

Homewood Board of Zoning Adjustments

Meeting Agenda

Thursday, November 4, 2021, 6:00 P.M.

City Council Chamber

2850 19TH Street South, 2ND Floor

Homewood, Alabama 35209

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

Option 1: Click on the following link:

<https://us02web.zoom.us/j/88357665513?pwd=bzhCR2FFR11ON2MxWnpVWk5pcUFRMdz09>

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

Option 3: By phone: 312-626-6799

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

Board Members

Chair, Beverly LeBoeuf, Ward 2

Vice-Chair, Matthew Foley, Ward 5

Joy Smith, Ward 1

Michael Pirkle, Ward 3

Meghan Hand, Ward 4

Supernumeraries

Stuart Roberts

John Geer

Order of Business

- I. Call to Order
- II. Roll Call
- III. Minutes Approval – October 7, 2021
- IV. Communications/Reports from Chair & Vice Chair
- V. Old Business

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

VI. New Business

(Case Withdrawn at request of the Applicant)

1) Case # SV-21-11-01, 1111 Fern Street, Parcel ID No.: 29 00 23 4 001 004.000

Applicant: Twin Construction / Property Owners: Richard Minton Feist, Sr., Richard Minton Feist, Jr. and Lori Feist

- a. A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2.Side, to reduce the setback along the left (north) property line from 10-feet to 9.7-feet (9-feet, 8-inches), for a total reduction of .3-feet (4-inches), to allow for the construction of a second-story addition to an existing non-conforming single-family residence.
- b. A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2.Side, to reduce the setback along the left (north) property line from 10-feet to 9.7-feet (9-feet, 8-inches), for a total reduction of .3-feet (4-inches), to allow for the construction of an addition to the rear of an existing non-conforming single-family residence.
- c. A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 1. Front, to reduce the front setback along Fern Street, from 34.1-feet (34-feet, 1-inch) to 26.1-feet (26-feet, 1-inches), for a total reduction of 8-feet, to allow for the construction of an open-sided, roofed front porch.

2) Case # SV-21-11-02, 210 Woodland Drive, Parcel ID No.: 29 00 13 2 027 017.000

Applicant / Property Owners: Tyler and Kelsey Richardson

- a. A request for a variance to Article V, District Development Criteria, Sec. D., Accessory Structures, (6), to reduce the side setback of an accessory structure, in excess of 15-feet in height, from 10-feet to 2-feet, along the right (north) property line, to allow for a covered lean-to on the side of a proposed new 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 30% to 45.9% for a total increase of 15.9%.

3) Case # SV-21-11-03, 130 Stratford Circle, Parcel ID No.: 28 00 18 1 002 043.000

Applicant / Property Owner: C. Randall Minor

- a. A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 1. Front, to reduce the front setback along Stratford Circle, from 31.5-feet (31-feet, 6-inches) to 21.2-feet (21-feet, 2-inches), for a total reduction of 10.3-feet (10-feet, 4-inches), to allow for the construction of a new house, utilizing the same front setback as the existing house.

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.

4) Case # SV-21-11-04, 306 English Circle, Parcel ID No.: 28 00 07 4 017 011.000

Applicant: Dustin Slaughter, Narrow Path Construction / Property Owners: David and Hannah Morris

- a. *A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2.Side, to reduce the setback along the left (south) property line from 10-feet to 5-feet, for a total reduction of 5-feet, to allow for the construction of a two-story addition at the rear of an existing non-conforming single-family residence.*

5) Request of the Chair to appoint a nominating committee for recommendations for the positions of Chairman and Vice-Chairman for the 2022 term.

VII. Adjournment

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

☒ VARIANCE

☐ APPEAL

ADDRESS OF PROPERTY: 210 Woodland Drive

BZA CASE # (assigned by city staff): SV# 21-11-02

APPLICANT INFORMATION

Name of Applicant(s): Tyler & Kelsey Richardson

Address of Applicant(s): 210 Woodland Dr

Homewood
City

AL
State

35209
Zip

Telephone Number(s) of Applicant(s): Redacted by City Staff

Email: Redacted by City Staff

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): SAME

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

City

State

Zip

Email: _____

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

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

PARCEL IDENTIFICATION NUMBER: 29-00-13-2-027-017.000

PRESENT USE: _____ vacant ☒ residence

_____ commercial (describe): _____

_____ other (describe): _____

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

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

Dear City Council Members and Neighbors,

We are seeking approval for a variance to build a free-standing structure to provide safe and covered off-street parking.

As you will find in the attached survey and project drawings, the structure will occupy, with the addition of pre-existing structures, greater than 30% of impervious ground space. The project is necessary due to having dependent children and a narrow street, which would place our parked car in the lane of traffic. Additionally, there are many young children on our street who use the yard and driveway space as a safe alternative to playing in the street.

Please consider this variance request. As a concession, if necessary, we would be willing to remove the existing lower deck and pergola structure as seen in the survey. Thank you for your consideration.

- Tyler + Kelsey Richardson

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): _____

INDICATE THE FOLLOWING

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

Required by Zoning Regulations	Setback dimensions As they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback Street	N/A	SAME	N/A
Front Bldg. Setback Street (corner lot)	56.1ft + 56.2ft		
Right Bldg. Setback	N/A		N/A
Left Bldg. Setback	N/A		N/A
Side Bldg. Setback	7.1ft	SAME	N/A
Front Bldg. Setback	13.7ft	SAME	N/A
Accessory Structure	N/A		N/A
Setback Variance	10ft REAR		
	10ft SIDES		

2ft FRONT SIDE FOR LEAN-TO PARKING SPACE
(NEW DETACHED GARAGE IS LOCATED PROPOSED WITHIN PRESCRIBED SETBACK

As Required	Existing NOW	Proposed	Variance Required
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Lot Area	8,490 sq ft	SAME	N/A
Lot Width	50 ft	SAME	N/A
Front Setback	LESS than 50%	Additional 2ft for lean-to parking	N/A
Side Setback	25' MAX	24'-3"	N/A
Front Setback	30' MAX	45.9%	N/A
Side Setback	12%	(with driveway)	
Front Setback	0%		

For nature of setback, please refer to the attached site plan. If you need to find out how your property is zoned, please contact the zoning department by calling 332-5826 or 332-5854 or by clicking on the following link: [zoning](#)

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 \$150.00 application fee and promise to pay any additional costs before 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.

J. J. J. J.
Signature of Applicant
Date: 10/21/2021
J. J. J. J.
Signature of Owner
Date: _____

**Please add this to Tyler Richardson's Variance Application
for his New Detached Garage / Impervious Calculations**

**Tyler & Kelsey Richardson
210 Woodland Drive
Homewood, AL 35209
10/14/2021**

Lot size: 8,490 sq. ft. (provided by Weygand Surveying)

Existing back yard area: 2,485 sq. ft.

Revised impervious back yard area: (30% max is the limit)
(Existing pergola and deck are to be removed / demolished)

*New garage:	658 sq. ft.
*Additional lean-to:	167 sq. ft.
*Driveway paving:	<u>315 sq. ft.</u>

*Total new detached garage,
lean-to, and driveway paving: **1,140 sq. ft.**

*Total new impervious in back yard:
1,140 sq. ft / 2,485 sq. ft. = **45.9%**

In Summary:

*% over the required 30% max impervious
backyard coverage **WITHOUT**
new driveway paving added **33% (3% over)**

*% over the required 30% max impervious
backyard coverage **WITH** new
driveway paving (proposed 1'x1'
conc. pavers) added **45.9% (15.9% over)**

Preliminay Drawings for Variance Request

New Detached Garage

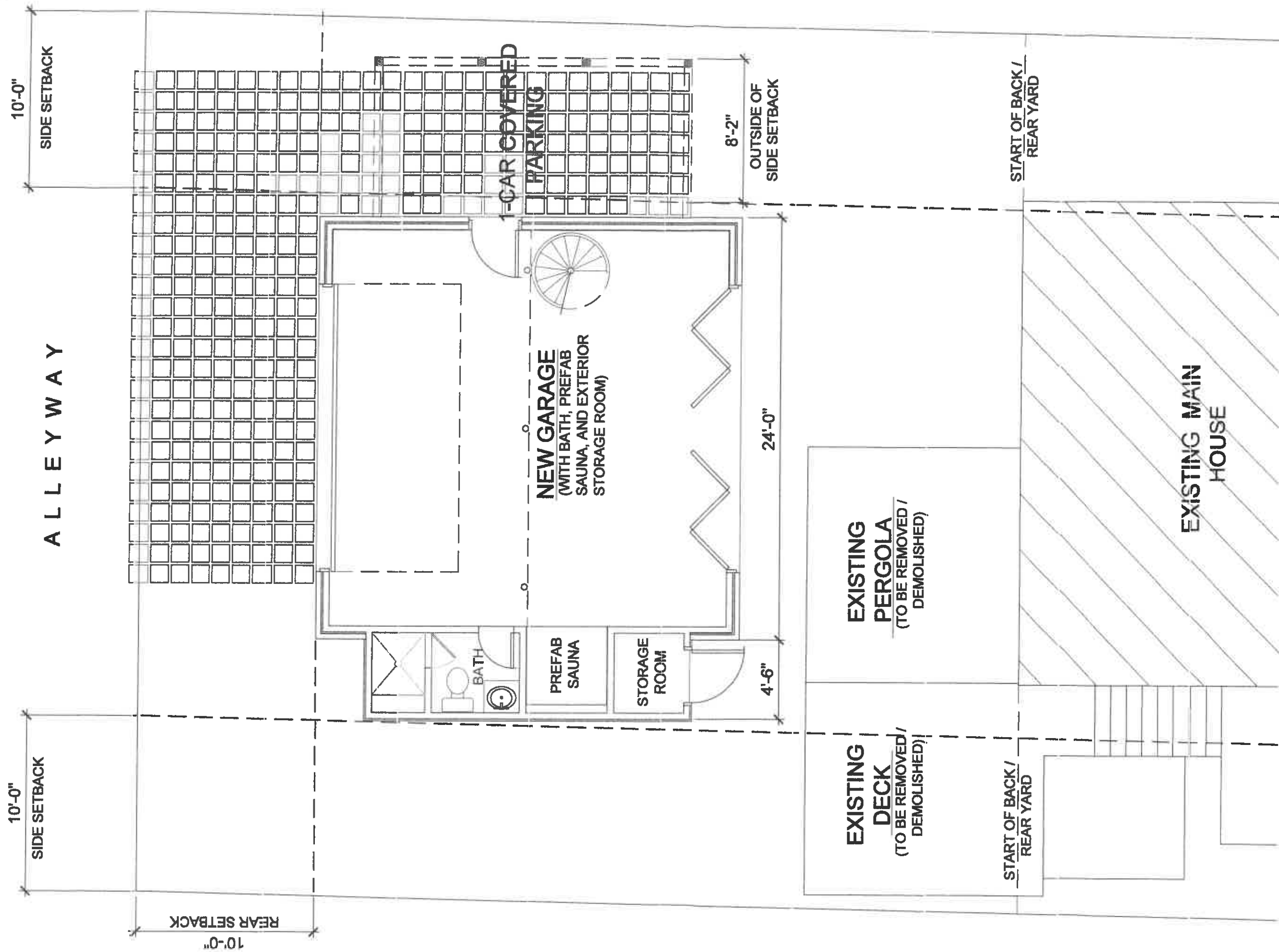
for

The Richardson Residence

**210 Woodland Drive
Homewood, AL 35209**

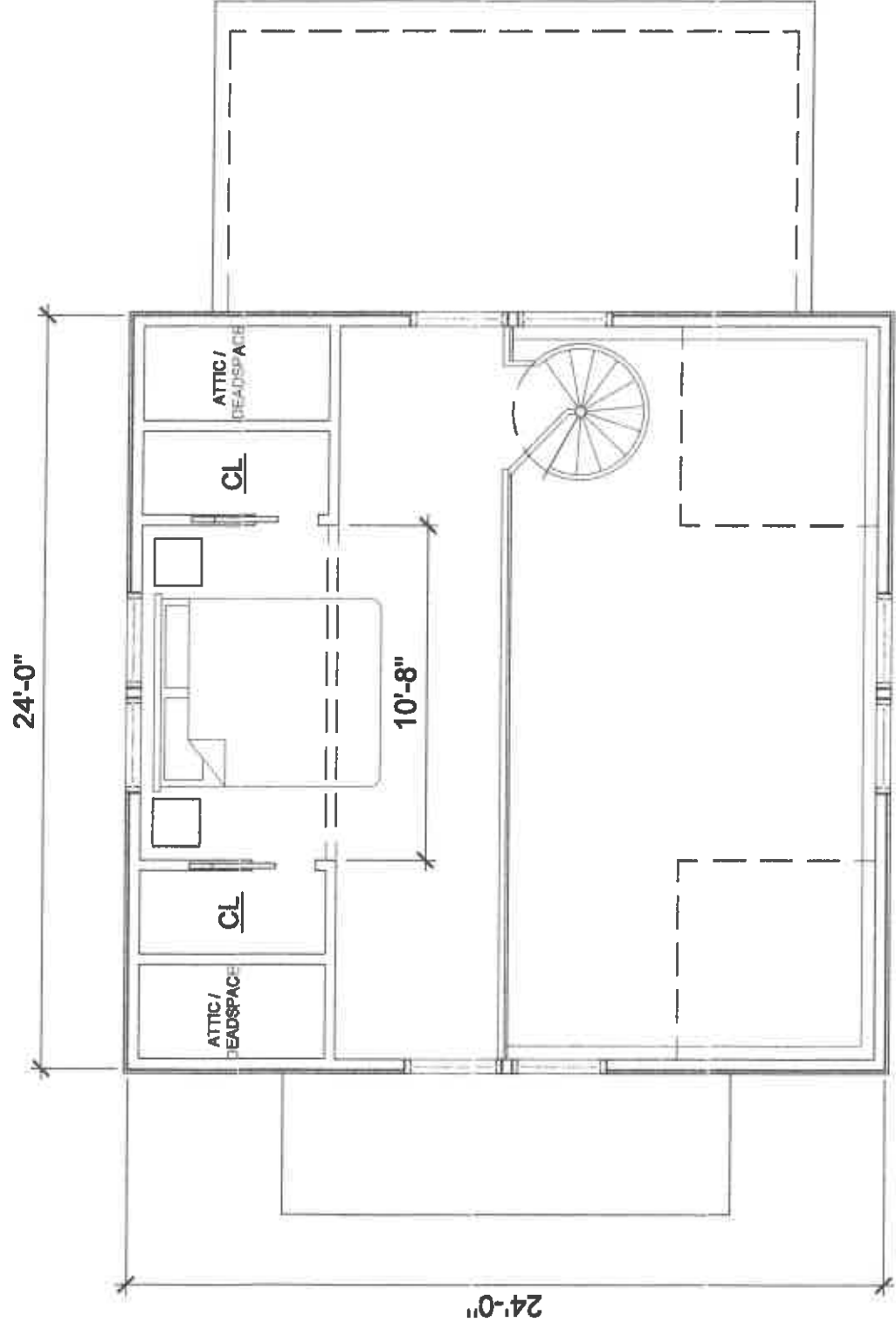
**Rob Martin, Residential Design
205-914-6809
rcmart3220@gmail.com**

Release Date: 10/05/2021



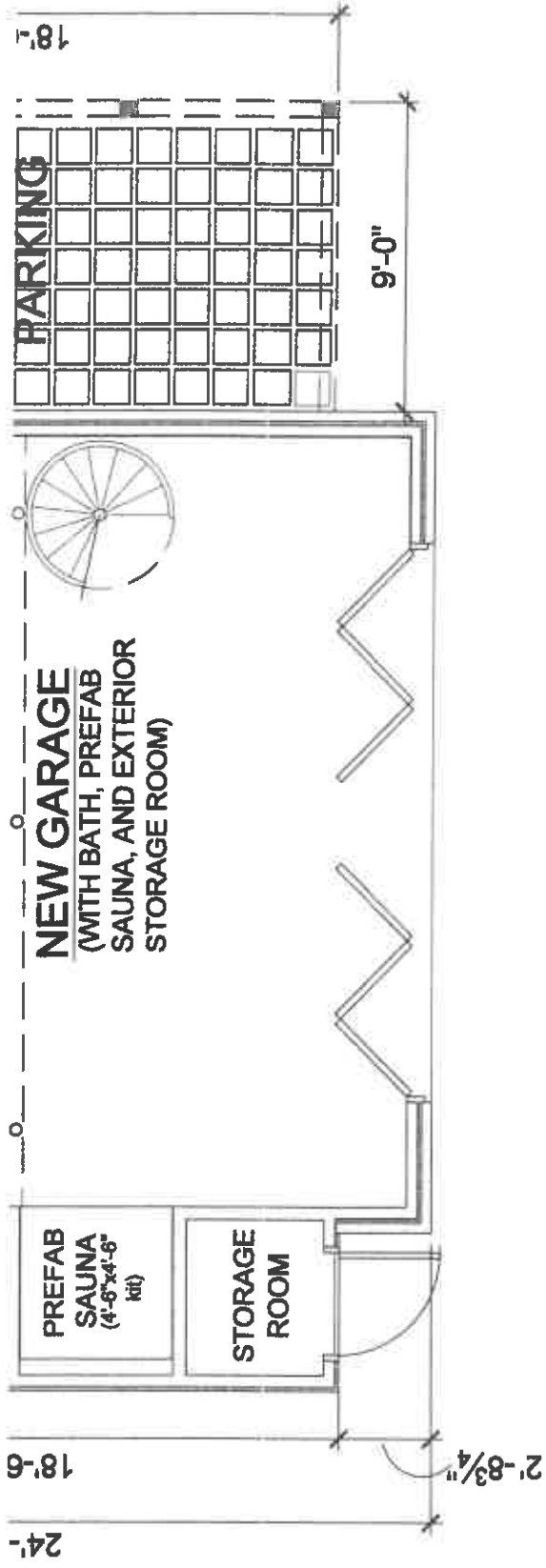
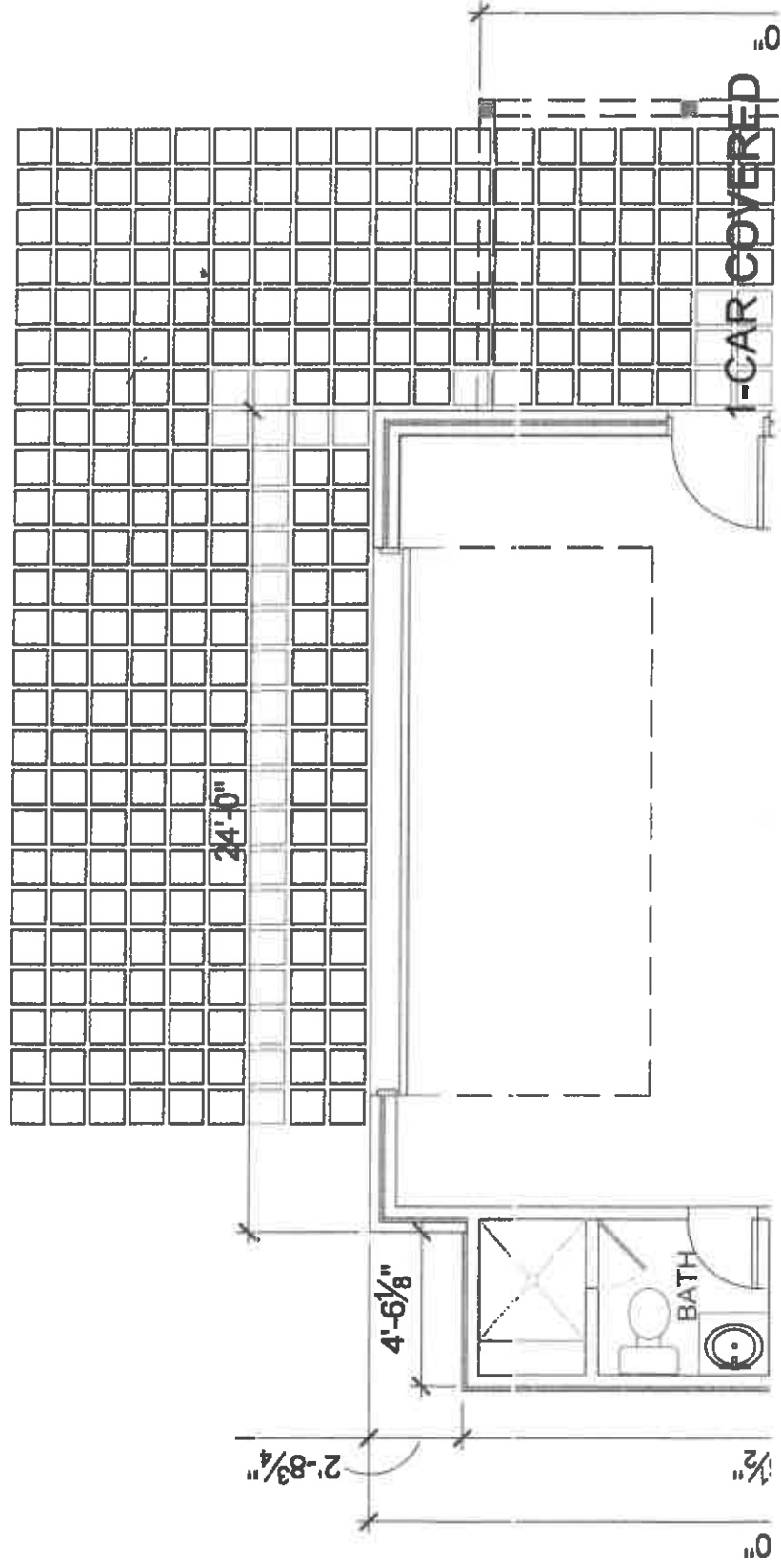
PARTIAL REVISE PLAN

3/16" = 1'-0"



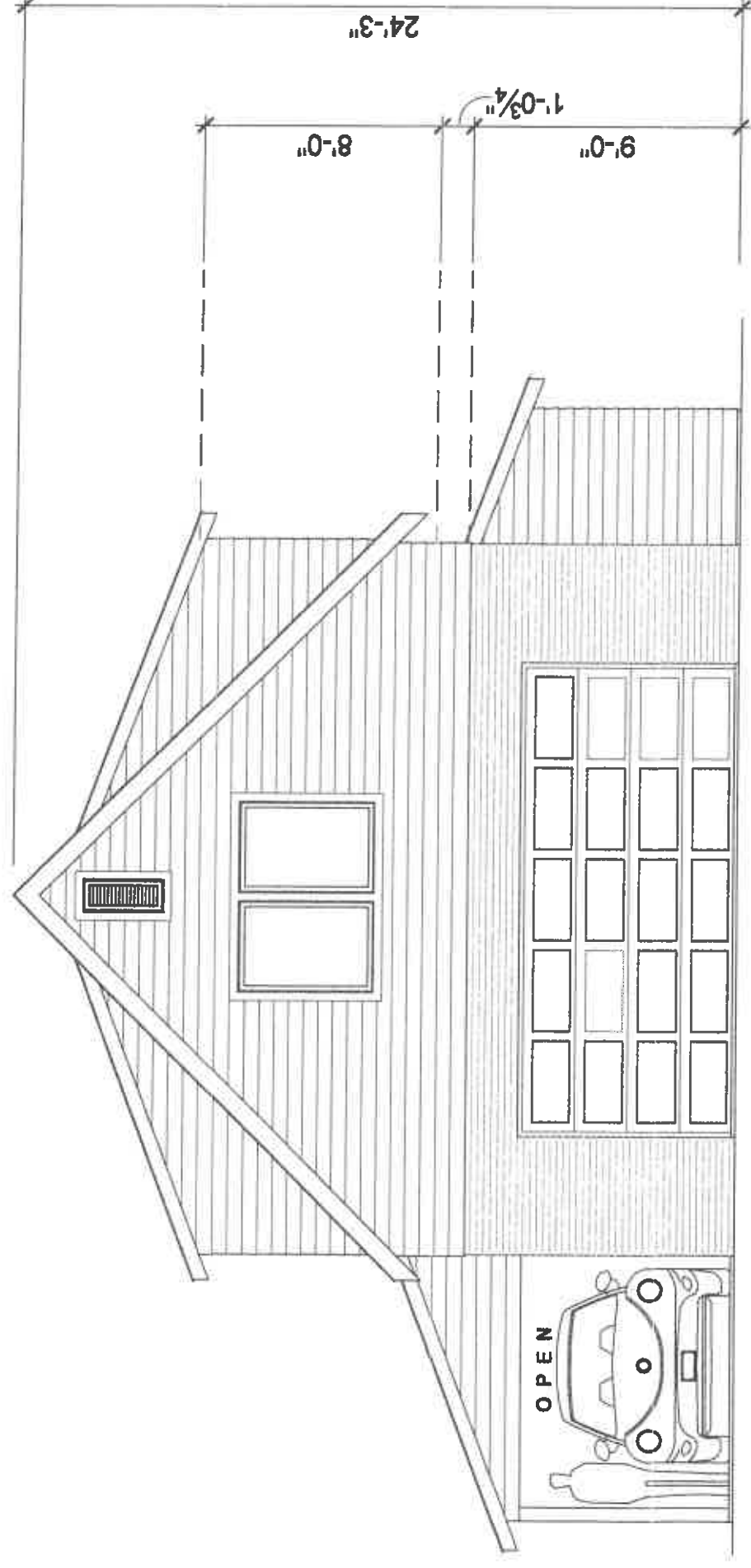
UPPER LOFT LEVEL

3/16" = 1'-0"



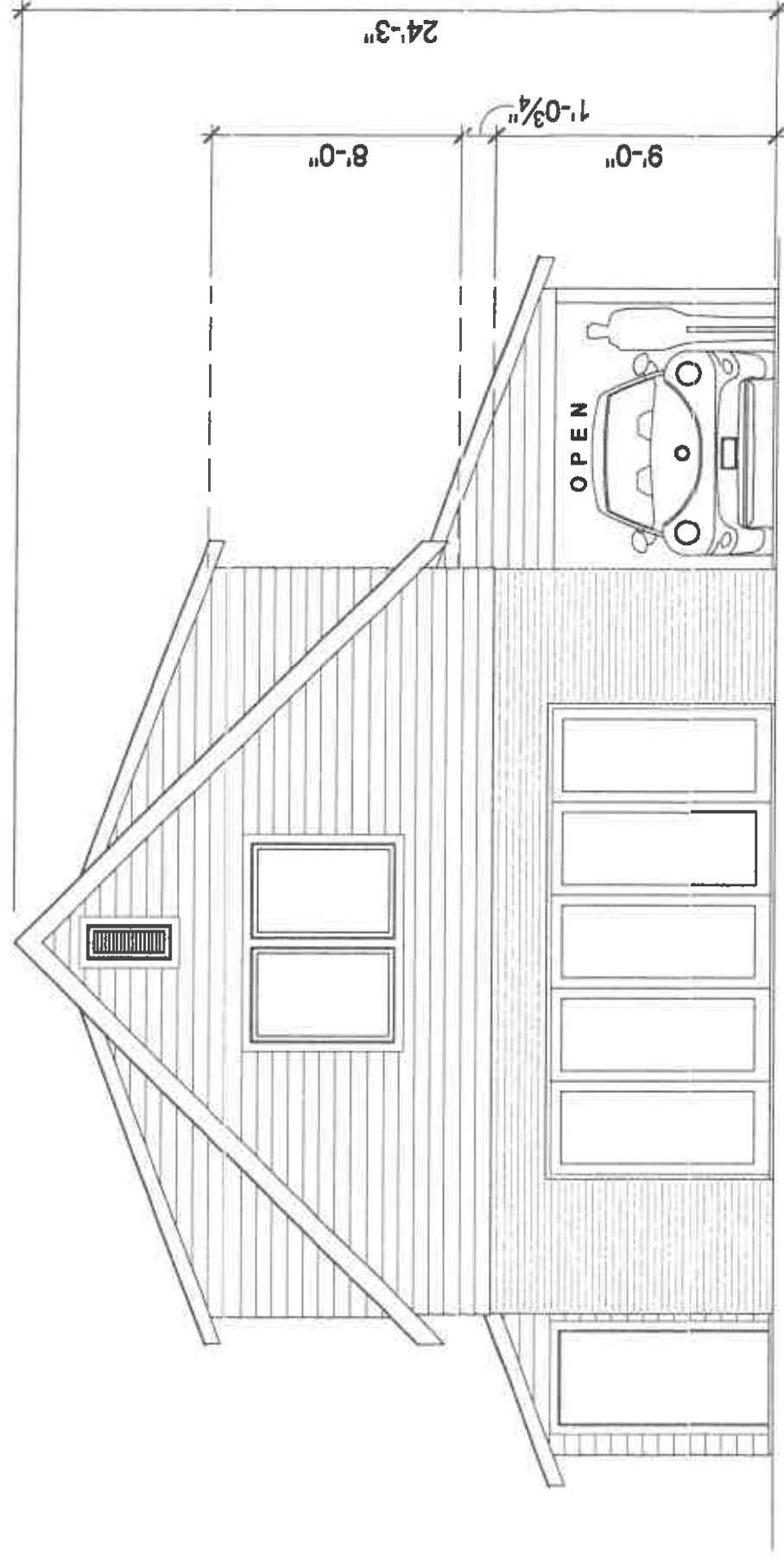
GROUND-FLOOR GARAGE LEVEL

3/16" = 1'-0"



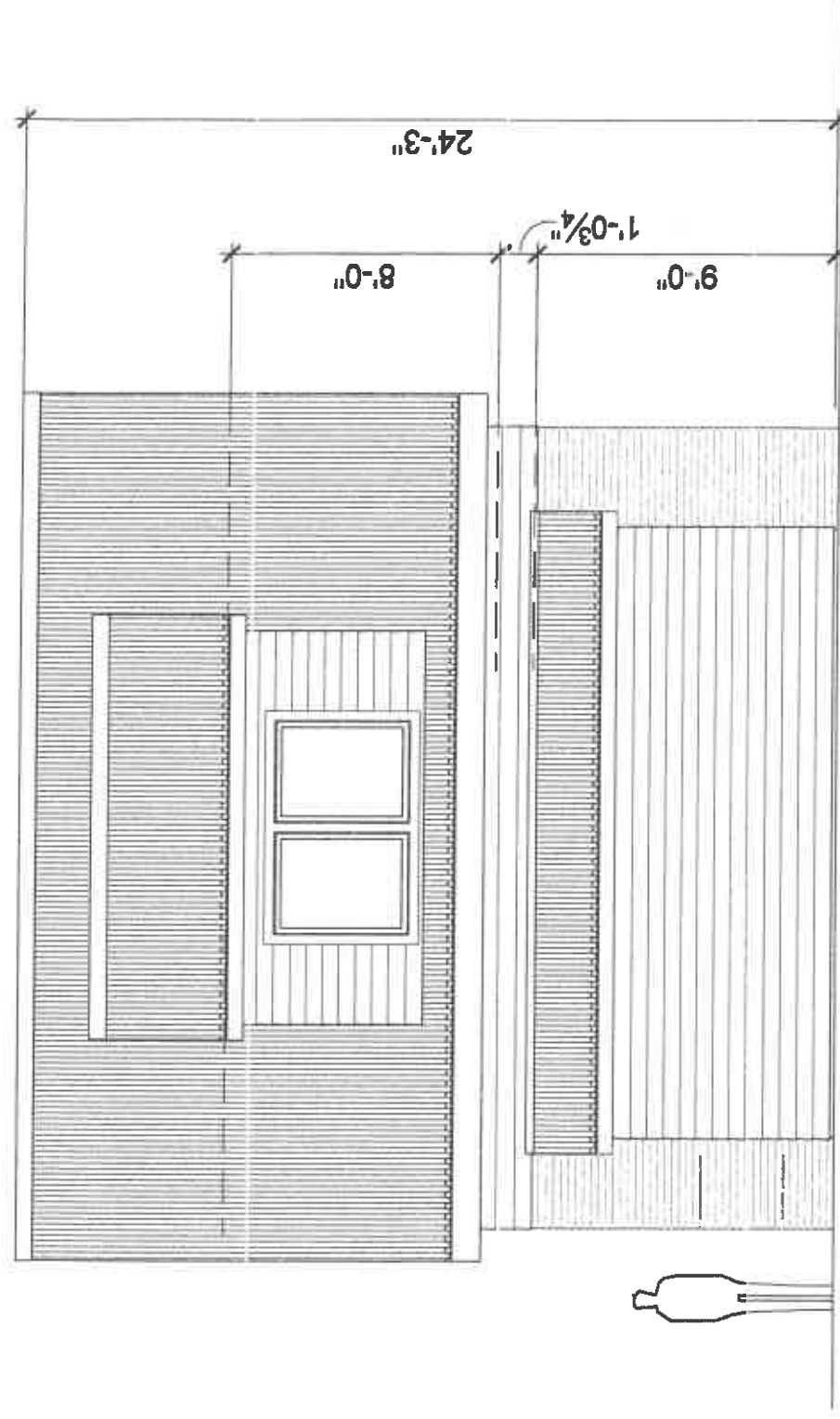
ALLEYWAY ELEVATION

3/16" = 1'-0"

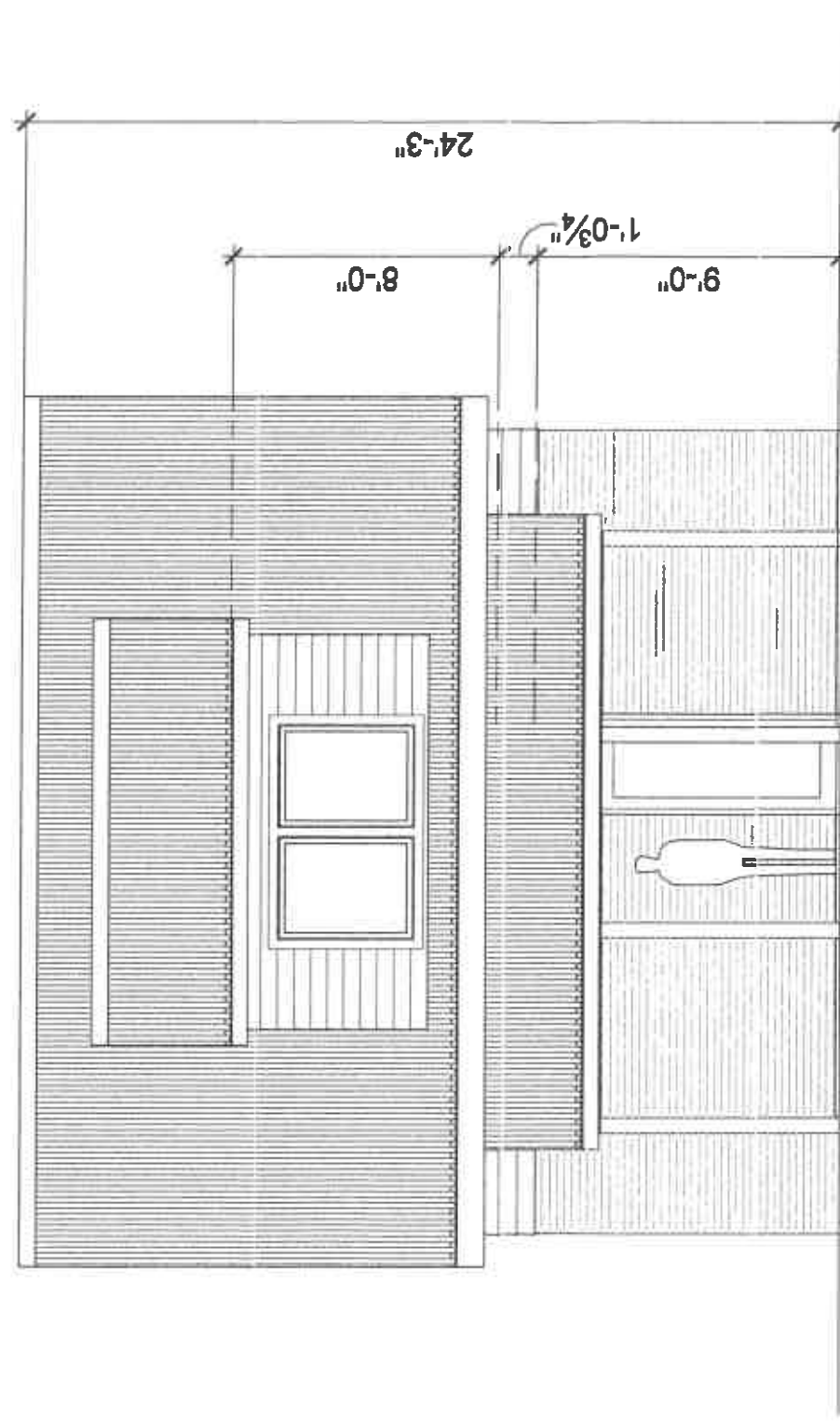


BACK YARD ELEVATION

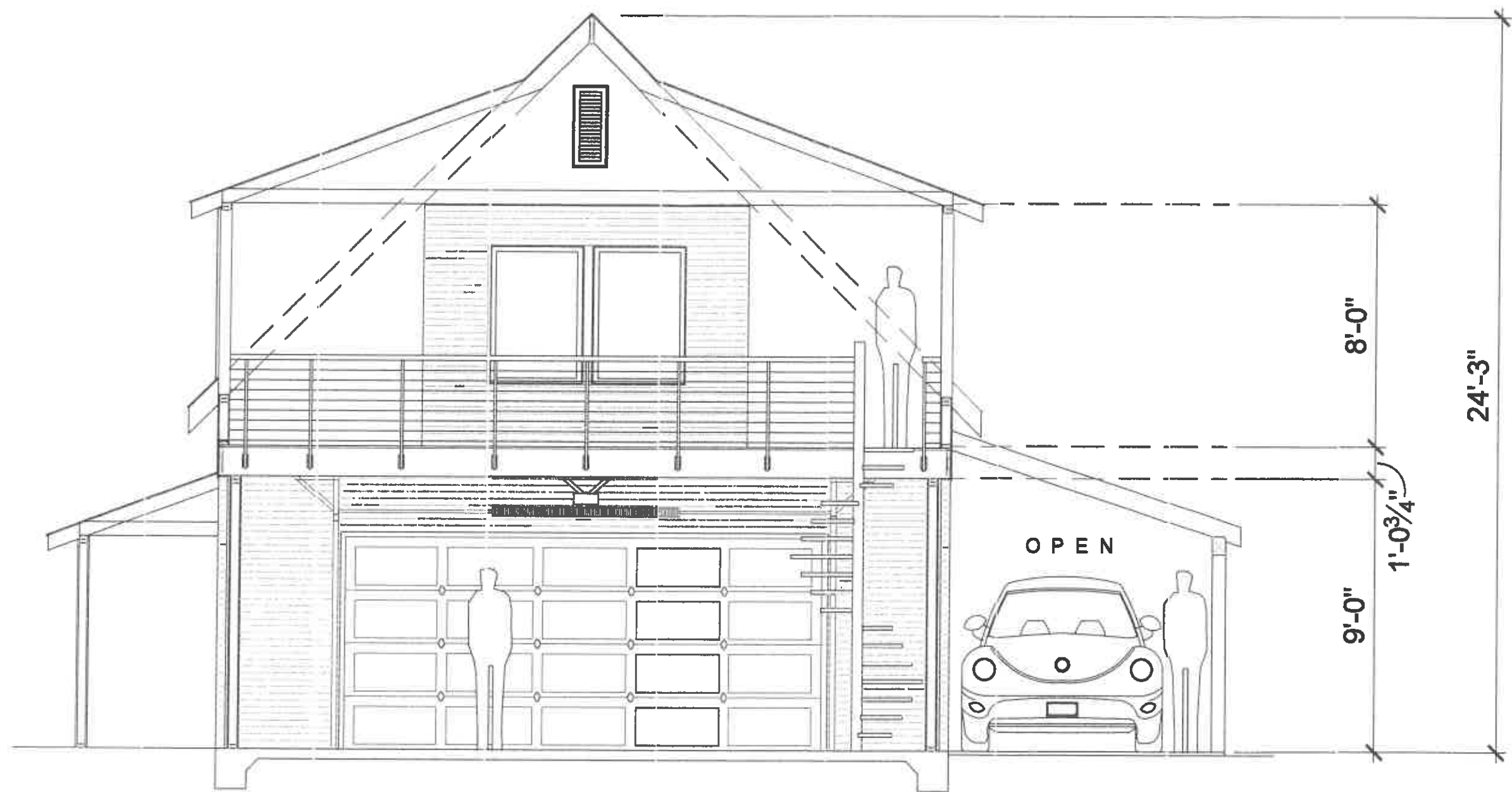
3/16" = 1'-0"



BATHROOM / PREFAB SAUNA / STOR SIDE ELEV
3/16" = 1'-0"



LEAN-TO SIDE ELEVATION
3/16" = 1'-0"



SCHEMATIC SECTION

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

October 29, 2021

Mr. & Mrs. Tyler Richardson
210 Woodland Drive
Homewood, AL 35209

Dear Owner/Applicant AND Adjacent Property Owners:

The owner has petitioned the Homewood Board of Zoning Adjustments for a modification to the Homewood Zoning Ordinance for an accessory structure (detached garage) on the property located at:

1) **Case # SV-21-11-02, 210 Woodland Drive, Parcel ID No.: 29 00 13 2 027 017.000**

Applicant / Property Owners: Tyler and Kelsey Richardson

- a. *A request for a variance to Article V, District Development Criteria, Sec. D., Accessory Structures, (6), to reduce the side setback of an accessory structure, in excess of 15-feet in height, from 10-feet to 2-feet, along the right (north) property line, to allow for a covered lean-to on the side of a proposed new 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 30% to 45.9% for a total increase of 15.9%.*

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, November 4, 2021 in the Council Chambers (2nd Floor) at Homewood City Hall, 2850 19th Street South. If you prefer not to attend the in-person meeting at City Hall, you may join on-line utilizing the attached Zoom instructions **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE)**

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

Sincerely,



Vicki Smith, AICP
Zoning Supervisor
Case #: SV 21-11-02

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

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

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

<https://us02web.zoom.us/j/88357665513?pwd=bzhCR2FFR11ON2MxWnpVWk5pcUFMdz09>

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

Meeting #: 883 5766 5513

Passcode: 514257

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

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

210 Woodland Drive
Case # SV 21-11-02
Parcel # 29-00-13-2-027-017.000

DAWSON CHURCH
PB 188 PG. 80
AND AMENDED
PB 189 PG. 55

(13)

DAWSON
MEMORIAL CHURCH

UNDERWOOD'S RESURVEY A
SUBDIVISION PB. 57 PG. 17

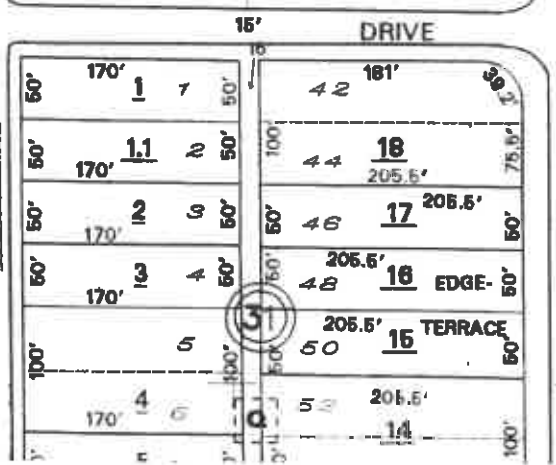
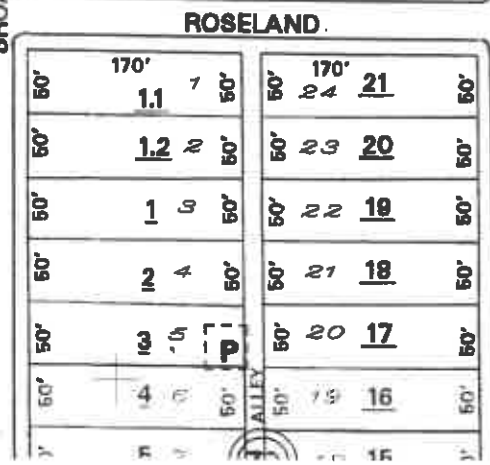
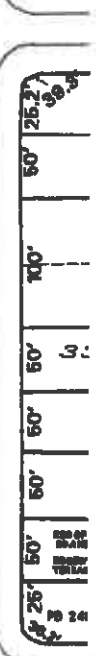
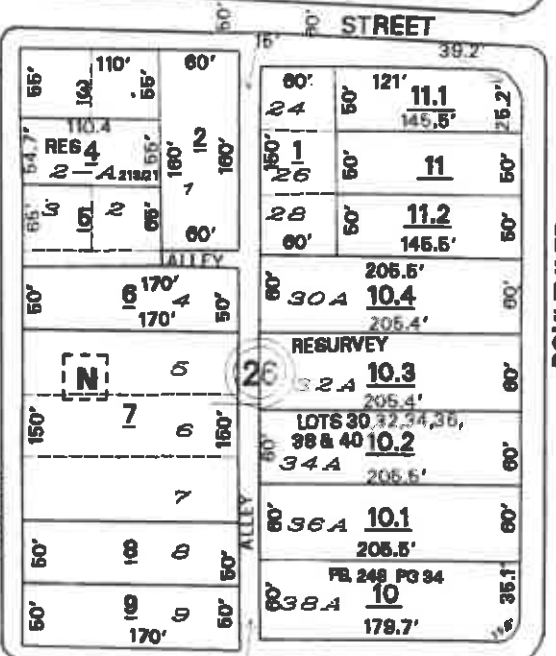
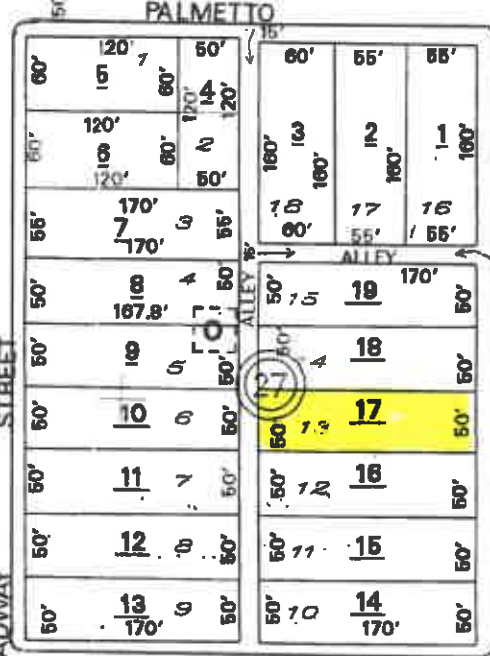
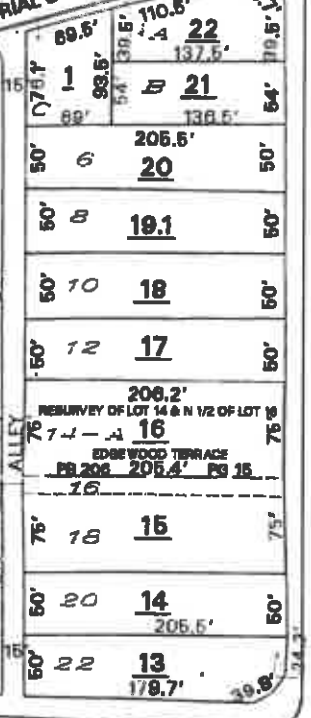
LITTLE'S RESURVEY
PB. 155 PG. 80

CHARLANE LAND
COMPANY RESUR.
PB. 58 PG. 73

CHARLANE LAND COMPANY'S
RESURVEY OF LOTS 1-8
BLOCK M SECOND ADDITION
TO EDGEWOOD

PB. 44 PG. 84
L.O. DAWSON
MEMORIAL BAPTIST
CHURCH

(23)



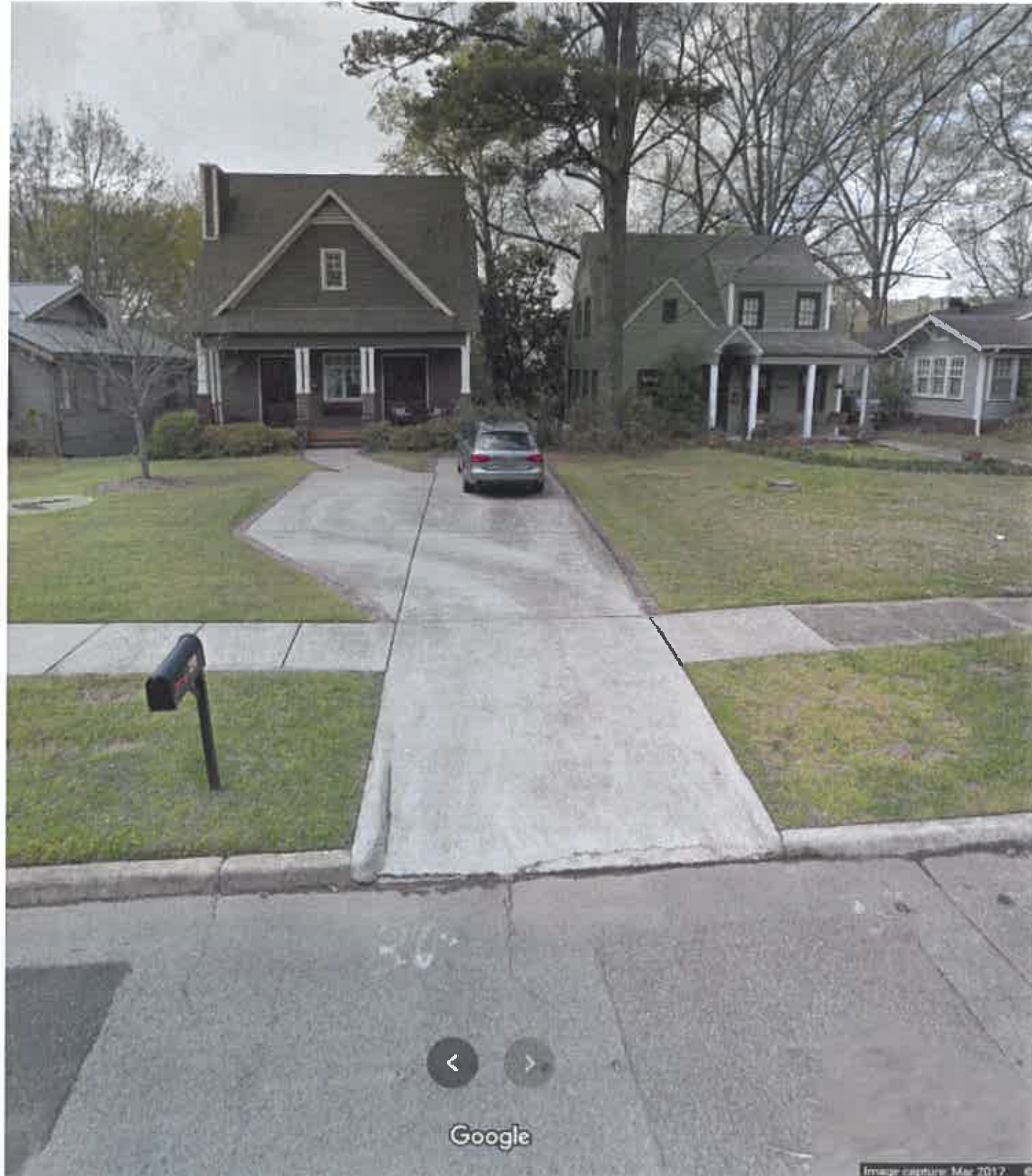
 Subject Property
 Parcel



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

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

210 Woodland Dr. – Street View



210 Woodland Dr.—Rear View



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

COMPLETE AND SUBMIT
PRIOR TO THE SUBMITTAL DEADLINE

Request for:



Variance



Appeal

Case #

SI # 21-11-03
Assigned by City staff

Property Address:

130 Stratford Circle

City

State

Zip

Applicant Information: (required)

Name of Applicant(s):

C. Randall Minor

Maynard Cooper + Gale, P.C.

Mailing Address of Applicant(s):

1101 Sixth Avenue North Birmingham AL 35203

City

State

Zip

Telephone Number(s) of Applicant(s):

(205) 254-1867

Email:

cminor@maynardcooper.com

Property Interest of Applicant(s):

owner

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

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

Name of Owner(s):

Same

Mailing Address of Owners(s):

City

State

Zip

Email(s):

Telephone #(s):

Legal Description, Use and Zoning of Property

Parcel Identification Number:

28-00-18-1-002-043.000

Current Use:

☐ vacant/undeveloped

☒ residential

☐ commercial (describe):

☐ other (describe):

Current Zoning:

NPD

Per current City Zoning map

Conforming/Nonconforming:

Non-conforming

Purpose for requested Variance:

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

☒ Construction of a new residence

☐ Construction of an addition to a residence

☐ Construction of an addition to a commercial structure

☐ Construction of a commercial structure

☐ Other (describe):

COMPLETE AND SUBMIT
PRIOR TO THE SUBMITTAL DEADLINE

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

The subject property is improved with an existing 1-story structure. ~~with significant topographical challenges.~~
The existing structure is d.l.d" from the right of way for Stratford Circle. The lot is irregularly shaped and has significant topographical challenges in the rear of the lot. The owner wishes to maintain the existing structure ~~and plans to construct a new residence on the lot that, except for the first setback, will comply with the existing zoning requirements.~~ NPD
Due to the significant grade changes in the rear of the property, the owner's contractor has ~~recommended~~ recommended that the ~~new residence~~ ^{new residence} be located within the same setback line of the existing structure in order to reduce the extent of retaining walls required and satisfy applicable rear yard requirements.

Attach addition page(s) if necessary

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

130 Stratford Cir
COMPLETE AND SUBMIT
PRIOR TO THE SUBMITTAL DEADLINE

Property Information Chart

The following must be included with application

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

Setback Information	*Required by zoning regulations	Setback dimensions currently existing	Setback dimensions after proposed construction	Setback Variance Requested
Front Bldg. Setback Street:	31.5'	21.2'	21.2'	10.3'
Front Bldg. Setback Street: secondary front - corner lot				
Right Bldg. Setback	10.0'		12.0'	N/A
Left Bldg. Setback	10.0'		18 1/2'	N/A
Rear Bldg. Setback	20.0'		20.0'	N/A
Accessory Structure Setback: side/rear				

Property dimensions and structure information	As required	Currently existing	Proposed	Variance Requested
Lot Area (sq. ft./acres)	NPD	14,348.1 sf	14,348.1 sf	N/A
Lot Width				
Parking Spaces				
Height of Structure	35 feet	± 20 feet	35 feet	N/A
Lot Coverage sq. ft. of structures ÷ lot sq. ft.	50%	± 13.2%	± 19.2%	N/A

*For setback information, refer to the [City of Homewood Zoning Ordinance](#), or contact the Zoning Department directly by calling 205-333-6520 or 205-333-6554 or visit our [Zoning Information](#) to email your questions.

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

I (we) certify that all of the above statements, and the statements contained in any statement or plans submitted herewith are true to the best of my (our) knowledge and belief. I (we) further understand that any relief granted based on false information is null and void.

Redacted by City Staff

Signature of Applicant

10-9-2021
Date

Redacted by City Staff

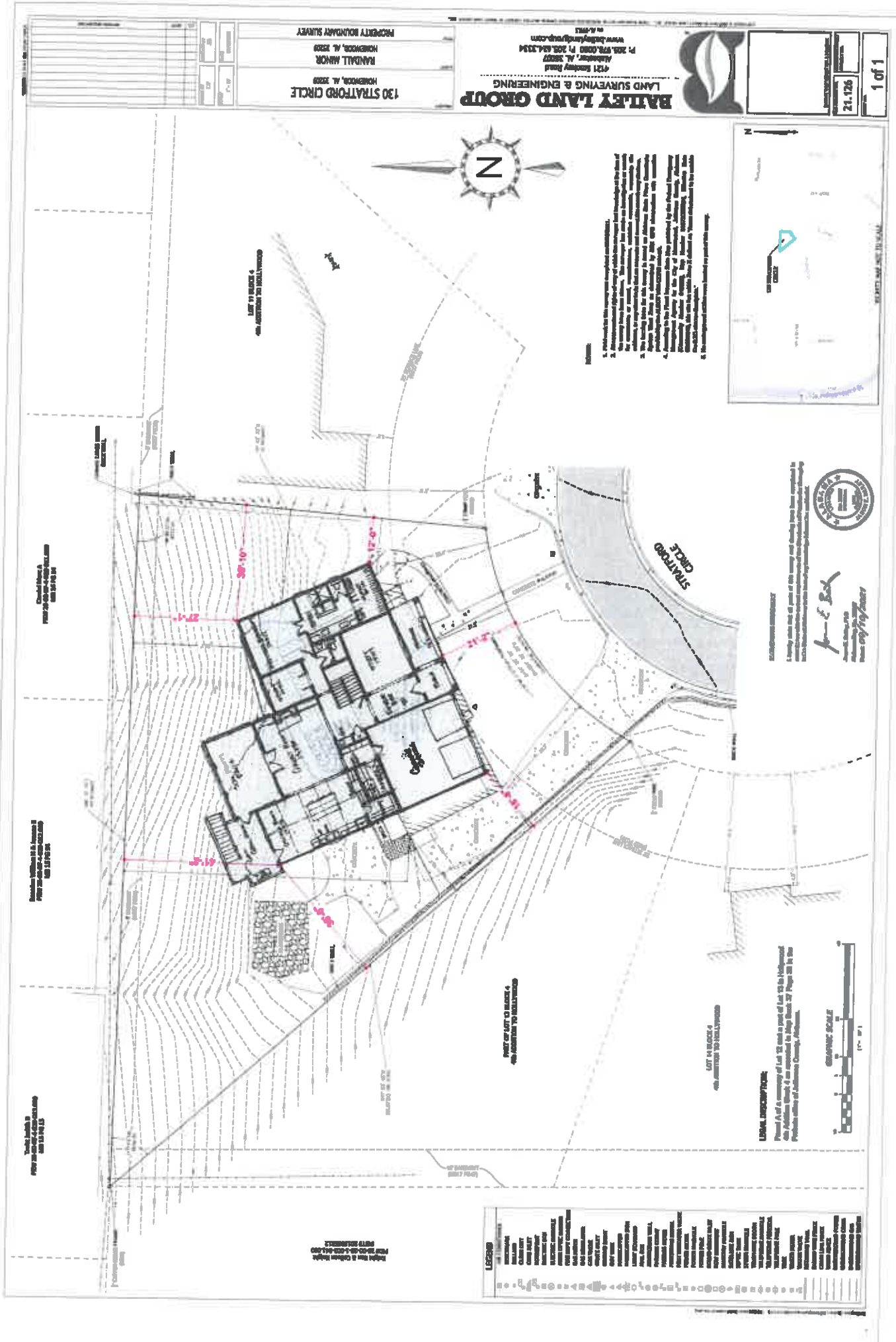
10-9-2021
Date

Signature of Owner

Date

Signature of Owner

Date



130 STRATFORD CIRCLE
HOMEROCK, AL 36309
RANDALL MAJOR
HOMEROCK, AL 36309
PROPERTY BOUNDARY SURVEY

BAILEY LAND GROUP
LAND SURVEYING & ENGINEERING
4121 Sanding Road
HOMEROCK, AL 36309
P: 205.879.0200 F: 205.879.0204
www.baileylandgroup.com



DATE	21.12.20
BY	1 of 1

1. The purpose of this survey is to show the location and extent of the property described in the plat of the same, and to show the location and extent of the easements and other interests in the property.

2. The survey was made by the use of the following methods and instruments:

3. The survey was made by the use of the following methods and instruments:

4. The survey was made by the use of the following methods and instruments:

5. The survey was made by the use of the following methods and instruments:



Professional Engineer
I hereby certify that all work on this map was done in accordance with the provisions of the Alabama Engineering Act of 1901, as amended, and that I am a duly licensed Professional Engineer in the State of Alabama.

James E. Beck
James E. Beck, P.E.
Professional Engineer
License No. 10100



GRAPHIC SCALE
1" = 1'

LEGEND
EXISTING BUILDING
NEW BUILDING
EXISTING DRIVE
NEW DRIVE
EXISTING LOT
NEW LOT
EXISTING EASEMENT
NEW EASEMENT
EXISTING FENCE
NEW FENCE
EXISTING UTILITY
NEW UTILITY
EXISTING WATER
NEW WATER
EXISTING SEWER
NEW SEWER
EXISTING GAS
NEW GAS
EXISTING CABLE
NEW CABLE
EXISTING TELEPHONE
NEW TELEPHONE
EXISTING RAILROAD
NEW RAILROAD
EXISTING HIGHWAY
NEW HIGHWAY
EXISTING AIRPORT
NEW AIRPORT
EXISTING MARINA
NEW MARINA
EXISTING PORT
NEW PORT
EXISTING CANAL
NEW CANAL
EXISTING DAM
NEW DAM
EXISTING BRIDGE
NEW BRIDGE
EXISTING TUNNEL
NEW TUNNEL
EXISTING CAUSEWAY
NEW CAUSEWAY
EXISTING FERRY
NEW FERRY
EXISTING BOAT LIFT
NEW BOAT LIFT
EXISTING MARINA
NEW MARINA
EXISTING PORT
NEW PORT
EXISTING CANAL
NEW CANAL
EXISTING DAM
NEW DAM
EXISTING BRIDGE
NEW BRIDGE
EXISTING TUNNEL
NEW TUNNEL
EXISTING CAUSEWAY
NEW CAUSEWAY
EXISTING FERRY
NEW FERRY
EXISTING BOAT LIFT
NEW BOAT LIFT

Redline Map is shown below

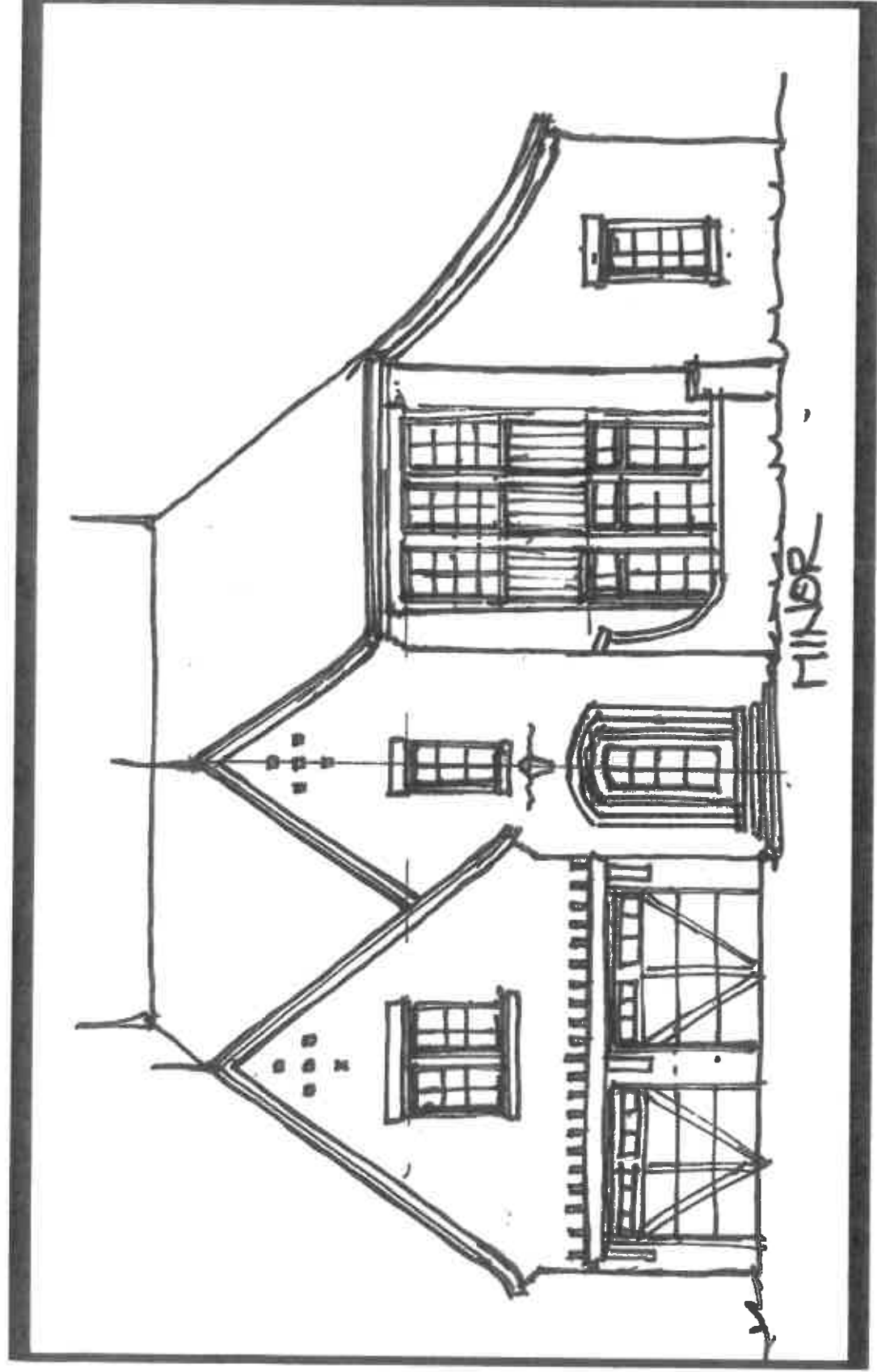




Angela Montgomery

From: Randall Minor <RMinor@maynardcooper.com>
Sent: Wednesday, October 20, 2021 1:05 PM
To: Randall Minor





I understood that I only needed to complete the front setback portions of the table, but will update the remainder of the document.

Randall

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

October 29, 2021

Mr. C. Randall Minor
1901 Sixth Avenue North
Birmingham, AL 35203

Dear Owner/Applicant AND Adjacent Property Owners:

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

- 1) **Case # SV-21-11-03, 130 Stratford Circle, Parcel ID No.: 28 00 18 1 002 043.000**
Applicant / Property Owner: C. Randall Minor

- a. *A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 1. Front, to reduce the front setback along Stratford Circle, from 31.5-feet (31-feet, 6-inches) to 21.2-feet (21-feet, 2-inches), for a total reduction of 10.3-feet (10-feet, 4-inches), to allow for the construction of a new house, utilizing the same front setback as the existing house.*

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, November 4, 2021 in the Council Chambers (2nd Floor) at Homewood City Hall, 2850 19th Street South. If you prefer not to attend the in-person meeting at City Hall, you may join on-line utilizing the attached Zoom Instructions **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE)**

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

Sincerely,



Vicki Smith, AICP
Zoning Supervisor
Case #: SV 21-11-03

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

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

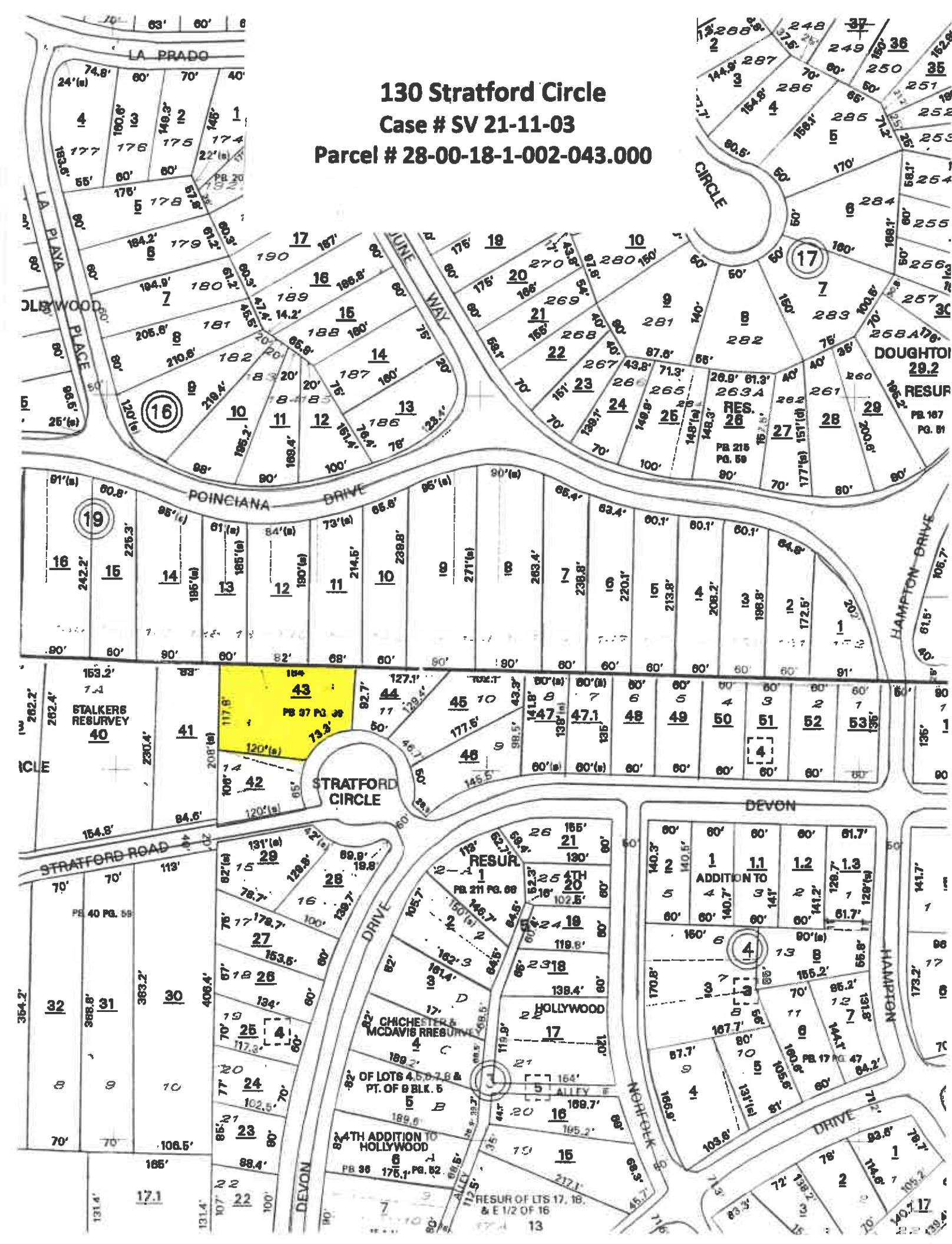
<https://us02web.zoom.us/j/88357665513?pwd=bzhCR2FFR11ON2MxWnpVWk5pcUFMdz09>

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

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

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

130 Stratford Circle
Case # SV 21-11-03
Parcel # 28-00-18-1-002-043.000



City of Homewood
BZA Case Map

130 Stratford Cir.

SV 21-11-03

Aerial Photo



Subject Property

Parcel



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: 304 English Circle

BZA CASE # (assigned by city staff): SV # 21-11-04

APPLICANT INFORMATION

Name of Applicant (s): Dustin Slaughter

Address of Applicant(s): 7420 Parkway Drive Suite 112

Leeds

City

AL

State

35094

Zip

Telephone Number(s) of Applicant(s): 205-962-1302

Email: Dustin@NarrowpathConstruction.com

Property Interest of Applicant(s): Builder

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): David & Hannah Morris

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

316 Glen Ave

Homewood
City

AL
State

35209
Zip

Email: Redacted by City Staff

Telephone Number(s) of Owner(s): Redacted by City Staff

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

PARCEL IDENTIFICATION NUMBER: Lot 279 - 28-00-07-4-017-01.000

PRESENT USE: ☒ vacant ☐ residence

☐ commercial (describe): _____

☐ other (describe): _____

PRESENT ZONING (per current City map): Map of Homewood Map Volume IV, page 94

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

City of Homewood Board of Zoning Adjustments Request for Variance

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

Attached Doc.

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): _____

First of all, thank you to the committee for hearing our request for variance for our new home located at 306 English Circle, Homewood, AL. This is going to be our forever home and all our children are or will be attending Homewood schools.

We have purchased this beautiful, 100-year-old home that is a historic relic in Hollywood. Our intent is to preserve the historical beauty of the home while maximizing the value, space, and convenience of today's home designs. It is currently a 3-bedroom home with all bedrooms on the second floor with very little common space. With a family of five and 2 dogs, we simply need to home to be larger to accommodate our family. We plan to add a master suite and a den to the main level, also bringing the kitchen and common space up to today's standard. On the second level we are rearranging and increasing the size to allow for 3 bedrooms, 2 full bathrooms, a playroom, and a laundry room.

The home was originally placed on the lot around English Circle, according to the setback rules of that day, in such a way that it created the beautiful circle that exists today. However, given the placement of the home on the lot, any addition to the rear of the home would be outside of today's setback rules.

We simply want to extend the back of the house, based on the original placement of the home, maintaining the integrity of the home's historical beauty. This addition would not be possible if the 10-foot setbacks were to be maintained on the side of the home and if it were attempted it would destroy the usability of the home as well as the historical beauty.

We have the support of all our bordering neighbors as well as many others surrounding us. The improvements we plan to make to the home will improve the curb appeal of the entire circle as well as the value of the homes around us.

Thank you for hearing us, please approve our request for variance.

David Morris

306 English Circle

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

INDICATE THE FOLLOWING

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

	*Required by Zoning Regulations.	Setback dimensions As they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback Street: ✓	25'	62'4"	62'4"	0
Front Bldg. Setback Street: (secondary - corner lot)		0		
Right Bldg. Setback ✓	10'	15'9"	15'9"	0
Left Bldg. Setback ✓	10'	5'6"	5'	5'
Rear Bldg. Setback ✓	20'	50'6"	24'8"	
Accessory Structure Setback: side/rear ✓		7'11"3"	7'11"3"	0
	As Required	Existing NOW	Proposed	Variance Required
Lot Area		10,210 sq ft	10,210 sq ft	
Lot Width		63'	63'	
Parking ✓		1,700 sq ft	1,700 sq ft	
Height of Structure ✓	35'	35'2"	35'2"	
Lot Coverage ✓	50%	1,017 sq ft	3,150 sq ft	

*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 by City Staff

Signature of Applicant

Redacted by City Staff

10/14/21
Date

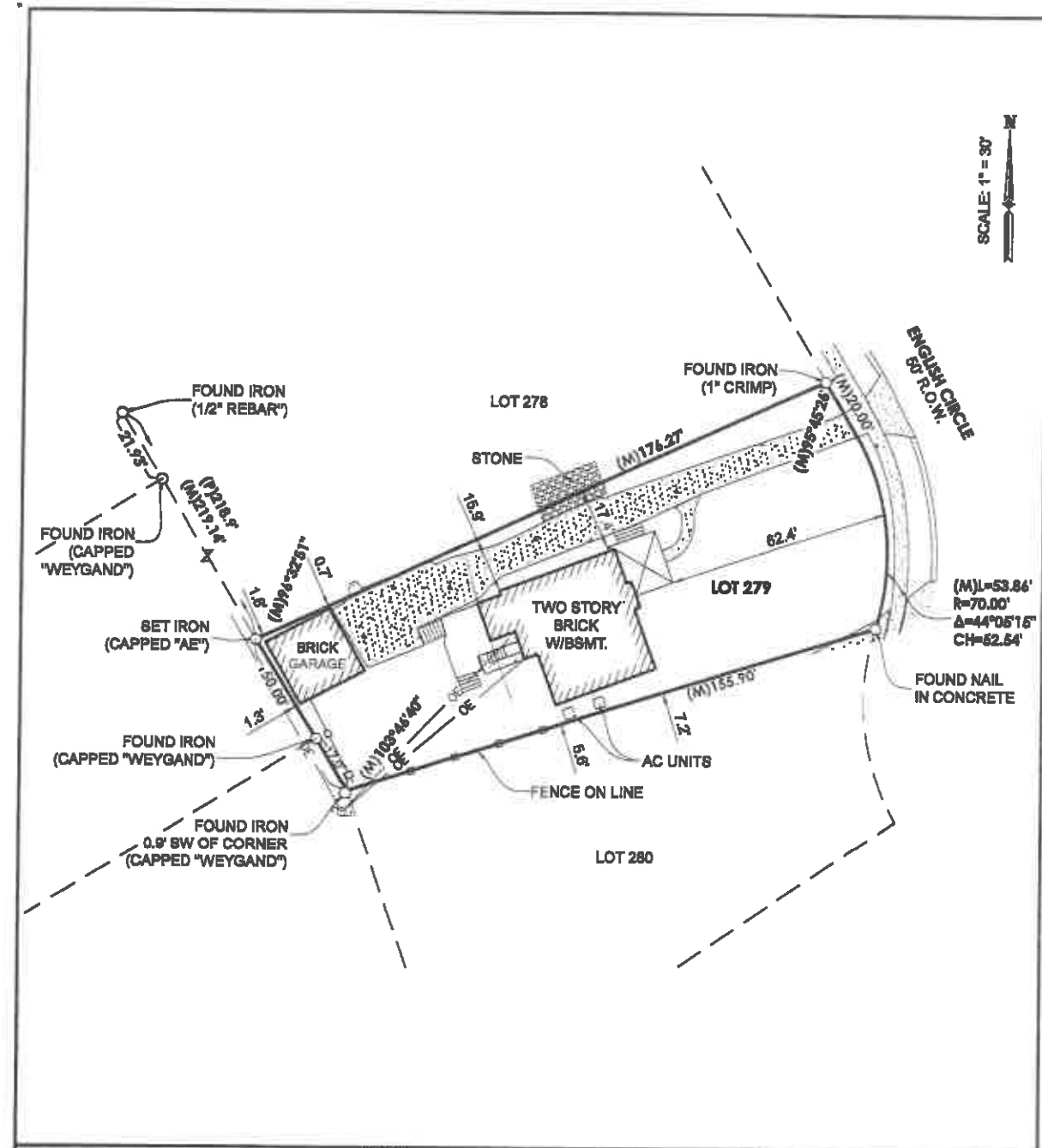
Signature of Owner

Redacted by City Staff

10/14/21
Date

Signature of Owner

10/14/21
Date



DEGREE	N	E	LEGEND	L	ARC LENGTH	UTILITY LINE
• FEET OR MINUTES	S	W		R	RADIUS	CHAIN LINK FENCE
• INCHES OR SECONDS	P.O.B. POINT OF BEGINNING	R.O.W. RIGHT OF WAY		20	FIRE HYDRANT	WOODEN FENCE
• GAS METER	C/L CENTER LINE			10	UTILITY POLE	CONCRETE



NOTES:

1. NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO EASEMENTS, EASEMENTS, ZONING AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
2. ALL BEARING AND/OR ANGLE, AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED: DEED-(D); MEASURED-(M); RECORD MAP/PLAT-(R).
3. UNDERGROUND PORTIONS OF FOUNDATIONS, FOOTINGS, OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED UNLESS OTHERWISE NOTED.
4. THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.
5. BEARING REFERENCE IS BASED ON RECORDED PLAT AND SOURCE OF INFORMATION IS RECORDED PLAT AND FIELD EVIDENCE.
6. TYPE OF SURVEY: FINAL SURVEY.

STATE OF ALABAMA
JEFFERSON COUNTY

I, Jeff D. Arrington, a registered Land Surveyor, certify that I have surveyed Lot 279, according to the survey of MAP OF HOLLYWOOD, as recorded in Map Volume 16, Page 94, in the office of the Judge of Probate Jefferson County, Alabama; That all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief; That there are no encroachments on said lot except as shown; That improvements are located as shown above. No Flood Zone Determination was requested or performed as part of this survey.

Address: 306 ENGLISH CIRCLE
Drawing Date: 09/08/2021 By: MA
Date of Survey: 09/04/2021 Party Chief: JJ
Order No. 77897
For: SLAUGHTER

Jeff D. Arrington
Jeff D. Arrington, AL Reg. #18664
Arrington Engineering & Land Surveying, Inc.
2032 Valleydale Road, Birmingham, AL 35244
Phone: (205) 985-0315 (Fax 205-985-0385)



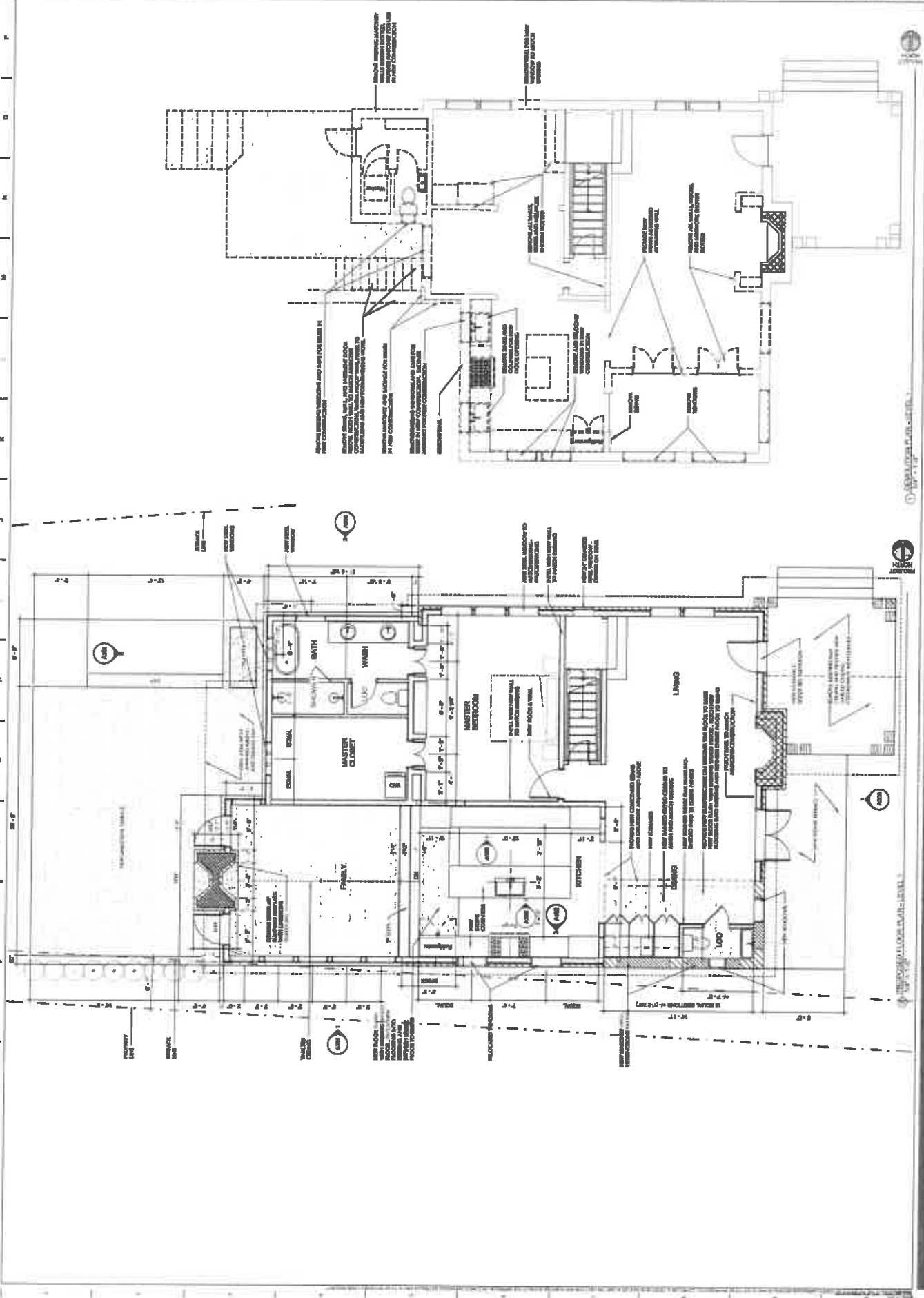


MORRIS RESIDENCE
306 ENGLISH CIRCLE
HOMWOOD, ALABAMA 36209

DATE: September 26, 2021
REVISIONS: 1

JOB NUMBER:
2127

A101



FIRST FLOOR PLAN - LEVEL 1

SECOND FLOOR PLAN - LEVEL 2

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

CONSTRUCTION DOCUMENTS
REVISIONS
NOT FOR CONSTRUCTION



ALABAMA STATE BOARD OF ARCHITECTURAL REGISTRATION

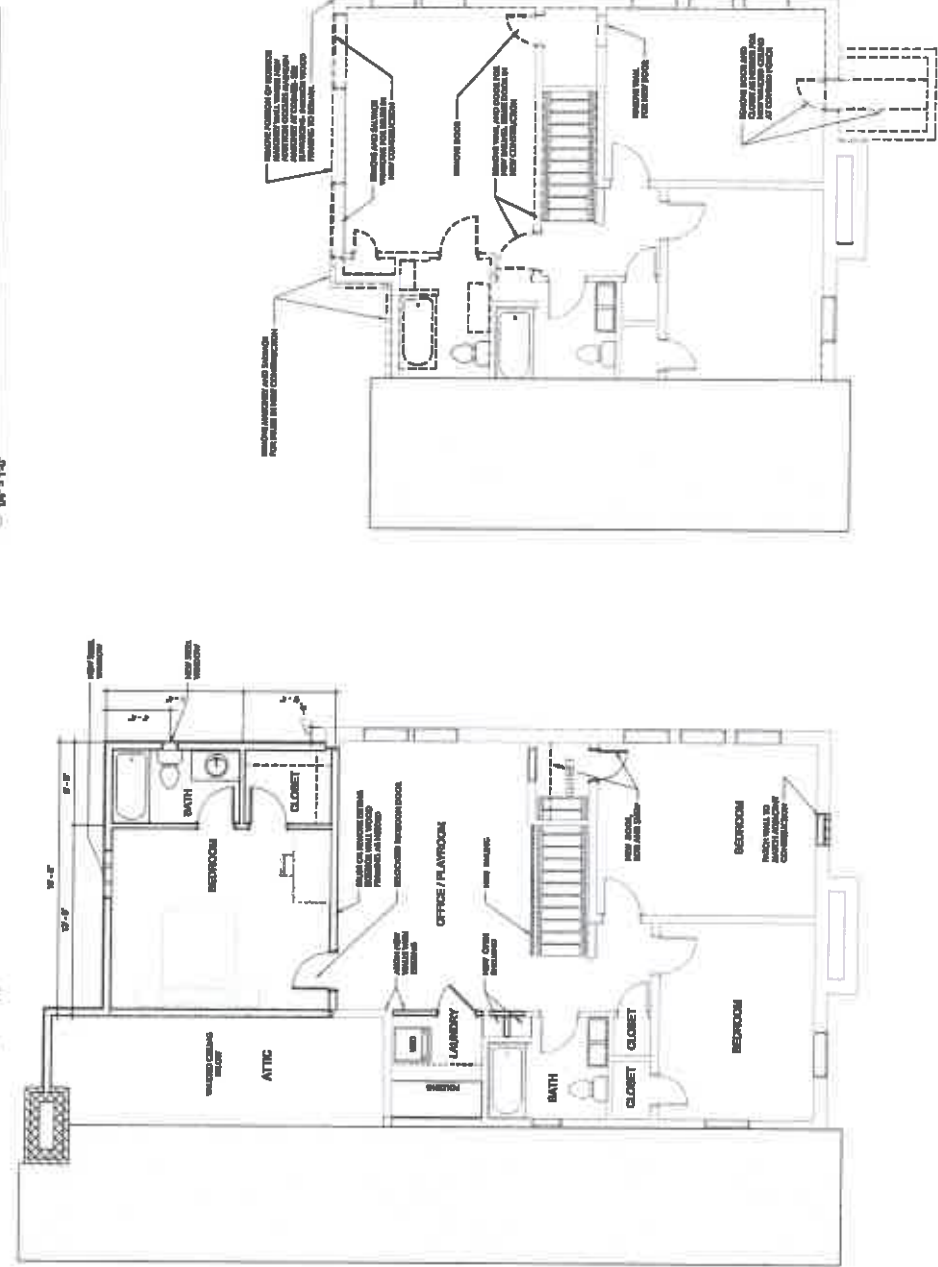
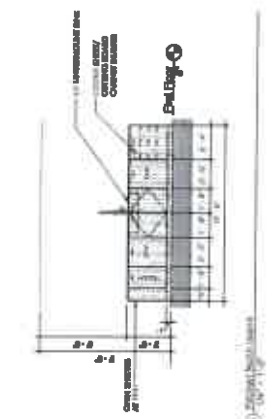
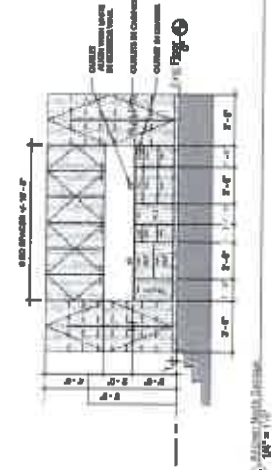
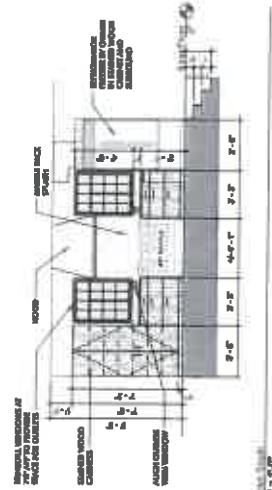
MORRIS RESIDENCE
306 ENGLISH CIRCLE
HOMESWOOD, ALABAMA 35209

DATE: September 20, 2021

REVISIONS:

JOB NUMBER:
2102

SHEET NUMBER:
A102

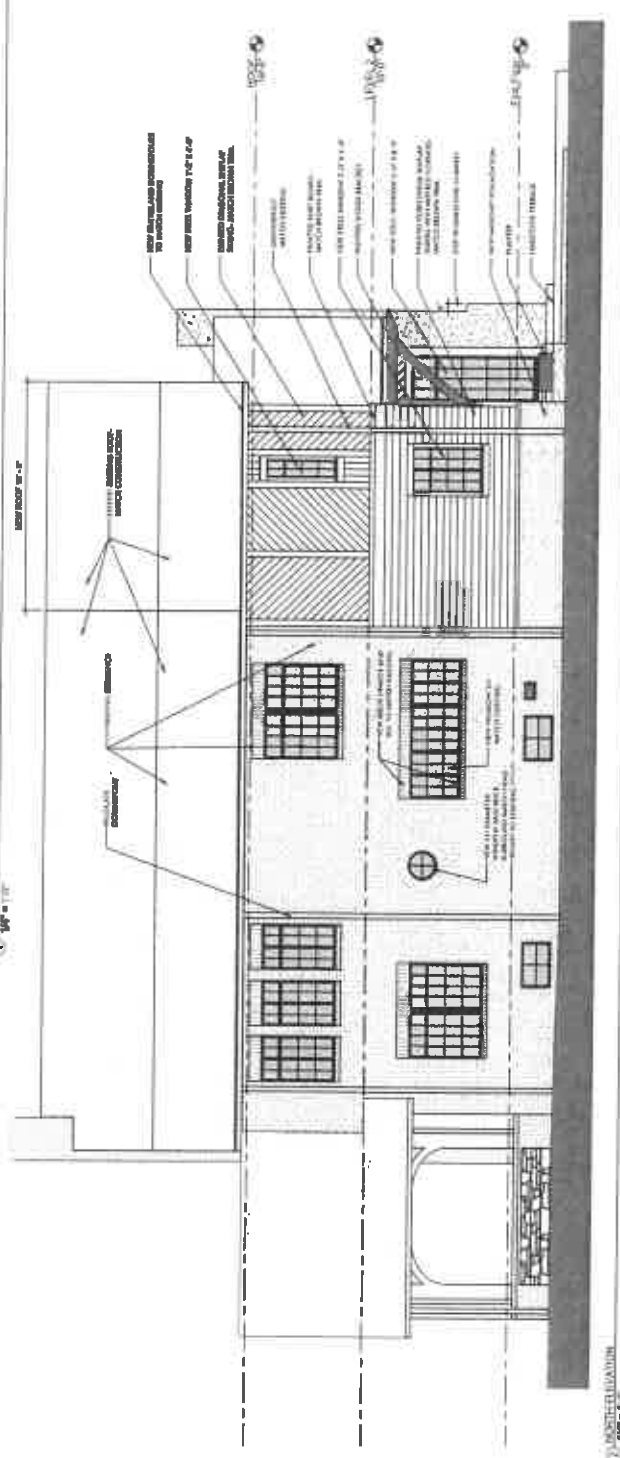
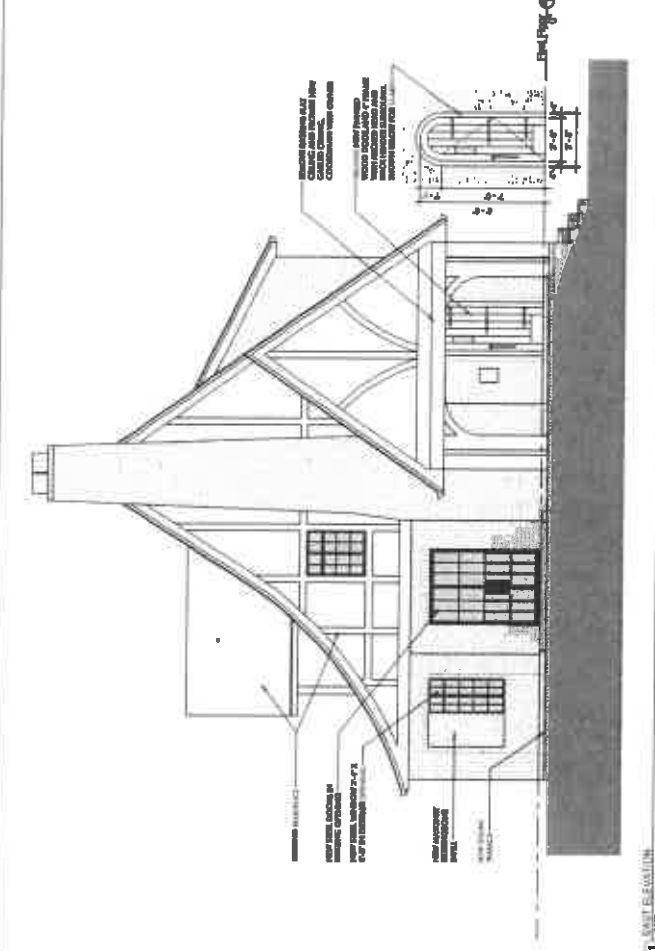


① REMODEL FLOOR PLAN - LEVEL 2
1/4\"/>

② REMODEL FLOOR PLAN - LEVEL 2
1/4\"/>



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



© 2011 THE ARCHITECT

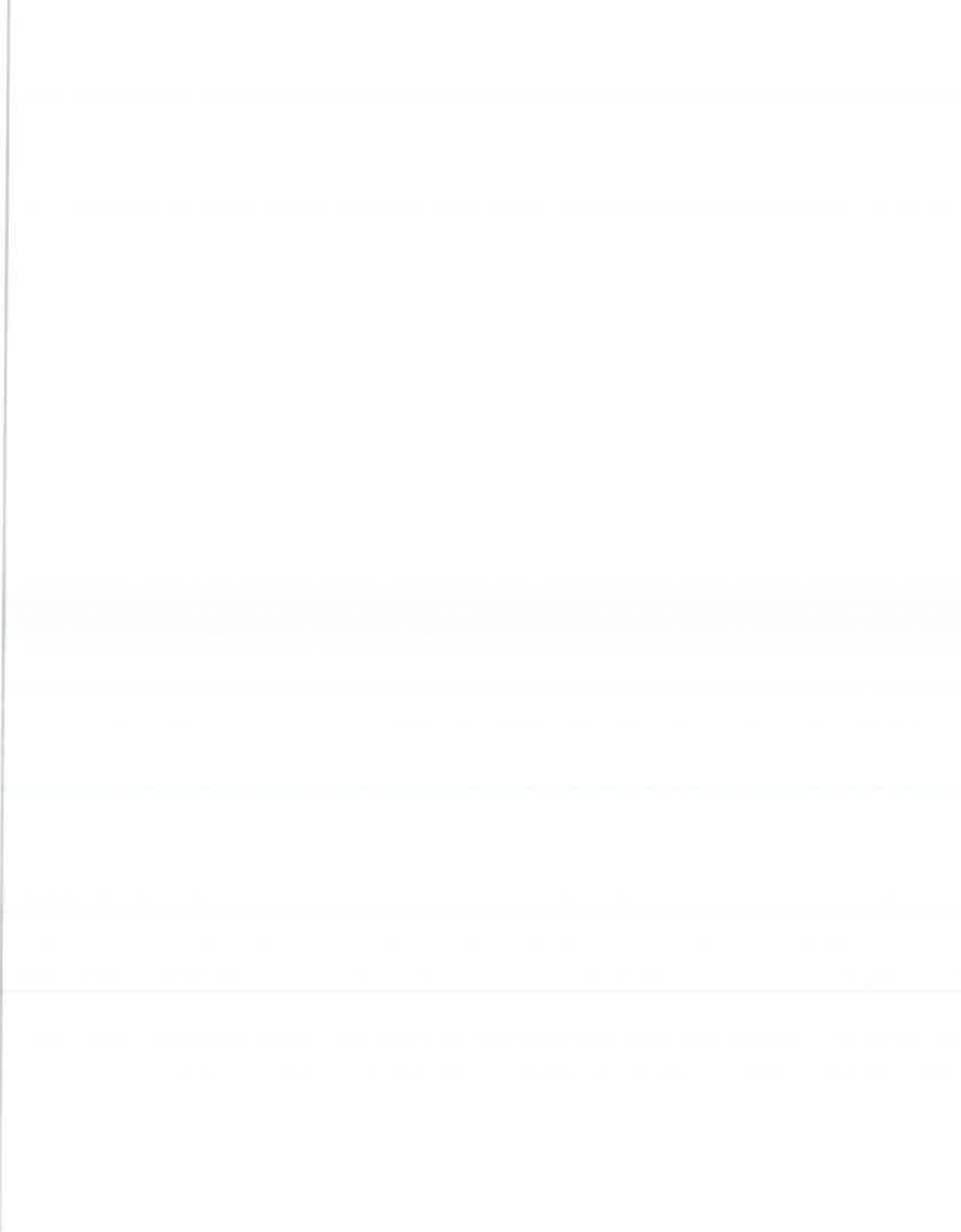


MORRIS RESIDENCE
306 ENGLISH CIRCLE
HOMESWOOD, ALABAMA 35209

DATE: September 20, 2011
REVISIONS:
JOB NUMBER: 25127

PROJECT NUMBER:
A300











To: Homewood Board of Zoning and Adjustments

We are writing in support of the zoning variance sought by the Morris family (308 English Circle). We know that they are seeking a variance with regard to the side setback line which is directly adjacent to our property. We do not object to this variance and feel that the home addition will be beneficial to our neighborhood.

We have reviewed their plans and look forward to their new addition.

Bob and Jo Echols
308 English Circle
Homewood, AL 35209

October 12, 2021

(Redacted by City Staff

Robert M. Echols, Jr.

(Redacted by City Staff

Jo J. Echols

To Whom It May Concern,

We are writing this letter of recommendation for the variance approvals needed to restore and improve the property of 306 English Circle. We live at 304 English circle, directly next door. This renovation will affect us the most. We are in favor of this renovation as we believe Hannah and David Morris will keep the integrity of the historical features of our wonderful neighborhood while making the house work for their family. Thank you.


Katy and Brandon Bishop
304 English Circle

Mr. & Mrs. Charles Greene
302 English Circle
Birmingham, AL 35209

October 12, 2021

Homewood City Hall
Building & Zoning Commission
2850 19th Street South
Homewood, AL 35209

To the Homewood City Building & Zoning,
I am writing in support of the Morris family (306 English Circle) and have *no objection*
to their construction plans to their property.

Thank you kindly, 

Redacted by City Staff

Charles & Ashley Greene

Farida Ahmed
305 English Circle
Homewood, AL 35209.
12th October 2021

Homewood City Building & Zoning,
Homewood, AL

TO WHOM IT MAY CONCERN

I am writing in support of the Morris family and have no objection to their construction plans to their property at 306 English Circle.

Sincerely,

Farida Ahmed
Tel: Redacted by City Staff

Redacted by City Staff



Farida Ahmed
305 English Circle
Homewood, AL 35209.
12th October 2021

Homewood City Building & Zoning,
Homewood, AL

TO WHOM IT MAY CONCERN

I am writing in support of the Morris family and have no objection to their construction plans to their property at 306 English Circle.

Sincerely,

Farida Ahmed

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

October 29, 2021

Mr. & Mrs. David Morris
306 English Circle
Homewood, AL 35209

Dear Owner/Applicant AND Adjacent Property Owners:

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

1) Case # SV-21-11-04, 306 English Circle, Parcel ID No.: 28 00 07 4 017 011.000

Applicant: Dustin Slaughter, Narrow Path Construction / Property Owners: David and Hannah Morris

- a. *A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2.Side, to reduce the setback along the left (south) property line from 10-feet to 5-feet, for a total reduction of 5-feet, to allow for the construction of a two-story addition at the rear of an existing non-conforming single-family residence.*

The Board of Zoning and Adjustments will consider this petition during a meeting to be held at 6:00 p.m. on Thursday, November 4, 2021 in the Council Chambers (2nd Floor) at Homewood City Hall, 2850 19th Street South. If you prefer not to attend the in-person meeting at City Hall, you may join on-line utilizing the attached Zoom instructions **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE)**

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

Sincerely,



Vicki Smith, AICP
Zoning Supervisor
Case: SV #: 21-11-04

cc: Dustin Slaughter

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

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

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

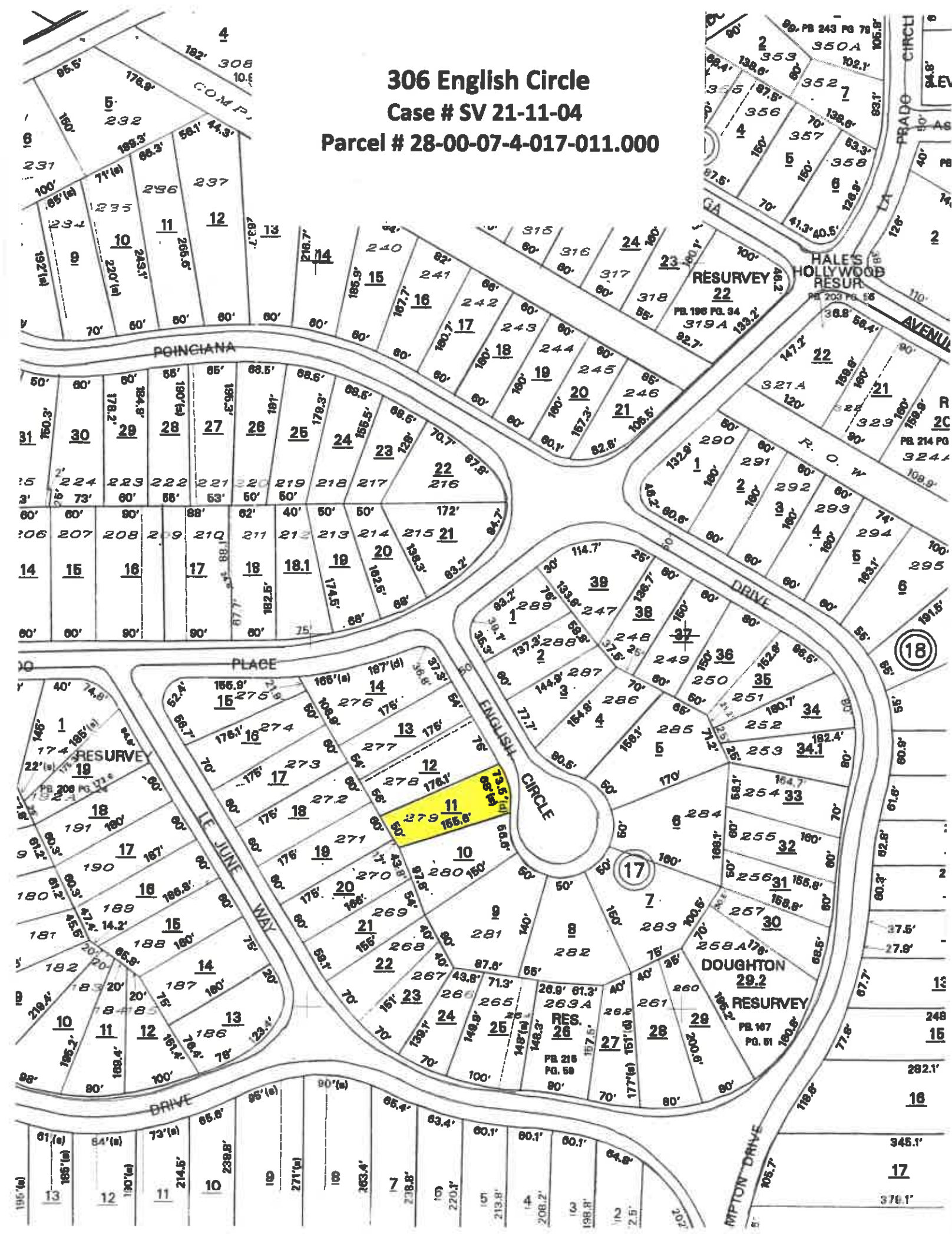
<https://us02web.zoom.us/j/88357665513?pwd=bzhCR2FFR11ON2MxWnpVWk5pcUFMdz09>

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Meeting #: 883 5766 5513
Passcode: 514257

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

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306 English Circle
Case # SV 21-11-04
Parcel # 28-00-07-4-017-011.000





Subject Property
Parcel



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ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 832-6828