

CITY OF MOUNTAIN BROOK
BOARD OF ZONING ADJUSTMENT
AGENDA
5:00 P.M.
SEPTEMBER 21, 2015

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.

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.

- 1 Approval of Minutes: August 17, 2015

EXTENSIONS

2. **4170: William and Lee Morgan**, owners, request variances from the terms of the Zoning Regulations to allow additions to an existing single family dwelling to 14.9 feet from the front property line (Winthrop Avenue) and 12 feet from the rear property line (south); both in lieu of the required 35 feet. – **9 Winthrop Avenue**
3. **4146: Patrick West, owner**, requests variances from the terms of the Zoning Regulations to allow the construction of a new single family dwelling to be built in accordance with the secondary front setbacks allowed for narrow, non-conforming lots per *Section 129-53 (b)(4)*; namely 13 feet for any portion of the building less than 22 feet high and 17 feet for any portion over 22 feet high, in lieu of the required 35 from the secondary front property line (Eastis Street). – **1100 Euclid Avenue**

NEW CASES

4. **A-15-05: Chester and Tiffany Lewis**, owners, request a variance from the terms of the Zoning Regulations to allow an addition to the rear of a single family dwelling to match the existing house, 10.3 feet from the secondary front (Elm Street) in lieu of the required 13/17 feet (first/second floor). – **200 Dexter Avenue**
5. **A-15-06: Richard Gregg**, owner, requests a variance from the terms of the Zoning Regulations to allow the construction of an uncovered deck to be 29 feet from the secondary front property line (Overton Road) in lieu of the required 40 feet. – **3298 Overton Trail**

6. **A-15-07: George and Kristen Carbonie**, owners, request a variance from the terms of the Zoning Regulations to allow an addition to an existing single family dwelling to be 12.5 feet from the rear property line (north) in lieu of the required 35 feet. – **816 Beech Court**

7. **A-15-08: Troy Rhone**, owner, requests variances from the terms of the Zoning Regulations to allow additions to an existing single family dwelling to be 4.5 feet from the side property line (west) in lieu of the required 15 feet, and 6 feet from the secondary front property line (Montevallo Road) in lieu of the required 40 feet. Also, to allow an increase in lot coverage from the existing 36% (1,814 sf) to 37.4% (1,847 sf). – **98 Country Club Boulevard**

8. Next Meeting: October 19, 2015

9. Adjournment