

**CITY OF MOUNTAIN BROOK
BOARD OF ZONING ADJUSTMENT
AGENDA
OCTOBER 8, 2012
5:00 P.M.**

NOTICE

Any variance which is granted today expires and becomes null and void six months from today unless construction is begun in less than six months from today on the project for which the variance is granted. If construction will not be started within six months from today, the applicant may come back in five months and ask for a six-months extension, which the Board normally grants.

If a variance is denied, as explained in accordance with Section 129-458 of the Code of the City of Mountain Brook, the applicant will not be able to re-file for a variance for a period of six months.

Any variance which is granted, regardless of the generality of the language of the motion granting the variance, must be construed in connection with, and limited by, the request of the applicant, including all diagrams, plats, pictures and surveys submitted to this Board before and during the public hearing on the variance application

- I. APPROVAL OF MINUTES: September 10, 2012

REQUEST FOR EXTENSION:

- II. **4061:** Tim and Melanie Hennessy, owners; request variances from the terms of the Zoning Regulations to allow the construction an addition to an existing single family dwelling to be 10.9 feet from the side property line (northeast) in lieu of the required 12.5 feet; and for an addition to the rear of the house to attach (connect) the existing detached building structure to the primary structure, the existing setbacks for the accessory building to be unchanged at 5.1 feet from the side property line (southwest) and 3.9 feet from the rear property line in lieu of the required 12.5 feet and 35 feet, respectively, that is required when the detached accessory building is incorporated into the primary structure by means of the proposed attachment/addition. - **745 Bentley Drive**
Note: Six-month extension approved via email on September 12, 2012.

NEW CASE:

- III. **4079:** Mr. and Mrs. John P. Scott, owners; request a variance from the terms of the Zoning Regulations to allow the construction of an addition to a single family dwelling to be 12 feet from the side property line (southwest) in lieu of the required 12.5 feet. - **2942 Pine Haven Drive**
- IV. **NEXT MEETING:** NOVEMBER 12, 2012
- V. **ADJOURNMENT**