

**CITY OF MOUNTAIN BROOK
BOARD OF ZONING ADJUSTMENT
AGENDA
5:00 P.M.
APRIL 8, 2013**

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: MARCH 11, 2013

EXTENSION:

- II. 4080: Mr. and Mrs. Trotter Cobb, owners; request a variance from the terms of the Zoning Regulations to allow the construction of a new single family dwelling to be 20 feet from the secondary front property line (Overbrook Lane) in lieu of the required 40 feet. – 3400 Mountain Lane**

NEW CASES:

- III. 4090: Mr. and Mrs. Kevin Tatarek, owners, request variances from the terms of the zoning regulations to allow the construction of a second floor addition to match the existing first floor setbacks of 28.2 feet from the front property line (Main Street) in lieu of the required 35 feet, 8.1 feet and 7.8 feet from the side property lines (northwest and southeast, respectively) both in lieu of the required 12 feet, and 20 feet from the rear property line in lieu of the required 35 feet. Also, for first floor additions to be 20 feet from the rear property line and 8.1 feet from the side property line (northwest). – 59 Main Street**
- IV. 4091: Stephen and Shannon Thomas, owners, request variance from the terms of the zoning regulations to allow the construction of an addition to an existing single family dwelling to be 5.58 feet from the side property line (south) in lieu of the required 8 feet. – 420 Meadowbrook Lane**

V. NEXT MEETING: May 13, 2013

VI. ADJOURNMENT: