face of masonry. Window and door openings, in masonry construction, are dimensioned as masonry openings (noted as M.O.).
3. Dimensions for elevations, sections, and details are called out from top of sub floor.
4. Any dimensional discrepancies are to be directed to Plans Designer, before fabrication of area in question.
5. Contractor to field verify all existing conditions and dimensions. Contractor to notify Plans Designer of any discrepancies with these drawings and/or also information prior to beginning construction and/or installing materials.
6. Contractor to provide wood blocking for all sillwork and any wall hugging counters, ledges and shelving. Provide blocking as required by construction.
7. All split work shall be smooth, free from abrasion and/or tool marks on any exposed surfaces. All specified finishes are to be installed per manufacturers instructions.
8. All construction shall comply with all building codes and requirements having jurisdiction over this project.
9. See the electrical drawings for the locations of ceiling mounted smoke detectors, fire alarm devices, exit lights, etc. Verify with architectural indicated ceiling plan layout, the placement in relation to adjacent fixtures or grids. Contractor to coordinate owner review drawing to approve all power and telephone outlet locations. This meeting shall be after all walls have been framed and before any wall finishes have been applied. Modify electrical as required to accommodate any owner selected fixtures / appliances. Notify Plans Designer of any revisions.
10. Piping located above grade and inside the building shall be concealed in chase/enclosed spaces with the exception of piping in equipment rooms. The contractor shall coordinate with other trades to provide lining for piping installed in finish areas.
11. All doorframe locations are to be determined by: inside face of doorframe will be located minimum 4" clear from the edge of the adjacent partition, unless noted otherwise. For CMU walls - see dimensional plan.
12. Contractor to coordinate laying requirements with owner (greater height, grandmaster laying, etc.)
13. Contractor to verify location of electrical floor outlets, telephone receptacles, and cable connections with Plans Designer prior to installation.
14. Contractor to verify location of thermostats, air handlers, and conditioning units with Plans Designer prior to installation. All ductwork is to be concealed unless otherwise noted.
15. Beams, Headers and Lintels to be sized by an engineer or manufacturer.
16. Use double joist under walls, which run parallel to joists.
17. Exact size and reinforcement of all concrete footings must be determined by local soil conditions and acceptable practices of construction. Verify design with local geotech engineer.
18. Electrical contractor to verify and/or also electrical systems to meet or exceed local code requirements.
19. H.V.A.C. contractor to verify and/or also heating and cooling loads as for local codes, climate conditions and building orientation, and volume of interior space.
20. Plumbing contractor planning materials and installation to be done in accordance with local requirements.
21. Window designations are provided as the order with dimensions of the unit, and called out in feet and inches with feet and inches in. (Example: 2002 designation is a window with a 2 foot 0 inch wide by 2 foot 2 inch tall unit.)
22. Contractor to coordinate all exteriors as required for exterior wall conditions.

COX RESIDENCE RENOVATION & ADDITION 733 SAULTER LANE



Cox
Residence
733 Sauter Lane
Birmingham, Alabama

REVIEW

SET

July 2006 - final

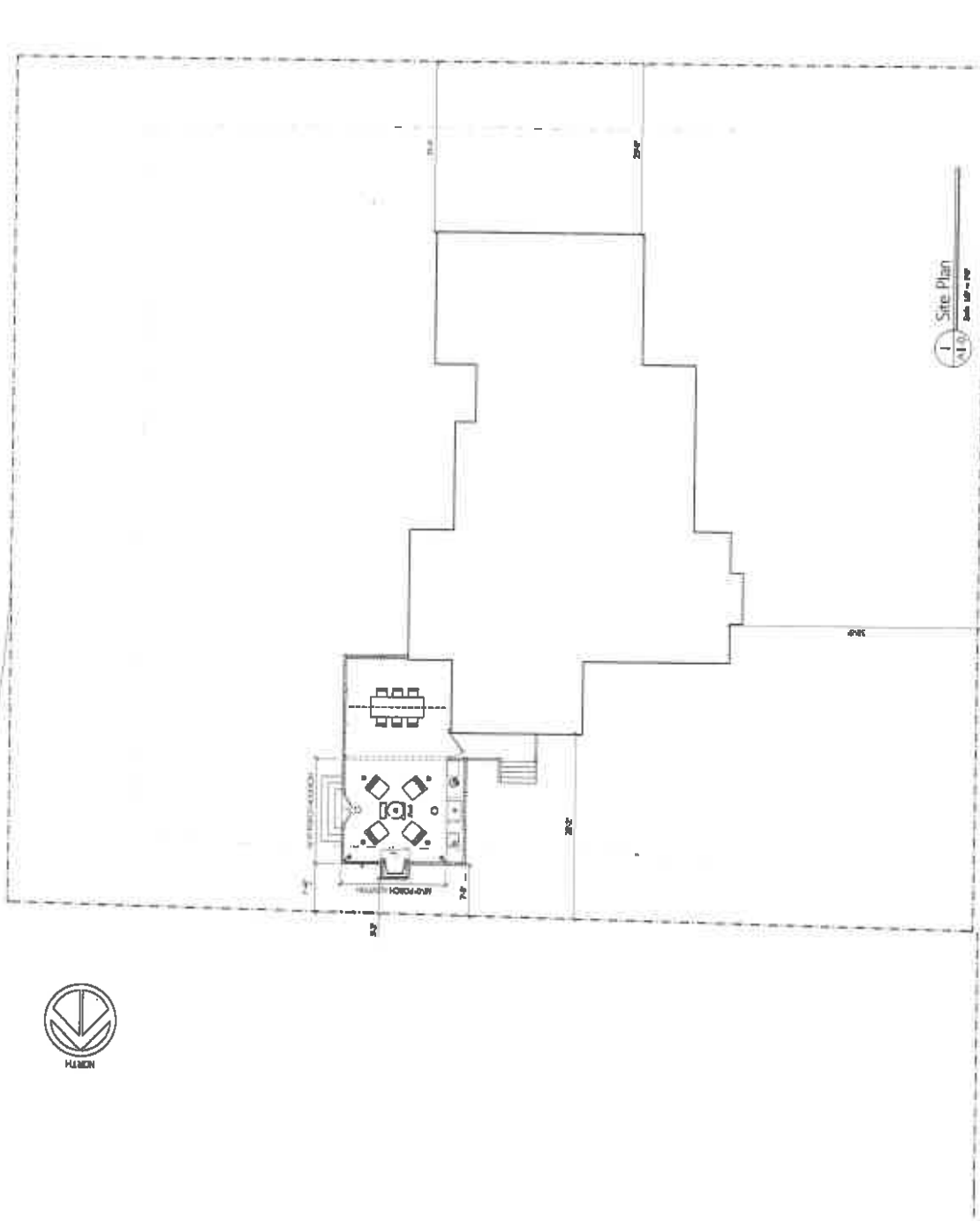
REVISIONS

This Page

T1.0

SQUARE FOOTAGES

LOT AREA	19,097 SF
HOUSE FOOTPRINT	3046 SF
DRIVEWAY FOOTPRINTS	2946 SF
MAIN LEVEL PORCH/ADDITION	312 SF



1 Site Plan
A1.0 Date: 08-07-2010



LONG & LONG
ARCHITECTS
1000 10th Avenue South, Suite 10
Birmingham, Alabama 35204
Telephone: 205.467.2777
longandlong@lola.com

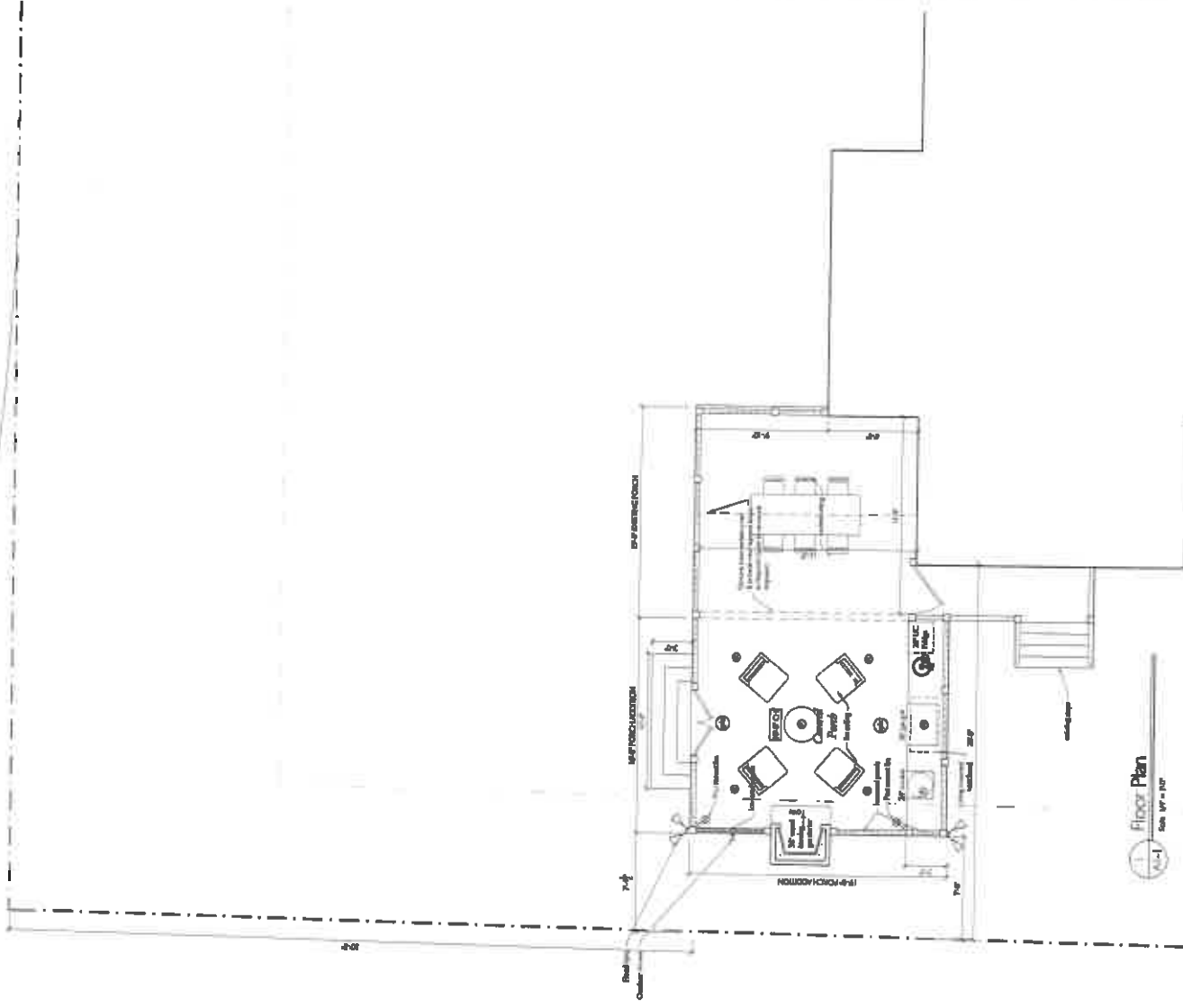
Cox
Residence
1000 10th Avenue South
Birmingham, Alabama

REVIEW
SET
July 2010

REVISIONS

Sheets
A1.0

Saulter Lane



LONG & LONG
DESIGN

1849 9th Street South, Suite B
Birmingham, Alabama 35209
Phone: (205) 922-8777
longandlong.com

Cox

Residence
700 South Loop
Birmingham, Alabama

REVIEW

SET

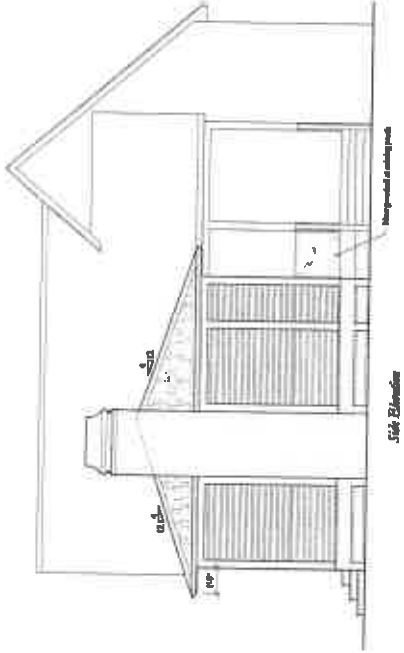
REVISIONS

July 2018, 2019

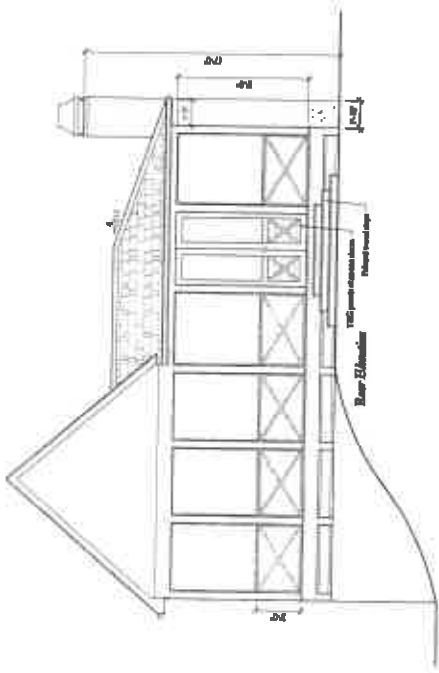
1 Floor Plan
A1-1
Scale: 1/8" = 1'-0"

Plan 20a

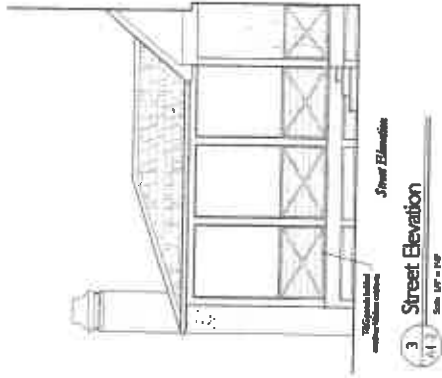
A1-1



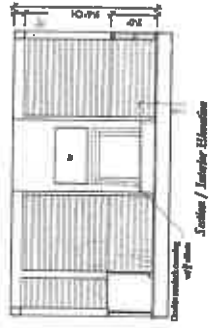
1
A1
Side Elevation
Scale: 1/4" = 1'-0"



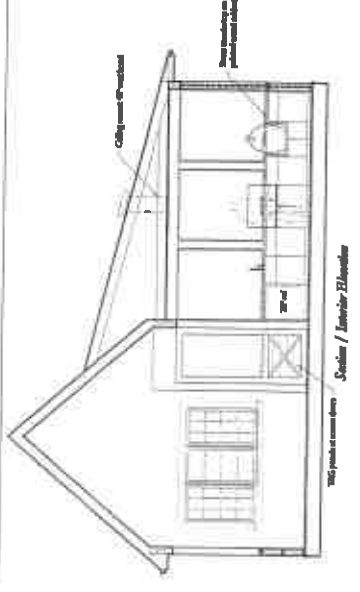
2
A1
Rear Elevation
Scale: 1/4" = 1'-0"



3
A1
Street Elevation
Scale: 1/4" = 1'-0"



4
A1
Interior Elevation
Scale: 1/4" = 1'-0"



5
A1
Interior Elevation
Scale: 1/4" = 1'-0"



LONG & LONG

DESIGN

1234 5678 Avenue Street, Suite 100
Anytown, CA 90210
Tel: (555) 123-4567
Fax: (555) 987-6543
long@longandlong.com

Cox
Residence

1234 5678 Avenue Street
Anytown, CA 90210

REVIEW
SET

July 2012 - 2013

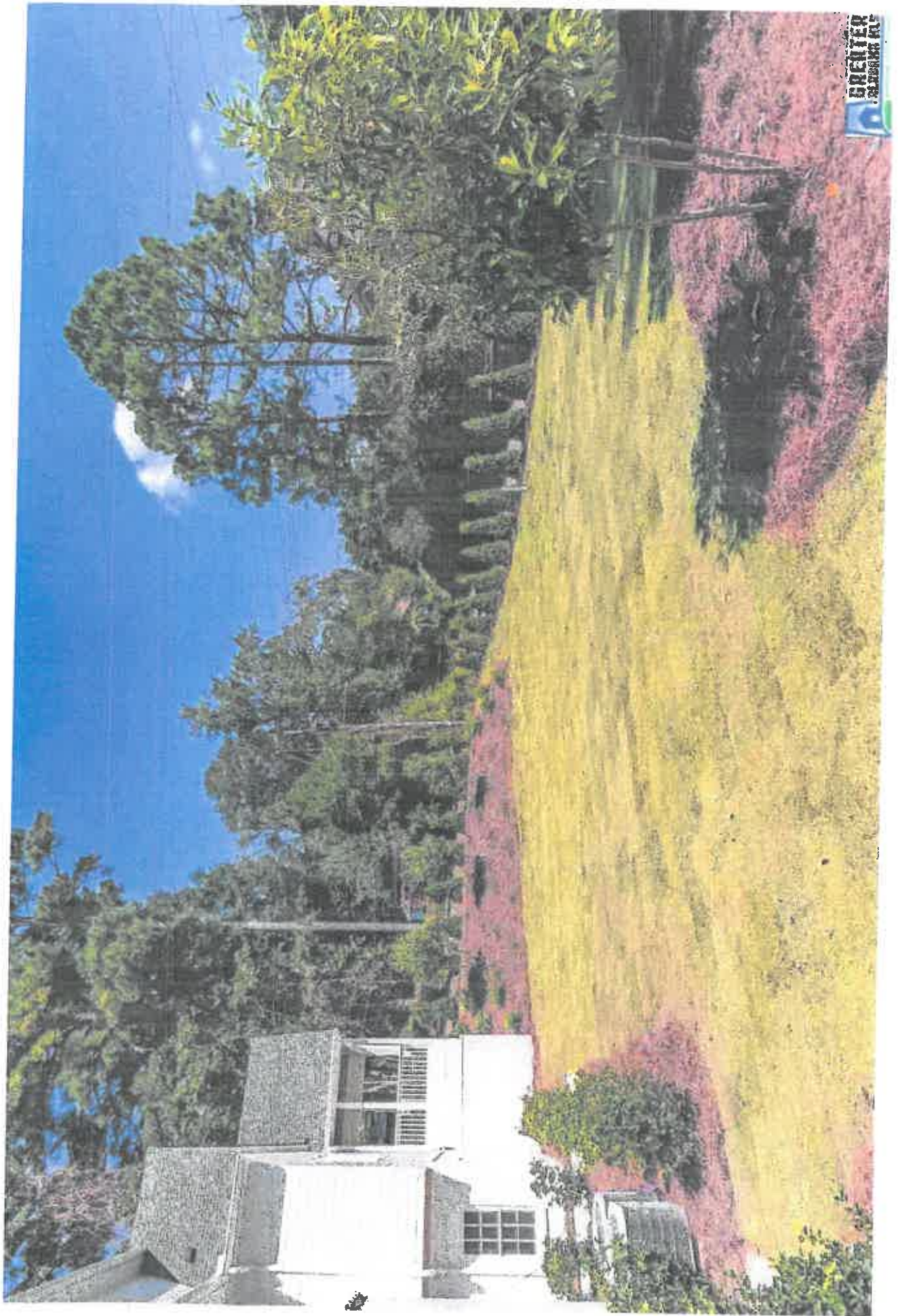
REVISIONS

Revisions

A1 2







**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

August 27, 2021

Damon Cox
733 Sauter Lane
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 an Addition on the property located at:

- 1) **Case # SV-21-09-01, 733 Sauter Lane, Parcel ID No.: 29 00 13 4 008 050.000, Applicant: Richard Long, Long & Long Design / Property Owners: Damon Cox**
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 (north) property line from 10-feet to 5.25-feet (5-feet, 3-inches), for a total reduction of 4.75-feet (4-feet, 9-inches), to allow for the construction of an enclosed porch addition.

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, September 2, 2021 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 on-line meeting to present their case.

Sincerely,



Vicki Smith, AICP
Zoning Supervisor

BZA Case File#: SV 21-09-01

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 through your computer or app with this link:

<https://us02web.zoom.us/j/86294312839?pwd=ZEx4ZzMvVTFDYW1lYW1lYTUqciBvVE94dz09>

2nd Option: Join through the app if you already have the Zoom app downloaded:

Meeting #: 862 9431 2839

Passcode: 598451

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

Comments, in support or opposition to cases on the agenda, may be submitted through the City of Homewood website @www.cityofhomewood.com/boards-committees. 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.

Parcel # 29-00-13-4-008-050.000

City of Homewood
BZA Case Map

733 Saulter Ln.

SV 21-09-01

Aerial Photo

☒ Subject Property
☐ Parcel_ADDRESS



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

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



COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 1601 LAKE RIDGE CIRCLE

BZA CASE # (assigned by city staff): SV 21-09-02

APPLICANT INFORMATION

Name of Applicant(s): JOE FANTE; J. FANTE STUPID, LLC

Address of Applicant(s): 4555 SOUTHLAKE PARKWAY

BIRMINGHAM

City

AL

State

35244

Zip

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

Email: REDACTED

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): MARC MULLINS

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

1601 LAKE RIDGE CIRCLE

AL

35209

Homewood City

State

Zip

Email: REDACTED

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

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

PARCEL IDENTIFICATION NUMBER: 29-00-24-4-002-018.000

PRESENT USE: vacant X 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:

~~XXXXXXXXXXXX~~
ONE HARDSHIP AT THE LOT, LOCATED AT 1601 LAKE RIDGE CIRCLE, IS
BASED ON THREE PRIMARY CONDITIONS: 1) THE LOT IS LOCATED ON A
CUL-DE-SAC 2) THE IRREGULAR SHAPE OF THE PROPERTY LINES ON A
LOT THAT WAS PREVIOUSLY SUBDIVIDED 3) THE IRREGULAR LOCATIONS &
ORIENTATIONS OF THE HOUSES ON THE CUL-DE-SAC IN RELATION TO
THEIR RESPECTIVE PROPERTY LINES.

THE FRONT SETBACK CODE (MIN OF 25' OR NO CLOSER THAN ANY
NEIGHBOR WITHIN 100') IS WRITTEN IN A MANNER THAT IS CLEAR BUT
FOR STRAIGHT LINE STREETS. WITH OUR HARDSHIP, AS STATED ABOVE,
THE 25' MIN WOULD NOT BE AN ITEM OF DISCUSSION, AS OUR PROPOSED
WOULD SIT AT 40', HOWEVER THE PORTION RELATING TO NEIGHBORING HOUSES
BECOMES DIFFICULT TO COMPLY WITH.

THE COMBINATION OF OUR HARDSHIP AND THE WAY THE ZONING
ORDINANCE IS WRITTEN IS WHY WE ARE ASKING FOR A VARIANCE OF 6'.
WE BELIEVE THIS PROPOSED DESIGN NOT ONLY ENHANCES THE
CURED APPEAL BUT ALSO DOES NOT ADVERSELY AFFECT THE NEIGHBORHOOD

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 54-ft	Setback dimensions As they NOW exist 44.7-ft	Setback dimensions AFTER construction 40.6'	FINAL Setback Variance Requested 37.7-ft 6'16.3-ft
Front Bldg. Setback: North	23' Min. or (Required)			
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback		5.1	5.1	
Left Bldg. Setback		12.7	12.7	
Rear Bldg. Setback		5.0'	5.0'	
Accessory Structure Setback: side/rear		N/A	N/A	
	As Required	Existing NOW	Proposed	Variance Required
Lot Area	10,000			
Lot Width				
Parking				
Height of Structure				
Lot Coverage				

*For required setback information, please refer to the Zoning Ordinance Book, which is available on the City of Homewood website. If you need to find out how your property is zoned, please contact the zoning department by calling 332-6826 or 332-6824 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.

REDACTED

Signature of Applicant

REDACTED

Signature of Owner

REDACTED

Signature of Owner

8.12.21

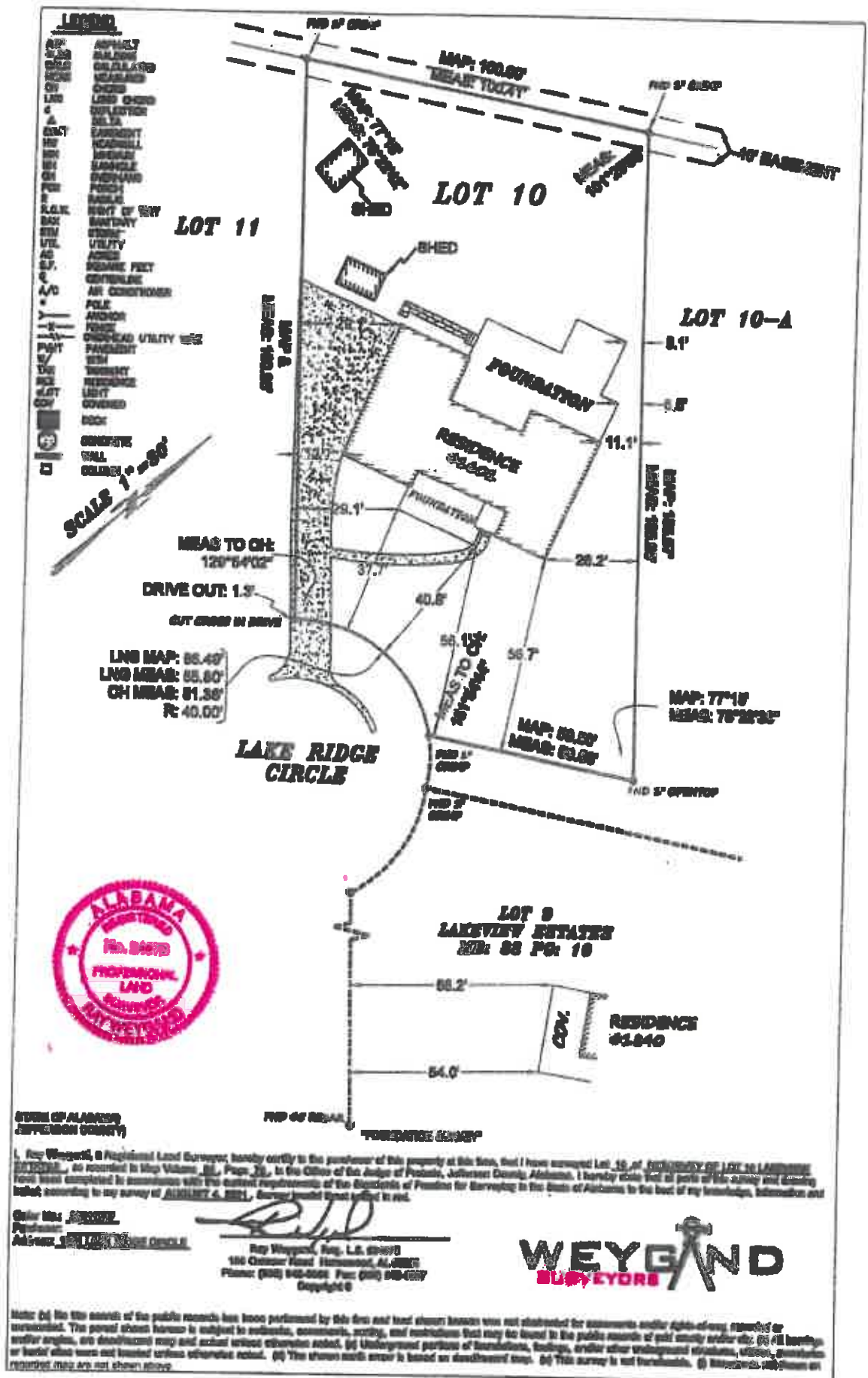
Date

8/12/21

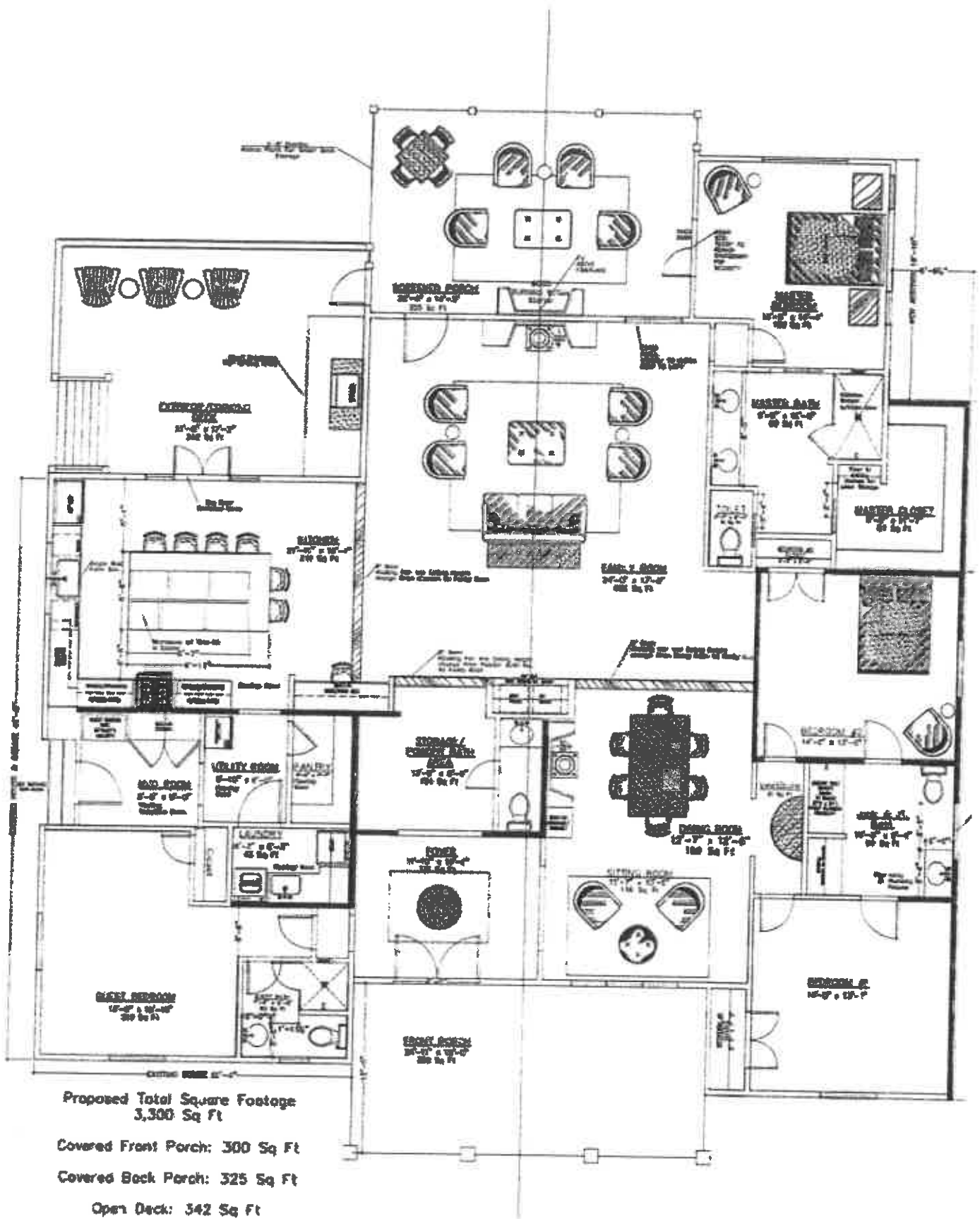
Date

8/12/21

Date







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

August 27, 2021

Marc Mullins
1601 Lake Ridge Circle
Homewood, AL 35209

Dear Owner/Applicant AND Adjacent Property Owners:

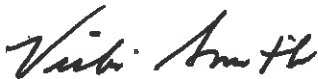
The owner has petitioned the Homewood Board of Zoning Adjustments for a modification to the Homewood Zoning Ordinance for an Addition on the property located at:

- 1) **Case # SV-21-09-02, 1601 Lake Ridge Circle, Parcel ID No.: 29 00 24 4 002 018.000, Applicant: Joe Fante, J. Fante Studio, LLC / Property Owners: Marc Mullins**
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 (south) property line from 54-feet to 37.7-feet (37-feet, 8-inches), for a total reduction of 16.3-feet (16-feet, 4-inches), to allow for the addition of a covered front porch.

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, September 2, 2021 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 on-line meeting to present their case.

Sincerely,



Vicki Smith, AICP
Zoning Supervisor

BZA Case File#: SV 21-09-02

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 through your computer or app with this link:

<https://us02web.zoom.us/j/86294312839?pwd=ZEx4ZzMvVTFDYW1iYW1iYTQvcjBvVE94dz09>

2nd Option: Join through the app if you already have the Zoom app downloaded:

Meeting #: 862 9431 2839

Passcode: 598451

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

Comments, in support or opposition to cases on the agenda, may be submitted through the City of Homewood website @www.cityofhomewood.com/boards-committees. 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.



City of Homewood

BZA Case Map

1601 Lake Ridge Dr.

SV 21-09-02

Aerial Photo

Subject Property
Parcel_ADDRESS

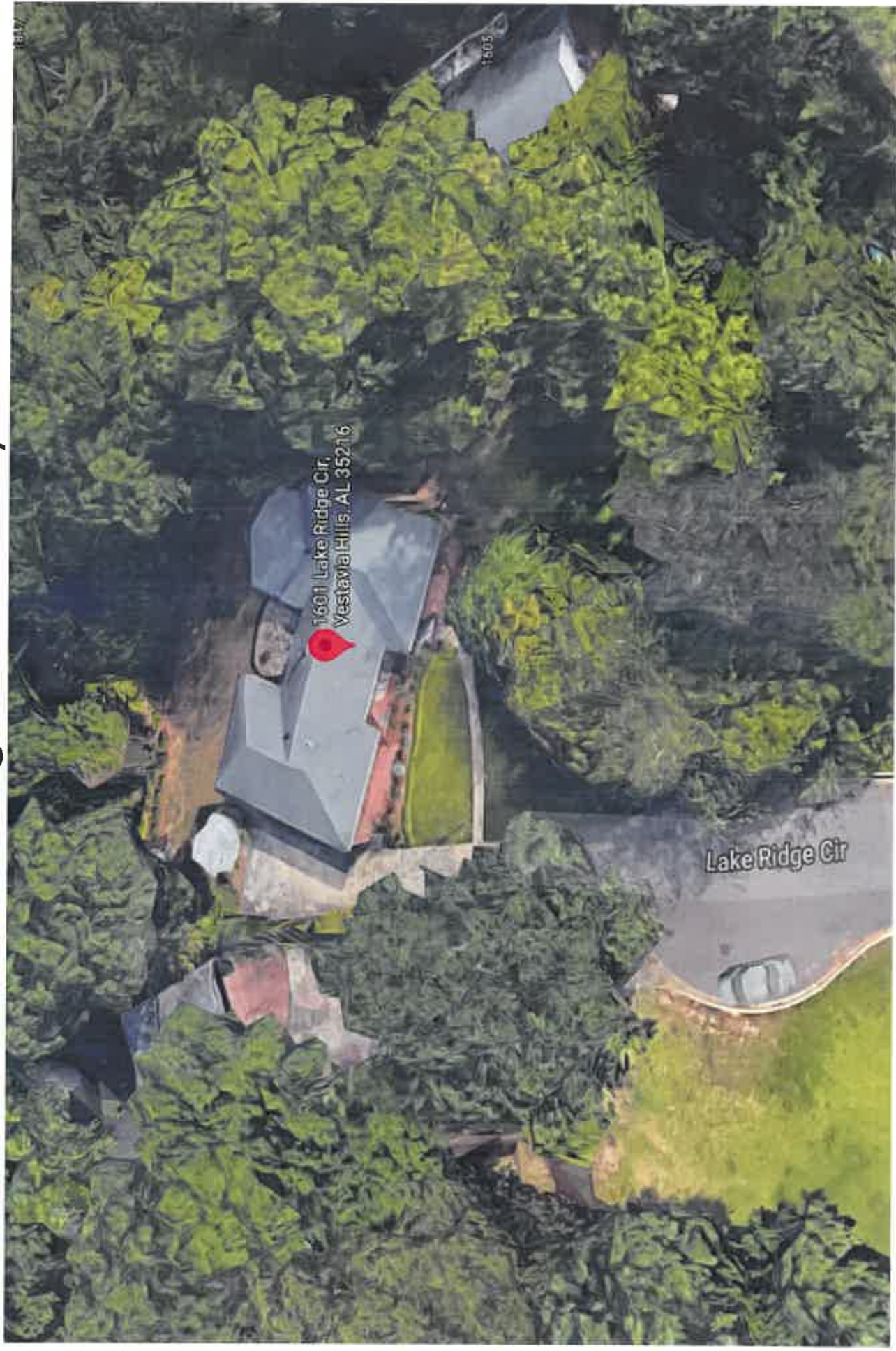


THE INFORMATION ON THIS DRAWING WAS COMPILED FROM SEVERAL SOURCES AND SHOULD ONLY BE USED FOR GERAL INFORMATION AND ORIENTATION THIS DRAWING IS THE PROPERTY OF THE CITY OF HOMEWOOD AND ITS USE BY ANYONE FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE CITY OF HOMEWOOD IS PROHIBITED.

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



1601 Lake Ridge Cir. – Bird's Eye View



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

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



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 214 Edgewood Boulevard, Homewood, AL 35209

BZA CASE # (assigned by city staff): SV 21-09-03

APPLICANT INFORMATION

Name of Applicant (s): Lissy Frese

Address of Applicant(s): 2920 1st Avenue South

Birmingham

AL

35233

City

State

Zip

REDACTED

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

Email : REDACTED

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): Clayton Mobley and Rachel Mobley

Address of Owner(s) (ONLY if address is different from property address) otherwise put same:
1008 Irving Road Homewood AL 35209

City

State

Zip

Email : REDACTED

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

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

PARCEL IDENTIFICATION NUMBER: SEE ATTACHED PARCEL ID MAP

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:

Height Variance Request -

The hardship placed on this property stems from the need to preserve the unique historic character of the existing house and gardens while also providing a desirable living accommodation for the owners. In its present form, the residence requires substantial renovation and redevelopment in order to be a viable single-family home. The building materials used in the original structure are especially fragile, preventing the owners from making drastic changes to the internal footprint for fear of causing further damage. By repairing and restoring the Pink House rather than remodeling it, no load bearing walls or external walls will be compromised, which protects the historic integrity of the Pink House, but does not make it a viable option for a growing family. We have exhausted all options and think that the requested addition is the strongest viable option to preserve the Pink House as a unified lot and a single-family residence. The historical elements of the current residence as well as the integral gardens surrounding the residence necessitate minimizing the footprint of the addition and strategically placing this addition in its proposed site. When combined with the slope of the lot, these elements together create the hardship giving rise to this variance request.

As shown in the drawings, the overall height of the proposed rear addition to the Pink House is under the 35' neighborhood home building requirement as measured from its front door facing Roseland Drive. If this proposed structure were standing on its own, it would not need a height variance as it would be fully compliant with building regulations. However, because we are proposing an addition in order to establish the property's designation as a single-family home on one lot (rather than having multiple homes on multiple lots), the total height of the proposed structure must be measured from the front door of the existing home, the historic Pink House. Due to the unique slope of this site, we must place the first floor of the new addition at approximately 9'-6" above the first floor of the Pink House. Even though the addition itself would measure below 35' on its own, because it is an addition and because of the hardship of this property's rising slope, we must request a variance to allow the proposed rear addition to exceed the overall height restriction by a total of 9'-6".

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**

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

Pool Location Variance Request -

As the location of the site is a corner lot, we do not have a rear yard as defined by the zoning ordinance. We are requesting a variance to place the pool in the side lot as shown on the drawing. The proposed location is in keeping with the historic character of the gardens. In addition, placing the pool in our proposed location will extend and enhance the already established historical features of the property and minimize the destruction of mature trees and other key garden features.

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): Pool Location Variance Request

**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:

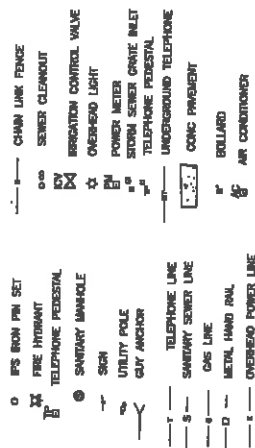
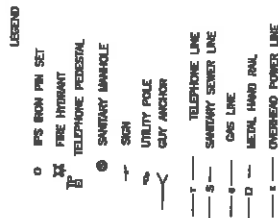
CORNER LOT: SEE ATTACHED EMAIL FROM WYATT PUGH	*Required by Zoning Regulations	Setback dimensions As they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback Street:	25' MIN	91'-0"	91'-0"	NO
Front Bldg. Setback Street: (secondary - corner lot)	10'-0"	98'-2"	10'-5"	NO
Right Bldg. Setback	10'-0"	102'-0"	102'-0"	NO
Left Bldg. Setback	10'-0"	71'-6"	11'-0"	NO
Rear Bldg. Setback	N/A	N/A	N/A	N/A
Accessory Structure Setback: side/rear	N/A	N/A	N/A	N/A
	As Required	Existing NOW	Proposed	Variance Required
Lot Area		61,425	61,425	NO
Lot Width		300'	300'	NO
Parking	2 / UNIT	3	3	NO
Height of Structure	35'	29'-0"	44'-5"	YES 9.4'
Lot Coverage	50%	5%	12%	NO

*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.

REDACTED	REDACTED	8-11-2021
Signature of Applicant		Date
REDACTED		8-11-2021
(Signature of Owner)		Date
REDACTED		8-11-2021
Signature of Owner		Date



Q I am a member of the American Society of Mechanical Engineers (ASME) and have been asked to join the ASME Council. I am interested in learning more about the Council and the responsibilities of its members. Can you provide me with more information?

A The ASME Council is the governing body of the Society, responsible for the overall management and direction of the organization. Council members are elected by the ASME membership and serve a term of three years. The Council is responsible for the development and implementation of the Society's policies, programs, and initiatives. Council members also have the opportunity to participate in the decision-making process regarding the Society's future and to represent the Society at various events and forums.

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Owner:
Chapman and Ruchel Mobley
1008 Irving Road
Tomball, AL 35009
ENGINEER / SURVEYOR

Joseph A. Miller, P.E., S17604
P.T.T. Eng.
Consulting Engineers-Land Surveys
200 South Ave. Suite 400
Tomball, AL 35009
Tel: 205/761-1414

STATE OF ALABAMA
SHERIFF DEPUTY

I, JESSE A. MELUSE, JR. A RESIDENT AND SHERIFF AND LAND SURVEYOR OF UNIMACAL ALABAMA DO HEREBY CERTIFY TO CLAYTON MURPHY AND BRUCE MURPHY, COUSINS

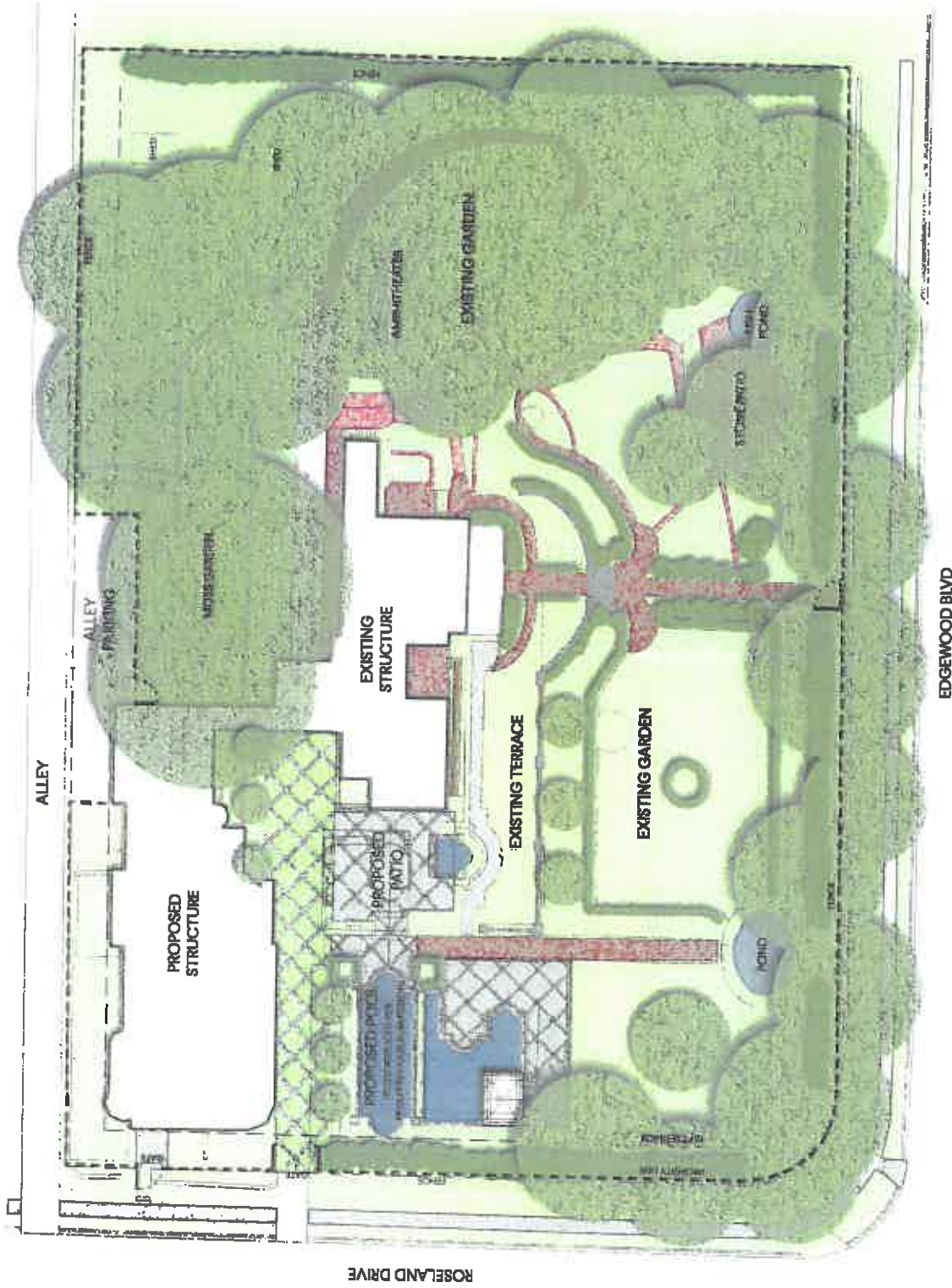
WHAT WE FORTHGOING TO BE A TRUE AND CORRECT MAP ON PLAT OF THE SURVEY MADE BY ME AND DESCRIBED AS:

DEVELOPMENT OF A RECORD OF SURVEY OF LOTS 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 99

[illegible]

TOPOGRAPHIC SURVEY OF
RESURVEY No. 2 of
AS RECORDED IN MAP BOOK 248, PAGE 34
IN THE JUDGE OF PROBATE OFFICE OF
EFFERSON COUNTY, ALABAMA
SITUATED IN THE SE 1/4 OF THE NW 1/4 OF
SECTION 13, TOWNSHIP 18 SOUTH, RANGE 3

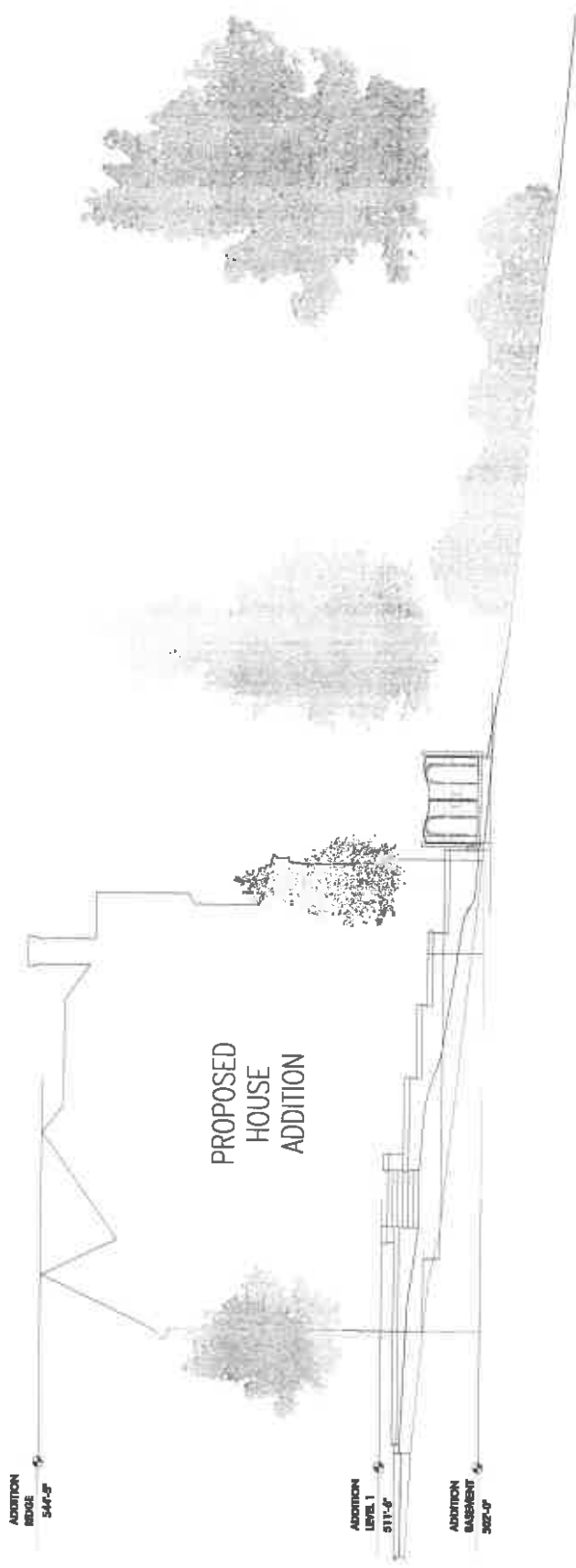
**MTR
CONSULTING ENGINEERS, INC.**
CONSULTING ENGINEERS AND SURVEYORS
2800 SOUTHLAND PARK SUITE 100 HOUSTON, TX 77058
TELEPHONE (713) 280-0714



MOBLEY RESIDENCE
HOMERWOOD, AL 37030



GMC



**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

August 27, 2021

Clayton & Rachel Mobley
214 Edgewood Boulevard
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 an Addition on the property located at:

- 1) **Case # SV-21-09-03, 214 Edgewood Boulevard, Parcel ID No's:
2900132026010.000 2900132026010.001, 2900132026010.002,
2900132026010.003, 2900132026010.004, Applicant: Patrick Lancaster, CCR
Architecture & Interiors /Property Owners: Clayton and Rachel Mobley**
 - a. *A request for a Variance to Article V, Section D (3), Homewood Zoning Ordinance, to allow the placement of an accessory structure (swimming pool) in a secondary front yard (Roseland Drive).*
 - b. *A request for a Variance to Article IV, Section A, (3) Development regulations, e. Maximum Building Height, to allow the increase in the height of a single family residence from 35-feet to 44.4-feet, (44-feet, 5-inches), for a total increase of 9.4-feet (9-feet, 5-inches), to allow the construction of an addition to an existing single-family residence.*

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, September 2, 2021 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 on-line meeting to present their case.

Sincerely,



Vicki Smith, AICP
Zoning Supervisor

BZA Case File#: SV 21-09-03

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

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

1st Option: Join on-line through your computer or app with this link:

<https://us02web.zoom.us/j/86294312839?pwd=ZEx4ZzMvVTFDYW1lYW1lYTUqciBvVE94dz09>

2nd Option: Join through the app if you already have the Zoom app downloaded:

Meeting #: 862 9431 2839

Passcode: 598451

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

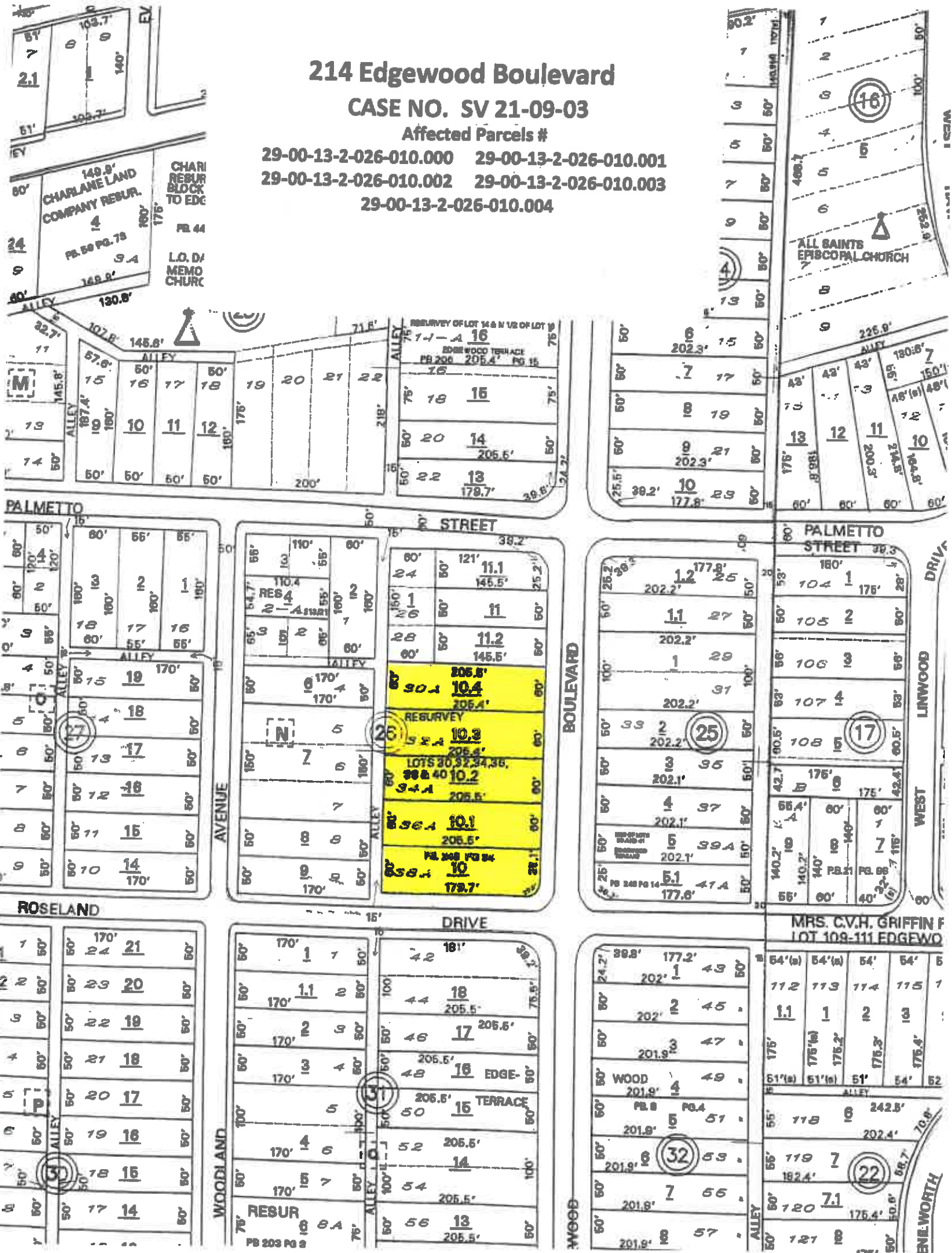
Comments, in support or opposition to cases on the agenda, may be submitted through the City of Homewood website @www.cityofhomewood.com/boards-committees. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the board's members for their consideration. Please reference the case number or address in your comments.

CASE NO. SV 21-09-03

29-00-13-2-026-010.000 29-00-13-2-026-010.001

29-00-13-2-026-010.002 29-00-13-2-026-010.003

29-00-13-2-026-010.004



City of Homewood
BIA Case Map

214 Edgewood Blvd.

SV 21-09-03

Aerial Photo

☒ Subject Property
☐ Parcel ADDRESS



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

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

