

Homewood Board of Zoning Adjustments
Agenda
Thursday, October 1, 2026, 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.*

While the scheduled hearing is available for live-stream viewing here: <https://www.cityofhomewood.com/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, Michael Pirkle, Ward 2 | Vice-Chair, Mario Neavez, Ward 1
John Geer, Ward 3 | William Johnson, Ward 4 | Megan Hand, At-Large

Supernumeraries

Dominic Sims Keith Young

Order of Business

- I. *Call to Order***
- II. *Roll Call***
- III. *Minutes Approval– September 8, 2026***
- IV. *Communications/Reports from Chair & Vice Chair***
- V. *Old Business***
- VI. *New Business***
 - 1) *BZA-26-0042, 500 Wildwood North Circle, Parcel ID No. 2900262000019000, Applicant: Wayne Mitchell / Property Owners: Shriji Baron Lakeshore, LLC a) A variance to Article X. Signs, Table 2, General Sign Restrictions, Planned Non-Residential District, to allow for an increase in max copy height to 36", increase max copy area 61.12, increase height of wall signs above the first floor, and increase the number of monument signs to two.***
 - 2) *BZA-26-0044, 906 Saulter Rd., Parcel ID No. 2900242006007000, Applicant: Joel & Claire Davis / Property Owners: Joel & Claire Davis a) request for a variance to Article IV. District Uses, Sec. A. Neighborhood Preservation District, (3) Development Regulations, (d) setbacks, (iii) rear, to reduce the required setback along the rear property line from 20-feet to 10.5-feet for a total reduction of 9.5-feet.***

- 3) **BZA-26-0045, 3108 Overton Dr., Parcel ID No. 2800182005020000, Applicant: Alex Wilson / Property Owners: Stephanie Datnoff** a) request for a variance to Article IV. District Uses, Sec. A. Neighborhood Preservation District, (3) Development Regulations, (d) setbacks, (ii) side, to reduce the required setback along the right property line from 10-feet to 8.3-feet for a total reduction of 1.7-feet; to reduce the required setback along the right property line from 10-feet to 8.4-feet for a total reduction of 1.6-feet .

VII. Communications from Staff

VIII. Adjournment



Planning and Zoning General Application

(Page 1 of 2 – see page 2 for submittal requirements)

Property Address: 500 WILDWOOD CIR NORTH

Parcel ID: 2900224003009036

Current Zoning: PMUD

Acreage: 3

Proposed Land Use: Hotel

Applicant: Wayne Mitchell

Property Interest of Applicant: _____

E-mail: _____

Applicant Phone #: _____

Mailing Address: 6899 State Hwy 233, Winfield, AL 35594

City

State

Zip

Property Owner: SHRIJI BARON LAKESHORE LLC

E-mail: _____

Phone #: _____

Mailing Address: Shriji Baron Lakeshore LLC, 1854 Lake Cyrus Club Drive, Hoover, AL 35244

City

State

Zip

Request (check all applicable items):

☒ Variance Request

☐ Rezoning

☐ Development Plan

☐ Other BZA Request: _____

☐ Zoning Text Amendment

☐ Final

☐ Resurvey

☐ Amended

Signatures of Property Owner and Applicant:

I, Sanjay Patel (Print Property Owner) am the property owner of the subject property and have read and understood all statements including the filing requirements. I hereby affirm that this application may be denied, modified, or approved with modifications and/or contingencies and that such modifications and/or contingencies must be complied with prior to issuance of building permits.

I authorize Wayne Mitchell - Avid Signs (Print Applicant) to act as representative in all matters concerning this application.

8/26/2026

Signature of Property Owner

Date

8-20-2026

Signature of Applicant

Date

For office use only:

☐ Completed Application form with signatures

☐ Project Narrative

☐ 2 Hard Copies of Site Plan, Site Photographs, Survey, Mylar, etc.

☐ Digital Copies of Site Plans, Site Photographs, Survey, Mylar etc.

☐ Application Fee

☐ Other Required Documents: _____

Current Zoning District: _____

Proposed Zoning District: _____

Special Flood Hazard Area (Y/N): _____

Date Received in Office: _____

Time Received: _____

Received By: _____

Case Number(s): _____



Planning and Zoning General Application

(Page 2 of 2)

All General Applications shall include the following at the time of submittal:

- ☐ One copy of the completed application form, with the original signature of the property owner or his/her authorized agent.
- ☐ Application fee
- ☐ Project narrative including the following as appropriate: proposed use, detailed project description, reason for request, conditions that the applicant will be willing to proffer
- ☐ Current Property Boundary Survey
- ☐ Hard copy and pdf copy of all site plans and building elevations. *(Plans and associated documents that are too large to email can be provided on a flash drive.)*
- ☐ Restrictive Covenants *(if applicable)*
- ☐ Photographs of the site and all existing buildings and structures.
- ☐ Proof of Ownership (if property has been purchased within the last 12 months)
- ☐ Any variances previously granted by the Board of Zoning Adjustments

The following additional items will be required based on the nature of the application request and must also be submitted at the time of initial application submittal:

Variance Application Requirements

- ☐ Completed Variance Request Chart
- ☐ Hardship Statement signed by Property Owner and Applicant
- ☐ Hardship Criteria Evaluation Form (initialed and signed)

Final and Amended Development Plan Requirements

- ☐ 2 full sized copies, 2 11X17 copies, and a digital copy of the proposed development plan
- ☐ Complete legal description
- ☐ Other additional information as listed in Article VII. Required Development Plan

Resurvey Application Requirements

- ☐ 2 full sized copies of the resurvey drawing
- ☐ 1 full size mylar copy of the resurvey drawing
- ☐ Digital copy of the resurvey drawing
- ☐ Complete legal description

Rezoning Application Requirements

- ☐ Complete legal description
- ☐ Current Zoning District _____
- ☐ Proposed Zoning District _____
- ☐ Conditions that the applicant will be willing to proffer. (If applicable, please include in the detailed project narrative)

By signing below, I acknowledge that all required documents are included in the application package. Additionally, I understand that all applications must be complete by the final application deadline in order to be processed by staff and considered by the Board of Zoning Adjustments or Planning Commission.

Signature of Applicant

8-20-2026

Date



City of Homewood Board of Zoning Adjustments Applications

General Information for Applicant

The Homewood Board of Adjustment was established pursuant to section 11-52-80, Code of Alabama 1975 and shall have all powers and duties delegated to boards of adjustment by said code, which generally are:

- 1) *Appeal a decision of the administrative official:* To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this ordinance.
- 2) *Special Exception to allow a Home Occupation or other use requiring BZA approval:* To hear and decide special exceptions to the terms of this ordinance upon which the board is required to pass under this ordinance.
- 3) *To authorize upon appeal in specific cases such variance from the terms of the zoning ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this ordinance will result in unnecessary hardship, and so that the spirit of this ordinance shall be observed and substantial justice done.*

The following pages include necessary information and requirements for applications to the Board of Zoning Adjustments. Please review closely and provide initials and/or signatures to indicate your understanding of the information.

The Purpose of a Variance

A variance is an allowance, which permits minor deviation from the zoning ordinance district requirements where individual properties are both harshly and uniquely burdened by the strict application of the law. The power to vary is restricted and the degree of variation is limited to the minimum change necessary to overcome the inequality inherent in the property. Use Variances are specifically prohibited. "Variance" means the modification of the requirements of a zoning district and does not include the substitution of uses assigned to other districts.

- 1) A variance recognizes that the same district requirements do not affect all properties equally; it was devised to permit minor changes to allow hardship properties to enjoy equal opportunities with properties similarly zoned. The applicant must prove that special circumstances or unusual conditions affect the subject property. These must result in uncommon hardship and unequal treatment under the strict application of the Zoning Ordinance. Where some general hardship conditions extend to other properties, a variance cannot be granted. The remedy for general hardship is a change of the map or the text of the Zoning Ordinance.
- 2) The applicant must prove that the combination of the Zoning Ordinance and the uncommon conditions of your property prevent them from making any reasonable use of the land as permitted by the present zoning district. Since zoning regulates land and not people, the following conditions **cannot** be considered pertinent to the application for a variance:
 - a. Proof that a variance would increase the financial return from the land
 - b. personal hardship
 - c. self-imposed hardship

In the case of a self-imposed hardship, the recognition of conditions created after the enactment of the Zoning Ordinance would encourage and condone violation of the law.

- 3) No variance may be granted which would adversely affect surrounding property or the general neighborhood. All variances must be in harmony with the intent and purposes of the Zoning Ordinance.



Applicant Signature

8-20-2026

Date



Hardship Criteria Evaluation Form

Prior to granting a variance, the Board of Zoning Adjustment must *examine* and *validate* that the following criteria apply to the request. Please examine the following criteria and initial to indicate their applicability to the variance request. *(The following criteria can be found in Article XI. Administration and Review Procedures, Section B. Variances, (3) Conditions)*

- a) There are extraordinary and exceptional conditions, which are peculiar to the piece of property in question because of its size, shape or topography, that are not applicable to other lands or structures in the same district.

Applicable: _____

- b) Granting the variance requested will not confer upon the applicant any special privileges that are denied to other owners of property in the district in which the property is located.

Applicable: WM

- c) All literal interpretations of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other owners of property in the district in which the property is located.

Applicable: WM

- d) The requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.

Applicable: WM

- e) The special circumstances are not the intended result of the actions of the applicant (i.e., self-imposed hardship)

Applicable: _____

- f) The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

Applicable: WM

- g) That no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted or non-conforming use of lands, structures, or building in other districts shall be considered grounds for the issuance of a variance.

Applicable: _____

- h) That the variance will not allow the permanent establishment of a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

Applicable: _____

By signing below, I acknowledge that I have reviewed and evaluated the criteria, and the application and documents submitted for the requested variance will provide evidence of their applicability to the proposed request.

Wayne White
Signature of Applicant

8-20-2026
Date



SIGNS				
Please provide the following information regarding the proposed sign(s):				
Sign Type: <u>3rd story Front elevation</u> Sign District: _____				
	Existing	Permitted by Zoning Regulations	Proposed	Variance Requested
Number of Signs	1			
Max Area	61.12			yes
Max Height	37.25"			yes
Max Copy Height	19' 8"			yes
Setback				

TREE PROTECTION AND LANDSCAPING				
	Existing	Required by Zoning Regulations	Proposed	Variance Requested
Perimeter Vehicular Access Landscaping				
Width				
Number of Trees or Shrubs				
Interior Landscape Islands				
Foundation Landscaping				
Linear Feet				
Area				
Number of Shrubs				
Other				



INN CODE: BHMCL

CANDLEWOOD SUITES
500 WILDWOOD PARK CIR,
BIRMINGHAM, AL 35209

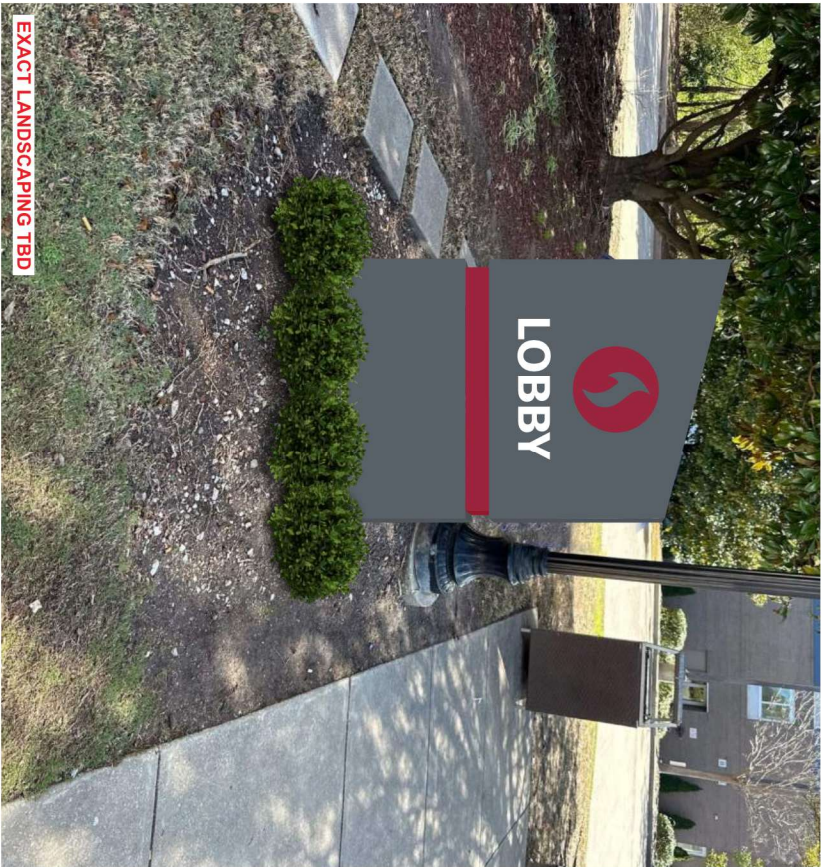
EXISTING SIGNS:

- 1 32 1/2" X 36" DIRECTIONAL
- 2 4' 0" X 5' 11 1/2" WALL SIGN
- 3 MONUMENT @ 5' 2 1/4" OAH

PROPOSED SIGNS:

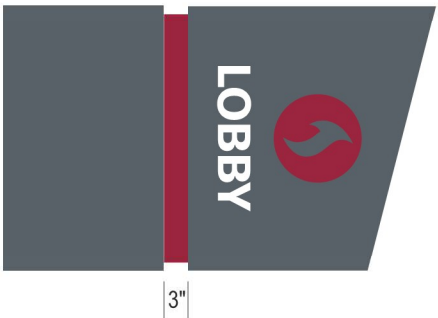
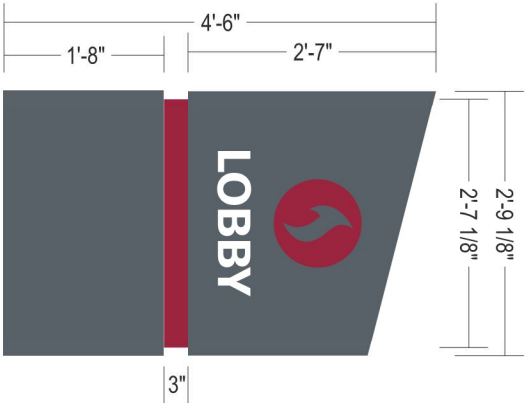
- 1 2' 7" X 2' 9 1/8" DIRECTIONAL @ 4' 6" OAH
- 2 18" CHANNEL LETTERS
- 3 5' 11" X 6' 11" MONUMENT @ 5' 11" OAH

persona SIGNS LIGHTING IMAGE Persona Signs, LLC 700 21st Street, Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com		Customer: CANDLEWOOD SUITES Location: BIRMINGHAM, AL File Name: 457347 - R2 - BIRMINGHAM, AL		Project No.: 457347 Request No.: 94240 Prepared By: VCBS Date: 4/4/24 Revision: 2		U This sign is intended to be installed in accordance with the requirements of Article 610 of the National Electric Code, and/or other applicable local codes. This includes proper grounding and bonding of the sign. This is an original document created by Persona Signs, LLC provided specifically to the client for the client's personal use. This document should not be stored, reproduced, distributed or otherwise used without written permission from Persona Signs, LLC.		Customer Approval (Please Initial): Approval Date:	
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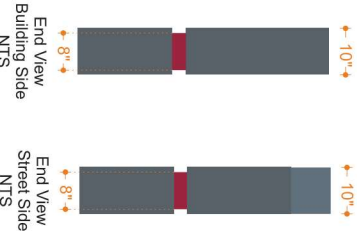


EXISTING:
32 1/2" X 36" DIRECTIONAL
@45" OAH
BOXED AREA: 11.25 SQ FT

PROPOSED:
2' 7" x 2' 9 1/8" DIRECTIONAL
@ 4' 6" OAH
BOXED AREA: 12.42 SQ FT



DOUBLE SIDED
DIRECTIONAL DETAIL
SCALE: 1/2" = 1'-0"

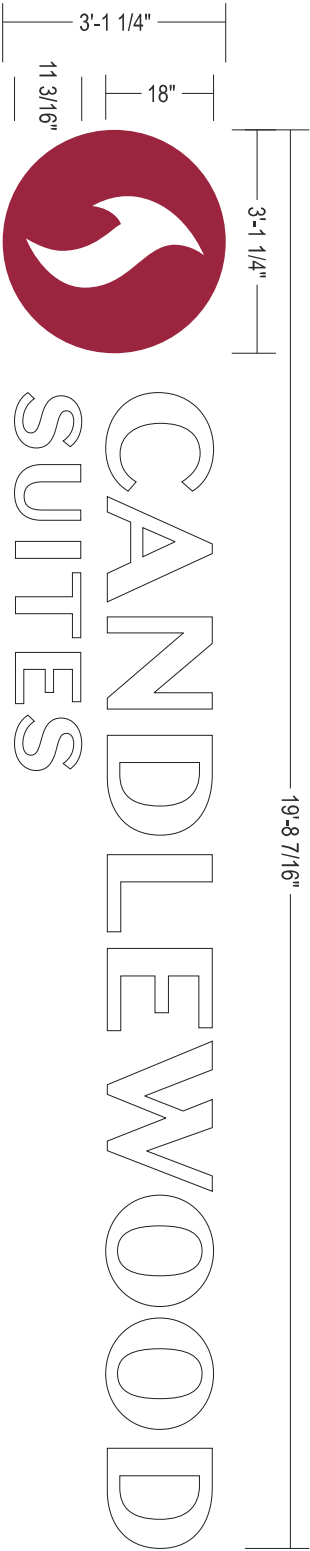




EXISTING:
4' 0" X 5' 11 1/2" WALL SIGN
BOXED AREA: 23.83 SQ FT

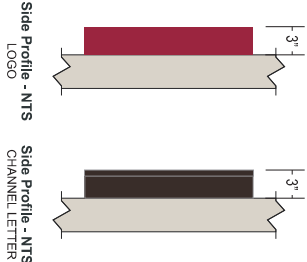


PROPOSED:
18" CHANNEL LETTERS
BOXED AREA: 61.12 SQ FT



GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"

NIGHT VIEW - NTS



Side Profile - NTS
LOGO

Side Profile - NTS
CHANNEL LETTER

TECHNICAL SURVEY REQUIRED PRIOR TO PRODUCTION

persona
SIGNS | LIGHTING | IMAGE

Persona Signs, LLC
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

Customer: **CANDLEWOOD SUITES**
Location: **BIRMINGHAM, AL**
File Name: **457347 - R2 - BIRMINGHAM, AL**

Project No.: **457347**
Request No.: **94240**
Prepared By: **VC**
Date: **03/27/24**
Revision: **2**

This sign is intended to be installed in accordance with the requirements of Article 610 of the National Electric Code, and other applicable local codes. This includes proper grounding and bonding of the sign.

This is an original document created by Persona Signs, LLC provided specifically to the client for the client's personal use. This document should not be stored, reproduced, copied or otherwise used without written permission from Persona Signs, LLC.

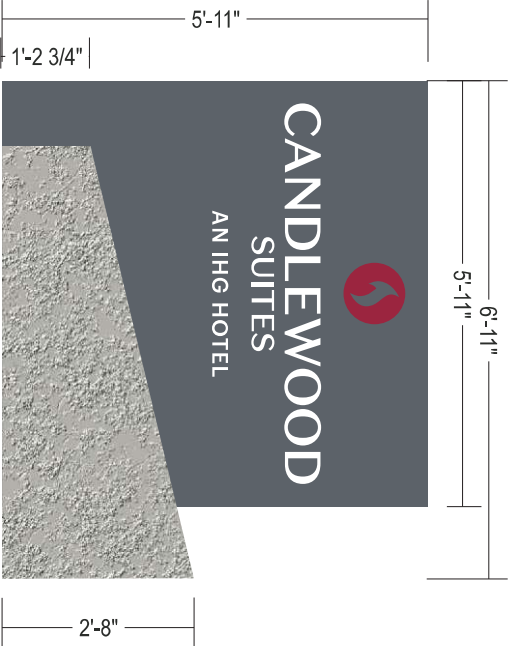
Customer Approval (Please Initial):
Approval Date:



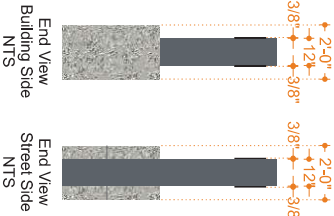
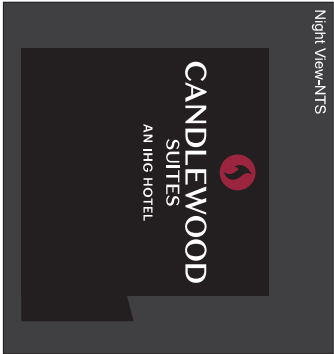
EXISTING:
DIRECTIONAL @ 5' 2 1/4" OAH

PROPOSED:
5' 11" x 5' 11" MONUMENT
BOXED AREA: 35.01 SQ FT

DOUBLE SIDED
MONUMENT DETAIL
SCALE: 3/8" = 1'-0"



BUILDING →



**City of Homewood
BZA Case Map**

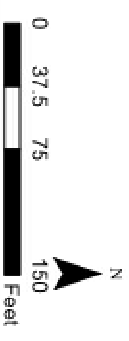
**500 Wildwood North
Cir**

BZA 26-0042

Aerial Photo Map



- Subject Property
- Roadway
- 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 ZONINGS. 332-0628

**CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING**

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

Cale Smith, PE, City Manager

Wyatt Pugh, Director

September 15, 2026

Subject Property: 500 Wildwood Circle North

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. Please see below for hearing details:

Hearing Date & Time: October 1, 2026, at 6:00 PM

Hearing Location: Homewood City Hall Council Chambers, 2850 19th Street South

Applicants / Property Owners: Wayne Mitchell; Shriji Baron Lakeshore LLC

Nature of Request: Sign Code Variance

The applicant or their agent must attend the public hearing to present the request to the Board. Public comments in support or opposition to the petition shall also be heard by the Board at this time. Interested individuals can submit questions or comments to the Department of Engineering and Zoning by contacting Conrad Garrison at conrad.garrison@homewoodal.org, or (205) 709-3191. Information regarding live stream viewing, electronic submittal of comments, and publication of case documents are provided on the reverse side of this notice.

Regards,

Conrad Garrison
Zoning Administrator

cc: Applicant
 Property owner
 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. **Although Board of Zoning Adjustments meetings may be viewed through the live streaming service, individuals 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 at fred.goodwin@homewoodal.org or emily.harrismiller@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to 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 at 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.



Planning and Zoning General Application

(Page 1 of 2 – see page 2 for submittal requirements)

Property Address: 906 Saulter Road, Homewood, AL 35209

Parcel ID: _____

Current Zoning: NPD

Acreage: _____

Proposed Land Use: Residential

Applicant: _____

Property Interest of Applicant: Owner

E-mail: _____

Applicant Phone #: _____

Mailing Address: 906 Saulter Road, Homewood, AL 35209

City State Zip

Property Owner: Joel and Claire Davis

E-mail: _____

Phone #: _____

Mailing Address: 906 Saulter Road, Homewood, AL 35209

City State Zip

Request (check all applicable items):

- | | | |
|--|--|---|
| ☒ Variance Request | ☐ Rezoning | ☐ Development Plan |
| ☐ Other BZA Request: _____ | ☐ Zoning Text Amendment | ☐ Final |
| | ☐ Resurvey | ☐ Amended |

Signatures of Property Owner and Applicant:

I, Joel Davis (Print Property Owner) am the property owner of the subject property and have read and understood all statements including the filing requirements. I hereby affirm that this application may be denied, modified, or approved with modifications and/or contingencies and that such modifications and/or contingencies must be complied with prior to issuance of building permits.

I authorize _____ (Print Applicant) to act as representative in all matters concerning this application.

8/16/26

Signature of Property Owner

Date

Signature of Applicant

Date

For office use only:

- ☐ Completed Application form with signatures
- ☐ Project Narrative
- ☐ 2 Hard Copies of Site Plan, Site Photographs, Survey, Mylar, etc.
- ☐ Digital Copies of Site Plans, Site Photographs, Survey, Mylar etc.
- ☐ Application Fee
- ☐ Other Required Documents: _____

Current Zoning District: _____

Proposed Zoning District: _____

Special Flood Hazard Area (Y/N): _____

Date Received in Office: _____

Time Received: _____

Received By: _____

Case Number(s): _____



Planning and Zoning General Application

(Page 2 of 2)

All General Applications shall include the following at the time of submittal:

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- ☐ Restrictive Covenants *(if applicable)*
- ☒ Photographs of the site and all existing buildings and structures.
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- ☐ Any variances previously granted by the Board of Zoning Adjustments

The following additional items will be required based on the nature of the application request and must also be submitted at the time of initial application submittal:

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- ☒ Completed Variance Request Chart
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Final and Amended Development Plan Requirements

- ☐ 2 full sized copies, 2 11X17 copies, and a digital copy of the proposed development plan
- ☐ Complete legal description
- ☐ Other additional information as listed in Article VII. Required Development Plan

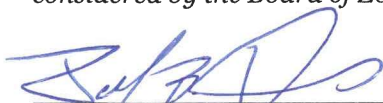
Resurvey Application Requirements

- ☐ 2 full sized copies of the resurvey drawing
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- ☐ Digital copy of the resurvey drawing
- ☐ Complete legal description

Rezoning Application Requirements

- ☐ Complete legal description
- ☐ Current Zoning District _____
- ☐ Proposed Zoning District _____
- ☐ Conditions that the applicant will be willing to proffer. (If applicable, please include in the detailed project narrative)

By signing below, I acknowledge that all required documents are included in the application package. Additionally, I understand that all applications must be complete by the final application deadline in order to be processed by staff and considered by the Board of Zoning Adjustments or Planning Commission.



Signature of Applicant



Date



City of Homewood Board of Zoning Adjustments Applications

General Information for Applicant

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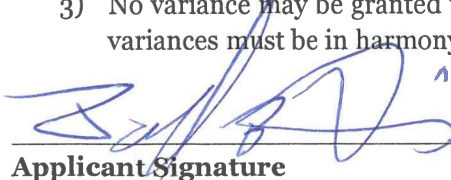
The Purpose of a Variance

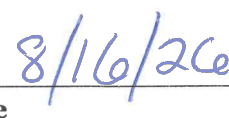
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 - a. Proof that a variance would increase the financial return from the land
 - b. personal hardship
 - c. self-imposed hardship

In the case of a self-imposed hardship, the recognition of conditions created after the enactment of the Zoning Ordinance would encourage and condone violation of the law.

- 3) No variance may be granted which would adversely affect surrounding property or the general neighborhood. All variances must be in harmony with the intent and purposes of the Zoning Ordinance.


Applicant Signature


Date



Hardship Criteria Evaluation Form

Prior to granting a variance, the Board of Zoning Adjustment must *examine* and *validate* that the following criteria apply to the request. Please examine the following criteria and initial to indicate their applicability to the variance request. *(The following criteria can be found in Article XI. Administration and Review Procedures, Section B. Variances, (3) Conditions)*

- a) There are extraordinary and exceptional conditions, which are peculiar to the piece of property in question because of its size, shape or topography, that are not applicable to other lands or structures in the same district.

Yes
Applicable: _____

- b) Granting the variance requested will not confer upon the applicant any special privileges that are denied to other owners of property in the district in which the property is located.

Yes
Applicable: _____

- c) All literal interpretations of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other owners of property in the district in which the property is located.

Yes
Applicable: _____

- d) The requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.

Yes
Applicable: _____

- e) The special circumstances are not the intended result of the actions of the applicant (i.e., self-imposed hardship)

Yes
Applicable: _____

- f) The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

Yes
Applicable: _____

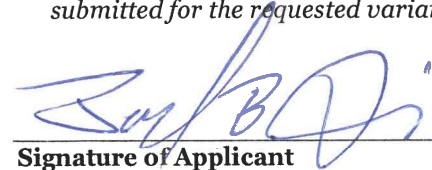
- g) That no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted or non-conforming use of lands, structures, or building in other districts shall be considered grounds for the issuance of a variance.

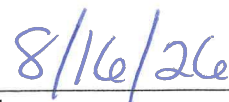
Yes
Applicable: _____

- h) That the variance will not allow the permanent establishment of a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

Yes
Applicable: _____

By signing below, I acknowledge that I have reviewed and evaluated the criteria, and the application and documents submitted for the requested variance will provide evidence of their applicability to the proposed request.


Signature of Applicant


Date



Variance Request Charts

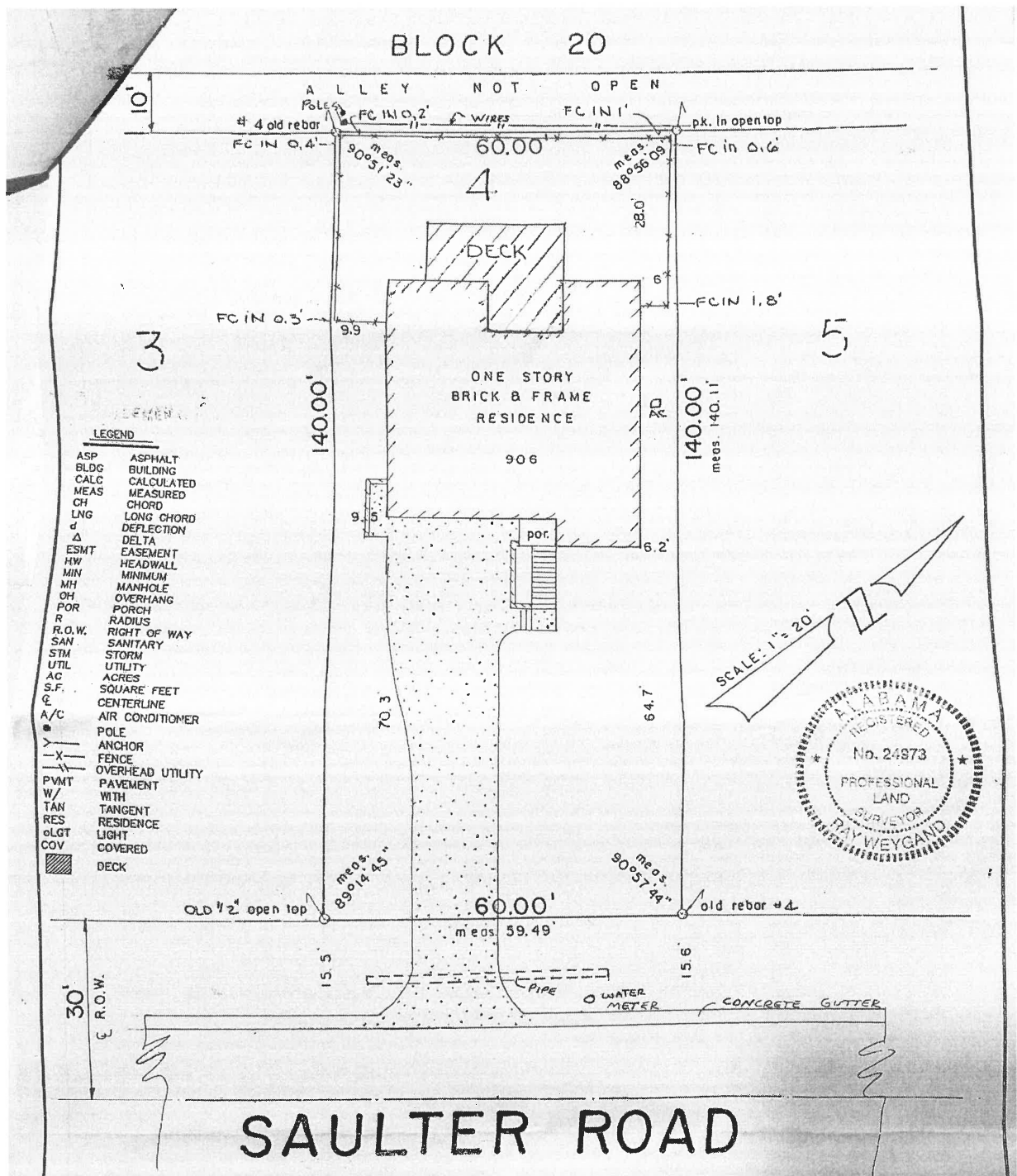
Please complete only the charts relevant to the proposed variance request project. The information in these charts should reflect the information on the proposed site plans.

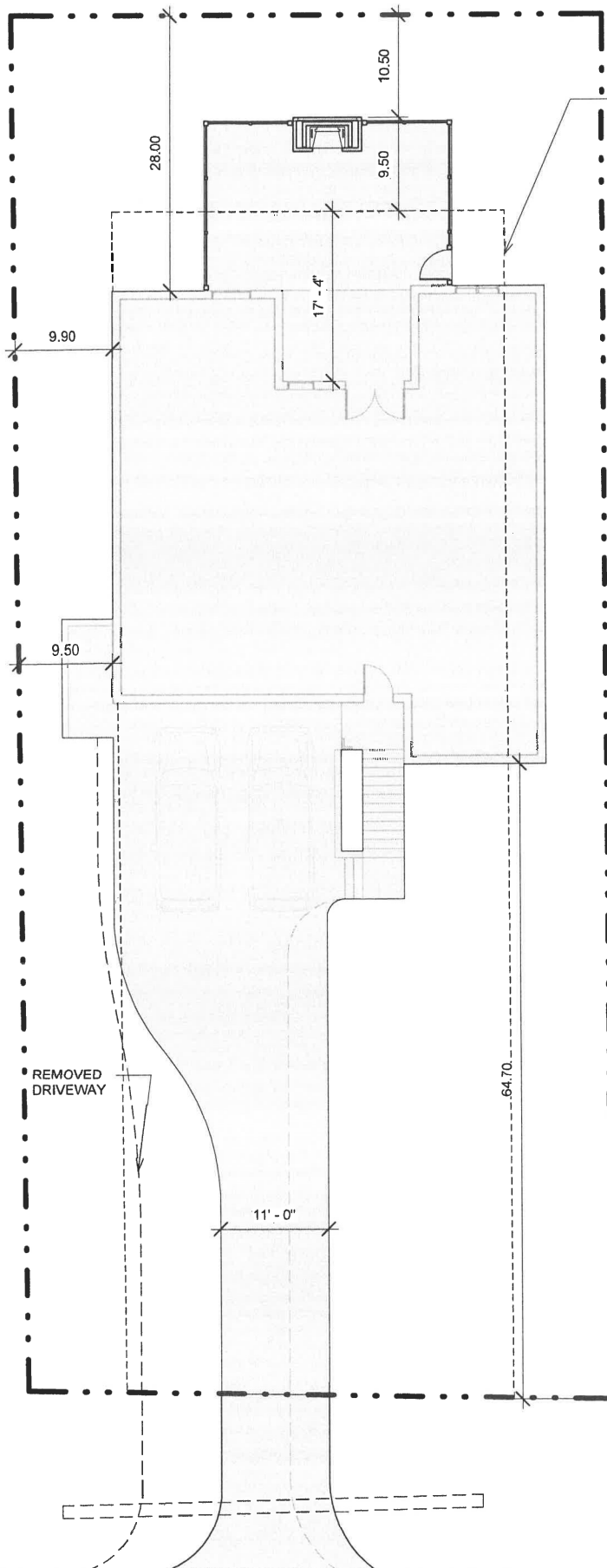
PRIMARY STRUCTURE SETBACKS				
	Existing Setback Dimensions	Setback Dimensions Required by Zoning Regulations	Proposed Setback Dimensions	Total Variance Requested
Front Setback	64.7'			
Secondary Front Setback				
Right Setback	6'	10'		
Left Setback	9.5'	10'		
Rear Setback	28'	20'	10.5'	9.5'

ACCESSORY STRUCTURE SETBACKS				
Please provide the following information regarding the proposed accessory structure:				
Proposed Height: _____ Proposed Size (in sq ft): _____				
	Existing Setback Dimensions	Setback Dimensions Required by Zoning Regulations	Proposed Setback Dimensions	Total Variance Requested
Right Setback	NA			
Left Setback	NA			
Rear Setback	NA			
Other:	NA			

FENCES AND WALLS (NOT RETAINING)		
Proposed Height:	Proposed Setback:	Location of Fence:
Description of Fence (dimensions, materials, etc.): _____		

PARKING		STRUCTURE HEIGHT	
Required Parking Ratio		Existing Height	
Total Spaces Required		Maximum Height Permitted	
Total Spaces Provided		Proposed Height	
Total Variance Requested		Total Variance Requested	





LINE OF BUILDING
SETBACK

TOTAL LOT: 8,429 SF

ALLOWED LOT COVERAGE (45%): 3,793 SF
EXISTING LOT COVERAGE (45.3%): 3,816 SF
NEW LOT COVERAGE (44.7%): 3,770 SF

EXISTING LOT COVERAGE IS REDUCED TO
MAKE THE PROPERTY COMPLIANT.
**NO STORM WATER DETENTION MEASURES ARE
REQUIRED.**

VARIANCES REQUIRED:

1. REAR YARD SETBACK VARIANCE OF 9.50'
(CONSTRUCT A REAR SCREENED PATIO)

PROJECT NARRATIVE:

THE DAVIS' WOULD LIKE TO CONSTRUCT A NEW REAR
SCREENED PATIO, WHICH IS TYPICAL OF HOMEWOOD
RESIDENCES. THERE IS CURRENTLY NO COVERED
OUTDOOR LIVING SPACE ON THE PROPERTY.

THE EXISTING RESIDENTIAL STRUCTURE HAS A REAR
SETBACK OF ONLY 28' WITH A VERY LARGE FRONT YARD
SETBACK OF 64.7'. AT THE TIME OF CONSTRUCTION THIS
WAS LIKELY DONE BECAUSE OF THE STEEP SLOPE OF THE
SITE (THE STREET IS WELL BELOW THE FRONT DOOR, BUT
THE BACKYARD IS FLAT).

HARDSHIP:

BECAUSE OF THE PLACEMENT OF THE EXISTING HOUSE
(LIKELY DUE TO TOPOGRAPHY), A USABLE REAR COVERED
PATIO IS IMPOSSIBLE TO BUILD WITHIN THE ZONING
REGULATIONS. THEREFORE THE DAVIS' ARE SEEKING A
VARIANCE.

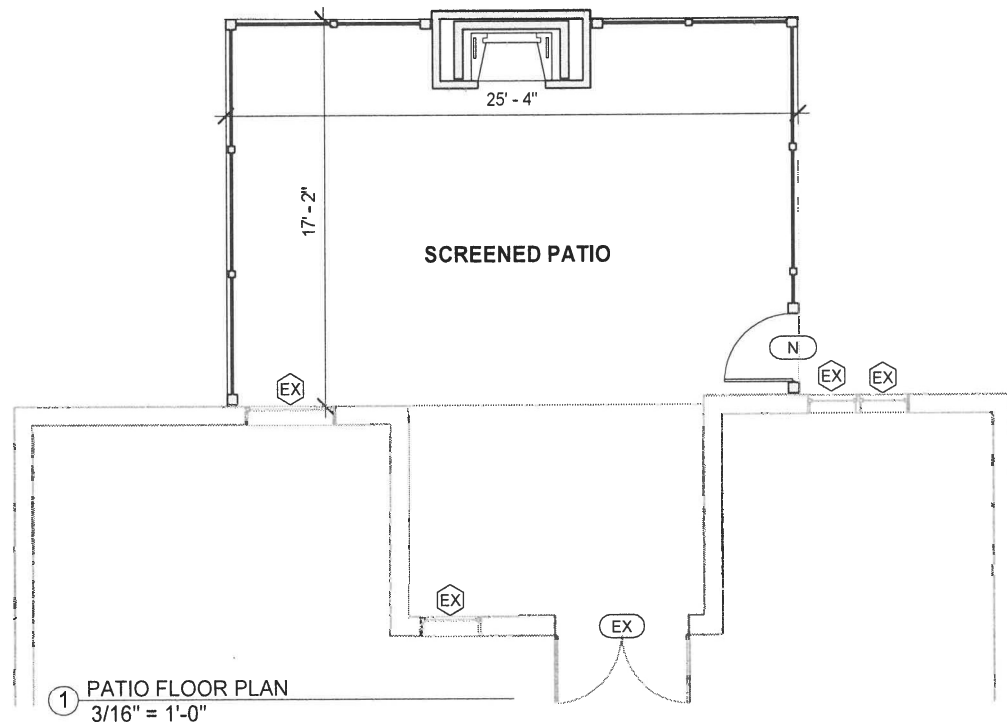
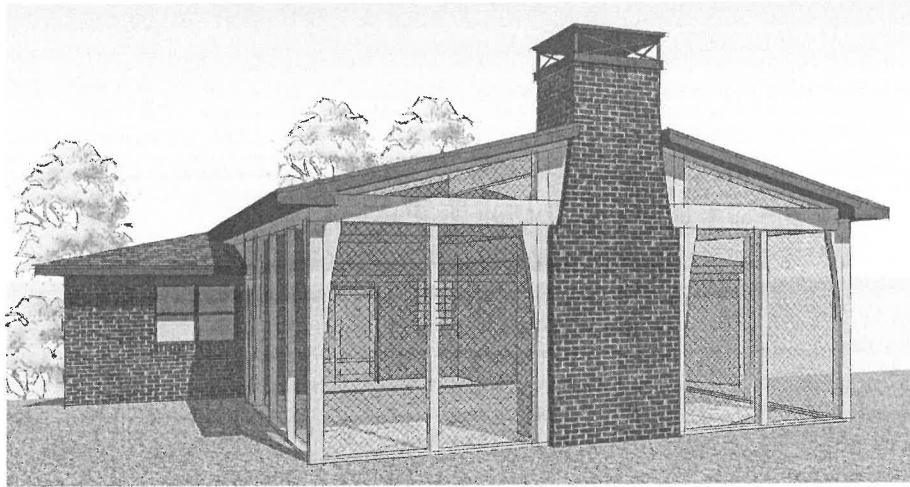
ADDITIONAL ITEM A:

THERE IS AN EXISTING ALLEY AT THE REAR OF THE
PROPERTY THAT IS NOT IN USE. THE SURVEY SHOWS IT
AS 'NOT OPEN'. IT IS NOT PAVED AND IS FULLY
INCORPORATED WITH PLANTS AND NATURAL GROWTH.
THIS 10' CLOSED ALLEY PROVIDES AN ADDITIONAL BUFFER
TO THE RESIDENCE TO THE REAR OF THE PROPERTY.
ADDITIONALLY, THE NEIGHBORING RESIDENCE TO THE
REAR IS DOWN A VERY STEEP SLOPE AND IS COMPLETELY
OUT OF SIGHT - MEANING THAT THE VARIANCE APPROVAL
AND CONSTRUCTION OF THE COVERED PATIO WILL HAVE
NO VISUAL IMPACT/EFFECT ON THE REAR NEIGHBOR.

ADDITIONAL ITEM B:

THE LOT CURRENTLY EXCEEDS THE ALLOWABLE LOT
COVERAGE IMPERVIOUS AREA. THIS IS MOSTLY DUE TO
THE LONG (AND WIDE) DRIVEWAY THAT EXTENDS FROM
SALTER, UP THE HILL, TO THE RESIDENCE.
BECAUSE THIS REAR SCREENED PATIO WILL RESULT IN
ADDITIONAL IMPERVIOUS AREA, THE DAVIS' ARE GOING TO
MODIFY THEIR CURRENT DRIVEWAY TO OFFSET THE
ADDITIONAL AREA. THEY ARE GOING TO GO A STEP
FURTHER AND MODIFY THE DRIVEWAY ENOUGH TO **BRING
THE ENTIRE PROPERTY INTO COMPLIANCE.**

HAVING A COVERED REAR PORCH OR PATIO IS AN
IMPORTANT FEATURE ON A HOUSE AND A SIGNIFICANT
PRIORITY IN THE LIFE OF A HOMEWOOD RESIDENT. THE
UNIQUE CHARACTERISTICS OF THIS PROPERTY MAKE
THAT STRUCTURE IMPOSSIBLE TO BUILD WITHIN THE
REGULATIONS OF THE ORDINANCE.
THE HARDSHIP INHERENT IN THE SITING OF THE EXISTING
STRUCTURE, ALONG WITH HAVING THE 10' CLOSED REAR
ALLEY, ARE THE REASONS THAT WE FEEL THIS VARIANCE
REQUEST IS REASONABLE TO GRANT.









**CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING**

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

Cale Smith, PE, City Manager

Wyatt Pugh, Director

September 15, 2026

Subject Property: 906 Saulter Rd.

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. Please see below for hearing details:

Hearing Date & Time: October 1, 2026, at 6:00 PM

Hearing Location: Homewood City Hall Council Chambers, 2850 19th Street South

Applicants / Property Owners: Joel & Claire Davis

Nature of Request: Side & Rear Setback Variances

The applicant or their agent must attend the public hearing to present the request to the Board. Public comments in support or opposition to the petition shall also be heard by the Board at this time. Interested individuals can submit questions or comments to the Department of Engineering and Zoning by contacting Conrad Garrison at conrad.garrison@homewoodal.org, or (205) 709-3191. Information regarding live stream viewing, electronic submittal of comments, and publication of case documents are provided on the reverse side of this notice.

Regards,

Conrad Garrison
Zoning Administrator

cc: Applicant
 Property owner
 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. **Although Board of Zoning Adjustments meetings may be viewed through the live streaming service, individuals 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 at fred.goodwin@homewoodal.org or emily.harrismiller@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to 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 at 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.



Planning and Zoning General Application

(Page 1 of 2 – see page 2 for submittal requirements)

Property Address: 3108 Overton Drive Homewood, Alabama 35209

Parcel ID: 2800182005020000

Current Zoning: NPD

Acreage: GIS ACRES = .22

Proposed Land Use: Single Family Residence

Applicant: Alex Wilson

Property Interest of Applicant: Architect

E-mail: [REDACTED]

Applicant Phone #: [REDACTED]

Mailing Address: 3016 Clairmont Ave. S Birmingham, AL 35205

City

State

Zip

Property Owner: Stephanie Datnoff

E-mail: [REDACTED]

Phone #: [REDACTED]

Mailing Address: 3108 Overton Drive Homewood, Alabama 35209

City

State

Zip

Request (check all applicable items):

☒ Variance Request

☐ Rezoning

☐ Development Plan

☐ Other BZA Request: _____

☐ Zoning Text Amendment

☐ Final

☐ Resurvey

☐ Amended

Signatures of Property Owner and Applicant:

I, Jake & Stephanie Datnoff (Print Property Owner) am the property owner of the subject property and have read and understood all statements including the filing requirements. I hereby affirm that this application may be denied, modified, or approved with modifications and/or contingencies and that such modifications and/or contingencies must be complied with prior to issuance of building permits.

I authorize Alex Wilson (Print Applicant) to act as representative in all matters concerning this application.

[Signature] 8/27/26
Signature of Property Owner Date

[Signature] 8-27-26
Signature of Applicant Date

For office use only:

- ☐ Completed Application form with signatures
- ☐ Project Narrative
- ☐ 2 Hard Copies of Site Plan, Site Photographs, Survey, Mylar, etc.
- ☐ Digital Copies of Site Plans, Site Photographs, Survey, Mylar etc.
- ☐ Application Fee
- ☐ Other Required Documents: _____

Current Zoning District: _____

Proposed Zoning District: _____

Special Flood Hazard Area (Y/N): _____

Date Received in Office: _____

Time Received: _____

Received By: _____

Case Number(s): _____



Planning and Zoning General Application

(Page 2 of 2)

All General Applications shall include the following at the time of submittal:

- ☒ One copy of the completed application form, with the original signature of the property owner or his/her authorized agent.
- ☒ Application fee
- ☒ Project narrative including the following as appropriate: proposed use, detailed project description, reason for request, conditions that the applicant will be willing to proffer
- ☒ Current Property Boundary Survey
- ☒ Hard copy and pdf copy of all site plans and building elevations. *(Plans and associated documents that are too large to email can be provided on a flash drive.)*
- ☐ ~~Restrictive Covenants (if applicable)~~
- ☒ Photographs of the site and all existing buildings and structures.
- ☒ Proof of Ownership (if property has been purchased within the last 12 months)
- ☐ ~~Any variances previously granted by the Board of Zoning Adjustments~~

The following additional items will be required based on the nature of the application request and must also be submitted at the time of initial application submittal:

Variance Application Requirements

- ☒ Completed Variance Request Chart
- ☒ Hardship Statement signed by Property Owner and Applicant
- ☒ Hardship Criteria Evaluation Form (initialed and signed)

Final and Amended Development Plan Requirements

- ☐ 2 full sized copies, 2 11X17 copies, and a digital copy of the proposed development plan
- ☐ Complete legal description
- ☐ Other additional information as listed in Article VII. Required Development Plan

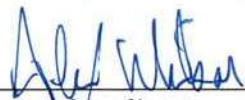
Resurvey Application Requirements

- ☐ 2 full sized copies of the resurvey drawing
- ☐ 1 full size mylar copy of the resurvey drawing
- ☐ Digital copy of the resurvey drawing
- ☐ Complete legal description

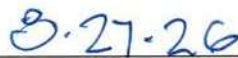
Rezoning Application Requirements

- ☐ Complete legal description
- ☐ Current Zoning District _____
- ☐ Proposed Zoning District _____
- ☐ Conditions that the applicant will be willing to proffer. (If applicable, please include in the detailed project narrative)

By signing below, I acknowledge that all required documents are included in the application package. Additionally, I understand that all applications must be complete by the final application deadline in order to be processed by staff and considered by the Board of Zoning Adjustments or Planning Commission.



Signature of Applicant



Date



City of Homewood Board of Zoning Adjustments Applications

General Information for Applicant

The Homewood Board of Adjustment was established pursuant to section 11-52-80, Code of Alabama 1975 and shall have all powers and duties delegated to boards of adjustment by said code, which generally are:

- 1) *Appeal a decision of the administrative official:* To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this ordinance.
- 2) *Special Exception to allow a Home Occupation or other use requiring BZA approval:* To hear and decide special exceptions to the terms of this ordinance upon which the board is required to pass under this ordinance.
- 3) *To authorize upon appeal in specific cases such variance from the terms of the zoning ordinance* as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this ordinance will result in unnecessary hardship, and so that the spirit of this ordinance shall be observed and substantial justice done.

The following pages include necessary information and requirements for applications to the Board of Zoning Adjustments. Please review closely and provide initials and/or signatures to indicate your understanding of the information.

The Purpose of a Variance

A variance is an allowance, which permits minor deviation from the zoning ordinance district requirements where individual properties are both harshly and uniquely burdened by the strict application of the law. The power to vary is restricted and the degree of variation is limited to the minimum change necessary to overcome the inequality inherent in the property. Use Variances are specifically prohibited. "Variance" means the modification of the requirements of a zoning district and does not include the substitution of uses assigned to other districts.

- 1) A variance recognizes that the same district requirements do not affect all properties equally; it was devised to permit minor changes to allow hardship properties to enjoy equal opportunities with properties similarly zoned. The applicant must prove that special circumstances or unusual conditions affect the subject property. These must result in uncommon hardship and unequal treatment under the strict application of the Zoning Ordinance. Where some general hardship conditions extend to other properties, a variance cannot be granted. The remedy for general hardship is a change of the map or the text of the Zoning Ordinance.
- 2) The applicant must prove that the combination of the Zoning Ordinance and the uncommon conditions of your property prevent them from making any reasonable use of the land as permitted by the present zoning district. Since zoning regulates land and not people, the following conditions **cannot** be considered pertinent to the application for a variance:
 - a. Proof that a variance would increase the financial return from the land
 - b. personal hardship
 - c. self-imposed hardship

In the case of a self-imposed hardship, the recognition of conditions created after the enactment of the Zoning Ordinance would encourage and condone violation of the law.

- 3) No variance may be granted which would adversely affect surrounding property or the general neighborhood. All variances must be in harmony with the intent and purposes of the Zoning Ordinance.

Alex Wilson
Applicant Signature

8.27.26
Date



Hardship Criteria Evaluation Form

Prior to granting a variance, the Board of Zoning Adjustment must *examine* and *validate* that the following criteria apply to the request. Please examine the following criteria and initial to indicate their applicability to the variance request. (The following criteria can be found in Article XI. Administration and Review Procedures, Section B. Variances, (3) Conditions)

- a) There are extraordinary and exceptional conditions, which are peculiar to the piece of property in question because of its size, shape or topography, that are not applicable to other lands or structures in the same district.

Applicable: AW

- b) Granting the variance requested will not confer upon the applicant any special privileges that are denied to other owners of property in the district in which the property is located.

Applicable: AW

- c) All literal interpretations of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other owners of property in the district in which the property is located.

Applicable: AW

- d) The requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.

Applicable: AW

- e) The special circumstances are not the intended result of the actions of the applicant (i.e., self-imposed hardship)

Applicable: AW

- f) The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

Applicable: AW

- g) That no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted or non-conforming use of lands, structures, or building in other districts shall be considered grounds for the issuance of a variance.

Applicable: AW

- h) That the variance will not allow the permanent establishment of a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

Applicable: AW

By signing below, I acknowledge that I have reviewed and evaluated the criteria, and the application and documents submitted for the requested variance will provide evidence of their applicability to the proposed request.

Alex Wilson
Signature of Applicant

8.27.26
Date



Variance Request Charts

Please complete only the charts relevant to the proposed variance request project. The information in these charts should reflect the information on the proposed site plans.

PRIMARY STRUCTURE SETBACKS				
	Existing Setback Dimensions	Setback Dimensions Required by Zoning Regulations	Proposed Setback Dimensions	Total Variance Requested
Front Setback	43.8'	Lines with adjacent properties	43.8'	None
Secondary Front Setback				
Right Setback	8.5'	10'	8.3'	1.7'
Left Setback	9.8'	10'	8.4'	1.6'
Rear Setback	20'	20'	20'	None

ACCESSORY STRUCTURE SETBACKS				
Please provide the following information regarding the proposed accessory structure:				
Proposed Height: _____ Proposed Size (in sq ft): _____				
	Existing Setback Dimensions	Setback Dimensions Required by Zoning Regulations	Proposed Setback Dimensions	Total Variance Requested
Right Setback				
Left Setback				
Rear Setback				
Other:				

FENCES AND WALLS (NOT RETAINING)		
Proposed Height:	Proposed Setback:	Location of Fence:
Description of Fence (dimensions, materials, etc.): _____		

PARKING		STRUCTURE HEIGHT	
Required Parking Ratio		Existing Height	
Total Spaces Required		Maximum Height Permitted	
Total Spaces Provided		Proposed Height	
Total Variance Requested		Total Variance Requested	



SIGNS

Please provide the following information regarding the proposed sign(s):

Sign Type: _____ Sign District: _____

	Existing	Permitted by Zoning Regulations	Proposed	Variance Requested
Number of Signs				
Max Area				
Max Height				
Max Copy Height				
Setback				

TREE PROTECTION AND LANDSCAPING

	Existing	Required by Zoning Regulations	Proposed	Variance Requested
Perimeter Vehicular Access Landscaping				
Width				
Number of Trees or Shrubs				
Interior Landscape Islands				
Foundation Landscaping				
Linear Feet				
Area				
Number of Shrubs				
Other				

NOTE: The Datnoff's are aware that the lot and the proposed plans do not meet the ordinance requirements regarding tree protection. The lot is simply not conducive to planting large shade trees. The intent is for the existing Japanese Maple and Crepe Myrtle to remain. We did study planting trees, but we could not find a good solution that realistically aligned with the intent of the zoning regulation regarding the landscaping and tree ordinances. They will need to pay the required fee as determined and approved by the city arborist.

08/28/26

City of Homewood Board of Zoning Adjustments

2850 19th Street South

Homewood, AL 35209

Re: Variance Request – Datnoff Residence – 3108 Overton Dr.

Dear Members of the Board,

Please accept this letter as a formal variance request for the residential additions at the Datnoff property, which includes a new front porch and a rear screened porch.

The existing home is a non-conforming structure that sits outside the required setbacks on both sides of the property. The primary intent of our design is to maintain the existing shape and architectural integrity of the house. To achieve this, the proposed front and rear porches are designed to simply continue the established side lines of the home. While these additions will extend into the setback lines. The front porch follows the existing non-conforming condition and would not project any further laterally into the setbacks than the current structure. The main structure of the screened porch is the same condition. The fireplace is the exception, but only due to the constraints of the topography and shape of the rear lot line.

Strict application of the zoning ordinance would present an unnecessary hardship due to the specific physical constraints of the site. The challenging topography at the rear of the property, combined with the unique shape of the lot itself limited buildable area. Forcing the additions to step inward to meet the current setbacks would create an unnatural and impractical jog in the architecture.

By allowing the new construction to align with the existing structural lines, the design navigates these site-specific hardships while honoring the spirit of the zoning code. We believe this is a logical enhancement of the property that poses no detriment to the public interest or neighboring sightlines.

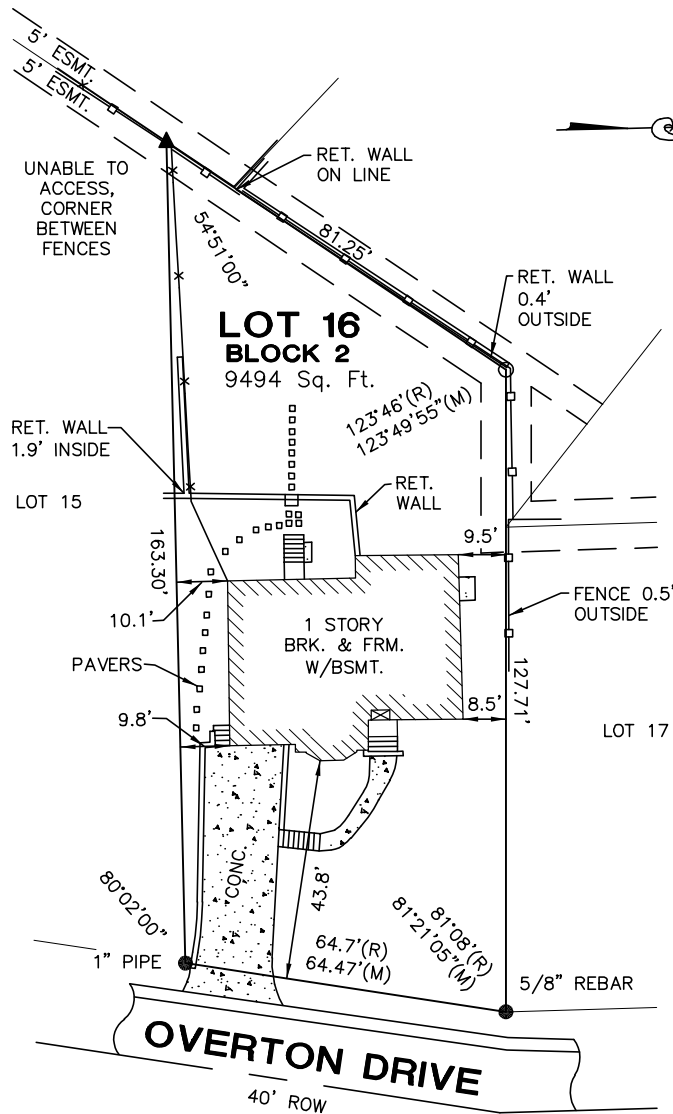
We appreciate your time, review, and consideration of this request.

We appreciate your time, review, and consideration of this request.

Sincerely,



Alex Wilson, Architect



Closing Survey

STATE OF ALABAMA
JEFFERSON COUNTYTO ALL INTERESTED PARTIES:
SCALE: 1" = 30'

I hereby state that 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.

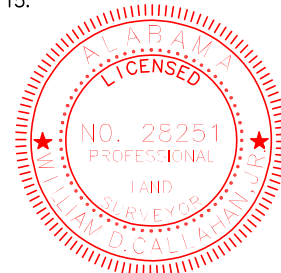
Lot 16, Block 2, according to the survey of OVERTON PARK ESTATES, as the same appears of record in the Office of the Judge of Probate, Jefferson County, Alabama, in Map Book 24, Page 15.

That there are no rights-of-way, easements, joint driveways or encroachments, over or across said land, visible on the surface or shown on recorded map, except as shown; that this survey shows the improvements located on said property; and that there are no electrical or telephone wires, (excluding wire which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said property, except as shown; and that the property is not located in a special hazard area and is shown in a Zone "X" on the Flood Insurance Rate Map for this area (Map No. 01073C0556J, dated September 24, 2021).

GIVEN UNDER MY HAND AND SEAL, this the 26th day of May, 2026.

William D. Callahan, Jr.

William D. Callahan, Jr., PLS
AL Reg # 28251



ADDRESS:
3108 OVERTON DRIVE
HOMEWOOD, AL 35209



South Central Surveying, LLC
RESIDENTIAL & COMMERCIAL LAND SURVEYING

P.O. BOX 917
ALABASTER, ALABAMA 35007
PHONE 205-229-1993

—○— WOOD FENCE
—x— CHAIN LINK FENCE

—■— CONCRETE
—■— COVERED PORCH/DECK

U.T.S. = UNABLE TO SET
(R) = RECORDED
(M) = MEASURED

M.B.L. = MINIMUM BUILDING LINE
○ = CAPPED REBAR SET
● = IRON FOUND (DESCRIPTION)

ASPH. = ASPHALT
—op— = OVERHEAD POWER
⊗ = POWER POLE

NPD ZONING - LOT WIDTH GREATER THAN 55'

SETBACKS:

REAR - 20 feet SIDES - 10 feet

FRONT - See Homewood Zoning Article IV Sec. A.3.d.i

LOT AREA:

9,494 SQ.FT.

TOTAL RESIDENCE FOOTPRINT (EXISTING AND PROPOSED):

2,625 SQ.FT. (27.6% OF LOT AREA - 37% ALLOWABLE)

IMPERVIOUS AREA:

3,748 SQ.FT. (39.5% OF LOT AREA - 45% ALLOWABLE)

TREE PROTECTION & LANDSCAPE:

Per Homewood Zoning Article IX

Minimum Tree Density (MTD) Calculation:

Total Lot Area - Total Residence Footprint - Required Parking Area

9,494 sq.ft. - 2,625 sq.ft. - 325 sq.ft.

Net Applicable Area: 6,544 sq.ft. (0.15 acres)

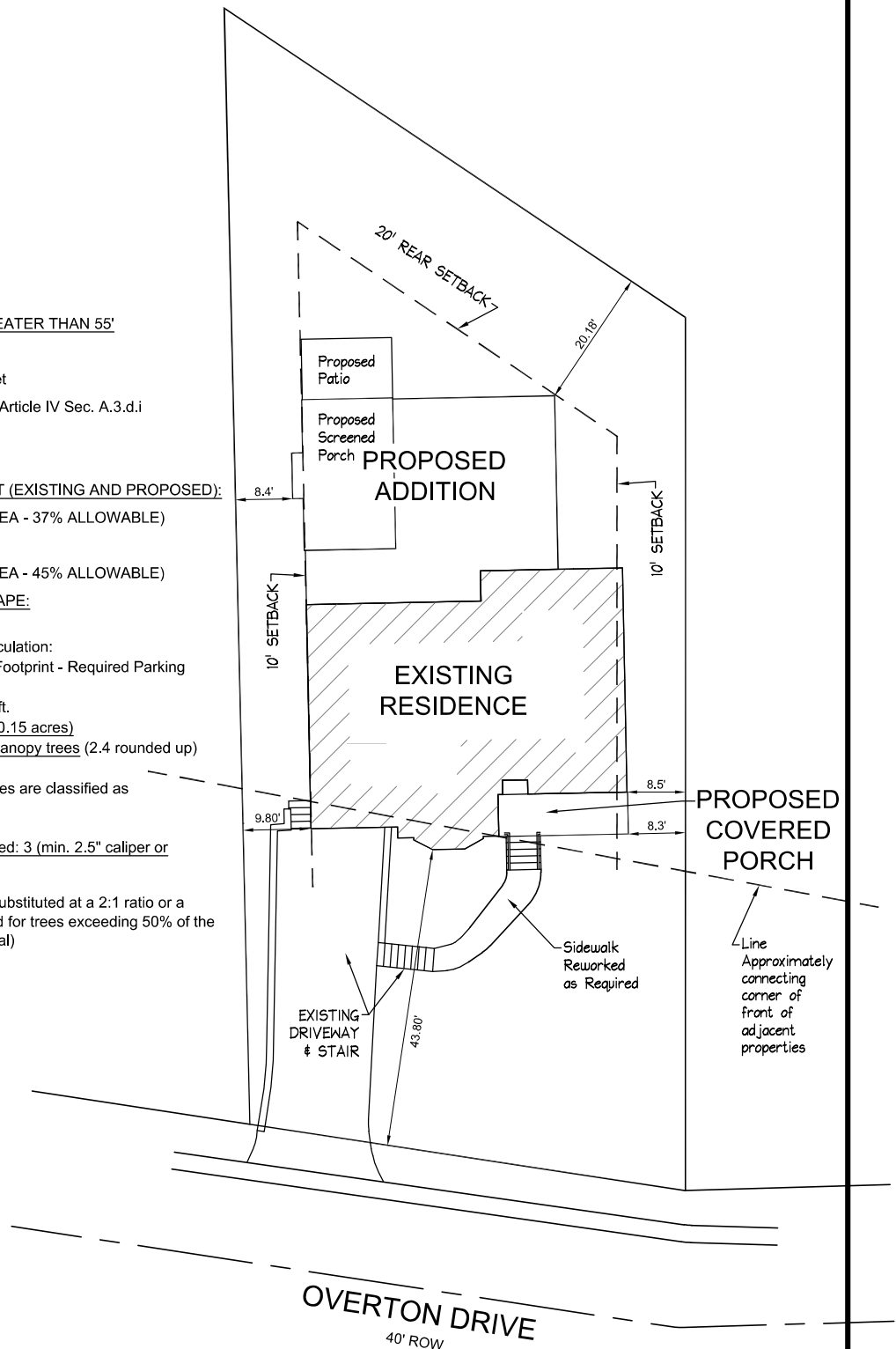
Required MTD (16 trees/acre): 3 canopy trees (2.4 rounded up)

Existing Qualifying Trees: 0

(Crepe Myrtle and Japanese Maples are classified as understory/non-canopy)

Required canopy trees to be planted: 3 (min. 2.5" caliper or 25-gallon)

NOTE: Understory trees may be substituted at a 2:1 ratio or a \$1,500/tree fee in lieu may be paid for trees exceeding 50% of the MTD, pending city arborist approval)



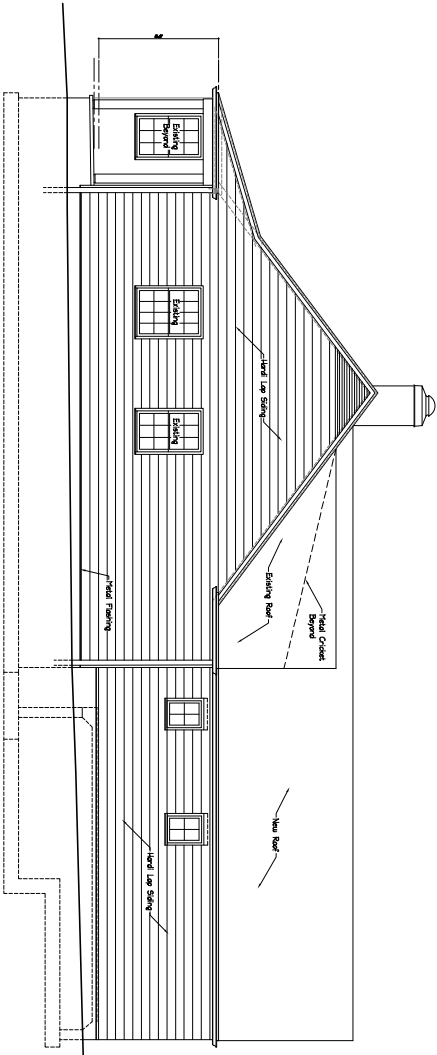
ALTERATIONS TO A
RESIDENCE FOR
MR. & MRS. JAKE DATNOFF
HOMEWOOD, ALABAMA
AUGUST 27, 2026

SITE PLAN

NOTE: Site Plan is based on the Closing Survey from South Central Surveying, LLC Dated May 26th, 2026. This Site Plan is a technical drawing that is accurately drawn based on the assumption that the Closing Survey is drawn correctly.

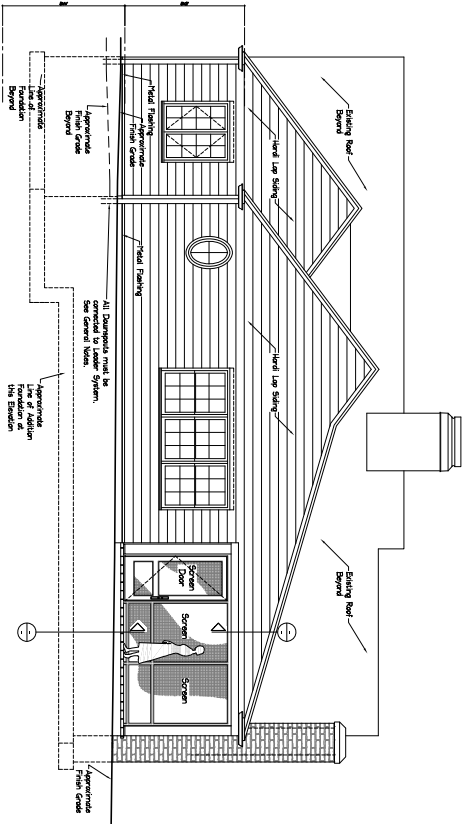
SCALE 1" = 16' - 0"

ALEX WILSON
ARCHITECT



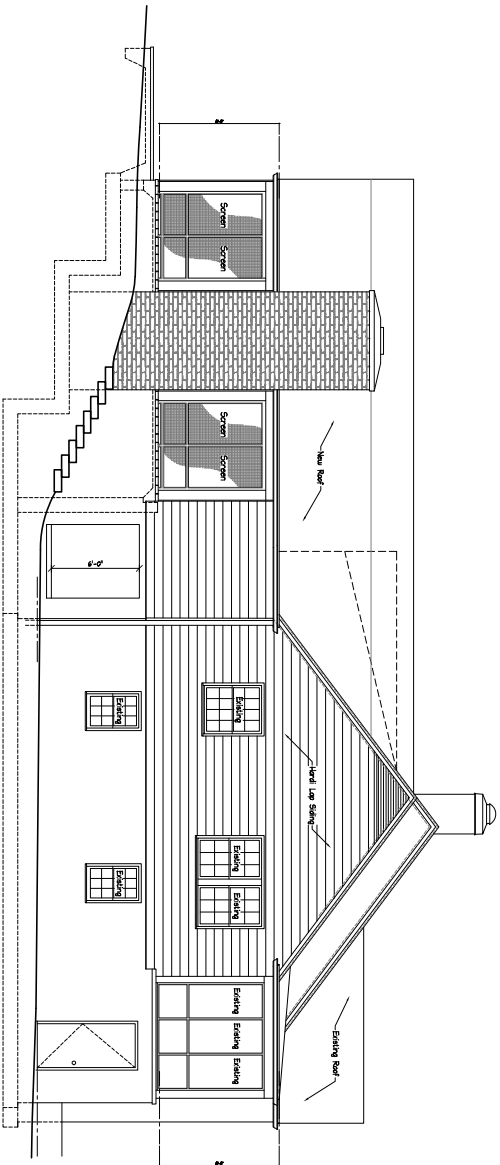
RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



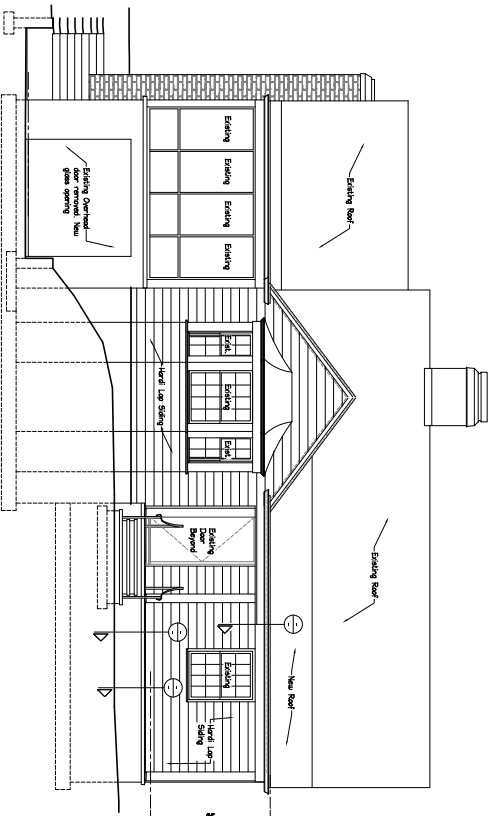
REAR ELEVATION

SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"

Revisions

ATTENTIONS TO A
RESIDENCE FOR
MR. & MRS. JAKE DATNOFF
HOMESWOOD, ALABAMA

ALEX WILSON
ARCHITECT

PRELIMINARY
NOT FOR
CONSTRUCTION
08/28/20

Sheet
Date
Drawing
No.
Revision
5











**CITY OF HOMEWOOD
DEPARTMENT OF ENGINEERING & ZONING**

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

Cale Smith, PE, City Manager

Wyatt Pugh, Director

September 15, 2026

Subject Property: 3108 Overton Dr.

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. Please see below for hearing details:

Hearing Date & Time: October 1, 2026, at 6:00 PM

Hearing Location: Homewood City Hall Council Chambers, 2850 19th Street South

Applicants / Property Owners: Alex Wilson, Stephanie Datnoff

Nature of Request: Front & Side Setback Variances

The applicant or their agent must attend the public hearing to present the request to the Board. Public comments in support or opposition to the petition shall also be heard by the Board at this time. Interested individuals can submit questions or comments to the Department of Engineering and Zoning by contacting Conrad Garrison at conrad.garrison@homewoodal.org, or (205) 709-3191. Information regarding live stream viewing, electronic submittal of comments, and publication of case documents are provided on the reverse side of this notice.

Regards,

Conrad Garrison
Zoning Administrator

cc: Applicant
 Property owner
 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. **Although Board of Zoning Adjustments meetings may be viewed through the live streaming service, individuals 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 at fred.goodwin@homewoodal.org or emily.harrismiller@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to 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 at 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.