

Homewood Board of Zoning Adjustments

Meeting Agenda

Thursday, December 2, 2021, 6:00 P.M.

City Council Chamber

2850 19TH Street South, 2nd Floor

Homewood, Alabama 35209

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

Option 1: [Click 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**

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

Board Members

Chair, Beverly LeBoeuf, Ward 2

Vice-Chair, Matthew Foley, Ward 5

Houston Wurtele, Ward 1

Michael Pirkle, Ward 3

Meghan Hand, Ward 4

Supernumeraries

Stuart Roberts

John Geer

Order of Business

I. Call to Order

II. Roll Call

III. Minutes Approval – November 4, 2021

IV. Communications/Reports from Chair & Vice Chair

V. Old Business

- 1) *Report from Nominating Committee - Recommendations for the positions of Chairman and Vice-Chairman for the 2022 term*

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

VI. New Business

1) Case # SV-21-12-01, 2926 Parkridge Drive, Parcel ID No.: 29 00 12 4 019 001.001

Applicant: Jared Bussey / Property Owners: George and Mattie Gaskin

- a. A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 1. Front, to reduce the front setback along Parkridge Drive, from 25-feet to 17.5-feet (17-feet, six-inches), for a total reduction of 7.5-feet (seven-feet, six-inches), to allow for the construction of a second-story addition to an existing, non-conforming, single-family residence.*
- b. A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2.Side, to reduce the setback along the left (east) property line from 5-feet to 3.27-feet (3-feet, 3-inches), for a total reduction of 1.73-feet (1-foot, 9-inches), to allow for the construction of a second-story addition to an existing, non-conforming, single-family residence.*

2) Case # SV-21-12-02, 533 Oxmoor Road, Parcel ID No.: 29 00 14 4 002 004.000

Applicant / Property Owners: Nikolaus Mimikakis

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

3) Case # SV-21-12-03, 1605 Grove Place, Parcel ID No.: 29 00 13 1 014 019.000

Applicant: Amanda Hickam, Harper Harris Design Studio / Property Owner: Jeffery T. Gray and Tina L. Gray

- a. A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2.Side, to reduce the setback along the left (east) property line from 10-feet to 4.6-feet (four-feet, seven-inches), for a total reduction of 5.4-feet (five-feet, five-inches), to allow for the construction of an addition to an existing, non-conforming, single-family residence.*

4) Case # SV-21-12-04, 1408 Overlook Road, Parcel ID No.: 29 00 13 4 006 020.000

Applicant: Dennis Reid, Reid Construction LLC / Property Owners: Hugh and Anne-Lyle Harris

- a) A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood*

Preservation District, d. Setbacks, 2.Side, to reduce the setback along the left (west) property line from 10-feet to 9.3-feet (nine-feet, four-inches), for a total reduction of .7-feet (eight-inches), to allow for the construction of a two-story addition to an existing, non-conforming, single-family residence.

5) Case # SV-21-12-05, 209 Fairlane Drive, Parcel ID No.: 29 00 22 4 008 002.000

Applicant / Property Owners: Haley and Charles Treadaway

- a) A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2.Side, to reduce the setback along the right (west) 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, single-family residence.*
- b) A request for a variance to Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2.Side, to reduce the setback along the left (east) property line from 10-feet to 6.9-ft (six-feet, 11-inches), for a total reduction of 3.1-feet (three-feet, one-inch) to allow for the construction of a second-story addition to an existing, non-conforming, single-family residence.*

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: 2926 Parkridge Drive

BZA CASE # (assigned by city staff): SV 21-12-01

APPLICANT INFORMATION

Name of Applicant (s): Jared Bussey

Address of Applicant(s): 1604 28th Ave. South
Homewood

AL

35209

City

State

Zip

Telephone Number(s) of Applicant(s): (205) 533-3563

Email : jaredb@architecturalcooperative.net

Property Interest of Applicant(s): Architect

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): George and Mattie Gaskin

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

City

State

Zip

Email : Redacted by City Staff

Redacted by City Staff

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: 29-00-12-4-019-001.001

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 existing house has a non-conforming condition along the east side of the property. The

Owner wishes to add a second story on the front half of the house that stacks over the existing
first floor footprint. The Variance requests that we maintain the existing non-conforming condition
with the Addition. We need an .7' Variance to do so.

Additionally, the front of the existing house is also non-conforming and aligns within a few feet of
the neighbors on both sides. The new addition would require a new stair located within the
existing footprint of the front room as well as a taller roof condition over the same space.

The Variance requests that we maintain the existing non-conforming condition at the front of
the house. We need a 7.5' Variance to do so.

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):

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

INDICATE THE FOLLOWING

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

	*Required by Zoning Regulations	Setback dimensions As they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback Street:	25'	17.5'	17.5' Same	7.5'
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback	9'	16.5'	16.5 Same	
Left Bldg. Setback	5'	4.3'	4.3 Same	.7
Rear Bldg. Setback	20'	32.33'	32.33' same	
Accessory Structure Setback: side/rear	N/A	N/A	N/A	
	As Required	Existing NOW	Proposed	Variance Required
Lot Area		6,344 sf		
Lot Width		50'		
Parking		2		
Height of Structure		15'	24'	
Lot Coverage		2,533 sf 40%		

*For required setback information, please refer to the Zoning Ordinance Book, which is available on the City of Homewood website. If you need to find out how your property is zoned, please contact the zoning department by calling 332-6828 or 332-6854 or by clicking on the following link to email: Zoning Information.

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

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

Redacted by City Staff

Signature of Applicant

Redacted by City Staff

Signature of Owner

Redacted by City Staff

Signature of Owner

11-1-21
Date

11/1/2021
Date

11/1/2021
Date

- Revised -

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

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

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

	*Required by Zoning Regulations	Setback dimensions As they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback Street:	25'	17.5'	17.5' Same	7.5'
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback	9'	16.5'	16.5 Same	
Left Bldg. Setback	5'	3.27' at chimney 4.3 at house	4.3 Same 3.27	.7 1.73
Rear Bldg. Setback	20'	32.33'	32.33' same	
Accessory Structure Setback: side/rear	N/A	N/A	N/A	
	As Required	Existing NOW	Proposed	Variance Required
Lot Area		6,344 sf		
Lot Width		50'		
Parking		2		
Height of Structure		15'	24'	
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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

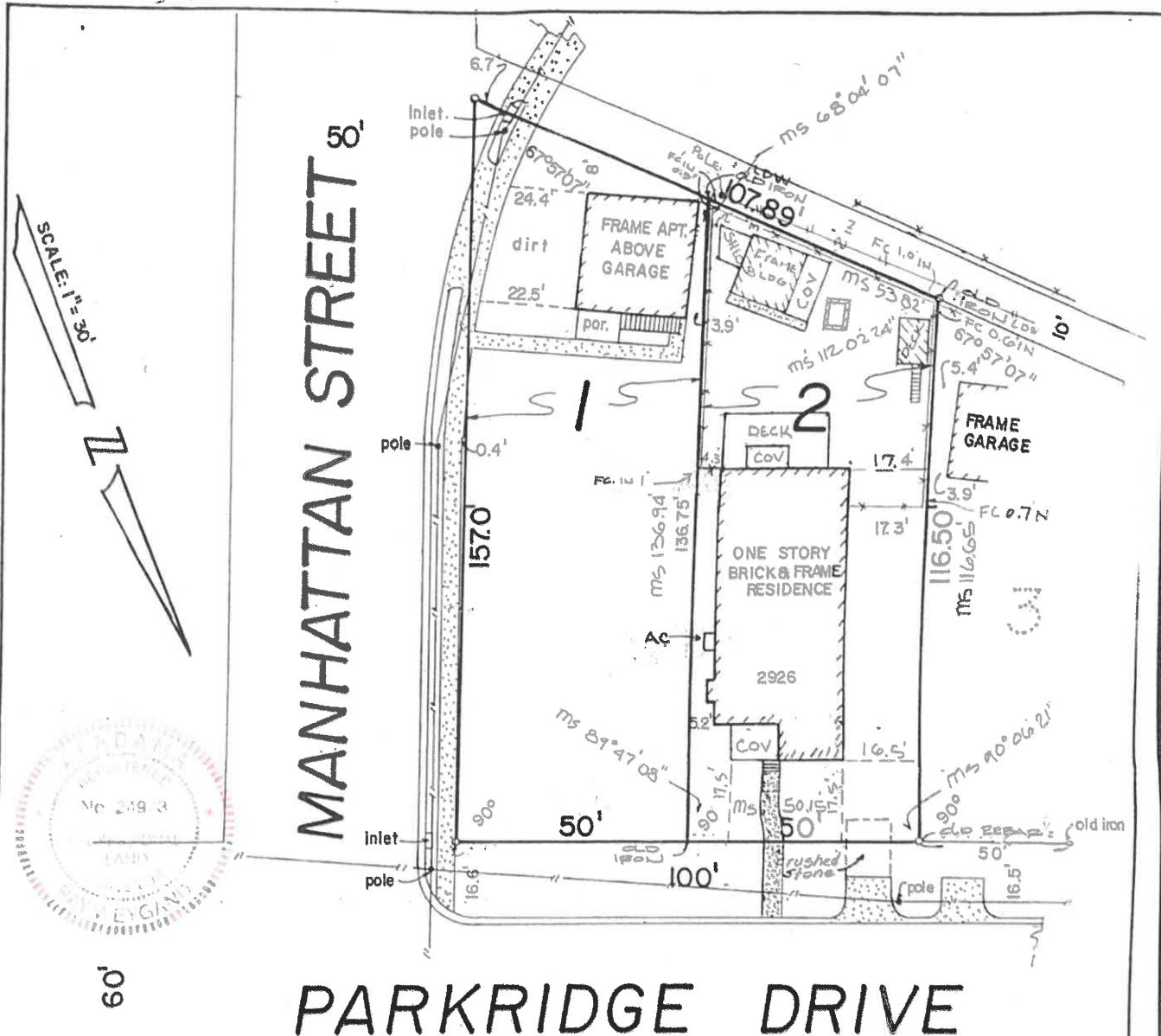
Date

Signature of Owner

Date

Signature of Owner

Date



MANHATTAN STREET PARKRIDGE DRIVE

* SOUTH BIRMINGHAM LAND CO.

STATE OF ALABAMA)
JEFFERSON COUNTY)

"Closing Survey"

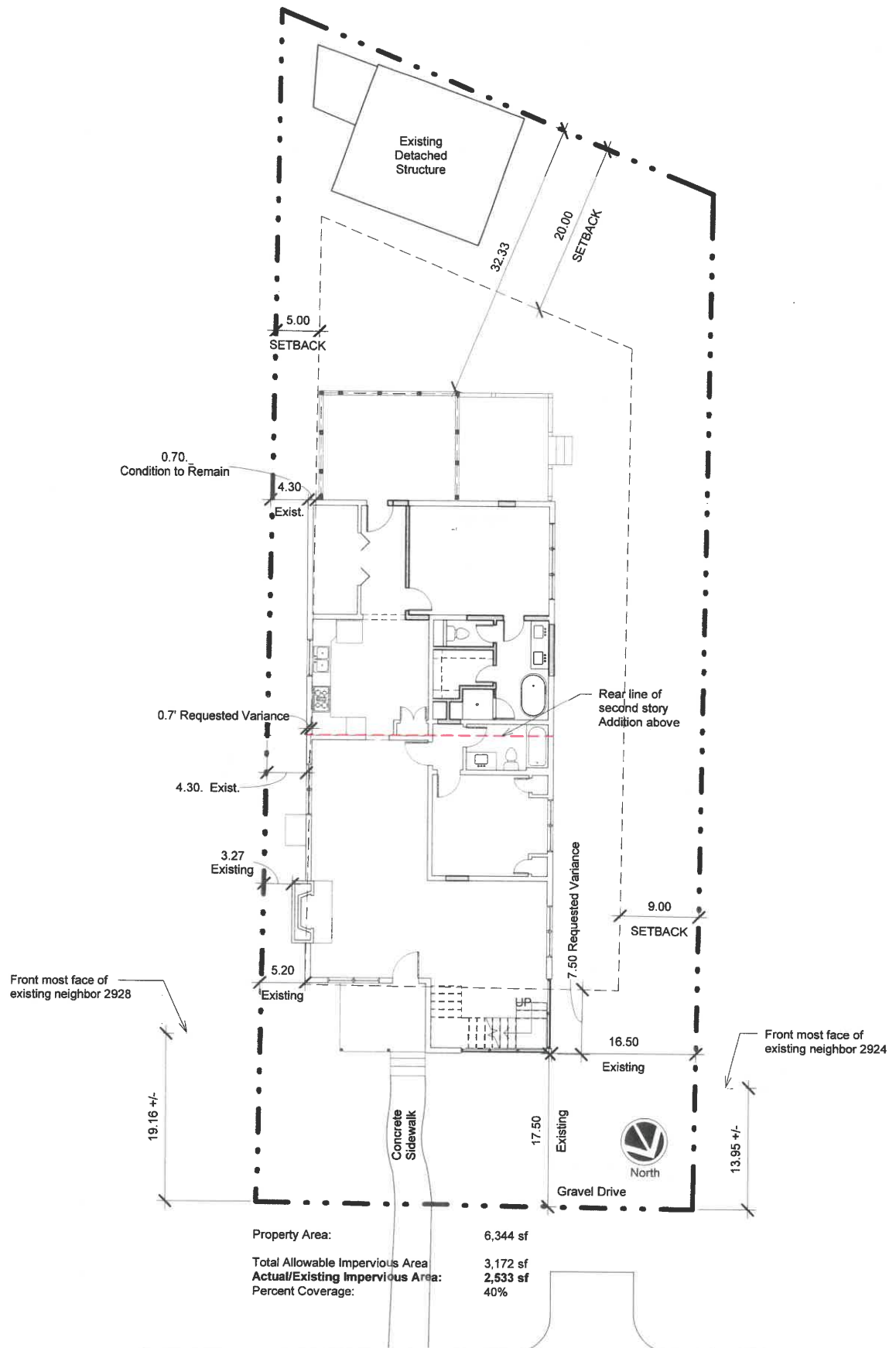
I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 2, Block 39, South as recorded in Map Volume 3, Page 83 in the Office of the Judge of Probate, Jefferson County, Alabama; that there are no rights-of-way, easements or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, (visible on the surface) on or over said premises except as shown; that there are no encroachments on said lot except as shown and that improvements are located as shown above. I hereby state 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, according to my survey of DEC 5, 2014. Survey invalid if not sealed in red.

Order No.: 35585
Purchaser: GASKIN
Address: 2926 PARKRIDGE DRIVE

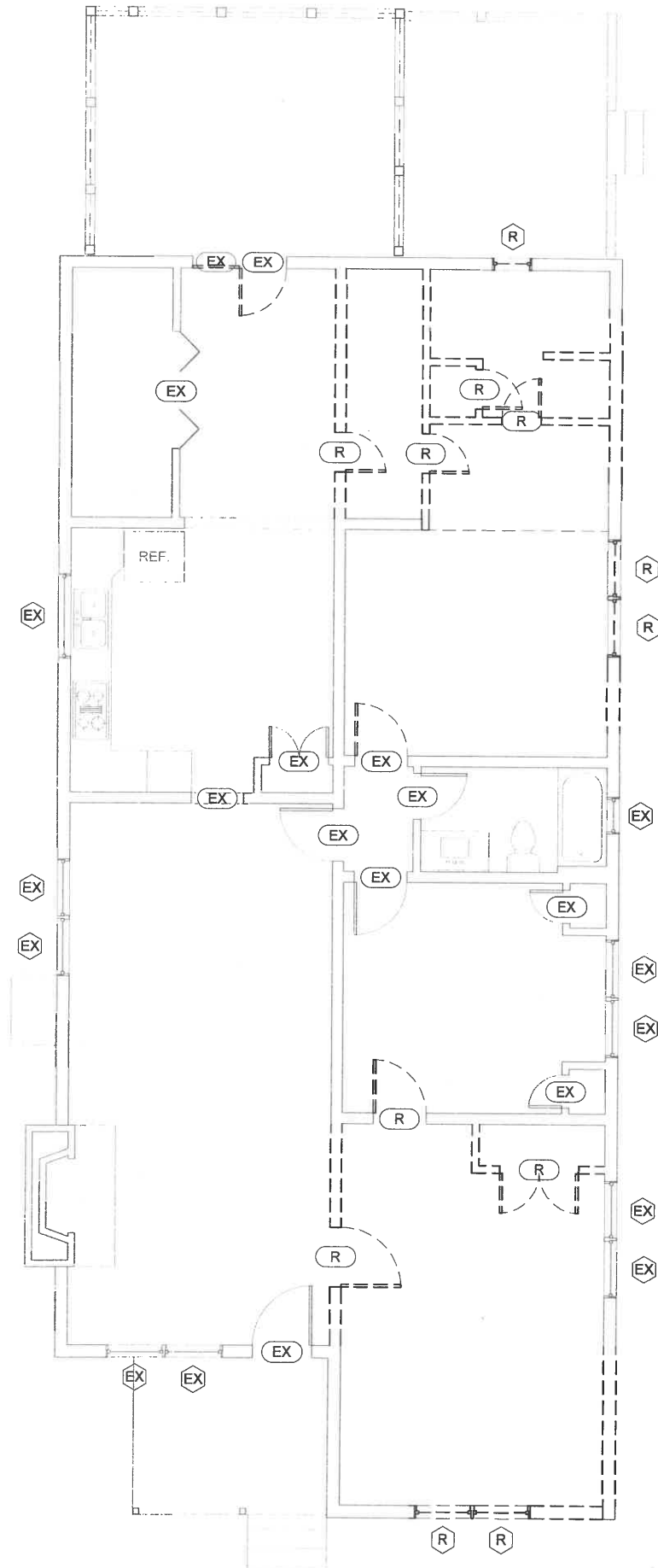
Ray Weygand, Reg. L.S. #24973
199 Oxmoor Road, Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087
Copyright ©

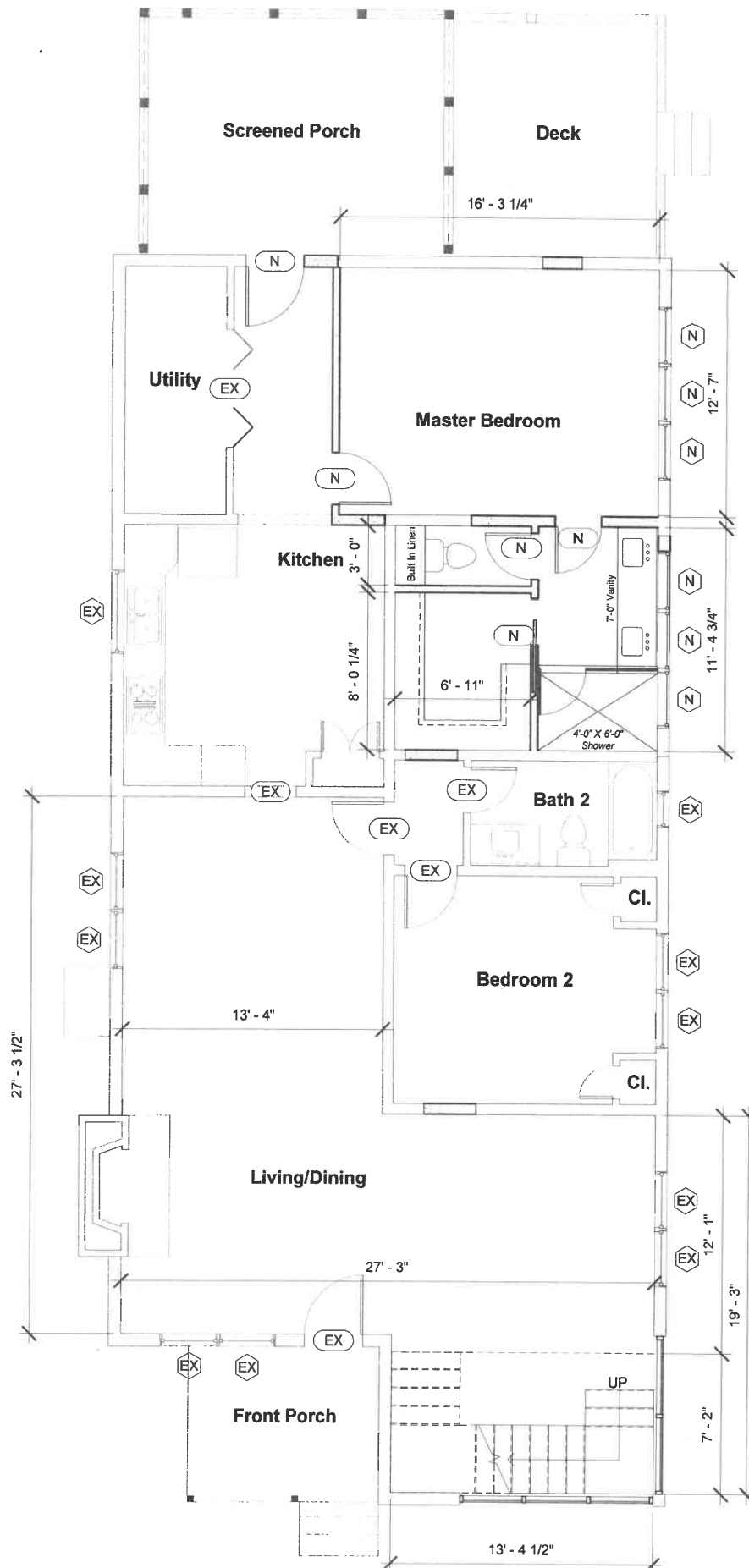
Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. We do not look for underground sewers or flip manhole covers. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable and is only good for 6 years and only good to the person/co. that pays for it at time of survey. (f) Easements not shown on record map are not shown above.





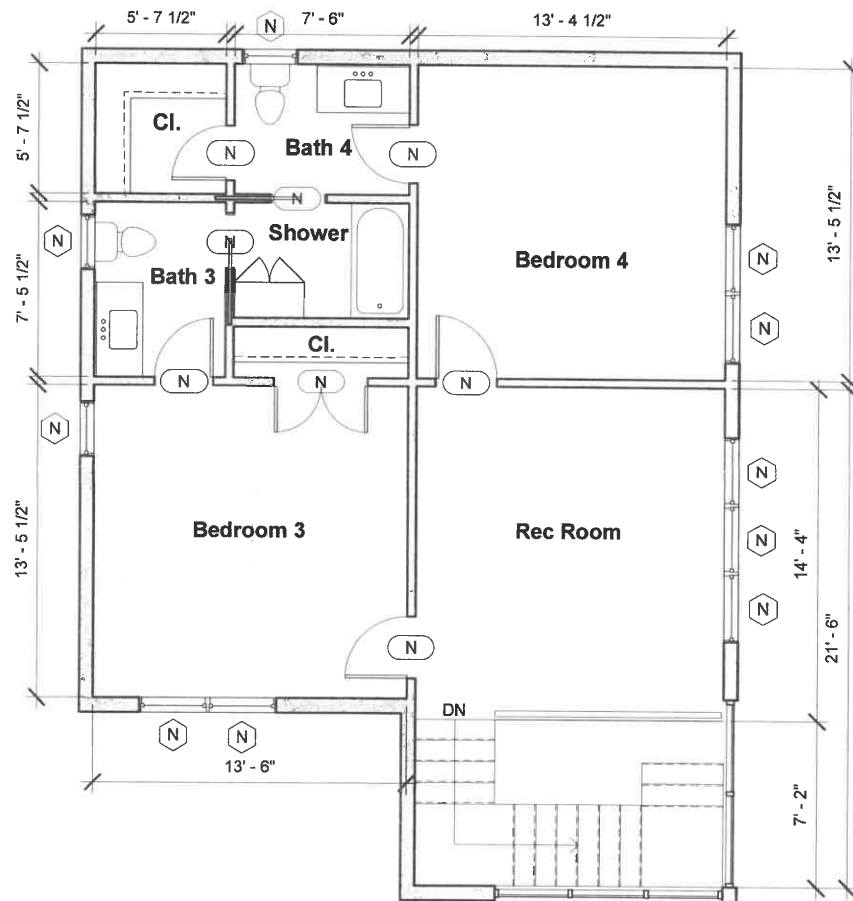
** Revised Copy*





First Floor Total: 2,023 SF

3/16" = 1'-0"



1 Second Floor Plan - Option 1
3/16" = 1'-0"



COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 533 Oxmoor Rd.

BZA CASE # (assigned by city staff): SV 21-12-02

APPLICANT INFORMATION

Name of Applicant (s): Nikolaus Mimikakis

Address of Applicant(s): 533 Oxmoor Rd.

Homewood

AL

35209

City

State

Zip

Redacted by City Staff

Telephone Number(s) of Applicant(s):

Email : nikolaus@mimikakisconstruction.com

Property Interest of Applicant(s): Owner

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): SAME

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

City

State

Zip

Email :

Telephone Number(s) of Owner(s):

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

PARCEL IDENTIFICATION NUMBER: 29 00 14 4 002 004.000

PRESENT USE: _____ vacant _____ X _____ residence

_____ commercial (describe):

_____ other (describe):

PRESENT ZONING (per current City map): Residential

NPO

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

City of Homewood
Board of Zoning Adjustments
Request for Variance

INDICATE THE FOLLOWING

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Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback				
Left Bldg. Setback	10'	5'	5'	5'
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.

Redacted by City Staff

Signature of Applicant

Redacted by City Staff

11/1/21

Date

Signature of Owner

11/1/21

Date

Signature of Owner

Date

City of Homewood
Board of Zoning Adjustments
Request for Variance

Irregular shaped lot

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page.

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): _____

ABBREVIATIONS

1" = 1' = 12"	1/2" = 6"	3/4" = 9"	1" = 12"	1 1/2" = 18"	2" = 24"	2 1/2" = 30"	3" = 36"	3 1/2" = 42"	4" = 48"	4 1/2" = 54"	5" = 60"	5 1/2" = 66"	6" = 72"	6 1/2" = 78"	7" = 84"	7 1/2" = 90"	8" = 96"	8 1/2" = 102"	9" = 108"	9 1/2" = 114"	10" = 120"	10 1/2" = 126"	11" = 132"	11 1/2" = 138"	12" = 144"	12 1/2" = 150"	13" = 156"	13 1/2" = 162"	14" = 168"	14 1/2" = 174"	15" = 180"	15 1/2" = 186"	16" = 192"	16 1/2" = 198"	17" = 204"	17 1/2" = 210"	18" = 216"	18 1/2" = 222"	19" = 228"	19 1/2" = 234"	20" = 240"	20 1/2" = 246"	21" = 252"	21 1/2" = 258"	22" = 264"	22 1/2" = 270"	23" = 276"	23 1/2" = 282"	24" = 288"	24 1/2" = 294"	25" = 300"	25 1/2" = 306"	26" = 312"	26 1/2" = 318"	27" = 324"	27 1/2" = 330"	28" = 336"	28 1/2" = 342"	29" = 348"	29 1/2" = 354"	30" = 360"	30 1/2" = 366"	31" = 372"	31 1/2" = 378"	32" = 384"	32 1/2" = 390"	33" = 396"	33 1/2" = 402"	34" = 408"	34 1/2" = 414"	35" = 420"	35 1/2" = 426"	36" = 432"	36 1/2" = 438"	37" = 444"	37 1/2" = 450"	38" = 456"	38 1/2" = 462"	39" = 468"	39 1/2" = 474"	40" = 480"	40 1/2" = 486"	41" = 492"	41 1/2" = 498"	42" = 504"	42 1/2" = 510"	43" = 516"	43 1/2" = 522"	44" = 528"	44 1/2" = 534"	45" = 540"	45 1/2" = 546"	46" = 552"	46 1/2" = 558"	47" = 564"	47 1/2" = 570"	48" = 576"	48 1/2" = 582"	49" = 588"	49 1/2" = 594"	50" = 600"	50 1/2" = 606"	51" = 612"	51 1/2" = 618"	52" = 624"	52 1/2" = 630"	53" = 636"	53 1/2" = 642"	54" = 648"	54 1/2" = 654"	55" = 660"	55 1/2" = 666"	56" = 672"	56 1/2" = 678"	57" = 684"	57 1/2" = 690"	58" = 696"	58 1/2" = 702"	59" = 708"	59 1/2" = 714"	60" = 720"	60 1/2" = 726"	61" = 732"	61 1/2" = 738"	62" = 744"	62 1/2" = 750"	63" = 756"	63 1/2" = 762"	64" = 768"	64 1/2" = 774"	65" = 780"	65 1/2" = 786"	66" = 792"	66 1/2" = 798"	67" = 804"	67 1/2" = 810"	68" = 816"	68 1/2" = 822"	69" = 828"	69 1/2" = 834"	70" = 840"	70 1/2" = 846"	71" = 852"	71 1/2" = 858"	72" = 864"	72 1/2" = 870"	73" = 876"	73 1/2" = 882"	74" = 888"	74 1/2" = 894"	75" = 900"	75 1/2" = 906"	76" = 912"	76 1/2" = 918"	77" = 924"	77 1/2" = 930"	78" = 936"	78 1/2" = 942"	79" = 948"	79 1/2" = 954"	80" = 960"	80 1/2" = 966"	81" = 972"	81 1/2" = 978"	82" = 984"	82 1/2" = 990"	83" = 996"	83 1/2" = 1002"	84" = 1008"	84 1/2" = 1014"	85" = 1020"	85 1/2" = 1026"	86" = 1032"	86 1/2" = 1038"	87" = 1044"	87 1/2" = 1050"	88" = 1056"	88 1/2" = 1062"	89" = 1068"	89 1/2" = 1074"	90" = 1080"	90 1/2" = 1086"	91" = 1092"	91 1/2" = 1098"	92" = 1104"	92 1/2" = 1110"	93" = 1116"	93 1/2" = 1122"	94" = 1128"	94 1/2" = 1134"	95" = 1140"	95 1/2" = 1146"	96" = 1152"	96 1/2" = 1158"	97" = 1164"	97 1/2" = 1170"	98" = 1176"	98 1/2" = 1182"	99" = 1188"	99 1/2" = 1194"	100" = 1200"	100 1/2" = 1206"	101" = 1212"	101 1/2" = 1218"	102" = 1224"	102 1/2" = 1230"	103" = 1236"	103 1/2" = 1242"	104" = 1248"	104 1/2" = 1254"	105" = 1260"	105 1/2" = 1266"	106" = 1272"	106 1/2" = 1278"	107" = 1284"	107 1/2" = 1290"	108" = 1296"	108 1/2" = 1302"	109" = 1308"	109 1/2" = 1314"	110" = 1320"	110 1/2" = 1326"	111" = 1332"	111 1/2" = 1338"	112" = 1344"	112 1/2" = 1350"	113" = 1356"	113 1/2" = 1362"	114" = 1368"	114 1/2" = 1374"	115" = 1380"	115 1/2" = 1386"	116" = 1392"	116 1/2" = 1398"	117" = 1404"	117 1/2" = 1410"	118" = 1416"	118 1/2" = 1422"	119" = 1428"	119 1/2" = 1434"	120" = 1440"	120 1/2" = 1446"	121" = 1452"	121 1/2" = 1458"	122" = 1464"	122 1/2" = 1470"	123" = 1476"	123 1/2" = 1482"	124" = 1488"	124 1/2" = 1494"	125" = 1500"	125 1/2" = 1506"	126" = 1512"	126 1/2" = 1518"	127" = 1524"	127 1/2" = 1530"	128" = 1536"	128 1/2" = 1542"	129" = 1548"	129 1/2" = 1554"	130" = 1560"	130 1/2" = 1566"	131" = 1572"	131 1/2" = 1578"	132" = 1584"	132 1/2" = 1590"	133" = 1596"	133 1/2" = 1602"	134" = 1608"	134 1/2" = 1614"	135" = 1620"	135 1/2" = 1626"	136" = 1632"	136 1/2" = 1638"	137" = 1644"	137 1/2" = 1650"	138" = 1656"	138 1/2" = 1662"	139" = 1668"	139 1/2" = 1674"	140" = 1680"	140 1/2" = 1686"	141" = 1692"	141 1/2" = 1698"	142" = 1704"	142 1/2" = 1710"	143" = 1716"	143 1/2" = 1722"	144" = 1728"	144 1/2" = 1734"	145" = 1740"	145 1/2" = 1746"	146" = 1752"	146 1/2" = 1758"	147" = 1764"	147 1/2" = 1770"	148" = 1776"	148 1/2" = 1782"	149" = 1788"	149 1/2" = 1794"	150" = 1800"	150 1/2" = 1806"	151" = 1812"	151 1/2" = 1818"	152" = 1824"	152 1/2" = 1830"	153" = 1836"	153 1/2" = 1842"	154" = 1848"	154 1/2" = 1854"	155" = 1860"	155 1/2" = 1866"	156" = 1872"	156 1/2" = 1878"	157" = 1884"	157 1/2" = 1890"	158" = 1896"	158 1/2" = 1902"	159" = 1908"	159 1/2" = 1914"	160" = 1920"	160 1/2" = 1926"	161" = 1932"	161 1/2" = 1938"	162" = 1944"	162 1/2" = 1950"	163" = 1956"	163 1/2" = 1962"	164" = 1968"	164 1/2" = 1974"	165" = 1980"	165 1/2" = 1986"	166" = 1992"	166 1/2" = 1998"	167" = 2004"	167 1/2" = 2010"	168" = 2016"	168 1/2" = 2022"	169" = 2028"	169 1/2" = 2034"	170" = 2040"	170 1/2" = 2046"	171" = 2052"	171 1/2" = 2058"	172" = 2064"	172 1/2" = 2070"	173" = 2076"	173 1/2" = 2082"	174" = 2088"	174 1/2" = 2094"	175" = 2100"	175 1/2" = 2106"	176" = 2112"	176 1/2" = 2118"	177" = 2124"	177 1/2" = 2130"	178" = 2136"	178 1/2" = 2142"	179" = 2148"	179 1/2" = 2154"	180" = 2160"	180 1/2" = 2166"	181" = 2172"	181 1/2" = 2178"	182" = 2184"	182 1/2" = 2190"	183" = 2196"	183 1/2" = 2202"	184" = 2208"	184 1/2" = 2214"	185" = 2220"	185 1/2" = 2226"	186" = 2232"	186 1/2" = 2238"	187" = 2244"	187 1/2" = 2250"	188" = 2256"	188 1/2" = 2262"	189" = 2268"	189 1/2" = 2274"	190" = 2280"	190 1/2" = 2286"	191" = 2292"	191 1/2" = 2298"	192" = 2304"	192 1/2" = 2310"	193" = 2316"	193 1/2" = 2322"	194" = 2328"	194 1/2" = 2334"	195" = 2340"	195 1/2" = 2346"	196" = 2352"	196 1/2" = 2358"	197" = 2364"	197 1/2" = 2370"	198" = 2376"	198 1/2" = 2382"	199" = 2388"	199 1/2" = 2394"	200" = 2400"	200 1/2" = 2406"	201" = 2412"	201 1/2" = 2418"	202" = 2424"	202 1/2" = 2430"	203" = 2436"	203 1/2" = 2442"	204" = 2448"	204 1/2" = 2454"	205" = 2460"	205 1/2" = 2466"	206" = 2472"	206 1/2" = 2478"	207" = 2484"	207 1/2" = 2490"	208" = 2496"	208 1/2" = 2502"	209" = 2508"	209 1/2" = 2514"	210" = 2520"	210 1/2" = 2526"	211" = 2532"	211 1/2" = 2538"	212" = 2544"	212 1/2" = 2550"	213" = 2556"	213 1/2" = 2562"	214" = 2568"	214 1/2" = 2574"	215" = 2580"	215 1/2" = 2586"	216" = 2592"	216 1/2" = 2598"	217" = 2604"	217 1/2" = 2610"	218" = 2616"	218 1/2" = 2622"	219" = 2628"	219 1/2" = 2634"	220" = 2640"	220 1/2" = 2646"	221" = 2652"	221 1/2" = 2658"	222" = 2664"	222 1/2" = 2670"	223" = 2676"	223 1/2" = 2682"	224" = 2688"	224 1/2" = 2694"	225" = 2700"	225 1/2" = 2706"	226" = 2712"	226 1/2" = 2718"	227" = 2724"	227 1/2" = 2730"	228" = 2736"	228 1/2" = 2742"	229" = 2748"	229 1/2" = 2754"	230" = 2760"	230 1/2" = 2766"	231" = 2772"	231 1/2" = 2778"	232" = 2784"	232 1/2" = 2790"	233" = 2796"	233 1/2" = 2802"	234" = 2808"	234 1/2" = 2814"	235" = 2820"	235 1/2" = 2826"	236" = 2832"	236 1/2" = 2838"	237" = 2844"	237 1/2" = 2850"	238" = 2856"	238 1/2" = 2862"	239" = 2868"	239 1/2" = 2874"	240" = 2880"	240 1/2" = 2886"	241" = 2892"	241 1/2" = 2898"	242" = 2904"	242 1/2" = 2910"	243" = 2916"	243 1/2" = 2922"	244" = 2928"	244 1/2" = 2934"	245" = 2940"	245 1/2" = 2946"	246" = 2952"	246 1/2" = 2958"	247" = 2964"	247 1/2" = 2970"	248" = 2976"	248 1/2" = 2982"	249" = 2988"	249 1/2" = 2994"	250" = 3000"	250 1/2" = 3006"	251" = 3012"	251 1/2" = 3018"	252" = 3024"	252 1/2" = 3030"	253" = 3036"	253 1/2" = 3042"	254" = 3048"	254 1/2" = 3054"	255" = 3060"	255 1/2" = 3066"	256" = 3072"	256 1/2" = 3078"	257" = 3084"	257 1/2" = 3090"	258" = 3096"	258 1/2" = 3102"	259" = 3108"	259 1/2" = 3114"	260" = 3120"	260 1/2" = 3126"	261" = 3132"	261 1/2" = 3138"	262" = 3144"	262 1/2" = 3150"	263" = 3156"	263 1/2" = 3162"	264" = 3168"	264 1/2" = 3174"	265" = 3180"	265 1/2" = 3186"	266" = 3192"	266 1/2" = 3198"	267" = 3204"	267 1/2" = 3210"	268" = 3216"	268 1/2" = 3222"	269" = 3228"	269 1/2" = 3234"	270" = 3240"	270 1/2" = 3246"	271" = 3252"	271 1/2" = 3258"	272" = 3264"	272 1/2" = 3270"	273" = 3276"	273 1/2" = 3282"	274" = 3288"	274 1/2" = 3294"	275" = 3300"	275 1/2" = 3306"	276" = 3312"	276 1/2" = 3318"	277" = 3324"	277 1/2" = 3330"	278" = 3336"	278 1/2" = 3342"	279" = 3348"	279 1/2" = 3354"	280" = 3360"	280 1/2" = 3366"	281" = 3372"	281 1/2" = 3378"	282" = 3384"	282 1/2" = 3390"	283" = 3396"	283 1/2" = 3402"	284" = 3408"	284 1/2" = 3414"	285" = 3420"	285 1/2" = 3426"	286" = 3432"	286 1/2" = 3438"	287" = 3444"	287 1/2" = 3450"	288" = 3456"	288 1/2" = 3462"	289" = 3468"	289 1/2" = 3474"	290" = 3480"	290 1/2" = 3486"	291" = 3492"	291 1/2" = 3498"	292" = 3504"	292 1/2" = 3510"	293" = 3516"	293 1/2" = 3522"	294" = 3528"	294 1/2" = 3534"	295" = 3540"	295 1/2" = 3546"	296" = 3552"	296 1/2" = 3558"	297" = 3564"	297 1/2" = 3570"	298" = 3576"	298 1/2" = 3582"	299" = 3588"	299 1/2" = 3594"	300" = 3600"	300 1/2" = 3606"	301" = 3612"	301 1/2" = 3618"	302" = 3624"	302 1/2" = 3630"	303" = 3636"	303 1/2" = 3642"	304" = 3648"	304 1/2" = 3654"	305" = 3660"	305 1/2" = 3666"	306" = 3672"	306 1/2" = 3678"	307" = 3684"	307 1/2" = 3690"	308" = 3696"	308 1/2" = 3702"	309" = 3708"	309 1/2" = 3714"	310" = 3720"	310 1/2" = 3726"	311" = 3732"	311 1/2" = 3738"	312" = 3744"	312 1/2" = 3750"	313" = 3756"	313 1/2" = 3762"	314" = 3768"	314 1/2" = 3774"	315" = 3780"	315 1/2" = 3786"	316" = 3792"	316 1/2" = 3798"	317" = 3804"	317 1/2" = 3810"	318" = 3816"	318 1/2" = 3822"	319" = 3828"	319 1/2" = 3834"	320" = 3840"	320 1/2" = 3846"	321" = 3852"	321 1/2" = 3858"	322" = 3864"	322 1/2" = 3870"	323" = 3876"	323 1/2" = 3882"	324" = 3888"	324 1/2" = 3894"	325" = 3900"	325 1/2" = 3906"	326" = 3912"	326 1/2" = 3918"	327" = 3924"	327 1/2" = 3930"	328" = 3936"	328 1/2" = 3942"	329" = 3948"	329 1/2" = 3954"	330" = 3960"	330 1/2" = 3966"	331" = 3972"	331 1/2" = 3978"	332" = 3984"	332 1/2" = 3990"	333" = 3996"	333 1/2" = 4002"	334" = 4008"	334 1/2" = 4014"	335" = 4020"	335 1/2" = 4026"	336" = 4032"	336 1/2" = 4038"	337" = 4044"	337 1/2" = 4050"	338" = 4056"	338 1/2" = 4062"	339" = 4068"	339 1/2" = 4074"	340" = 4080"	340 1/2" = 4086"	341" = 4092"	341 1/2" = 4098"	342" = 4104"	342 1/2" = 4110"	343" = 4116"	343 1/2" = 4122"	344" = 4128"	344 1/2" = 4134"	345" = 4140"	345 1/2" = 4146"	346" = 4152"	346 1/2" = 4158"	347" = 4164"	347 1/2" = 4170"	348" = 4176"	348 1/2" = 4182"	349" = 4188"	349 1/2" = 4194"	350" = 4200"	350 1/2" = 4206"	351" = 4212"	351 1/2" = 4218"	352" = 4224"	352 1/2" = 4230"	353" = 4236"	353 1/2" = 4242"	354" = 4248"	354 1/2" = 4254"	355" = 4260"	355 1/2" = 4266"	356" = 4272"	356 1/2" = 4278"	357" = 4284"	357 1/2" = 4290"	358" = 4296"	358 1/2" = 4302"	359" = 4308"	359 1/2" = 4314"	360" = 4320"	360 1/2" = 4326"	361" = 4332"	361 1/2" = 4338"	362" = 4344"	362 1/2" = 4350"	363" = 4356"	363 1/2" = 4362"	364" = 4368"	364 1/2" = 4374"	365" = 4380"	365 1/2" = 4386"	366" = 4392"	366 1/2" = 4398"	367" = 4404"	367 1/2" = 4410"	368" = 4416"	368 1/2" = 4422"	369" = 4428"	369 1/2" = 4434"	370" = 4440"	370 1/2" = 4446"	371" = 4452"	371 1/2" = 4458"	372" = 4464"	372 1/2" = 4470"	373" = 4476"
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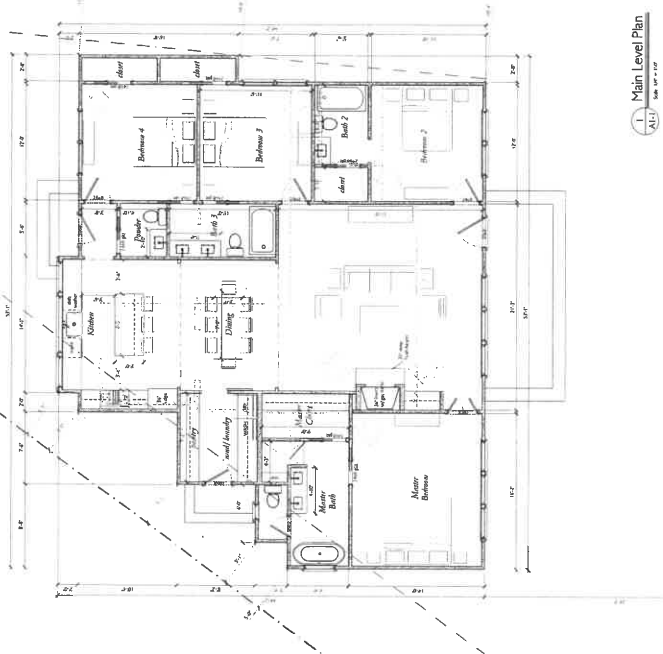
**MIMIKAKIS
RESIDENCE**
322 Oliver Road
Kensington, Alabama

REVIEW
SET
October 25th, 2023

REVISIONS

Floor Plan

A1-1



1
Main Level Plan
Scale: 1/4" = 1'-0"



LONG & LONG
ARCHITECTS

1000 W. 10TH AVENUE
SUITE 100
DENVER, CO 80202

MMTKAKS

RENDERING

REVISIONS

REVIEW

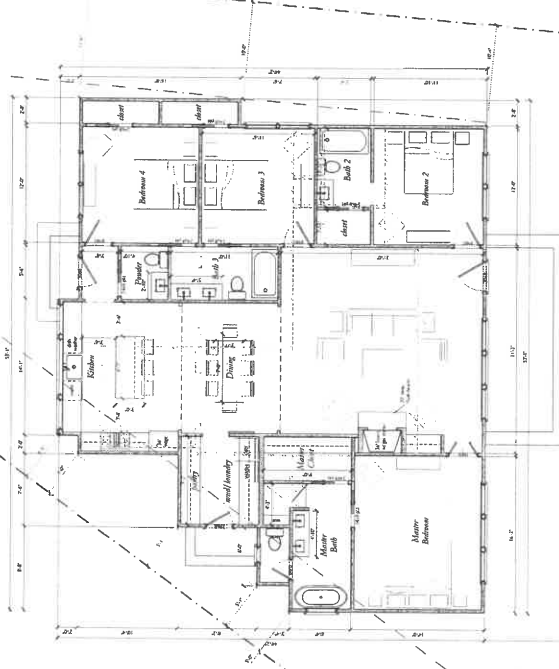
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REVISIONS

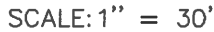
1 Main Level Plan
A1-1

Sheet Title

A1-1











Surveying – Land Planning

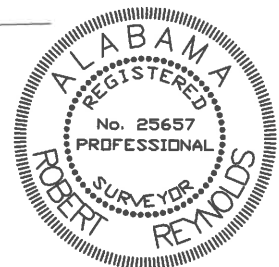


OXMOOR ROAD

LEGEND

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

"PROPERTY SURVEY"



Owner: MIMIKAKUS
Address: 533 OXMOOR ROAD

Reg. No. 25657











Nikolaus Mimikakis
205.717.0083



MIMIKAKIS
CONSTRUCTION

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 1605 GROVE PLACE, BIRMINGHAM, AL 35209

BZA CASE # (assigned by city staff): SV# 21-12-03

APPLICANT INFORMATION

Name of Applicant(s): HARPER HARRIS DESIGN STUDIO / AMANDA HICKAM

Address of Applicant(s): 218 RICHMAR DR

BIRMINGHAM

City

AL

State

35203

Zip

Telephone Number(s) of Applicant(s): 404-271-0598

Email: AMANDA@HARPERHARRISDESIGN.COM

Property Interest of Applicant(s): RESIDENTIAL DESIGNER

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): JEFF & TINA GRAY

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

1605 Grove Place Homewood AL

City

State

35209

Zip

Email: _____

Redacted by City Staff

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

Redacted by City Staff

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

PARCEL IDENTIFICATION NUMBER: 2900131014019000

PRESENT USE: _____ vacant ☒ 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 existing footprint is 4.6' from the property line, which is not in compliance. We will be extending back from that point 14'-9", after which the distance from the setback is 12'-11". The width of the property is 55.47', which is only 5.64" over the requirement to allow a 5' setback.

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):

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

INDICATE THE FOLLOWING

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

	*Required by Zoning Regulations	Setback dimensions As they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback Street:	25'	26.9'	26.9'	X
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback	10'	10.4'	10.4'	X
Left Bldg. Setback	10'	4.6'	4.6'	4.6' to 4.6' 5.4' saw
Rear Bldg. Setback	20'	80'	80'	X
Accessory Structure Setback: side/rear	10'	10.3'	10.3'	X
	As Required	Existing NOW	Proposed	Variance Required
Lot Area		9,511 sf		
Lot Width		55.47		
Parking				
Height of Structure				
Lot Coverage		2746 sf	2868 sf	—

*For required setback information, please refer to the Zoning Ordinance Book, which is available on the City of Homewood website. If you need to find out how your property is zoned, please contact the zoning department by calling 332-6828 or 332-6854 or by clicking on the following link to email: Zoning Information.

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

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

Redacted by City Staff

Signature of Applicant

Redacted by City Staff

11/2/21
Date

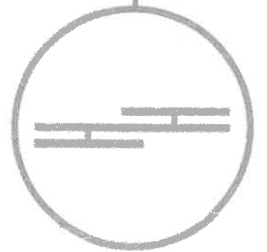
Signature of Owner

Redacted by City Staff

11/2/21
Date

Signature of Owner

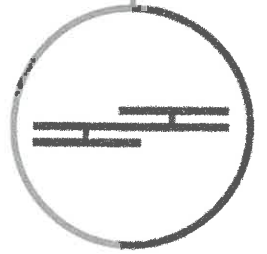
11/2/21
Date



GRAY RESIDENCE

1605 GROVE PLACE
FRONT ELEVATION





GRAY RESIDENCE
1605 GROVE PLACE
SIDE ELEVATION



October 31, 2021

City of Homewood

Board of Zoning and Adjustment

RE: 1605 Grove Place

To whom it may concern:

I own a neighboring home to this address and have no objection to the Gray's variance request under consideration.

Sincerely,

Redacted by City Staff


Signature

Stephen Owens
Print name

1607 Grove Pl. Homewood AL 35209
Address

October 31, 2021

City of Homewood

Board of Zoning and Adjustment

RE: 1605 Grove Place

To whom it may concern:

I own a neighboring home to this address and have no objection to the Gray's variance request under consideration.

Sincerely,

Katie Smith

Signature

Redacted by City Staff

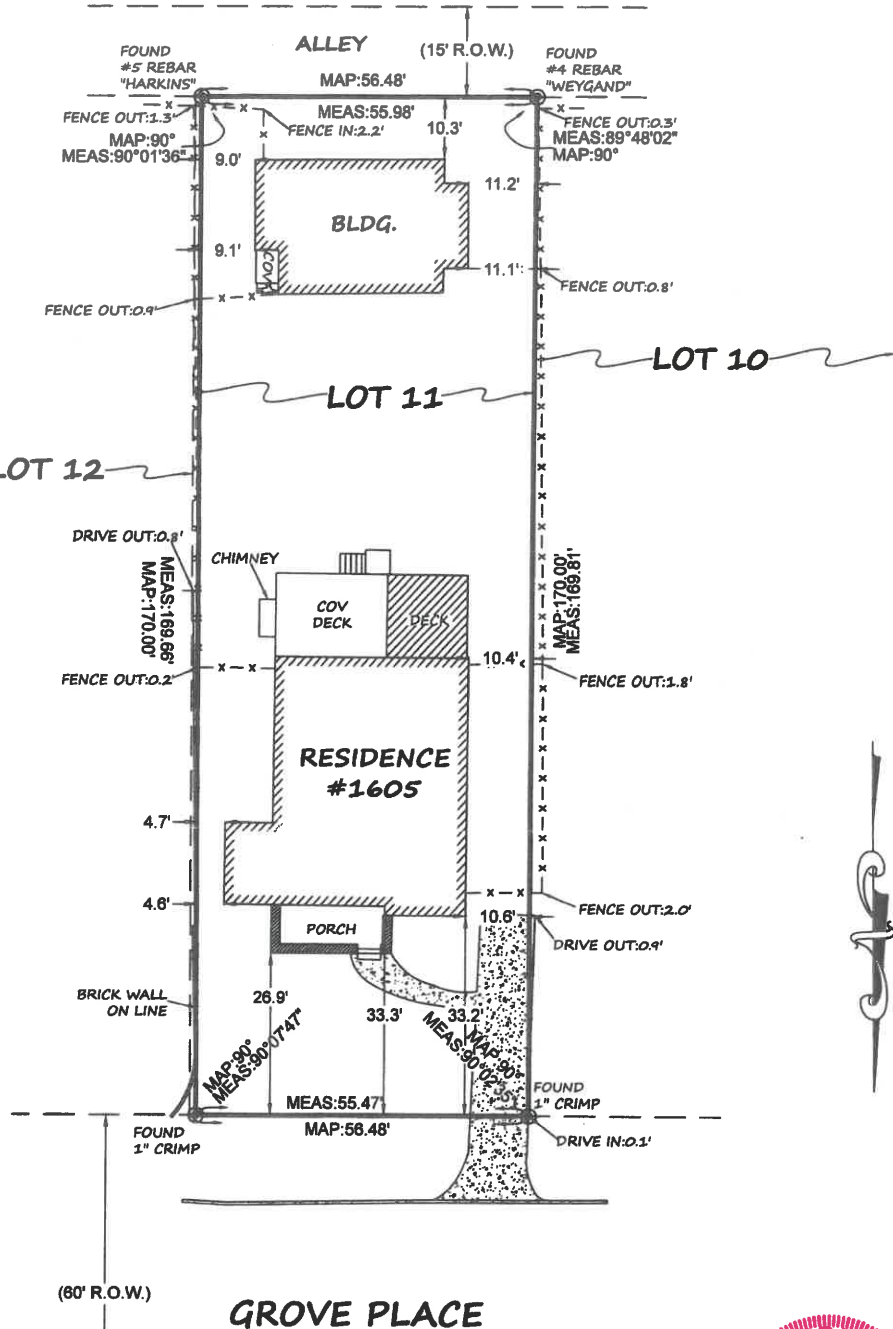
Print name

1603 Grove Place, Homewood, AL 35209

Address

LEGEND

ASP ASPHALT
BLDG BUILDING
CALC CALCULATED
MEAS MEASURED
CH CHORD
LNG LONG CHORD
d DELTA
Δ EASEMENT
ESMT EASEMENT
HW HEADWALL
MIN MINIMUM
MH MANHOLE
OH OVERHANG
POR PORCH
R RADIUS
R.O.W. RIGHT OF WAY
SAN SANITARY
STM STORM
UTIL UTILITY
AC ACRES
S.F. SQUARE FEET
CL CENTERLINE
A/C AIR CONDITIONER
P POLE
ANCHOR
FENCE
OVERHEAD UTILITY WIRE
P/MT PAVEMENT
W/ WITH
TAN TANGENT
RES RESIDENCE
OLGT LIGHT
COV COVERED
DECK
CONCRETE
WALL
COLUMN
IPS SET #4 REBAR



STATE OF ALABAMA
JEFFERSON COUNTY

"Property Boundary Survey"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 11 EXCEPT THE EAST 1 FOOT, FIRST ADDITION TO EDGEWOOD PARK, as recorded in Map Volume 23, Page 9, in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state 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; according to my survey of AUGUST 20, 2021. Survey invalid if not sealed in red.

Order No.: 20211737

Purchaser:

Address: 1605 GROVE PLACE

Ray Weygand, Reg. L.S. #24973
188 Oxmoor Road, Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087
Copyright ©

WEYGAND
SURVEYORS



Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.

11/17/2021 12:17:20 PM

AREA CALCULATIONS:

LOT AREA: 9,511 SF

LOT WIDTH: 55.47'

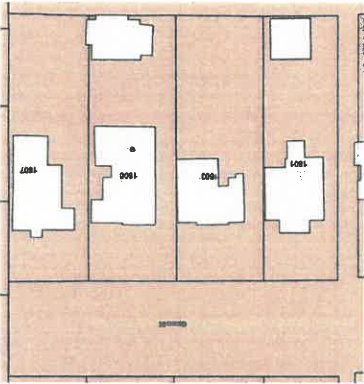
REQUIRED SIDE SETBACK: 10'

EXISTING FOOTPRINT SETBACK: 4.6'

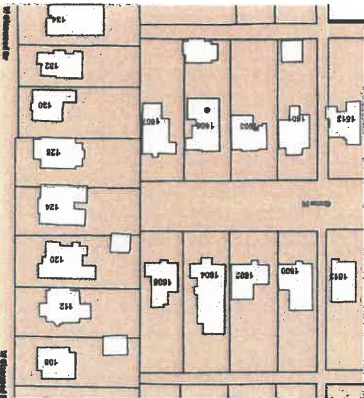
PROPOSED FOOTPRINT SETB

EXISTING LOT COVERAGE: 2,746 SF

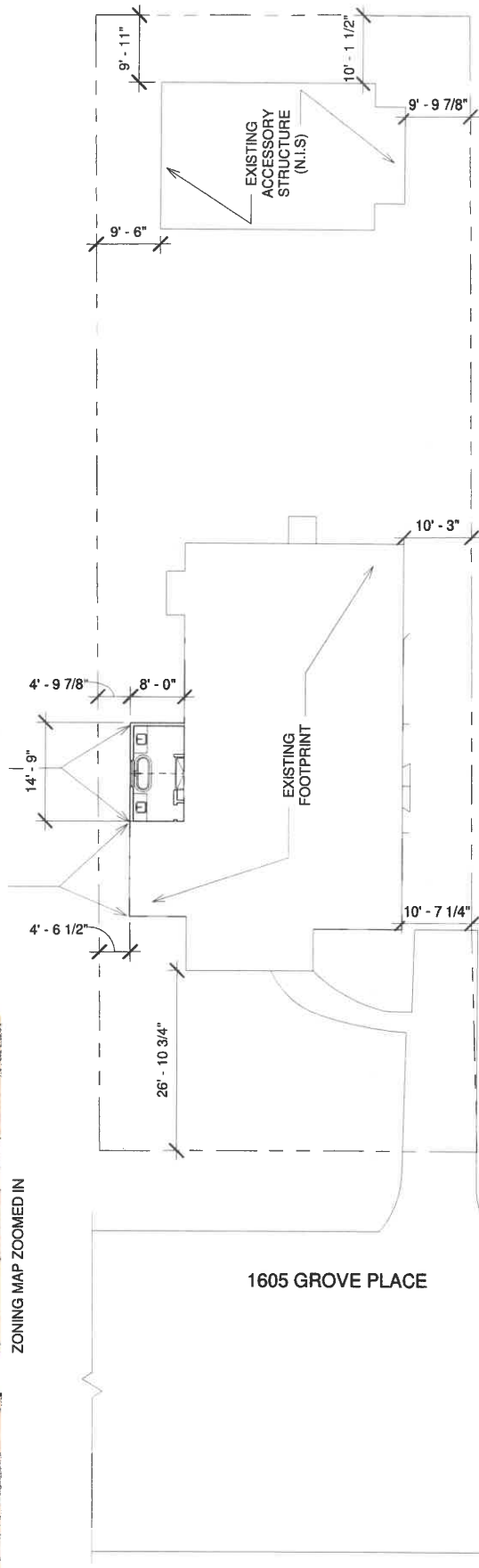
PROPOSED LOT COVERAGE: 2,868 SF



ZONING MAP ZOOMED IN



ZONING MAP



1605 GROVE PLACE

Gray Residence

1605 Grove Place, Homewood AL 35209

Site Plan

Project number	21002
----------------	-------

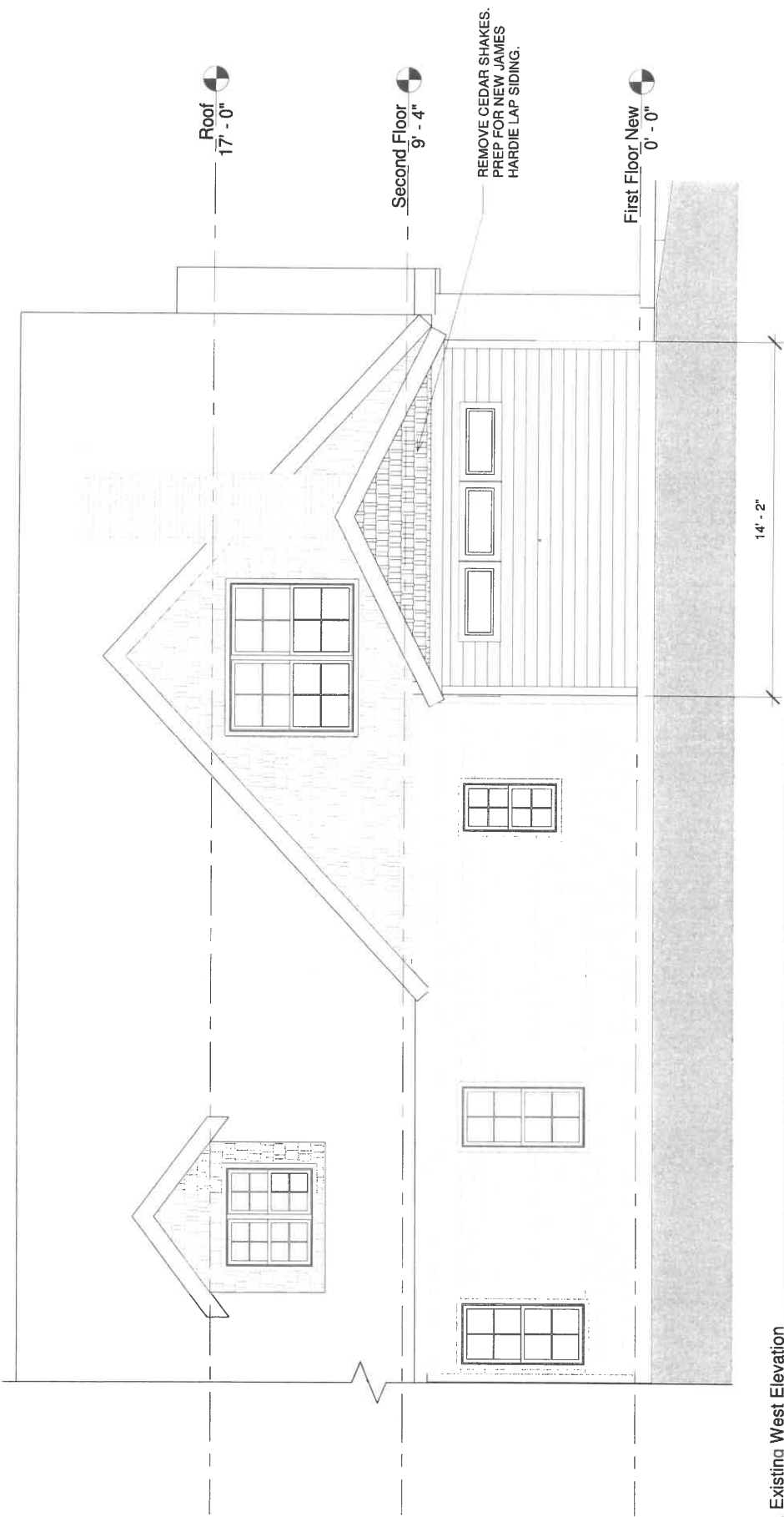
Date 11/17/21

A-101

Scale 1/16" = 1'-0"



HARPER HARRIS
DESIGN STUDIO



1 Existing West Elevation
1/4" = 1'-0"

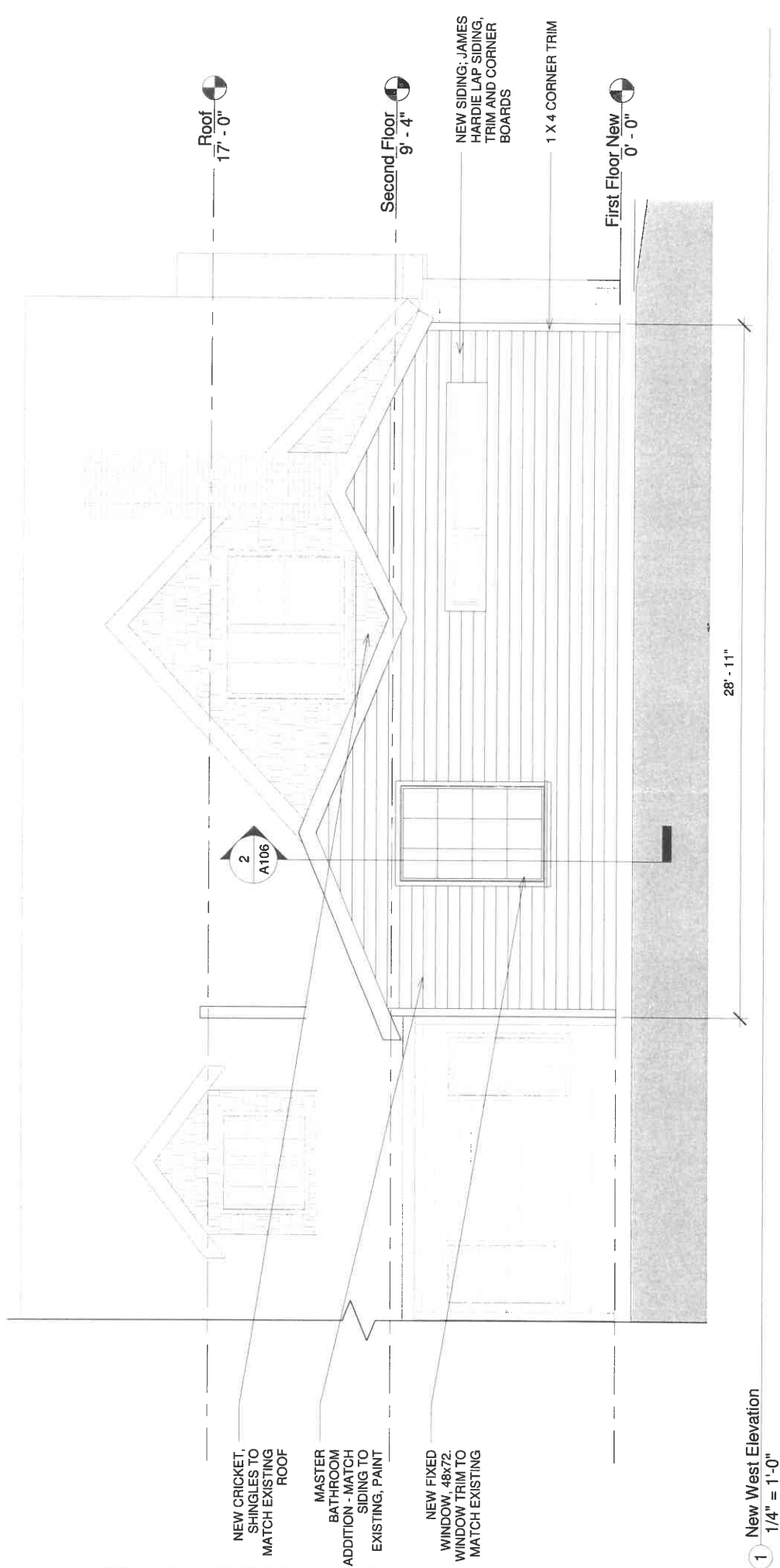
**HARPER HARRIS**
DESIGN STUDIO

Gray Residence
1605 Grove Place, Homewood AL 35209

Existing Elevation

Project number		21002	A-102
Date		11/17/21	
			Scale 1/4" = 1'-0"

GENERAL NOTES:
1. EXTERIOR SIDING AND TRIM TO BE PAINTED. COLORS TBD.
2. MATCH ASPHALT SHINGLES TO EXISTING ROOF.



1 New West Elevation
1/4" = 1'-0"



Gray Residence
1605 Grove Place, Homewood AL 35209

New West Elevation

Project number 21002

Date 11/17/21

A-103

Scale 1/4" = 1'-0"

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

☐

VARIANCE

☐

APPEAL

ADDRESS OF PROPERTY: 1408 OVERLOOK ROAD

BZA CASE # (assigned by city staff): SV# 21-12-04

APPLICANT INFORMATION

Name of Applicant(s): REID CONSTRUCTION LLC (DENNIS REID)

Address of Applicant(s): P.O. Box 43446

VESTAVIA AL 35243
City State Zip

Telephone Number(s) of Applicant(s): 205-907-5796

Email: dreid@reidconstruction.net

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): HUGH & ANNE LYLE HARRIS

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

City State Zip

Email: Redacted by City Staff

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

Redacted by City Staff

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

PARCEL IDENTIFICATION NUMBER: 29-00-13-4-006-020,000

PRESENT USE: vacant ☒ 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 CONSTRUCTION OF AN UPSTAIRS BEDROOM AND BATHROOM
ADDITION REQUIRES A STAIRWAY LOCATED ON THE NORTHWEST
CORNER OF THE HOME. THE GENTLE GRADE OF THE LOT AND FACT
THAT THE PRESENT SETBACK IS 13.4 FEET ALMOST ALLOW SUCH
EXPANSION WITHOUT A VARIANCE.

ALSO IN CONSIDERATION IS THE REAR SLOPE OF THE LOT
CONTINUING TO DROP AGGRESSIVELY MAKING IT IMPRACTICAL
TO LOCATE STAIRWAY ON THE REAR SECTION OF HOUSE INSTEAD
OF NORTHWEST “SIDE”.

THE VARIANCE OF 9" ALSO HAS LITTLE OR NO HARMFUL EFFECT
ON LOTS BORDERING THIS PROPERTY LINE BECAUSE IT IS THE REAR
PROPERTY LINE OF THESE LOTS (10A, 10B, 10C) LOCATED ON
KENILWORTH DRIVE.

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): _____

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:		31.9 ft.	31.9 ft.	None
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback	10'	10.5 ft.	10.5 ft.	None
Left Bldg. Setback	10 ft.	13.2 ft.	9.3 ft.	.7 ft.
Rear Bldg. Setback		112.5	74.5	None
Accessory Structure Setback: side/rear				
	As Required	Existing NOW	Proposed	Variance Required
Lot Area		10,800 sq ft.		
Lot Width		60'		
Parking		380 sq ft.		
Height of Structure		20' FRONT	20' FR. 30' REAR	
Lot Coverage		18%	18% (25.67)	

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

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

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

Redacted by City Staff

Signature of Applicant

Date

October 5, 2021

Redacted by City Staff

Signature of Owner

Date

10/5/21

Redacted by City Staff

Signature of Owner

Date

10/5/21

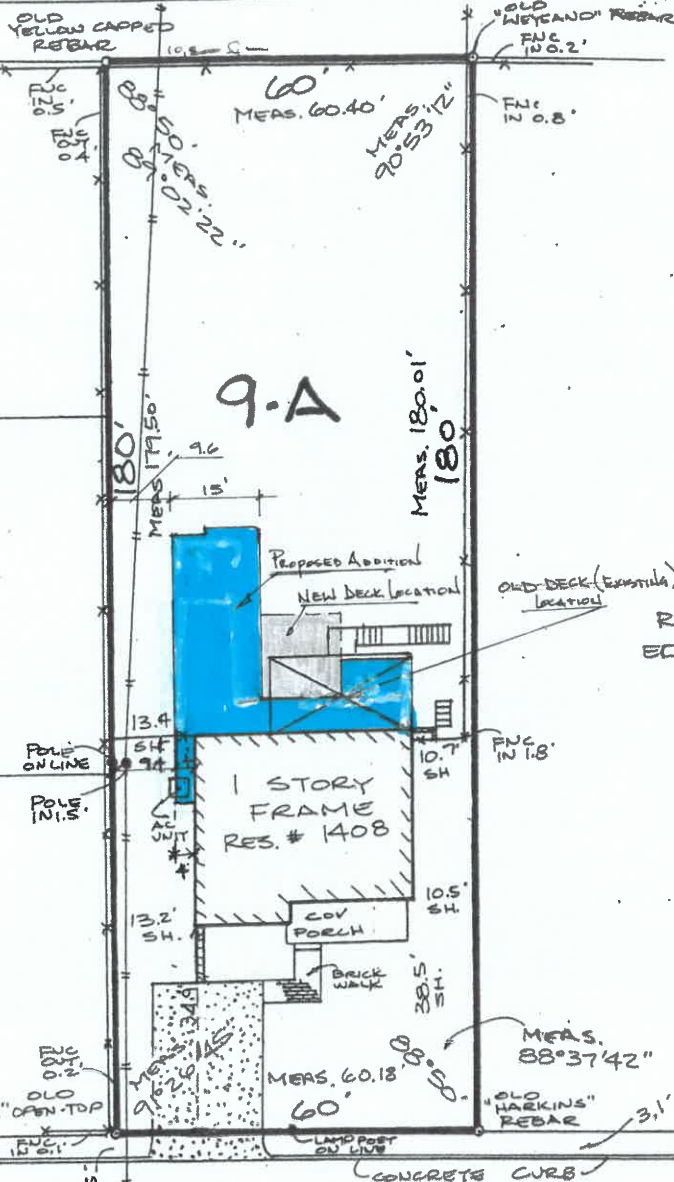
LEGEND

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG	LONG CHORD
d	DEFLECTION
Δ	DELTA
ESMT	EASEMENT
HW	HEADWALL
MIN	MINIMUM
MH	MANHOLE
OH	OVERHANG
POR	PORCH
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTIL	UTILITY
AC	ACRES
S.F.	SQUARE FEET
CL	CENTERLINE
A/C	AIR CONDITIONER
●	POLE
—X—	ANCHOR
—X—	FENCE
—X—	POWER LINE
PVMT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
OLGT	LIGHT
COV	COVERED
▨	DECK
●	CONCRETE
▨	WALL

10-A

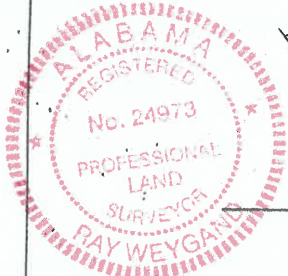
10-B

10-C



REVISED MAP OF
EDGEWOOD PLACE
MB 14 PG. 27

SCALE: 1"=30'



STATE OF ALABAMA)
JEFFERSON COUNTY)

"Closing Survey"

* LOTS 9 & 10 EDGEWOOD PLACE

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 9-A RE-SURVEY OF as recorded in Map Volume 28 Page 40 in the Office of the Judge of Probate, Jefferson County, Alabama; that there are no rights-of-way, easements or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, (visible on the surface) on or over said premises except as shown; that there are no encroachments on said lot except as shown and that improvements are located as shown above. I hereby state 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, according to my survey of June 2, 2015. Survey invalid if not sealed in red.

Order No.: 31898
Purchaser: HARRIS
Address: 1408 OVERLOOK RD

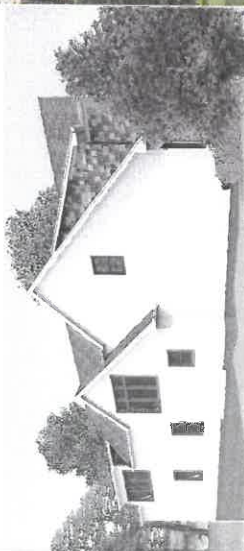
Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087
Copyright ©

Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. We do not look for underground sewers or flip manhole covers. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable and is only good for 6 years and only good to the person/co. that pays for it at time of survey. (f) Easements not shown on record map are not shown above.









Hamis Job 2

DATE:	11/7/2021
SCALE:	1/4" = 1'
SHEET:	P-1

Jim Kelly
CUSTOM HOME
DESIGNS

303-323-1422
www.jimkellycustomhome.com

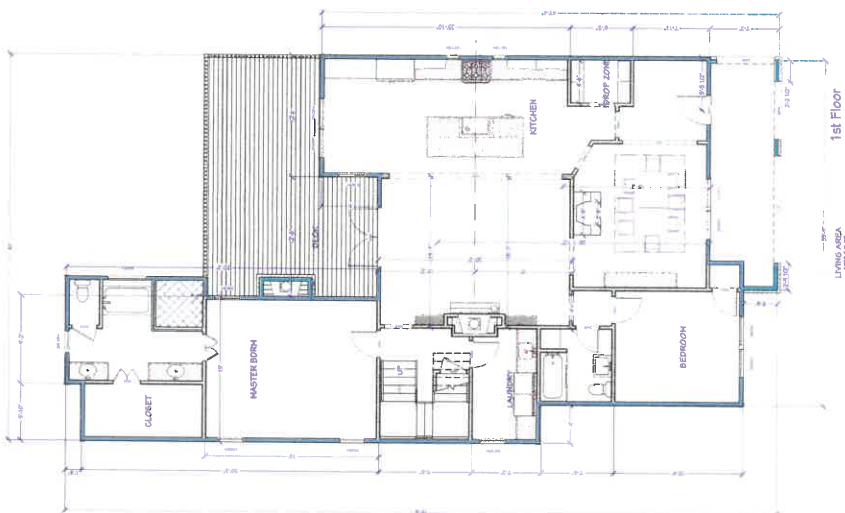
PROJECT NAME:	PROJECT #:	DESCRIPTION:

DATE	11/17/2021
SCALE	1/8" = 1'-0"
SHEET	1
PROJECT	HAMS JOB 2
CLIENT	MR. & MRS. HAMS
ARCHITECT	JIM KELLEY ARCHITECTS

HAMS JOB 2

Jim Kelley
CUSTOM HOME

235-225-4000
11717 S. 225th St.
Burien, OR 97149

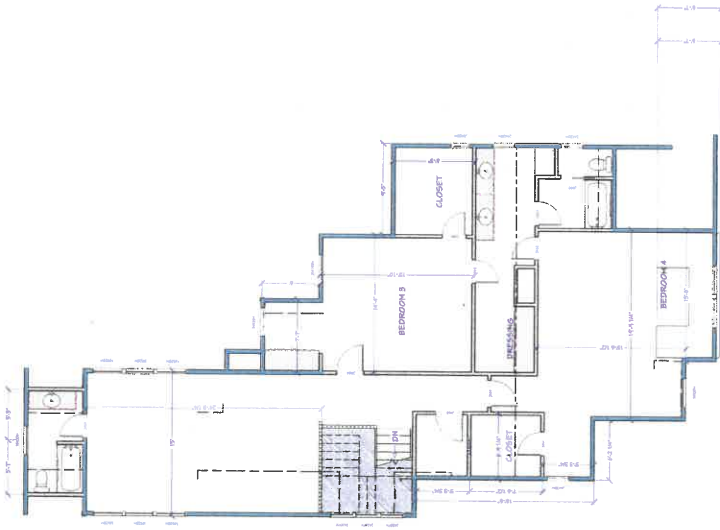


DATE: 11/17/2021	SCALE: 1/8" = 1'-0"	SHEET: 1
PROJECT: HAMIS JOB 2		
DRAWN BY: JIM KELLY		
CHECKED BY: JIM KELLY		

Hamis Job 2

Jim Kelly
CUSTOM HOME
DESIGNS

236-222-0002
www.jimkellydesigns.com



LIVING AREA
10' 0" x 11' 0"

2nd Floor

NO. 1000000000	NO. 1000000000	NO. 1000000000
NO. 1000000000	NO. 1000000000	NO. 1000000000
NO. 1000000000	NO. 1000000000	NO. 1000000000
NO. 1000000000	NO. 1000000000	NO. 1000000000
NO. 1000000000	NO. 1000000000	NO. 1000000000
NO. 1000000000	NO. 1000000000	NO. 1000000000

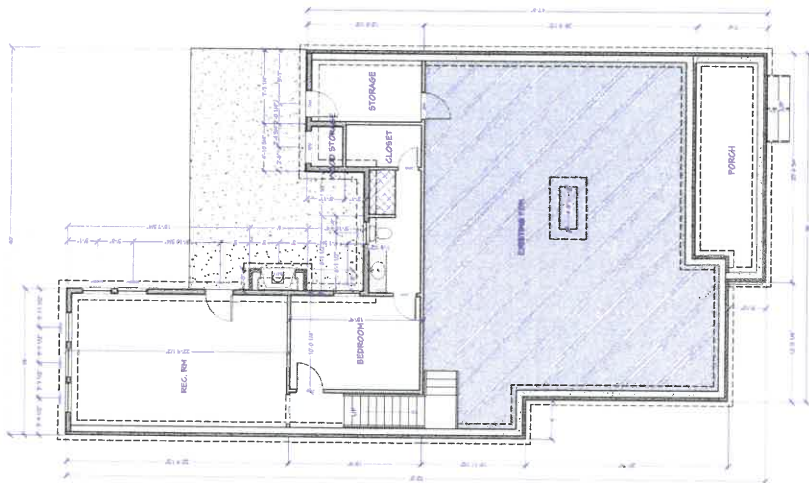
Harris Job 2

DATE:	11/7/2021
SCALE:	1/8" = 1'-0"
SHEET:	

Jim Kelly
CUSTOM HOME
DESIGNS

1000 25th Street
Central Hudson, NY 12501

Foundation



COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

☒ VARIANCE

☐ APPEAL

ADDRESS OF PROPERTY: 209 Fairlane Dr, Homewood, AL 35209

BZA CASE # (assigned by city staff): SV[#] 21-12-05

APPLICANT INFORMATION

Name of Applicant (s): Haley Treadaway / Charles Treadaway

Address of Applicant(s): 209 Fairlane Dr

Homewood	Alabama	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): same

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

City	State	Zip
------	-------	-----

Email : same

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

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

PARCEL IDENTIFICATION NUMBER: 29-00-22-4-008-002.000

PRESENT USE: _____ vacant ☒ 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:

We are requesting a variance due to the nature of our lot shape. The lot tapers sharply inward on the (plan left) side. We need to add square footage to our existing home in order to make it a functional family home for 4 people. In order to match the existing exterior wall, we need to encroach closer to my neighbor's property line than the standard set back allows.

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): _____

**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	10'	8.2'	7.0'	3'
Left Bldg. Setback	10'	12.0'	6'11"	3'-1"
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.

-Redacted by City Staff

Signature of Applicant

Redacted by City Staff

Date

11/10/21

Signature of Owner

Date

11/10/21

Signature of Owner

Date

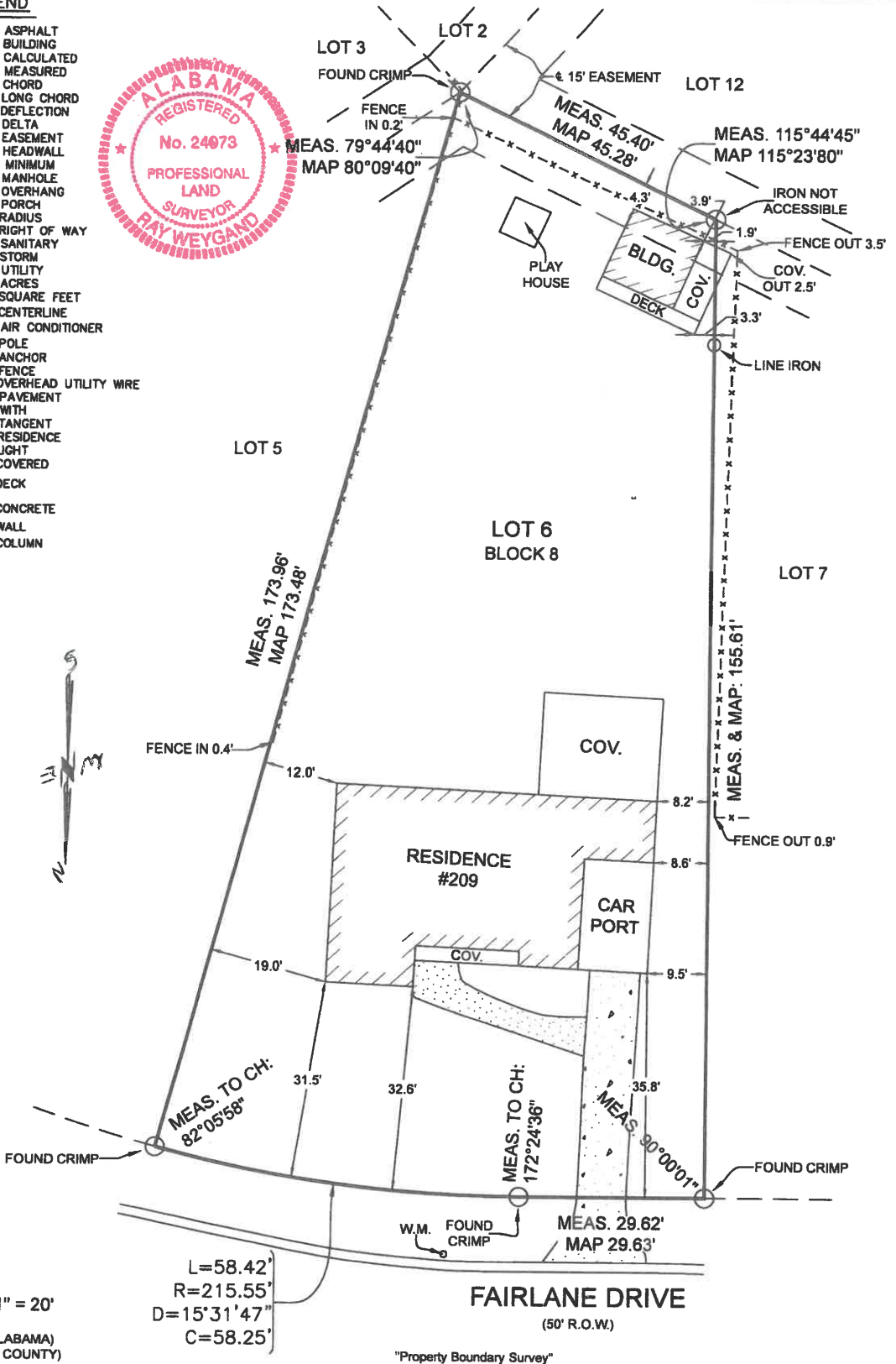






LEGEND

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG	LONG CHORD
d	DEFLECTION
Δ	DELTA
ESMT	EASEMENT
HW	HEADWALL
MIN	MINIMUM
MH	MANHOLE
OH	OVERHANG
POR	PORCH
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTIL	UTILITY
AC	ACRES
S.F.	SQUARE FEET
CL	CENTERLINE
A/C	AIR CONDITIONER
•	POLE
—X—	ANCHOR
—X—	FENCE
—X—	OVERHEAD UTILITY WIRE
PVMT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
oLGT	LIGHT
COV	COVERED
■	DECK
●	CONCRETE
■	WALL
□	COLUMN



I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 6, Block 8, Edgemont Park 3rd Sector as recorded in Map Volume 54, Page 68, in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state 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, according to my survey of September 24, 2021. Survey invalid if not sealed in red.

Order No.: 20211974

Purchaser:

Address: 209 Fairlane Drive 35209

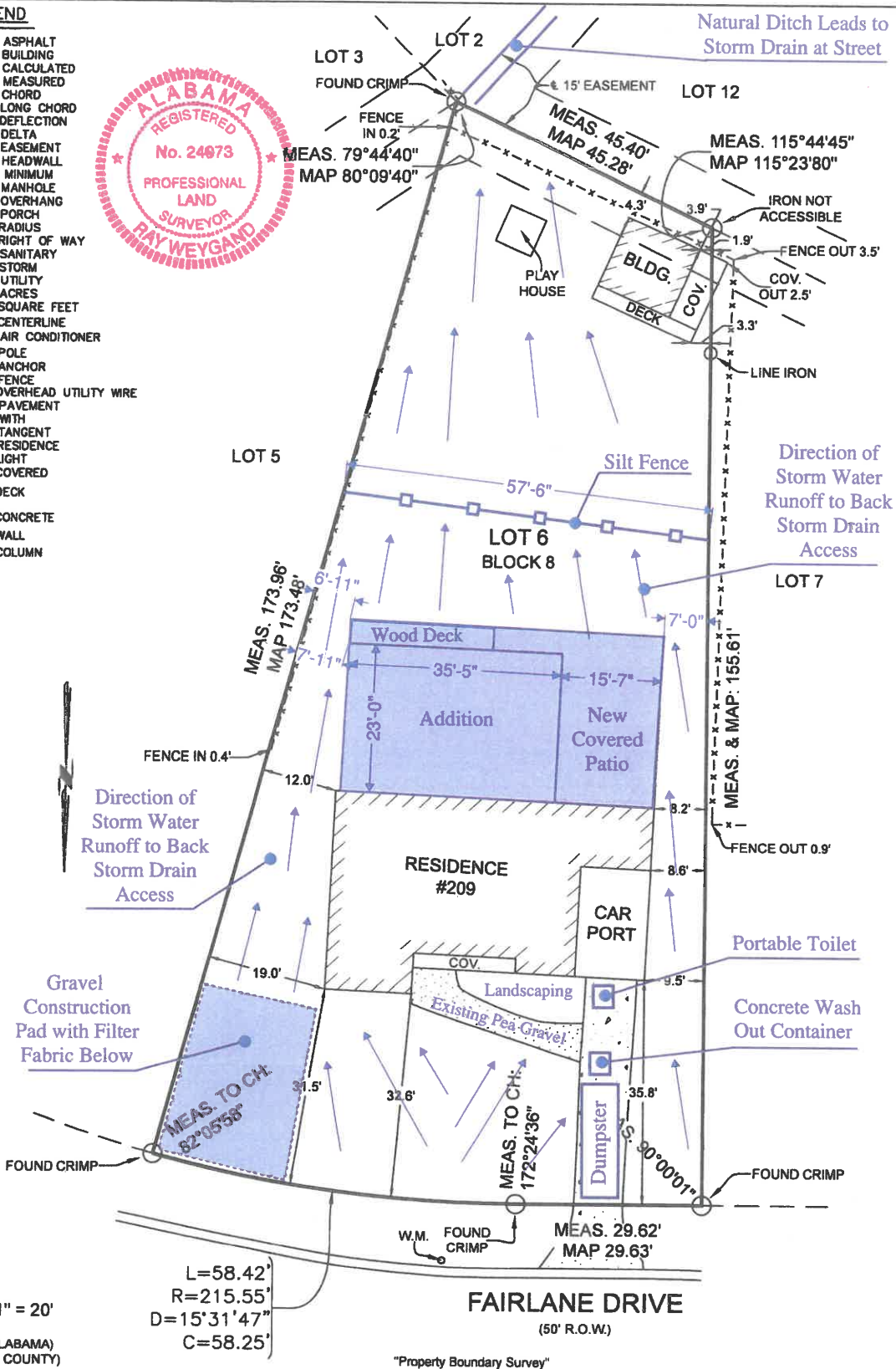
Ray Weygand, Reg. L.S. #34764
169 Oxmoor Road Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087
Copyright ©

WEYGAND
SURVEYORS

Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.

LEGEND

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG	LONG CHORD
d	DEFLECTION
Δ	DELTA
ESMT	EASEMENT
HW	HEADWALL
MIN	MINIMUM
MH	MANHOLE
OH	OVERHANG
POR	PORCH
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTIL	UTILITY
AC	ACRES
S.F.	SQUARE FEET
CL	CENTERLINE
A/C	AIR CONDITIONER
•	POLE
—X—	ANCHOR
—X—	FENCE
—X—	OVERHEAD UTILITY WIRE
PVMT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
CLT	LIGHT
COV	COVERED
■	DECK
■	CONCRETE
■	WALL
□	COLUMN



SCALE: 1" = 20'

STATE OF ALABAMA
JEFFERSON COUNTY)

L=58.42'
R=215.55'
D=15°31'47"
C=58.25'

"Property Boundary Survey"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 6, Block 8, Edgemont Park 3rd Sector as recorded in Map Volume 54, Page 66, in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state 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, according to my survey of September 24, 2021. Survey invalid if not sealed in red.

Order No.: 20211974

Purchaser:

Address: 209 Fairlane Drive 35209

Ray Weygand, Reg. L.S. #34764
169 Oxmoor Road Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087
Copyright ©

WEYGAND
SURVEYORS

Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.



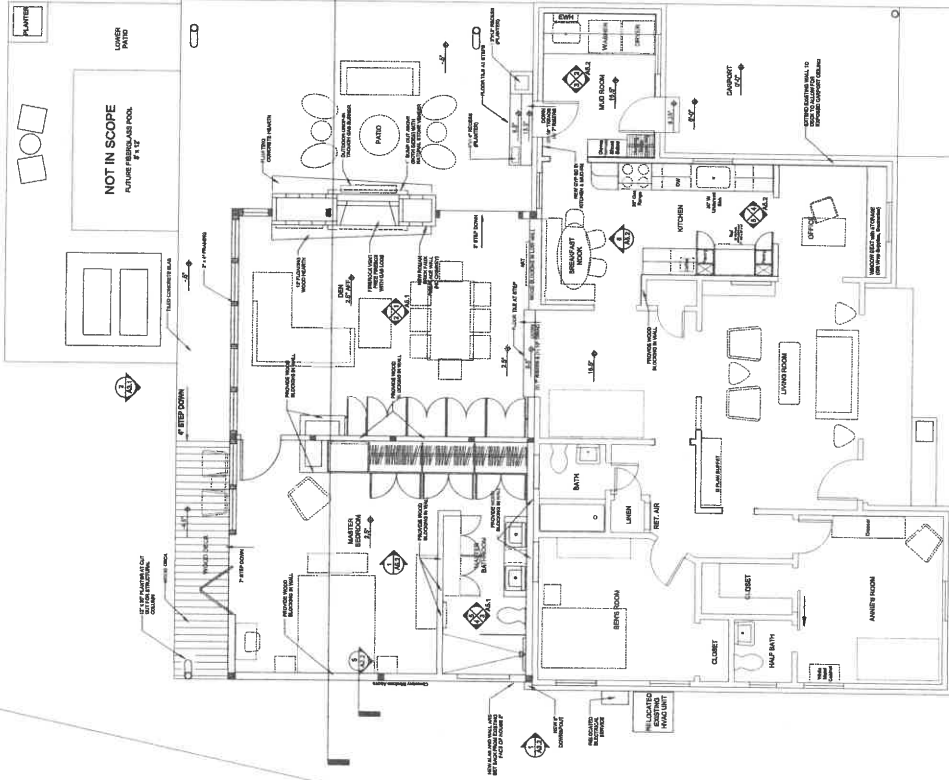
ISSUE FOR
PERMIT
08.27.21

REVISIONS	DATE	DESCRIPTION

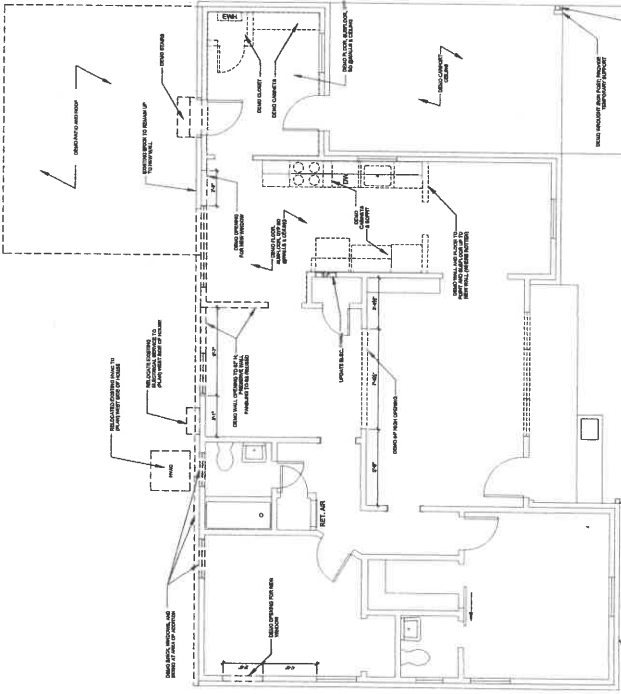
RENOVATIONS TO THE
TREADAWAY RESIDENCE
209 FAIRLANE DR, BIRMINGHAM, AL 35209

DATE: 08/27/21
PROJECT: TREADAWAY RESIDENCE
CLIENT: [REDACTED]
ARCHITECT: [REDACTED]
ENGINEER: [REDACTED]

SHEET NUMBER
A2.1



1 ARCHITECTURAL FLOOR PLAN
SCALE: 1/4\"/>



2 DEVOLUTION PLAN
SCALE: 1/4\"/>



ISSUE FOR
PERMIT
08.27.21

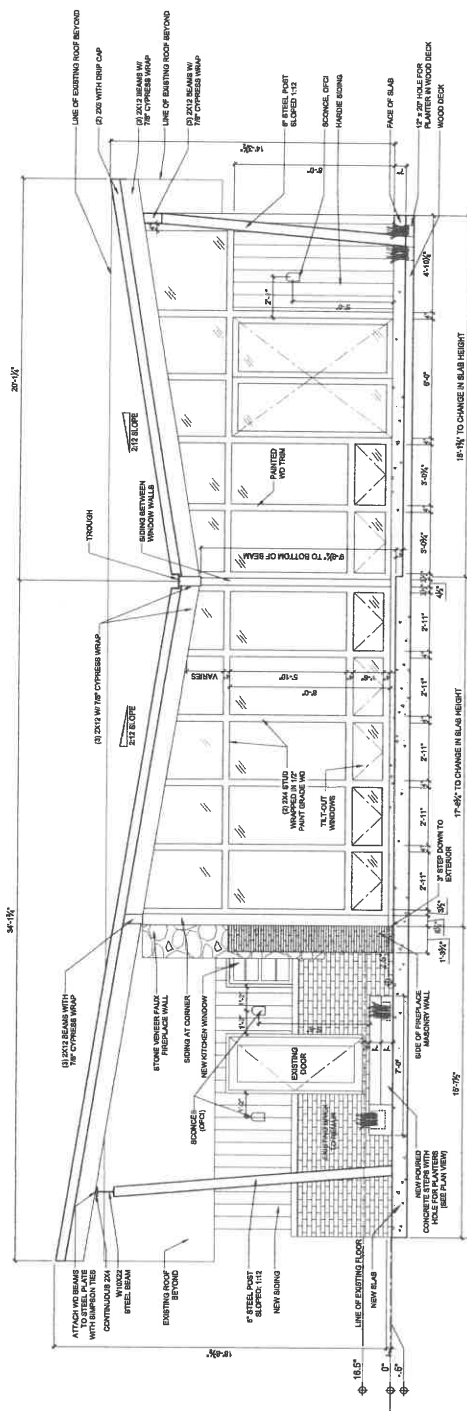
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RENOVATIONS TO THE
TREADAWAY RESIDENCE
209 FAIRLANE DR, BIRMINGHAM, AL 35209

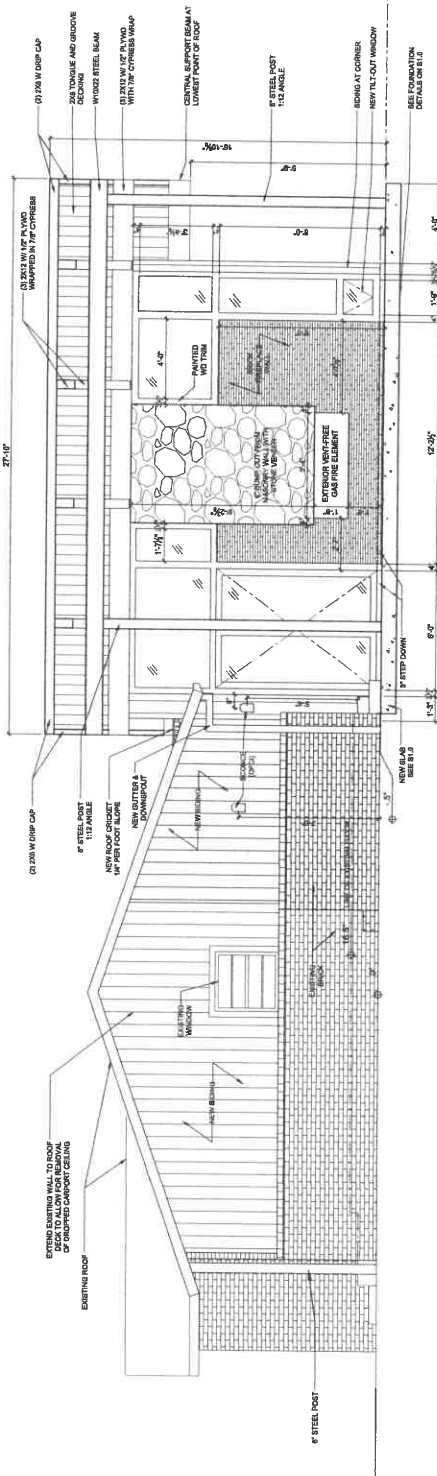
NAME DA HT
 ADDRESS IN
 CITY IN

FEET NUMBER

3.1



2 EXTERIOR ELEVATION
A3.1 SCALE 3/8"=1'-0"



1 EXTERIOR ELEVATION
431 SCALE 3/8"=1'-0"



ISSUE FOR
PERMIT
08.27.21

[illegible]

RENOVATIONS TO THE
TREADAWAY RESIDENCE
209 FAIRLANE DR, BIRMINGHAM, AL 35209

Q. What is the date of the report?

A. 11/11/11.

Q. What is the date of the report?

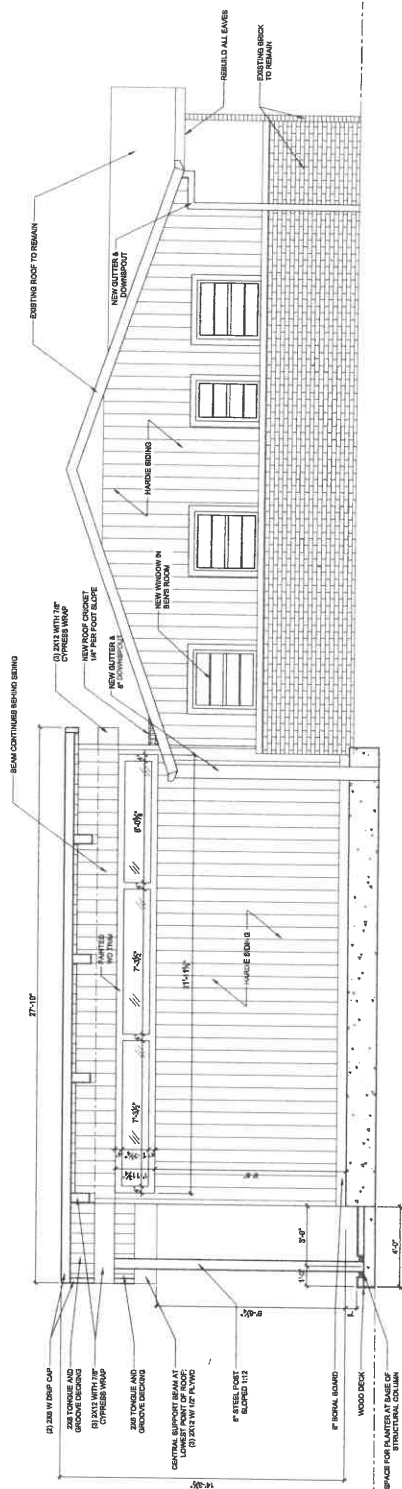
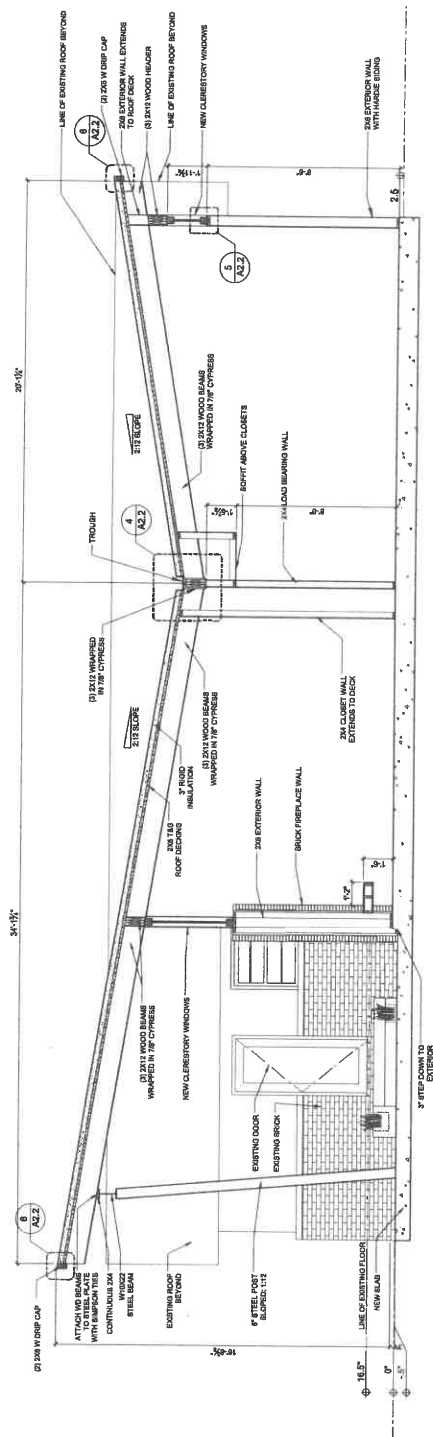
A. 11/11/11.

Q. What is the date of the report?

A. 11/11/11.

A3.2

2 BUILDING SECTION
A3.2 SCALE 3/8"=1'-0"



1 EXTERIOR ELEVATION