

# Homewood Board of Zoning Adjustments

## Agenda

Thursday, April 4, 2024, 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 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. *\*Please note that Board of Zoning Adjustment hearings are no longer live streamed.*

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### Board Members

Chair, Megan Hand, Ward 4

Vice-Chair, Michael Pirkle, Ward 3

Callan Childs, Ward 1

Vacant, Ward 2

William Johnson, Ward 5

### Supernumeraries

John Geer

Winslow Armstead

### Order of Business

#### I. *Call to Order*

#### II. *Roll Call*

#### III. *Minutes Approval– March 7, 2024*

#### IV. *Communications/Reports from Chair & Vice Chair*

#### V. *Old Business - None*

#### VI. *New Business*

- 1) *SV-24-04-01, 2562 and 2564 18<sup>th</sup> Street South, Parcel ID No., 2800072010012000 and 2800072010011000, Applicant: Jared Bussey /Property Owner: Scott Walton (To be carried over to May 2, 2024 meeting)*
- 2) *SV-24-04-02, 1513 Grove Place, Parcel ID No., 2900131014022000, Applicant/Property Owner: Michael Murray*
  - a) *A request for a variance to Article IV. District Uses, Sec A. Neighborhood Preservation District, d., setbacks, ii. Side, to reduce the required setback along the left-side property line from 8.1-feet to 3.6-feet, for a total reduction of 4.5-feet, in order to construct an addition to an existing, non-conforming primary structure.*
- 3) *SV-24-04-03, 740 Shades Creek Parkway, Parcel ID No., 2800171005004003, Applicant: 740 Shades Creek Parkway LLC / Property Owner: Shades Valley*

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.

***Evangelical Lutheran Church***

a) *A request for a variance to Article IX. Tree Protection and Landscape, Section I., Other Landscaping Requirements 3. Interior Island Landscape Area Requirements, a., for an exemption from landscape island requirements.*

**4) *SV-24-04-04, 23 Edgehill Road, Parcel ID No., 2800181011011000, Applicants / Property Owners: John and Erin Prewitt***

a) *A request for a variance to Article VI. District Development Criteria., Sec. L., Erection, Location, and Construction of Exterior Fences and Walls, (2) Regulations for Fences and Walls in detached dwelling zoning districts, to increase the maximum rear yard fence height permitted from 8-feet to 10-feet, for a total increase of 2-feet.*

**5) *SV-24-04-05, 1507 Oxmoor Road, Parcel ID No., 2900131014006000, Applicants/Property Owners: Marietta and Tim Lunceford***

a) *A request for a variance to Article IV. District Uses, Sec. A Neighborhood Preservation District, h. maximum impervious surface coverage, in order to increase the total lot maximum impervious surface coverage allowed from 45 percent to 51.7 percent for a total increase of 6.7 percent in order to construct a rear addition to the primary structure.*

**VII. *Communications from Staff***

**VIII. *Adjournment***

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

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

**VARIANCE**

**APPEAL**

**ADDRESS OF PROPERTY:** 1513 GROVE PL

**BZA CASE # (assigned by city staff):** \_\_\_\_\_

**APPLICANT INFORMATION**

Name of Applicant (s): C. MICHAEL AND PATRICIA J. MURRAY

Address of Applicant(s): 1513 GROVE PL

HOMECWOOD AL 35209  
City State Zip

Telephone Number(s) of Applicant(s): (205) 382-1896

Email : cmurrayjr@gmail.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): \_\_\_\_\_

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

\_\_\_\_\_  
City State Zip

Email : \_\_\_\_\_

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

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

PARCEL IDENTIFICATION NUMBER: 29-00-13-1-014-022.000

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

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

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

PRESENT ZONING (per current City map): \_\_\_\_\_

**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 STRUCTURE (HOME) ENCRUCHES  
OVER THE CURRENT SETBACK REQUIREMENT  
AND TO KEEP UNIFORMITY WITH THE  
HOUSE, THE ADDITION NEEDS TO CONTINUE  
ON THE SAME LINE.

**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 <b>NOW</b> exist	Setback dimensions <b>AFTER</b> construction	FINAL Setback Variance Requested
Front Bldg. Setback Street:				
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback	5.9	5.9	5.9	
Left Bldg. Setback	8.1	3.6	3.6	4.5
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.*

  
\_\_\_\_\_  
Signature of Applicant

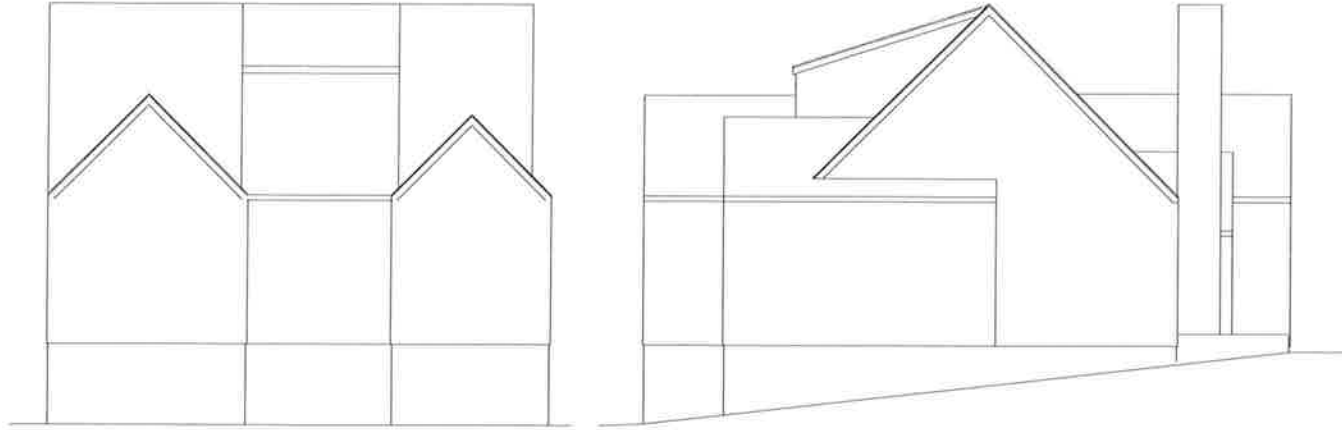
3/5/24  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

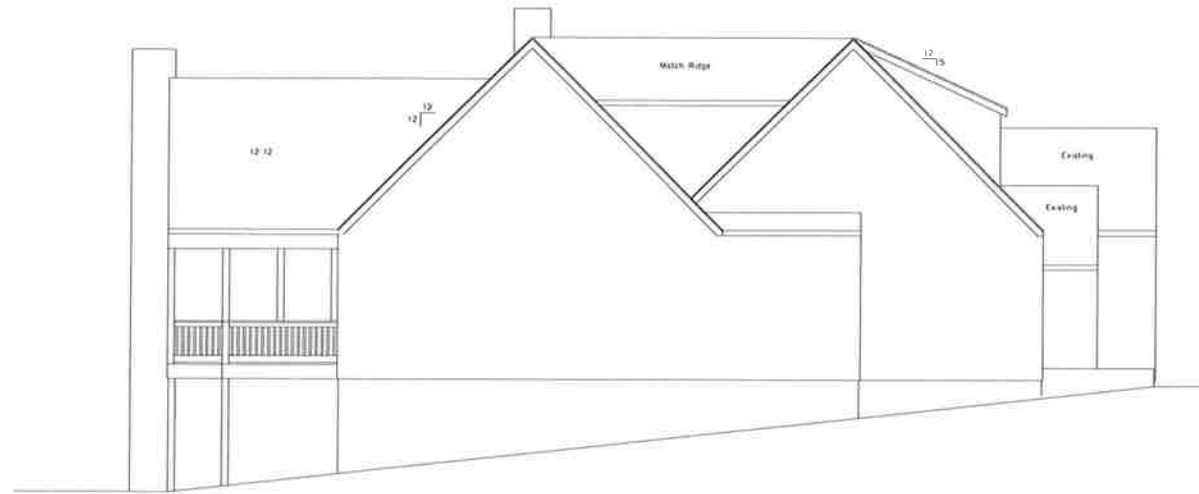
\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date



EXISTING - REAR

EXISTING - LEFT



PROPOSED - LEFT

## Exterior Elevations

SCALE: 1/4" = 1'-0"

MURRAY

PROJECT ADDRESS

1513 Grove Place  
Homewood, AL 35209

Twin Companies

2907 Central Ave.  
Suite 105  
Homewood, AL 35209



CHANGE LOG :

Date	Description

SHEET INDEX

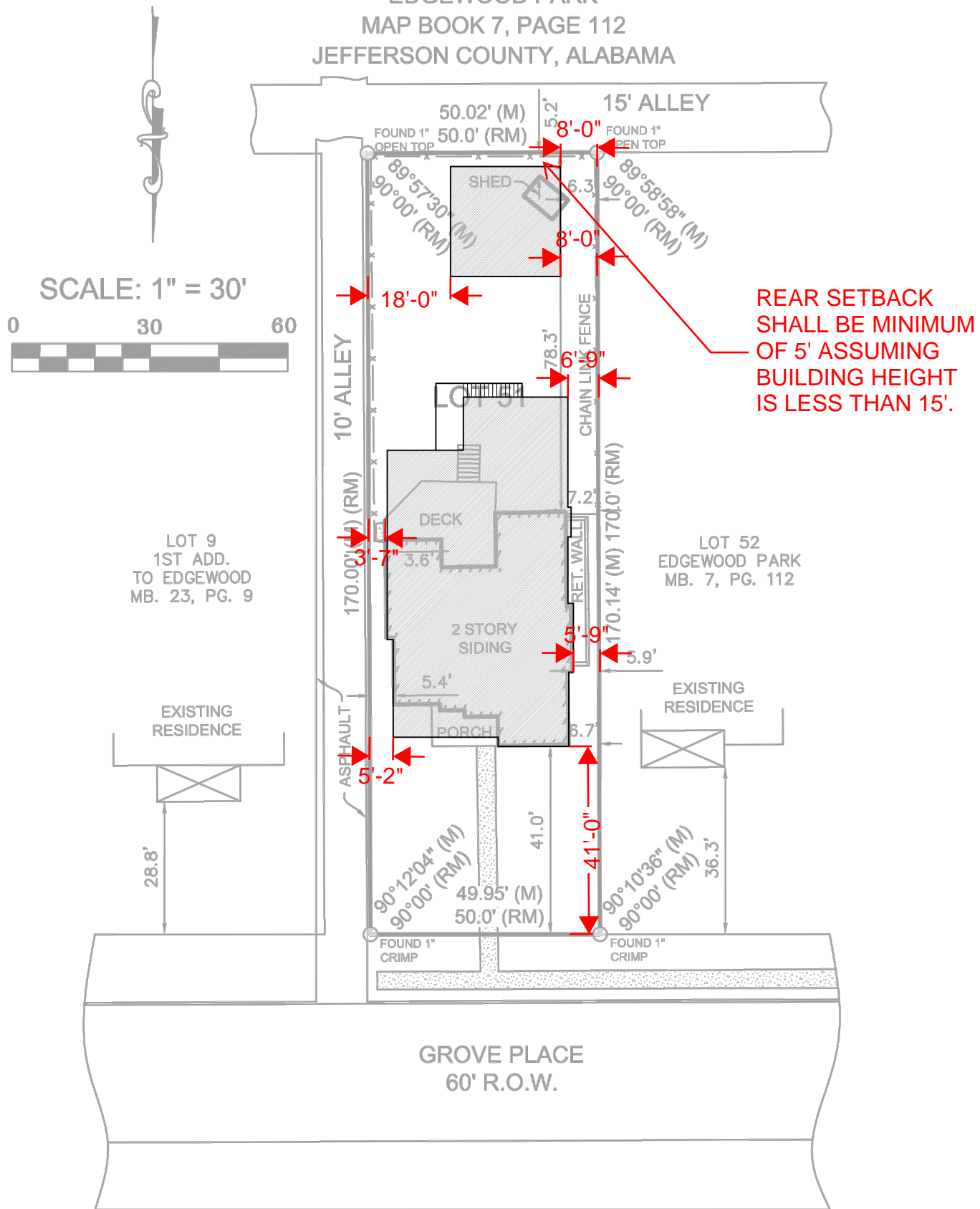
A10	Foundation Plan
A20	Main Level Floor Plan
A21	2nd Level Floor Plan
A22	Roof Plan
A30	Station Elevations
A40	Detail

SHEET NUMBER

A3.0

# BOUNDARY SURVEY LOT 51

EDGEWOOD PARK  
MAP BOOK 7, PAGE 112  
JEFFERSON COUNTY, ALABAMA



**DESCRIPTION**

Lot 51 of EDGEWOOD PARK as recorded in Map Book 7 Page 112 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: January 25, 2021



- NOTE:**
1. North arrow based on PLAT.
  2. Survey not valid without original signature.

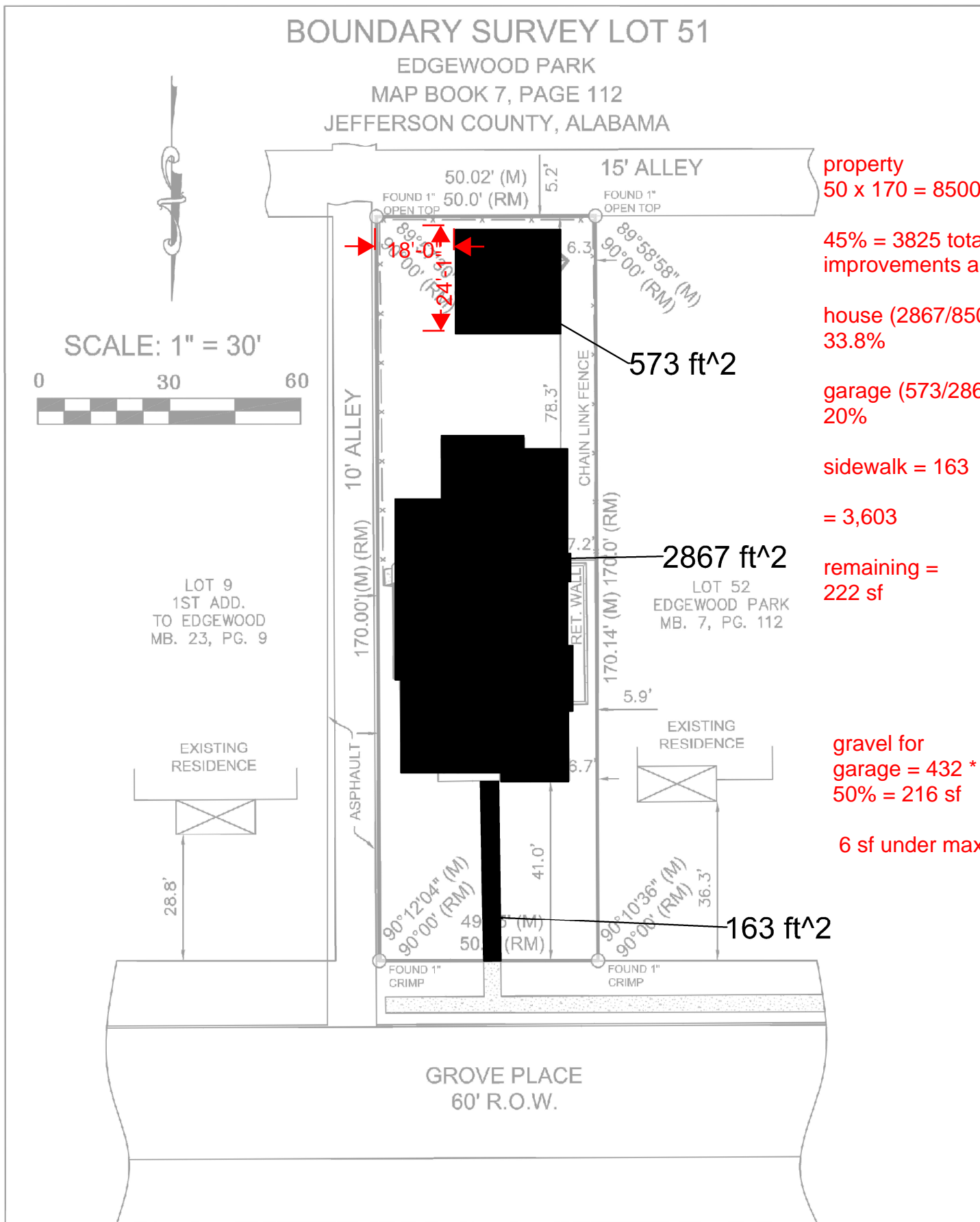
120 BISHOP CIRCLE, SUITE 300  
PELHAM, AL 35124

Address: 1513 GROVE PLACE  
Date of Fieldwork: 2021-01-19  
Date of Survey: 2021-01-25  
Job Number: TWIN0063  
Drawn By: MBA  
Survey For: TWIN COMPANIES  
Type of Survey: BOUNDARY SURVEY



# BOUNDARY SURVEY LOT 51

EDGEWOOD PARK  
MAP BOOK 7, PAGE 112  
JEFFERSON COUNTY, ALABAMA



property  
50 x 170 = 8500 sf

45% = 3825 total  
improvements allowed

house (2867/8500) =  
33.8%

garage (573/2867)=  
20%

sidewalk = 163  
= 3,603

remaining =  
222 sf

gravel for  
garage = 432 \*  
50% = 216 sf

6 sf under max

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Survey For: TWIN COMPANIES  
Type of Survey: BOUNDARY SURVEY













NO THRU TRAFFIC

SPEED LIMIT 10



NO  
THRU  
TRAFFIC

SPEED  
LIMIT  
10

HOMEWOOD  
2024

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

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March 20, 2024

Michael Murray  
1513 Grove Place  
Homewood, Alabama 35209

Re: *1513 Grove Place, Homewood, Alabama 35209*

Dear Property Owner:

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

**Case Number SV-24-04-02, 1513 Grove Place, Parcel ID No., 2900131014022000, Applicant/Property Owner: Michael Murray**

*A request for a variance to Article IV. District Uses, Sec A. Neighborhood Preservation District, d., setbacks, ii. Side, to reduce the required setback along the left-side property line from 8.1-feet to 3.6-feet, for a total reduction of 4.5-feet, in order to construct an addition to an existing, non-conforming primary structure.*

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, April 4, 2024**, in the Council Chambers (2<sup>nd</sup> Floor) of Homewood City Hall, 2850 19<sup>th</sup> Street South. **You or your agent must attend the public hearing to present your request to the Board.** Public comments in support or opposition to your petition shall be heard by the Board at this time. Additional information regarding the electronic submittal of comments is provided on the reverse side of this notice.

Sincerely,



Sherri Williams, Zoning Supervisor

cc: Applicant  
Adjacent property owners

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

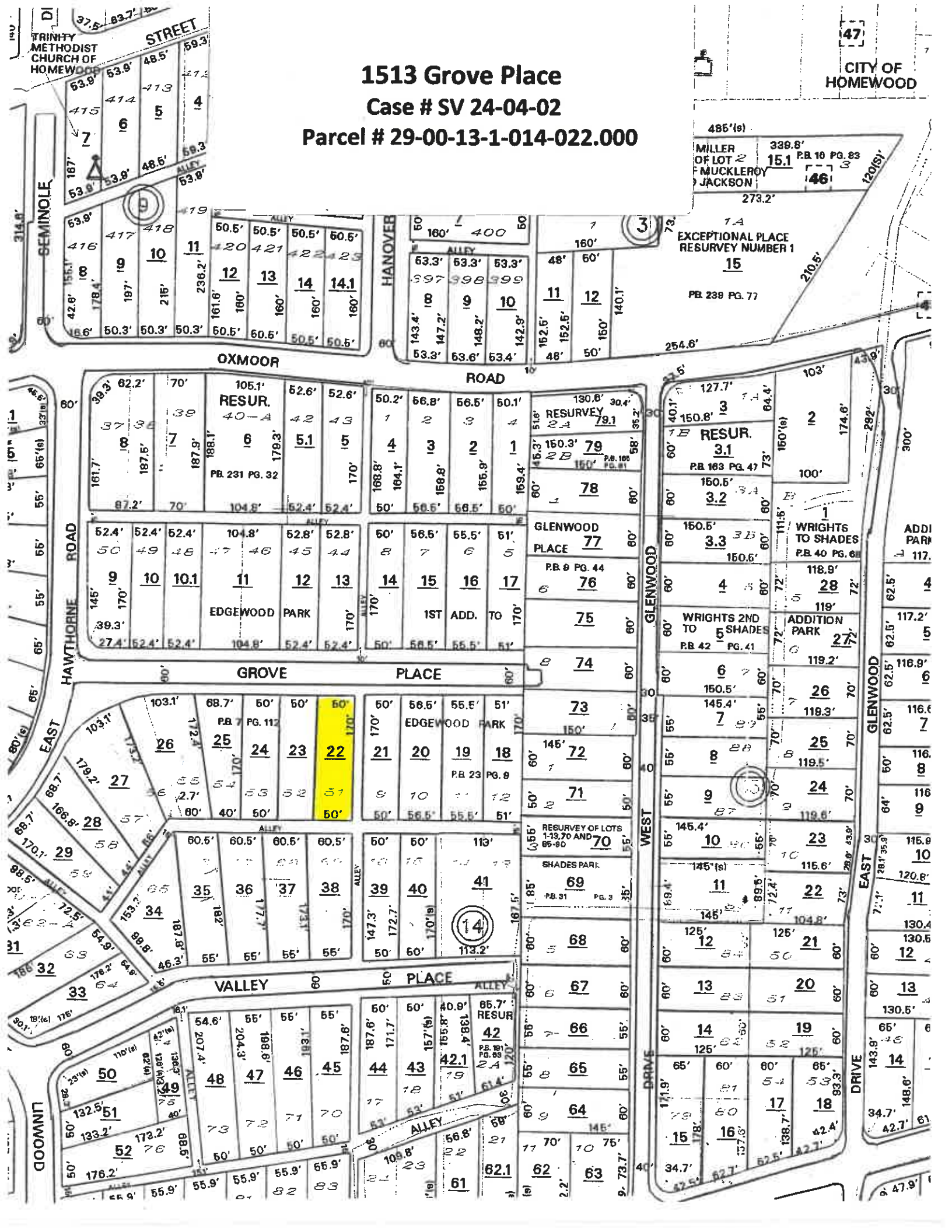
Comments in support or opposition may also be submitted via email to the Board Secretary @ [fred.goodwin@homewoodal.org](mailto:fred.goodwin@homewoodal.org). Comments should be submitted no later than 24-hours prior to the meeting and will be provided Board Members for their consideration. Please reference the case number or the address of the subject property in your comments.

A copy of the meeting agenda packet, which includes the file for this case, will be available for viewing and downloading the Friday before the scheduled public hearing. You may access the agenda packet on the home page of the city's website @ [www.cityofhomewood.com](http://www.cityofhomewood.com) by clicking on the "Upcoming Meetings/BZA" tab.

For further information or to review any files or drawings pertaining to this application you may contact our office at (205) 332-6800 or visit between 8:00 a.m. and 4:30 p.m. Monday-Friday.

1513 Grove Place  
Case # SV 24-04-02  
Parcel # 29-00-13-1-014-022.000

CITY OF  
HOMEWOOD







# City of Homewood BZA Case Map

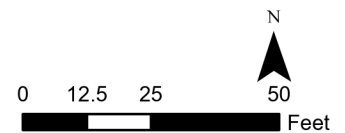
1513 Grove Pl.

SV 24-04-02

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

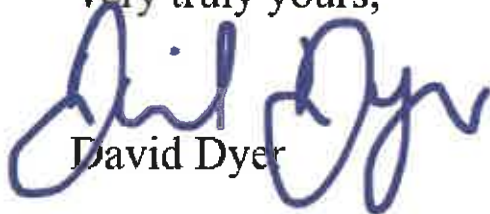
**March 1, 2024**

**City of Homewood  
Members of the Board of Zoning Adjustments**

To Whom It May Concern:

We reside at 1512 Valley Pl in Homewood. Our back door neighbors, Patricia and Michael Murray, who live at 1513 Grove Pl have shown us plans for the renovation and addition to their house. We understand that they need a variance relative to setbacks from the alley, which we share. We have no objections to the Board granting this relief.

Very truly yours,



David Dyer

March 1, 2024

**City of Homewood  
Members of the Board of Zoning Adjustments**

To Whom It May Concern:

We reside at 1601 Grove Pl in Homewood. Our neighbors, Patricia and Michael Murray, who live at 1513 Grove Pl have shown us plans for the renovation and addition to their house. We understand that they need a variance relative to setbacks from the alley, which we share. We have no objections to the Board granting this relief.

Very truly yours,

A handwritten signature in blue ink that reads "Bob & Martha Fowlkes". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Bob and Martha Fowlkes

**March 1, 2024**

**City of Homewood  
Members of the Board of Zoning Adjustments**

To Whom It May Concern:

We reside at 1511 Grove Pl in Homewood. Our neighbors, Patricia and Michael Murray, who live at 1513 Grove Pl have shown us plans for the renovation and addition to their house.

We understand that they need a variance relative to setbacks from the alley. We have no objections to the Board granting this relief.

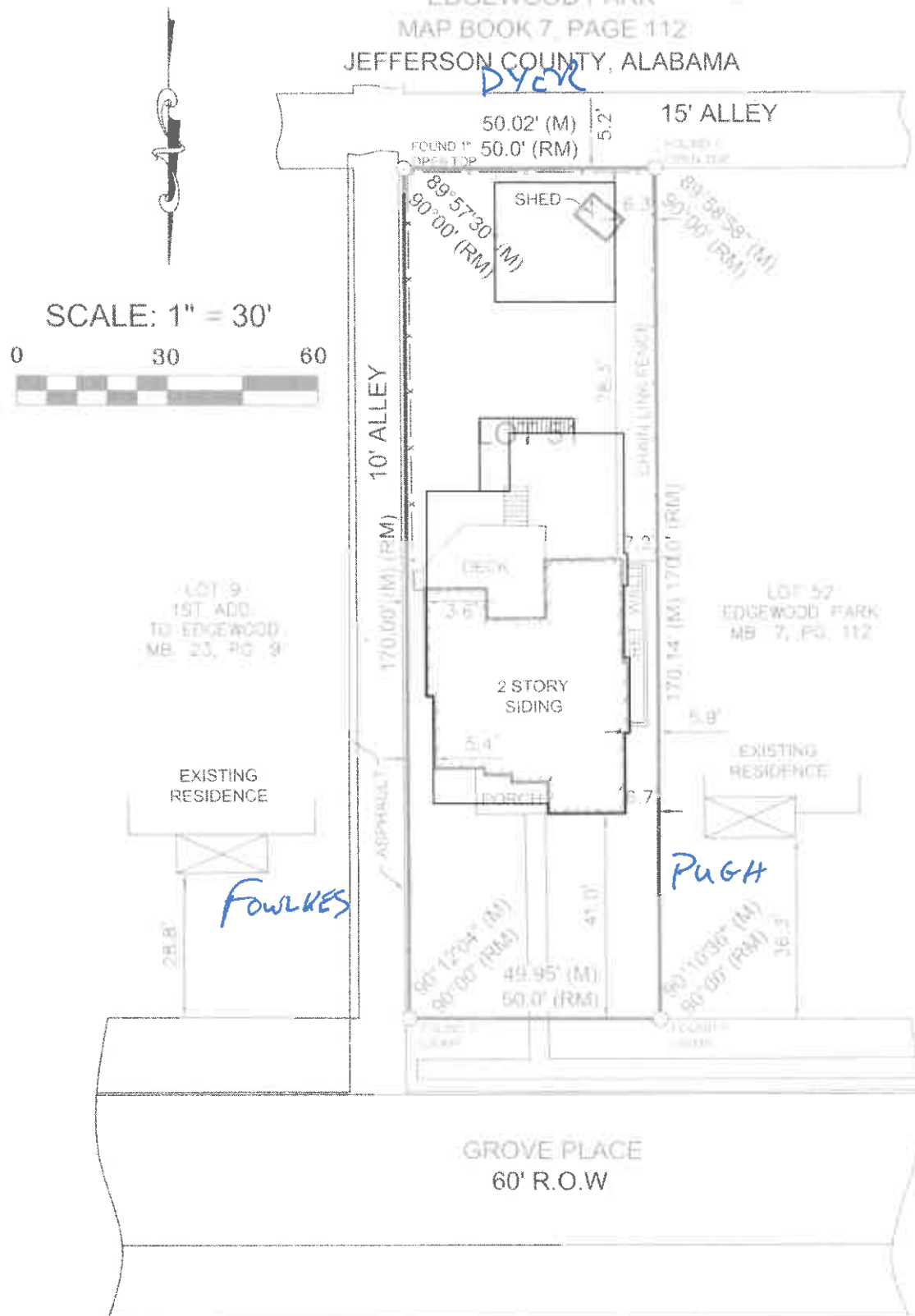
Very truly yours,

A handwritten signature in black ink, appearing to read "Rich and Shelby Pugh", with a long, sweeping flourish extending to the right.

Rich and Shelby Pugh

# BOUNDARY SURVEY LOT 51

EDGEWOOD PARK  
MAP BOOK 7, PAGE 112  
JEFFERSON COUNTY, ALABAMA



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Surveyor's Signature: *[Signature]*  
Alabama License Number 26013, Date: January 25, 2021



- NOTE:**
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  2. Survey not valid without original signature.

Address: 1513 GROVE PLACE  
Date of Fieldwork: 2021-01-19  
Date of Survey: 2021-01-25  
Job Number: TWIN0063  
Drawn By: MRA  
Survey For: TWIN COMPANIES  
Type of Survey: BOUNDARY SURVEY

120 BISHOP CIRCLE, SUITE 300  
PELLHAM, AL 35124



COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

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



**VARIANCE**



**APPEAL**

**ADDRESS OF PROPERTY:** 740 Shades Creek Parkway, Homewood, AL 35209

**BZA CASE # (assigned by city staff):** \_\_\_\_\_

**APPLICANT INFORMATION**

Name of Applicant (s): 740 Shades Creek Parkway, LLC

Address of Applicant(s): 2130 Highland Avenue South

Birmingham	Alabama	35205
City	State	Zip

Telephone Number(s) of Applicant(s): 205-533-3388

Email: dls@fivestonegroup.com

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

**OWNER INFORMATION – If different from Applicant**

Name of Owner(s): Shades Valley Evangelical Lutheran Church

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

720 Shades Creek Parkway	AL	35209
City	State	Zip

Email: \_\_\_\_\_

Telephone Number(s) of Owner(s): 205-871-3512

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

PARCEL IDENTIFICATION NUMBER: 28-00-17-1-005-004.003

PRESENT USE:  vacant      \_\_\_\_\_ residence  
\_\_\_\_\_ commercial (describe): \_\_\_\_\_  
\_\_\_\_\_ other (describe): \_\_\_\_\_

PRESENT ZONING ([City Zoning Map](#)): C-1

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

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

**PURPOSE OF VARIANCE**

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

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

Seeking a variance to Section I (Interior Landscape Requirements), 3. (Interior Island Landscape) of the Ordinance. This section mandates the inclusion of an interior landscape area, such as an island or peninsula, within a VA area containing 10 or more parking spaces.

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:

Our submitted Civil Package for permit approval includes 12 parking spaces without such an interior landscape area.

The crux of the matter lies in the potential adverse impact that any plant material, including the required canopy tree, could have on the adjacent Wall A retaining wall, essential for the structural integrity of the parking area and Luckie Drive. Our attached annotated Civil Plan highlights this concern.


Moreover, over the past 14 months, we have diligently negotiated a Lease transaction with the prospective Tenant of the Office Building. This Lease, now fully negotiated, includes a representation and warranty from us that we will provide a total of 82 parking spaces, crucial for the Tenant's operations. We have already been approved for a variance by the City of Homewood for this parking number, most recently in September 2023.

The Interior Island Requirement poses a significant challenge for us. Not only does it threaten the stability of the engineered retaining wall, but it also forces us to forfeit a necessary parking space as stipulated in our negotiated Lease agreement.

Granting us this variance is paramount to ensuring the success of our development project and honoring our commitment to the Tenant.

*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

3-12-24  
\_\_\_\_\_  
Date

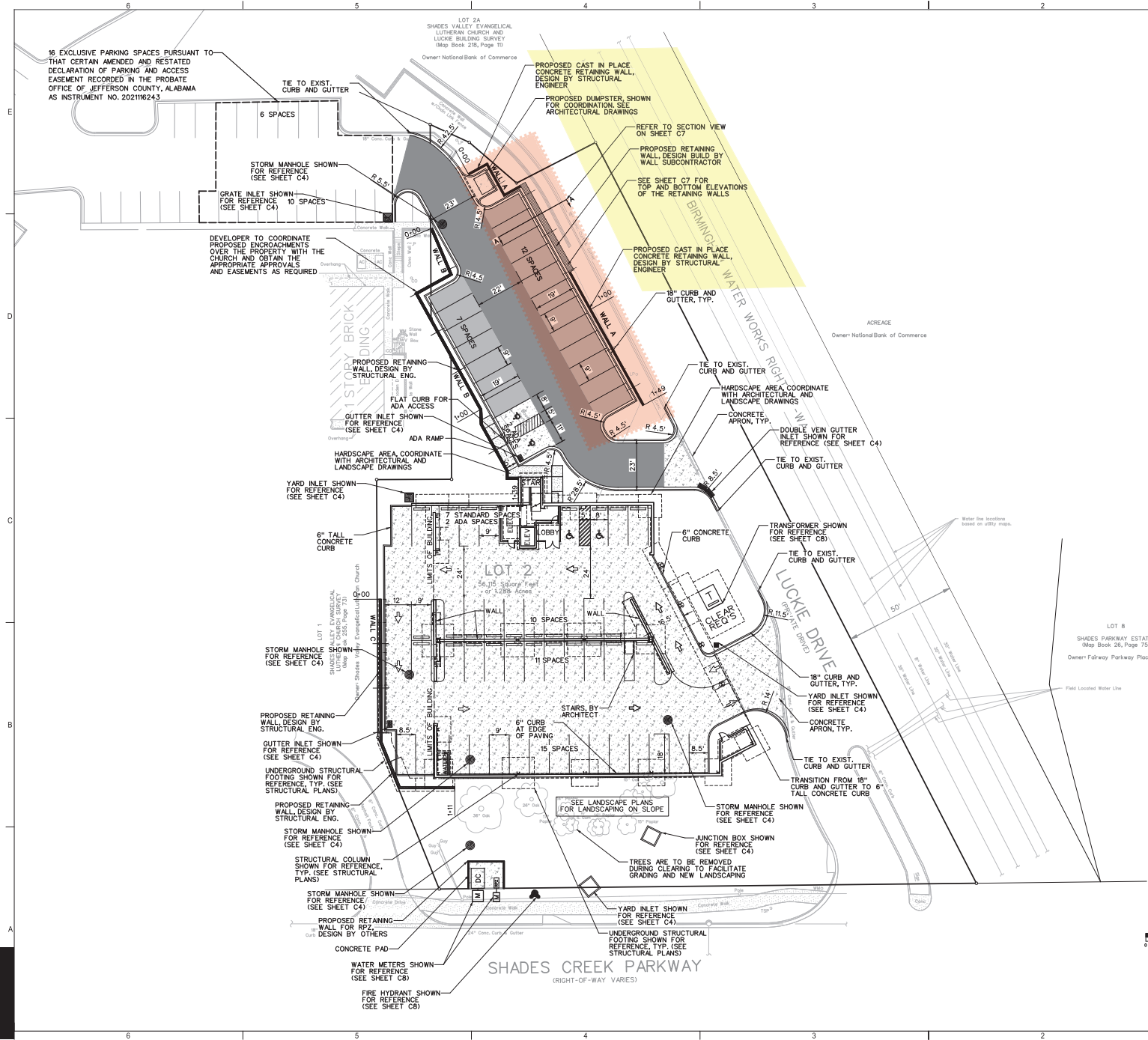
  
\_\_\_\_\_  
Signature of Owner *Gregory L. Vitalis*  
Treasurer

3/13/24  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date



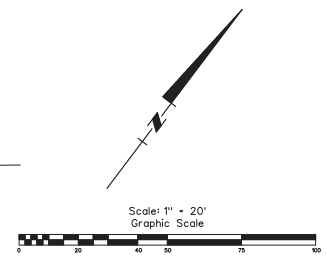


- NOTES:
1. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  2. CONTRACTOR MUST CHECK BUILDING DIMENSIONS ON CIVIL PLAN WITH ARCHITECT'S PLAN PRIOR TO POURING FOOTINGS OR PERFORMING WORK TO BUILDING. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR IS TO REPORT TO THE ARCHITECT, CONSTRUCTION MANAGER, AND ENGINEER IMMEDIATELY.
  3. CONTRACTOR MUST VERIFY THROUGH ARCHITECT THAT BUILDING DIMENSIONS ARE SHOWN CORRECTLY BEFORE USING THIS LAYOUT PLAN TO LAYOUT BUILDING IMPROVEMENTS.
  4. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS ON OR OFF SITE DUE TO CONSTRUCTION OF THIS PROJECT. ANY DAMAGE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
  5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL BENCHMARKS AND PROPERTY CORNERS. ANY REPLACEMENT WILL BE AT THE CONTRACTOR'S EXPENSE.
  6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED TO CONSTRUCT THIS PROJECT. ALL PERMITS MUST BE IN-HAND PRIOR TO CONSTRUCTION.
  7. ALL TRAFFIC STRIPING ON SITE SHALL BE APPLIED IN TWO COATS, MINIMUM.
  8. SEE LANDSCAPE PLANS FOR ADDITIONAL WORK.
  9. ALL STRIPING AND SIGNAGE TO BE PER CITY OF HOMEWOOD AND M.U.T.C.D. STANDARDS.
  10. ALL SIDEWALKS SHALL HAVE A 2% MAXIMUM CROSS SLOPE IN THE DIRECTION OF TRAVEL AND A 5% MAXIMUM LONGITUDINAL SLOPE. CONCRETE PADS AT CHANGES OF DIRECTION AND TOP OF RAMPS SHALL NOT EXCEED 2% IN ANY DIRECTION.
  11. ALL HANDICAP PARKING, RAMPS, SIGNS, SYMBOLS, AND PAINTED ISLANDS SHALL CONFORM TO THE LATEST ADA REQUIREMENTS. THE MAXIMUM SLOPE IN HANDICAP AREAS SHALL NOT EXCEED 2%. IF DISCREPANCIES ARISE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ENSURE THESE REQUIREMENTS ARE MET.

**PAVING LEGEND**

	HEAVY DUTY ASPHALT
	LIGHT DUTY ASPHALT
	CONCRETE PAVING
	CONCRETE SIDEWALK

NOTE: BELOW GRADE UTILITIES AND STORM SEWERS ARE NOT INDICATED ON THIS PLAN. SEE SHEETS C4 AND C8 FOR THIS INFORMATION



UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM LOCAL UTILITY COMPANY RECORDS AND SHOULD BE FIELD VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

JOB SAFETY IS NOT THE RESPONSIBILITY OF THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.



BAKERS ROW, Suite 100  
603 14th Street South  
Birmingham, AL 35233  
205.253.0125  
www.kpsgroup.com

The Drawing is an instrument of service and is the sole property of the Architect. Any use without the written consent of the Architect is prohibited. The Architect shall not have control or charge of and shall not be responsible for construction means and methods, deviations, techniques, sequences, or procedures, or for safety procedures and programs in connection with the work, for the acts or omissions of the contractor, subcontractors or any other persons performing any of the work in accordance with the contract documents.



SHADES CREEK PKWY OFFICE BUILDING

OWNER: FiveStone  
PROJECT ADDRESS: 740 Shades Creek Parkway  
Homewood, AL

PROJECT STATUS: ISSUED - NOT FOR CONSTRUCTION  
ISSUE DATE: FEBRUARY 6, 2024  
REVISIONS: No. Description Date

DRAWING TITLE: SITE LAYOUT PLAN

DRAWN BY: J.E.S.  
CHECKED BY: T.M.S.

PROJECT NUMBER: 206008-00

DRAWING NO. C3

STATE OF ALABAMA  
JEFFERSON COUNTY

TO: The Firststone Group, LLC, an Alabama Limited Liability Company, Shades Valley Evangelical Lutheran Church, 140 Shades Creek Parkway, LLC, a Delaware Limited Liability Company, FirstBank, a State of Tennessee banking corporation, Chicago Title Insurance Company, Land Title Company of Alabama

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 8, 11a and 13 of Table A thereof. The field work was completed on November 2, 2021.

I further certify that this survey and drawing of the parcel described herein, were made by individuals under my supervision, and 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.

SCHOEL ENGINEERING COMPANY, INC.

*Christopher W. Ward*  
Christopher W. Ward, A.S.L., License No. 37115  
Issue Date: February 16, 2022



LEGAL DESCRIPTION  
Lot 2, according to the Shades Valley Evangelical Lutheran Church Survey, as recorded in Map Book 255, page 73, in the Probate Office of Jefferson County, Alabama.

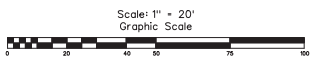
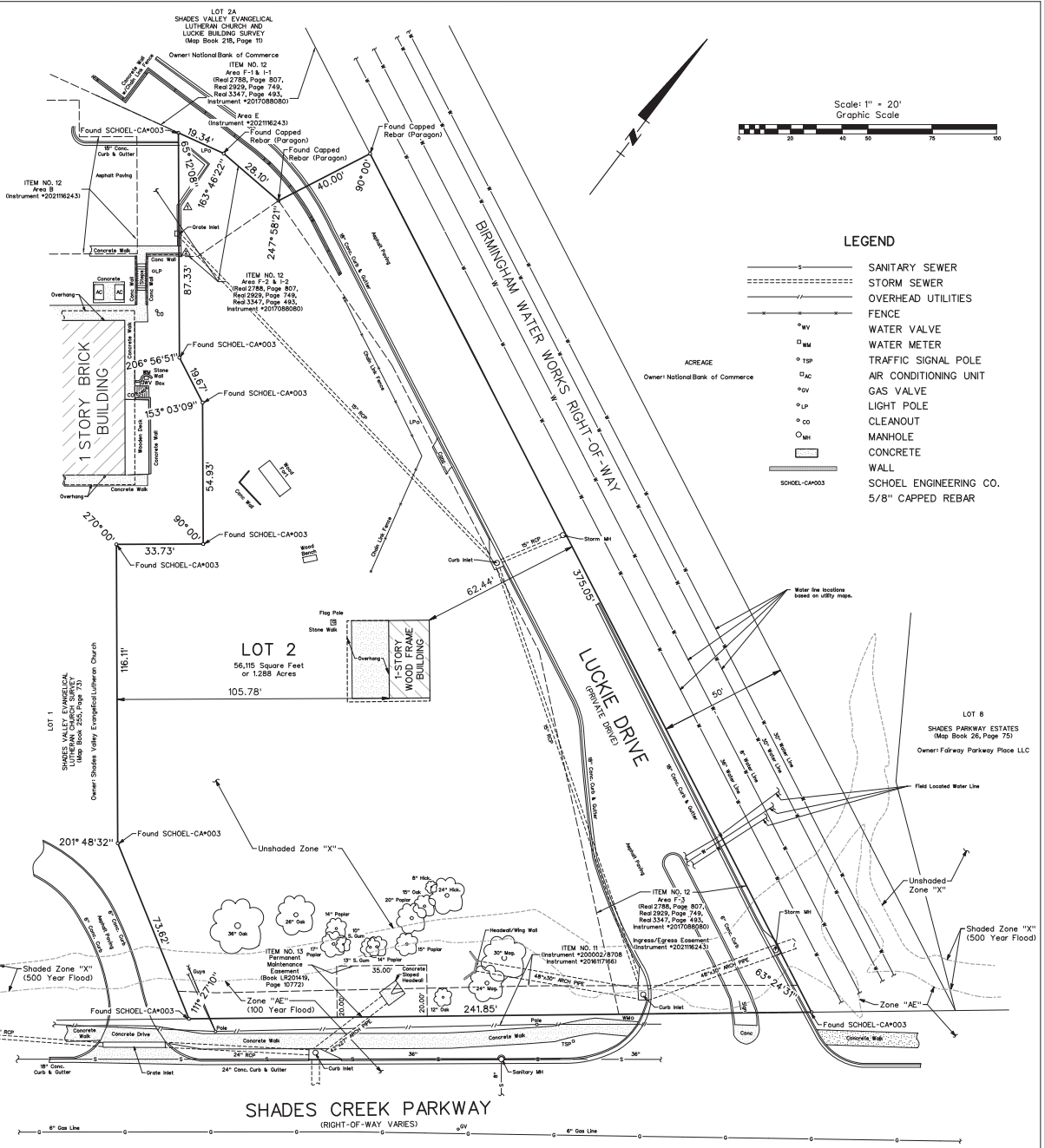
CHICAGO TITLE INSURANCE COMPANY  
& LAND TITLE COMPANY OF ALABAMA  
Title No. 833-0-0  
Commitment Date: October 15, 2020  
Schedule B, Part II

Exempt Item:	These are not surveying matters and were not addressed by the Surveyor.
Item No. 1 2.4-T-19610	
Item No. 8 Map Book 255, Page 73	Such state of facts as shown on the subject property's subdivision plat, applies to subject property but contains no plottable items.
Item No. 11 Volume 6944, Page 515	Right of Way granted to Alabama Power Company to construct, operate and maintain its facilities and appliances. Applies to subject property and is shown in nature.
Instrument #200002/8708	Right of Way granted to Alabama Power Company to clear and maintain undergrowth or other obstruction within an area 15' either side of the installed facility, and to clear, cut, and trim any dangerous trees or limbs that might endanger, interfere with or fall upon any poles, lines or other appliances. Applies to subject property as shown on the survey.
Instrument #2016111766	Right of Way granted to Alabama Power Company lying 5' either side of any underground facilities, to clear and maintain undergrowth or other obstruction within an area 15' either side of the installed facility, and to clear, cut, and trim any dangerous trees or limbs that might endanger, interfere with or fall upon any poles, lines or other appliances. Applies to subject property as shown on the survey.
Item No. 12 Reel 2788, Page 807 Reel 2929, Page 749 Reel 3347, Page 493	Parking and Access Easements for construction purposes. Applies to subject property as shown on survey. Amended by Reel 2929, Page 749 (See below). Parking and Access Easement. Documents substitute exact legal descriptions for the description used for construction purposes in Reel 2788, Page 807. Applies to subject property as shown on survey. Amended by Reel 3347, Page 493 (See below). Parking and Access Easement. Document corrected legal description for "Parcel F-3" from Reel 2929, Page 749. Applies to subject property as shown on survey. Amended by Instrument #2017088080 (See below).
Instrument #2017088080	Parking and Access Easement. Document all easements and access to Lot 2-A, Shades Valley Evangelical Lutheran Church and Luckie Building Survey (Map Book 218, Page 11). Applies to subject property as shown on survey. Amended by Instrument #2021116243 (See below).
Instrument #2021116243	Parking and Access Easement. Document amends and restores all previous declarations in their entirety. Applies to subject property as shown on survey.
Item No. 13 Book LR201419, Page 10772	Permanent Maintenance Easement. Applies to subject property as shown on survey.
Item No. 14	Luckie Drive lies across the subject property and lies within an ingress/egress easement. Applies to subject property as shown on survey.

- NOTES:
- Monuments have been found or placed at all major corners of the boundary of the subject property in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama. (ALTA/NSPS Table "A" - Item No. 1)
  - The street address for the property is 140 Shades Creek Parkway, Homewood, AL 35209. (ALTA/NSPS Table "A" - Item No. 2)
  - This property is partially located within the 100 year flood area and is in Unshaded Zone "X" (areas determined to be out of 0.2% annual chance floodplain), Shaded Zone "X" (areas of 0.2% annual chance flood areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 1% annual chance flood) and "AE" (areas subject to inundation by the 1% chance annual flood - base flood elevations determined as shown on the National Flood Insurance Program, Federal Flood Insurance Rate Map of Jefferson County, Alabama, according to Panel 557 of 755, Map Number: 0107000511 dated September 24, 2021, as published by the Federal Emergency Management Agency. (ALTA/NSPS Table "A" - Item No. 3)
  - The gross land area of the subject property is 1.288 acres. (ALTA/NSPS Table "A" - Item No. 4)
  - The subject property is zoned "C-1" Office Building District in Homewood, Alabama. The setback requirements, height restrictions and parking requirements are shown in the zoning table herein. The surveyor is unaware of any other requirements or restrictions for this property that are determined by zoning but makes no guarantee that other requirements or restrictions do not exist. It is not the responsibility of the surveyor to determine zoning restrictions or other zoning regulations or other zoning regulations that may exist. The zoning information was taken from City of Homewood Zoning Code No. 20-04-02. This information is deemed reliable but not guaranteed. (ALTA/NSPS Table "A" - Item No. 6a)
  - Substantial features observed in the process of conducting field work are shown on the survey. (ALTA/NSPS Table "A" - Item No. 8)
  - The underground utilities shown are from drawings provided by the client. The source of this information as follows: from field survey information, existing drawings obtained from cooperating utility companies, other appropriate sources, the surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. (ALTA/NSPS Table "A" - Item No. 11a)
  - The names of the adjoining owners were taken from Courthouse Retrieval System's online database for Tax Assessor records for Jefferson County, Alabama. This information is deemed reliable, but not guaranteed. (ALTA/NSPS Table "A" - Item No. 13)
  - No investigation or research has been performed for the purpose of determining the location of subsurface features such as footings, foundations or structural supports of the buildings shown hereon.
  - Christopher W. Ward can be contacted by telephone at (205) 313-1146 or by email at [ward@schuel.com](mailto:ward@schuel.com).

ZONING DATA	
C-1 OFFICE BUILDING DISTRICT	
BUILDING SETBACK REQUIREMENTS:	
FRONT: 25'	
REAR: 20'	
SIDE: 15'	
MAXIMUM BUILDING HEIGHT: 35'	
PARKING REQUIREMENTS: 3 PER 1000 SQ FT OF FLOOR AREA	

TABLE OF POSSIBLE ENCROACHMENTS	
	Cut on line and lateral clearance 120' over existing property line
	Concrete wall 60' over existing property line



LEGEND

	SANITARY SEWER
	STORM SEWER
	OVERHEAD UTILITIES
	FENCE
	WATER VALVE
	WATER METER
	TRAFFIC SIGNAL POLE
	AIR CONDITIONING UNIT
	GAS VALVE
	LIGHT POLE
	CLEANOUT
	MANHOLE
	CONCRETE
	WALL
	SCHOEL ENGINEERING CO.
	5/8" CAPPED REBAR

**SHADES VALLEY LUTHERAN  
EVANGELICAL CHURCH**

SITUATED IN THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 2 WEST  
JEFFERSON COUNTY, ALABAMA

1 OF 1

ALTA/NSPS  
LAND TITLE  
SURVEY

DATE: FEBRUARY 2022  
DRAWN BY: N.R.F., W.T.M.  
CHECKED BY: C.W.R.  
FIELD CREW: A.C.M.  
FILE NAME: 19070\_ALTA

1001 22nd Street SW, Ste. 200  
Birmingham, Alabama 35208  
PH: 205-988-1100  
WWW.SCHOEL.COM

SCHOEL ENGINEERING COMPANY, INC.

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

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March 20, 2024

Shades Valley Evangelical Lutheran Church  
720 Shades Creek Parkway  
Homewood, Alabama 35209

Re: *740 Shades Creek Parkway, Homewood, Alabama 35209*

Dear Property Owner:

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

**Case Number SV-24-04-03, 740 Shades Creek Parkway, Parcel ID No., 2800171005004003, Applicant: 740 Shades Creek Parkway LLC / Property Owner: Shades Valley Evangelical Lutheran Church**

*a) A request for a variance to Article IX. Tree Protection and Landscape, Section I., Other Landscaping Requirements 3. Interior Island Landscape Area Requirements, a., for an exemption from landscape island requirements.*

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, April 4, 2024**, in the Council Chambers (2<sup>nd</sup> Floor) of Homewood City Hall, 2850 19<sup>th</sup> Street South. **You or your agent must attend the public hearing to present your request to the Board.** Public comments in support or opposition to your petition shall be heard by the Board at this time. Additional information regarding the electronic submittal of comments is provided on the reverse side of this notice.

Sincerely,



Sherri Williams, Zoning Supervisor

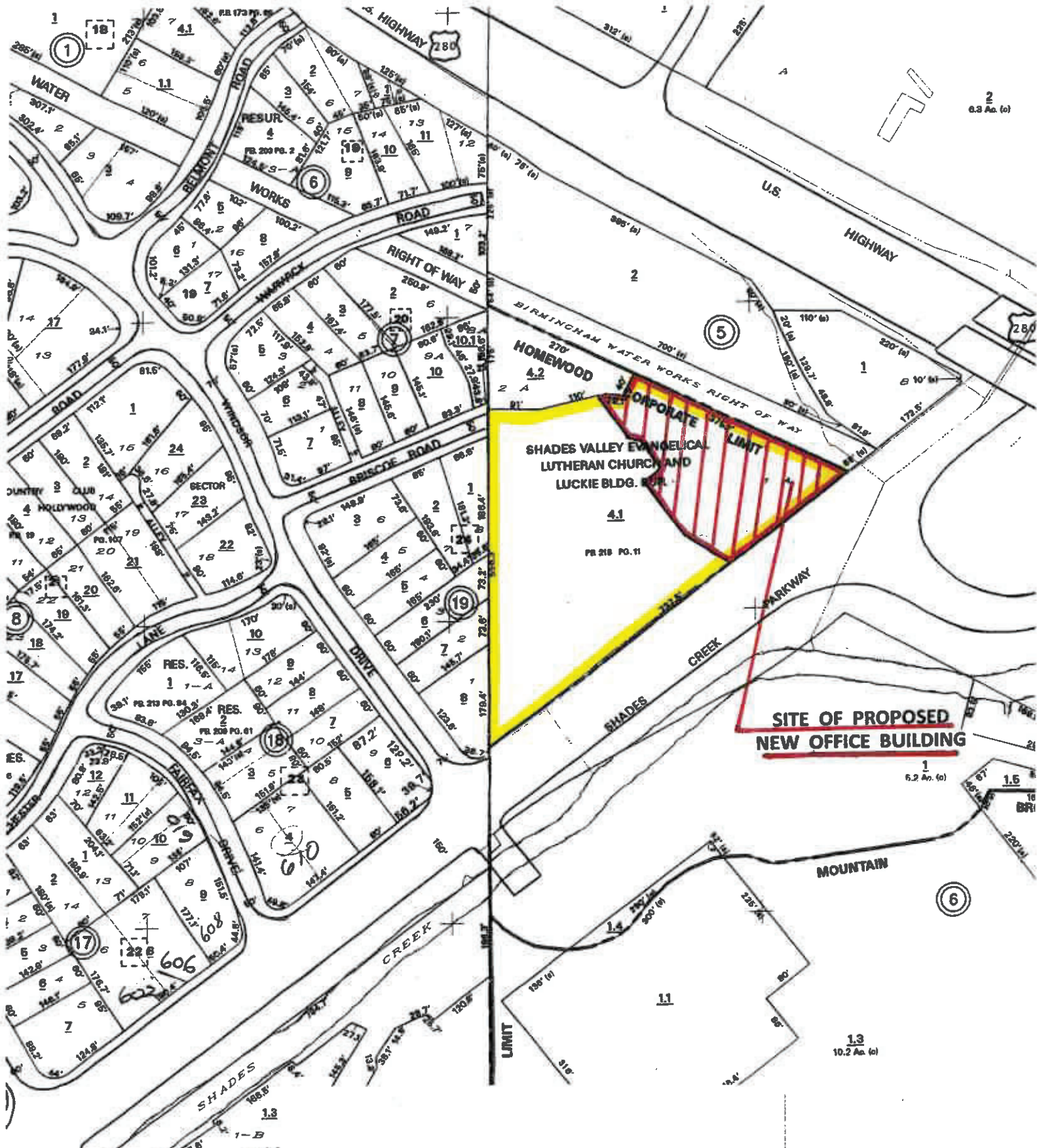
cc: Applicant  
Adjacent property owners

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

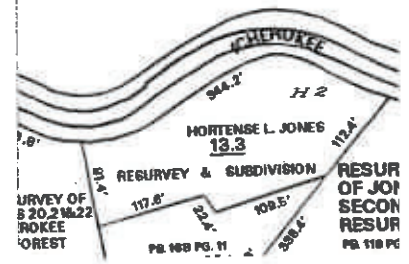
Comments in support or opposition may also be submitted via email to the Board Secretary @ [fred.goodwin@homewoodal.org](mailto:fred.goodwin@homewoodal.org). Comments should be submitted no later than 24-hours prior to the meeting and will be provided Board Members for their consideration. Please reference the case number or the address of the subject property in your comments.

A copy of the meeting agenda packet, which includes the file for this case, will be available for viewing and downloading the Friday before the scheduled public hearing. You may access the agenda packet on the home page of the city's website @ [www.cityofhomewood.com](http://www.cityofhomewood.com) by clicking on the "Upcoming Meetings/BZA" tab.

For further information or to review any files or drawings pertaining to this application you may contact our office at (205) 332-6800 or visit between 8:00 a.m. and 4:30 p.m. Monday-Friday.



**740 Shades Creek Parkway**  
**Case # SV 24-04-03**  
**Parcel # 28-00-17-1-005-004.003**



14  
6.6 Ac. (c)

2  
0.3 Ac. (c)

1  
6.2 Ac. (c)

1.6  
8.7  
16  
8.7

1.3  
10.2 Ac. (c)

IE

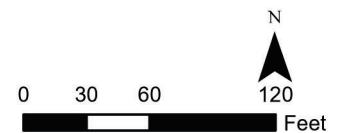
# City of Homewood BZA Case Map

740 Shades Creek  
Pkwy.

SV 24-04-03

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**



**VARIANCE**



**APPEAL**

**ADDRESS OF PROPERTY:** 23 Edgehill Road Homewood, AL 35209

**BZA CASE # (assigned by city staff):** \_\_\_\_\_

**APPLICANT INFORMATION**

Name of Applicant (s): John and Erin Prewitt

Address of Applicant(s): 23 Edgehill Road

<u>Homewood</u>	<u>AL</u>	<u>35209</u>
City	State	Zip

Telephone Number(s) of Applicant(s): (205) 807-0478 and (205) 704-9333

Email: erin.prewitt22@gmail.com and jackp627@gmail.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): \_\_\_\_\_

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

City	State	Zip

Email: \_\_\_\_\_

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

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

PARCEL IDENTIFICATION NUMBER: 28-00-18-1-011-011.000

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

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

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

PRESENT ZONING ([City Zoning Map](#)): NPD

**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 provide a survey to verify:*

	*Required by Zoning Regulations	Setback dimensions as they <b>NOW</b> exist	Setback dimensions <b>AFTER</b> construction	FINAL Setback Variance Requested
Front Bldg. Setback:				
Front Bldg. Setback: (secondary - corner lot)				
Right Bldg. Setback				
Left Bldg. Setback				
Rear Bldg. Setback				
Accessory Structure Height / Setbacks	/	/	/	/
	As Required	Existing NOW	Proposed	Variance Required
Parking				
Height of Structure				

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

**INDICATE THE FOLLOWING**

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

**Proposed Location of Fence** *(check all that apply):*

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

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

Wood fence

8 ft on the sides and 10 ft on the back to provide privacy from US-31

and large commercial building.



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

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

**PURPOSE OF VARIANCE**

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

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

\_\_\_\_\_  
The construcion of a fence

\_\_\_\_\_  
Their used to be large tall trees seperating our house from the commercial building and US-31, but the owners of the commercial  
\_\_\_\_\_  
building cut down all the trees. Our neighbors to the left have a 10 ft fence for privacy.

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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:

Complete lack of privacy from both the commercial building and highway 31. The trees that were there are now gone. The commercial building can see directly into our home from their building.

*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.*

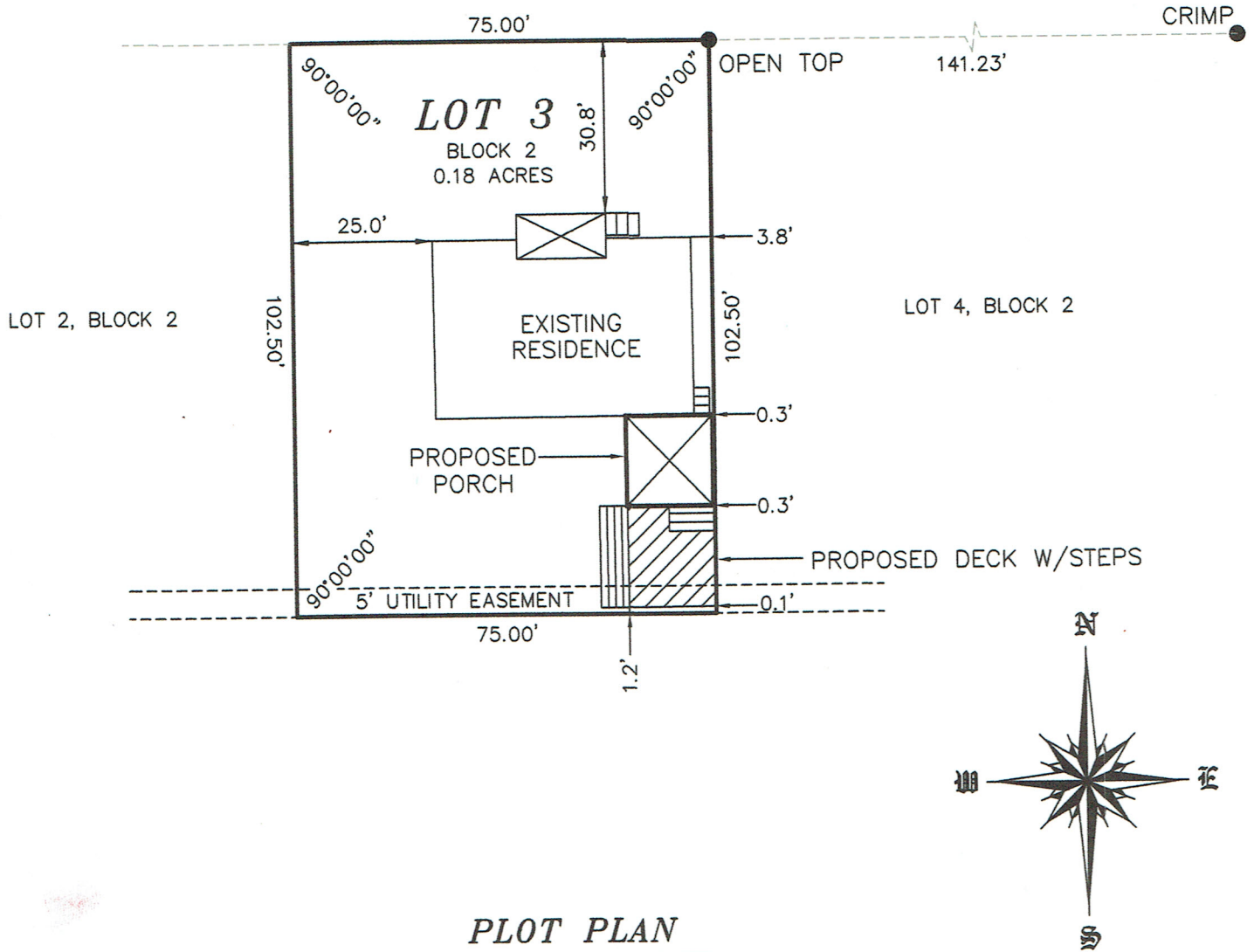
*I (we) certify that all of the above statements and the statements contained in any paper of plans submitted herewith are true to the best of my (our) knowledge and belief.*

<i>John Prewitt</i>	dotloop verified 03/12/24 1:12 PM CDT B7DI-T16Q-BSXW-57IH	<i>Erin Prewitt</i>	dotloop verified 03/12/24 1:03 PM CDT ARLS-MRKG-CFZO-AKYO	<u>March 12, 2024</u>
Signature of Applicant				Date

<i>John Prewitt</i>	dotloop verified 03/12/24 1:12 PM CDT T2LD-GVRI-UVK5-KTVF	<u>March 12, 2024</u>
Signature of Owner		Date

Signature of Owner	Date

**EDGEHILL ROAD - 40' R.O.W.**



**PLOT PLAN**

Lot 3, Block 2 of Shadowlawn Villa, Unit #2, as recorded in Map Book 27, Page 83, in the Office of the Judge of Probate of Jefferson County, Alabama.



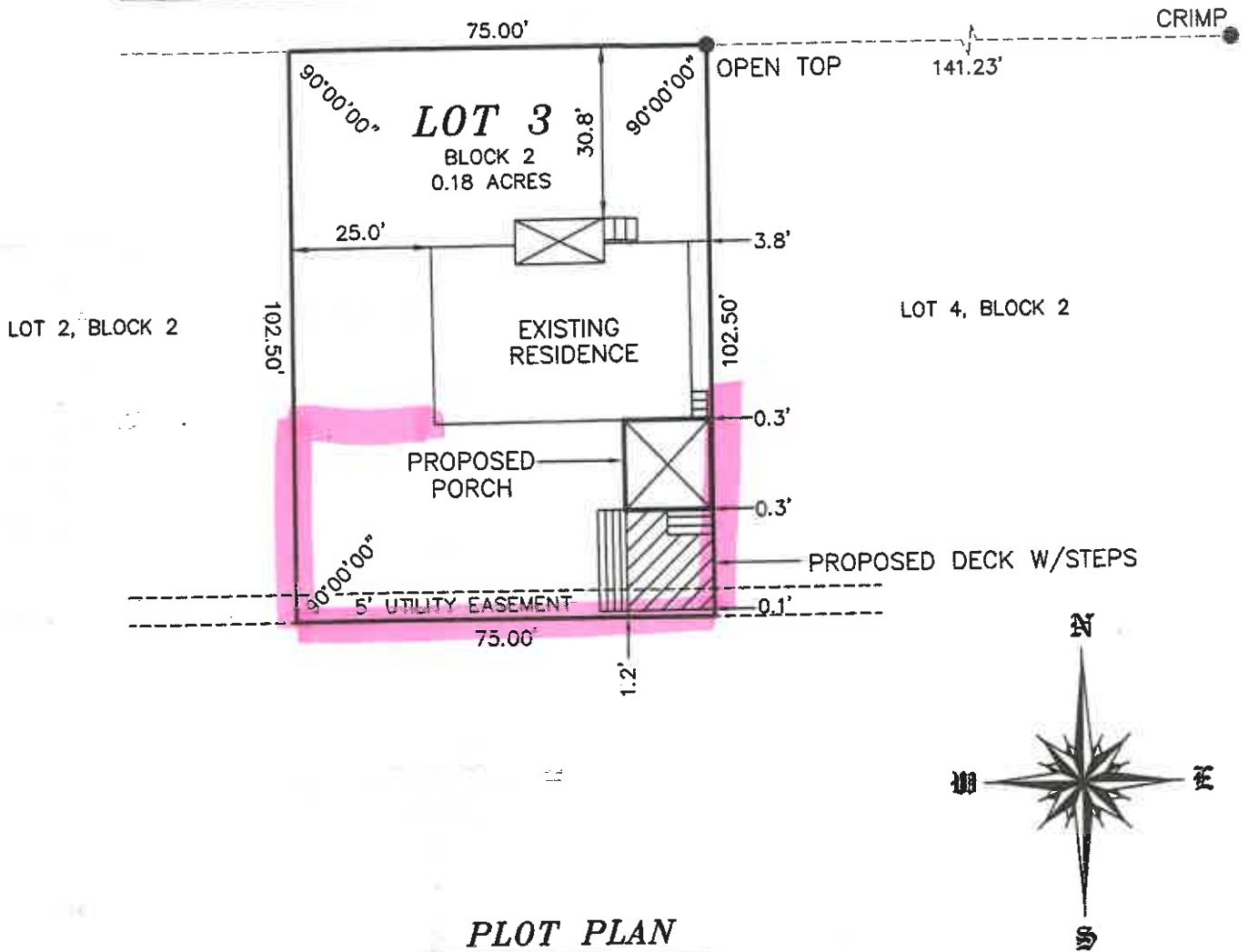
LEGEND	
○	1/2" REBAR SET
●	IRON PIN FOUND
—	R.O.W.
—	NOT TO SCALE
⊕	UTILITY POLE
—	OVERHEAD UTILITIES
(M)	FIELD MEASURED
(P)	PLAT / RECORDED MAP
⊠	COVERED DECK/PORCH
▨	DECK/PORCH

JOB NO. 18481  
 DATE 8/31/18 DATE OF FIELD SURVEY 8/29/18  
 ADDRESS 23 Edg Hill Road SCALE 1" = 30'  
 DRAWN BY H. LETTS CHECK BY R.Y.S.

**RODNEY SHIFLETT SURVEYING**

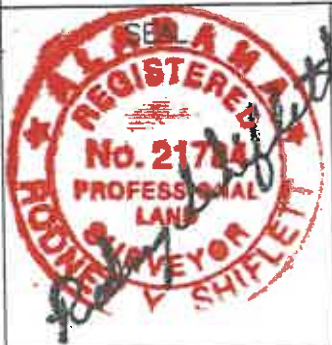
P.O. BOX 204  
 COLUMBIANA, ALABAMA 35051  
 TEL. 205-669-1205 FAX. 205-669-1298

**EDGEHILL ROAD - 40' R.O.W.**



**PLOT PLAN**

Lot 3, Block 2 of Shadowlawn Villa, Unit #2, as recorded in Map Book 27, Page 83, in the Office of the Judge of Probate of Jefferson County, Alabama.



LEGEND	
○	1/2" REBAR SET
●	IRON PIN FOUND
—	R.O.W. RIGHT-OF-WAY
~	NOT TO SCALE
⊕	UTILITY POLE
—E—	OVERHEAD UTILITIES
(M)	FIELD MEASURED
(P)	PLAT / RECORDED MAP
⊠	COVERED DECK/PORCH
▨	DECK/PORCH

JOB NO. 18481  
 DATE 8/31/18 DATE OF FIELD SURVEY 8/29/18  
 ADDRESS 23 Edgehill Road SCALE 1" = 30'  
 DRAWN BY H. LETTS CHECK BY R.Y.S.

**RODNEY SHIFLETT SURVEYING**

P.O. BOX 204  
 COLUMBIANA, ALABAMA 35051  
 TEL. 205-669-1205 FAX. 205-669-1298





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

---

March 20, 2024

Erin and John Prewitt  
23 Edgehill Road  
Homewood, Alabama 35209

Re: *23 Edgehill Road, Homewood, Alabama 35209*

Dear Property Owner:

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

**Case Number SV-24-04-04, 23 Edgehill Road, Parcel ID No., 2800181011011000, Applicants / Property Owners: John and Erin Prewitt**

*a) A request for a variance to Article VI. District Development Criteria., Sec. L., Erection, Location, and Construction of Exterior Fences and Walls, (2) Regulations for Fences and Walls in detached dwelling zoning districts, to increase the maximum rear yard fence height permitted from 8-feet to 10-feet, for a total increase of 2-feet.*

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, April 4, 2024**, in the Council Chambers (2<sup>nd</sup> Floor) of Homewood City Hall, 2850 19<sup>th</sup> Street South. **You or your agent must attend the public hearing to present your request to the Board.** Public comments in support or opposition to your petition shall be heard by the Board at this time. Additional information regarding the electronic submittal of comments is provided on the reverse side of this notice.

Sincerely,



Sherri Williams, Zoning Supervisor

cc: Applicant  
Adjacent property owners

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

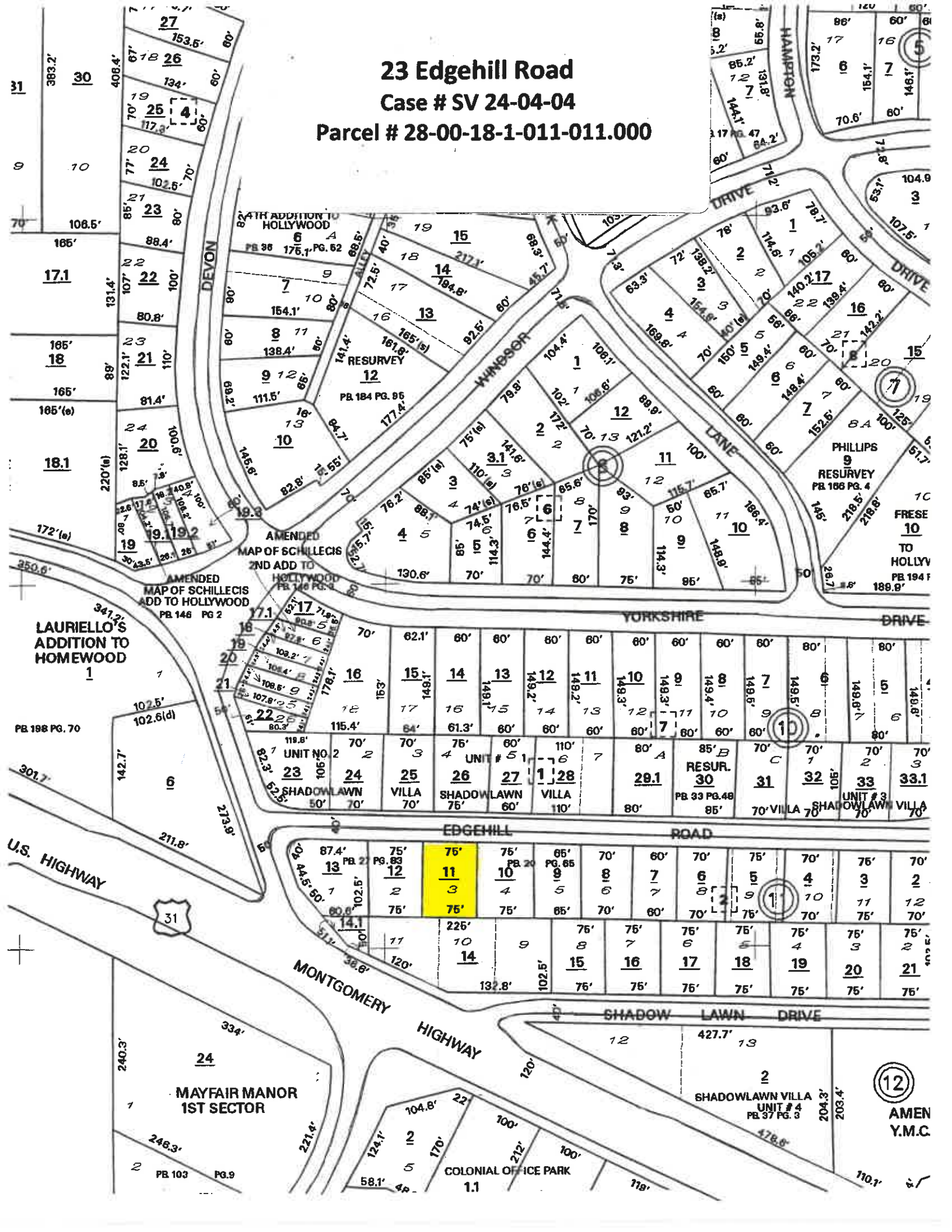
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A copy of the meeting agenda packet, which includes the file for this case, will be available for viewing and downloading the Friday before the scheduled public hearing. You may access the agenda packet on the home page of the city's website @ [www.cityofhomewood.com](http://www.cityofhomewood.com) by clicking on the "Upcoming Meetings/BZA" tab.

For further information or to review any files or drawings pertaining to this application you may contact our office at (205) 332-6800 or visit between 8:00 a.m. and 4:30 p.m. Monday-Friday.



**23 Edgehill Road**  
**Case # SV 24-04-04**  
**Parcel # 28-00-18-1-011-011.000**



**LAURIELLO'S ADDITION TO HOMEWOOD**

**MAYFAIR MANOR 1ST SECTOR**

**COLONIAL OFFICE PARK**

**AMEN Y.M.C.**

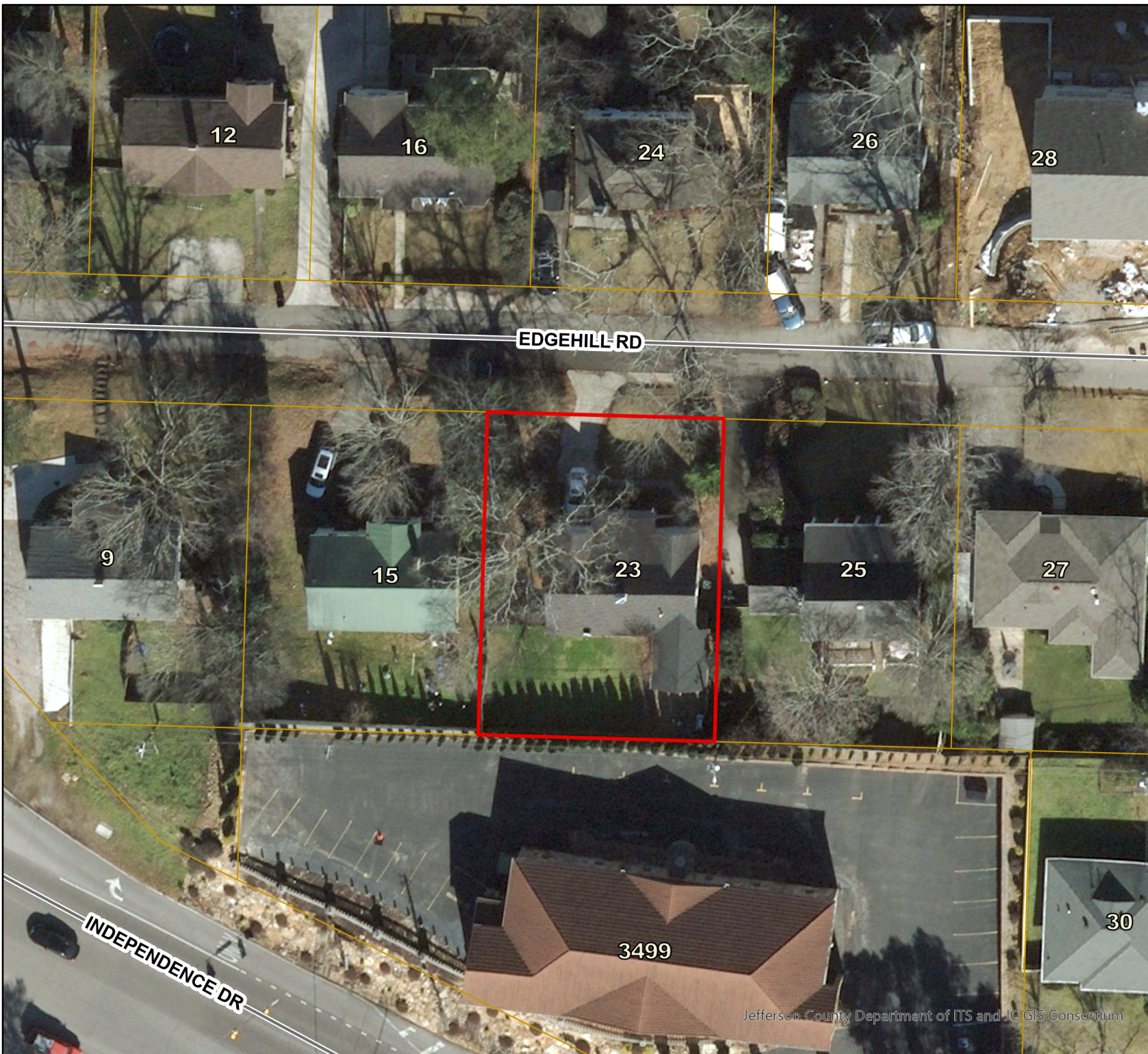




# City of Homewood BZA Case Map

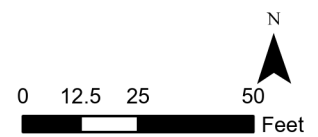
23 Edgehill Rd.

SV 24-04-04

Aerial Photo



-  Subject Property
-  Parcels



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

COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 1507 Oxmoor Rd, Homewood, AL 35209

BZA CASE # (assigned by city staff): \_\_\_\_\_

**APPLICANT INFORMATION**

Name of Applicant (s): Marietta and Tim Lunceford

Address of Applicant(s): Same as Property

\_\_\_\_\_ City State Zip

Telephone Number(s) of Applicant(s): 205-999-7771

Email: mariettalunceford@gmail.com

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

**OWNER INFORMATION – If different from Applicant**

Name of Owner(s): (same)

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

\_\_\_\_\_ City State Zip

Email: \_\_\_\_\_

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

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

PARCEL IDENTIFICATION NUMBER: 29 00 13 1 014 006.000

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

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

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

PRESENT ZONING (City Zoning Map): NPD

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 provide a survey to verify:*

	*Required by Zoning Regulations	Setback dimensions as they <b>NOW</b> exist	Setback dimensions <b>AFTER</b> construction	FINAL Setback Variance Requested
Front Bldg. Setback:	N/A	N/A	N/A	N/A
Front Bldg. Setback: (secondary - corner lot)	N/A	N/A	N/A	N/A
Right Bldg. Setback	10 feet	N/A	Not affected	N/A
Left Bldg. Setback	10 feet	N/A	Not affected	N/A
Rear Bldg. Setback	20 feet	N/A	Not affected	N/A
Accessory Structure Height / Setbacks	/	/	/	/
	As Required	Existing NOW	Proposed	Variance Required
Parking	35 feet			
Height of Structure				

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

**INDICATE THE FOLLOWING**

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

**Proposed Location of Fence** *(check all that apply):*

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

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

N/A

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COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance

**PURPOSE OF VARIANCE**

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

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

The homeowners are seeking a variance to obtain a 6.7 % increase in the total impervious coverage of their lot. This proposed increase would enable them to construct an addition on the back of their existing master suite that would include a more functional laundry room and a master closet adequate enough to store all their clothes. The proposed addition would not affect any of the required setbacks, and will never be seen from Oxmoor Road nor the alleyway.

**Pervious / Impervious Calculations**

**Lunceford Property / Residence**

**1507 Oxmoor Road  
Homewood, AL 35209**

**03/05/2024**

**Lot size: 19,272 sq. ft.**

**Existing structures impervious coverage: (37% max, total lot)**

\* House (including front porch, covered carport, and back porch): 3,329 sq. ft.

\* Shop (including porte cochere) 2,361 sq. ft.  
Total = 5,690 sq. ft.

**% Total exist structures impervious coverage:**  
**5,690 sq. ft. / 19,272 sq. ft. = 29.5%**

**Existing overall impervious coverage (structures & paving):**  
**(45% max, total lot)**

\* House (including front porch, covered carport, and back porch): 3,329 sq. ft.

\* Shop (including porte cochere) 2,361 sq. ft.

\* Paving (driveway, parking pad, walks): 3,723 sq. ft.

\* Gravel area in back (1/2 impervious) 424 sq. ft.

**Total = 9,837 sq. ft.**

**% Total Coverage: 9,837 sq. ft. / 19,272 sq. ft. = 51%**

---

**Revised house impervious coverage: (when adding the proposed**

master closet / laundry room space; 37% max allowed)

* Exist house	3,329 sq. ft.
* Proposed new 9'x14' addition	126 sq. ft.
*Exist shop	<u>2,361 sq. ft.</u>
Total = 5,861sq. ft.	

**% Total Coverage: 5,861 sq. ft. / 19,272 sq. ft. = 30.2%**

**Revised overall impervious coverage: (45% max, total lot)**

* Exist house (including front porch, covered carport, and back porch):	3,329 sq. ft.
* Proposed new 9'x14' addition	126 sq. ft.
* Exist shop (including porte cochere)	2,361 sq. ft.
* Paving (driveway, parking pad, walks):	3,723 sq. ft.
*Gravel area in back (1/2 impervious)	<u>424 sq. ft.</u>
<b>Total = 9,963 sq. ft.</b>	

**% Total Coverage: 9,963 sq. ft. / 19,272 sq. ft. = 51.7 %**

**Asking for 6.7% increase in overall impervious coverage**

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:

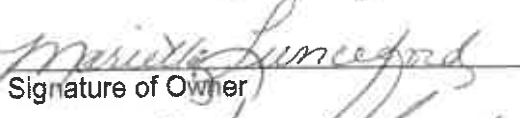
The present Lunceford residence does not have a legitimate laundry room, nor an adequate master closet that's large enough for the homeowners to store their clothes. Thus, Mrs. Lanceford must resort to using several other closets within the house for storage. Another issue involves making the home's interiors accessible enough so that as the Luncesfords grow older, they can adequately maneuver about the house, and in particular their master suite. Presently, the house, which is over 60 years old, has doorways, doors, and areas within the existing master bath that are too narrow for handicap access.

*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

3-12-24  
Date

  
Signature of Owner

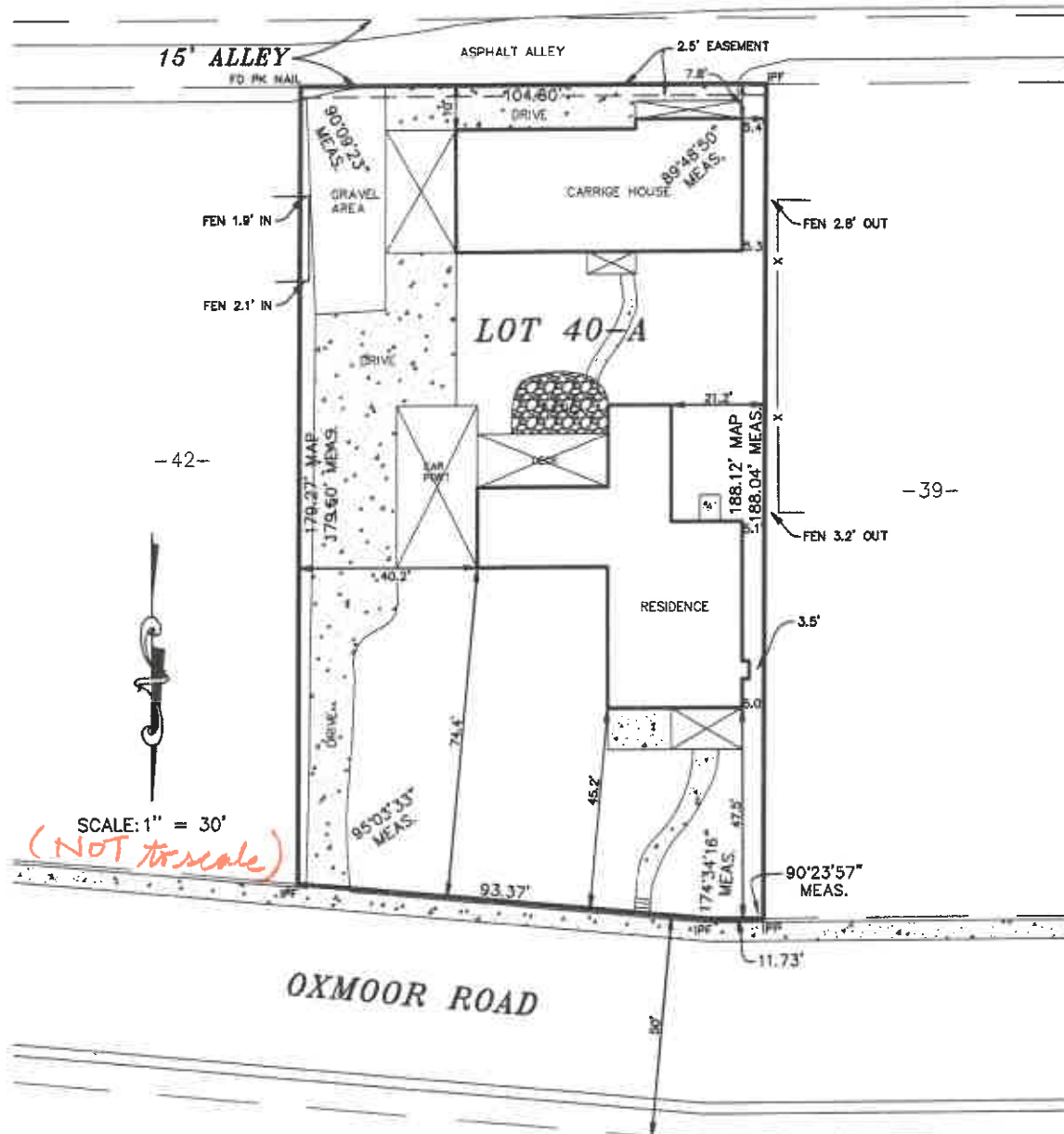
3-12-24  
Date

  
Signature of Owner

3-12-24  
Date



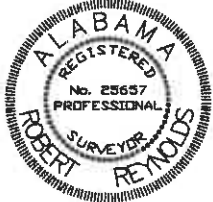
REYNOLDS SURVEYING CO., INC.  
 Surveying - Land Planning



- LEGEND
- UTILITY POLE
  - GUY WIRE
  - RETAINING WALL
  - CONCRETE
  - X- FENCE
  - OE- OVERHEAD ELECTRICAL
  - IPF IRON PIN FOUND
  - IPB IRON PIN SET

STATE OF ALABAMA  
 JEFFERSON COUNTY

"PROPERTY SURVEY"



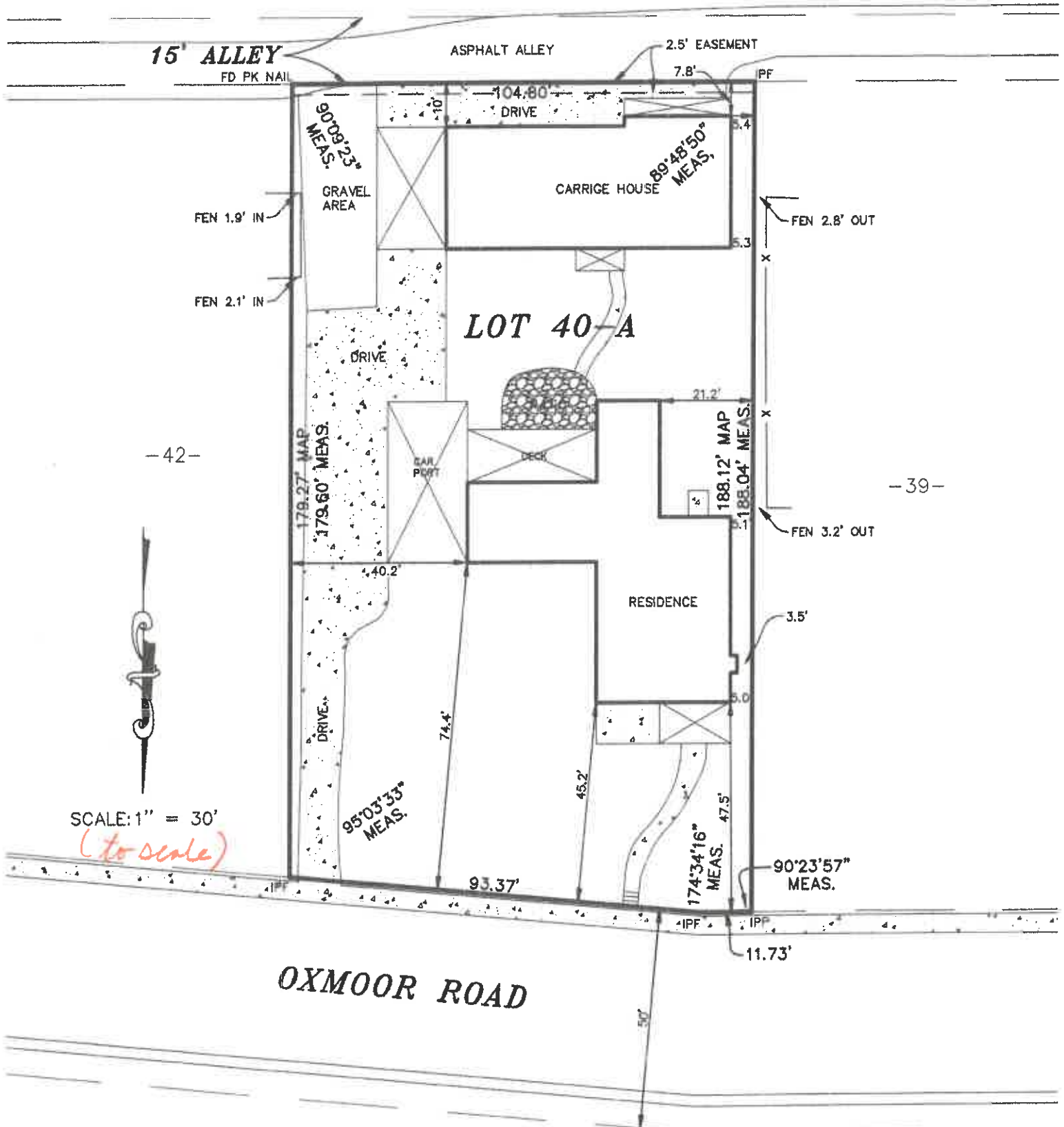
I, Robert Reynolds, a Registered Surveyor, do here by state that this is a true and correct plat or map of Lot 40-A, Block ---, of RESURVEY LOTS 40-41 EDGEWOOD PARK, as recorded in Map Book 231, Page 32 in the Office of the Judge Of Probate in JEFFERSON County, Alabama. All parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Surveying in the State of Alabama to the best of my knowledge, information and belief. The improvements on said premises are as shown. There are no visible encroachments on over or across said lands except as shown. According to my survey this the 5TH day of FEBRUARY, 2024.

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

Owner: LUNCEFORD  
 Address: 1507 OXMOOR ROAD

*Robert Reynolds*  
 Reg. No. 25657

REYNOLDS SURVEYING CO., INC.  
 Surveying - Land Planning



-42-

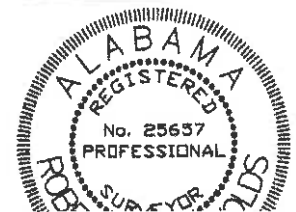
-39-

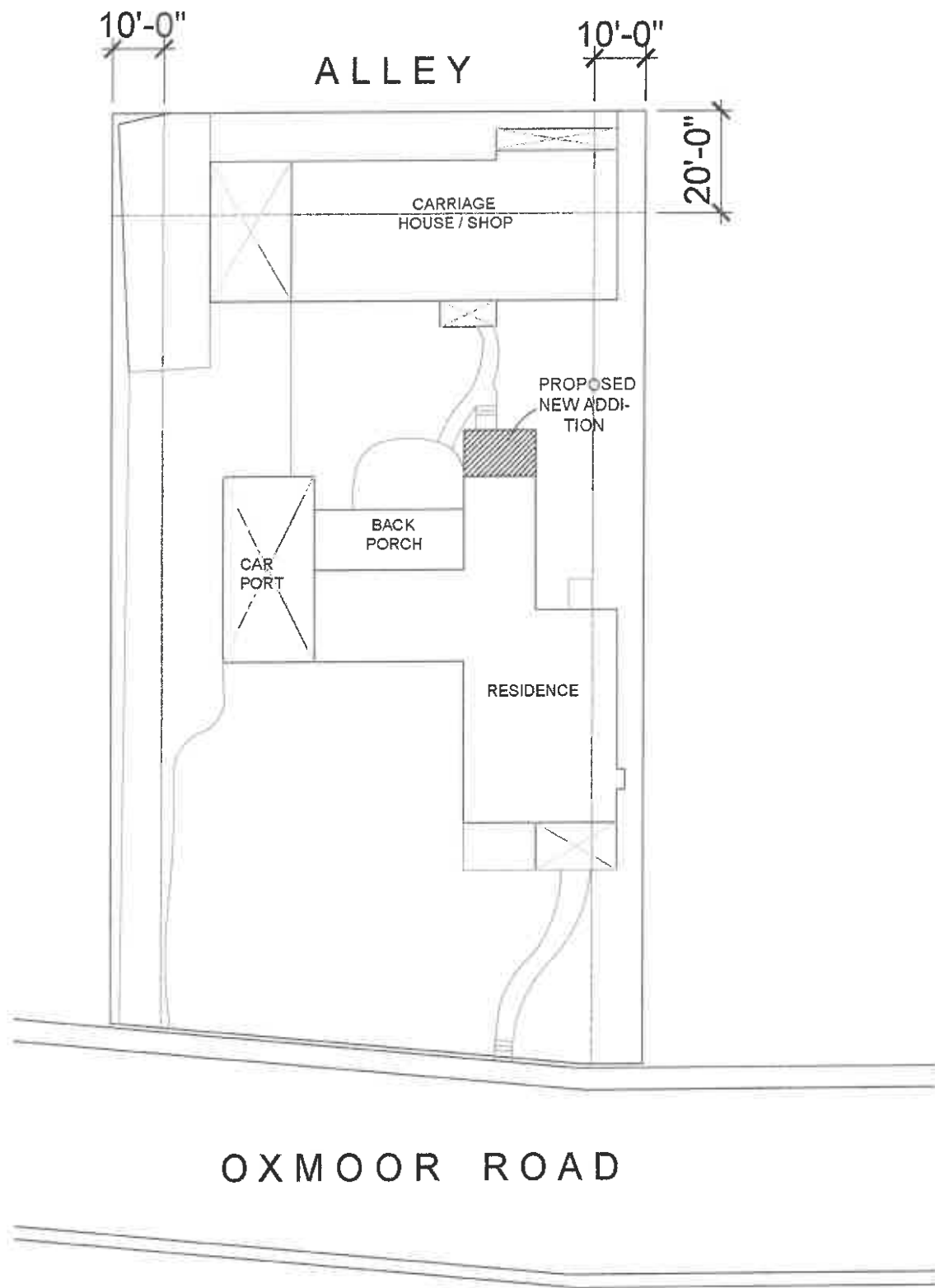


SCALE: 1" = 30'  
 (to scale)

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

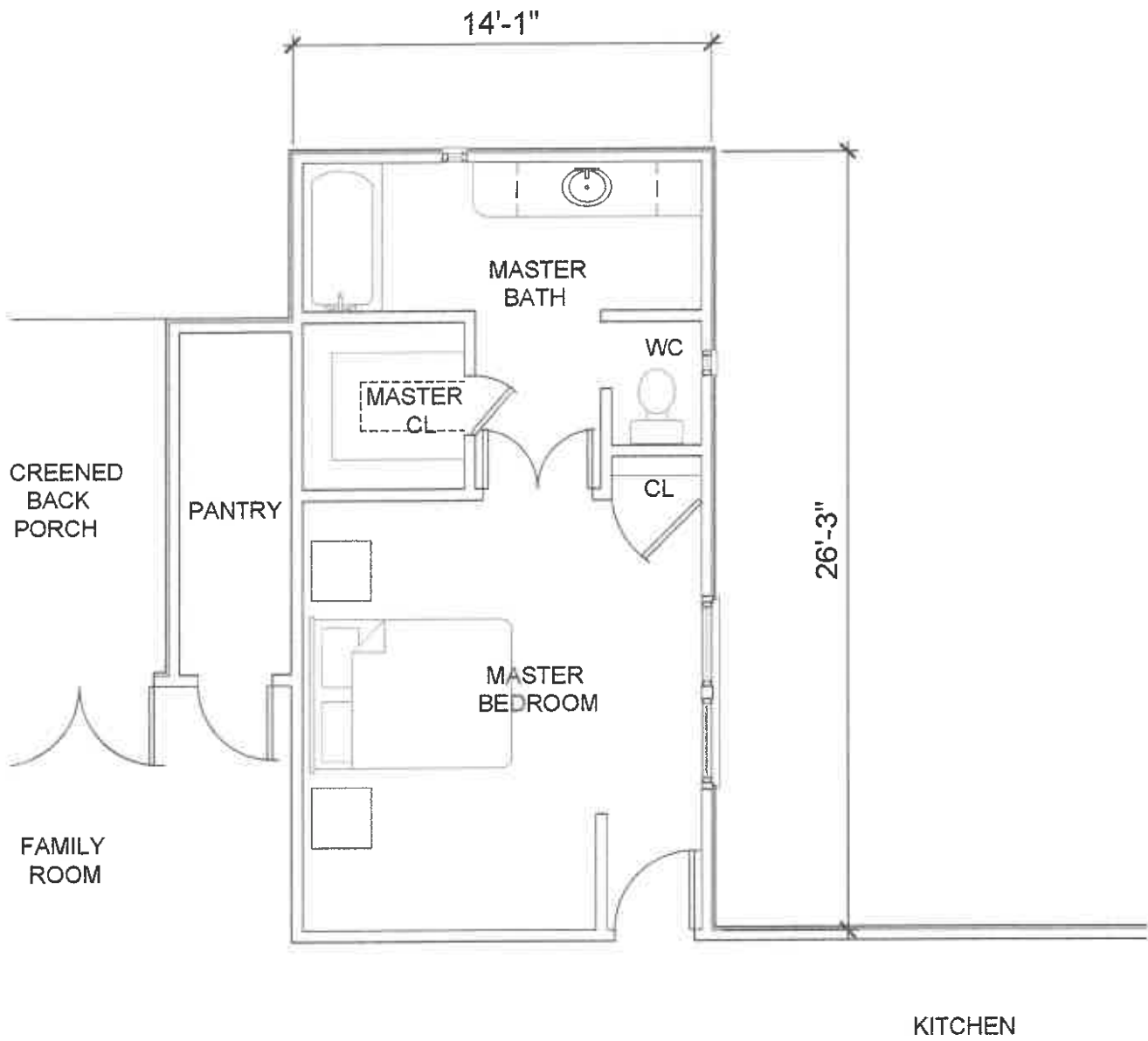
STATE OF ALABAMA





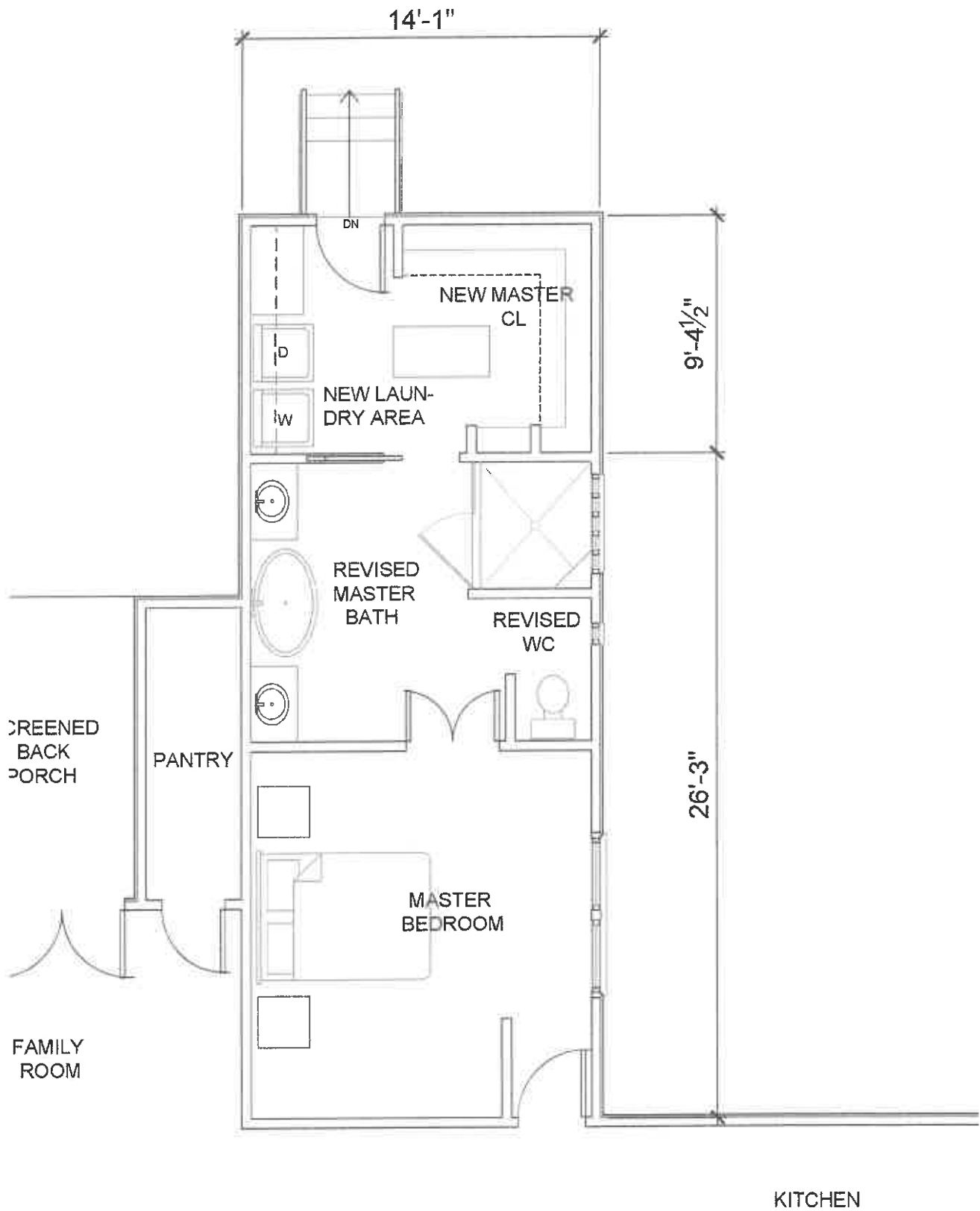
**REVISED PLOT PLAN**

1/32" = 1'-0"



**EXISTING PARTIAL FLOOR PLAN**

3/16" = 1'-0"



**REVISED PARTIAL FLOOR PLAN**

3/16" = 1'-0"



**EXISTING PARTIAL REAR ELEVATION**

**3/16" = 1'-0"**



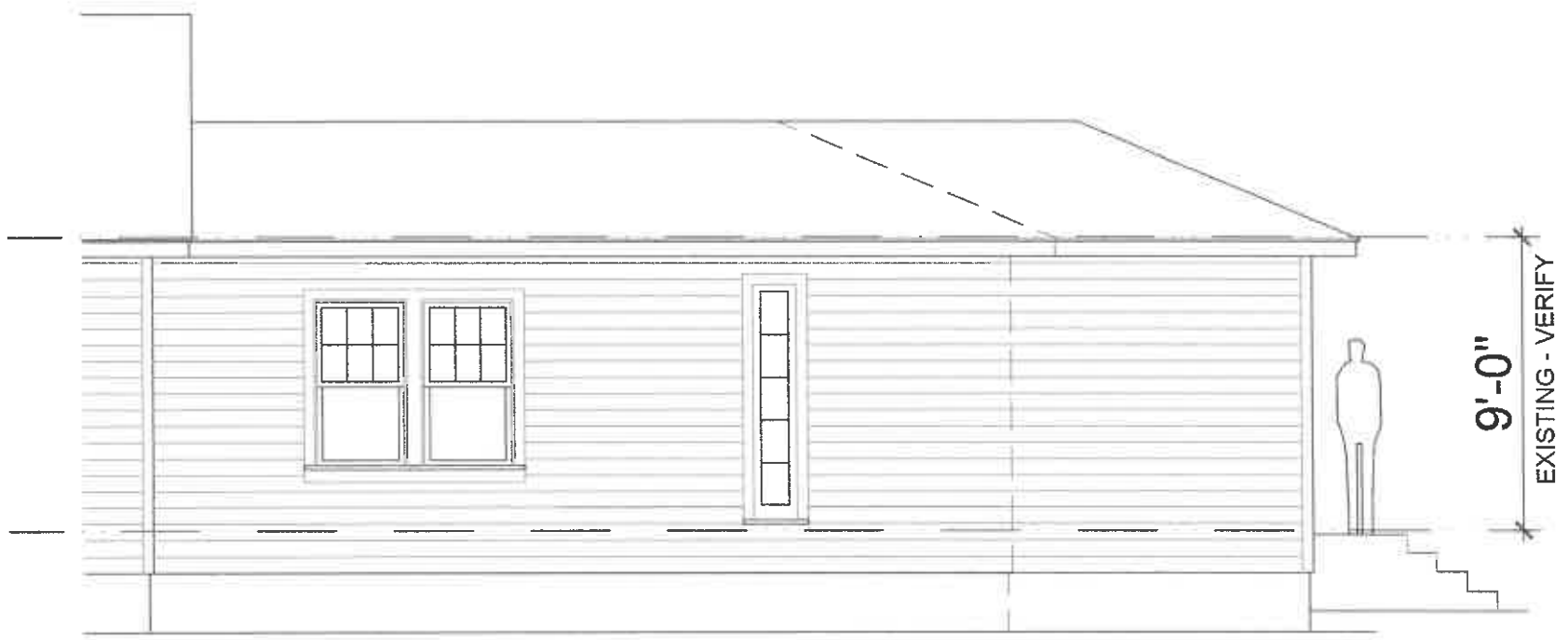
**REVISED PARTIAL REAR ELEVATION**

**3/16" = 1'-0"**



**EXISTING PARTIAL SIDE ELEVATION**

$3/16" = 1'-0"$



**REVISED PARTIAL SIDE ELEVATION**

**3/16" = 1'-0"**





1507 OXMOOR ROAD

OVERALL FRONT — NOT AFFECTED



REAR





SIDE





# City of Homewood BZA Case Map

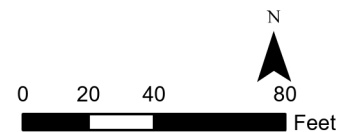
1507 Oxmoor Rd.

SV 24-04-05

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 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

TRINITY  
METHODIST  
CHURCH OF  
HOMEWOOD

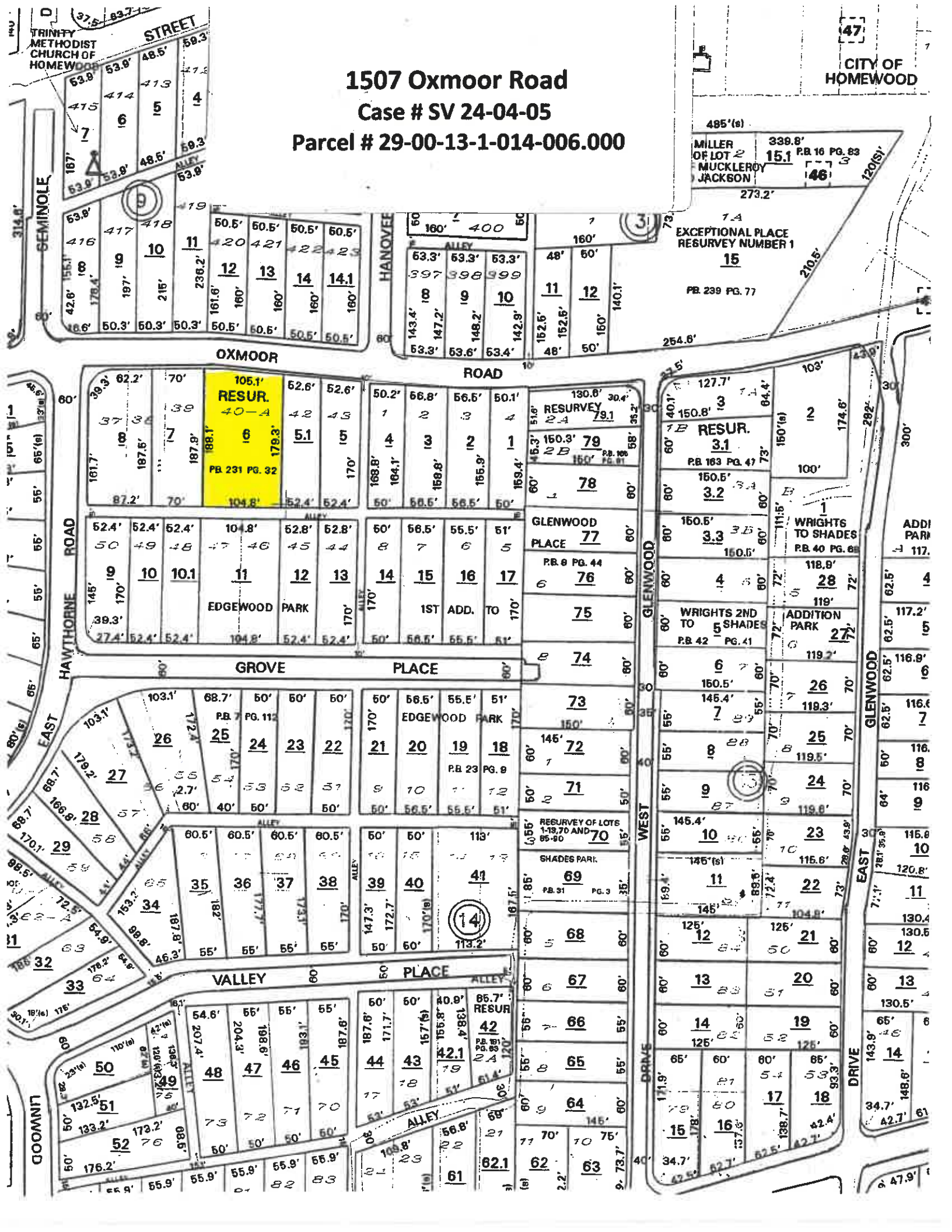
STREET

# 1507 Oxmoor Road

## Case # SV 24-04-05

### Parcel # 29-00-13-1-014-006.000

CITY OF  
HOMEWOOD



OXMOOR ROAD

ROAD

GROVE PLACE

VALLEY PLACE

HAWTHORNE ROAD

GLENWOOD PLACE

WEST DRIVE

EAST DRIVE

EDGEMOUNT PARK

EDGEMOUNT PARK

WRIGHTS TO SHADES

WRIGHTS 2ND TO SHADES

ADDITION PARK

RESURVEY OF LOTS 1-18, 70 AND 71-80

SHADES PARK

RESUR. 31

RESUR. 40-A

RESURVEY 79.1

EDGEMOUNT PARK

1ST ADD. TO

ADDITION PARK

RESURVEY OF LOTS 1-18, 70 AND 71-80

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