

**Homewood Board of Zoning Adjustments
Agenda
Thursday, September 7, 2023, 6:00 P.M.
City Council Chamber
2850 19th Street South, 2nd Floor
Homewood, Alabama 35209**

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

Persons who are unable to attend the meeting in-person may view the proceedings through Live Stream on the City of Homewood website (<https://www.cityofhomewood.com/>) or can navigate directly via: <https://www.cityofhomewood.com/live-stream>. *Please note that public comments cannot be made by persons viewing the meeting through Live Stream.*

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

Board Members

Chair, Megan Hand, Ward 4

Vice-Chair, Michael Pirkle, Ward 3

Callan Childs, Ward 1

Scott Alsabrook, Ward 2

William Johnson, Ward 5

Supernumeraries

Stuart Roberts

John Geer

Order of Business

I. *Call to Order*

II. *Roll Call*

III. *Minutes Approval— August 3, 2023*

IV. *Communications/Reports from Chair & Vice Chair*

V. *Old Business*

VI. *New Business*

- 1) *SV-23-09-01, 410 Devon Drive, Parcel ID. No., 28 00 17 2 002 005.001, Applicant: Slate Barganier Building / Property Owner: Jameson Hughes***

- a) *A request for a variance to Article IV, District Uses, Sec. A., Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side to reduce the setback requirement along the right-side property line from 10-feet to 7.9-feet (7-feet, 11-inches) for a total reduction of 2.1-feet (2-feet, 1-inch) for the construction of a covered deck.***

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.

- 2) **SV-23-09-02, 108 Malaga Avenue, Parcel ID. No., 28 00 07 4 008 013.000, Applicant: Mack Braden / Property Owners: Ashley and Zack Graham**
- a) *A request for a variance to Article V, District Development Criteria, Sec. D., Accessory Structures, (6.) to reduce the accessory structure setback requirement along the right-side property line from 10-feet to 6-feet, 8-inches for a total reduction of 3-feet, 4-inches to construct an addition to a rear yard accessory structure.*
 - 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 thirty (30) percent to forty (40) percent for a total increase of ten (10) percent, to allow for the construction of an addition to a rear yard accessory structure.*
- 3) **SV-23-09-03, 104 Edgeview Avenue, Parcel ID. No., 29 00 13 2 020 016.000 Applicant/Property Owner: Nicholas Bruno**
- a) *A request for a variance to Article IV, District Uses, Sec. A., Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side to reduce the setback requirement along the right-side property line from 10-feet to 9.4-feet (9-feet, 5-inches) for a total reduction of 0.6-feet (7-inches) in order construct an addition on an existing non-conforming house.*
- 4) **SV-23-09-04, 740 Shades Creek Parkway, Parcel ID. No., 28 00 17 1 005 004.003, Applicant: The FiveStone Group, LLC / Property Owner: Shades Valley Evangelical Lutheran Church**
- a) *A request for a Variance to Article VII, Off-Street Parking and Loading Requirements, Sec. M. Required Parking for Individual Uses, to reduce the required number of on-site parking spaces from ninety (90) spaces to eighty-two (82) spaces for a total reduction of eight (8) spaces.*
- 5) **SV-23-09-05, 304 Columbiana Road, Parcel ID. No., 29 00 14 4 012 001.000 Applicant/Property Owner: Zeshan Yousuf**
- a) *A request for a Variance to Article VII, Off-Street Parking and Loading Requirements, Sec. M. Required Parking for Individual Uses, to reduce the required number of on-site parking spaces from twenty-nine (29) spaces to twenty (20) spaces, for a total reduction of nine (9) spaces.*

VII. Communications from Staff

VIII. Adjournment

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 410 Devon Drive

BZA CASE # (assigned by city staff): SV-23-09-01

APPLICANT INFORMATION

Name of Applicant (s): Slate Barganier Building

Address of Applicant(s): 3121 Blue Lake Drive

Vestavia Hills

City

Alabama

State

35242

Zip

Telephone Number(s) of Applicant(s): Tison Barganier 205-281-8959

Email: Tison@slatebarganier.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): Jameson Hughes

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

410 Devon Drive

City

Homewood

Alabama

State

35269

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: 2800172002005001

PRESENT USE: vacant ☒ residence

commercial (describe):

other (describe):

PRESENT ZONING (City Zoning Map): Residential

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

INDICATE THE FOLLOWING

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

	*Required by Zoning Regulations	Setback dimensions as they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback:				
Front Bldg. Setback: (secondary - corner lot)				
Right Bldg. Setback	10	8.7	7.9	2.1
Left Bldg. Setback				
Rear Bldg. Setback				
Accessory Structure Height / Setbacks	/	/	/	/
	As Required	Existing NOW	Proposed	Variance Required
Parking				
Height of Structure				

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

INDICATE THE FOLLOWING

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

Proposed Location of Fence (check all that apply):

☐ Front Yard ☐ Side Yard (left) ☐ Side Yard (right) ☐ Rear Yard

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

N/A

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

PURPOSE OF VARIANCE

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

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

Construction of covered porch where existing deck is
located

City of Homewood
Board of Zoning Adjustments
Request for Variance

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

Existing conditions & structure location is
NOT CURRENTLY IN required setback.

We are NOT asking to create NEW
SETBACK.

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

Resubmitted by:

REDACTED

Signature of Owner

Signature of Owner

8/1/2023

Date

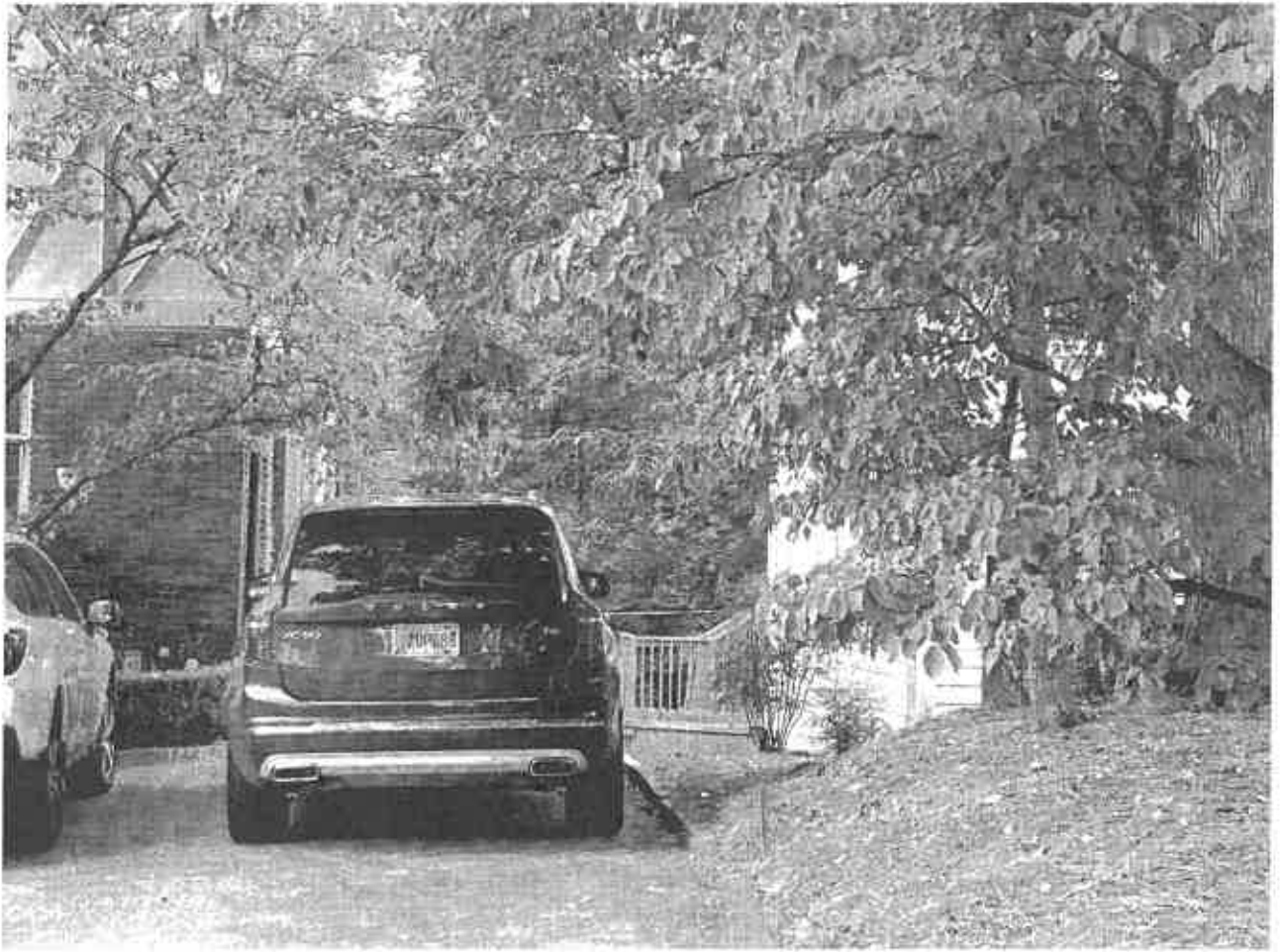
7/28/2023

Date

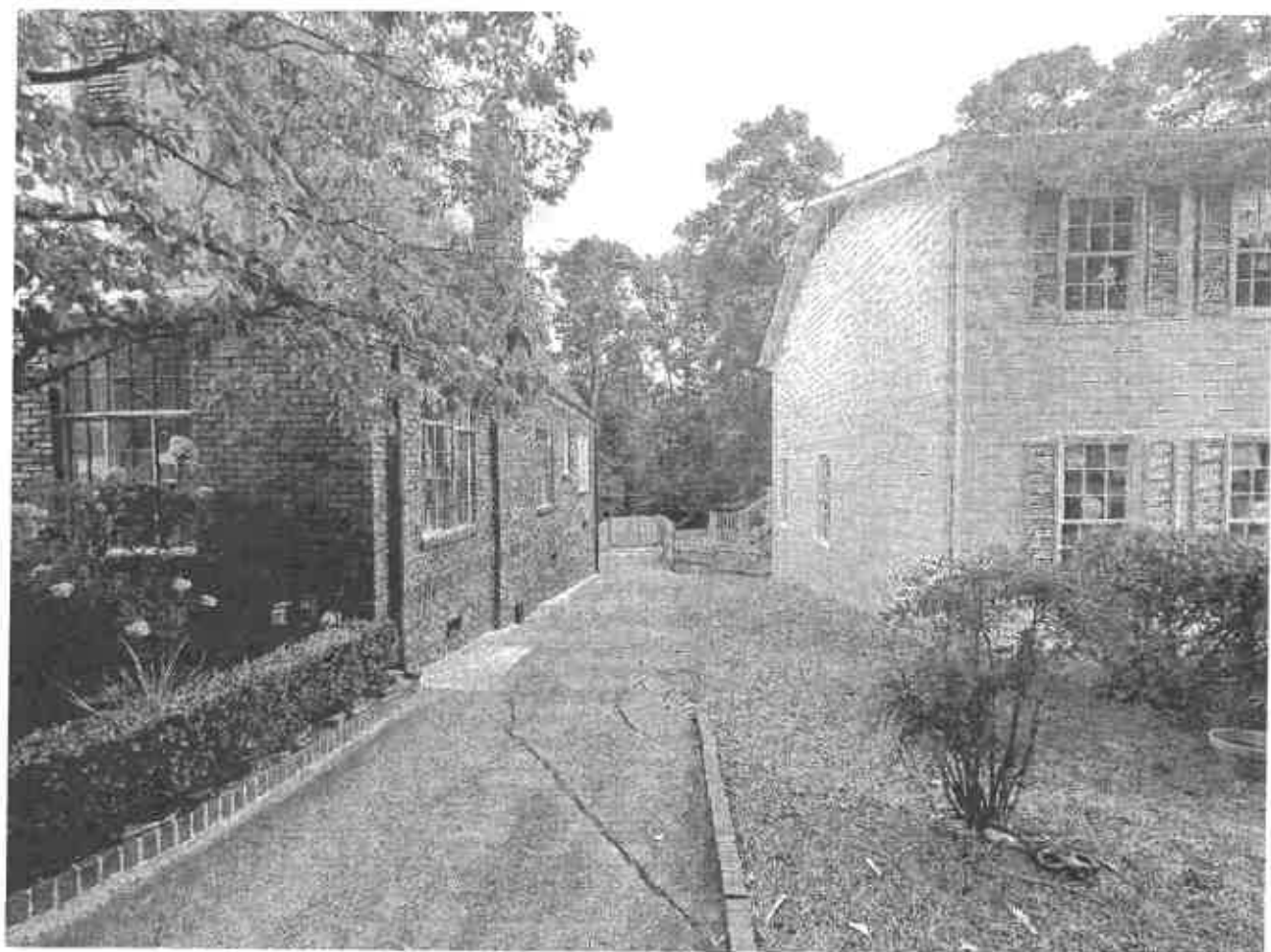
Date



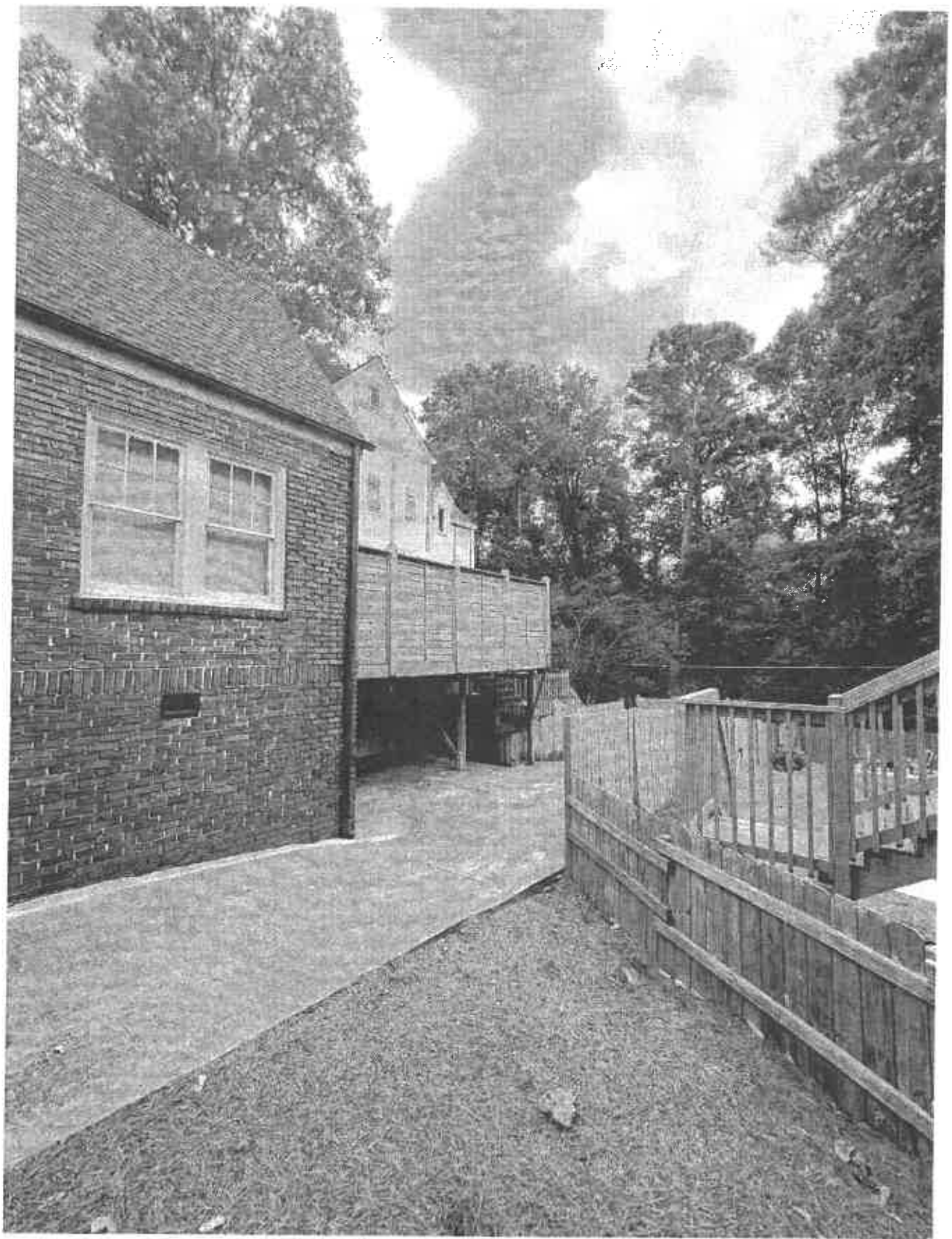




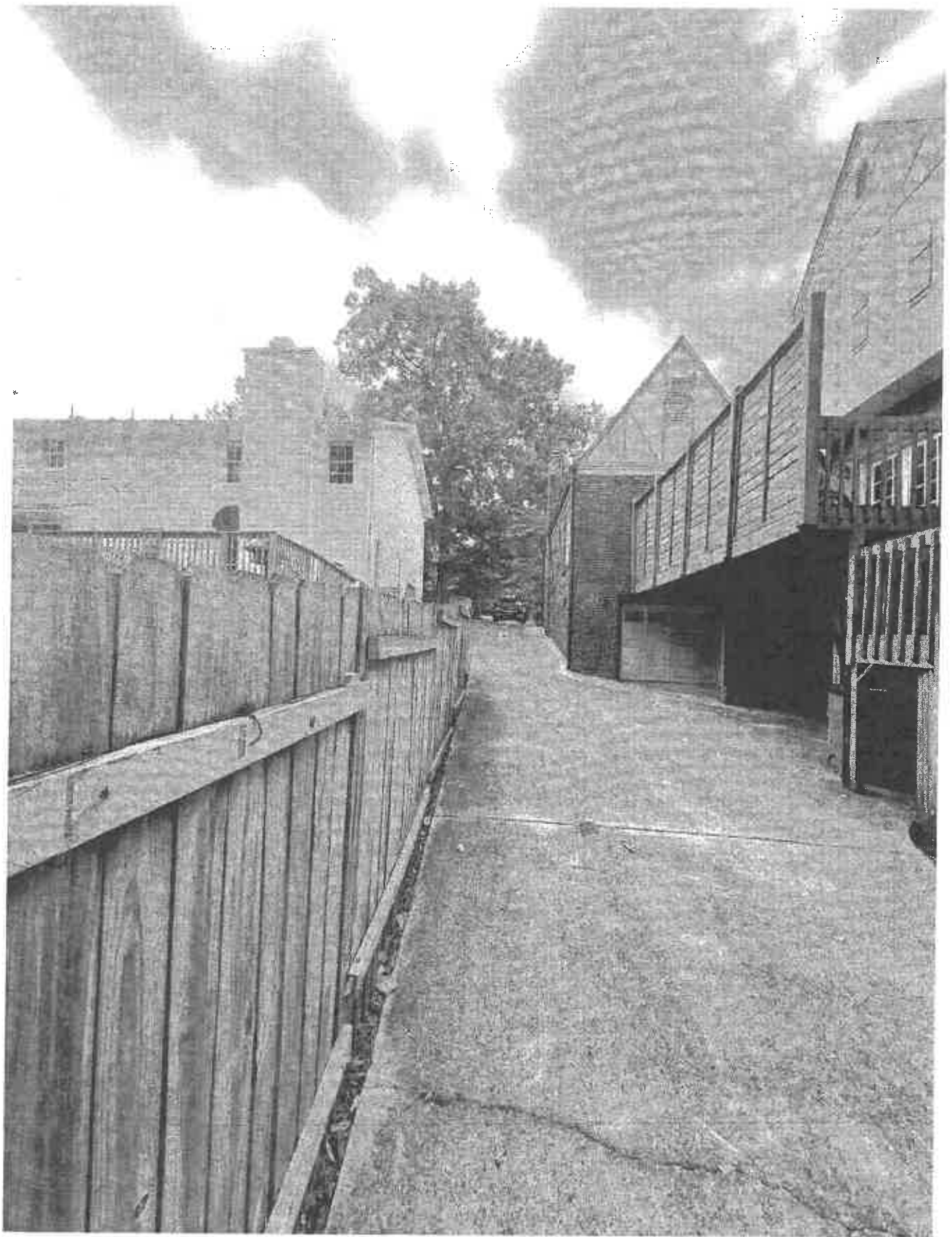
2/10 Devon Drive



410 Devon Drive



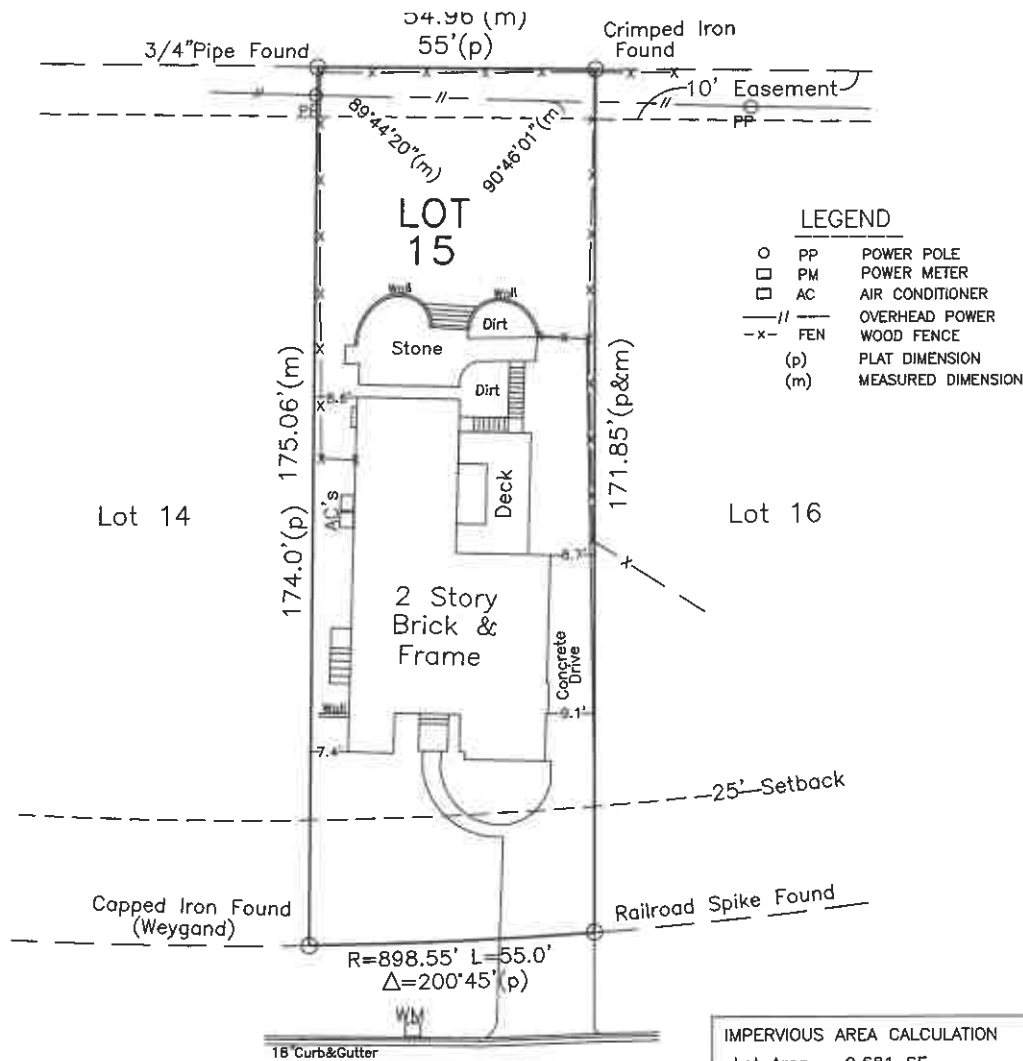
410 Devon Drive



410 Devon Drive



410 Devon Drive



Site is Zoned "NPD"; Neighborhood Preservation District; Side Setbacks are 5' and 9' for Lot with 55 feet or less of Frontage; Rear Setback=20'; Front Setback based on adjoining properties;

Devon Drive
60' Right of Way
Asphalt Paved

IMPERVIOUS AREA CALCULATION	
Lot Area =	9,681 SF
House Footprint and Porches =	2,187 SF
Driveway/Front Walk =	1,486 SF
Rear Stone Patio/Steps =	518 SF
Existing Deck =	348 SF
Total Impervious Area =	4,539 SF
= 47% OF Lot Area	

STATE OF ALABAMA
JEFFERSON COUNTY

I, Rowland Jackins, a Registered Land Surveyor in the State of Alabama, 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 Land Surveying in the State of Alabama to the best of my knowledge, information and belief for the following described property:

Lot 15 in Block 1, according to the plat of Fifth Addition to Hollywood, as recorded in Map Book 18, Page 13, in the Probate Office of Jefferson County, Alabama;

I further state that there are no rights of ways, easements or joint driveways over or across said land visible on the surface except as shown, that there are no electric or telephone wires (excluding those which serve the premises only) or structures or supports thereof, including poles, anchor or guy wires on or over said property except as shown, that there are no encroachments except as shown; that the improvements are located as shown above. No underground utilities were located.

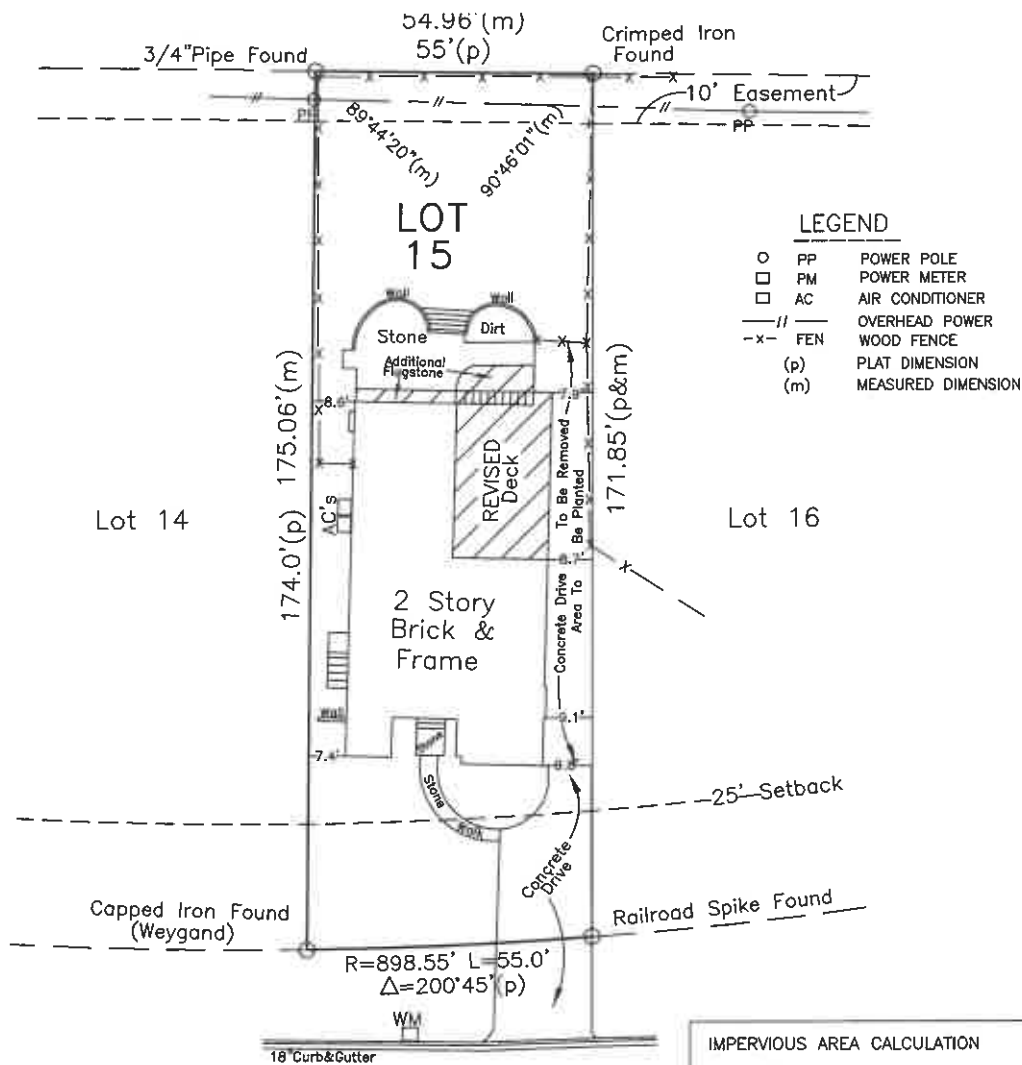
According to my field survey of July 10, 2023;



Rowland Jackins
Rowland Jackins, PLS, Alabama Reg.No.18399
Jackins, Butler & Adams, Inc.
3430 Independence Drive, Suite 30
Birmingham, Alabama 35209
(205) 870-3390

Scale: 1 inch = 30 feet

File: S-1337/23-KKK



Site is Zoned "NPD"; Neighborhood Preservation District; Side Setbacks are 5' and 9' for Lot with 55 feet or less of Frontage; Rear Setback=20'; Front Setback based on adjoining properties;

IMPERVIOUS AREA CALCULATION

Lot Area = 9,681 SF

House Footprint and Porches = 2,187 SF

Driveway/Front Walk = 607 SF

Rear Stone Patio/Steps = 643 SF

Revised Deck = 629 SF

Total Impervious Area = 4,066 SF

= 42% Of Lot Area

STATE OF ALABAMA
JEFFERSON COUNTY

I, Rowland Jackins, a Registered Land Surveyor in the State of Alabama, 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 Land Surveying in the State of Alabama to the best of my knowledge, information and belief for the following described property:

Lot 15 in Block 1, according to the plat of Fifth Addition to Hollywood, as recorded in Map Book 18, Page 13, in the Probate Office of Jefferson County, Alabama;

I further state that there are no rights of ways, easements or joint driveways over or across said land visible on the surface except as shown, that there are no electric or telephone wires (excluding those which serve the premises only) or structures or supports thereof, including poles, anchor or guy wires on or over said property except as shown, that there are no encroachments except as shown; that the improvements are located as shown above. No underground utilities were located.

According to my field survey of July 10, 2023;

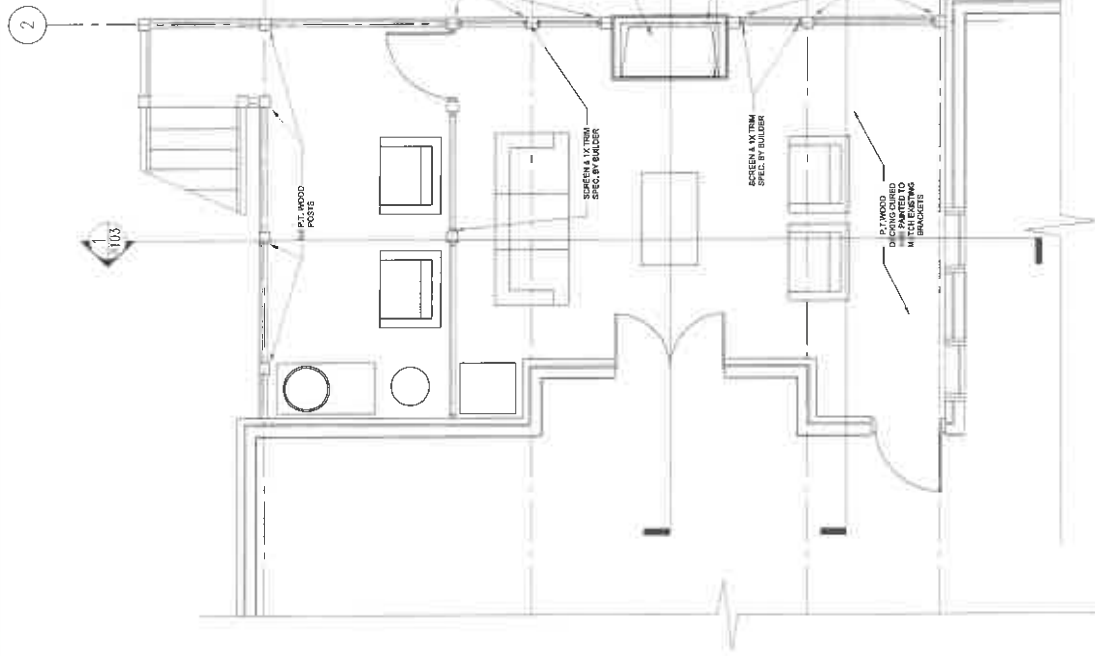


Rowland Jackins, PLS, Alabama Reg.No.18399
Jackins, Butler & Adams, Inc.
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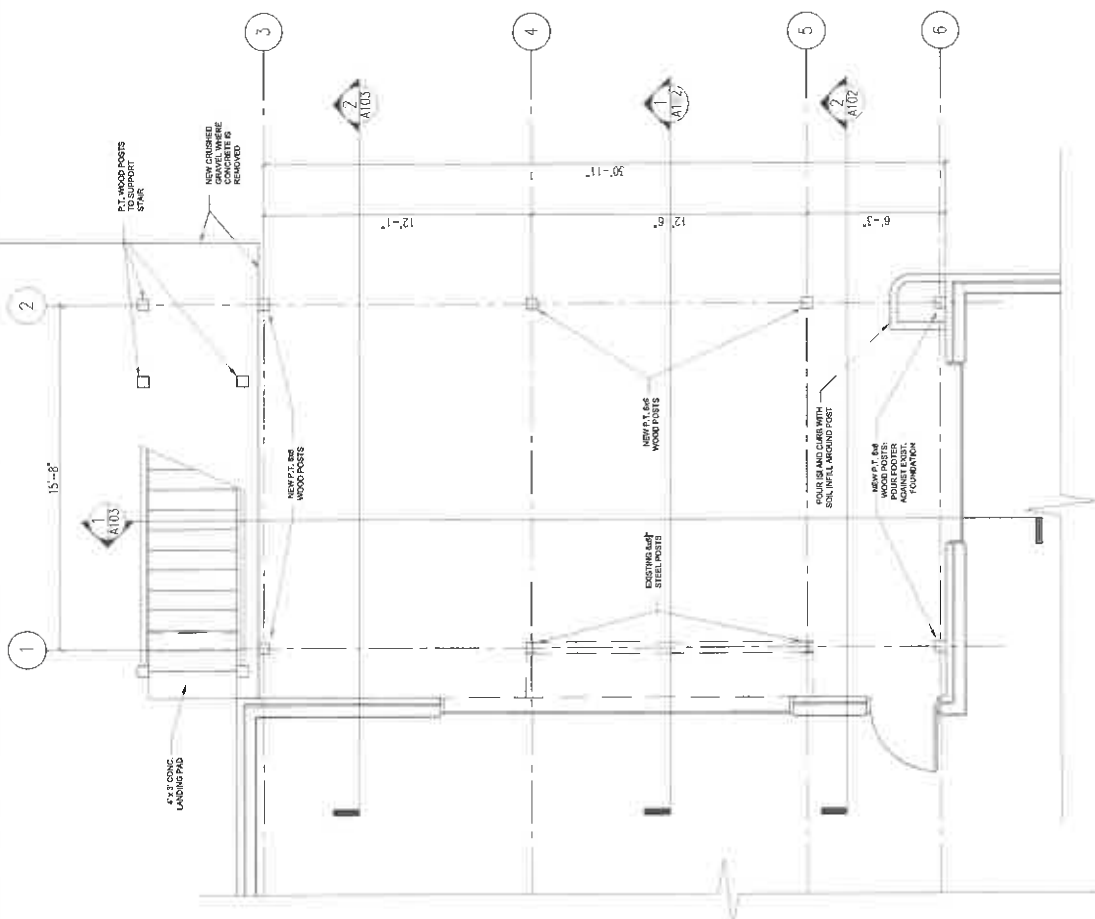
Scale: 1 inch = 30 feet File: S-1337/23-KKK

57823

This steel applies to the structural portions of the deck edge/transition work reflected in these documents, including the covered deck floor framing, roof framing, exterior wall framing, beams, columns, and footings. The exterior stairway and railings shall be built following the requirements of the code.



1 MAIN FLOOR PLAN
A101 SCALE: 3/8" = 1'-0"



2 BASMENT LEVEL PLAN

5633 HOLDINGS, LLC
5633 12th Avenue South
Birmingham, Alabama
35222

HUGHES RESIDENCE
410 DEVON DRIVE
HOMEWOOD, ALABAMA
35209

Description

FLOOR PLANS

Date

05.07.23

Drawing No.

A101



This seal applies to the structural portions of the deck addition/extension work reflected in these documents, including the covered deck floor framing, roof framing, exterior wall framing, beams, columns, and footings. The exterior stairway and railings shall be built following the requirements of the code.



A102

5633 HOLDINGS, LLC
5633 12th Avenue South
Birmingham, Alabama
35222



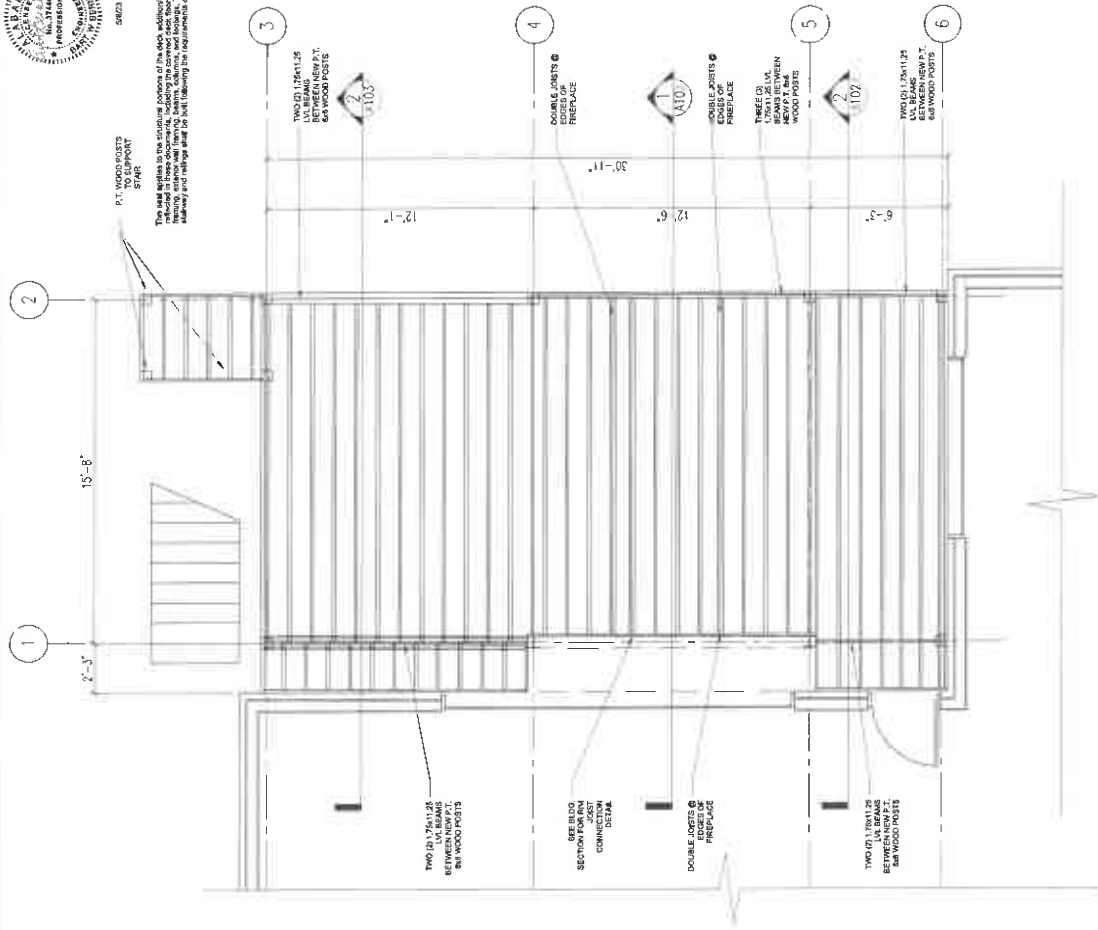
This seal applies to the structural portions of the deck additional renovation work reflected in these documents, including the covered deck floor framing, roof framing, exterior wall framing, beams, columns, and footings. The exterior stairway and railings shall be built following the requirements of the code.



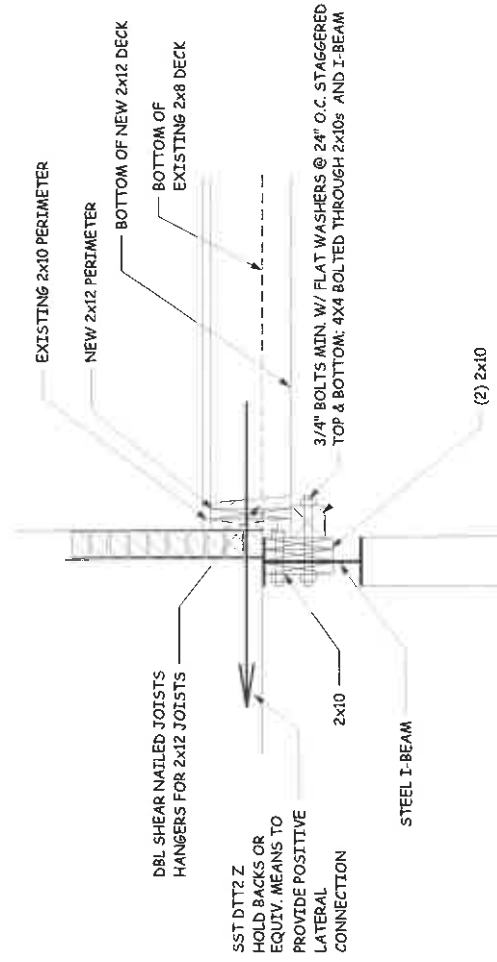
5633 HOLDINGS, LLC 5633 12th Avenue South Birmingham, Alabama 35222	HUGHES RESIDENCE 410 DEVON DRIVE HOMEWOOD, ALABAMA 35209	SECTIONS	05.07.23	Drawing No. A103
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The seal applies to the structural portions of the deck addition section with the exception of the railing and stairs. The seal does not apply to the framing, interior wall framing, chimney, and boiler. The exterior framing and ceiling and 20 inch framing are independent of the seal.



1 MAIN FLOOR FRAMING PLAN
A104 SCALE: 3/8" = 1'-0"



2 DETAIL AT EXISTING BEAM
A104 SCALE: 3/8" = 1'-0"

5633 HOLDINGS, LLC
5633 12th Avenue South
Birmingham, Alabama
35222

HUGHES RESIDENCE
410 DEVON DRIVE
HOMEWOOD, ALABAMA
35209

Description
**FRAMING PLAN
SECTION DETAIL**

Date
05.07.23

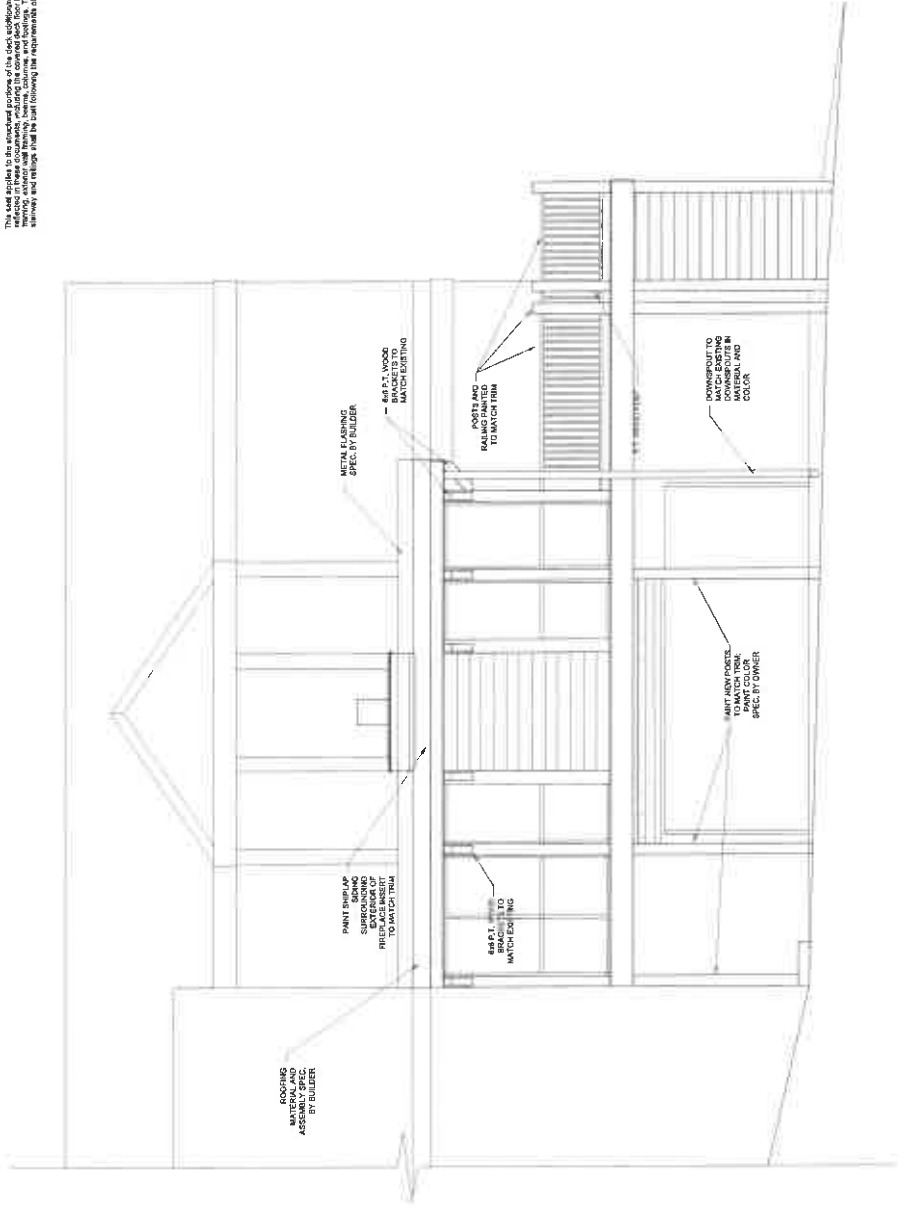
Drawing No.

A104



5/8/23

This seal applies to the enclosed copies of the final architectural drawings and specifications. It is not to be used for any other purpose. The seal is not to be used for any other purpose. The seal is not to be used for any other purpose.



1 FRONT ELEVATION
A105 SCALE: 3/8" = 1'-0"

5633 HOLDINGS, LLC
5633 12th Avenue South
Birmingham, Alabama
35222

HUGHES RESIDENCE
410 DEVON DRIVE
HOMEWOOD, ALABAMA
35209

Description

ELEVATION

Date

05.07.23

Drawing No.

A105

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 28, 2023

Jameson Hughes
410 Devon Drive
Homewood, Alabama 35209

Re: 410 Devon Drive, Homewood, Alabama 35209

Dear Property Owner:

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

Case Number: SV-23-09-01, 410 Devon Drive, Parcel ID. No., 28 00 17 2 002 005.001, Applicant: Slate Barganier Building / Property Owner: Jameson Hughes

- a) *A request for a variance to Article IV, District Uses, Sec. A., Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side to reduce the setback requirement along the right-side property line from 10-feet to 7.9-feet (7-feet, 11-inches) for a total reduction of 2.1-feet (2-feet, 1-inch) for the construction of a covered deck.*

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, September 7, 2023**, in the Council Chambers (2nd Floor) of Homewood City Hall, 2850 19th Street South. **You or your agent must attend the public hearing to present your request to the Board.** Public comments in support or opposition to your petition shall be heard by the Board at this time.

Additional information regarding live stream viewing and the electronic submittal of comments is provided on the reverse side of this notice.

Sincerely,



Sherri Williams, Zoning Supervisor

cc: Applicant
Adjacent property owners

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

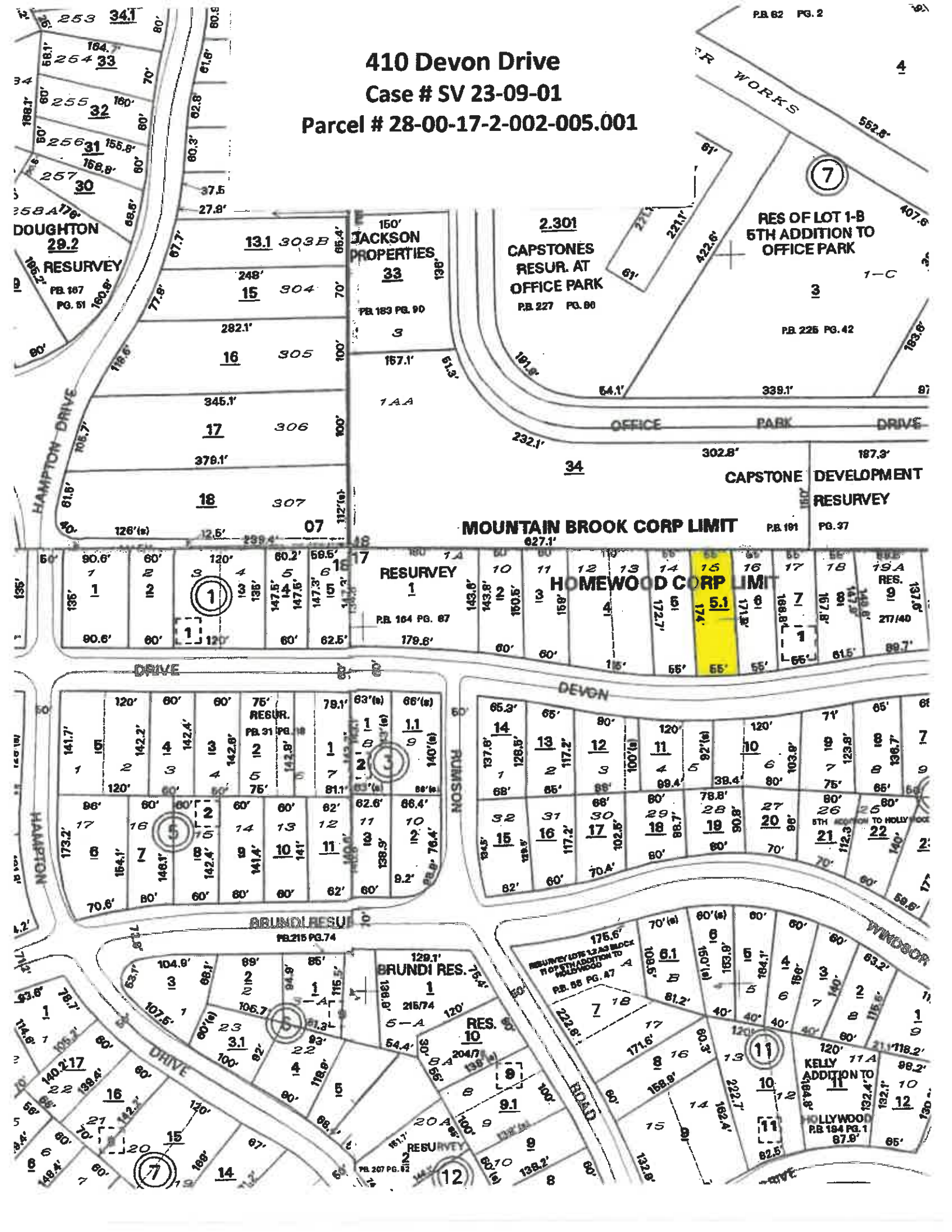
If you wish to view the live stream for this meeting, the "Live Stream" link is available on the home page the city's website at www.cityofhomewood.com or you can connect directly via: www.cityofhomewood.com/live-stream. **Although Board of Zoning Adjustments meetings may be viewed through the live streaming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

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

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

For further information or to review any files or drawings pertaining to this application you may contact our office at (205) 332-6800 or visit between 7:30 a.m. and 4:30 p.m. Monday-Friday.

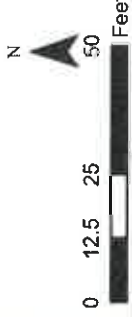
410 Devon Drive Case # SV 23-09-01 Parcel # 28-00-17-2-002-005.001



City of Homewood
BZA Case Map
410 Devon Drive
SV 23-09-01
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. 332-6828

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 108 Malaga Ave, Birmingham, AL 35209

BZA CASE # (assigned by city staff): SV-23-09-02

APPLICANT INFORMATION

Name of Applicant (s): Mack Braden, Christopher Architecture & Interiors

Address of Applicant(s): 2601 Highland Ave

Birmingham

AL

35205

City

State

Zip

Telephone Number(s) of Applicant(s): 205-413-8531

Email: Mack@christopherai.com

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): Zack & Ashley Graham

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

City

State

Zip

Email: REDACTED REDACTED

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: 2800074008013000

PRESENT USE: vacant ☒ residence

commercial (describe):

other (describe):

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

INDICATE THE FOLLOWING

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

	*Required by Zoning Regulations	Setback dimensions as they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback:	25'	41'	34'-7"	none
Front Bldg. Setback: (secondary - corner lot)				
Right Bldg. Setback	10'	13.2'	13.2'	none
Left Bldg. Setback	10'	8.8'	8.8'	no change
Rear Bldg. Setback	20'	75'5	75.5	none
Accessory Structure Height / Setbacks	10 / 25	6'-8" side, 10' rear, 25' height	6'-8" side, 10' rear, 25' height	3'-4" side
	As Required	Existing NOW	Proposed	Variance Required
Parking				
Height of Structure	35'	19.5	19.5	None

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

INDICATE THE FOLLOWING

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

Proposed Location of Fence (check all that apply):

☐ Front Yard
 ☐ Side Yard (left)
 ☐ Side Yard (right)
 ☐ Rear Yard

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

PURPOSE OF VARIANCE

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

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

A variance for the rear yard coverage percentages is requested to allow for expansion of the accessory building while maintaining sufficient parking and driveway space. The rear yard is roughly 7668 sqft, bringing the 30% coverage allowance to 2,300. The accessory structure is the only enclosed structure within the rear yard and has a footprint of 1348.23 sqft. The addition to the house, a pergola and deck (designed to be pervious) comes to 397.44. The driveway covers approx 1313.80 sqft of the rear yard bringing the total to designed area in the rear yard to 3059.47 (or approximately 40% of the rear yard). We are requesting a variance for the rear yard coverage to increase to 40%. We will also explore making modifications to the driveway by converting parts to be pervious.

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:

For both the existing residence and the accessory structure, the buildings are both non-conforming as they currently exist. Our proposal for the main residence only renovates the interior of the non-conforming areas. The renovations to the accessory structure are more extensive, including expanding the footprint towards the rear. The encroachment into the side setback does not increase. The height stays the same.

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

Date

01 AUGUST 2023

REDACTED

Signature of Owner

Date

8-1-23

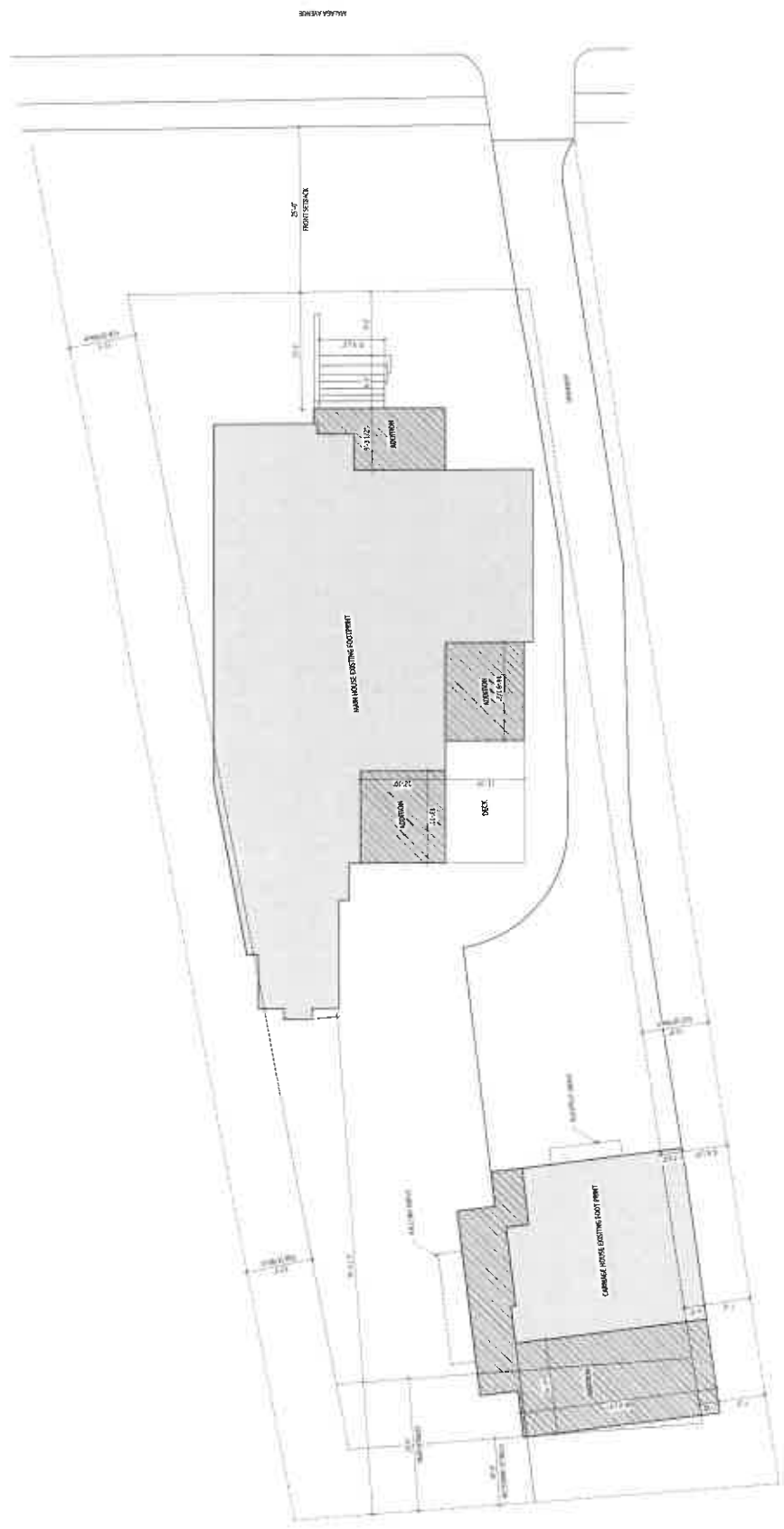
Signature of Owner

Date



Graham Residence		103 Maple Ave Beverly Hills, CA 90210	
DATE	07/28/2023	BY	CM/MB
PROJECT	22032	DATE	07/28/2023
SHEET NO.		SHEET TOTAL	
22032		22032	
SHEET TITLE		SHEET TOTAL	
SITE PLAN		22032	

A1.1



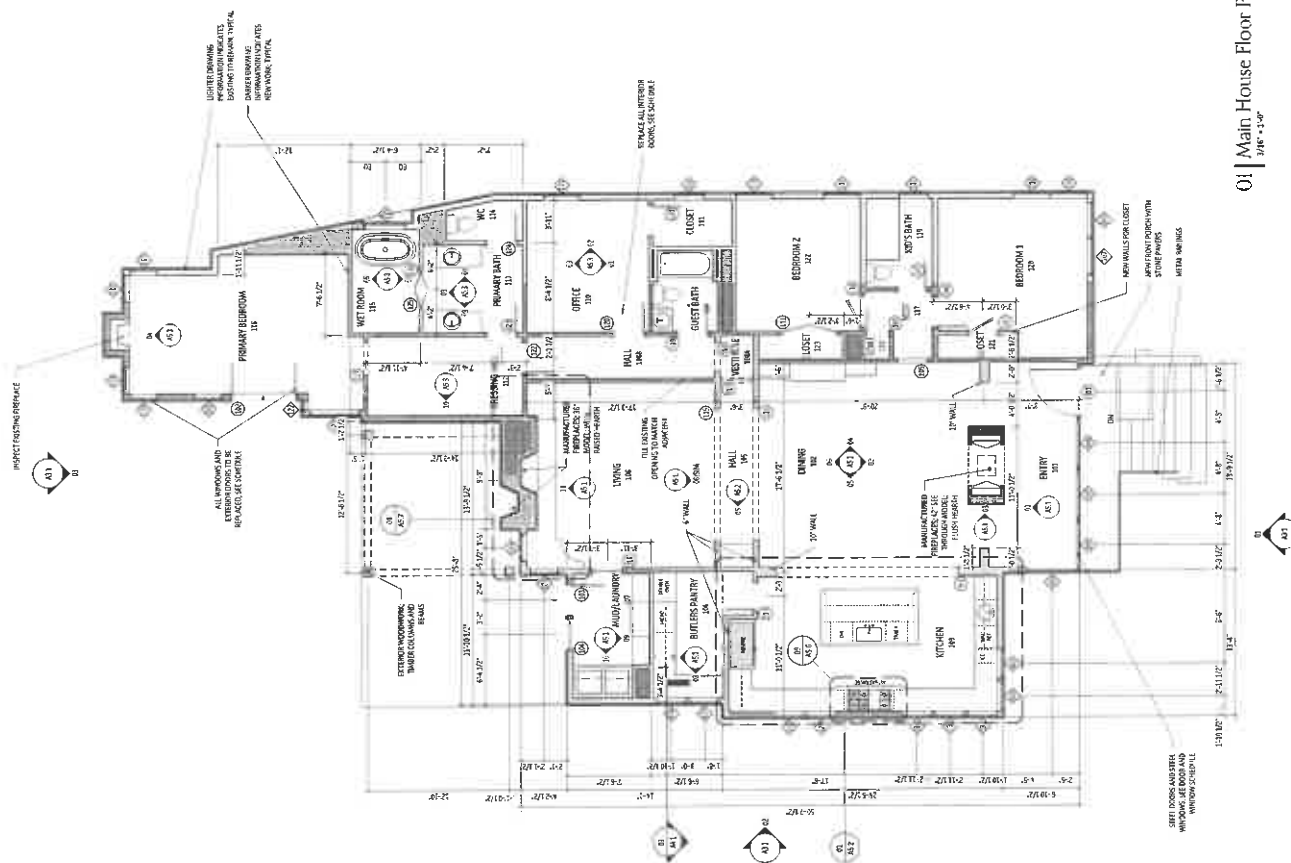
[illegible]Graham
Residence

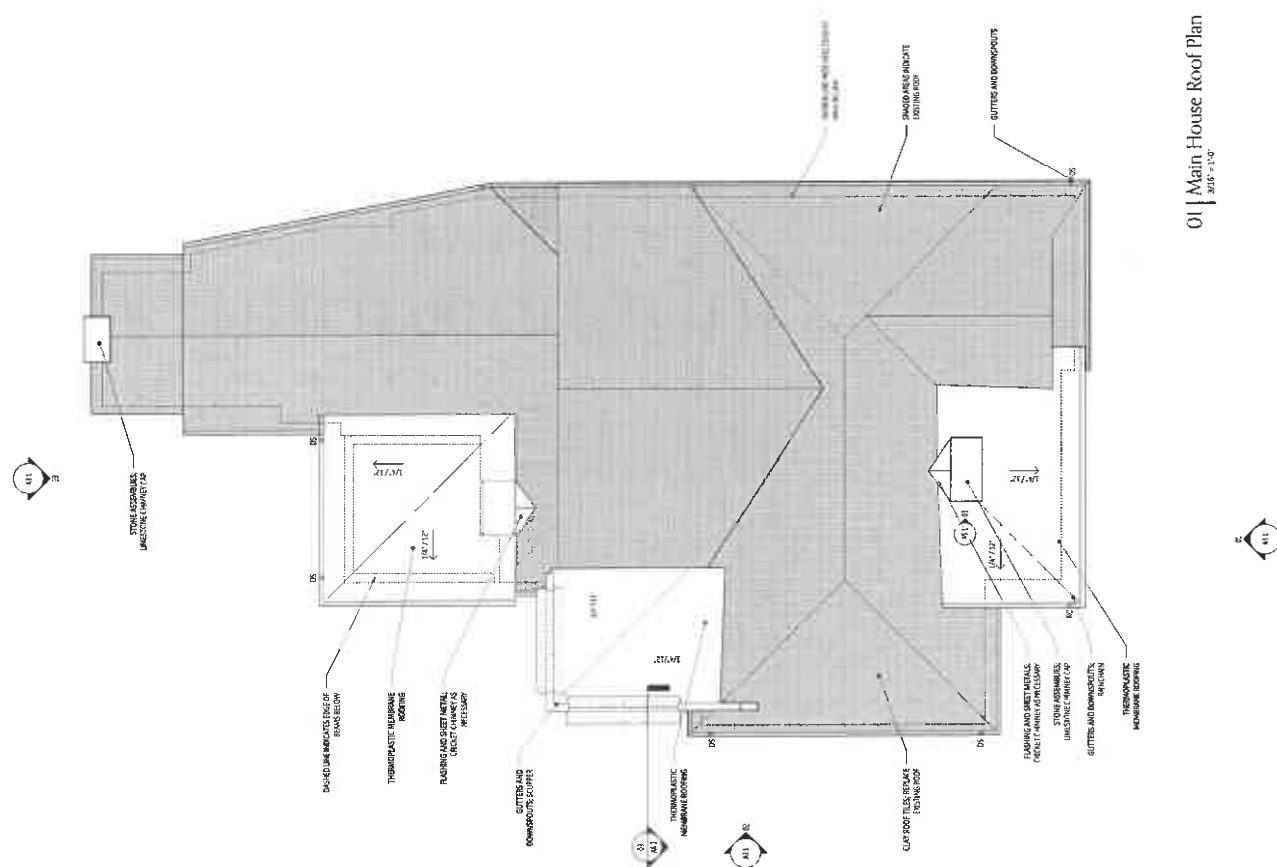
DATE	07/28/2023	DESIGN BY	MB/BN
PROJECT NO.	22032	CHECKED BY	CR/MB

MAIN FLOOR PLAN

A2.2

01 | Main House Floor Plan 3/16" = 1'-0"



01 | Main House Roof Plan $\frac{3}{16}'' = 1'-0''$

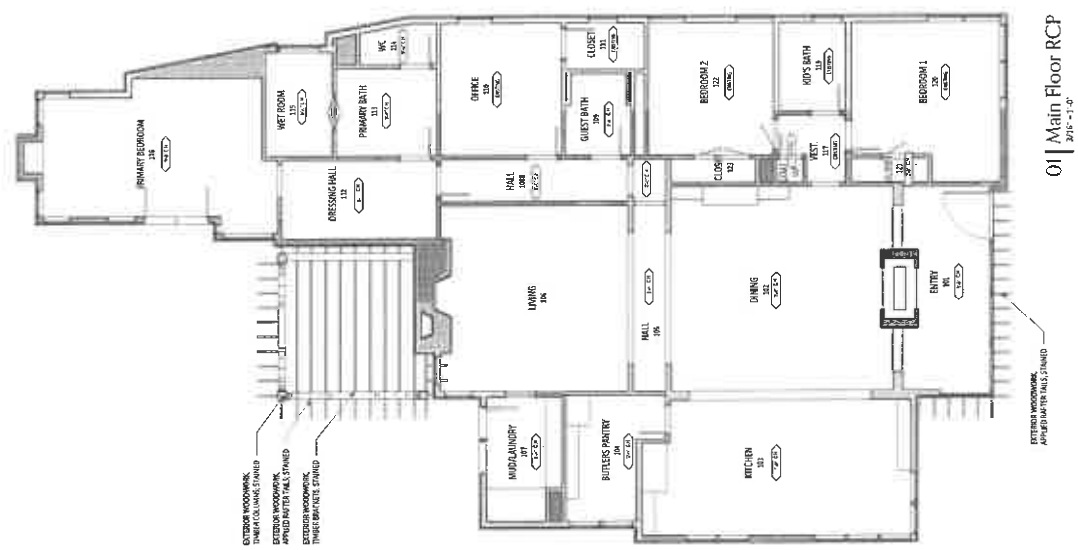


GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
3. ALL FLOORS ARE 4" THICK CONCRETE ON GRADE OR 6" THICK CONCRETE ON RAFTERS.
4. ALL ROOFS ARE 12" THICK CONCRETE ON RAFTERS.
5. ALL CEILING ARE 12" THICK CONCRETE ON RAFTERS.
6. ALL DOORS ARE 6'0" HIGH BY 3'0" WIDE UNLESS NOTED OTHERWISE.
7. ALL WINDOWS ARE 6'0" HIGH BY 3'0" WIDE UNLESS NOTED OTHERWISE.
8. ALL STAIRS ARE 10'0" WIDE UNLESS NOTED OTHERWISE.
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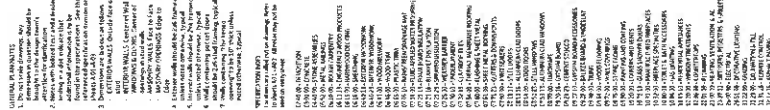
NOTES:
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Graham
Residence
1000 N. Main St.
Birmingham, AL 35204
07/18/2023
22032
CR / MB
MAIN HOUSE REFLECTED
CEILING PLAN

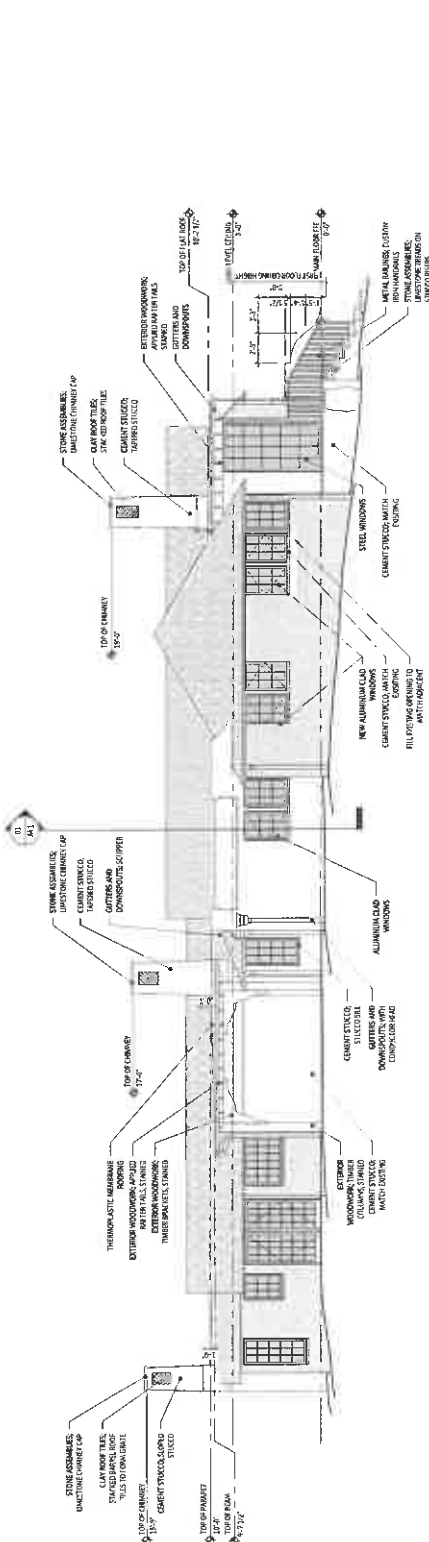
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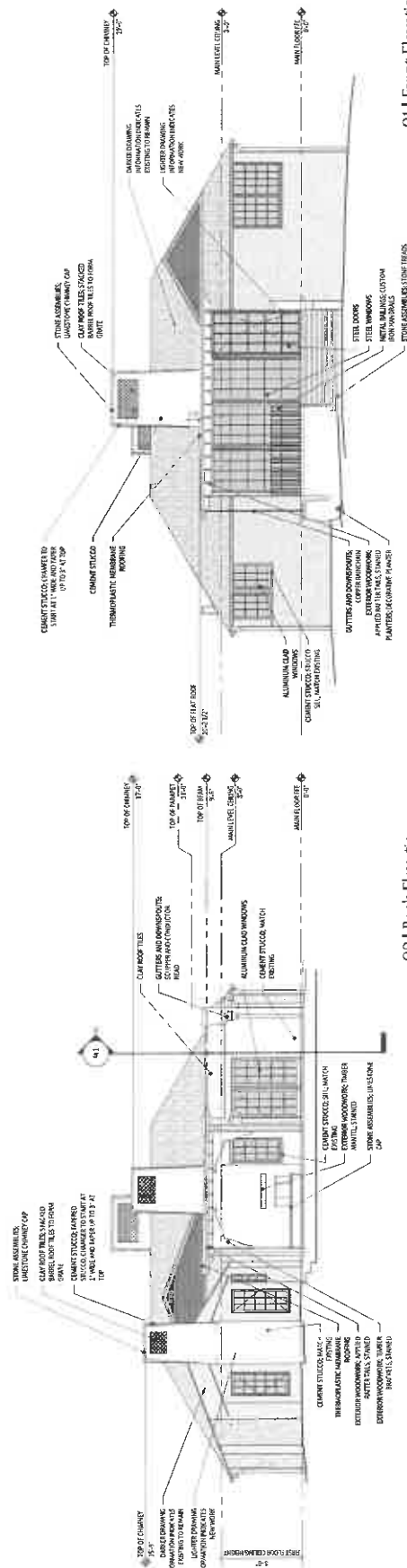
01 | Main Floor RCP
2'-0" = 1'-0"



02 | Side Elevation



01 | Front Elevation

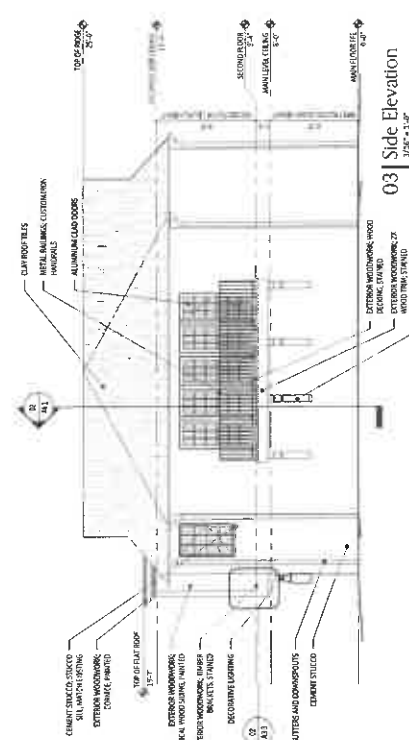
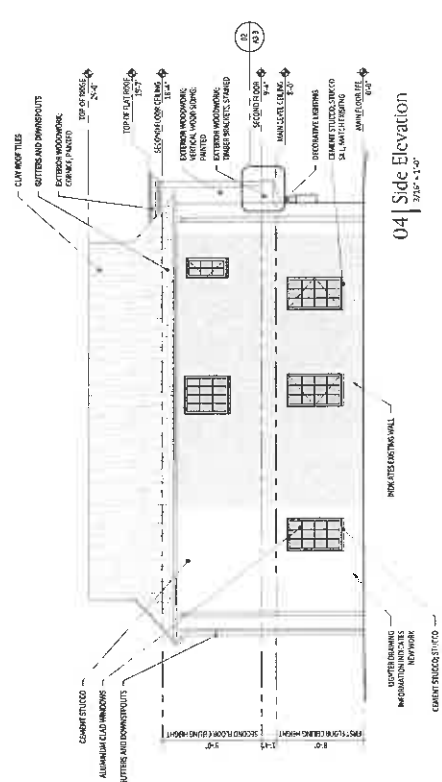
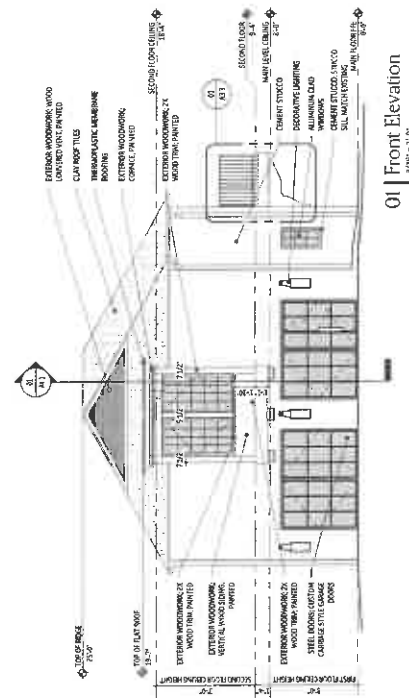
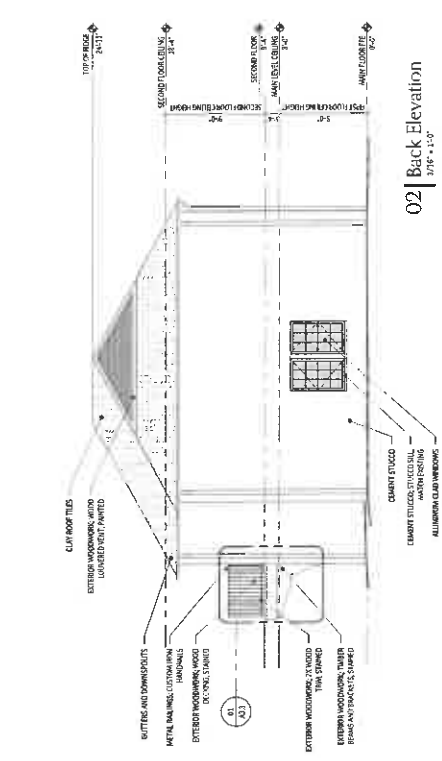


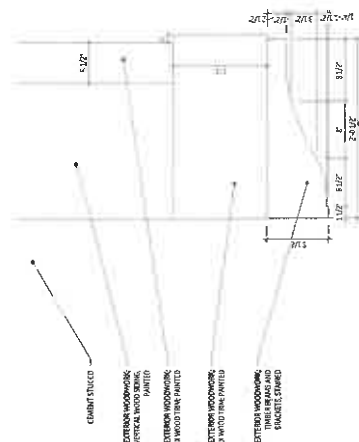
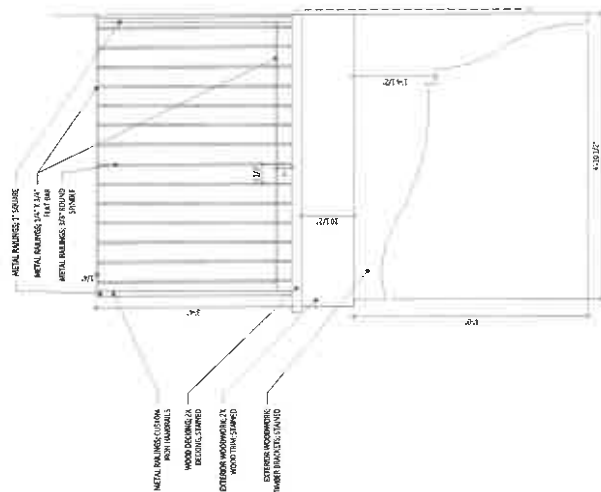
03 | Back Elevation

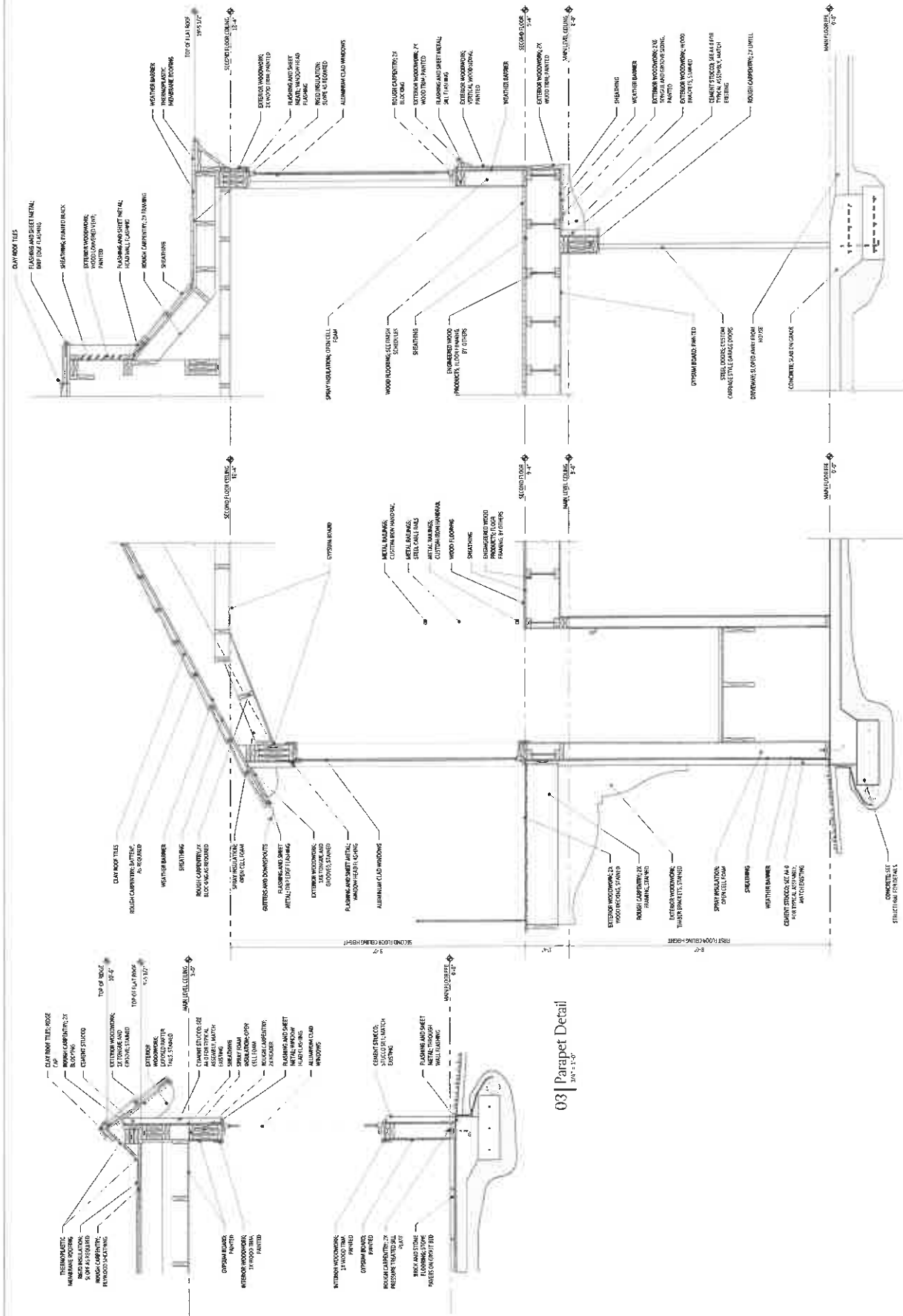


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100. EXTERIOR ELEVATIONS

Graham
Residence
07/28/2023
22032
CE/MB
A3.2



02 | Garage Bump Out Detail
11/2" x 1-2"01 | Detail at Garage Porch
12-127



Of | Carriage Bump Out

02 | Carriage Porch

03 | Parapet Detail $\frac{3}{4}'' = 1'-0''$

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

August 28, 2023

Ashley and Zack Graham
108 Malaga Avenue
Homewood, Alabama 35209

Re: 108 Malaga Avenue, Homewood, Alabama 35209

Dear Property Owner:

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

Case Number: SV-23-09-02, 108 Malaga Avenue, Parcel ID. No., 28 00 07 4 008 013.000, Applicant: Mack Braden / Property Owners: Ashley and Zack Graham

- a) *A request for a variance to Article V, District Development Criteria, Sec. D., Accessory Structures, (6.) to reduce the accessory structure setback requirement along the right-side property line from 10-feet to 6-feet, 8-inches for a total reduction of 3-feet, 4-inches to construct an addition to a rear yard accessory structure.*
- 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 thirty (30) percent to forty (40) percent for a total increase of ten (10) percent, to allow for the construction of an addition to a rear yard accessory structure.*

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, September 7, 2023**, in the Council Chambers (2nd Floor) of Homewood City Hall, 2850 19th Street South. **You or your agent must attend the public hearing to present your request to the Board.** Public comments in support or opposition to your petition shall be heard by the Board at this time.

Additional information regarding live stream viewing and the electronic submittal of comments is provided on the reverse side of this notice.

Sincerely,



Sherri Williams, Zoning Supervisor

cc: Applicant
Adjacent property owners

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

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

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

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

For further information or to review any files or drawings pertaining to this application you may contact our office at (205) 332-6800 or visit between 7:30 a.m. and 4:30 p.m. Monday-Friday.

City of Homewood
BZA Case Map
108 Malaga Ave
SV 23-09-02
Aerial Photo

 Subject Property
 Parcels

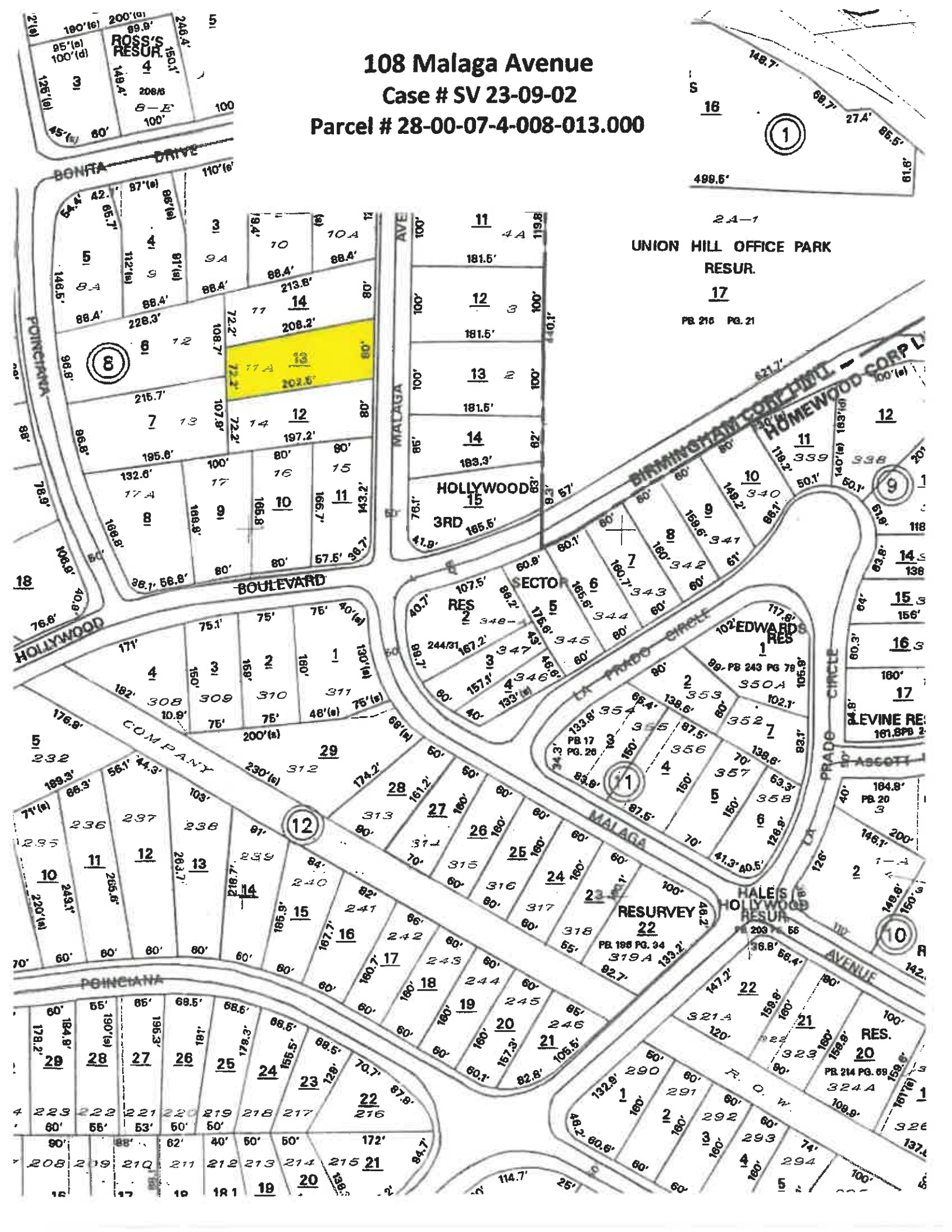


THE INFORMATION ON THIS DRAWING WAS COMPILED FROM SEVERAL SOURCES AND SHOULD ONLY BE USED FOR GENERAL INFORMATION AND ORIENTATION. THIS DRAWING IS THE PROPERTY OF THE CITY OF HOMWOOD AND ITS USE BY ANYONE FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE CITY OF HOMWOOD IS PROHIBITED.

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



108 Malaga Avenue
Case # SV 23-09-02
Parcel # 28-00-07-4-008-013.000



COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 104 Edgemoor Ave 35209

BZA CASE # (assigned by city staff): SV-23-09-03

APPLICANT INFORMATION

Name of Applicant(s): Nicholas Bruno

Address of Applicant(s): 4248 Abingdon Trail
Bham Al 35243
City State Zip

Telephone Number(s) of Applicant(s): 205-789-6416

Email: Nicholas.Alan.Bruno@outlook.com

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): Nicholas Bruno

Address of Owner(s) (ONLY if address is different from property address) otherwise put same:
4248 Abingdon Trail Bham Al 35243
City State Zip

Email: REDACTED REDACTED

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 2 020, 016.000

PRESENT USE: _____ vacant _____ residence

_____ commercial (describe): _____

_____ other (describe): _____

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

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

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

INDICATE THE FOLLOWING

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

	*Required by Zoning Regulations	Setback dimensions as they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback:				
Front Bldg. Setback: (secondary - corner lot)				
Right Bldg. Setback	10'	9.4'	9.4'	0.6'
Left Bldg. Setback				
Rear Bldg. Setback	20 ft			
Accessory Structure Height / Setbacks	/	/	/	/
	As Required	Existing NOW	Proposed	Variance Required
Parking				
Height of Structure				

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

INDICATE THE FOLLOWING

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

Proposed Location of Fence (check all that apply):

☐ Front Yard ☐ Side Yard (left) ☐ Side Yard (right) ☒ Rear Yard

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

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

PURPOSE OF VARIANCE

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

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

The purpose of the variance in constructing an addition would be to expand the current master bedroom in order to add more space + include a master bathroom.

Ther will Be A 1 story Addition

City of Homewood
Board of Zoning Adjustments
Request for Variance

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

The hardship on this case ~~is that~~ ^{in order to} ~~maintain~~ where we believe
a variance is needed ~~is to~~ keep the residence within
the Homewood Cottage aesthetic but also adding some
modernity inside the house. Preserving the historical
nature of the home is paramount to our plans. We
believe this variance will not negatively impact our
neighbors and the home will reflect the integrity of the
neighborhood.

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

Date

08/00/23

REDACTED

Signature of Owner

Date

08/10/23

Signature of Owner

Date

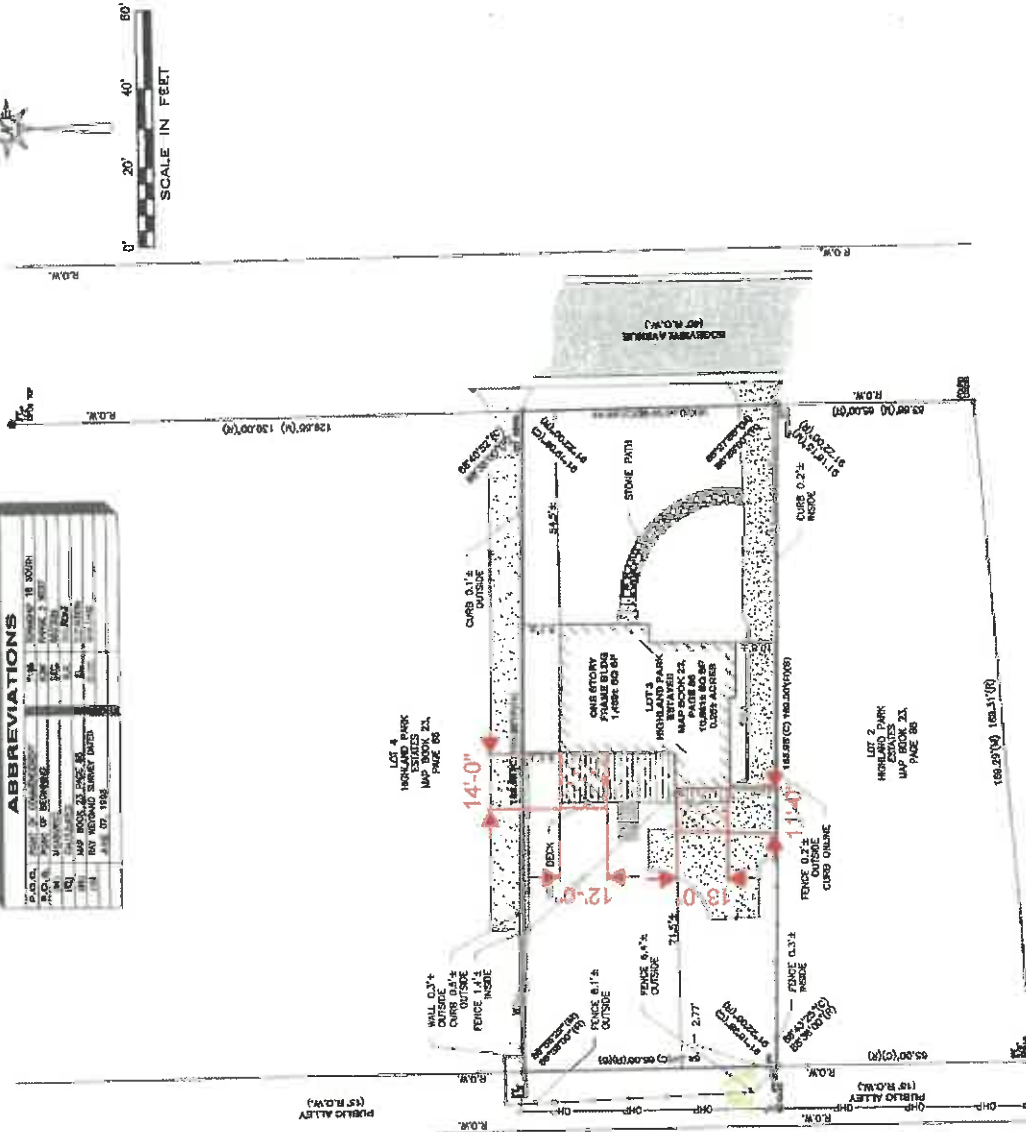


IRON PIN FOUND
CALCULATED POINT
UTILITY POLE W/UTL
OVERHEAD POWER LINE
SANITARY SEWER LINE
UNDERGROUND WATER LINE
LANDSCAPING DRAIN LINE
RIGHT OF WAY
WATER VALVE
WATER METER
GAS REGULATOR
FENCE
ASPHALT SURFACE
CONCRETE SURFACE
CONCRETE SURFACE
CROWN METER

[illegible]

Know what's below
Call before you dig.
Dial 811
Or Call 800-285-7411

I HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN THE 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.

[illegible]


SUBJECT: ECA! DESCRIPTION

LOT 3, ACCORDING TO HIGHLAND PARK ESTATES, AS RECORDED IN MAP BOOK 27, PAGE 66, IN THE COUNTY OFFICE OF JEFFERSON COUNTY, ALABAMA.

STATE OF ALABAMA
JEFFERSON COUNTY

I, hereby certify (or state) that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Professional Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

4/03/73


Derek S. Meadows, PLS
Alabama License No. 29698

Jerak S. Meadows, PLS
Alabama License No. 29898

HIGHLAND PARK ESTATES
104 BOGDANOV AVENUE
BIRMINGHAM, AL
FOR
DAVID BRUNO
PROPERTY BOUNDARY SURVEY

SALES - STEIN & ASSOCIATES, INC.
1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 333-1111 FAX: 333-1111



23-0173
DAI - 15
YOM TNUO

A PROPOSED RENOVATION AND ADDITION
BRUNO RESIDENCE
 104 EDGEVIEW AVENUE, HOMEWOOD AL



104 EDGEVIEW AVENUE
 HOMEWOOD, AL 36626
 205.337.8119

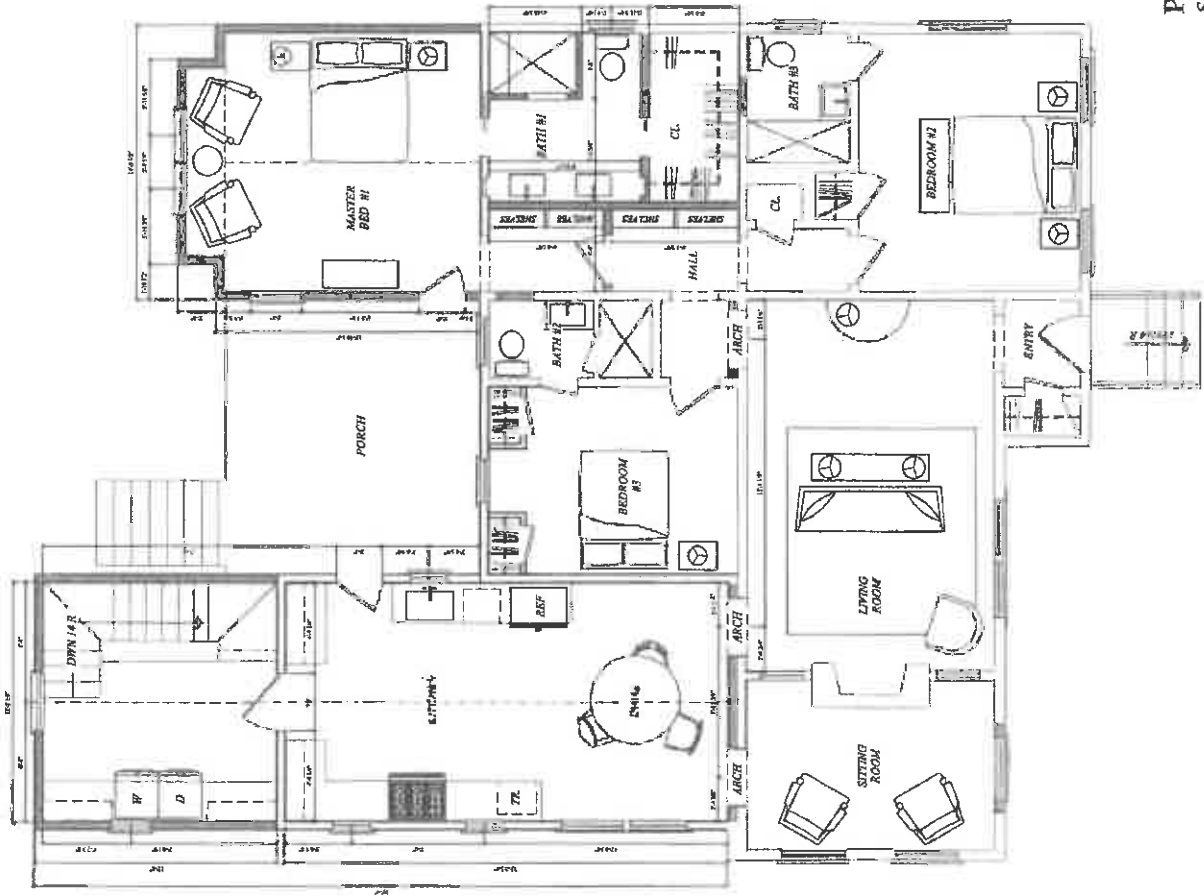
DATE: 08-07-23
 DRAWING: SHEET

DATE: 08-07-23

DRAWING: SHEET

SHEET 1 OF 4

PROPOSED PLAN
 SCALE: 1/4"=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

August 28, 2023

Nicholas Bruno
4248 Abingdon Trail
Birmingham, Alabama 35243

Re: *104 Edgeview Avenue, Homewood, Alabama 35209*

Dear Property Owner:

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

Case Number: SV-23-09-03, 104 Edgeview Avenue, Parcel ID. No., 29 00 13 2 020 016.000

Applicant/Property Owner: Nicholas Bruno

- a) *A request for a variance to Article IV, District Uses, Sec. A., Neighborhood Preservation District, (3) Development Regulations, d. setbacks, 2. Side to reduce the setback requirement along the right-side property line from 10-feet to 9.4-feet (9-feet, 5-inches) for a total reduction of 0.6-feet (7-inches) in order construct an addition on an existing non-conforming house.*

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, September 7, 2023**, in the Council Chambers (2nd Floor) of Homewood City Hall, 2850 19th Street South. **You or your agent must attend the public hearing to present your request to the Board.** Public comments in support or opposition to your petition shall be heard by the Board at this time.

Additional information regarding live stream viewing and the electronic submittal of comments is provided on the reverse side of this notice.

Sincerely,



Sherri Williams, Zoning Supervisor

cc: Applicant
Adjacent property owners

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

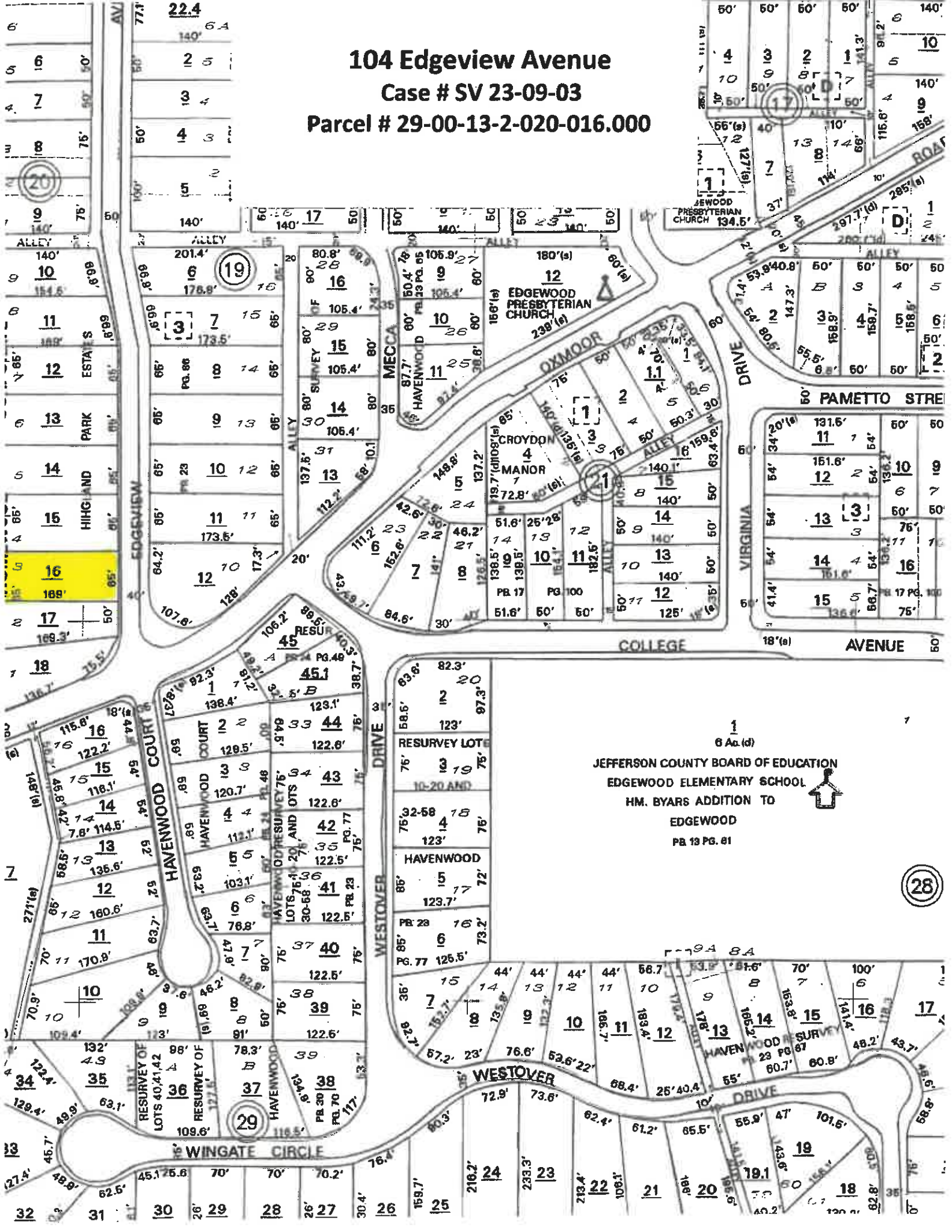
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For further information or to review any files or drawings pertaining to this application you may contact our office at (205) 332-6800 or visit between 7:30 a.m. and 4:30 p.m. Monday-Friday.

104 Edgeview Avenue
Case # SV 23-09-03
Parcel # 29-00-13-2-020-016.000



City of Homewood
BZA Case Map

104 Edgeview Ave.
SV 23-09-03
Aerial Photo

 Subject Property
 Parcels



THE INFORMATION ON THIS DRAWING WAS COMPILED FROM SEVERAL SOURCES AND SHOULD ONLY BE USED FOR GENERAL INFORMATION AND ORIENTATION. THIS DRAWING IS THE PROPERTY OF THE CITY OF 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



COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

☒

VARIANCE

☐

APPEAL

ADDRESS OF PROPERTY: 740 Shades Creek Parkway, Homewood, Alabama 35209

BZA CASE # (assigned by city staff): SV-23-09-04

APPLICANT INFORMATION

Name of Applicant (s): The FiveStone Group, LLC

Address of Applicant(s): 2130 Highland Avenue South

Birmingham

Alabama

35205

City

State

Zip

Telephone Number(s) of Applicant(s): 205-533-3388

Email : dls@fivestonegroup.com

Property Interest of Applicant(s): Developer

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): Shades Valley Evangelical Lutheran Church

Address of Owner(s) (ONLY if address is different from property address) otherwise put same:
720 Shades Creek Parkway, Homewood, AL 35209

City

State

Zip

Email :

Telephone Number(s) of Owner(s): 205-871-3512

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

PARCEL IDENTIFICATION NUMBER: 28-00-17-1-005-004.001

PRESENT USE: _____ vacant _____ residence

_____ commercial (describe): _____

X

other (describe): Undeveloped portion of existing church property

PRESENT ZONING (per current City map): C-1 per City Council approved Ordinance No. 2775 (June 8, 2020)

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

Requesting a parking variance of approximately 8 spaces. Due to the size and existing topography of the property (which has severe changes in elevations), the development cannot support the required parking count. The development has ample parking on the Church's existing parking spaces via various easements pursuant to that certain Amended and Restated Declaration dated October 6, 2021, and recorded in the Probate Office of Jefferson County, Alabama as Instrument No. 2021116243.

The BZA previously approved this request in BZA# SV 20-09-06.

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): Construction of a Class "A" Office Building

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	90		82	8
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

REDACTED

Signature of Applicant

8-11-23

Date

REDACTED

REDACTED

Signature of Owner

9-11-2023

Date

Signature of Owner

Date

NOTES:

1. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.
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15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

SITE DATA TABLE	
PROJECT: SHADES CREEK PARKWAY	DATE: 06/03/10
PROJECT ADDRESS: 7400 SHADES CREEK PARKWAY	DATE: 06/03/10
PROJECT STATUS: PERMIT IN	DATE: 06/03/10
ISSUED: NOT FOR CONSTRUCTION	DATE: 06/03/10
ISSUE DATE: JUNE 3, 2010	DATE: 06/03/10
REVISIONS: 1.0	DATE: 06/03/10
DATE: 06/03/10	DATE: 06/03/10

PAVING LEGEND:

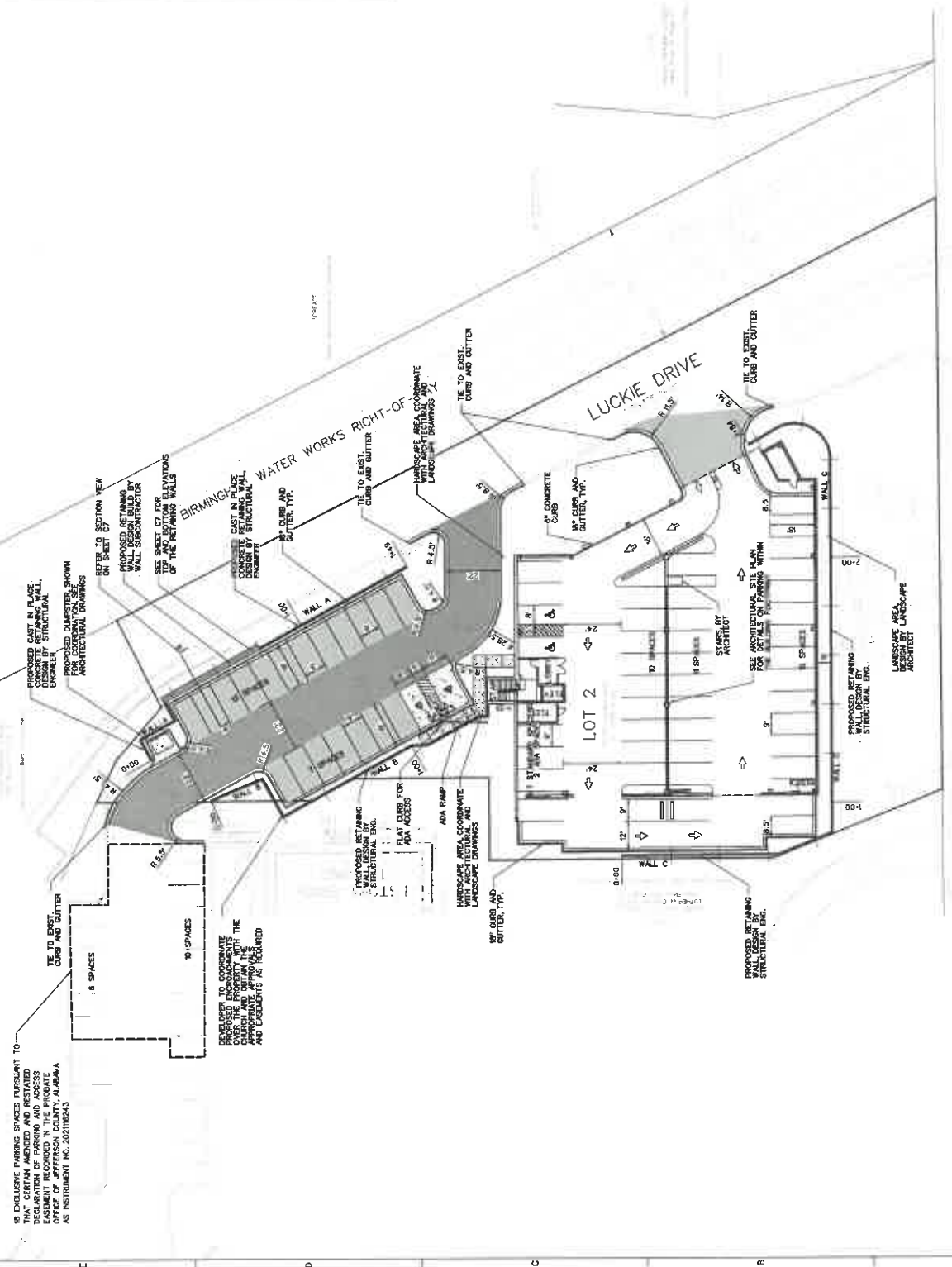
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- CONCRETE PAVING
- CONCRETE SIDEWALK

NOTES: BELOW GRADE UTILITIES AND STORM SEWERS ARE NOT INDICATED ON THIS PLAN. SEE UTILITY RECORDS AND C&G FOR THIS INFORMATION.



Scale: 1" = 20'
Graphic Scale

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM LOCAL UTILITY COMPANIES RECORDS AND SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. THE USER OF THIS MAP ASSUMES ALL RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY.



SHADES CREEK PARKWAY

DESIGNED BY: KPS

DATE: 06/03/10

SCALE: 1" = 20'

GRAPHIC SCALE

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM LOCAL UTILITY COMPANIES RECORDS AND SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. THE USER OF THIS MAP ASSUMES ALL RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY.

ADDRESS OF PROPERTY: 720 Shades Creek Parkway Homewood, AL 35209

BZA CASE # (assigned by city staff): _____

APPLICANT INFORMATION

Name of Applicant(s): The FiveStone Group, LLC

Address of Applicant(s): 2130 Highland Avenue South

Birmingham

Alabama

35205

City

State

Zip

Telephone Number(s) of Applicant(s): 205-795-4127

Email : dls@fivestonegroup.com

Property Interest of Applicant(s): Developer/Ground Lessor

(i.e., owner, contract purchaser, agent, etc)

OWNER INFORMATION – If different from applicant

Name of Owner(s): Shades Valley Evangelical Lutheran Church

Address of Owner(s): 720 Shades Creek Parkway

Homewood

Alabama

35209

City

State

Zip

Telephone Number(s) of Owner(s): 205-871-3512

DESCRIPTION, USE AND ZONING OF PROPERTY

PARCEL IDENTIFICATION NUMBER: 28-00-17-1-005-004.001

PRESENT USE: _____ vacant _____ residence

_____ commercial (describe): _____

☒ other (describe): Vacant portion of existing Church Campus

PRESENT ZONING (per current City map): The City Council approved Ordinance No. 2775 on June 8, 2020 to rezone the property from I-2 to C-1.

PLEASE STATE HARDSHIP: Requesting a parking variance of approximately 8 spaces. Due to the size and existing topography of the property (which has severe changes in elevations), the development cannot support the required parking count. The development will have ample parking on the Church's existing parking via various easements that will be recored upon plat redecoration. The overflow parking easement area is located more than 150ft from the proposed Office Building entrance, however, it is not utilized during the weekdays.

**RETURN PAGES 3 & 4 ONLY TO THE ENGINEERING, PLANNING & ZONING
DEPARTMENT BY APPLICATION DEADLINE**

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 a Class "A" office building.

INDICATE THE FOLLOWING

Filled out at time of applying and applicant must bring survey to answer the following:

	Required by Zoning Regulations*	Setback dimensions As they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Building Setback				
Right Building Setback				
Left Building Setback				
Rear Building Setback				
Accessory Structure Setback				
Lot Area				
Lot Width				
Parking	90			82
Height of Structure				

*for 120ft expansion
for cross parking area*

* For NPD Zoning front and rear are determined by a line drawn between the adjacent dwellings on the same side of the street unless it is a corner lot (for all zonings See Zoning Ordinance on the website www.homewood.net then click Read Plan & Zone and open up Zoning Book.) Application Downloads allow this application to be downloaded and printed under BZA Application Variance Application.

The undersigned hereby grants permission for a sign advertising BZA hearing of this appeal, including 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.

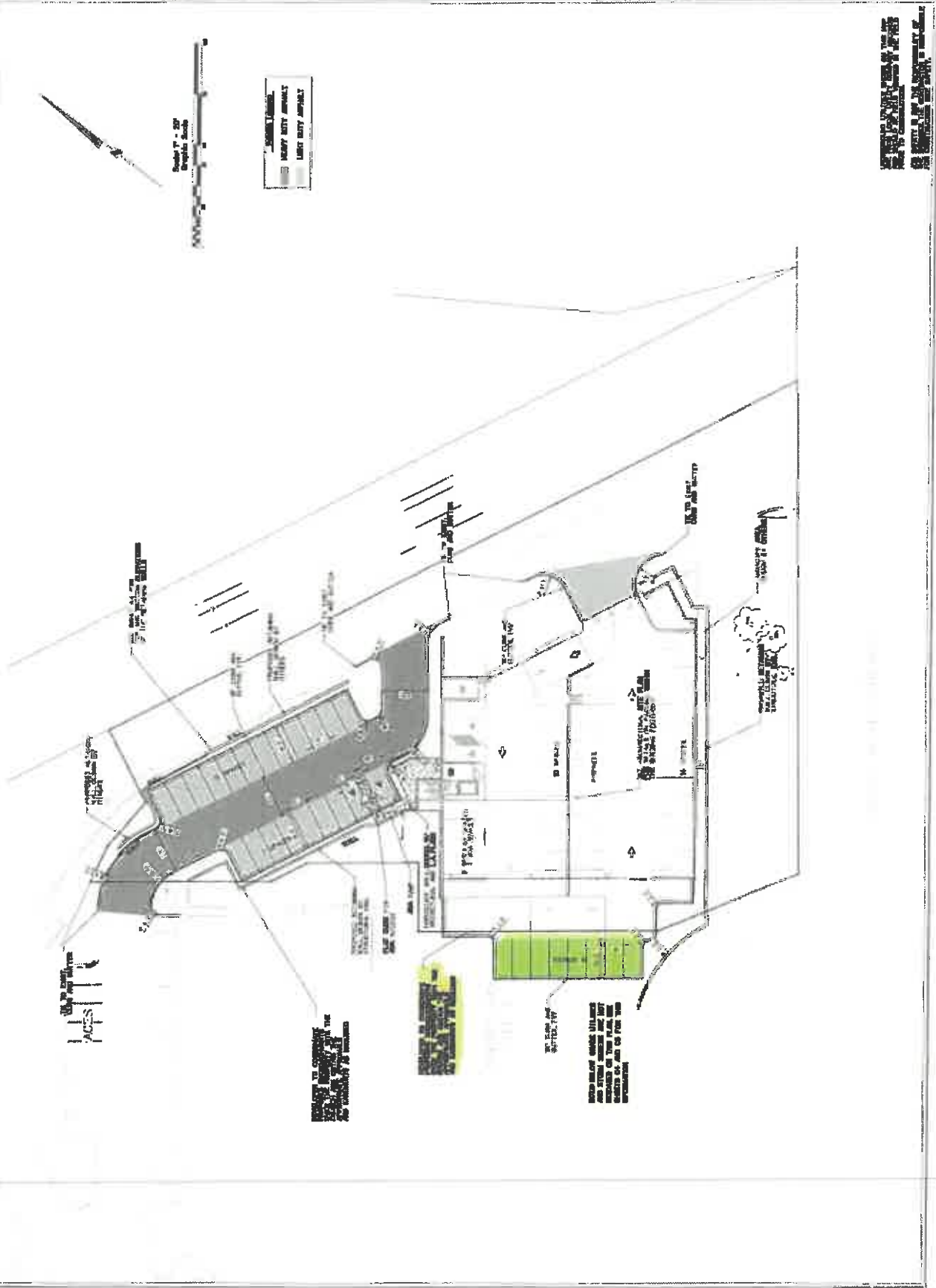
REDACTED

Signature of Applicant
REDACTED

Signature of Owner

8-10-2020
Date

8-10-2020
Date



DATE: JULY 20, 2020

SOHIO



ADDRESS OF PROPERTY: _____

BZA CASE # (assigned by city staff): _____

FOR OFFICIAL USE ONLY (INITIAL EACH)

DATE RECEIVED: _____ **\$100.00 FEE PAID:** _____

NAMES OF ADJACENT PROPERTY OWNERS ATTACHED: _____

DATE NOTICES MAILED: _____ **EXTRA FEES PAID:** _____

DATE SIGNS POSTED: _____

CHECK LIST

- _____ Locations of adjacent residents and structures
- _____ All measurements are accurate and to scale (including the location, size, length and all dimensions of the requested variance)
- _____ Scale drawings of all proposed construction and/or structures to be constructed as a part of the variance requests which are to include but not be limited to exterior elevations for all construction for structures made a part of the variance request shall be provided as a part of the variance application to accurately depict the relationship of any proposed new construction to existing structures.

CASE RESULTS

CARRIED OVER

DATE: _____

APPROVED

DENIED

WITHDRAWN

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 28, 2023

Shades Valley Evangelical Lutheran Church
720 Shades Creek Parkway
Homewood, Alabama 35209

Re: 740 Shades Creek Parkway, Homewood, Alabama 35209

Dear Property Owner:

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

Case Number: SV-23-09-04, 740 Shades Creek Parkway, Parcel ID. No., 28 00 17 1 005 004.003, Applicant: The FiveStone Group, LLC / Property Owner: Shades Valley Evangelical Lutheran Church

- a. A request for a Variance to Article VII, Off-Street Parking and Loading Requirements, Sec. M. Required Parking for Individual Uses, to reduce the required number of on-site parking spaces from ninety (90) spaces to eighty-two (82) spaces for a total reduction of eight (8) spaces.*

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, September 7, 2023**, in the Council Chambers (2nd Floor) of Homewood City Hall, 2850 19th Street South. **You or your agent must attend the public hearing to present your request to the Board.** Public comments in support or opposition to your petition shall be heard by the Board at this time.

Additional information regarding live stream viewing and the electronic submittal of comments is provided on the reverse side of this notice.

Sincerely,



Sherri Williams, Zoning Supervisor

cc: Applicant
Adjacent property owners

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

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

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

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

For further information or to review any files or drawings pertaining to this application you may contact our office at (205) 332-6800 or visit between 7:30 a.m. and 4:30 p.m. Monday-Friday.

**City of Homewood
BZA Case Map**

**740 Shades Creek
Pkwy.**

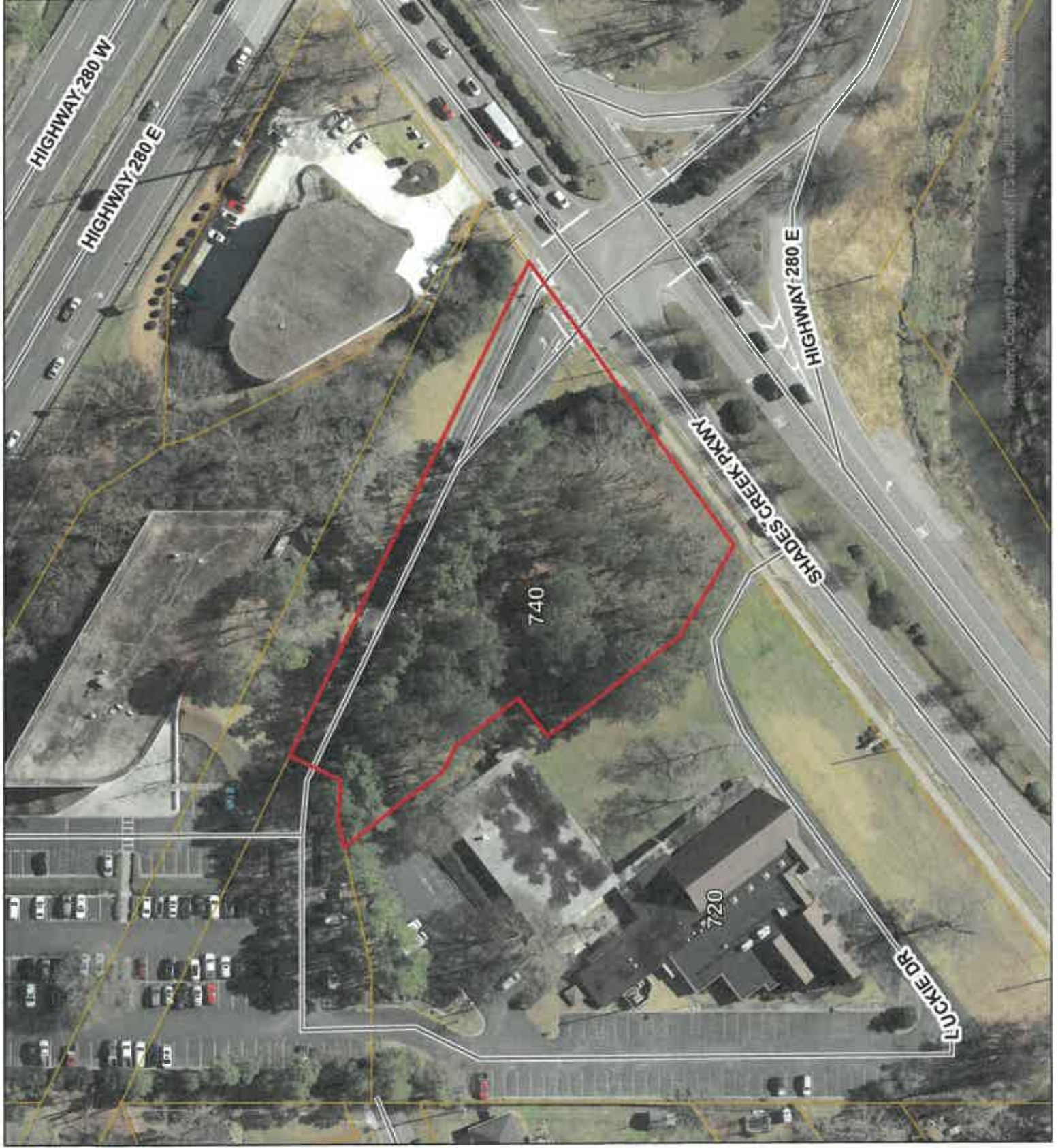
SV 23-09-04

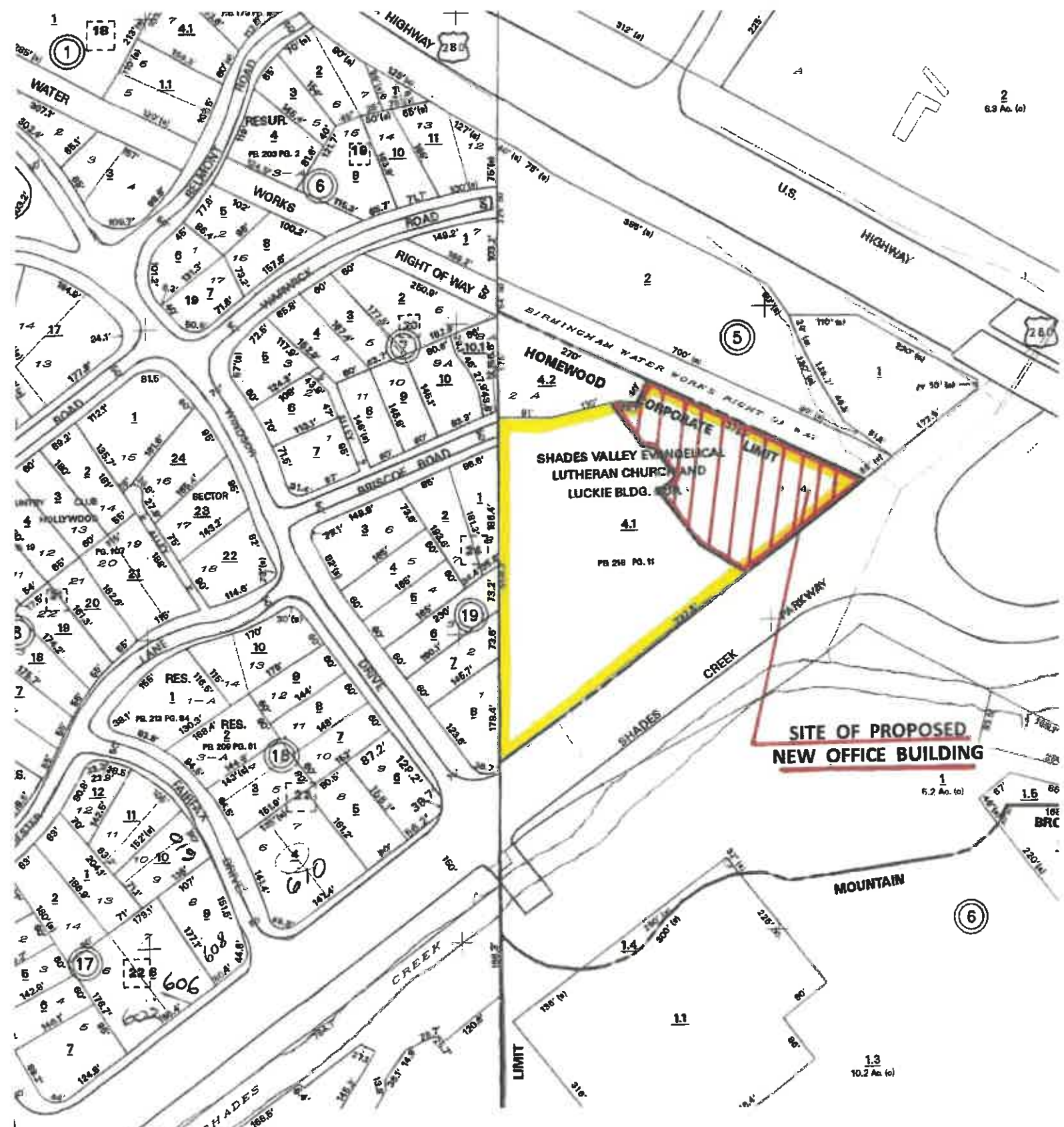
Aerial Photo



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.

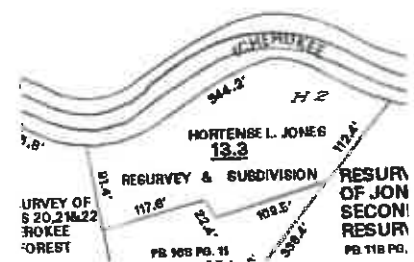
ZONING IS SUBJECT TO CHANGE.
PLEASE CALL ZONING OFFICE TO
CONFIRM ZONING. 332-6828





740 Shades Creek Pkwy
Parcel # 28-00-17-1-005-004.003
REQUESTED PARKING VARIANCE
CASE NO. SV 23-09-04

Request for 8 Space On-Site Parking Variance to allow
 82 spaces in lieu of the 90 on-site parking spaces
 required for the development of a new office building



COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 108 Malaga Ave, Birmingham, AL 35209

BZA CASE # (assigned by city staff): SV-23-09-02

APPLICANT INFORMATION

Name of Applicant (s): Mack Braden, Christopher Architecture & Interiors

Address of Applicant(s): 2601 Highland Ave

Birmingham

AL

35205

City

State

Zip

Telephone Number(s) of Applicant(s): 205-413-8531

Email: Mack@christopherai.com

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): Zack & Ashley Graham

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

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: 2800074008013000

PRESENT USE: _____ vacant _____ residence

_____ commercial (describe): _____

_____ other (describe): _____

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

INDICATE THE FOLLOWING

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

	*Required by Zoning Regulations	Setback dimensions as they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback:	25'	41'	34'-7"	none
Front Bldg. Setback: (secondary - corner lot)				
Right Bldg. Setback	10'	13.2'	13.2'	none
Left Bldg. Setback	10'	8.8'	8.8'	no change
Rear Bldg. Setback	20'	75'5	75.5	none
Accessory Structure Height / Setbacks	/	/	/	/
	As Required	Existing NOW	Proposed	Variance Required
Parking				
Height of Structure	35'	19.5	19.5	None

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

INDICATE THE FOLLOWING

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

Proposed Location of Fence (check all that apply):

☐ Front Yard
 ☐ Side Yard (left)
 ☐ Side Yard (right)
 ☐ Rear Yard

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

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

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

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

Current parking code falls under C-2 which currently calls for 1 space
per 100 sq ft which would be 29 parking spaces
we currently show 20 I am asking for a variance of 9 spaces
please and thank you

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

08/14/23

Date

REDACTED

Signature of Owner

08/14

Date

Signature of Owner

Date

304 Columbuiana Road

302 COLUMBIANA ROAD

address revised by staff-8/28/2023

HOMewood, ALABAMA

A RENOVATION OF
302 COLUMBIANA ROAD
HOMWOOD, ALABAMA

OWNER

DAYDREAM, LLC
2760 MONTANK ROAD
HOOVER, AL 35226

ARCHITECT

BDOT ARCHITECTURE, INC.
130 41ST STREET SOUTH, STE 102
BIRMINGHAM, AL 35222
PHONE: 205-458-8055

STRUCTURAL

BARNETT JONES WILSON, LLC
125 18TH STREET NORTH
PELL CITY, AL 35125
PHONE: 205-884-5334

REVISIONS:

DATE: 04/21/2023

PROJECT NUMBER:
2302

SHEET NAME :
COVER SHEET

SHEET NUMBER

AO.0



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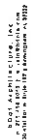
All drawings in the construction documents are the property of ABC Architecture, Inc. and shall remain the property of ABC Architecture, Inc. during the term of the contract and shall be destroyed by the contractor at the end of the term of the contract.

A RENOVATION OF
302 COLUMBIANA ROAD
HOMEWOOD, ALABAMA

REVISIONS:

 DATE:
 04/21/2023
 PROJECT NUMBER:
 2303
 SHEET NAME:
 FLOOR PLAN, ROOF PLAN,
 AND WINDOW ELEVATION
 SHEET NUMBER

AI.1



04/21/2023

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without prior written consent of Olson
Architecture, Inc.

[illegible]

A RENOVATION OF
302 COLUMBIANA ROAD
HOWEWOOD, ALABAMA

REVISIONS:

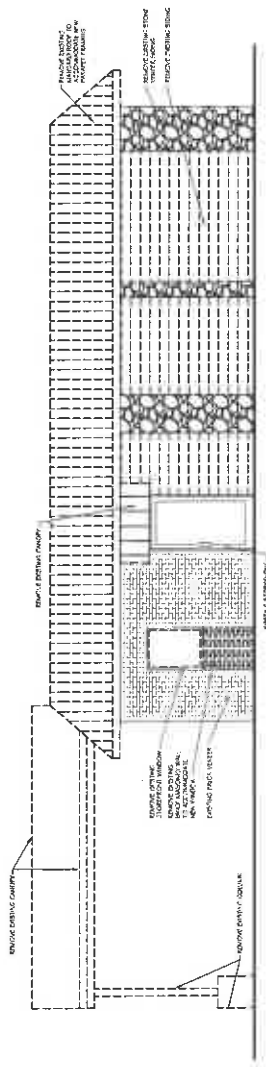
DATE: 04/21/2023

PROJECT NUMBER:
2303

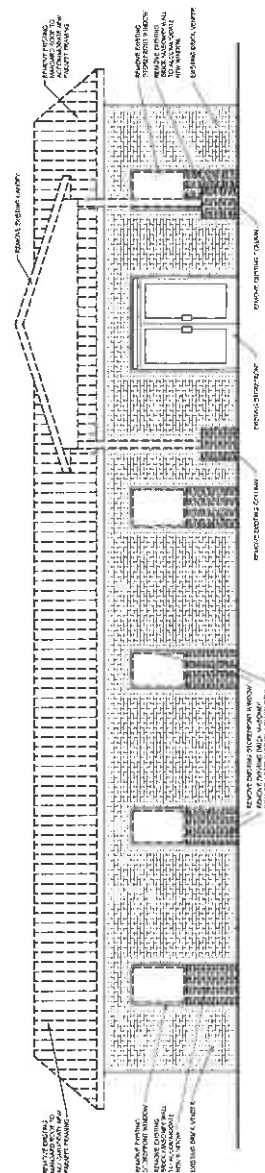
SHEET NAME :
DEMOLITION ELEVATIONS

SHEET NUMBER:

A3.0



2 OXMOOR ROAD ELEVATION
1/4" = 1'-0"



1 COLUMBIA ROAD ELEVATION
1/4" = 1'-0"



302 COLUMBIA ROAD
HOMER, ALABAMA 36525
PHONE: 334.366.1111
WWW.BENNETTDESIGN.COM



04/21/2023
BENNETT DESIGN, INC.
302 COLUMBIA ROAD
HOMER, ALABAMA 36525
PHONE: 334.366.1111
WWW.BENNETTDESIGN.COM

ALL DIMENSIONS ARE IN FEET AND INCHES.
DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

302 COLUMBIA ROAD HOMER, ALABAMA A RENOVATION OF

REVISIONS:

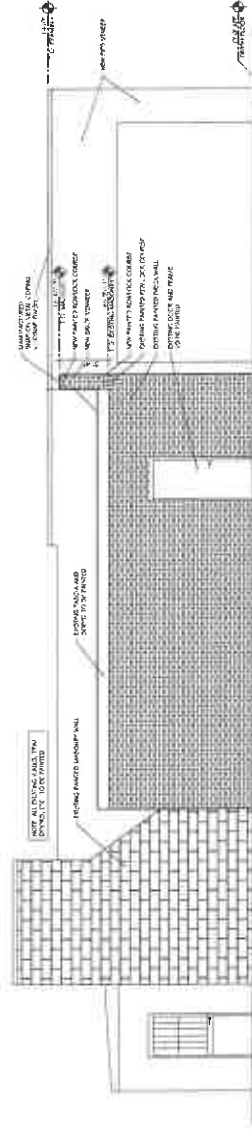
DATE:
04/21/2023

PROJECT NUMBER:
2303

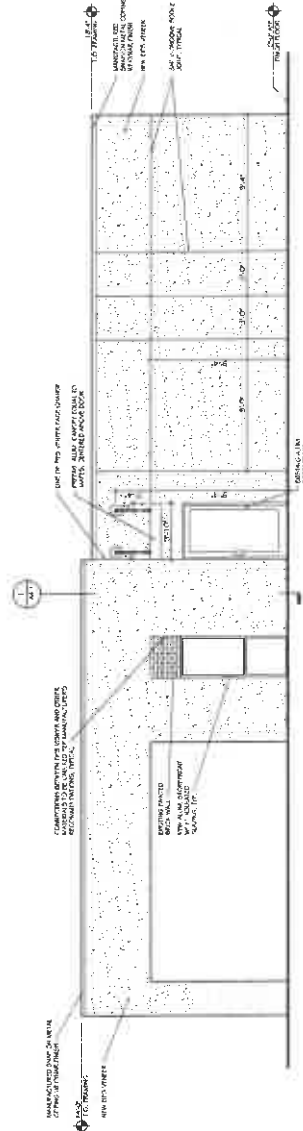
SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NUMBER

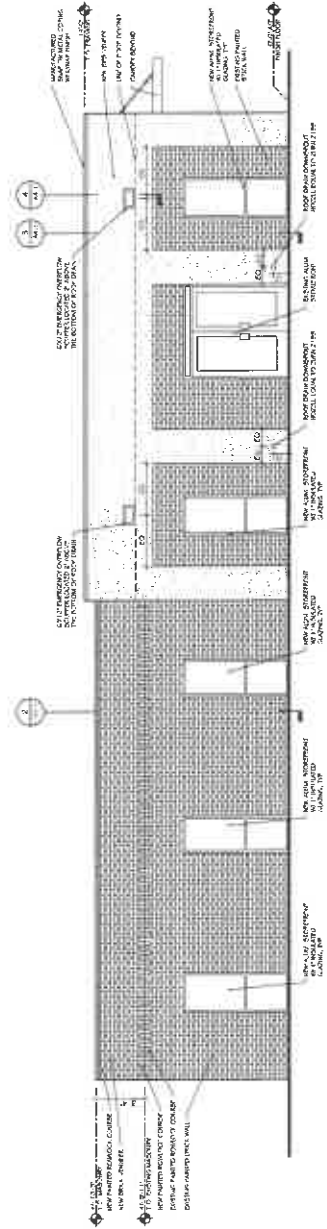
A3.1



3 SIDE ELEVATION
1/4" = 1'-0"



2 OXMOOR ROAD ELEVATION
1/4" = 1'-0"



1 COLUMBIA ROAD ELEVATION
1/4" = 1'-0"

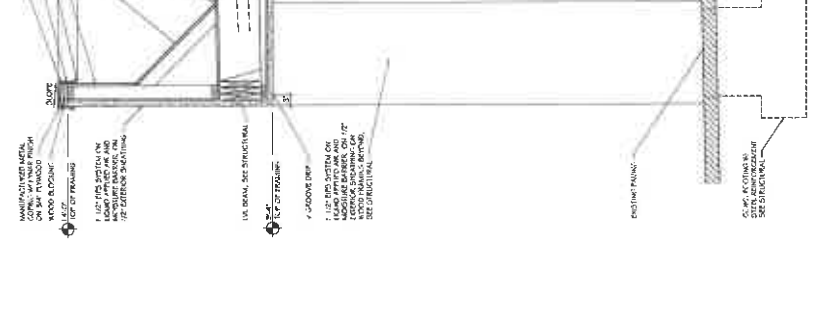
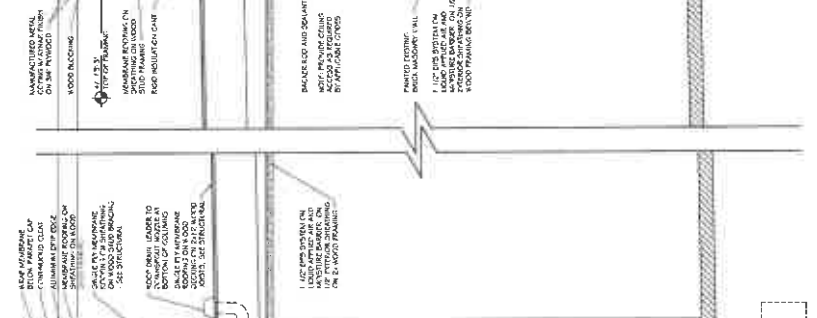
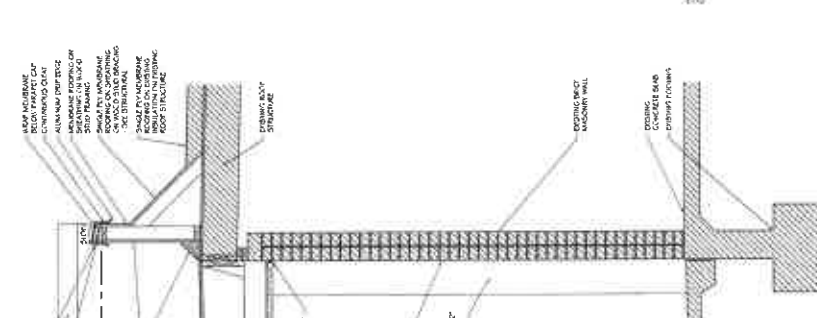
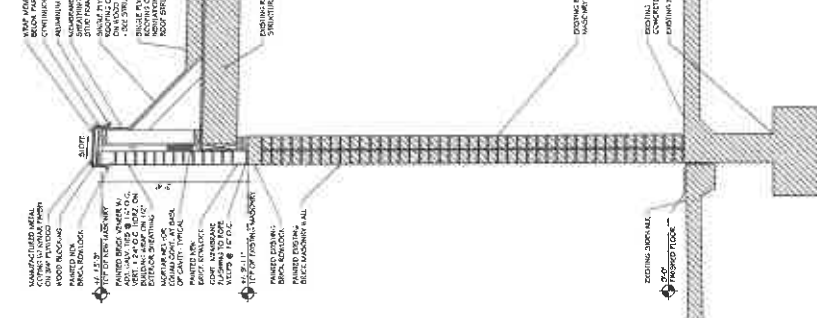
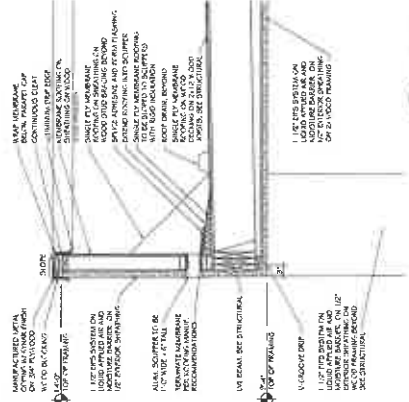


04/21/2023

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all discrepancies in the calculation of drawings and / or specifications not brought to the contractor's attention during the last of the working phase of the project, and before the start of the construction phase, shall be the responsibility of the contractor.

4 WALL SECTION
3/4" = 1'-0"



A RENOVATION OF
302 COLUMBIANA ROAD
HOMEWOOD, ALABAMA

REVISIONS:

DATE: 04/21/2023

PROJECT NUMBER:
2303

SHEET NAME :
WALL SECTIONS

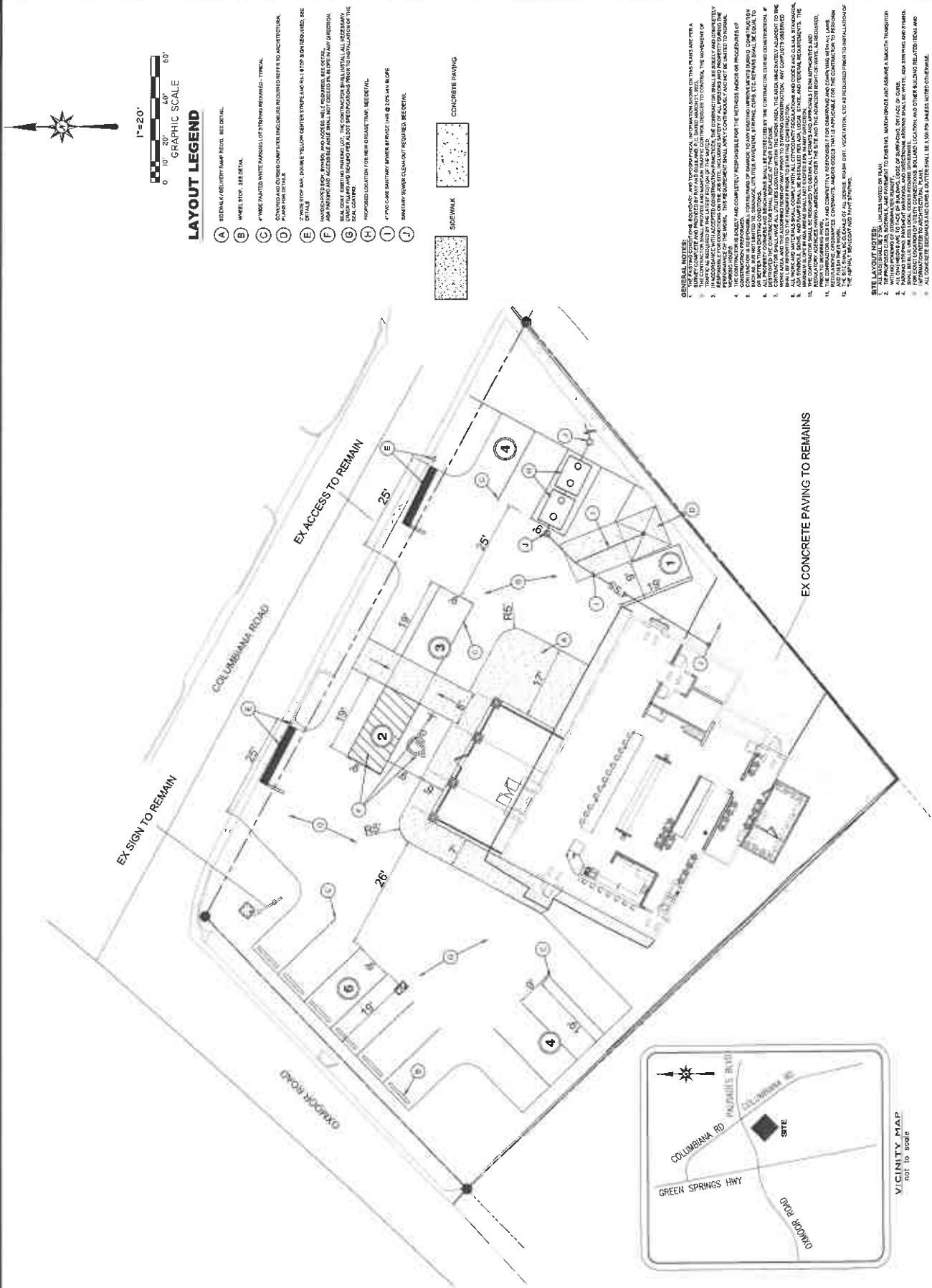
SHEET NUMBER

A4.1



PROJECT

DATE
DRAWN
CHECKED
SCALE
SHEET



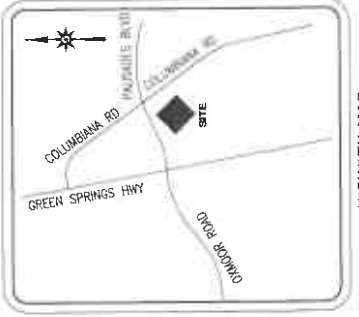
LAYOUT LEGEND

- (A) SIDEWALK DELIVERY RAMP DETAIL, SEE DETAIL
- (B) WHEEL STOP, SEE DETAIL
- (C) 4" WIDE PAINTED WHITE PARALLEL STOP STRIPING REQUIRED - TYPICAL
- (D) CONCRETE DELIVERY RAMP DETAIL, SEE DETAIL
- (E) 2" WIDE YELLOW CENTER STRIPES AND 8" x 12" STOP SIGN REQUIRED, SEE DETAIL
- (F) 2" WIDE YELLOW CENTER STRIPES AND 8" x 12" STOP SIGN REQUIRED, SEE DETAIL
- (G) 2" WIDE YELLOW CENTER STRIPES AND 8" x 12" STOP SIGN REQUIRED, SEE DETAIL
- (H) 2" WIDE YELLOW CENTER STRIPES AND 8" x 12" STOP SIGN REQUIRED, SEE DETAIL
- (I) 4" PVC CURB BARRIER SPACING (MAX @ 20' MAX RADIUS)
- (J) 2" WIDE YELLOW CENTER STRIPES AND 8" x 12" STOP SIGN REQUIRED, SEE DETAIL



GENERAL NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MOBILE AND THE ALABAMA DEPARTMENT OF TRANSPORTATION (ALDOT) PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES THAT MAY BE AFFECTED BY THE PROPOSED IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES THAT MAY BE AFFECTED BY THE PROPOSED IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TRAFFIC SIGNALS AND LIGHTS THAT MAY BE AFFECTED BY THE PROPOSED IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SIDEWALKS AND CURBS THAT MAY BE AFFECTED BY THE PROPOSED IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DRIVEWAYS AND PATIO AREAS THAT MAY BE AFFECTED BY THE PROPOSED IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES AND BARRIERS THAT MAY BE AFFECTED BY THE PROPOSED IMPROVEMENTS.
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VICINITY MAP
not to scale

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 28, 2023

Zeshan Yousuf
2760 Montauk Road
Hoover, Alabama 35226

Re: 304 Columbiana Road, Homewood, Alabama 35209

Dear Property Owner:

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

Case Number: SV-23-09-05, 304 Columbiana Road, Parcel ID. No., 29 00 14 4 012 001.000, Applicant/Property Owner: Zeshan Yousuf

- a. *A request for a Variance to Article VII, Off-Street Parking and Loading Requirements, Sec. M. Required Parking for Individual Uses, to reduce the required number of on-site parking spaces from twenty-nine (29) spaces to twenty (20) spaces, for a total reduction of nine (9) spaces.*

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, September 7, 2023**, in the Council Chambers (2nd Floor) of Homewood City Hall, 2850 19th Street South. **You or your agent must attend the public hearing to present your request to the Board.** Public comments in support or opposition to your petition shall be heard by the Board at this time.

Additional information regarding live stream viewing and the electronic submittal of comments is provided on the reverse side of this notice.

Sincerely,



Sherri Williams, Zoning Supervisor

cc: Applicant
Adjacent property owners

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

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

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

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

For further information or to review any files or drawings pertaining to this application you may contact our office at (205) 332-6800 or visit between 7:30 a.m. and 4:30 p.m. Monday-Friday.

5

**PALISADES
1ST ADDITION**

PA 153 PG. 18

5.2

CORPORATE

BOULEVARD

EDGEW

6
8 Ac. (C)

12



PADGETT'S ADDITION TO GREEN SPRINGS HIGHWAY

~~SECRET~~

ADD

DGEI
7 3
PB
PG

City of Homewood
BZA Case Map
304 Columbiana Rd
SV 23-09-05
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. 332-6828

