

Homewood Board of Zoning Adjustments
Special Called Meeting Agenda
Thursday, November 17, 2022, 6:00 P.M.
City Council Chamber
2850 19TH Street South, 2nd Floor
Homewood, Alabama 35209

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

Persons who are unable to attend the meeting may view the proceedings on-line by clicking the link in Option 1, or by following the instructions in Option 2 or Option 3. **Please note that public comments cannot be made by persons viewing through Zoom.**

- Option 1: [Click to Connect to Zoom](#) or www.cityofhomewood.com/upcoming-meetings
Option 2: Zoom App - Meeting ID#: 883 5766 5513 | Passcode: 514257
Option 3: By phone: 312-626-6799

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, Matthew Foley, Ward 5	Vice-Chair, Meghan Hand, Ward 4
Houston Wurtele, Ward 1	Scott Alsabrook, Ward 2
Michael Pirkle, Ward 3	

Supernumeraries

Stuart Roberts	John Geer
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Order of Business

- I. *Call to Order***
- II. *Roll Call***
- III. *Minutes Approval – September 1 and October 6, 2022 meetings***
- IV. *Communications/Reports from Chair & Vice Chair***
- V. *Old Business***

VI. New Business

1) SV-22-11-01, 2738 18th Street South, Parcel ID No.: 28 00 07 3 013 008.000

Applicant: David Lorberbaum / Property Owner: Wes Hudson

A request for a variance to Article V, District Development Criteria, Sec. D. Accessory structures, (3) to allow an accessory structure (patron patio) to be permitted in the front yard of a corner lot in the C-4a Retail Shopping District.

2) SV-22-11-02, 141 West Glenwood Drive., Parcel ID No.: 29 00 13 1 013 014.000

Applicant / Property Owner: Christopher & Clara Richards

A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, (3) Development Regulations, g. to increase the maximum area of ground coverage by all structures from fifty (50) percent to fifty-one (51) percent, for a total increase of one (1) percent, to allow for the expansion of a driveway/parking pad.

3) SV-22-11-03, 538 Broadway Street, Parcel ID No.: 29 00 13 3 009 029.000

Applicants / Property Owners: Matthew Tae & Lauren Kristen Phillips

- a. A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, (3) Development Regulations, d. Setbacks, 2. Side, to reduce the setback along the right-side property line from 9-feet to 5.5-feet, for a total reduction of 3.5-feet, to allow for the construction of a screened-in porch.*
- b. A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, (3) Development Regulations, g. to increase the maximum area of ground coverage by all structures from fifty (50) percent to fifty-nine (59) percent, for a total increase of nine (9) percent, to allow for the construction of a screened-in porch.*
- c. A request for a variance to Article V, District Uses, Sec. D., Accessory Structures, (4) to increase the proportionality of rear yard accessory structures from thirty (30) percent to forty-nine (49) percent for a total increase of nineteen (19) percent, to allow for the construction of a screened-in porch.*

4) SV-22-11-04, 317 Devon Drive, Parcel ID No.: 28 00 17 2 003 001.001

Applicants / Property Owners: Charles & Linda Stafford

A request for a variance to Article V, District Uses, Sec. D., Accessory Structures, (3), to permit the placement of an accessory structure (storage building) in the secondary front yard of a corner lot.

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: 2738 18th Street South, Homewood, AL 35209

BZA CASE # (assigned by city staff): SV # 22-11-0000 01

APPLICANT INFORMATION

Name of Applicant (s): David Lorberbaum

Address of Applicant(s): 214 Peerless Ave

Homewood
City

AL
State

35209
Zip

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

Email : [Redacted]

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): Wes Hudson

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

City

State

Zip

Email : wesleyhudson@gmail.com

Telephone Number(s) of Owner(s): 205.910.0559

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

PARCEL IDENTIFICATION NUMBER: 28-00-D7-3-D13-008.000

PRESENT USE: _____ vacant _____ residence

☒ commercial (describe): Commerical retail space

_____ other (describe): _____

PRESENT ZONING (per current City map): C-4a

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

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

INDICATE THE FOLLOWING

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

	*Required by Zoning Regulations	Setback dimensions As they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback Street:				
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback				
Left Bldg. Setback				
Rear Bldg. Setback				
Accessory Structure Setback: side/rear				
	As Required	Existing NOW	Proposed	Variance Required
Lot Area				
Lot Width				
Parking				
Height of Structure				
Lot Coverage				

*For required setback information, please refer to the [Zoning Ordinance Book](#), which is available on the City of Homewood website. If you need to find out how your property is zoned, please contact the zoning department by calling 332-8828 or 332-8854 or by clicking on the following link to email: [Zoning Information](#).

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

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

Redacted by City Staff

Signature of Applicant

10.4.22
Date

Redacted by City Staff

Signature of Owner

10-4-22
Date

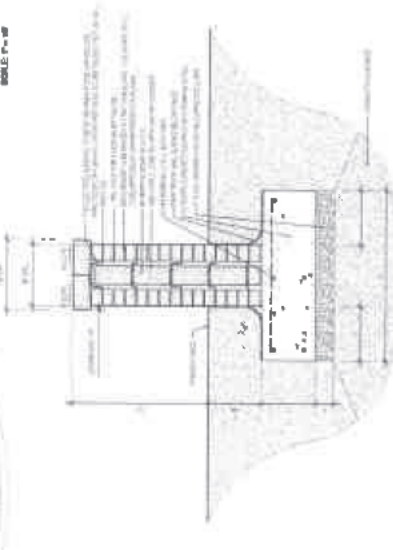
Signature of Owner

Date



DIVISIONS

SHEET
L1.0



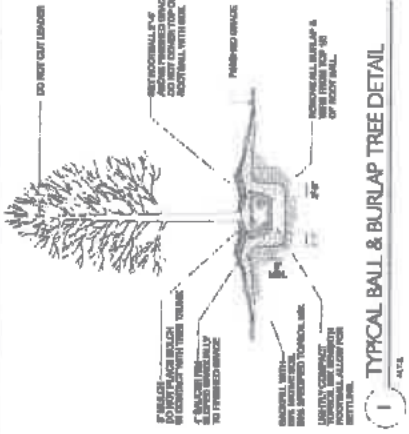
5 TYPICAL WALL DETAIL

© 2006 Pearson Education, Inc. All rights reserved. This publication is protected by copyright. Any unauthorized distribution or reproduction of this work is illegal. All trademarks are the property of their respective owners. Printed in the United States of America. 10 9 8 7 6 5 4 3 2 1

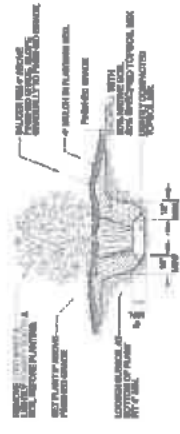
MTD CALCULATION

LOT SIZE = 24 ACRES
PRIMARY STRUCTURE = .07 Acres
.17 ACRES x 16 TREES = 2.72 Trees
2.72 Trees rounded up to 3 Trees to meet MTD Requirements

EXISTING TREES TO REMAIN = 0
PROPOSED TREES = 3
MTD TOTAL = 3



1 TYPICAL BALL & BURLAP TREE DETAIL
4/12

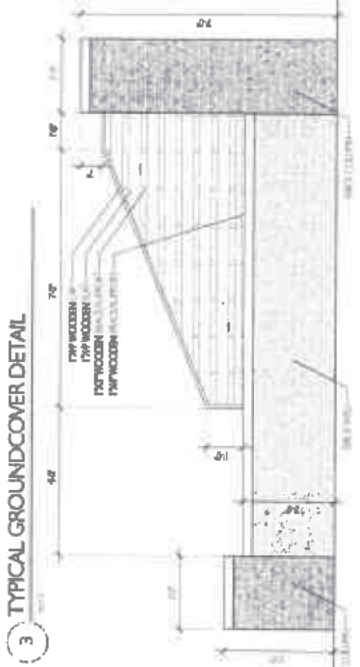


2 TYPICAL CONTAINER SHRUB DETAIL

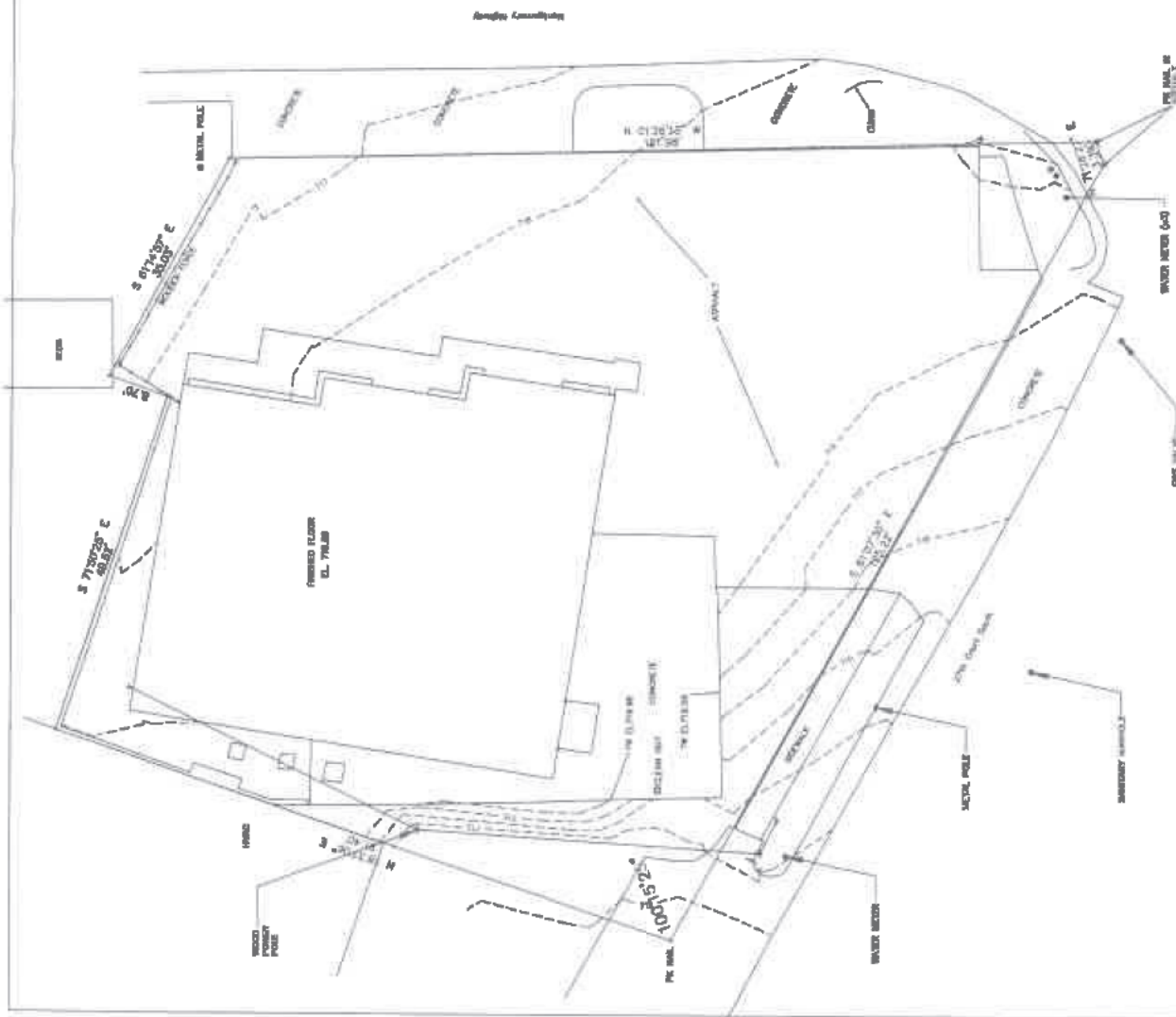
GENERAL PLANTING NOTES

[illegible]

3 TYPICAL GROUND COVER DETAIL



TYPICAL WALL PROFILE



1. **Johnnie M. Ray**, a Registered Land Surveyor in the State of Alabama, hereby certifies that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveyors in the State of Alabama.

According to my survey this was the 25TH day of FEBRUARY 2021.

[Signature]

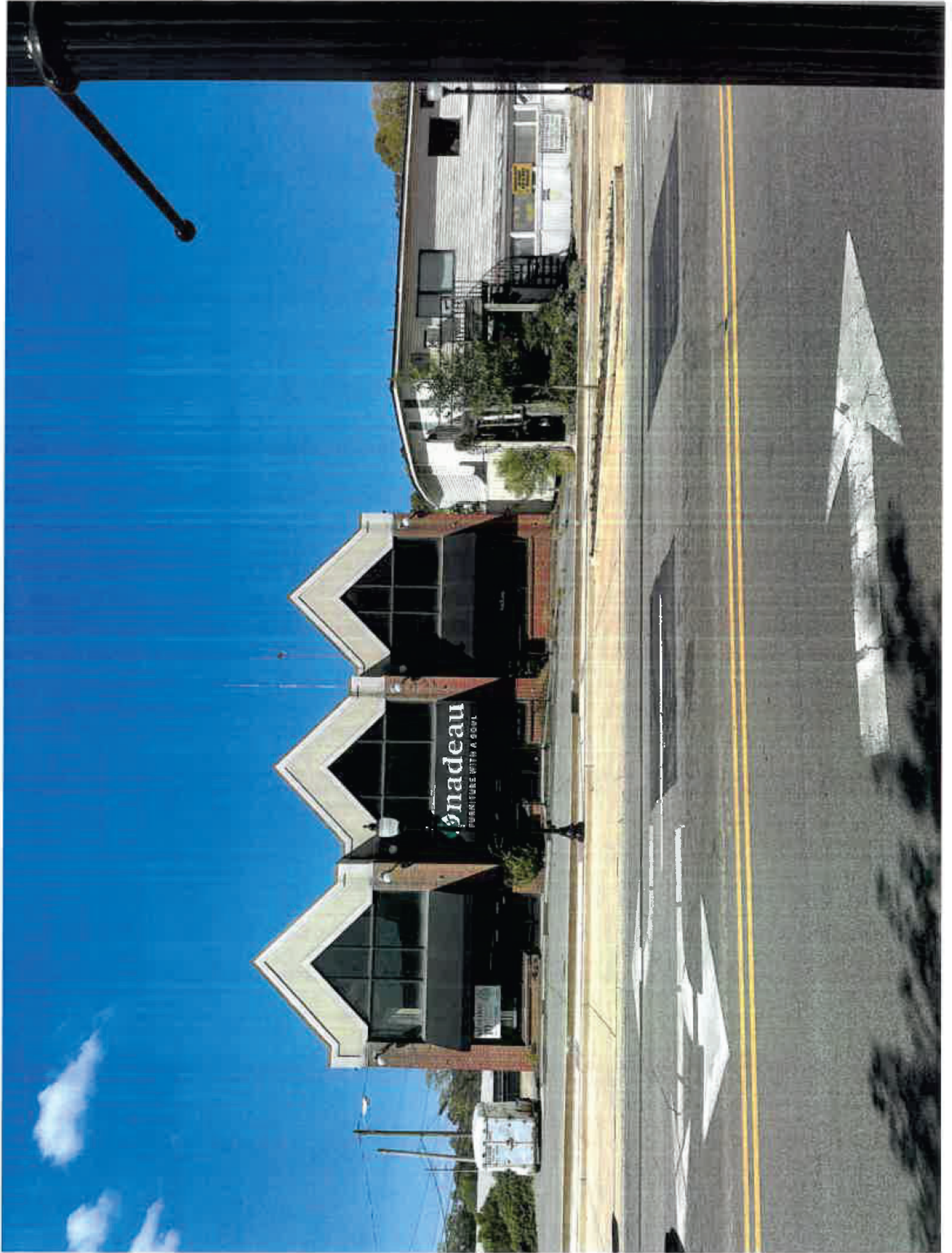
James H. Beck, Atty. Gen. No. 18333
San and Edmund P. Co. Atty. Gen. No. CA-0114-18

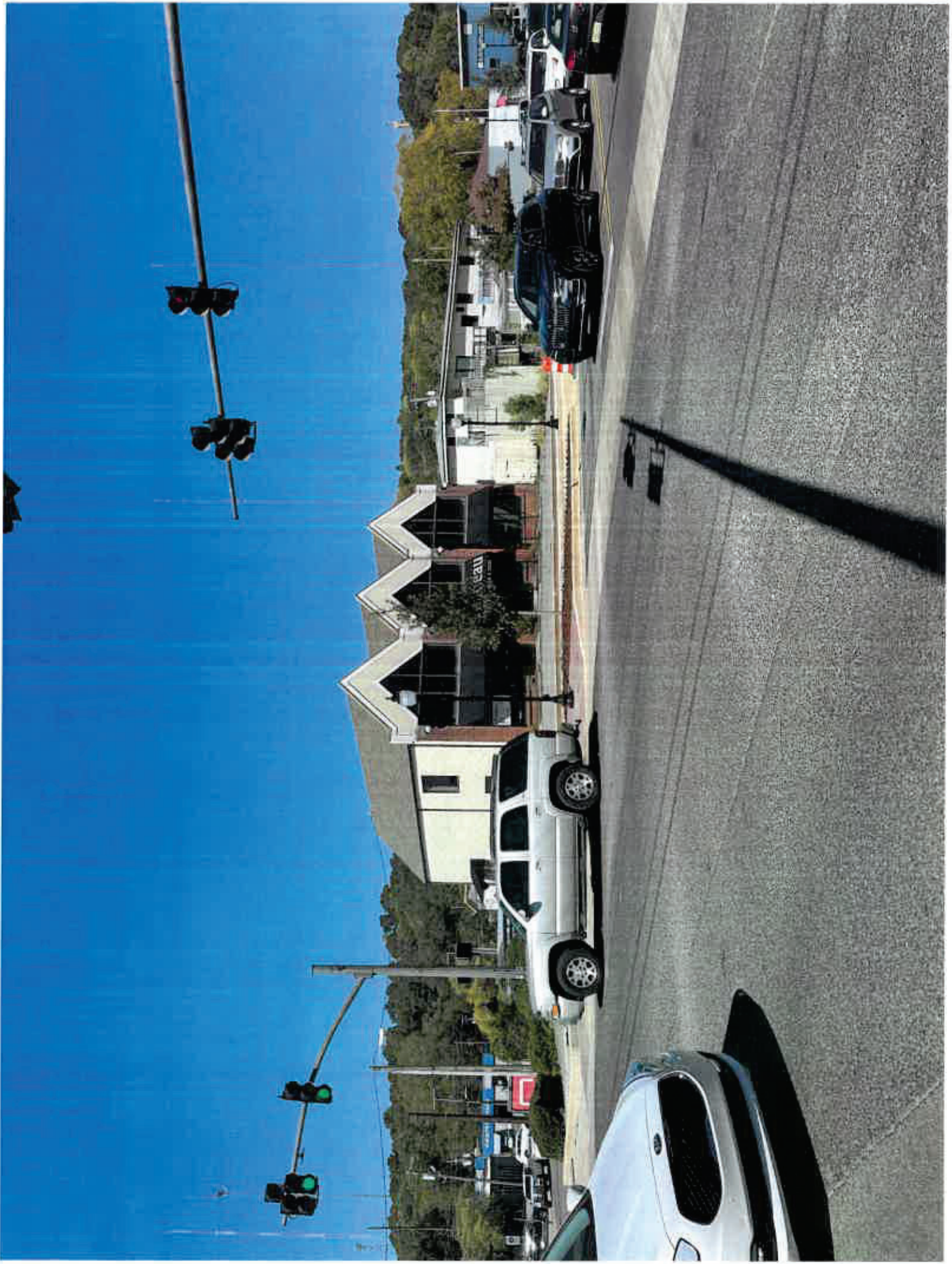
Notice No. This search of the public records has been performed by this firm and should show human sex not, children for advertisement and for rights-of-way, recorded or unrecorded, the parcel status human is subject to adoptions, and other records and realizations that may be found in the public records of the state and county except the transportation and highway and other underground utilities, (water, gas, sewer, telephone or buried cable) and limited utility information. We do not look for underground mine or fire insurance claims, and other records. This search is not for the purpose of the person/company who may be found, verifiable and may only be used by the person/company who may be found for it at time of saving.



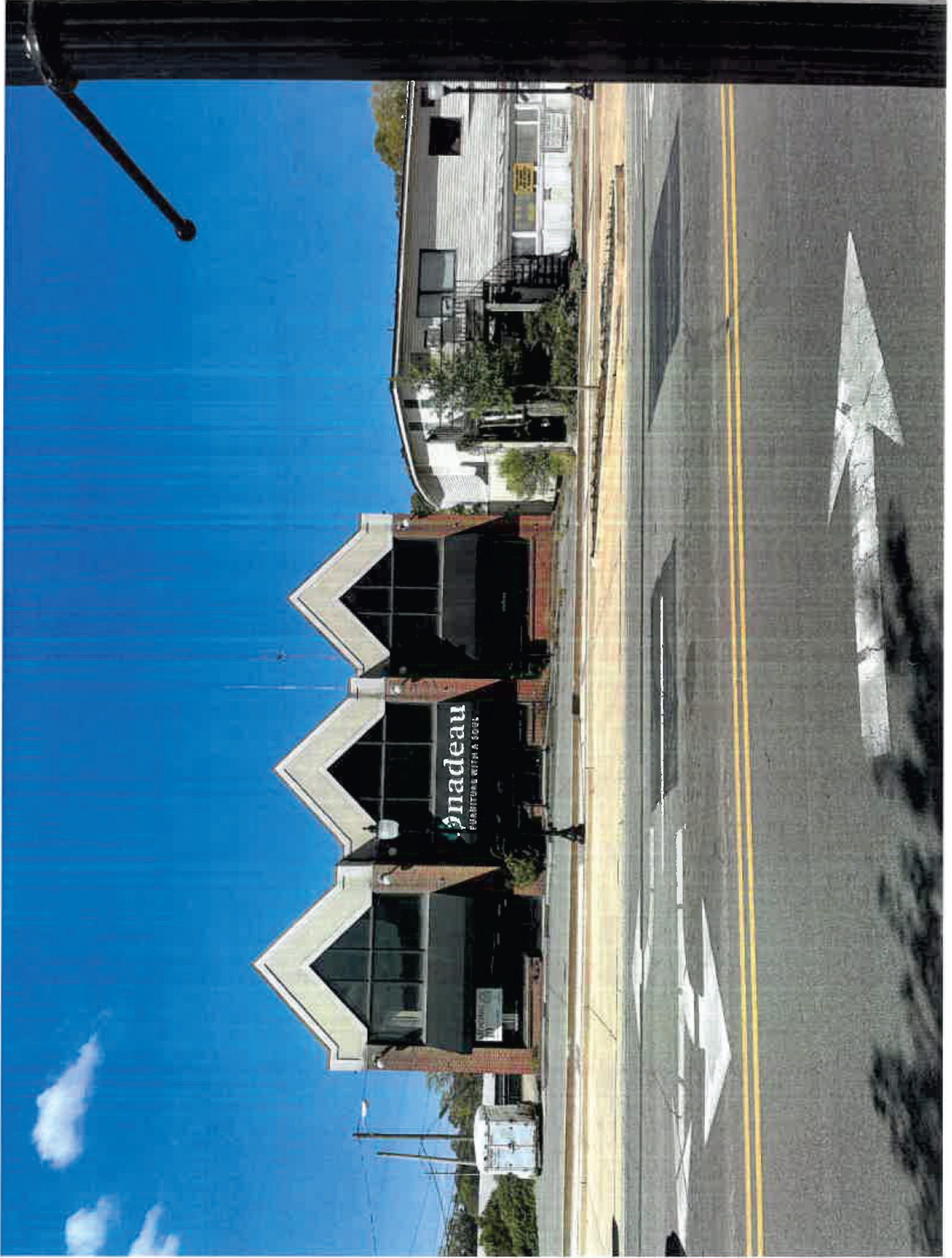
RAY & GILLAND, P.C.

[illegible]









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

November 3, 2022

Mr. David Lorberbaum
214 Peerless Avenue
Homewood, Alabama 35209

Dear Owner/Applicant and/or Adjacent Property Owner:

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

SV-22-11-01, 2738 18th Street South, Parcel ID No.: 28 00 07 3 013 008.000

Applicant: David Lorberbaum / Property Owner: Wes Hudson

A request for a variance to Article V, District Development Criteria, Sec. D. Accessory structures, (3) to allow an accessory structure (patron patio) to be permitted in the front yard of a corner lot in the C-4a Retail Shopping District.

The Board of Zoning and Adjustments will consider this petition during a Special Called meeting to be held at **6:00 p.m. on Thursday, November 17, 2022**, 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,



Sherri Williams
Zoning Supervisor

CC: Mr. Wes Hudson

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 at www.zoom.us/join
Meeting #: 883 5766 5513
Passcode: 514257

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 to the Secretary to the Board of Zoning Adjustments at fred.goodwin@homewoodal.org. 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.

A copy of the file on this case will be available for review on the City of Homewood's website (cityofhomewood.com) under "Upcoming Meetings/BZA" approximately one week before the scheduled public hearing.

The scheduled public hearing will be preceded by a brief work session 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.

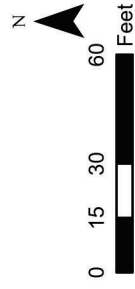
City of Homewood
BZA Case Map

2738 18th St S

SV 22-11-01

Aerial Photo

Subject Parcel
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. 332-6628



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

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

☒ **VARIANCE**

☐ **APPEAL**

ADDRESS OF PROPERTY: 141 West Glenwood Drive Birmingham, AL 35209

BZA CASE # (assigned by city staff): SV# 22-11-02

APPLICANT INFORMATION

Name of Applicant (s): Christopher and Clara Richards

Address of Applicant(s): 141 West Glenwood Drive

Birmingham

AL

35209

City

State

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):

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 1 013 014.000

PRESENT USE: _____ vacant _____ x _____ residence

_____ commercial (describe): _____

_____ other (describe): _____

PRESENT ZONING (per current City map): NPD

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

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

The original parking and driveway area at 141 West Glenwood Drive was comprised of an asphalt parking pad with a gravel extension to the garage. The asphalt parking pad was badly cracked and contained depressions where rainwater collected. The brick walkway parallel to the asphalt parking pad was also badly damaged and misaligned from car tires repeatedly driving onto the brick. The brick walkway was also a fall hazard as noted on the property inspection that was done prior to purchase of the property. The asphalt surface was removed and replaced with poured concrete in September 2022. The brick walkway was also removed at the same time and replaced with a partial flagstone walkway to the front steps. These improvements were made with the specific intents to more effectively control rainwater runoff and pooling on these areas of the property and to address the safety issue.

The driveway is incomplete as we are unable to replace the gravel area with poured concrete due to the impervious coverage requirement. As a result, the property is at risk for increased rainwater pooling in the gravel drive due to the surface variance between the concrete and gravel areas. There is also an increased trip and fall hazard with the surface height variation between the concrete and gravel areas.

We respectfully request a variance approval to move forward with replacing the gravel with poured concrete to ensure our property is both safe and not a hindrance to effective rainwater management.

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): Replace gravel driveway with concrete.

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

INDICATE THE FOLLOWING

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

	*Required by Zoning Regulations	Setback dimensions As they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback Street:				
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback				
Left Bldg. Setback				
Rear Bldg. Setback				
Accessory Structure Setback: side/rear				
	As Required	Existing NOW	Proposed	Variance Required
Lot Area				
Lot Width				
Parking				
Height of Structure				
Lot Coverage	50%	42%	49.9-51%	0-1%

*For required setback information, please refer to the Zoning Ordinance Book, which is available on the City of Homewood website. If you need to find out how your property is zoned, please contact the zoning department by calling 332-8828 or 332-8854 or by clicking on the following link to email: [Zoning Information](#).

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

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


Signature of Applicant

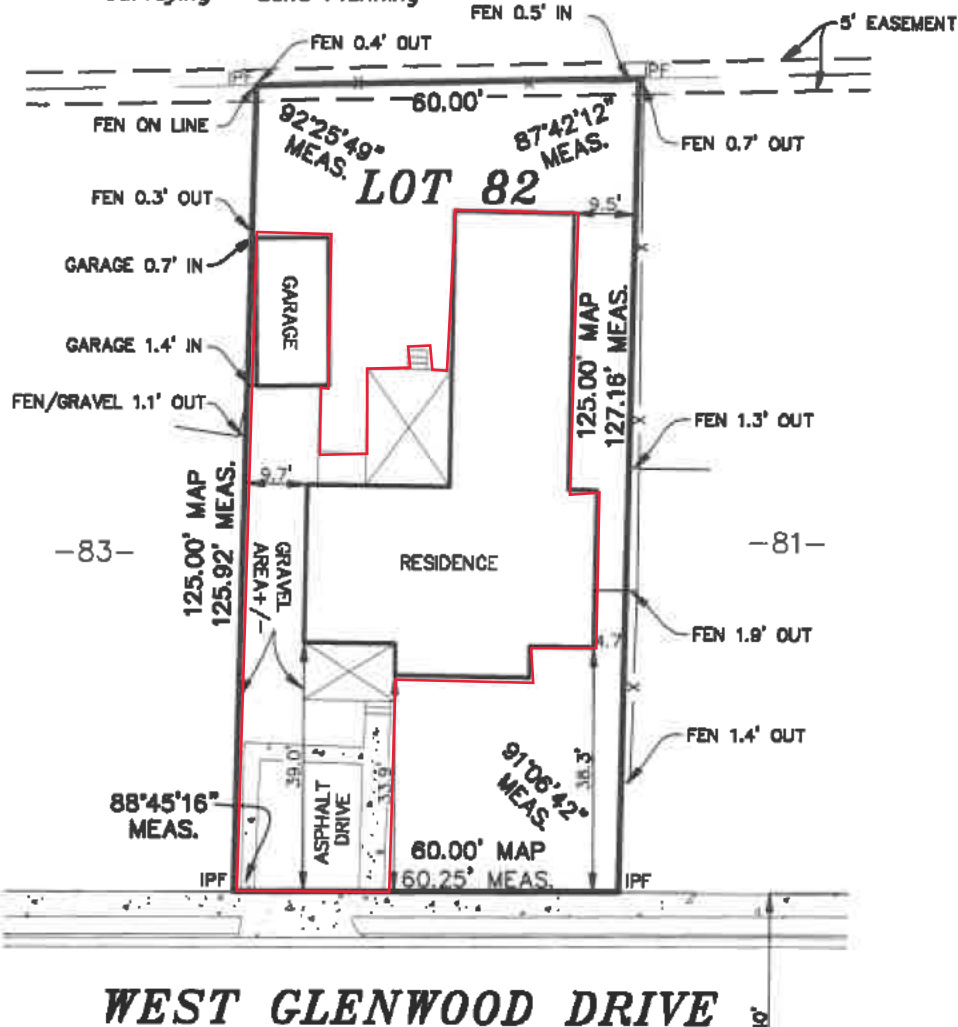

Signature of Owner

Signature of Owner

The Survey
Came up with
this figure.
Also the picture
with the tape
measure corresponds
with their figures.

REYNOLDS SURVEYING CO., INC.

Surveying - Land Planning



LEGEND

- UTILITY POLE
- GUY WIRE
- RETAINING WALL
- CONCRETE
- FENCE
- OVERHEAD ELECTRICAL
- IRON PIN FOUND
- IRON PIN SET

SCALE: 1" = 30'

"CLOSING SURVEY"



STATE OF ALABAMA
JEFFERSON COUNTY

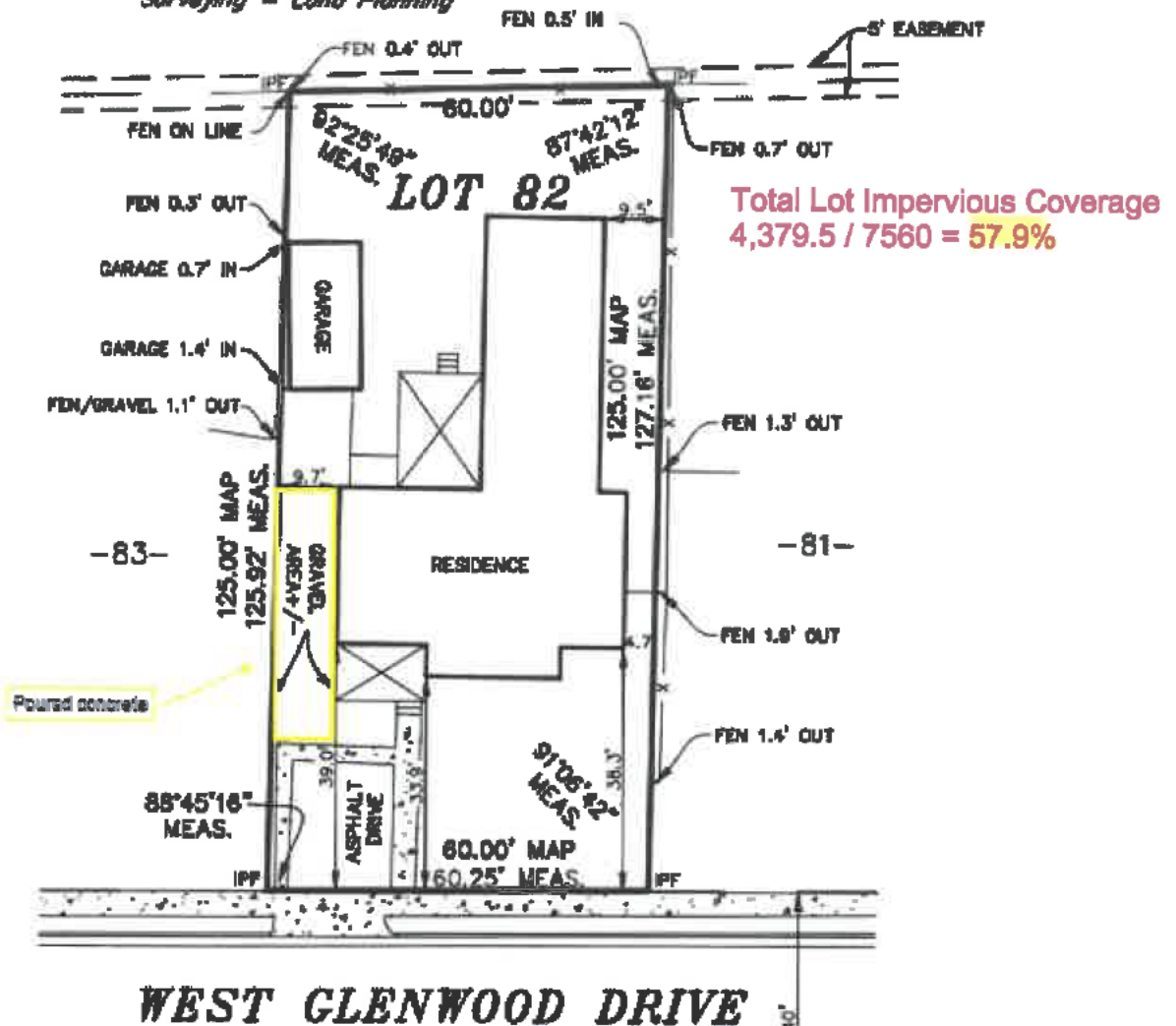
I, Robert Reynolds, a Registered Surveyor, do here by state that this is a true and correct plat or map of Lot 82, Block ---, of SHADES PARK ADDITION TO HOMEWOOD, as recorded in Map Book 16, Page 43 in the Office of the Judge Of Probate in JEFFERSON County, Alabama. All parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Surveying in the State of Alabama to the best of my knowledge, information and belief. The improvements on said premises are as shown. There are no visible encroachments on over or across said lands except as shown. According to my survey this the 6TH day of APRIL, 2022.

NOTE: This survey is not transferable to any additional institutions or subsequent owners.

Purchaser: RICHARDS
Address: 141 WEST GLENWOOD DRIVE

Rea. No. 25637

REYNOLDS SURVEYING CO., INC.
Surveying - Land Planning



Total Lot Impervious Coverage
4,379.5 / 7560 = 57.9%

- LEGEND**
- UTILITY POLE
 - OUT WIRE
 - RETAINING WALL
 - CONCRETE
 - FENCE
 - OVERHEAD ELECTRICAL
 - IRON PIN FOUND
 - IRON PIN SET



STATE OF ALABAMA
JEFFERSON COUNTY

SCALE: 1" = 30'

"CLOSING SURVEY"

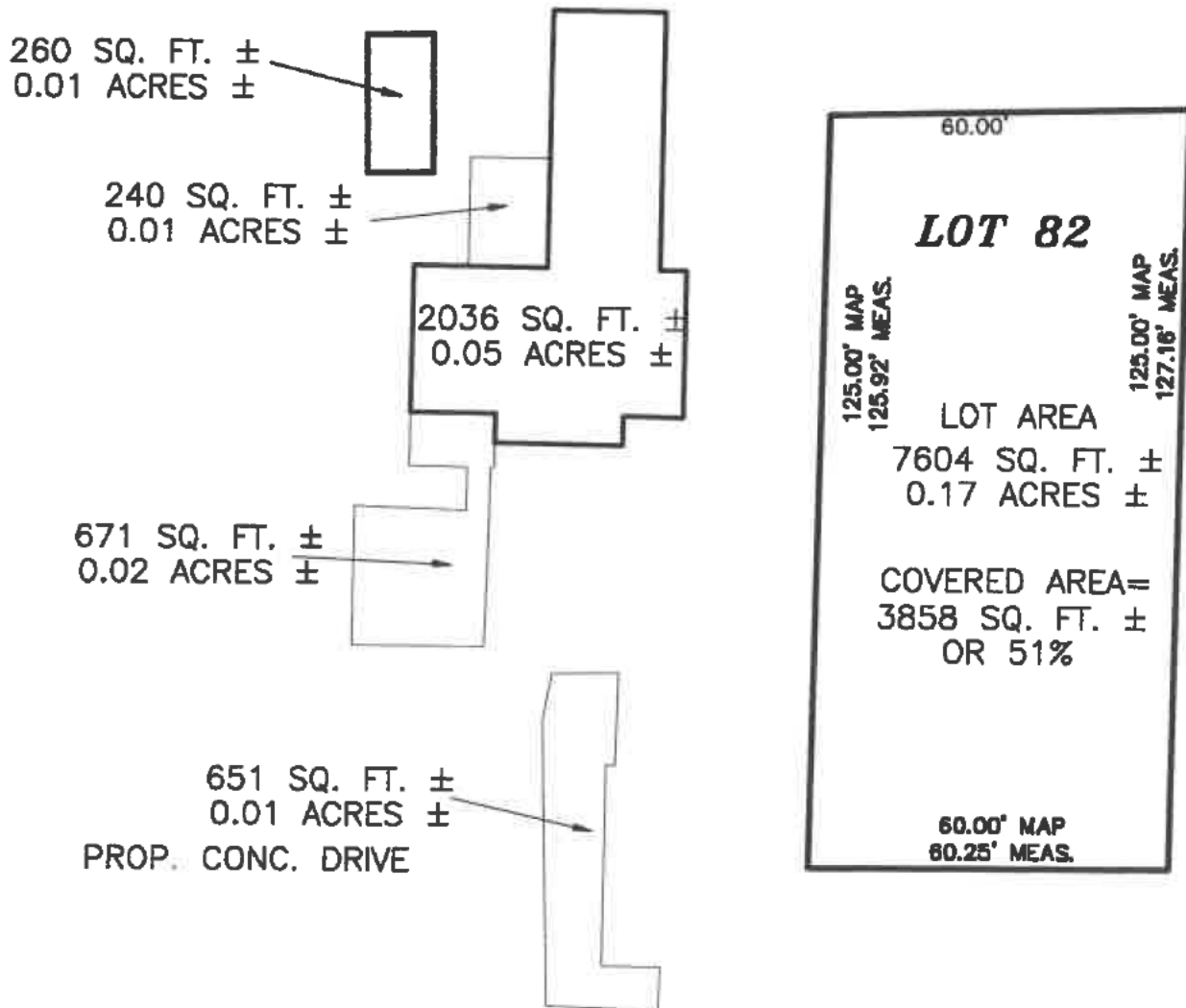
I, **Robert Reynolds**, a Registered Surveyor, do here by state that this is a true and correct plat or map of Lot 82, Block of SHADES PARK ADDITION TO HOMEWOOD, as recorded in Map Book 18, Page 43 in the Office of the Judge Of Probate in JEFFERSON County, Alabama. All parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Surveying in the State of Alabama to the best of my knowledge, information and belief. The improvements on said premises are as shown. There are no visible encroachments on over or across said lands except as shown. According to my survey this the 6TH day of APRIL, 2022.

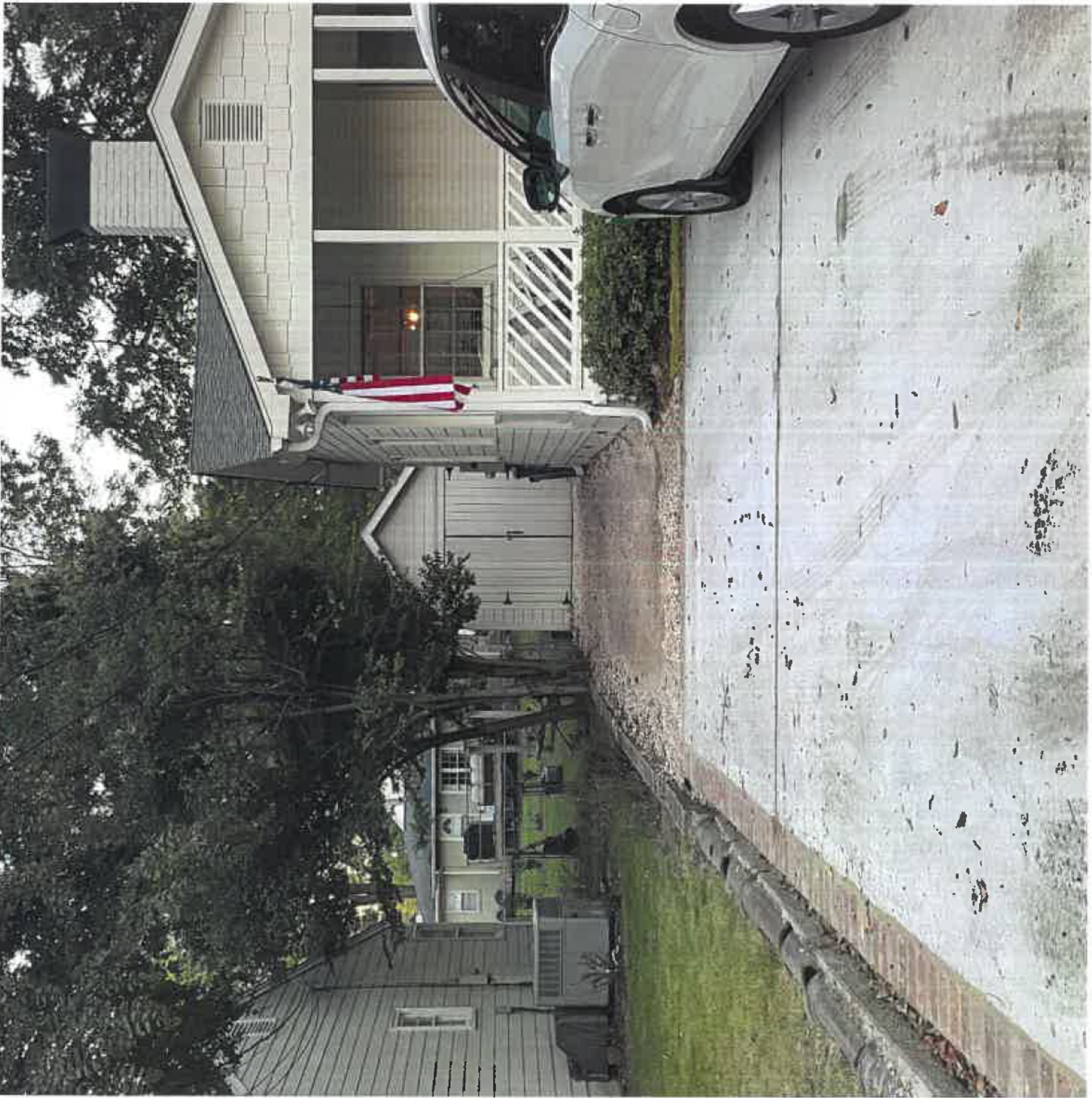
NOTE: This survey is not transferable to any additional institutions or subsequent owners.

Purchaser: RICHARDS
Address: 141 WEST GLENWOOD DRIVE

Robert Reynolds
Reg. No. 25657

REYNOLDS SURVEYING CO., INC.
Surveying - Land Planning







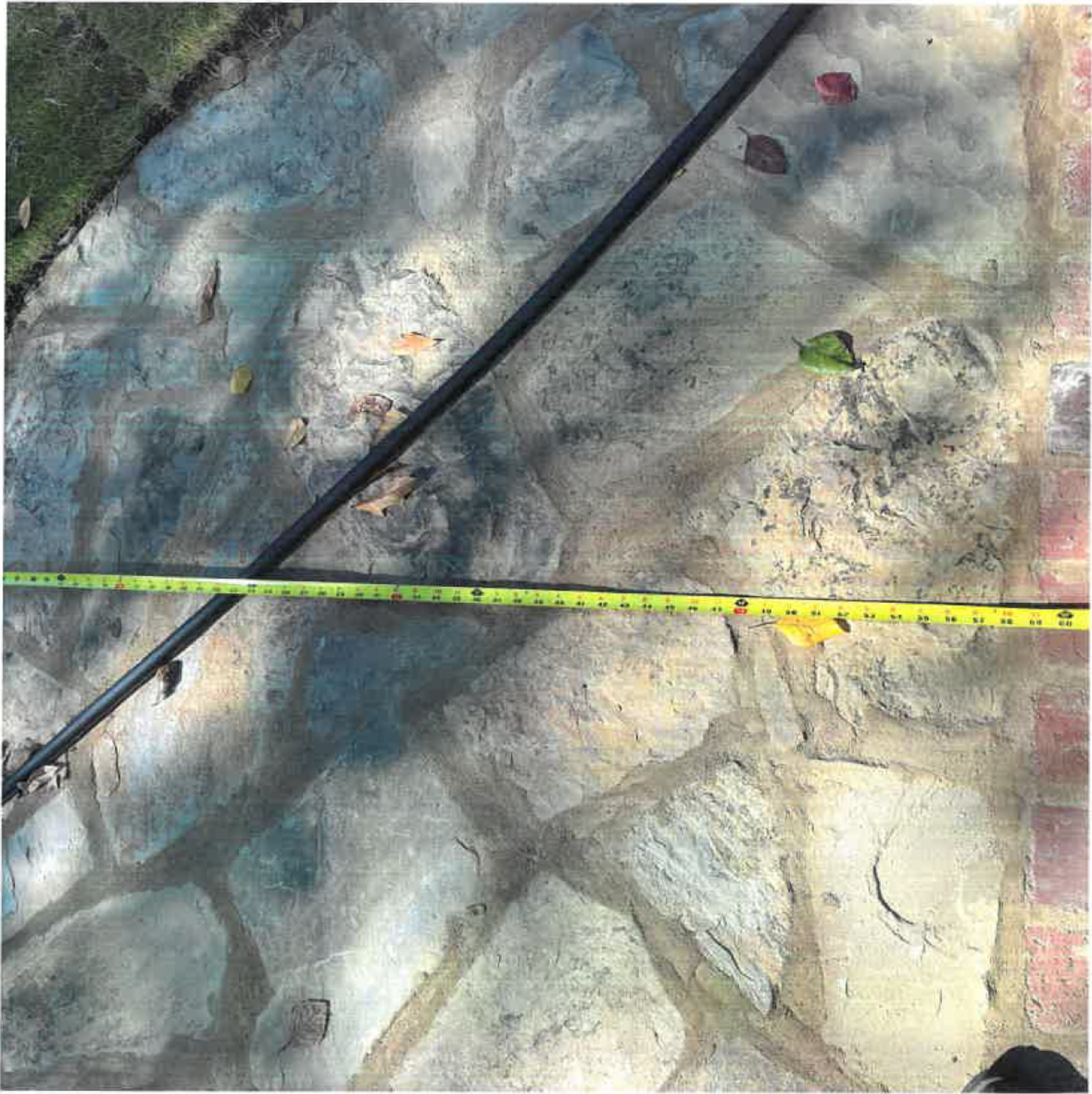














CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

November 3, 2022

Mr. & Mrs. Christopher Richards
141 West Glenwood Drive
Homewood, Alabama 35209

Dear Owner/Applicant and/or Adjacent Property Owner:

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

SV-22-11-02, 141 West Glenwood Drive., Parcel ID No.: 29 00 13 1 013 014.000

Applicant / Property Owner: Christopher & Clara Richards

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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,



Sherri Williams
Zoning Supervisor

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

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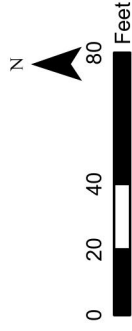
City of Homewood
BZA Case Map

141 W Glenwood Dr

SV 22-11-02

Aerial Photo

- Subject Property
- Parcels



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

ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 332-6628



ADDRESS OF PROPERTY: 538 Broadway Street
BZA CASE # (assigned by city staff): SV# 22-11-0000 03

APPLICANT INFORMATION

Name of Applicant(s): Lowin Phillips
Address of Applicant(s): 538 Broadway Street
Hawthorn AL 35209
City State 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, etc)

OWNER INFORMATION – If different from applicant

Name of Owner(s): _____

Address of Owner(s): _____

City State Zip

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

DESCRIPTION, USE AND ZONING OF PROPERTY

PARCEL IDENTIFICATION NUMBER: _____

PRESENT USE: _____ vacant ☒ residence

_____ commercial (describe): _____

_____ other (describe): _____

PRESENT ZONING (per current City map): _____

PLEASE STATE HARDSHIP: I have a baby an a autistic
daughter that love to be outside. I would love
to give them a covered screen porch so they
can enjoy the outside year round. I am not
changing porch just simply adding a roof and
screening in.

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

PURPOSE OF VARIANCE

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

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

INDICATE THE FOLLOWING

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

	Required by Zoning Regulations*	Setback dimensions As they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Building Setback				
Right Building Setback	9-ft	8.5' to 5.5' neighbor	8.5' to 5.5' neighbor	3.5
Left Building Setback				
Rear Building Setback				
Accessory Structure Setback				
Lot Area Rear yard	30%	Back 47% coverage	Back 47% coverage	19%
Lot Width Total Lot	50%	59%	59%	9%
Parking				
Height of Structure				

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

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

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

Redacted by City Staff

Signature of Applicant

Redacted by City Staff

Signature of Owner

Date

Date

10/13/22

10/13/22

ADDRESS OF PROPERTY: 538 Broadway St Hammond AL 35209
BZA CASE # (assigned by city staff): _____

FOR OFFICIAL USE ONLY (INITIAL EACH)

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

NAMES OF ADJACENT PROPERTY OWNERS ATTACHED: _____

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

DATE SIGNS POSTED: _____

CHECK LIST

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

CASE RESULTS

CARRIED OVER

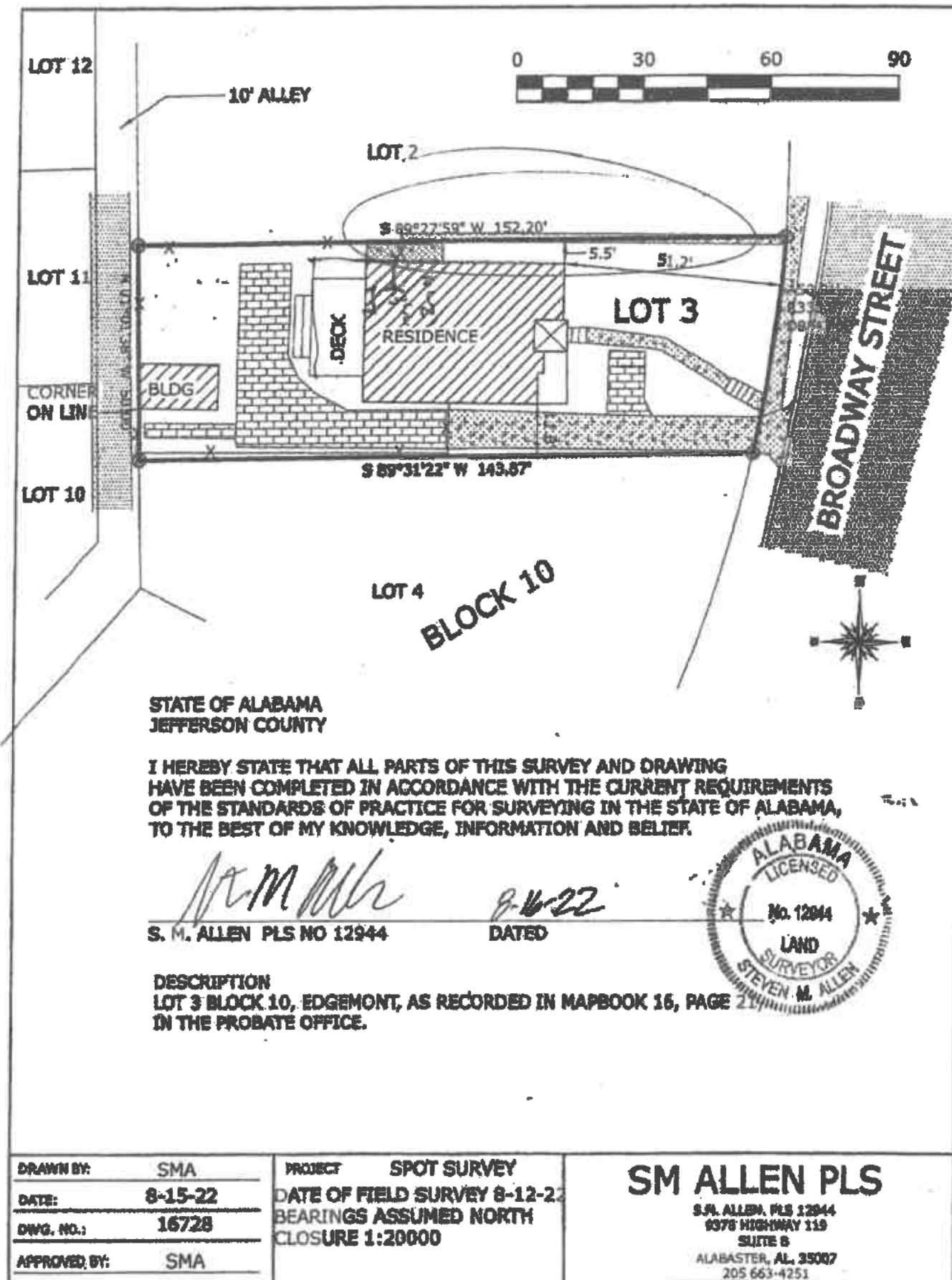
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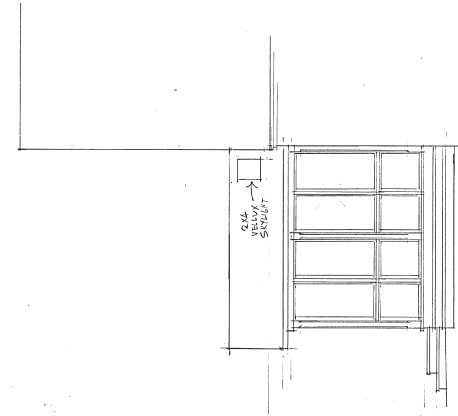
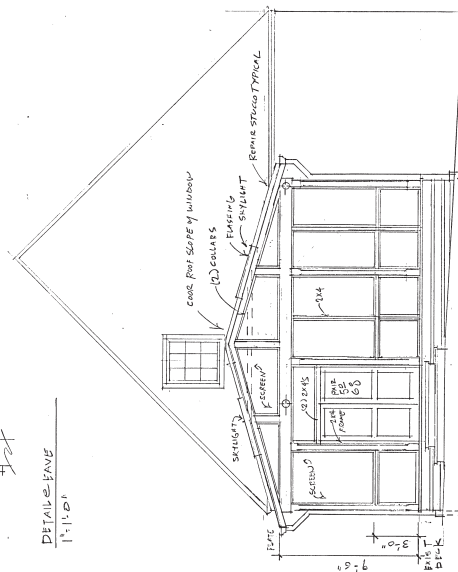
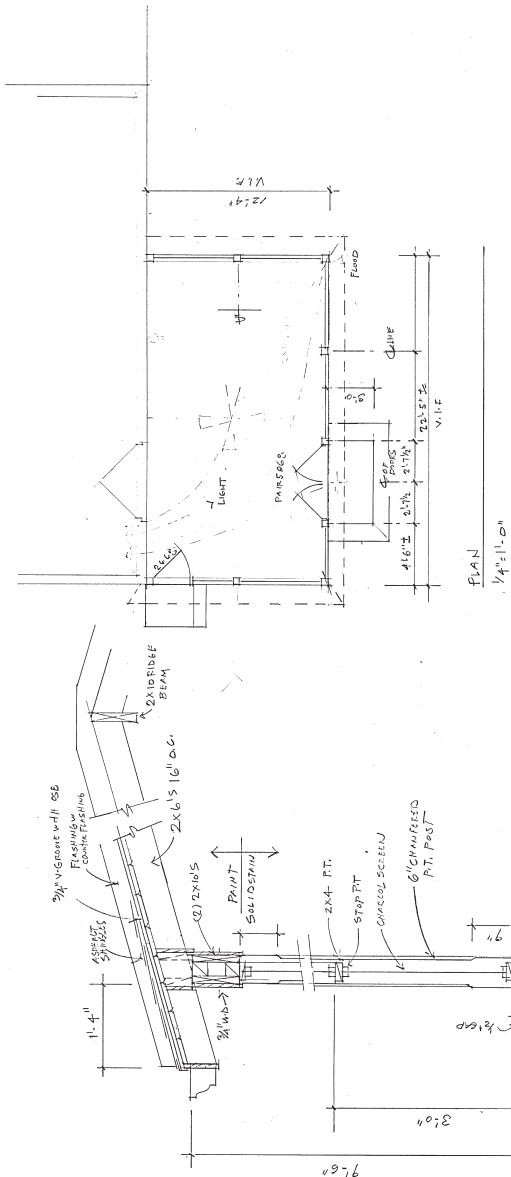
APPROVED

DENIED

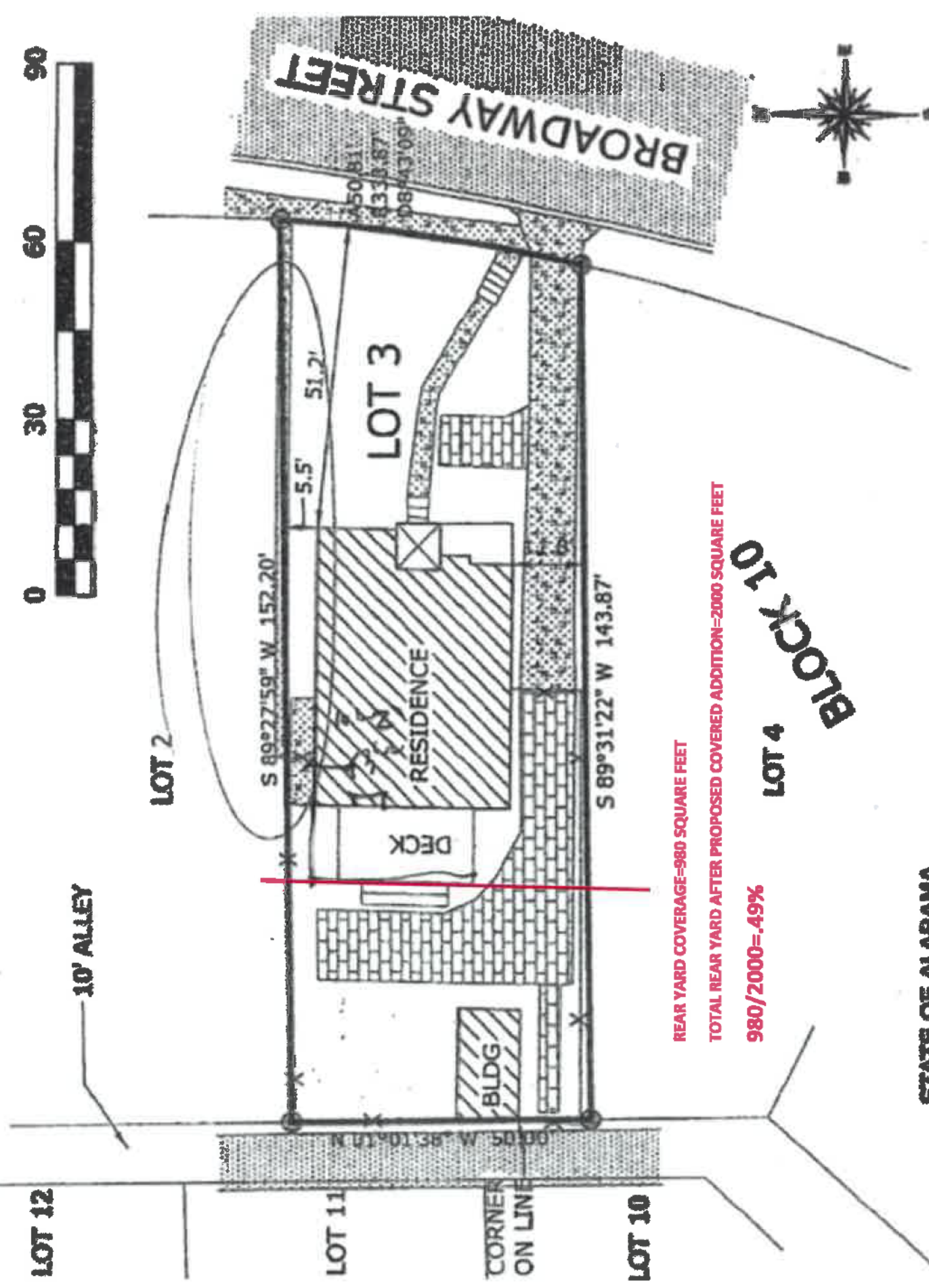
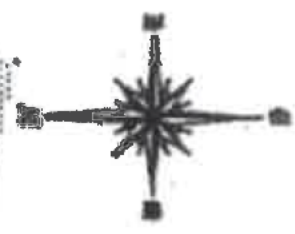
WITHDRAWN

DATE: _____




$$\frac{R \& A R}{1/4'' = 1'-0''}$$
$$\frac{\text{RIGHT}}{\frac{1}{2} = 1.01}$$

538 BROADWAY STREET REAR YARD COVERAGE



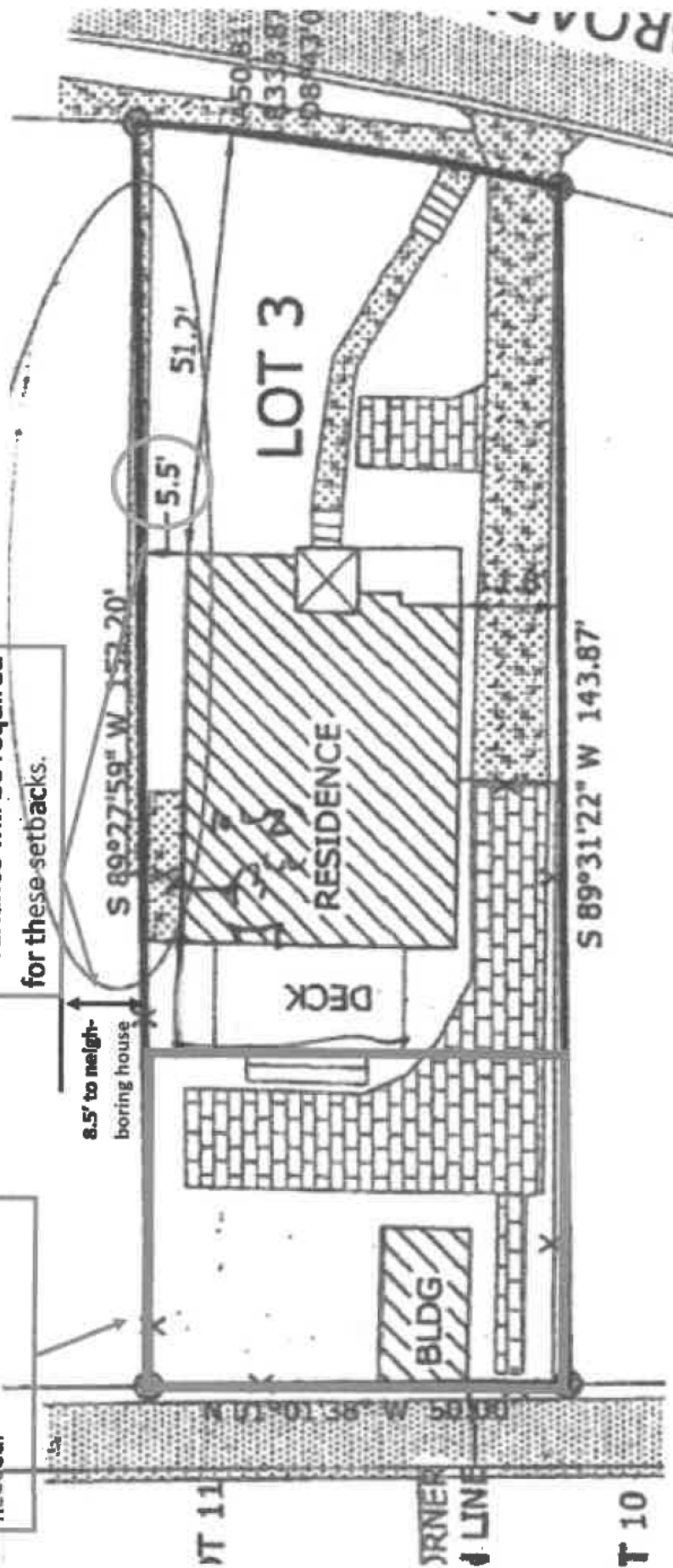
REAR YARD COVERAGE=980 SQUARE FEET
 TOTAL REAR YARD AFTER PROPOSED COVERED ADDITION=2000 SQUARE FEET
 980/2000=.49%

Block 10
LOT 4

COMMENTS FROM ZONING DEPARTMENT

Please provide the percentage of coverage for the entire lot. 49%

8.5' to neighbor boring house





option 4







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

November 3, 2022

Mr. & Mrs. Matthew Tae Phillips
538 Broadway Street
Homewood, Alabama 35209

Dear Owner/Applicant and/or Adjacent Property Owner:

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

SV-22-11-03, 538 Broadway Street, Parcel ID No.: 29 00 13 3 009 029.000

Applicants / Property Owners: Matthew Tae Phillips & Lauren Kristen Phillips

- a. A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, (3) Development Regulations, d. Setbacks, 2. Side, to reduce the setback along the right-side property line from 9-feet to 5.5-feet, for a total reduction of 3.5-feet, to allow for the construction of a screened-in porch.*
- b. A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, (3) Development Regulations, g. to increase the maximum area of ground coverage by all structures from fifty (50) percent to fifty-nine (59) percent, for a total increase of nine (9) percent, to allow for the construction of a screened-in porch.*
- c. A request for a variance to Article V, District Uses, Sec. D., Accessory Structures, (4) to increase the proportionality of rear yard accessory structures from thirty (30) percent to forty-nine (49) percent for a total increase of nineteen (19) percent, to allow for the construction of a screened-in porch.*

The Board of Zoning and Adjustments will consider this petition during a Special Called meeting to be held at **6:00 p.m. on Thursday, November 17, 2022**, 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,



Sherri Williams
Zoning Supervisor

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 at www.zoom.us/join
Meeting #: 883 5766 5513
Passcode: 514257

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 to the Secretary to the Board of Zoning Adjustments at fred.goodwin@homewoodal.org. 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.

A copy of the file on this case will be available for review on the City of Homewood's website (cityofhomewood.com) under "Upcoming Meetings/BZA" approximately one week before the scheduled public hearing.

The scheduled public hearing will be preceded by a brief work session 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.

City of Homewood
BZA Case Map

538 Broadway St

SV 22-11-03

Aerial Photo



-  Subject Property
-  Parcels



THE INFORMATION ON THIS DRAWING WAS COMPILED FROM SEVERAL SOURCES AND SHOULD ONLY BE USED FOR GENERAL INFORMATION AND ORIENTATION. THIS DRAWING IS THE PROPERTY OF THE CITY OF 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. 332-6628

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

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



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 317 Devon DR

BZA CASE # (assigned by city staff): SV # 22-11-0000 04

APPLICANT INFORMATION

Name of Applicant(s): Charles + Linda Stafford

Address of Applicant(s): 317 Devon DR
Homewood AL 35209
City State 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):

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: 28-00-17-2-003-001.001

PRESENT USE: vacant ☒ residence

commercial (describe):

other (describe):

PRESENT ZONING DISTRICT (City Zoning Map): NPD

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

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

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

Corner Lot Hardship

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):

Replace old
Storage Building with
a larger nicer storage
Building

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

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

INDICATE THE FOLLOWING

Applicant must provide a survey to verify:

Setback Information	*Required by zoning regulations	Setback dimensions currently existing	Setback dimensions after proposed construction	Setback Variance Requested
Front Setback Street Name	Devoa Dr	N/A	N/A	N/A
Front Setback – Corner lot Street Name	Rumson Rd.			
Right Bldg. Setback				
Left Bldg. Setback				
Rear Bldg. Setback				
Accessory Structure Setback: side/rear	/	/	/	/
Property dimensions and structure information	As required	Currently existing	Proposed	Variance Requested
Lot Area (sq. ft./acres)		Upper Lot - 2327.5 sq ft		
Lot Width				
Parking Spaces				
Height of Structure	11'6"			
Lot Coverage sq. ft. of structures ÷ lot sq. ft.	240 sq ft Bld	Upper Lot 2327.5 sq ft		

*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](#).

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/Agent

Redacted by City Staff

Signature of Owner

Redacted by City Staff

Signature of Owner

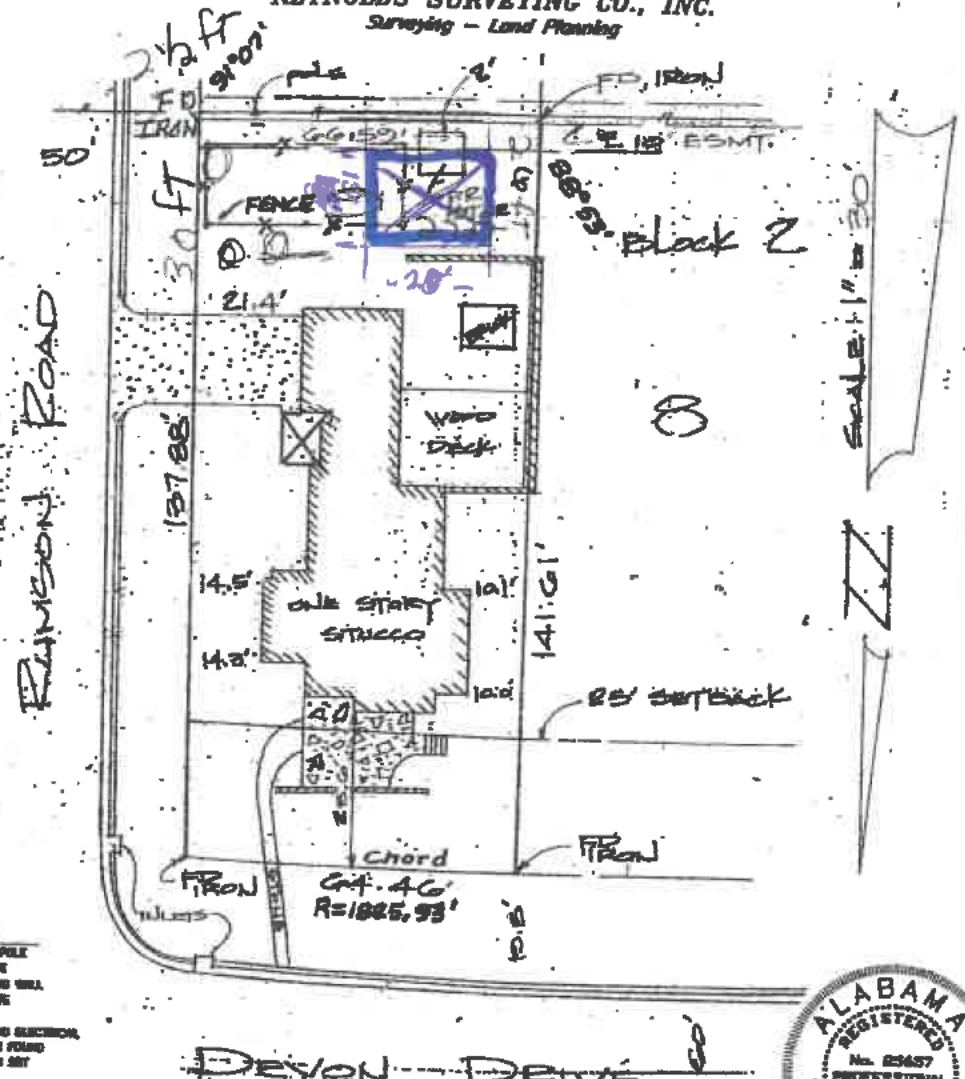
Date

Date

Date

618.25 3 44

REYNOLDS SURVEYING CO., INC.
Surveying - Land Planning



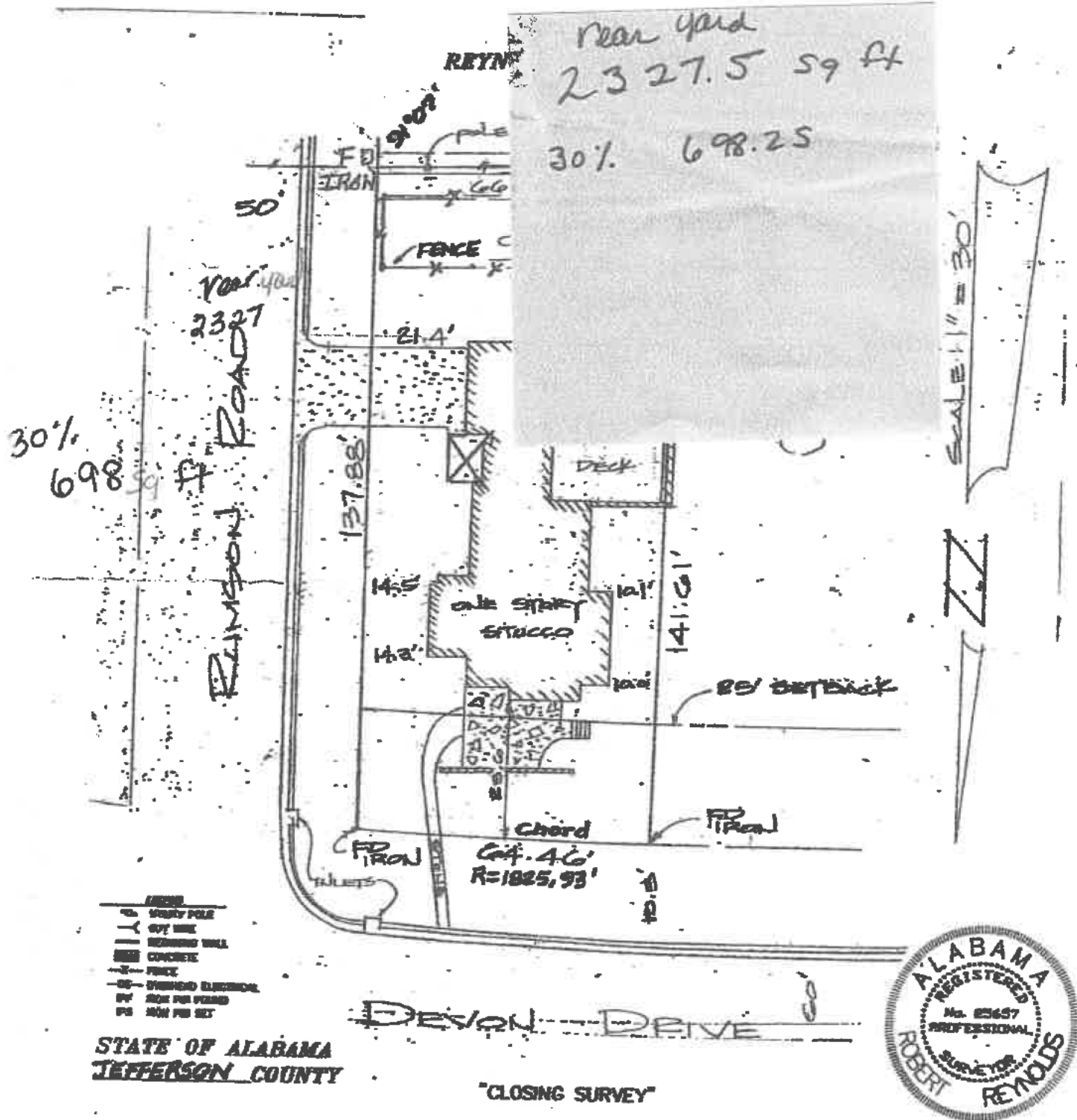
STATE OF ALABAMA
JEFFERSON COUNTY

"CLOSING SURVEY"

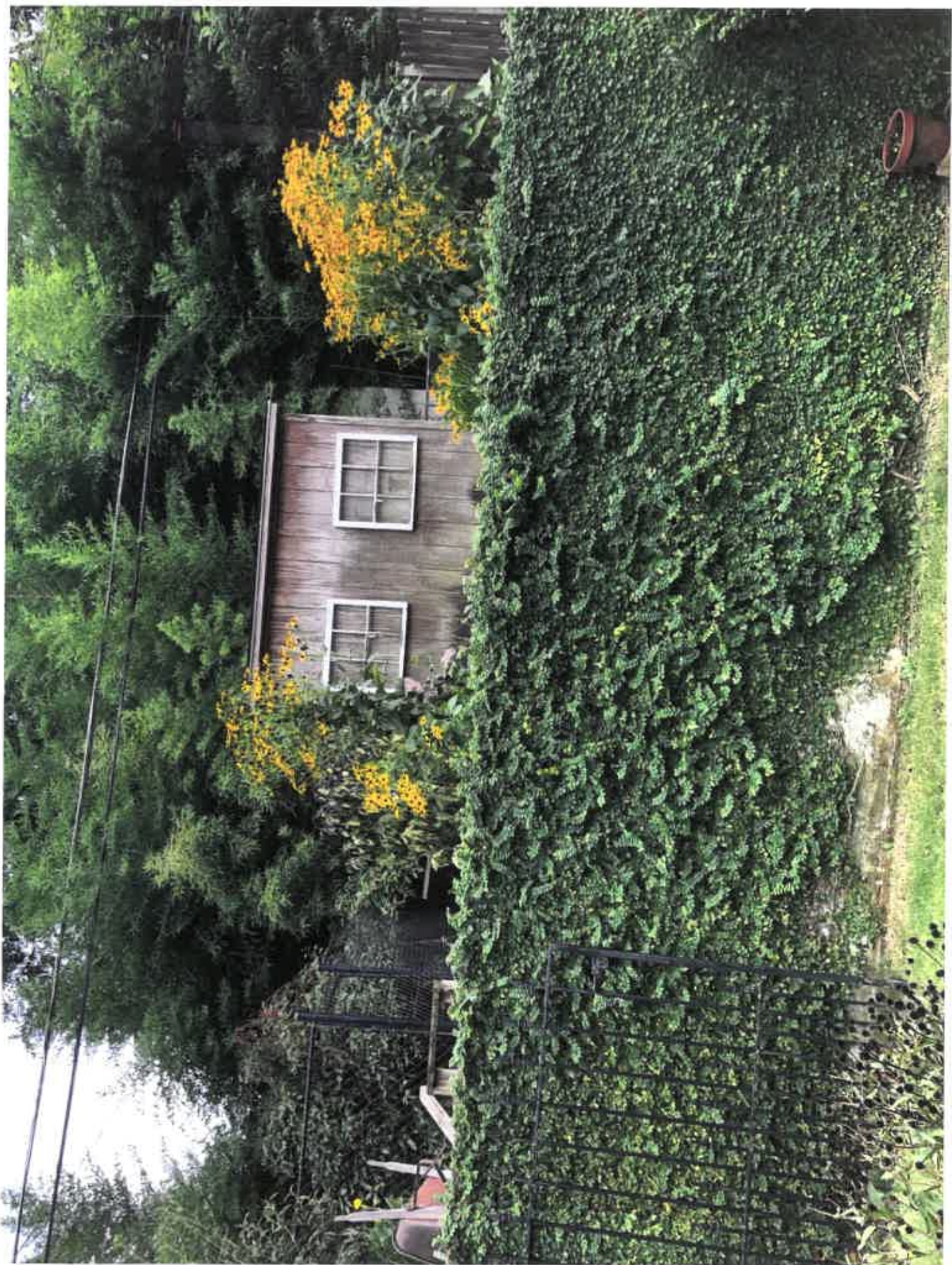


I, Robert Reynolds, a Registered Surveyor, do here by state that this is a true and correct plat or map of Lot 9 Block 2, of FIFTH ADDITION TO HOLLYWOOD as recorded in Map Book 18 Page 13 in the Office of the Judge Of Probate in Jefferson County, Alabama. All parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Surveying in the State of Alabama to the best of my knowledge, information and belief. The improvements on said premises are as shown. There are no visible encroachments on over or across said lands except as shown. According to my survey this the 5th day of JANUARY 2021.

NOTE: This survey is not transferable to any additional institutions or



I, Robert Reynolds, a Registered Surveyor, do here by state that this is a true and correct plat or map of Lot 9 Block 2 of FIFTH ADDITION TO HOLLYWOOD as recorded in Map Book 18 Page 13 in the Office of the Judge Of Probate in Jefferson County, Alabama. All parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Surveying in the State of Alabama to the best of my knowledge, information and belief. The improvements on said premises are as shown. There are no visible encroachments on over or across said lands except as shown. According to my survey this the 5th day of January 2021









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

November 3, 2022

Mr. & Mrs. Charles Stafford
317 Devon Drive
Homewood, Alabama 35209

Dear Owner/Applicant and/or Adjacent Property Owner:

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

SV-22-11-04, 317 Devon Drive, Parcel ID No.: 28 00 17 2 003 001.001

Applicants / Property Owners: Charles & Linda Stafford

A request for a variance to Article V, District Uses, Sec. D., Accessory Structures, (3), to permit the placement of an accessory structure (storage building) in the secondary front yard of a corner lot.

The Board of Zoning and Adjustments will consider this petition during a Special Called meeting to be held at **6:00 p.m. on Thursday, November 17, 2022**, 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,



Sherri Williams
Zoning Supervisor

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

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A copy of the file on this case will be available for review on the City of Homewood's website (cityofhomewood.com) under "Upcoming Meetings/BZA" approximately one week before the scheduled public hearing.

The scheduled public hearing will be preceded by a brief work session 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.

City of Homewood BZA Case Map

317 Devon Dr.

SV 22-11-04

Aerial Photo



 Subject Property
 Parcels



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