

**CITY OF MOUNTAIN BROOK
BOARD OF ZONING ADJUSTMENT
AGENDA
5:00 P.M.
NOVEMBER 12, 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: October 14, 2014

NEW CASES:

- II. 4107: Bradley and Lucie Haynes**, owners; request a variance from the terms of the Zoning Regulations to construct an addition to an existing single family dwelling to be 11.8 feet from the side property line (north) in lieu of the required 12.5 feet.- **137 Camellia Drive**
- III. 4108:** Mr. and Mrs. Houston Gillespy, owners; request a variance from the terms of the Zoning Regulations to construct a 2-story screened porch addition to an existing single family dwelling to be 18.5 feet from the rear property line (west) in lieu of the required 40 feet. - **2820 Surrey Road**
- IV. 4109: Matthew and Lisa Costanzo**, owners; request a variance from the terms of the Zoning Regulations to construct an addition to an existing single family dwelling to be 22.1 feet from the rear property line (west) in lieu of the required 35 feet. - **10 Honeysuckle Lane**
- V. 4110: Sam and Kacy Carroll**, owners; request a variance from the terms of the Zoning Regulations to construct an addition to an existing single family dwelling to be 11.6 feet from the secondary front property line (Montclair Road) in lieu of the required 40 feet. - **2 Gaywood**

Circle

VI. 4111: Andrew NeSmith and Carl NeSmith, Jr., owners; request variances from the terms of the Zoning Regulations to construct a second story addition to match existing side yard setbacks for an existing single family dwelling, to be 7.3 feet from the side property line (south) and 8.3 feet from the side property line (north), both in lieu of the required 8/12 (first/second floors) for non-conforming, narrow lots. - **157 Fairmont Drive**

VII. NEXT MEETING: December 9, 2013

VIII. ADJOURNMENT: