

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 613 Oakmoor Drive

BZA CASE # (assigned by city staff): _____

APPLICANT INFORMATION

Name of Applicant (s): ALR Construction - David Morrison

Address of Applicant(s): 107 David Green Road, Suite D
Birmingham AL 35244
City State Zip

Telephone Number(s) of Applicant(s): 205-222-7787

Email: invoicing@alr-construction.com

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): Elizabeth Nelson

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

Email: elizabeth.barclay.nelson@gmail.com

Telephone Number(s) of Owner(s): 205-602-1208

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

PARCEL IDENTIFICATION NUMBER: 2900221008005000

PRESENT USE: _____ vacant ☒ residence
_____ commercial (describe): _____
_____ other (describe): _____

PRESENT ZONING (City Zoning Map): Residential

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INDICATE THE FOLLOWING

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

	*Required by Zoning Regulations	Setback dimensions as they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback:	10'	10'	10'	Ø
Front Bldg. Setback: (secondary - corner lot)				
Right Bldg. Setback	10'	9.5'	9.5'	Ø
Left Bldg. Setback	10'	7.7'	7.7'	2.3'
Rear Bldg. Setback	10'	20'	20'	Ø
Accessory Structure Height / Setbacks	/	/	/	/
	As Required	Existing NOW	Proposed	Variance Required
Parking				
Height of Structure				

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

INDICATE THE FOLLOWING

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

Proposed Location of Fence (check all that apply):

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

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

N/A

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PURPOSE OF VARIANCE

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

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

To enclose existing carport for
additional living space.

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

To incur higher costs to create an
addition elsewhere on the property.

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

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


Signature of Applicant

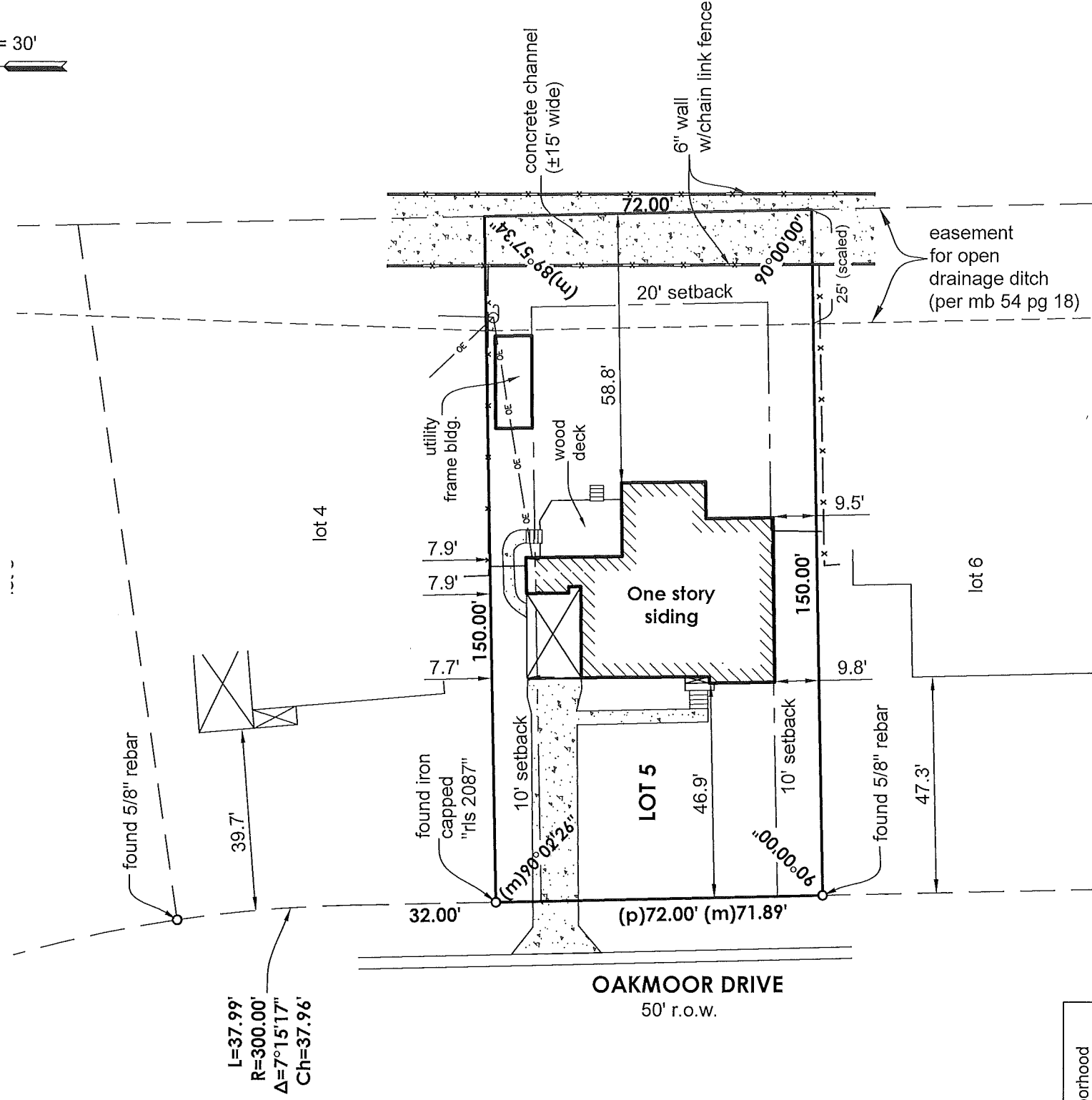
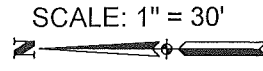
9-30-25
Date


Signature of Owner

10-3-25
Date


Signature of Owner

10-3-25
Date



LEGEND

* DEGREE
 ' FEET OR MINUTES
 " INCHES OR SECONDS
 [SM] GAS METER
 N NORTH
 S SOUTH
 P.O.B. POINT OF BEGINNING
 R.O.W. RIGHT OF WAY
 C/L CENTER LINE
 E EAST
 W WEST
 L ARC LENGTH
 R RADIUS
 F FIRE HYDRANT
 U UTILITY POLE
 J JUNCTION BOX
 — OE — UTILITY LINE
 — X — CHAIN LINK FENCE
 — □ — WOODEN FENCE
 [Pattern] CONCRETE

1. NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.

2. ALL BEARING AND/OR ANGLE, AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED: DEED=(D); MEASURED=(M); RECORD MAP/PLAT=(P)

3. UNDERGROUND PORTIONS OF FOUNDATIONS, FOOTINGS, OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED UNLESS OTHERWISE NOTED.

4. THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.

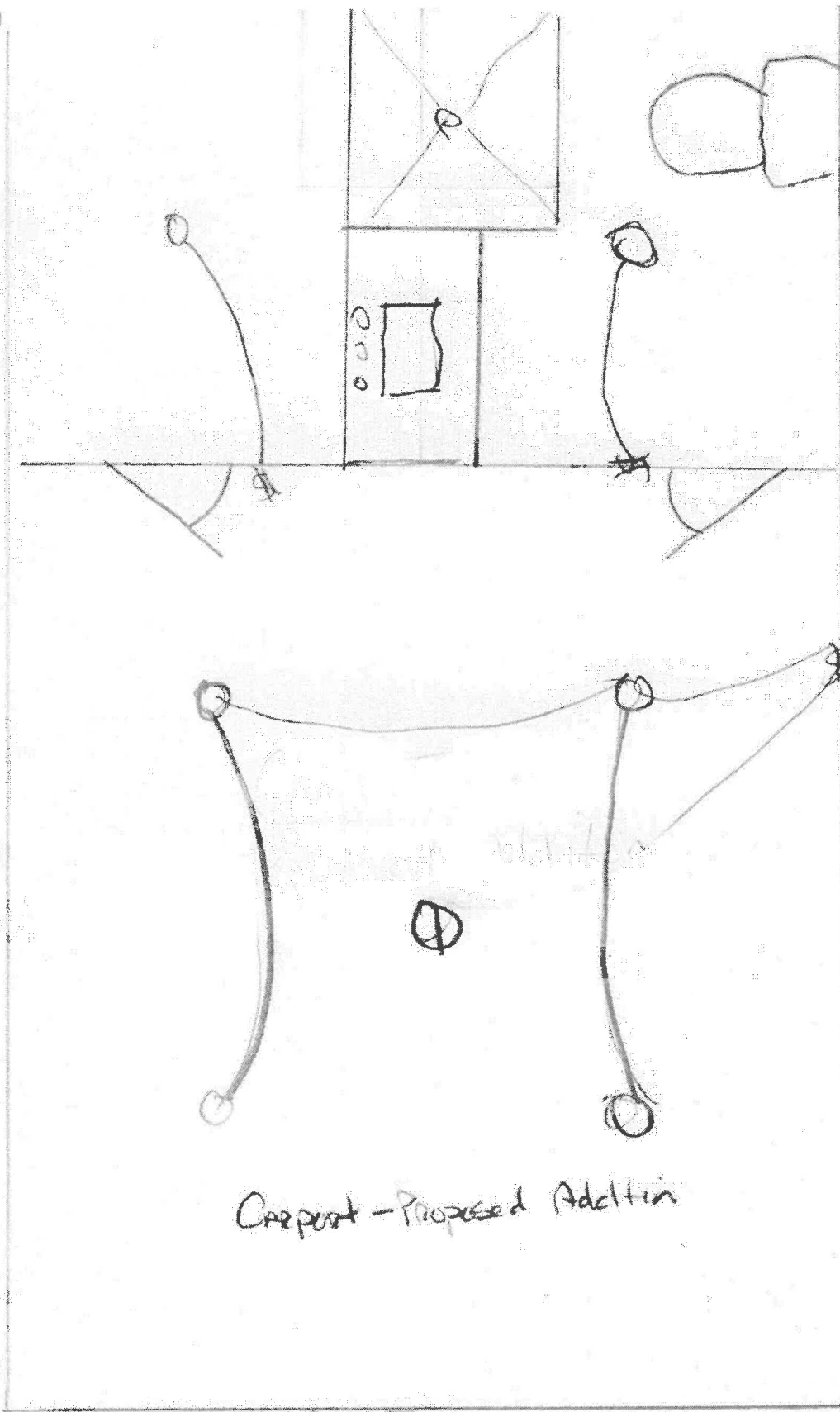
5. BEARING REFERENCE IS BASED ON RECORDED PLAT AND SOURCE OF INFORMATION IS RECORDED PLAT AND FIELD EVIDENCE.

6. TYPE OF SURVEY: FINAL SURVEY

I, Jeff D. Arrington, a registered Land Surveyor, certify that I have surveyed Lot 5, according to the survey of REESE-KING'S EDGEMOOR ESTATES, as recorded in Map Volume 54, Page 18, 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: 613 Oakmoor Drive, Homewood
 Drawing Date: 09/11/2025 By: MA
 Date of Survey: 09/08/2025 Party Chief: KS
 Order No. 86209
 For: ALR Construction

NOT
Down Any work Here



Creepert - Proposed Addition

14"



613 OAKMOOR DRIVE
PROPOSED CARPORT ENCLOSURE



CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT

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

Alex Wyatt, Mayor

Cale Smith, PE, Director

October 23, 2025

Elizabeth Nelson
613 Oakmoor Drive
Homewood, AL 35209

Re: 613 Oakmoor Drive, Homewood, Alabama 35209

Dear Property Owner:

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

SV-25-11-01, 613 Oakmoor Drive, Parcel ID. No: 2900221008005000 Applicant: ALR Construction—David Morrison / Property Owner: Elizabeth Nelson

a) 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 left-side property line from 10-ft to 7.7-feet for a total reduction of 2.3-feet to enclose an existing, nonconforming carport.

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, November 6, 2025**, in the Council Chambers (2nd Floor) of Homewood City Hall, 2850 19th Street South. **You or your agent must attend the public hearing to present your request to the Board.** Public comments in support or opposition to the petition shall be heard by the Board at this time. Additional information regarding the electronic submittal of comments is provided on the reverse side of this notice.

Sincerely,



Sherri Williams, Zoning Supervisor

cc: Applicant
Adjacent property owners

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

Comments in support or opposition may also be submitted via email to the Board Secretary at fred.goodwin@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 @ 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 8:00 a.m. and 4:30 p.m. Monday-Friday.

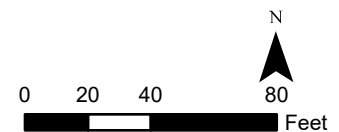
City of Homewood BZA Case Map

613 Oakmoor Dr.

SV 25-11-01

Aerial Map

-  SV 25-11-01
-  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 HOMEWOOD AND ITS USE BY ANYONE FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE CITY OF HOMEWOOD IS PROHIBITED.

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

