

**CITY OF MOUNTAIN BROOK  
BOARD OF ZONING ADJUSTMENT  
AGENDA  
5:00 P.M.  
SEPTEMBER 9, 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

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**I. APPROVAL OF MINUTES: August 12, 2013**

**CARRY OVER:**

- II. 4099: Kris and Beth Keplinger**, owners, request a variance from the terms of the zoning regulations to allow construction of an addition to come 5 feet from the right side yard instead of the required 15-foot setback. – **3380 Spring Valley Court.**

**NEW CASES:**

- III. 4101: Ernie & Lydia Cowart**, owners, request variances from the terms of the zoning regulations to allow a second floor addition to be 34.9 feet from the front property line (Norman Drive) in lieu of the required 35 feet, and to be 23.3 feet from the rear property line (south) in lieu of the required 35 feet. - **5 Norman Drive.**
- IV. 4102: Ron and Beth Flowers**, owners, request a variance from the terms of the zoning regulations to allow an addition to be 30.6 feet from the rear property line (south) in lieu of the required 35 feet. – **825 Sims Avenue.**
- V. NEXT MEETING: SEPTEMBER 9, 2013**
- VI. ADJOURNMENT:**