

Application for Variance

**A-15-13
600 Euclid Avenue**

Part 1

What special circumstances or conditions, applying to the building or land in question, are peculiar to such building or land, and do not apply generally to other buildings or land in the vicinity (including size, shape, topography, location or surroundings)?

1. Based on Sec. 129-62 of the City of Mountain Brook building code the minimum front (primary) yard setback is 35'. Because the property is a corner lot and there is no dedicated alley, the code currently requires a 35' setback from both Euclid Ave and Peachtree Rd. Considering the side yard setback of 10' from the adjacent lot, the width of the proposed home would be limited to 25'.
2. A 25' limitation for the width of a home does not generally apply to other buildings in the vicinity
3. A 35' set back from both streets on a corner lot without a dedicated alley does not generally apply to other buildings in the vicinity.

Why is the granting of this variance necessary to preserve property rights on the subject property and not be the granting of a special privilege for the applicant's convenience?

The granting of this variance will preserve the owners right to:

1. Maximize the value of their property
2. Build a home similar in style and dimension to those adjacent and nearby

Was the condition from which relief is sought a result of action by the applicant? (i.e., *self-imposed hardship* such as: "...converted existing garage to living space and am now seeking a variance to construct a new garage in a required setback...")

1. The condition from which relief is being sought is not a result of action by the applicant. The applicant has been contracted by the owners to construct a new home on the property. The applicant is seeking a variance to decrease the required set back from Peachtree Road to 29' to build a new home comparable to homes adjacent to and surrounding the property.

How would the granting of this variance be consistent with the purpose and intent of the Zoning Regulations.

The granting of this variance:

1. Will maximize the value of this property and potentially increase the value of adjacent properties
2. Will allow for the construction of a new home that is consistent in both style and dimension with those being built in the area
3. Will not impair adequate supply of light and air to adjacent property
4. Will not increase noise or danger of fire
5. Will not imperil the public safety
6. Will not increase the congestion in public streets
7. Will not increase risk of flooding or water damage
8. Will not unreasonably diminish or impair established property values within the surrounding areas.
9. Will not in any other respect, impair the health, safety, comfort, morals or general welfare of the inhabitants of the city.

Part 2
Project Data

A-15-13
600 Euclid Avenue

Address of Property: **600 Euclid Ave Mountain Brook, AL 35213**
 Zoning Classification: **Residence C**
 Name of Property Owner(s): **Norman Investment Group, LLC**
 Name of Representative Agent: **Davis Building Group**
 Phone Number: **205-873-4412**

BJ Davis
369-4258

	Zoning Code Requirement	Existing Development	Proposed Development
Lot Area (sf)	7500	9425	9425
Lot Width (ft)	69.29'	69.29'	69.29'
Front Setback (ft)	35'	35'	35'
Side Setback (ft)	35'	35'	29'
Side Setback (ft)	10'	10'	10'
Rear Setback (ft)	10'	10'	10'
Lot Coverage (%)	35.00%	less than 35%	less than 35%
Building Height (ft)	maximum of 35'	less than 35'	less than 35'
Other	x	x	x
Other	x	x	x

Part 3
Plans

(PROVIDED)

Adjacent Property Owners

Mary Williamson
608 Euclid Ave
Mountain Brook, AL 35213

James and Judy Hard
603 Euclid Ave
Mountain Brook, AL 35213

Carolyn Lackey
101 Peachtree Rd
Mountain Brook, AL 35213

Eugene and Laura Millsap
601 Euclid Ave
Mountain Brook, AL 35213

Ellen Rushton McClees
512 Euclid Ave
Mountain Brook, AL 35213

Jacob and Madeline Reiss
511 Euclid Ave
Mountain Brook, AL 35213

update w/ certified list

**MOUNTAIN BROOK BOARD OF ZONING ADJUSTMENT
56 CHURCH STREET
MOUNTAIN BROOK, ALABAMA**

NOTICE TO OWNERS OF ADJACENT PROPERTY

A request for a variance in the Zoning Ordinance, as applied to the property located at **600 Euclid Avenue**, has been filed by **Norman Investment Group, LLC**.

The requested variance would authorize the construction of a new single family dwelling as per plot plan on file at Mountain Brook City Hall.

The property is located in the **Residence-C Zoning District**, and requires approval by the Board of Zoning Adjustment for the following variance from the terms of the Zoning Regulations:

Case A-15-13: Norman Investment Group, LLC, owner, requests variances from the terms of the Zoning Regulations to allow a new single family dwelling to be 29 feet from the secondary front (Peachtree Road) in lieu of the required 35 feet. – **600 Euclid Avenue**

**This is the same request that was approved on January 12, 2015 (Case 4161). The case expired in June 2015. An extension was not filed.*

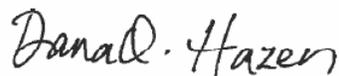
A public hearing will be held by the Board of Zoning Adjustment on **MONDAY, November 16, 2015 at 5:00 p.m.** in Mountain Brook City Hall, at which time you may appear, if you so desire, either in person or by agent or by attorney.

The application and related material are available for inspection during regular business hours at City Hall, 56 Church Street or by viewing:

www.mtnbrook.org

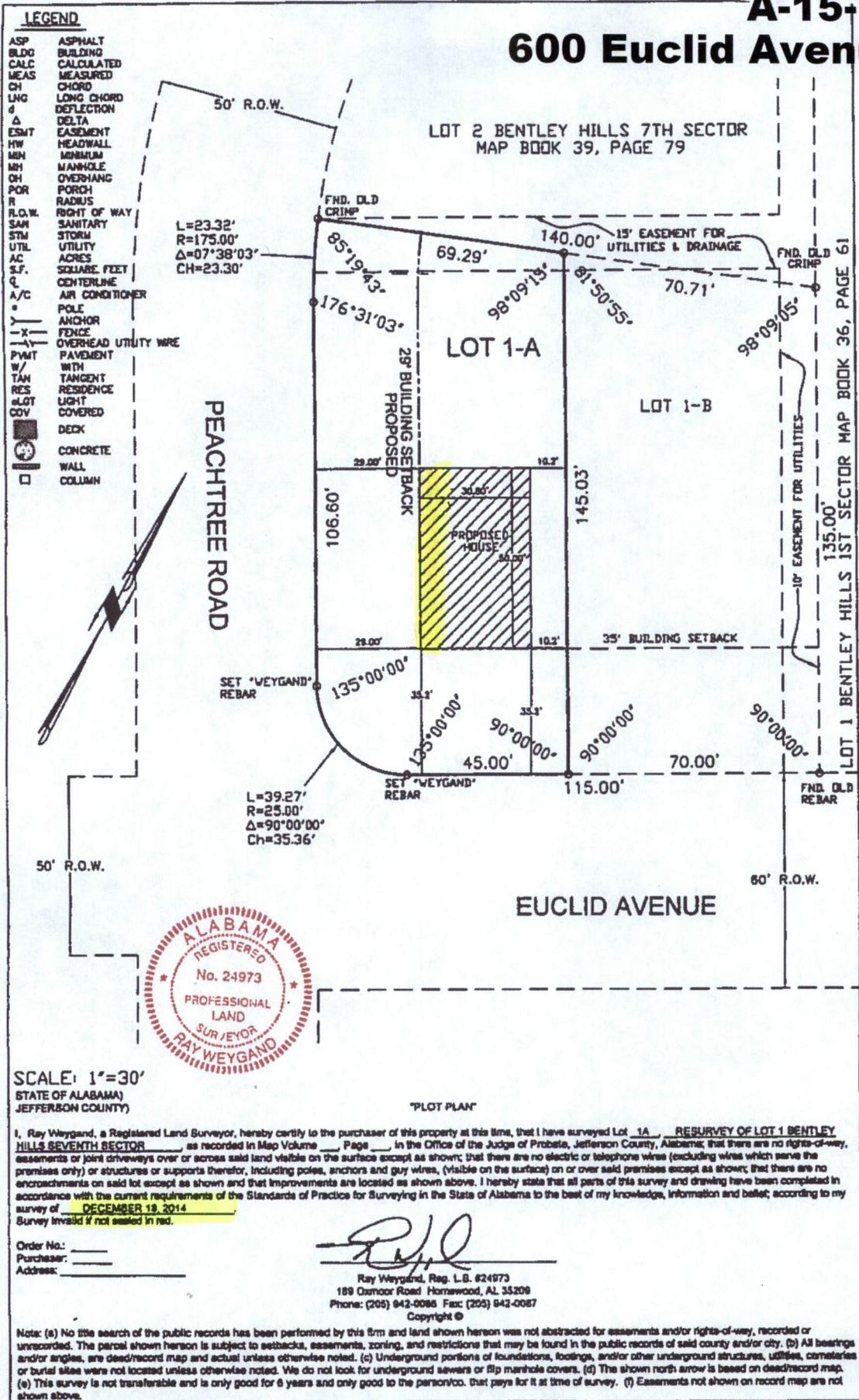
- Government
- Other Meeting Agendas
- Board of Zoning Adjustment
- November 16, 2015 (*to view survey select link associated with the case number on the agenda*)

Sincerely,



Dana O. Hazen, MPA, AICP
Director of Planning, Building & Sustainability
(205) 802-3821
hazend@mtnbrook.org

600 Euclid Avenue



Board of Zoning Adjustment
City of Mountain Brook
56 Church Street
Mountain Brook, AL 35213

A-15-13
600 Euclid Avenue

To Whom It May Concern,

Davis Building Group, the applicant, on behalf of Norman Investment Group, LLC, the property owner, is requesting a variance at 600 Euclid Ave Mountain Brook, AL 35213 for the purpose of constructing a new home. Under the Residence C zoning ordinance the width of the home would presently be limited to 25'. We are requesting a 6' variance to the current side setback from Peachtree Road to allow for construction of a home comparable to those nearby. The proposed home will be 1.5 stories and 2500-3500 ft² and the footprint of the home would be approximately 30.8' x 50'.

Thank you sincerely for your consideration.

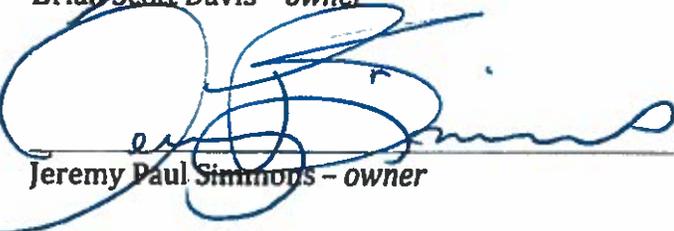
Regards,



Brian Scott Davis - owner



date

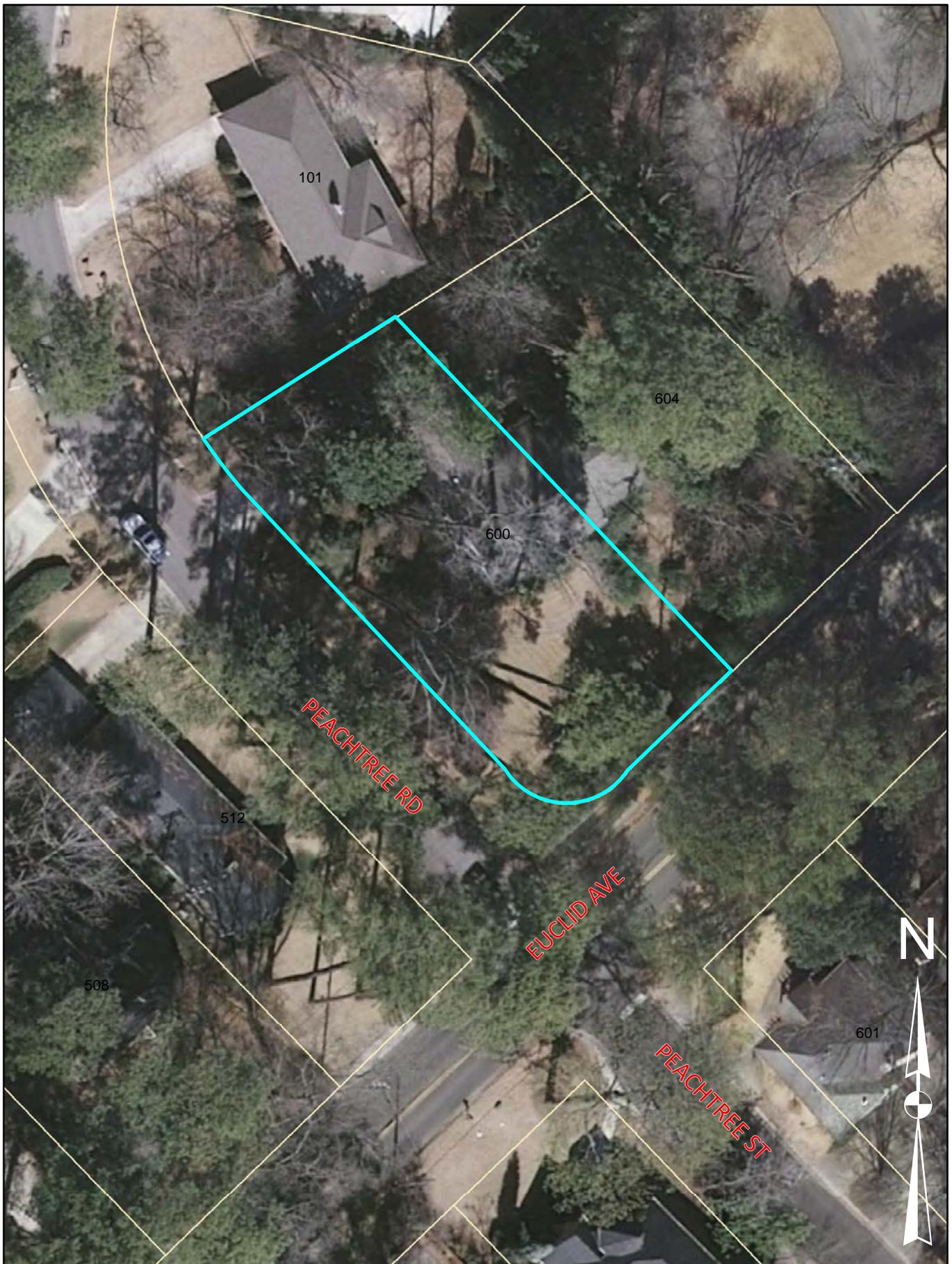


Jeremy Paul Simmons - owner



date

A-15-13 (Aerial)



A-15-13 (Zoning)

