

**CITY OF MOUNTAIN BROOK
BOARD OF ZONING ADJUSTMENT
AGENDA
5:00 P.M.
May 13, 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: APRIL 8, 2013

NEW CASES:

- II. 4092: Frank Tomlinson**, owner; requests variances from the terms of the Zoning Regulations to allow the construction of a new front porch on an existing single family dwelling to be 35 feet (columns and wall) from the front property line, with an eave overhang to be 33 feet from the front property line in lieu of the required 35 feet. Also, to allow a new gate and modifications to an existing 7-foot high fence within the required 35-foot front yard setback, in lieu of the allowed maximum 4-foot height. – **795 Euclid Avenue**
- III. 4093: Katheryn Horton**, owner, requests variances from the terms of the zoning regulations to allow two lots to be a minimum of 15,000 square feet each (in conjunction with Planning Commission approval of a subdivision) in lieu of the minimum required 30,000 square feet in the Residence-A District; and for a new single family dwelling on each lot to be 30 feet from the rear property line (west) in lieu of the required 40 feet. – **3129 Overton Road**
- IV. 4094: Hank and Isabelle Lawson**, owners, request a variance from the terms of the zoning regulations to allow the construction of an addition to an existing single family dwelling to be 23.8 feet from the rear property line (south) in lieu of the required 35 feet. **112 Camellia Drive**

- V. 4095: Susan Greene Pitts**, owner, requests variances from the terms of the zoning regulations to allow the construction of a new detached accessory building (to match setbacks of existing detached garage) to be 14 feet 6 inches from the secondary front property line (Vine Street) and 2 feet from the rear property line (alley), both in lieu of the required 35 feet.
– **23 Dexter Avenue**

VI. NEXT MEETING: June 10, 2013

VII. ADJOURNMENT: