

# Homewood Board of Zoning Adjustments

## Agenda

Thursday, December 1, 2022, 6:00 P.M.

City Council Chamber  
2850 19<sup>TH</sup> Street South, 2<sup>nd</sup> 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 2<sup>nd</sup> 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](http://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](http://www.cityofhomewood.com/engineering-zoning) or to the Secretary to the Board of Zoning Adjustments at [fred.goodwin@homewoodal.org](mailto:fred.goodwin@homewoodal.org). Comments may also be hand delivered to the Department of Engineering & Zoning, located on the 4<sup>th</sup> 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  
Houston Wurtele, Ward 1

Vice-Chair, Meghan Hand, Ward 4  
Scott Alsabrook, Ward 2

Michael Pirkle, Ward 3

### Supernumeraries

Stuart Roberts

John Geer

### Order of Business

- I. **Call to Order**
- II. **Roll Call**
- III. **Minutes Approval – November 17, 2022 Special Called Meeting**
- IV. **Communications/Reports from Chair & Vice Chair**
- V. **Old Business**
- VI. **New Business**

**1) SV-22-12-01, 205 Mecca Avenue, Parcel ID No.: 29 00 13 2 018 007.000**

**Applicant: Twin Construction / Property Owners: Patrick & Mary Kate Carey**

- a. *A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, (3) Development Regulations, d.*

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.

*Setbacks, 1. front, to reduce the setback along the front property line from 26.2-feet (26-feet, 2-inches) to 25.1-feet (25-feet, 1-inch) for a total reduction of 1.1-feet (1-foot, 1-inch), to allow for the construction of a stoop.*

- b. 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 10-feet to 2.33-feet (2-feet, 4-inches), for a total reduction of 7.67-feet (7-feet, 8-inches), to allow for the construction of a second-story addition to an existing non-conforming dwelling.*
- c. 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 left-side property line from 10-feet to 5.6-feet (5-feet, 7-inches), for a total reduction of 4.4-feet (4-feet, 5-inches), to allow for the construction of a second-story addition to an existing non-conforming dwelling.*

**2) SV-22-12-02, 421 Cliff Place, Parcel ID No.: 29 00 13 3 009 012.000**

***Applicant: Twin Construction / Property Owners: Pierre LeBeau***

- 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 10-feet to 5.7-feet (5-feet, 8-inches), for a total reduction of 4.3-feet (4-feet 4-inches), to allow for the construction of a second-story addition and the construction of a single-story den addition at the rear of an existing non-conforming dwelling.*
- b. 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 left-side property line from 10-feet to 9.9-feet (9-feet, 11-inches), for a total reduction of .1-feet (1-inch), to allow for the construction of a second-story addition to an existing non-conforming dwelling.*

**3) SV-22-12-03, 427 Cliff Place, Parcel ID No.: 29 00 13 3 009 013.000**

***Applicant: Twin Construction / Property Owners: Jennifer and Chad Crowson***

- 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 10-feet to 7-feet, for a total reduction of 3-feet, to allow for the construction of a second-story addition to an existing non-conforming dwelling.*

**4) SV-22-12-04, 1218 Irving Road, Parcel ID No.: 29 00 13 2 002 008.000**

***Applicant: Twin Construction / Property Owner: Emily Schreiber***

- a. A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, (3) Development Regulations, d. Setbacks, 1. Front, to reduce the setback along the front property line from 25-feet to 22.9-feet (22-feet, 11-inches), for a total reduction of 2.1-feet (2-feet, 1-inch), to allow for the construction of a front stoop at the front of an existing non-conforming dwelling.*
- b. 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 left-side property line from 5-feet to 4.6-feet (4-feet, 7-inches), for a total reduction of 5-inches, to allow for the construction of a second-story addition to an existing non-conforming dwelling.*

**5) SV-22-12-05, 1625 Oxmoor Road, Parcel ID No.: 29 00 13 1 012 002.000**

***Applicant: David Lorberbaum / Property Owner: Birmingham B&B, LLC***

- a. 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 placed in the front yard of a lot in a C-2 Neighborhood Shopping District.*
- b. A request for a variance to Article XI, Tree Protection and Landscape, Sec. I, Other Landscaping Requirements, 2) Perimeter VA Landscape Area (PVA); 3) Interior Island Landscape Area Requirements and 4) Foundation Landscaping.*

**VII. *Communications from Staff***

**VIII. *Adjournment***

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: 205 Mecca Avenue, Homewood, AL 35209

BZA CASE # (assigned by city staff): SV # 22-12-01

**APPLICANT INFORMATION**

Name of Applicant(s): Twin Construction

Address of Applicant(s): 2907 Central Ave

Homewood, AL 35209  
City State Zip

Telephone Number(s) of Applicant(s): \_\_\_\_\_

Email: Krishe@twincompanies.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): Mary Kate and Patrick Carey

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: 29-00-13-2-018-007.000

PRESENT USE: \_\_\_\_\_ vacant ☒ residence

\_\_\_\_\_ commercial (describe): \_\_\_\_\_

\_\_\_\_\_ other (describe): \_\_\_\_\_

→ PRESENT ZONING DISTRICT (City Zoning Map): NPD

Cary

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:

House is existing non-conforming. We are  
proposing to add a second story to the  
house. Main level will only have a minor  
renovation and basement is to remain.  
3.47' of the right side setback  
variance request is for an architectural/  
wing wall.

**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): and renovations

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	26.2'	27.1'	25.1'	1.1'
Front Setback - Corner lot Street Name				
Right Bldg. Setback	10'	5.8'	2.33'	<del>7.64'</del> 7.67'
Left Bldg. Setback	10'	5.6'	5.6'	4.4'
Rear Bldg. Setback	20'	54.2'	54.2'	0
Accessory Structure Setback; side/rear				
Property dimensions and structure information	As required	Currently existing	Proposed	Variance Requested
Lot Area (sq. ft./acres)				
Lot Width				
Front Lot Coverage	50%	20%	21%	
Height of Structure	38'	23'	29'	
Lot Coverage sq. ft. of structures + lot sq. ft.	50%	33%	34%	
Rear Lot Coverage	30%	18%	18%	

\*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 332-6928 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.*

Signature of Applicant/Agent >

Date

10/31/22

Signature of Owner

Date

11/1/2022 | 9:47 AM CDT

Signature of Owner

Date

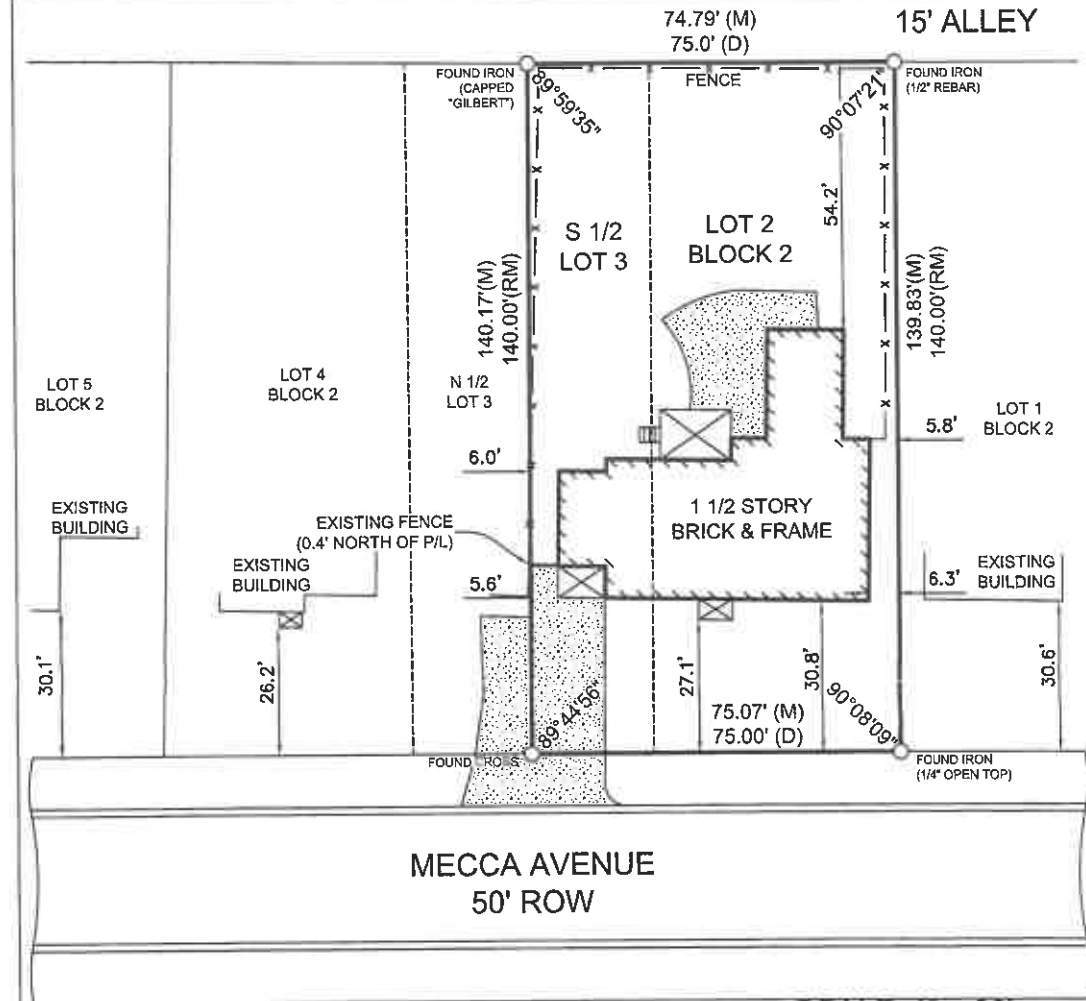
11/1/2022 | 9:50 AM CDT

# BOUNDARY SURVEY LOT 2 & 3 BLOCK 2

EDGEWOOD ADDITION TO SOUTH HIGHLANDS

MAP BOOK 6, PAGE 83

JEFFERSON COUNTY, ALABAMA



SCALE: 1" = 30'



## DESCRIPTION

Lot 2 & 3 Block 2 of Edgewood Addition To South Highlands as recorded in Map Book 6 Page 83 in the Office of the Judge of Probate in Jefferson County, Alabama.

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

Surveyor's Signature: \_\_\_\_\_  
Alabama License Number 26013, Date: September 19, 2022

## NOTE:

1. North arrow based on PLAT.
2. Survey not valid without original signature.

Address: 205 Mecca Avenue  
Date of Fieldwork: 2022-09-13  
Date of Survey: 2022-09-14  
Job Number: TWIN0122  
Drawn By: NP  
Survey For: Twin Companies  
Type of Survey: Boundary Survey  
Field Book, Page: FB 49, PG 31



120 BISHOP CIRCLE, SUITE 300  
PELHAM, AL 35124





TELEPHONE: (204) 394-2206 FAX: (204) 326-2201

NOT FOR CONSTRUCTION

DATE	1390 693	2020 0402
------	----------	-----------

## EXTERIOR ELEVATIONS

PROJECT

CAREY HOUSE  
ADDITION &  
RENOVATION

HOMERWOOD, AL

A-200

1 SOUTH LEVATION  
2/10" = 1' 0"

25

PAINTED CHIMNEY CLAY POTS

CHIMNEY BUILT UP TO MEET MINIMUM  
HEIGHT REQUIREMENT ABOVE ROOF

### NEW ASPHALT SHINGLE ROOFING

NEW ASPHALT ROOFING - TYPE

NEW WINDOW/DOOR BOLDER COURSE  
HEADER - TYP

2ND FLOOR

NEW ALUMINUM STANDING  
SEAM ROOF

2ND FLOOR

1ST FLOOR

NEW COPPER GAS LIGHTERS - TYP

NEW METAL FRENCH DOOR® - 719

NEW HALF ROUND ALUMINUM CUTTERS  
WITH MATCHING CHAIN DOWNSPOUTS - TYPE

[illegible]

HORIZONTAL SIDING  
MATCH EXISTING

BOLDER COURSE AT  
BASE - TWO

03/12/2022 10:07:12 AM C:\Users\josh.adams\Desktop\Carey Carey House 3.M2

C:\Users\Josh.adams\Desktop\Carey Carey House 3.M2





Poole & Co  
architects

NORTH 25TH STREET HUNTSVILLE, AL 35893  
PHONE 256.332.3500 FAX 256.332.3521

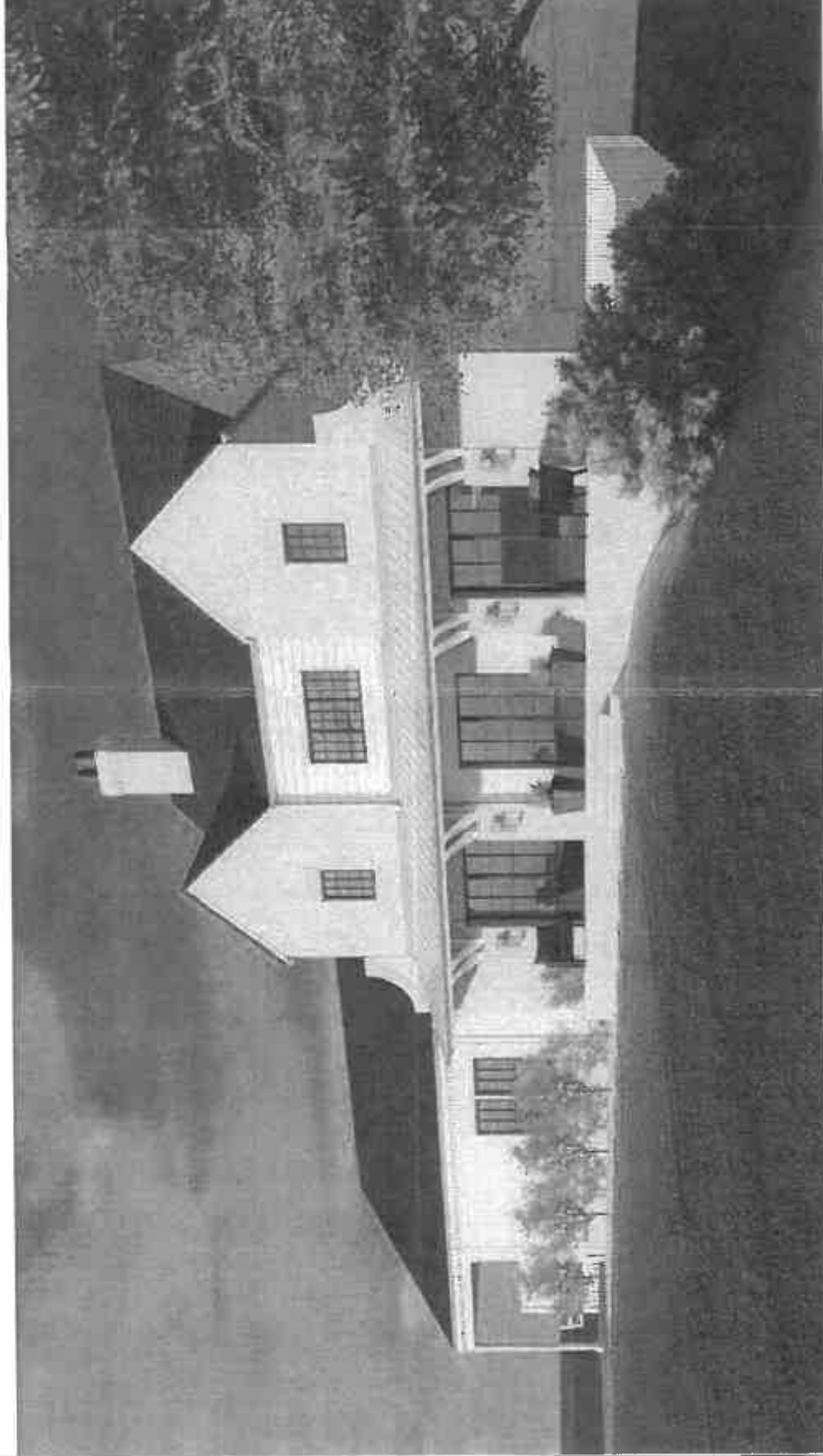
NOT FOR  
CONSTRUCTION

SHEET  
PROCESSING SET  
2021\_JAN

DRAWING  
RENDERING

CAREY HOUSE  
ADDITION &  
RENOVATION  
HUNTSVILLE, AL

A-300  
SHEET





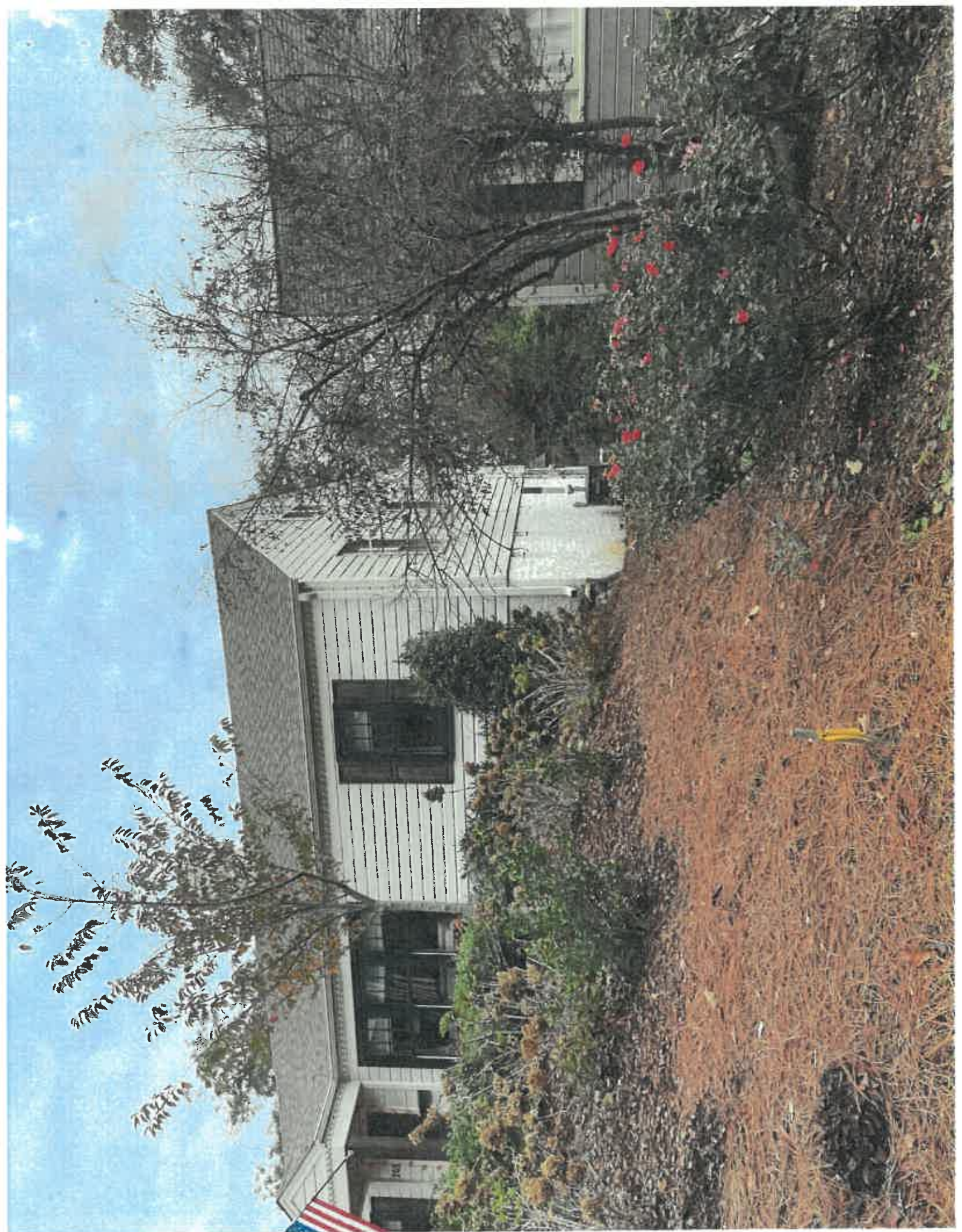














**CITY OF HOMEWOOD  
ENGINEERING & ZONING DEPARTMENT**

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

November 23, 2022

Patrick & Mary Kate Carey  
205 Mecca 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:

- 1) **SV-22-12-01, 205 Mecca Avenue, Parcel ID No.: 29 00 13 2 018 007.000**  
**Applicant: Twin Construction / Property Owners: Patrick & Mary Kate Carey**

- a. A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, (3) Development Regulations, d. Setbacks, 1. front, to reduce the setback along the front property line from 26.2-feet (26-feet, 2-inches) to 25.1-feet (25-feet, 1-inch) for a total reduction of 1.1-feet (1-foot, 1-inch), to allow for the construction of a stoop.
- b. 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 10-feet to 2.33-feet (2-feet, 4-inches), for a total reduction of 7.67-feet (7-feet, 8-inches), to allow for the construction of a second-story addition to an existing non-conforming dwelling.
- c. 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 left-side property line from 10-feet to 5.6-feet (5-feet, 7-inches), for a total reduction of 4.4-feet (4-feet, 5-inches), to allow for the construction of a second-story addition to an existing non-conforming dwelling.

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, December 1, 2022**, in the Council Chambers (2<sup>nd</sup> Floor) at Homewood City Hall, 2850 19<sup>th</sup> 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:

1<sup>st</sup> Option: Join on-line at [www.zoom.us/join](https://www.zoom.us/join)  
Meeting #: 883 5766 5513  
Passcode: 514257

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

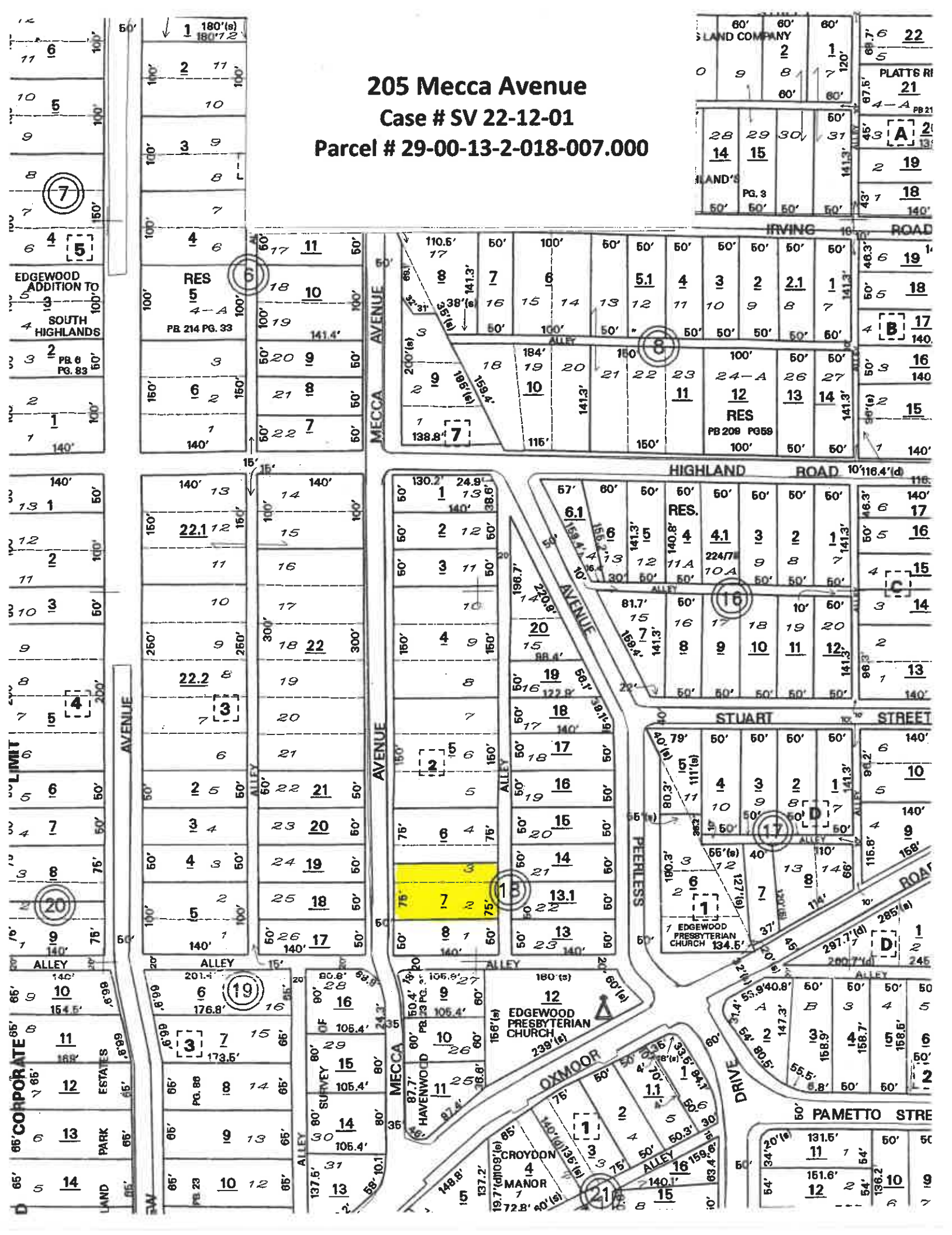
3<sup>rd</sup> Option: Dial in by phone: 312-626-6799

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](mailto: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](http://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 2<sup>nd</sup> floor behind the Council Chambers.


205 Mecca Avenue  
Case # SV 22-12-01  
Parcel # 29-00-13-2-018-007.000

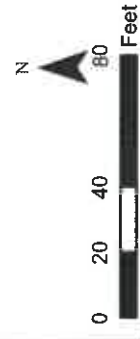




**City of Homewood**  
**BZA Case Map**

205 Mecca Ave.  
SV 22-12-01  
Aerial Photo

 Subject Property  
 Parcels



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

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



COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

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

☒ VARIANCE

☐ APPEAL

ADDRESS OF PROPERTY: 421 Cliff Place, Homewood, AL 35209

BZA CASE # (assigned by city staff): SV # 02-12-02

**APPLICANT INFORMATION**

Name of Applicant(s): Twin Construction

Address of Applicant(s): 2907 Central Ave Suite 105  
Homewood, AL 35209  
City State Zip

Telephone Number(s) of Applicant(s): \_\_\_\_\_

Email: Krishna@twincompanies.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): Pierre LeBeau

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

PRESENT USE: \_\_\_\_\_ vacant ☒ residence

\_\_\_\_\_ commercial (describe): \_\_\_\_\_

\_\_\_\_\_ other (describe): \_\_\_\_\_

→ PRESENT ZONING DISTRICT (City Zoning Map): NPD

LeBeau

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:

House is existing non-conforming. We are proposing to add a rear addition and second story to the existing structure. House is currently on a full basement. Den addition will go straight back but the house is set at a slight angle, requiring a 0.1' left side setback variance. Right side of the current house is 4.3' over the 10' side setback line and we are requesting to go straight up with the second story.

#### 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): and renovations



**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	25'	31.4'	31.4'	0'
Front Setback - Corner lot Street Name	—	—	—	—
Right Bldg. Setback	10'	5.7'	5.7'	4.3'
Left Bldg. Setback	10'	10'	9.9'	0.1'
Rear Bldg. Setback	20'	46.8'	38.3'	0'
Accessory Structure Setback: side/rear	1	1	1	1
Property dimensions and structure information	As required	Currently existing	Proposed	Variance Requested
Lot Area (sq. ft./acres)				
Lot Width				
Parking Spaces Front Lot Coverage	50%	33.6%	44%	0%
Height of Structure	38'	29'	36'	0'
Lot Coverage sq. ft. of structures ÷ lot sq. ft.	50%	38%	44%	0%
Rear Lot Coverage	30%	9.9%	4%	0%

\*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.

Signature of Applicant/Agent

Date

10/31/22

10/31/2022 | 7:16 PM CDT

Signature of Owner

Date

Signature of Owner

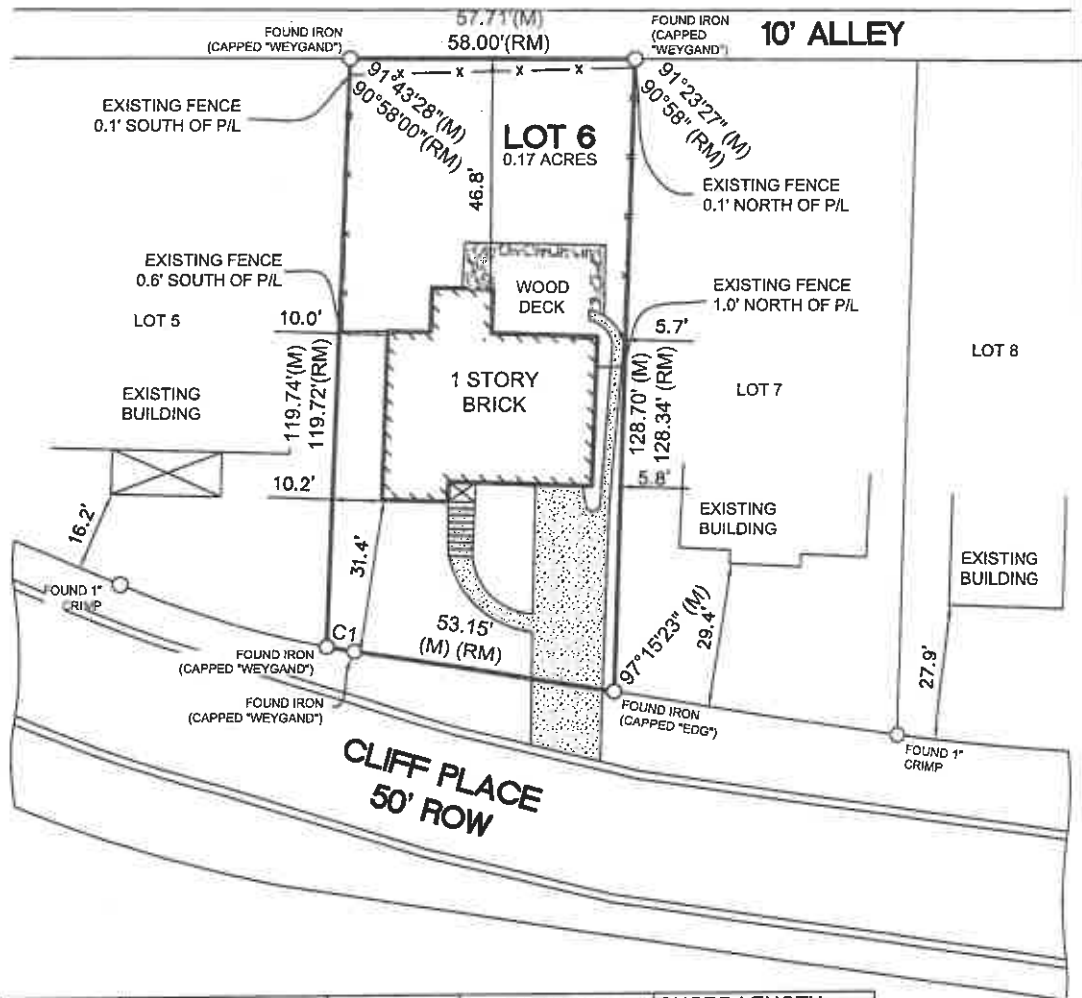
Date

# BOUNDARY SURVEY LOT 6

SCHOR'S ADDITION TO EDGEWOOD

MAP BOOK 43, PAGE 13

JEFFERSON COUNTY, ALABAMA



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH
C1 (M)	5.73'	214.86'	1°31'38"	5.73'
C1 (RM)	5.4'	214.86'		

SCALE: 1" = 30'



## DESCRIPTION

Lot 6 of Schor's Addition To Edgewood as recorded in Map Book 43 Page 13 in the Office of the Judge of Probate in Jefferson County, Alabama.

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

Surveyor's Signature: \_\_\_\_\_  
Alabama License Number 26013, Date: June 28, 2022

## NOTE:

1. North arrow based on PLAT.
2. Survey not valid without original signature.

Address: 421 Cliff Place  
Date of Fieldwork: 2022-06-22  
Date of Survey: 2022-06-24  
Job Number: TWIN0115  
Drawn By: JP  
Survey For: Twin Companies  
Type of Survey: Boundary Survey



120 BISHOP CIRCLE, SUITE 300  
PELHAM, AL 35124



10' ALLEY

LOT 6

38.3'

9.9'

5.7'

5.8'

31.4'

EXISTING  
BUILDING

EXISTING  
BUILDING

CLIFF PLACE  
50' ROW



LeBeau

PROJECT ADDRESS

431 Cliff Place  
Homewood, AL 35229

Twin Companies

2807 Central Ave.  
Suite 105  
Homewood, AL 35208

TWIN  
INSPIRE. DESIGN. BUILD.



CHANGE LOG

Description

Date

Sheet Information

A0.1  
Site Plan

PLAN CONTRACT: Crystal Town  
PHONE: 205.802.3920

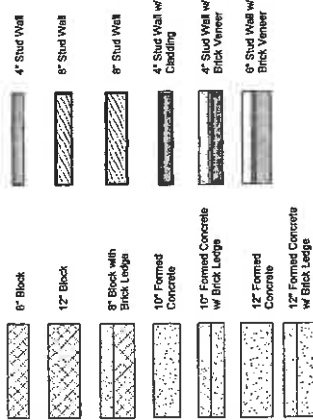
General Construction Notes

- 1. All framing dimensions are to outside face of stud on exterior walls & center line of interior walls, windows, & doors, unless noted otherwise.
- 2. All slab dimensions are to outside edge of slab (not brick pocket) or to centerline of footing, plumbing or electrical, unless noted otherwise.
- 3. Stair riser heights shall not exceed 7-1/4".
- 4. Return air and attic access locations to be verified in field.
- 5. Double up floor joists under walls that run parallel floor joists.
- 6. All wood framing in contact with concrete or masonry shall be pressure-treated.
- 7. Install insulation baffles at eave vents between rafters.
- 8. All shingled roofs with a pitch of less than 4:12 shall be installed with ice & water barrier.
- 9. Exterior sill plates to be anchored to foundation @ 6' o.c. And within 1'-0" of ends and corners.
- 10. Provide floored pathway in attic to HVAC unit & Water Heater.
- 11. See builder for any deck stair location & design if applicable.
- 12. Slope shower floor 1/4" per foot.
- 13. Verify final location of mechanical equipment.
- 14. Dimensions shall take precedent over scale drawings.

Common Abbreviations

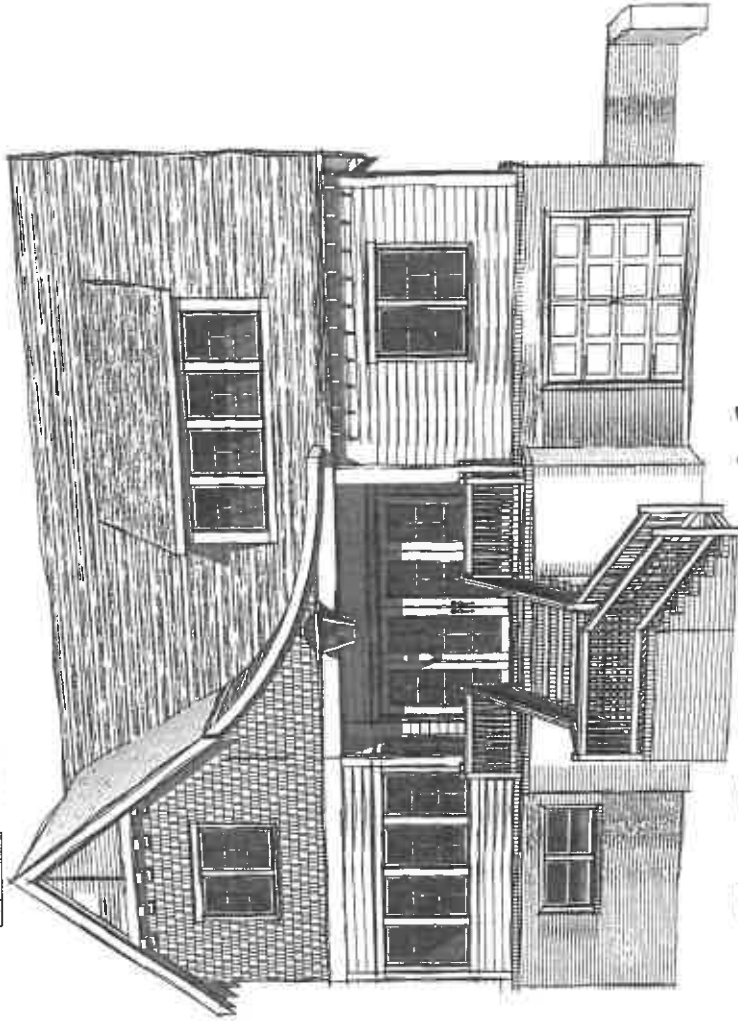
±	approximately
@	at
AFF	above finished floor
B.O.	bottom of...
bd.	board
CL	centerline
CMU	concrete masonry unit
D/W	dishwasher
dbl	double
eq.	equal
FC	flex conduit
HB	hose bibb
K/S	knee space
KP	keypad
M/W	microwave oven
max.	maximum
min.	minimum
N/A	not applicable
NTS	not to scale
OC	on center
PH	telephone jack
PT	pressure treated
R/A	return air
REF.	refrigerator
req'd	required
SD	smoke detector
sim.	similar
sfft	square feet
T&G	tounge and groove
T.O.	top of...
TV	cable television
typ.	typical
w/	with
W/C	wine cooler
WH	water heater
WP	waterproof

Wall Material Key



Sheet Index

A0	Title Sheet
A0.1	Site Plan
A2.0	Basement
A2.1	1st Floor Plan
A2.2	2nd Floor Plan
A2.3	Roof Plan
A3.1	Exterior Elevations
A3.2	Exterior Elevations
A3.3	Exterior Elevations



LeBeau Residence

LeBeau

PROJECT ADDRESS

421 Cliff Place  
Homewood, AL 35209

Twin Companies  
2907 Central Ave.  
Suite 105  
Homewood, AL 35209

TWIN  
INSPIRE. DESIGN. BUILD.



CHANGE LOG

Description

Date

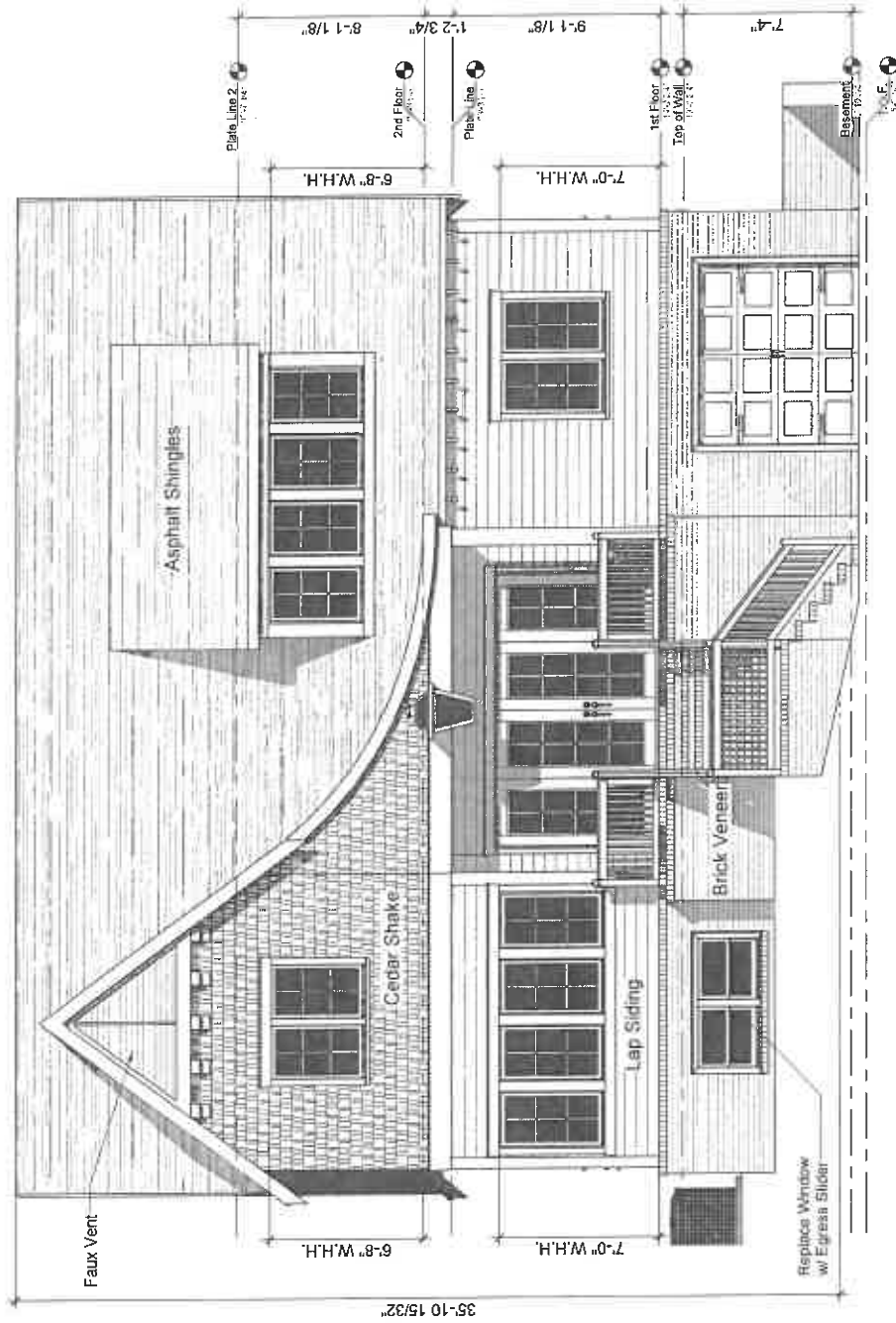
PHONE: 205.882.3870

PLAN CONTACT: Crystal Tucker

Sheet Information

A0

Title Sheet





LeBeau

PROJECT ADDRESS

421 Cliff Place  
Homewood, AL 35209

Twin Communities  
2907 Central Ave.  
Suite 105  
Homewood, AL 35209

TWIN  
INSPIRE. DESIGN. BUILD.



DESCRIPTION

CHANGE LOG

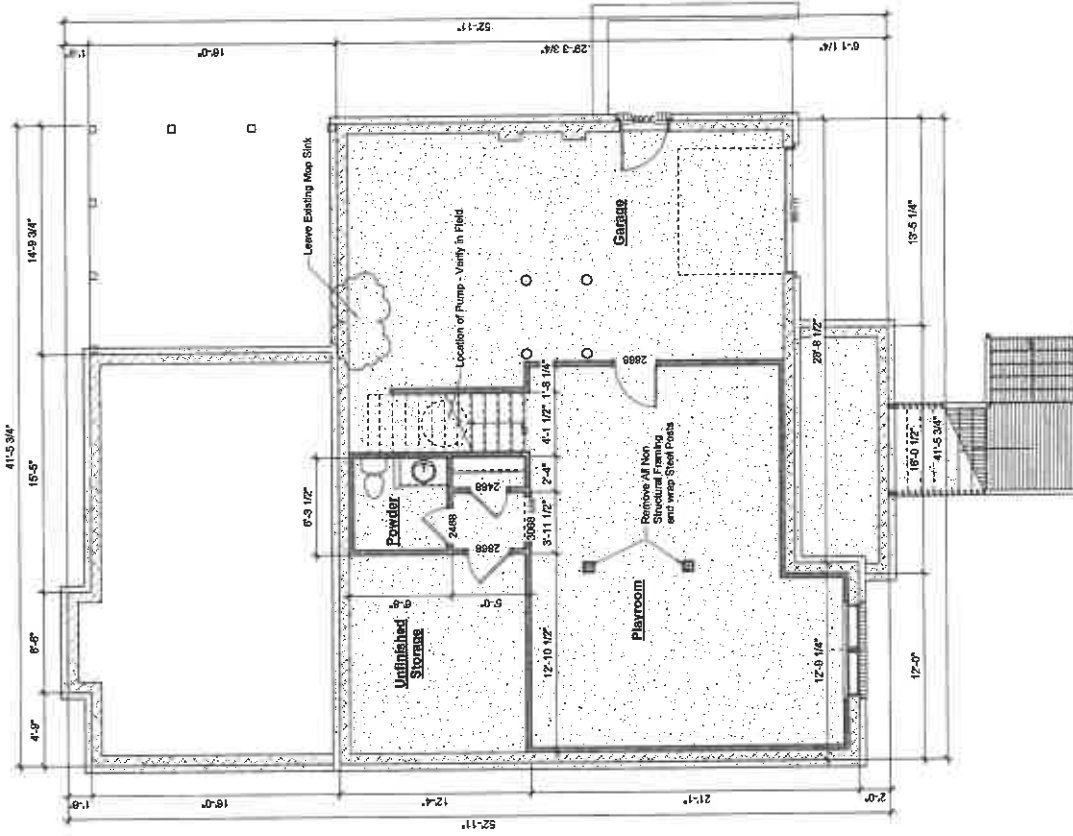
DATE

PLAN CONTRACT: Crystal Tishy  
PHONE: 256.822.2003

SHEET INFORMATION

A2.0

Basement



1  
Basement



LeBeau

PROJECT ADDRESS

421 Cliff Place  
Homewood, AL 36520

Twin Companies  
2907 Central Ave.  
Suite 105  
Homewood, AL 36209

INSPIRE. DESIGN. BUILD.

TWIN



CHANGE LOG:

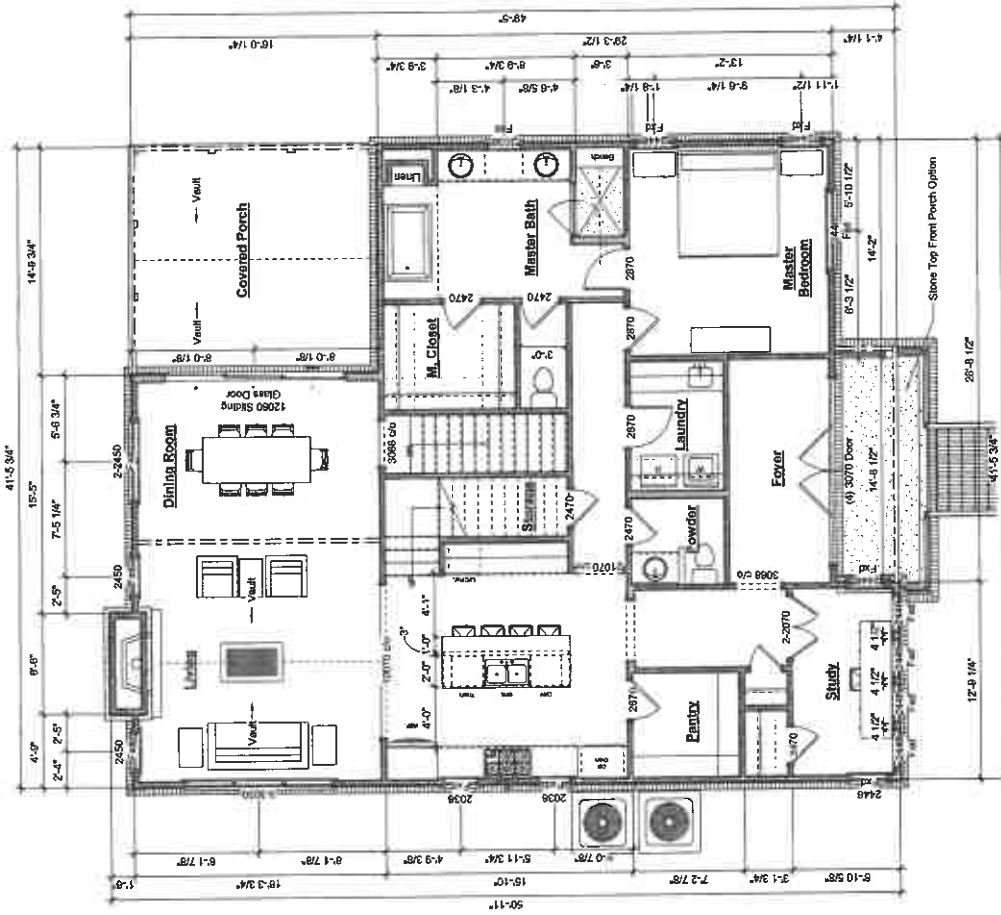
Date	Description
11/11/22	1-11 1/2"
1-8 1/4"	
1-8 1/4"	
13-2"	
3-6"	
29-3 1/2"	
48-5"	

PROJECT: 2907 CENTRAL AVE  
PROJECT: 2907 CENTRAL AVE

Sheet Information

A2.1

1st Floor Plan



1st Floor - Completed



LeBeau

PROJECT ADDRESS

421 Cliff Place  
Homewood, AL 35209

Twin Companies  
2907 Central Ave.  
Suite 105  
Homewood, AL 35209

INSPIRE. DESIGN. BUILD.

TWIN



Change Log

Description

Date

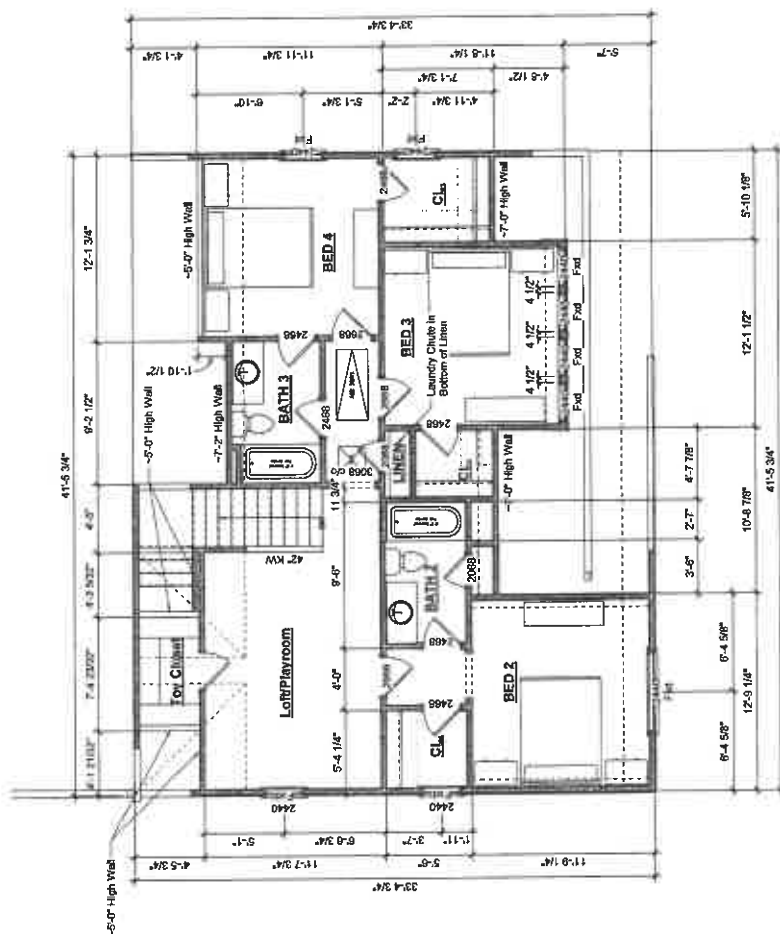
PLANNING CONTRACT - CIVIL TWIN

PROJECT: 2018.02.20

Sheet Information

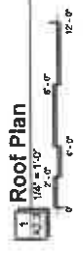
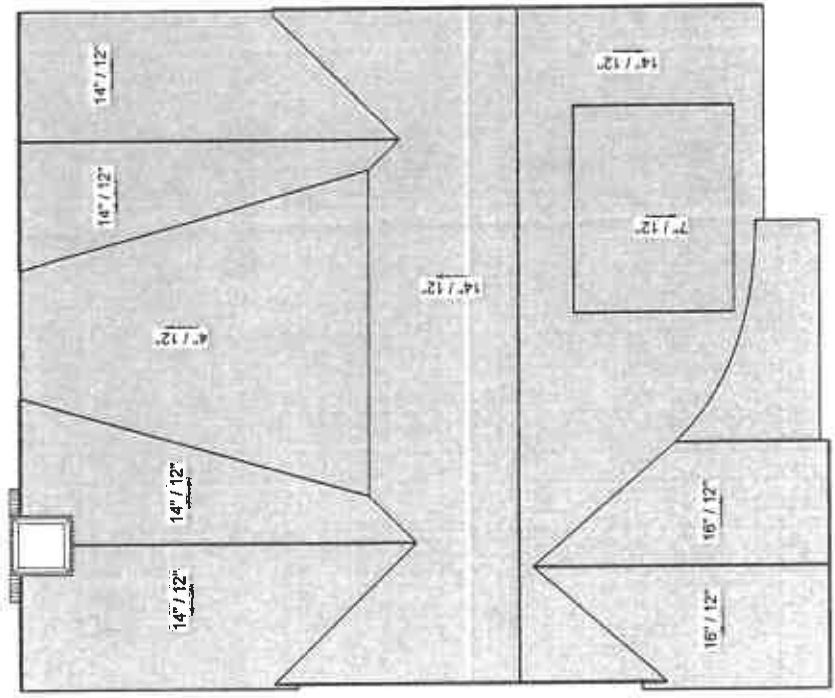
A2.2

2nd Floor Plan



2nd Floor





1 Roof Plan

CHANGE LOG:

Date	Description

PLAN CONTACT: David Tisher  
PHONE: 205.822.1720

Sheet Information

A2.3  
Roof Plan

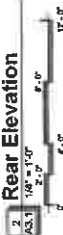


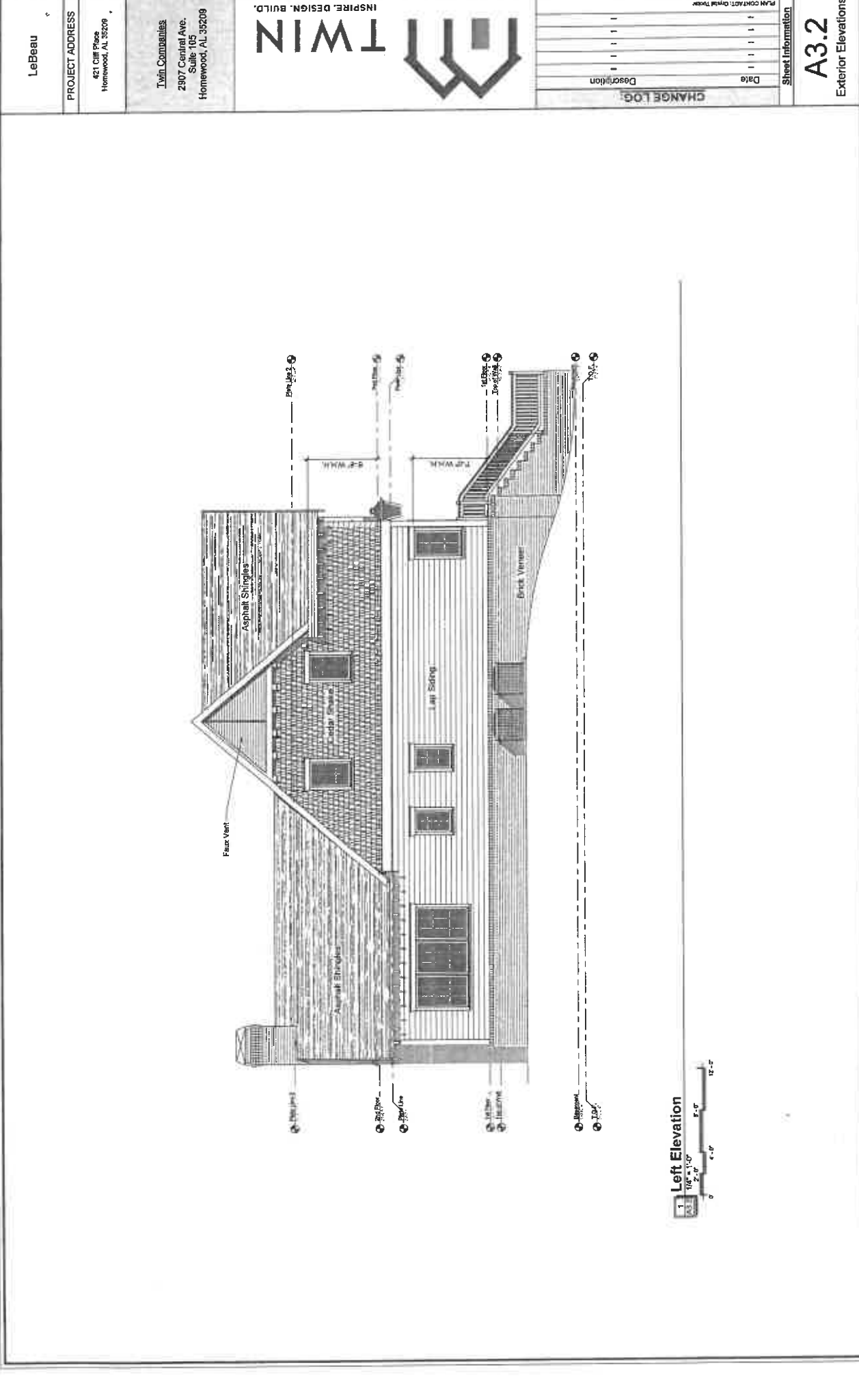
TWIN  
INSPIRE. DESIGN. BUILD.

Twin Companies  
2307 Central Ave.  
Suite 105  
Homewood, AL 35209

PROJECT ADDRESS  
421 Cliff Place  
Homewood, AL 35208

LeBeau





LeBeau

PROJECT ADDRESS

421 Cliff Place  
Homewood, AL 35209

Twin Companies  
2907 Central Ave.  
Suite 105  
Homewood, AL 35209

TWIN  
INSPIRE. DESIGN. BUILD.



CHANGE LOG	
Date	Description

PLAN CONT. A3.1, A3.2, A3.3  
PHONE: 205.882.3730

Sheet Information

A3.2

Exterior Elevations

LeBeau

PROJECT ADDRESS

421 Cliff Place  
Homewood, AL 35209

Twin Companies  
2907 Central Ave.  
Suite 105  
Homewood, AL 35209

TWIN  
INSPIRE. DESIGN. BUILD.



CHANGE LOG

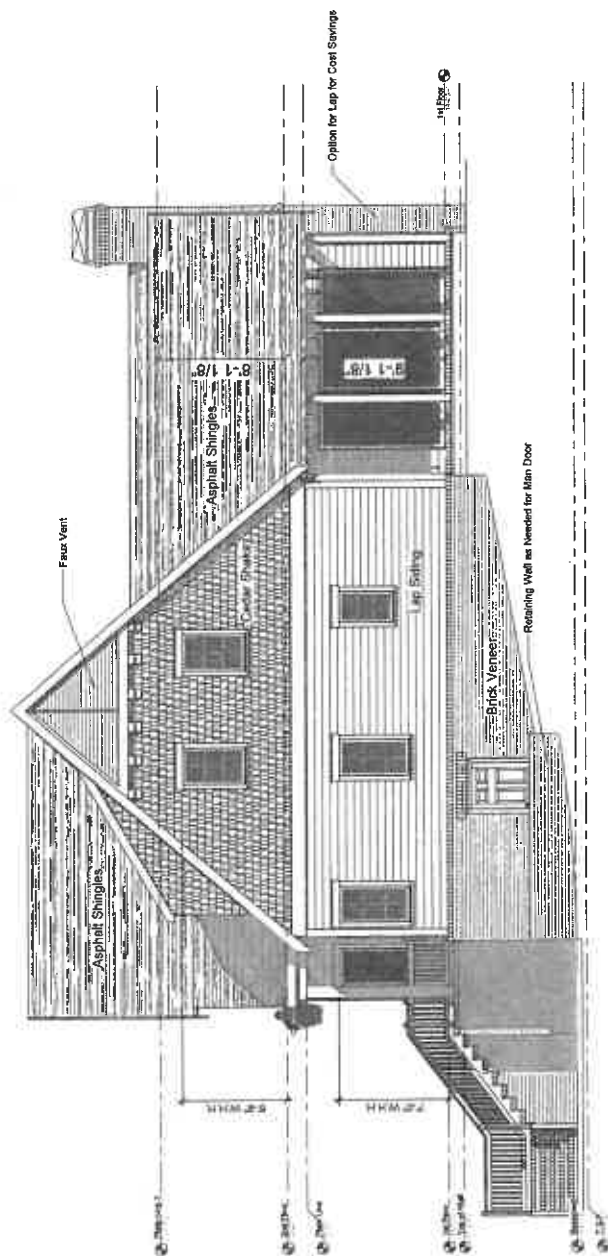
Description

Date

Sheet Information

A3.3

Exterior Elevations



Right Elevation



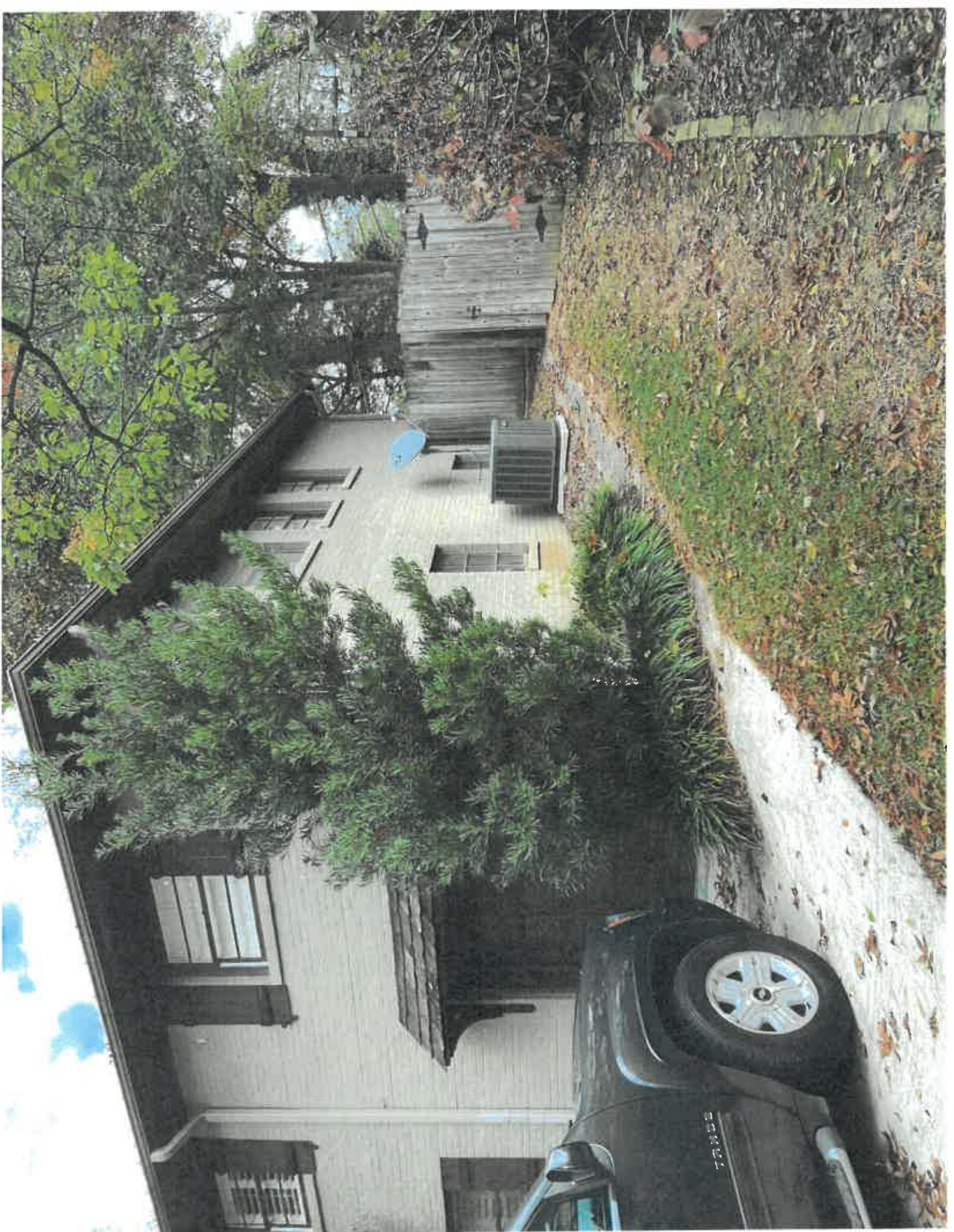














**CITY OF HOMEWOOD  
ENGINEERING & ZONING DEPARTMENT**

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

November 23, 2022

Pierre LeBeau  
421 Cliff Place  
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:

**2. SV-22-12-02, 421 Cliff Place, Parcel ID No.: 29 00 13 3 009 012.000**

**Applicant: Twin Construction / Property Owners: Pierre LeBeau**

- 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 10-feet to 5.7-feet (5-feet, 8-inches), for a total reduction of 4.3-feet (4-feet 4-inches), to allow for the construction of a second-story addition and the construction of a single-story den addition at the rear of an existing non-conforming dwelling.*
- b. *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 left-side property line from 10-feet to 9.9-feet (9-feet, 11-inches), for a total reduction of .1-feet (1-inch), to allow for the construction of a second-story addition to an existing non-conforming dwelling.*

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, December 1, 2022**, in the Council Chambers (2<sup>nd</sup> Floor) at Homewood City Hall, 2850 19<sup>th</sup> 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: Twin Construction

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:

1<sup>st</sup> Option: Join on-line at [www.zoom.us/join](https://www.zoom.us/join)  
Meeting #: 883 5766 5513  
Passcode: 514257

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

3<sup>rd</sup> Option: Dial in by phone: 312-626-6799

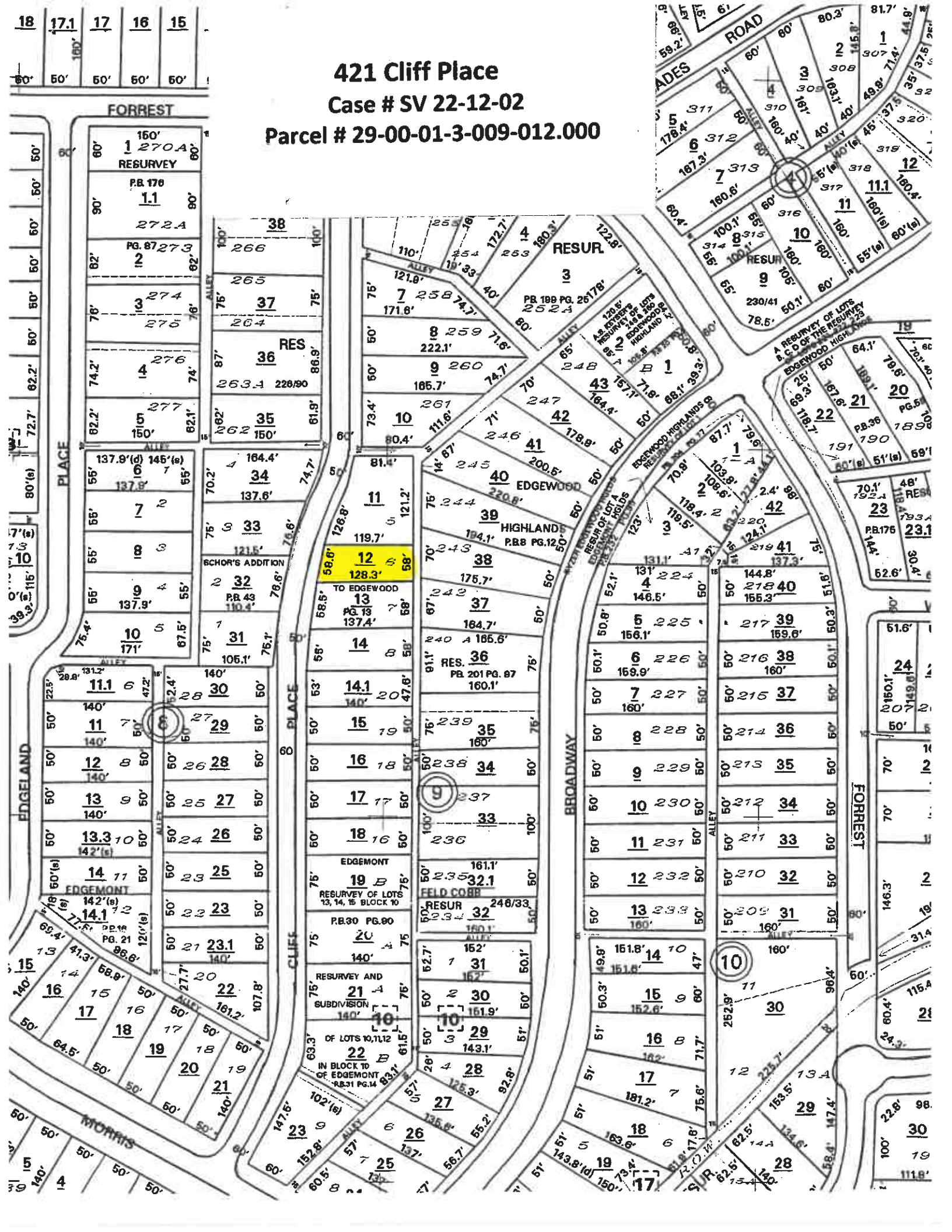
Comments in support or opposition to cases on the agenda, may be submitted to the Secretary to the Board of Zoning Adjustments at [fred.goodwin@homewoodal.org](mailto:fred.goodwin@homewoodal.org). Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the board's 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](http://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 2<sup>nd</sup> floor behind the Council Chambers.

18	17.1	17	16	15
60'	50'	50'	50'	50'

# 421 Cliff Place Case # SV 22-12-02 Parcel # 29-00-01-3-009-012.000

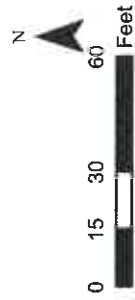




**City of Homewood,  
BZA Case Map**

**421 Cliff Pl.  
SV 22-12-02  
Aerial Photo**

 Subject Property  
 Parcels



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



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: 427 Cliff Place, Homewood, AL 35209  
BZA CASE # (assigned by city staff): SU# 22-12-03

**APPLICANT INFORMATION**

Name of Applicant(s): Twin Construction  
Address of Applicant(s): 2907 Central Ave Suite 105  
Homewood, AL 35209  
City State Zip

Telephone Number(s) of Applicant(s): 205-938-1111

Email: Krishna@twincompanies.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): Jennifer and Chad Crowson  
Address of Owner(s) (ONLY if address is different from property address) otherwise put same:  
(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: 29-00-13-3-009-013.000

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:

House is existing non-conforming. We are proposing to add a rear addition and second story to the existing structure. House is currently on a full basement. Right side of the current house is 3' over the 10' setback line and we are requesting to go straight up with the second story.

**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): and renovations



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	25'	29'4"	26.4'	0'
Front Setback - Corner lot Street Name	—	—	—	—
Right Bldg. Setback	10'	7'	7'	3'
Left Bldg. Setback	10'	12'2"	10'2"	0'
Rear Bldg. Setback	20'	53.8'	43'	0
Accessory Structure Setback; side/rear	1	1	1	1
Property dimensions and structure information	As required	Currently existing	Proposed	Variance Requested
Lot Area (sq. ft./acres)		7726.25	7726.25	0
Lot Width		58'	58'	0
Parking Spaces Front Yard	50%	29%	36%	0
Height of Structure	38'	26'	36'7"	0
Lot Coverage sq. ft. of structures ÷ lot sq. ft.	50%	28%	34%	0
Feet/Lot Coverage	30%	0%	0.0%	0

\*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.

Signature of Applicant

Date

10/31/22

Signature of Owner

Date

10/31/2022 | 9:45 PM CDT

Signature of Owner

Date

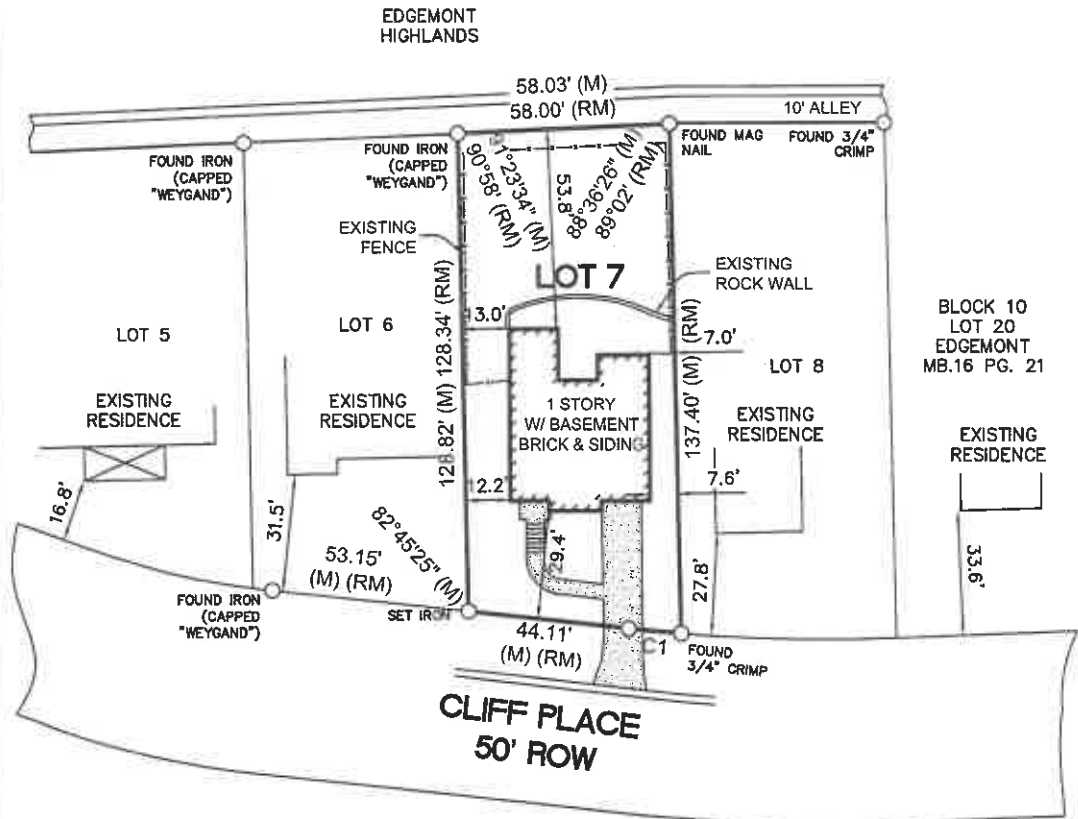
10/31/2022 | 9:44 PM CDT

# BOUNDARY SURVEY LOT 7

## SCHOR'S ADDITION TO EDGEWOOD

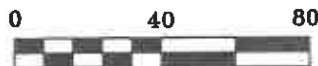
### MAP BOOK 43, PAGE 13

### JEFFERSON COUNTY, ALABAMA



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH
C1	14.35'	489.39'	1°40'48"	14.35'

SCALE: 1"=40'



#### DESCRIPTION

Lot 7 of Schor's Addition To Edgewood as recorded in Map Book 43 Page 13 in the Office of the Judge of Probate in Jefferson County, Alabama.

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

Surveyor's Signature: \_\_\_\_\_  
Alabama License Number 26013, Date: February 16, 2022

#### NOTE:

1. North arrow based on PLAT.
2. Survey not valid without original signature.

Address: 427 Cliff Place  
Date of Fieldwork: 2022-02-10  
Date of Survey: 2022-02-17  
Job Number: TWN0096  
Drawn By: NP  
Survey For: Twin  
Type of Survey: Boundary Survey



120 BISHOP CIRCLE, SUITE 300  
PELHAM, AL 35124



10' ALLEY

LOT 7

LOT 8

EXISTING  
RESIDENCE

LOT 6

EXISTING  
RESIDENCE

CLIFF PLACE  
50' ROW

43.0'

11.4'

7.0'

10.2'

26.4'

7.6'

1 Site Plan



Crowson

PROJECT ADDRESS

427 Cliff Place  
Homewood, AL 35209

Twin Companies

2807 Central Ave.  
Suite 105  
Homewood, AL 35209

TWIN  
INSPIRE. DESIGN. BUILD.



CHANGE LOG

Description

Date

PLAN CONTACT: CHAM TWIN  
PHONE: 205.862.3820

Sheet Information

A0.1

Site Plan

General Construction Notes

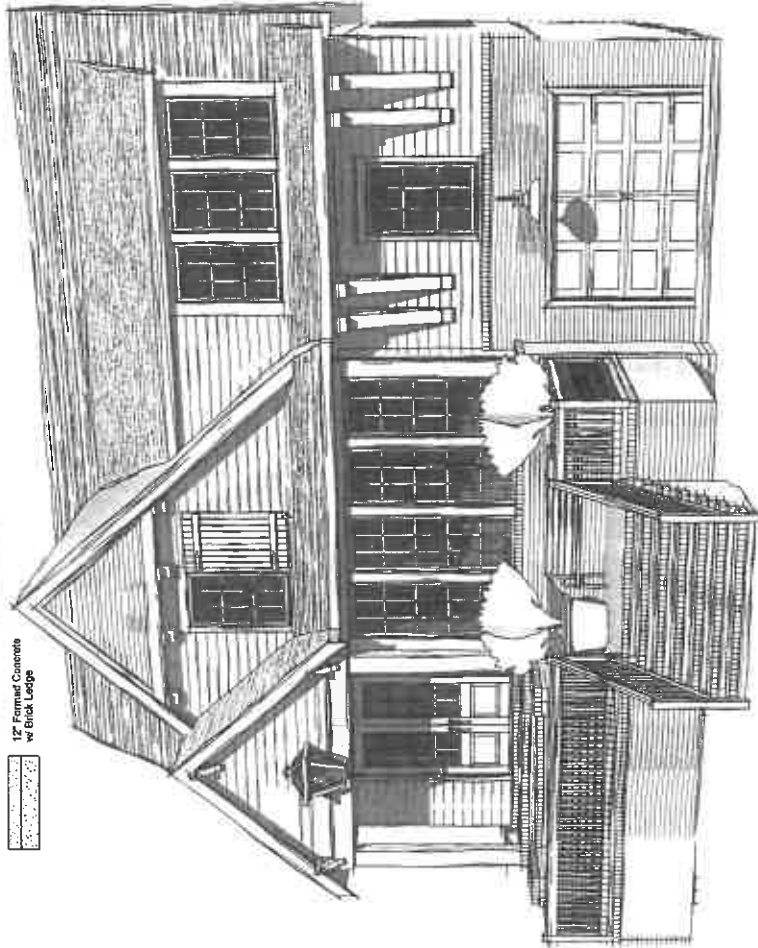
- 1. All framing dimensions are to outside face of stud on exterior walls & center line of interior walls, windows, & doors, unless noted otherwise.
- 2. All slab dimensions are to outside edge of slab (not brick pocket) or to centerline of footing, plumbing or electrical, unless noted otherwise.
- 3. Stair riser heights shall not exceed 7-1/4".
- 4. Return air and attic access locations to be verified in field.
- 5. Double up floor joists under walls that run parallel floor joists.
- 6. All wood framing in contact with concrete or masonry shall be pressure-treated.
- 7. Install insulation baffles at eave vents between rafters.
- 8. All shingled roofs with a pitch of less than 4:12 shall be installed with ice & water barrier.
- 9. Exterior sill plates to be anchored to foundation @ 6' o.c. And within 1'-0" of ends and corners.
- 10. Provide floored pathway in attic to HVAC unit & Water Heater.
- 11. See builder for any deck stair location & design if applicable.
- 12. Slope shower floor 1/4" per foot.
- 13. Verify final location of mechanical equipment.
- 14. Dimensions shall take precedent over scale drawings.

Common Abbreviations

±	approximately
@	at
AFF	above finished floor
B.O.	bottom of...
bd.	board
CL	centerline
CMU	concrete masonry unit
D/W	dishwasher
dbl	double
eq.	equal
FC	flex conduit
HB	hose bibb
K/S	knee space
KP	keypad
M/W	microwave oven
max.	maximum
min.	minimum
N/A	not applicable
NTS	not to scale
OC	on center
PH	telephone jack
PT	pressure treated
R/A	return air
REF.	refrigerator
req'd	required
SD	smoke detector
sim.	similar
soft	square feet
T&G	tounge and groove
T.O.	top of...
TV	cable television
typ.	typical
w/	with
W/C	wine cooler
WH	water heater
WP	waterproof

Wall Material Key

	8" Brick		4" Stud Wall
	12" Brick		6" Stud Wall
	8" Brick with Brick Ledge		6" Stud Wall
	10" Formed Concrete		4" Stud Wall w/ Cladding
	10" Formed Concrete w/ Brick Ledge		4" Stud Wall w/ Brick Veneer
	12" Formed Concrete		6" Stud Wall w/ Brick Veneer
	12" Formed Concrete w/ Brick Ledge		



Crowson Residence

Sheet Index	
A0	Title Sheet
A0.1	Site Plan
A2.0	Basement
A2.1	1st & 2nd Floor
A2.2	2nd Floor Plan
A2.3	Roof Plan
A3.1	Exterior Elevations
A3.2	Exterior Elevations
A3.3	Exterior Elevations

Crowson

PROJECT ADDRESS  
427 Cliff Place  
Homewood, AL 35209

Twin Companies  
2907 Central Ave.  
Suite 105  
Homewood, AL 35209

TWIN  
INSPIRE. DESIGN. BUILD.



Des: \_\_\_\_\_  
Rev: \_\_\_\_\_

CHANGE LOG:

Date \_\_\_\_\_

Sheet Information

A0

Title Sheet

PLAN CONTRACT: Crowson Residence  
PROJECT: 2024-001-1020



Crowson

PROJECT ADDRESS

427 Cliff Place  
Homewood, AL 35209

Twin Companies  
2907 Central Ave.  
Suite 105  
Homewood, AL 35209

TWIN



INSPIRE. DESIGN. BUILD.

CHANGE LOG:

Description

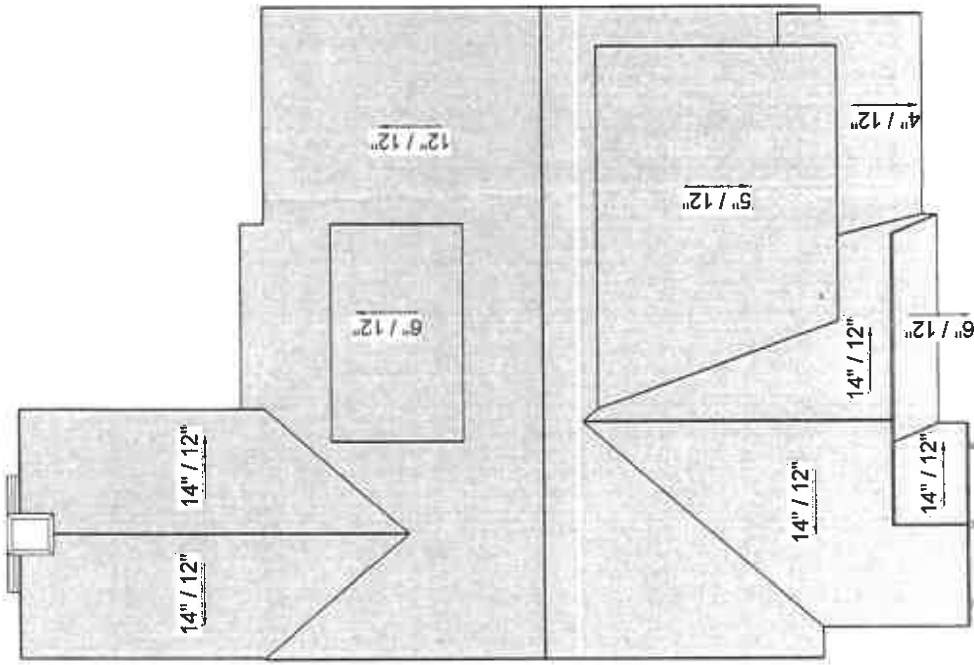
Date

PLAN CONTACT: CRYSTAL TRIMMER  
PHONE: 205.822.1803

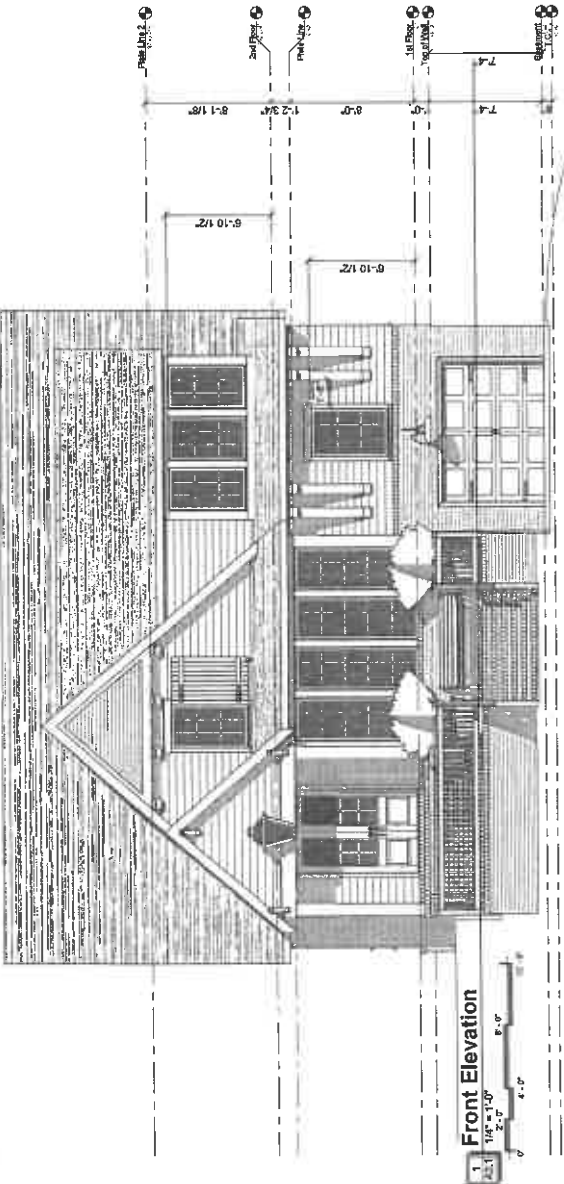
Sheet Information

A2.3

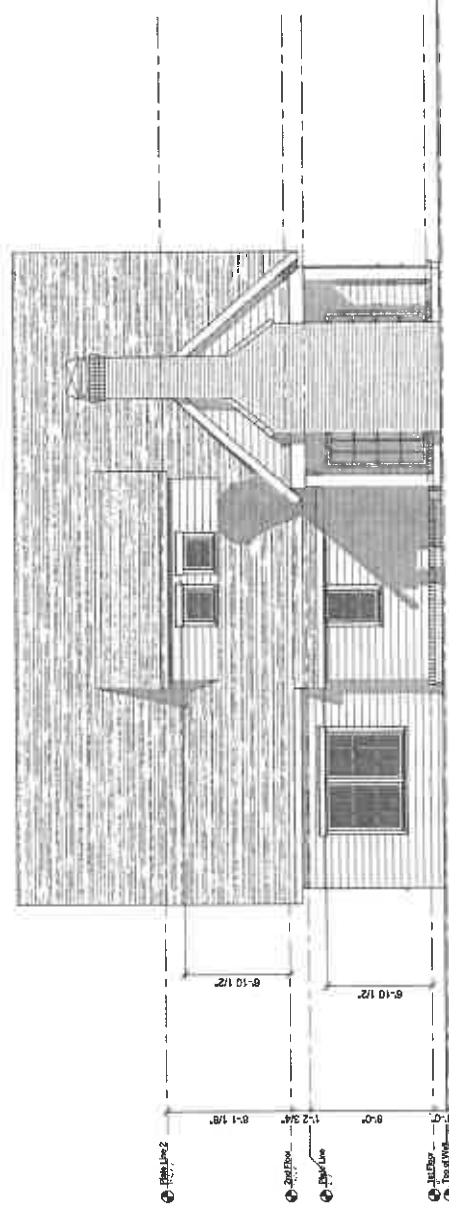
Roof Plan







1 Front Elevation



2 Rear Elevation

Crowson

PROJECT ADDRESS

427 Cliff Place  
Homewood, AL 35209

Twin Companies  
2807 Central Ave.  
Suite 105  
Homewood, AL 35209

TWIN  
INSPIRE. DESIGN. BUILD.



CHANGE LOG:

Date	Description

PLAN CONTRACT: Crowl Tucker  
PHONE: 205.882.1320

Sheet Information

A3.1

Exterior Elevations

Crowson

PROJECT ADDRESS

427 Oak Place  
Homewood, AL 35209

Twin Communities  
2907 Central Ave.  
Suite 105  
Homewood, AL 35209

INSPIRE. DESIGN. BUILD.

TWIN



CHANGE LOG:

Description

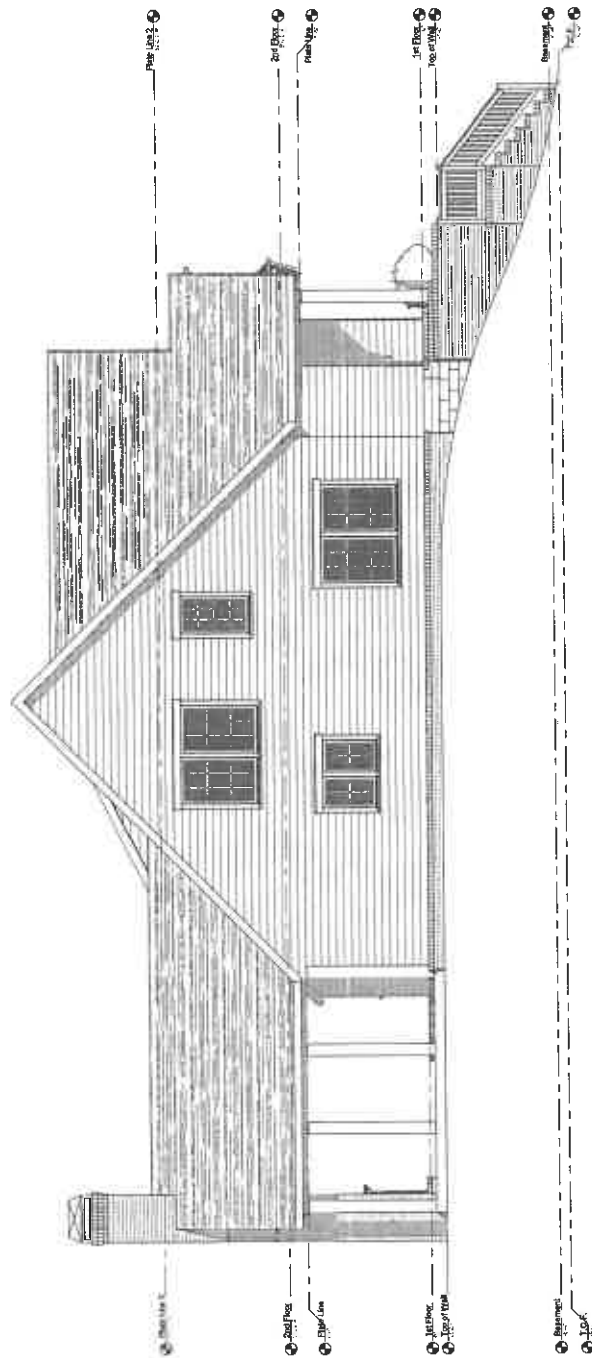
Date

PLAN CONTACT: OWEN TUCKER  
PHONE: 205.822.1920

Sheet Information

A3.2

Exterior Elevations



1 Left Elevation



**PROJECT ADDRESS**  
427 Cliff Place  
Homewood, AL 35209

Twin Companies  
2907 Central Ave.  
Suite 105  
Homewood, AL 35209



Description

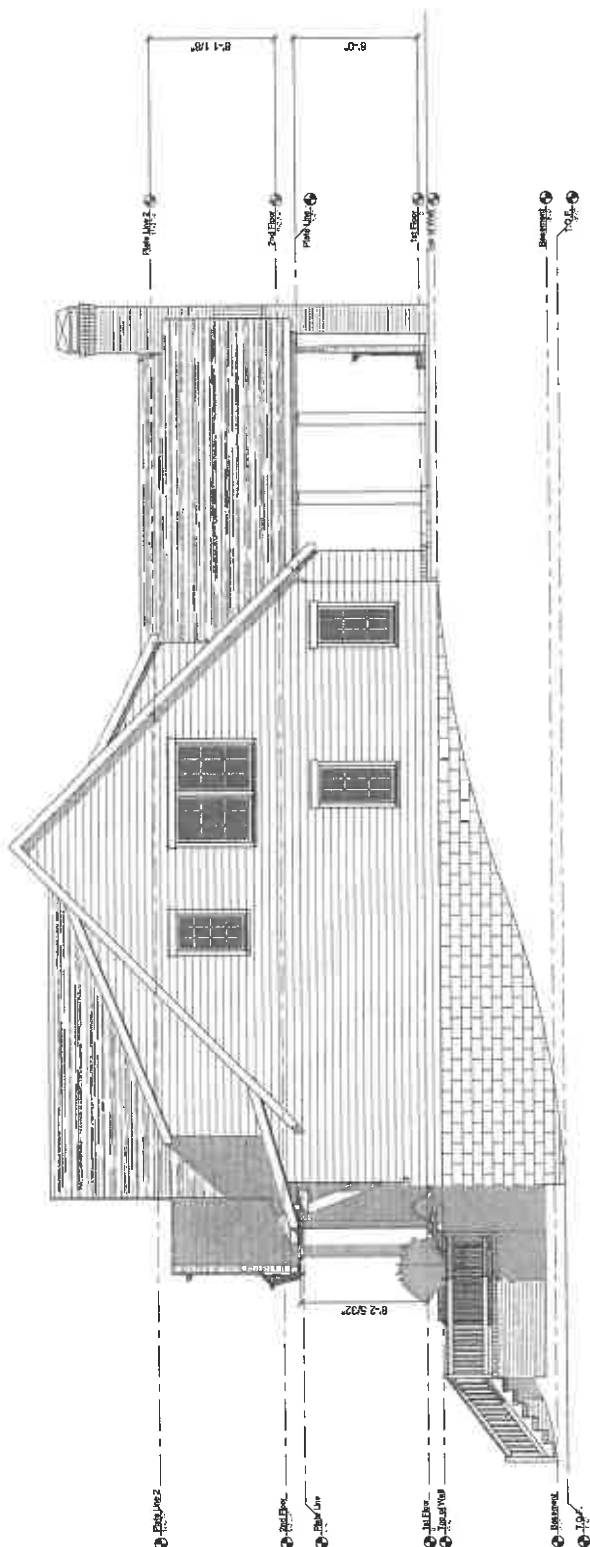
**CHANGE LOG:**

PHONE: 205.602.3929

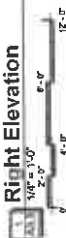
**Sheet Information**

### A3.3

## Exterior Elevations



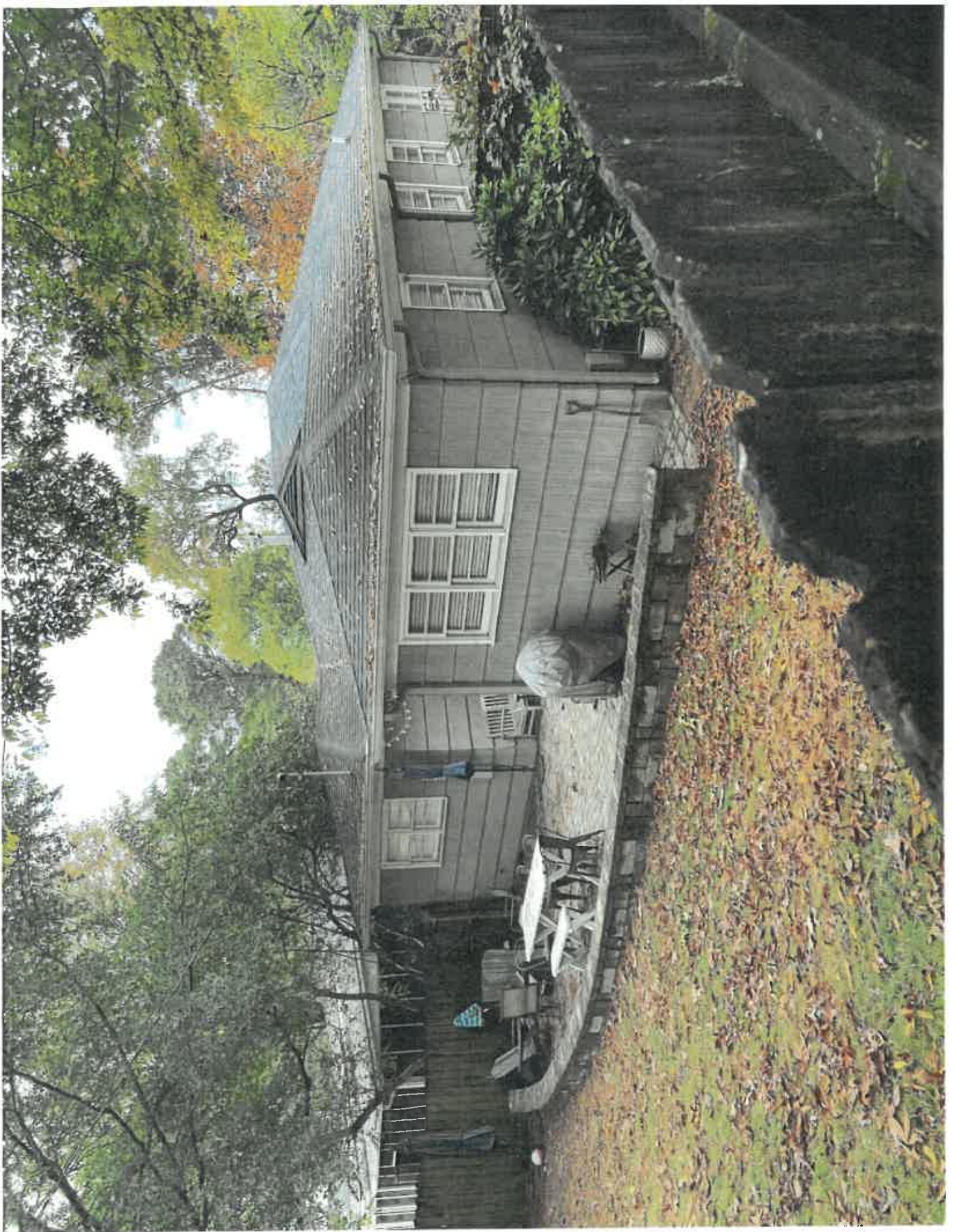
### Right Elevation







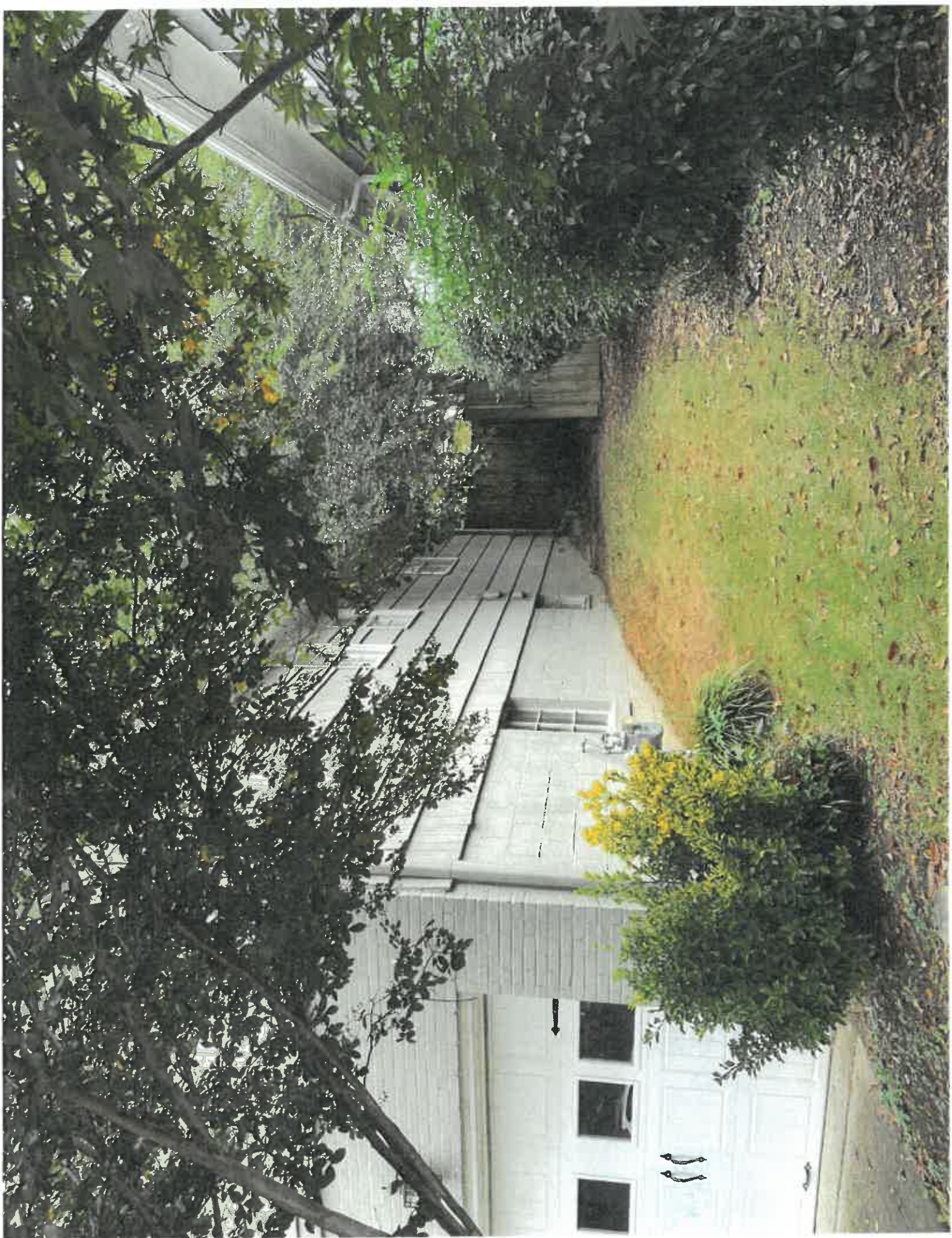














**CITY OF HOMEWOOD  
ENGINEERING & ZONING DEPARTMENT**

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

November 23, 2022

Chad & Jennifer Crowson  
427 Cliff Place  
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:

- 3) SV-22-12-03, 427 Cliff Place, Parcel ID No.: 29 00 13 3 009 013.000**  
**Applicant: Twin Construction / Property Owners: Jennifer and Chad Crowson**

- 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 10-feet to 7-feet, for a total reduction of 3-feet, to allow for the construction of a second-story addition to an existing non-conforming dwelling

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, December 1, 2022**, in the Council Chambers (2<sup>nd</sup> Floor) at Homewood City Hall, 2850 19<sup>th</sup> 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:

1<sup>st</sup> Option: Join on-line at [www.zoom.us/join](https://www.zoom.us/join)  
Meeting #: 883 5766 5513  
Passcode: 514257

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

3<sup>rd</sup> Option: Dial in by phone: 312-626-6799

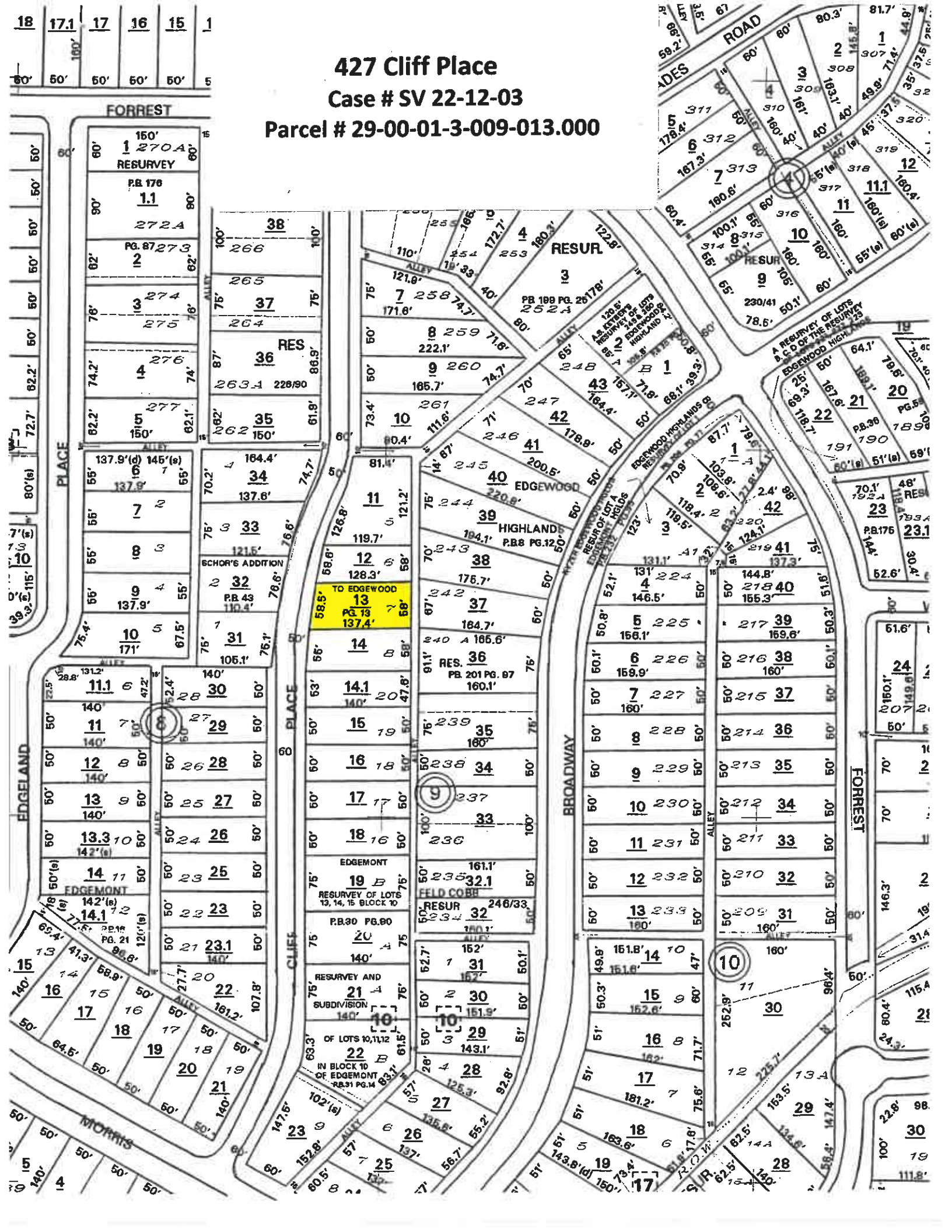
Comments in support or opposition to cases on the agenda, may be submitted to the Secretary to the Board of Zoning Adjustments at [fred.goodwin@homewoodal.org](mailto:fred.goodwin@homewoodal.org). Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the board's 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](http://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 2<sup>nd</sup> floor behind the Council Chambers.

18 17.1 17 16 15 1  
60' 50' 50' 50' 50' 5

**427 Cliff Place**  
**Case # SV 22-12-03**  
**Parcel # 29-00-01-3-009-013.000**







**City of Homewood**  
**BZA Case Map**

**427 Cliff Pl.**

**SV 22-12-03**

**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. 332-6828

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: 1218 Irving Road, Homewood, AL 35209  
BZA CASE # (assigned by city staff): SV# 22-12-04

**APPLICANT INFORMATION**

Name of Applicant(s): Twin Construction  
Address of Applicant(s): 2907 Central Ave  
Homewood, AL 35209  
City State Zip

Telephone Number(s) of Applicant(s): \_\_\_\_\_  
Email: Krishna@twincompanies.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): \_\_\_\_\_  
Address of Owner(s) (ONLY if address is different from property address) otherwise put same:  
( 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: 29-00-13-2-002-008.000

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:

House is existing non-conforming. We are proposing to add a second story to the existing structure. We will save primary suite and kitchen on the main level. Left side of the current house is 0.4' over the 5' side setback line and we are requesting to go straight up with the second story. We are removing the current front stoop and adding a new smaller covered entry area.

Accessory structure is to be removed as part of this project.

**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): and renovations



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	25'	19.4'	22.9'	2.1'
Front Setback - Corner lot Street Name	—	—	—	—
Right Bldg. Setback	9'	10.3'	10.3'	0
Left Bldg. Setback	5'	4.6'	4.6'	0.4'
Rear Bldg. Setback	20'	45.11	45.11	0'
Accessory Structure Setback: side/rear	5' 15'	1.7' 11.9'	1.7' 11.9'	0' 0' <del>3.3' 13.1'</del> ← NONE
Property dimensions and structure information	As required	Currently existing	Proposed	Variance Requested
Lot Area (sq. ft./acres)				
Lot Width		50		
Parking Spaces FRONT	50%	14%	40%	0%
Height of Structure	32'	22'	27'	0'
Lot Coverage sq. ft. of structures ÷ lot sq. ft.	50%	38.6%	41.3%	0%
Rear Lot Coverage	20%	15%	4.9%	0%

\*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.

Signature of Applicant/As

Date

10/31/22

Signature of Owner

10/31/2022 | 2:21 PM PDT  
Date

Signature of Owner

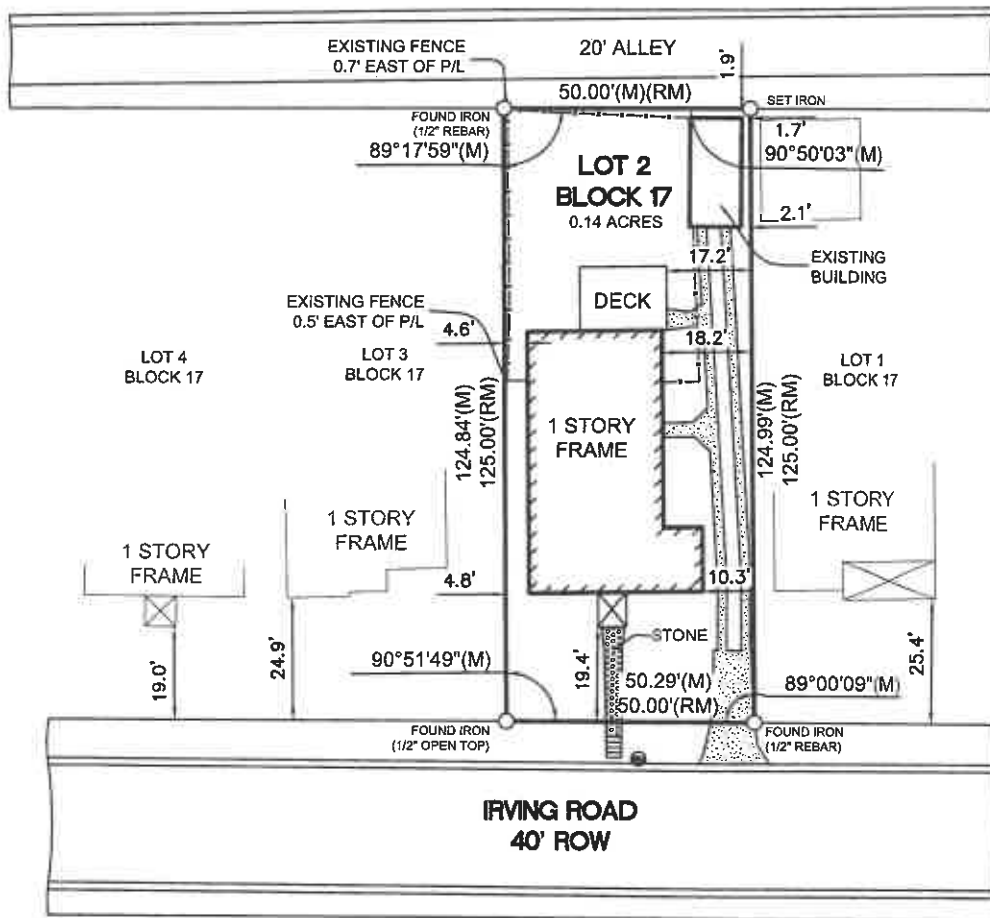
Date

# BOUNDARY SURVEY LOT 2 BLOCK 17

BESSEMER COAL IRON & LAND CO.

MAP BOOK 14, PAGE 56

JEFFERSON COUNTY, ALABAMA



SCALE: 1" = 30'



## DESCRIPTION

Lot 2 Block 17 of Bessemer Coal Iron & Land Co. as recorded in Map Book 14 Page 56 in the Office of the Judge of Probate in Jefferson County, Alabama.

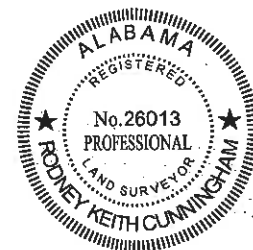
I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Surveyor's Signature: \_\_\_\_\_  
Alabama License Number 26013, Date: June 28, 2022

## NOTE:

1. North arrow based on PLAT.
2. Survey not valid without original signature.

Address: 1218 Irving Road  
Date of Fieldwork: 2022-06-16  
Date of Survey: 2022-06-21  
Job Number: TWN0112  
Drawn By: NP  
Survey For: Twin Companies  
Type of Survey: Boundary Survey



120 BISHOP CIRCLE, SUITE 300  
PELHAM, AL 35124



SCHREIBER

PROJECT ADDRESS

1218 Irving Rd.  
Homewood, AL 35209

Twin Companies  
2807 Central Ave.  
Suite 105  
Homewood, AL 35209

TWIN  
INSPIRE. DESIGN. BUILD.



CHANGE LOG:

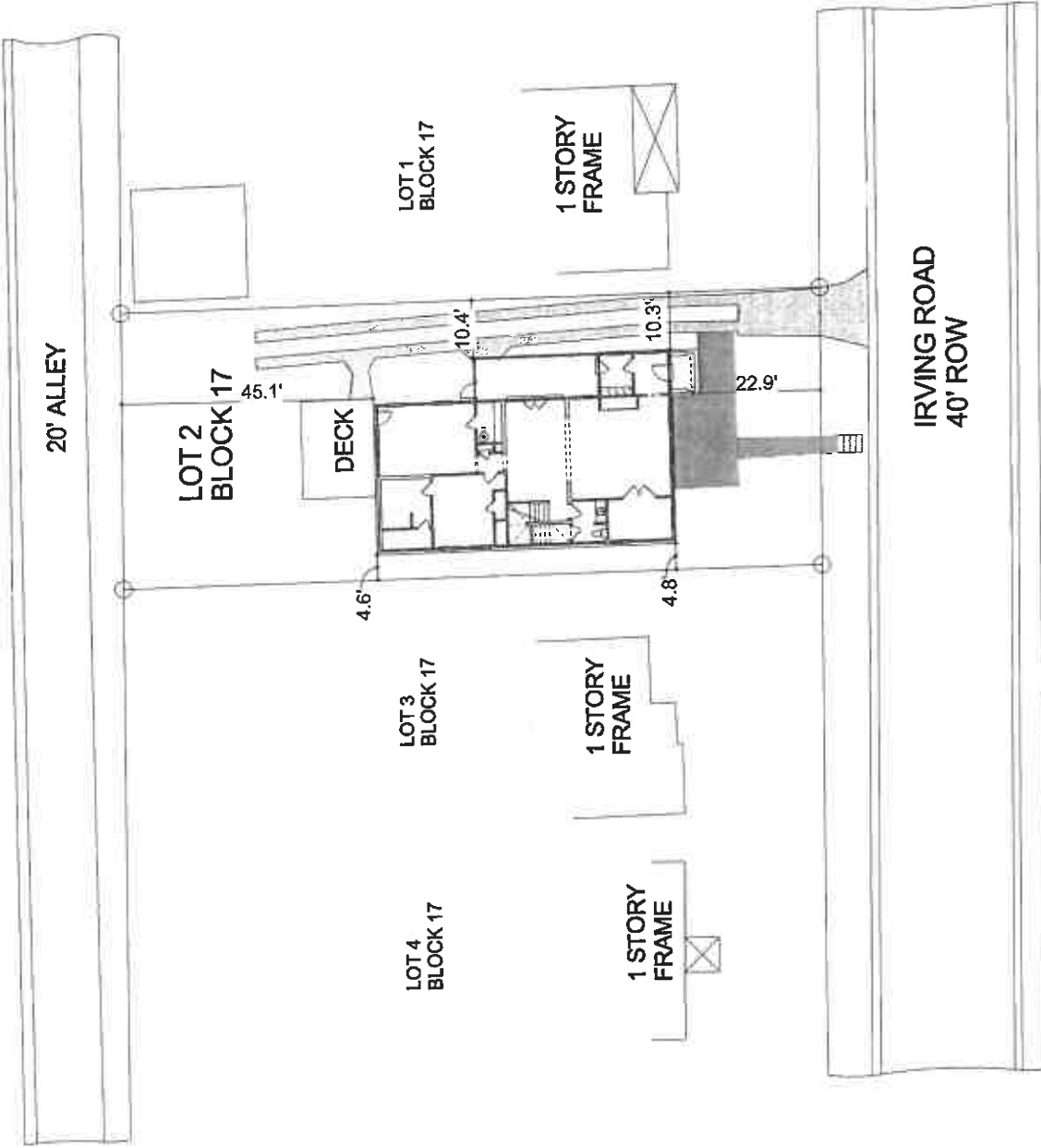
Description

Date

Sheet Information

A0.1

Site Plan



Site Plan  
1" = 10.0'





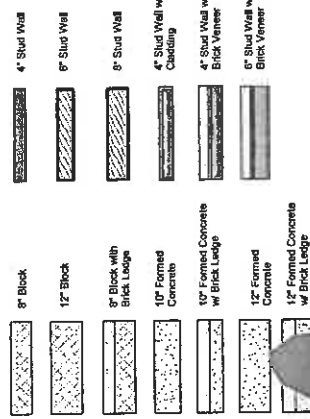
### General Construction Notes

1. All framing dimensions are to outside face of stud on exterior walls & center line of interior walls, windows, & doors, unless noted otherwise.
2. All slab dimensions are to outside edge of slab (not brick pocket) or to centerline of footing, plumbing or electrical, unless noted otherwise.
3. Stair riser heights shall not exceed  $7\frac{3}{4}"$ .
4. Return air and attic access locations to be verified in field.
5. Double up floor joists under walls that run parallel floor joists.
6. All wood framing in contact with concrete or masonry shall be pressure-treated.
7. Install insulation baffles at eave vents between rafters.
8. All shingled roofs with a pitch of less than 4:12 shall be installed with ice & water barrier.
9. Exterior sill plates to be anchored to foundation @ 8' o.c. A-30 within 1'-0" of ends and corners.
10. Provide floored pathway in attic to HVAC unit & Water Heater.
11. See builder for any deck stair location & design if applicable.
12. Slope shower floor  $\frac{1}{4}"$  per foot.
13. Verify final location of mechanical equipment.
14. Dimensions shall take precedent over scale drawings.

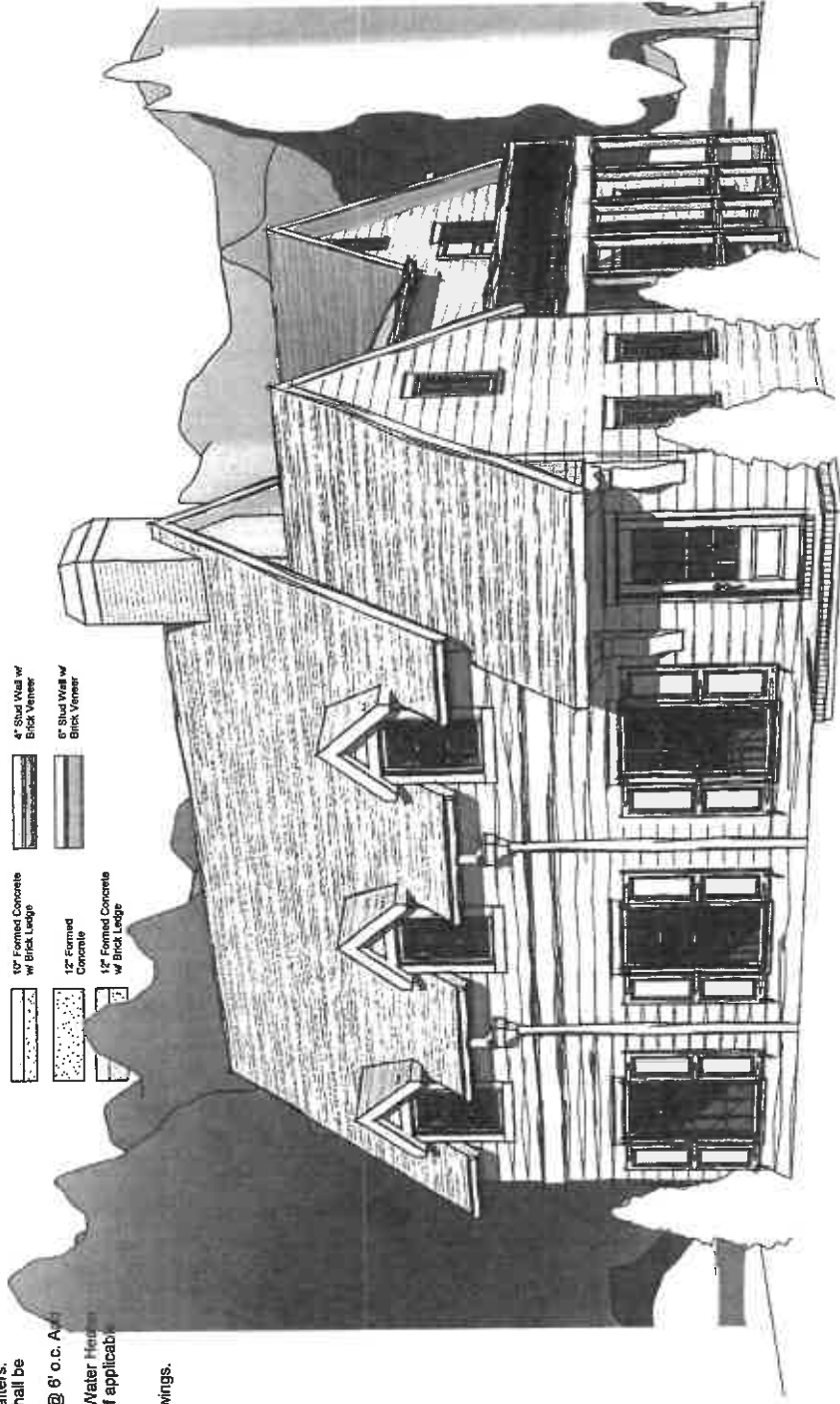
### Common Abbreviations

±	approximately
@	at
AFF	above finished floor
B.O.	bottom of...
bd.	board
CL	centerline
CMU	concrete masonry unit
D/W	dishwasher
dbl	double
eq.	equal
FC	flex conduit
HB	hose bibb
K/S	knee space
KP	keypad
MW	microwave oven
max.	maximum
min.	minimum
N/A	not applicable
NTS	not to scale
OC	on center
PH	telephone jack
PT	pressure treated
R/A	return air
REF.	refrigerator
req'd	required
SD	smoke detector
sim.	similar
sqft	square feet
T&G	tongue and groove
T.O.	top of...
TV	cable television
typ.	typical
with	with
W/C	wine cooler
WH	water heater
WP	waterproof

### Wall Material Key



Sheet Index	
A0	Title Sheet
A0.1	Site Plan
A2.1	Floor Plans
A2.3	Roof Plan
A3.1	Exterior Elevations
A3.2	Exterior Elevations



# Schreiber Residence

SCHREIBER

PROJECT ADDRESS

1218 Indig Rd.  
Huntswood, AL 35899

Twin Companies  
2907 Central Ave.  
Suite 105  
Huntswood, AL 35209

INSPIRE. DESIGN. BUILD.



CHANGE LOG

Description

Date

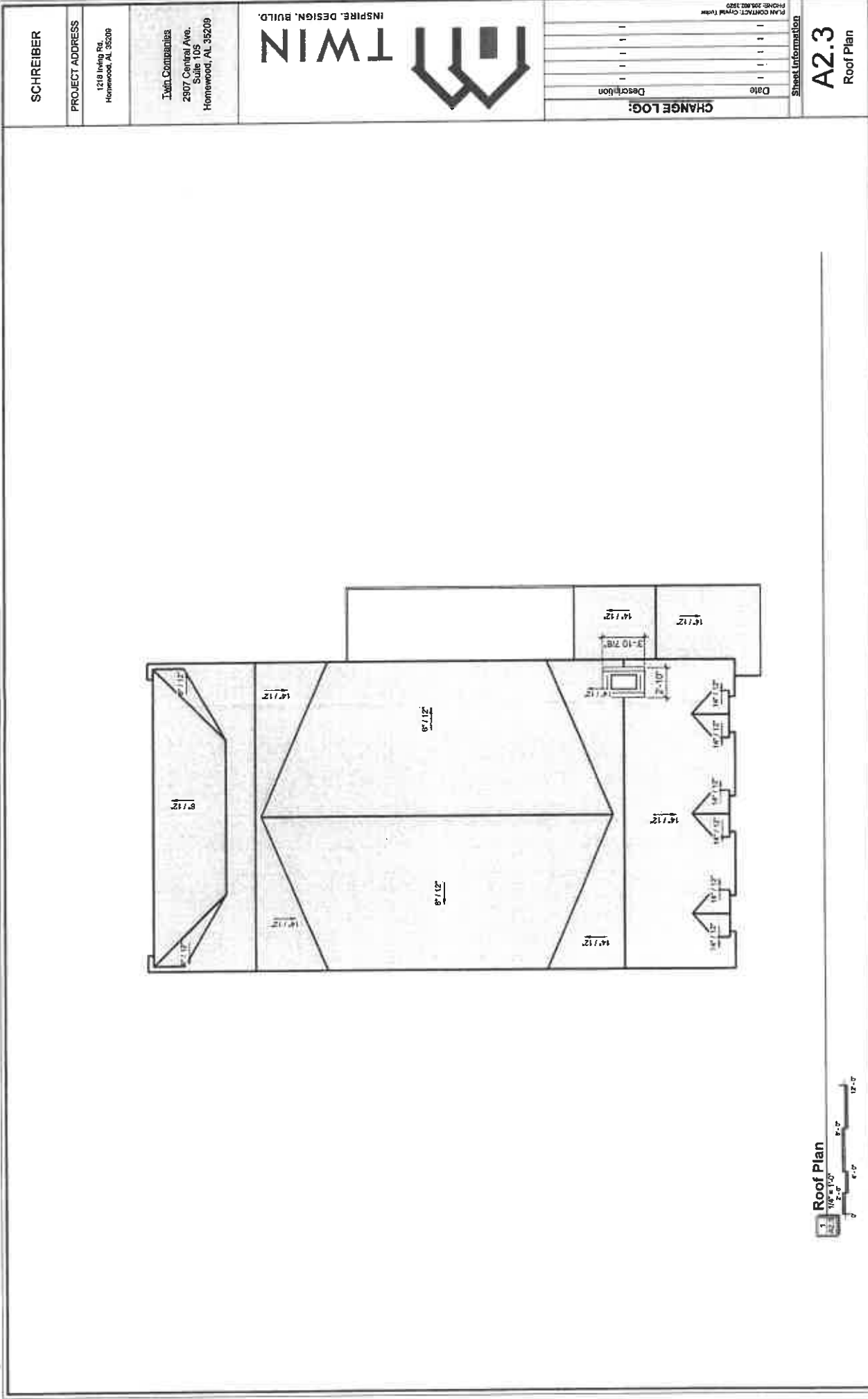
PLAN CONTACT: CHAD TRIMMER  
PHONE: 205.422.3920

Sheet Information

A0

Title Sheet





SCHREIBER

PROJECT ADDRESS

1216 Irving Rd.  
Homewood, AL 35209

Twin Companies  
2907 Central Ave.  
Suite 105  
Homewood, AL 35209

TWIN  
INSPIRE. DESIGN. BUILD.



CHANGE LOG:

Date	Description

Sheet Information

A2.3  
Roof Plan

PLAN CONTACT: Crystal Twine  
PHONE: 205.882.3920





**SCHREIBER**

PROJECT ADDRESS

1218 Irving Rd.  
Homewood, AL 35208

**Twin Companies**  
2807 Central Ave.  
Suite 105  
Homewood, AL 35209

INSPIRE. DESIGN. BUILD.

# NIML



**CHANGE LOG:**

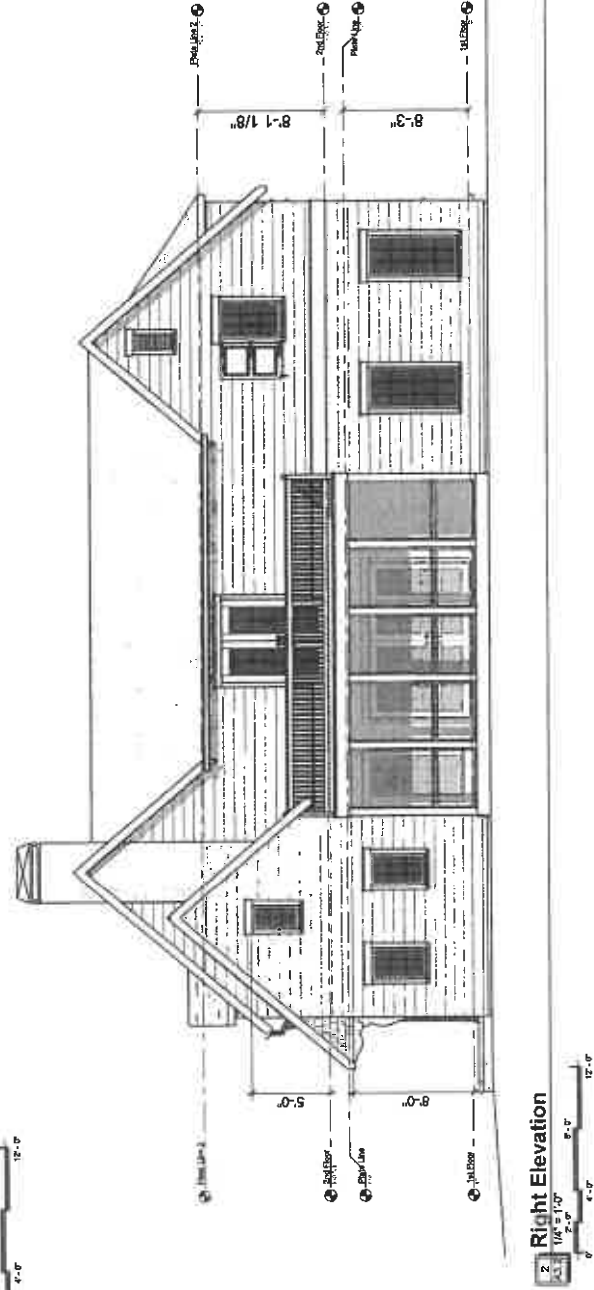
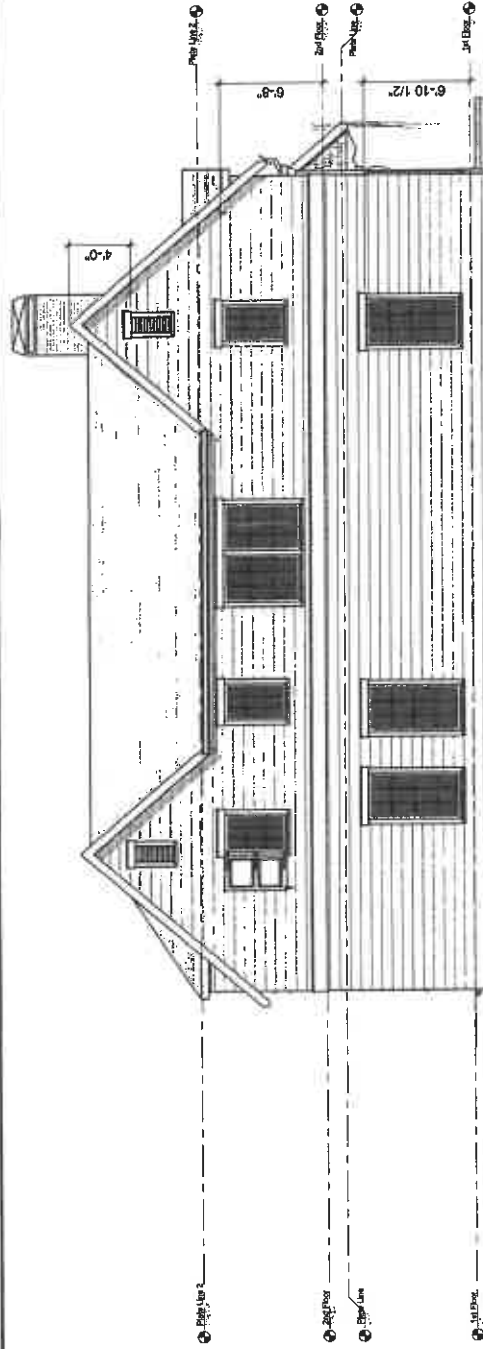
Descent

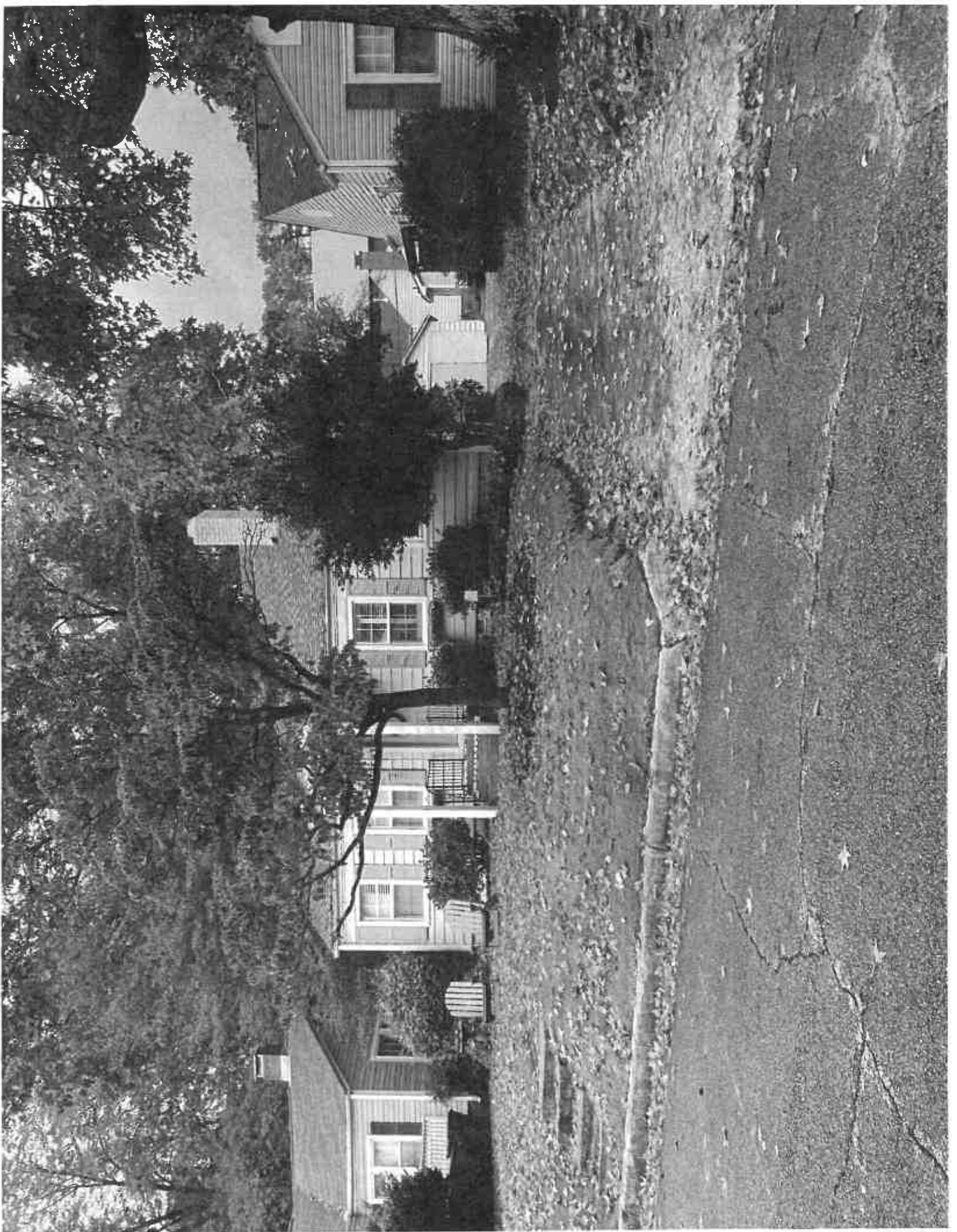
\_\_\_\_\_ Date \_\_\_\_\_

### Sheet Information

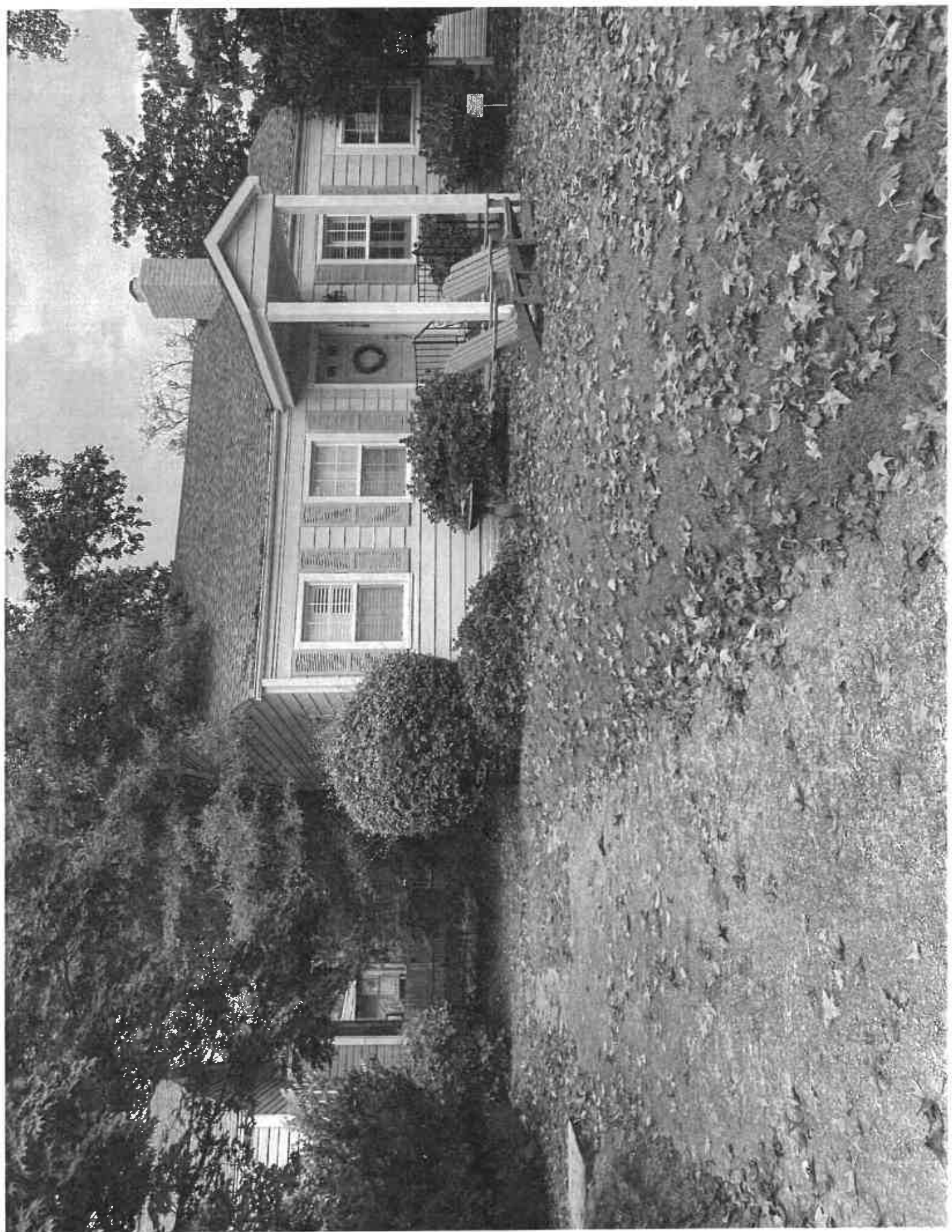
## A3.2

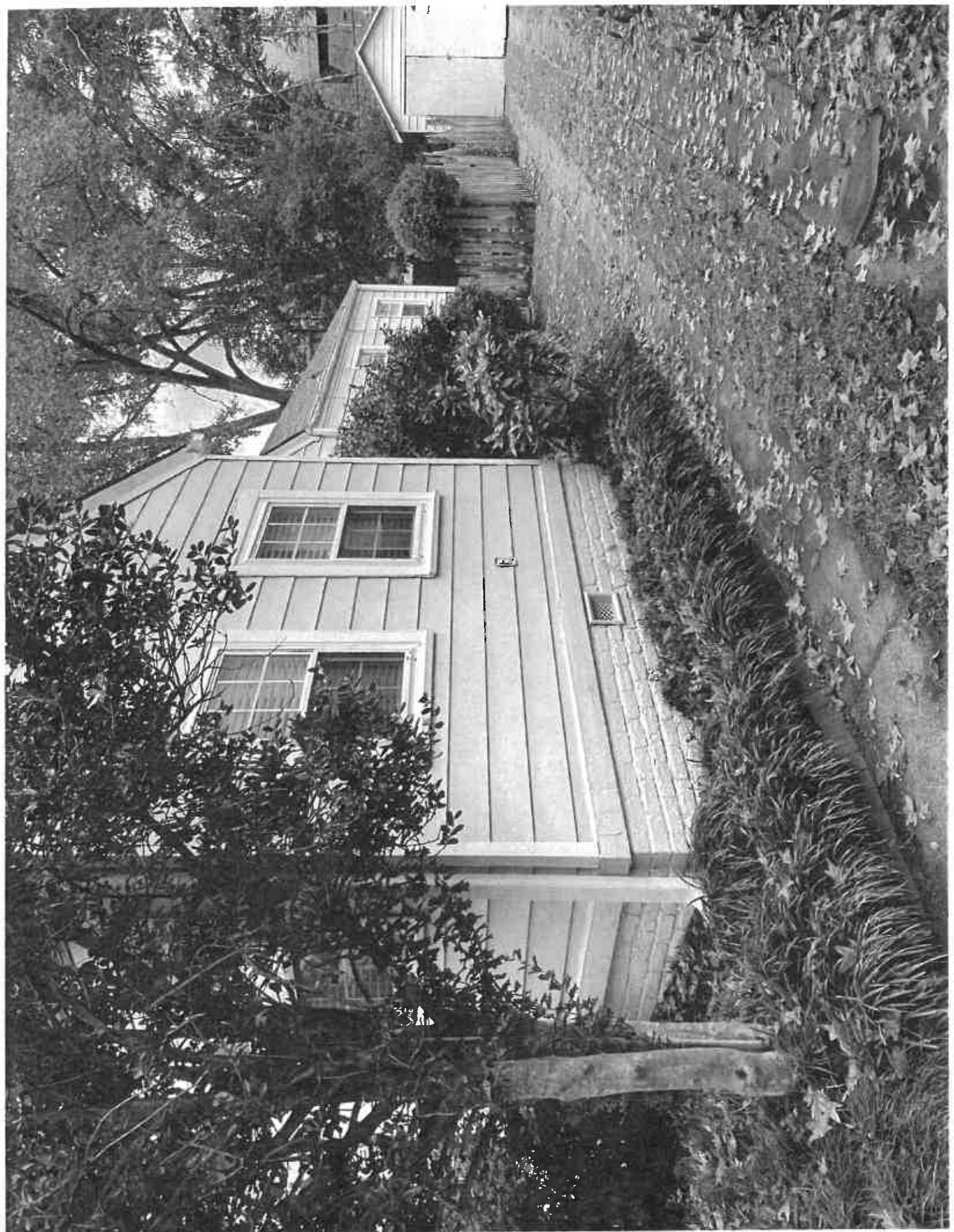
## Exterior Elevations



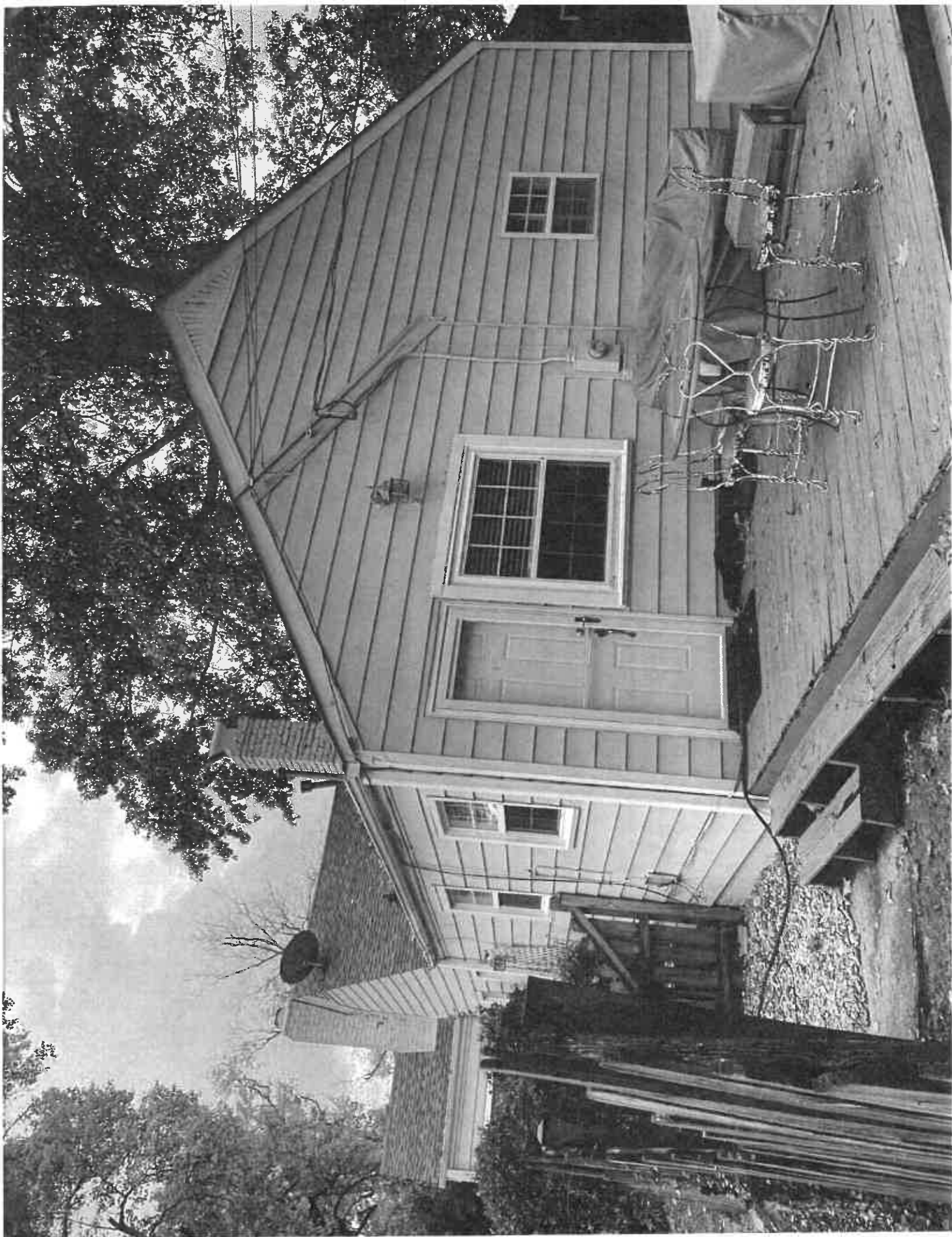














**CITY OF HOMEWOOD  
ENGINEERING & ZONING DEPARTMENT**

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

November 23, 2022

Emily Schreiber  
1218 Irving Road  
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:

- 4) SV-22-12-04, 1218 Irving Road, Parcel ID No.: 29 00 13 2 002 008.000**  
**Applicant: Twin Construction / Property Owner: Emily Schreiber**

- a. A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, (3) Development Regulations, d. Setbacks, 1. Front, to reduce the setback along the front property line from 25-feet to 22.9-feet (22-feet, 11-inches), for a total reduction of 2.1-feet (2-feet, 1-inch), to allow for the construction of a front stoop at the front of an existing non-conforming dwelling.
- b. 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 left-side property line from 5-feet to 4.6-feet (4-feet, 7-inches), for a total reduction of 5-inches, to allow for the construction of a second-story addition to an existing non-conforming dwelling.

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, December 1, 2022**, in the Council Chambers (2<sup>nd</sup> Floor) at Homewood City Hall, 2850 19<sup>th</sup> 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: Twin Construction

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:

1<sup>st</sup> Option: Join on-line at [www.zoom.us/join](https://www.zoom.us/join)  
Meeting #: 883 5766 5513  
Passcode: 514257

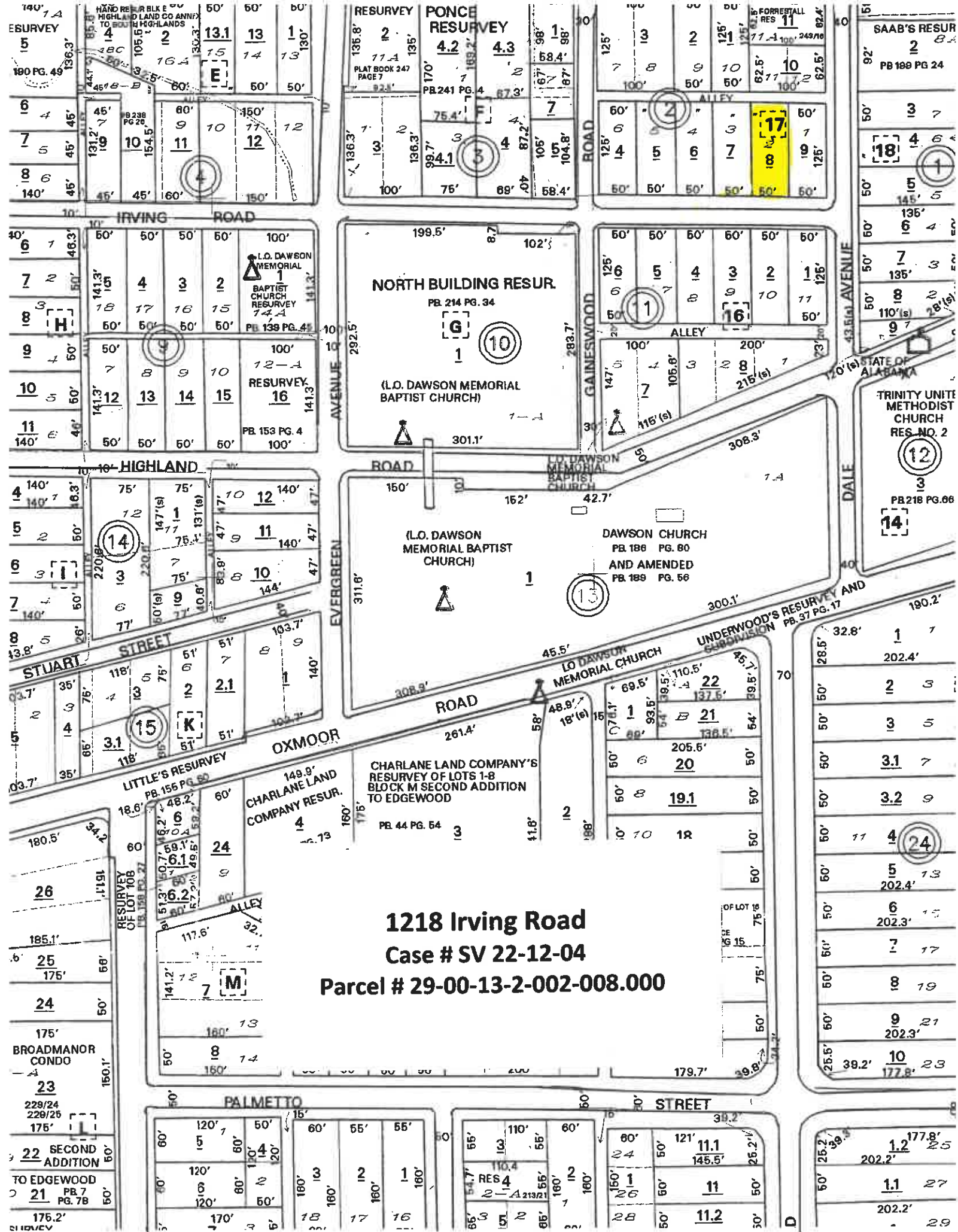
2<sup>nd</sup> Option: Join through the app if you already have the Zoom app downloaded:  
Meeting #: 883 5766 5513  
Passcode: 514257

3<sup>rd</sup> 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](mailto: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](http://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 2<sup>nd</sup> floor behind the Council Chambers.





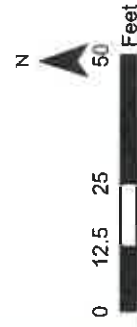
**City of Homewood**  
**BZA Case Map**

**1218 Irving Rd.**

**SV 22-12-04**

**Aerial Photo**

 Subject Property  
 Parcels



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

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



COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance

☒ VARIANCE

☐ APPEAL

ADDRESS OF PROPERTY: 1625 Oxmoor Road, Homewood, AL 35209

BZA CASE # (assigned by city staff): SV # 22-12-05

**APPLICANT INFORMATION**

Name of Applicant(s): David Lorberbaum

Address of Applicant:

Homewood  
City

AL  
State

35209  
Zip

Telephone Number(s) of Applicant(s):

Email:

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): Birmingham B&B, LLC

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

2204 Lakeshore Drive, Suite 450, Birmingham, AL 35209

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: 29-00-13-1-012-002,000

PRESENT USE: ☒ vacant ☐ residence

☒ commercial (describe): Commercial Retail Space

☐ other (describe):

PRESENT ZONING (per current City map): G-2 (NEIGHBORHOOD SHOPPING DISTRICT)

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

(1) The property is being turned into a coffee shop and retail shop from a dry cleaners and we are  
proposing a more pedestrian friendly front and arrival to the building from the neighborhood and street.  
With this proposed use and layout we are reducing the current paved area in the front but in the areas  
where patio space is desired we are asking to use concrete pavers and synthetic turf (in between the  
pavers) or a natural stone patio. The current zoning wording prohibits the use of accessory structures  
in the front yard.

(2) Reduction in the amount of landscaping due to keeping the existing building and most of the existing  
hardscape on site. Evergreen hollies will be planted along the west property line. Along the south property  
line will be a privacy fence because the area between the rear of the building and the rear property line is  
too tight for landscaping. Along Oxmoor Road we will plant shrubs and trees. We will also seek a variance  
from the city council to install a low profile rock wall around the patio area. The wall will be constructed of  
stone similar to the walls within the park.

#### **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): \_\_\_\_\_

(1) Using an accessory structure in the front yard (pavers and synthetic turf or natural stone)

(2) relocation of a canopy structure and (3) reduction in required number of trees



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 332-6828 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.*

Signature of Applicant

11.7.22  
Date

Signature of Owner

11/7/22  
Date

Signature of Owner

Date

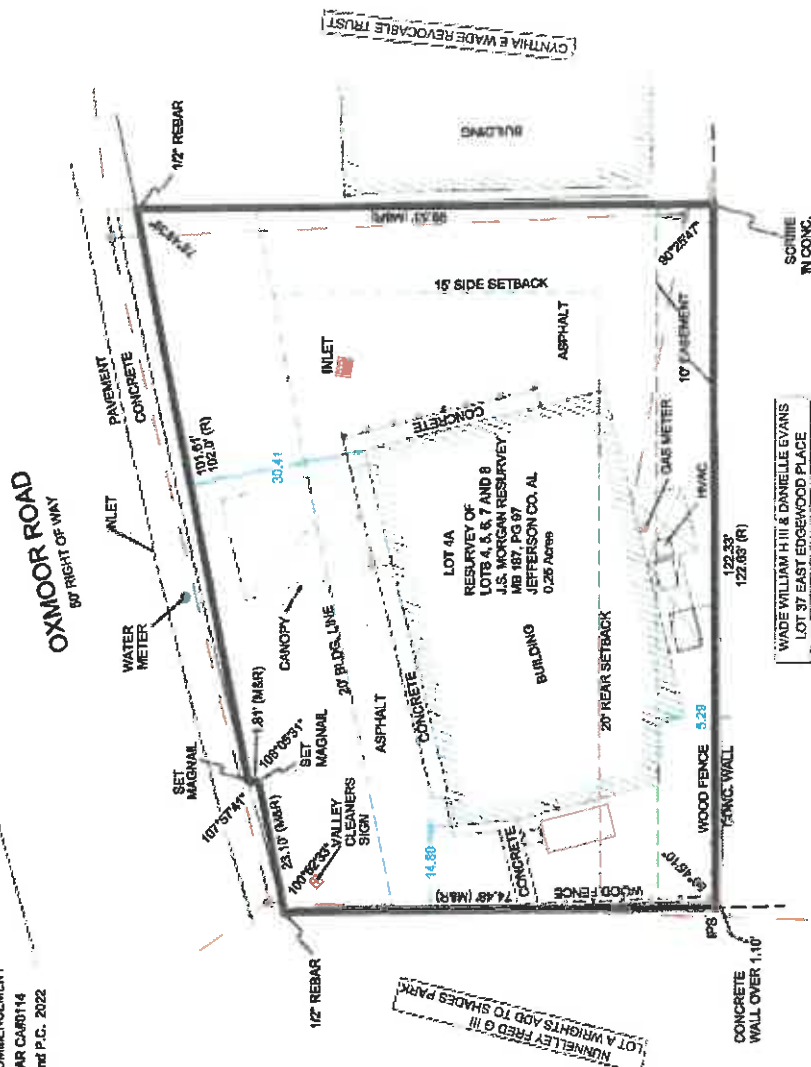
TEL. NO. (256) 245-3243	
FAX NO. (256) 245-3202	
FILE: LOT 4A, J.S. MORGAN	
SCALE: 1" = 20'	
DATE: 06/22/2022	
DRAWN BY: CMR	
BOUNDARY SURVEY	

(M) = MEASURED  
 (R) = RECORDED (MAP, DEED PLAT, ETC.)  
 (M & R) = MEASURED & RECORDED  
 (PS) = PREVIOUS SURVEY  
 P.L.S. = PROFESSIONAL LAND SURVEYOR  
 CA = CERTIFICATE OF AUTHORIZATION  
 (R14) - LAND SURVEYING  
 G.P.S. = GLOBAL POSITIONING SYSTEM  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 I.P.S. = SET 1/2" REBAR CANTY14  
 Copyright Ray & Gilliland P.C. 2022

I, Christopher M. Ray, a Registered Land Surveyor in the State of Alabama, hereby certify 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 Surveying in the State of Alabama, being more particularly described as follows, to-wit: Lot No. 44 of the Resurvey of Lots 4, 5, 6, 7 and 8 J. S. Morgan Resurvey as shown by map of said subdivision on record in the Office of the Judge of Probate of Jefferson County, Alabama in Map Book 137 at Page 97.

I further certify that the building now erected on said lot is within the boundaries of same, except as shown above, that there are no encroachments by buildings on adjoining property, except as shown above, that there are no rights-of-way, easements or joint driveways over or across said lot visible on the surface, except as shown above, that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports, therefor, including poles, anchors or guy wires over or across said premises, except as shown above.

Christopher M. Ray, Alaska Reg. No. 28017  
Ray and Gifford, P. C., Ala. Board Cert. No. CA-0114-LS

















**CITY OF HOMEWOOD  
ENGINEERING & ZONING DEPARTMENT**

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

Patrick McClusky, Mayor

Cale Smith, PE, Director

November 22, 2022

Birmingham B&B, LLC  
2204 Lakeshore Drive, Suite 450  
Birmingham, AL 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:

**5) SV-22-12-05, 1625 Oxmoor Road, Parcel ID No.: 29 00 13 1 012 002.000**  
**Applicant: David Lorberbaum / Property Owner: Birmingham B&B, LLC**

- a. 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 placed in the front yard of a lot in a C-2 Neighborhood Shopping District.
- b. A request for a variance to Article XI, Tree Protection and Landscape, Sec. I, Other Landscaping Requirements, 2) Perimeter VA Landscape Area (PVA); 3) Interior Island Landscape Area Requirements and 4) Foundation Landscaping.

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, December 1, 2022**, in the Council Chambers (2<sup>nd</sup> Floor) at Homewood City Hall, 2850 19<sup>th</sup> 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: David Lorberbaum

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:

1<sup>st</sup> Option: Join on-line at [www.zoom.us/join](http://www.zoom.us/join)  
Meeting #: 883 5766 5513  
Passcode: 514257

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

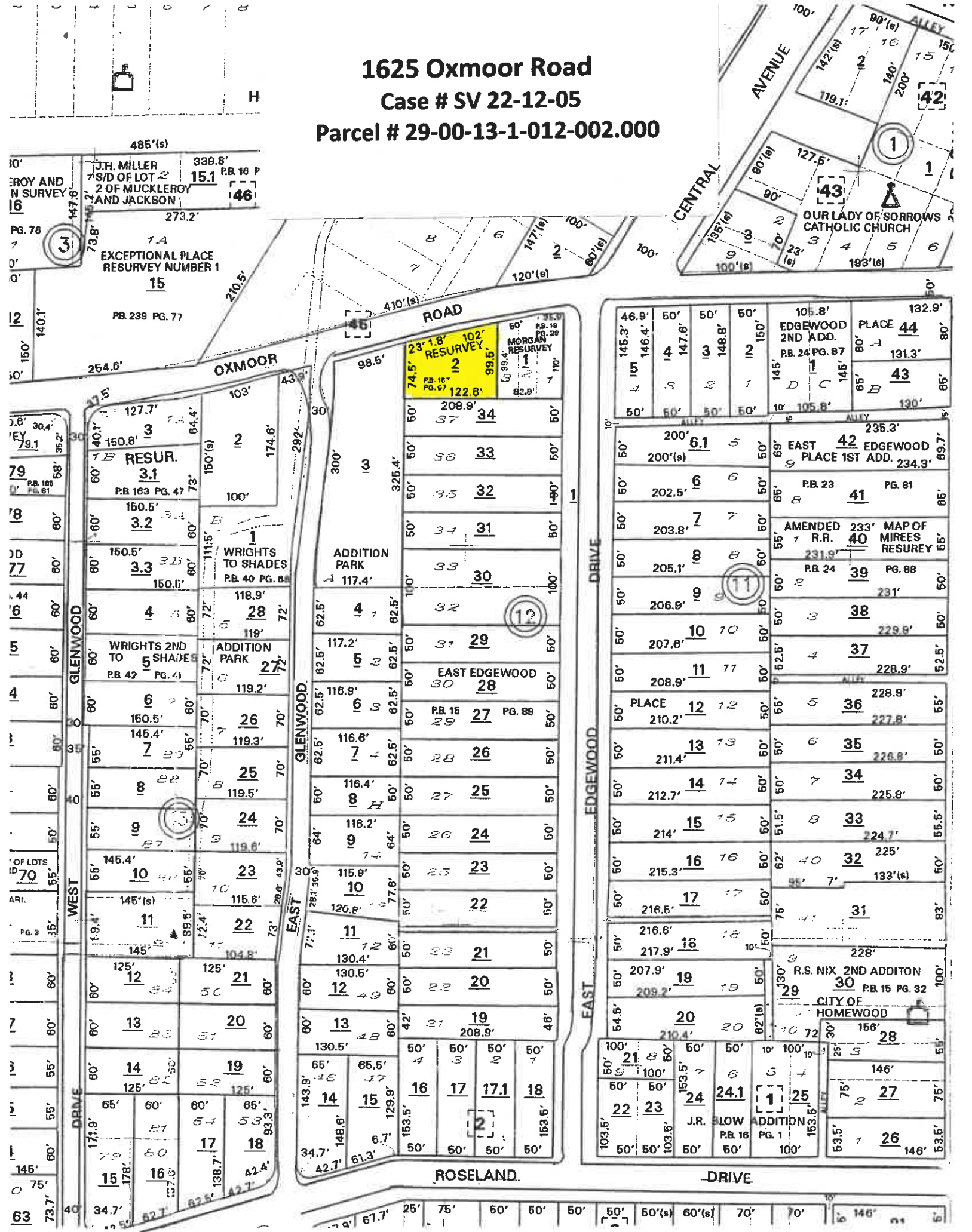
3<sup>rd</sup> Option: Dial in by phone: 312-626-6799

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](mailto: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](http://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 2<sup>nd</sup> floor behind the Council Chambers.

1625 Oxmoor Road  
Case # SV 22-12-05  
Parcel # 29-00-13-1-012-002.000





**City of Homewood**  
**BZA Case Map**

1625 Oxmoor Rd.

SV 22-12-05

Aerial Photo

-  Subject Property
-  Parcels



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

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

