

**CITY OF MOUNTAIN BROOK  
BOARD OF ZONING ADJUSTMENT  
AGENDA  
5:00 P.M.  
OCTOBER 13, 2014**

**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.

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I. APPROVAL OF MINUTES: SEPTEMBER 8, 2014

NEW CASES:

- II. **4141: Matthew and Caron Hutchinson**, owners, requests a variance from the terms of the Zoning Regulations to allow a screened porch to be 34.7 feet from the rear property line (north) in lieu of the required 40 feet. – **3616 Westbury Road**
- III. **4143: Anna Comer**, owner, requests a variance from the terms of the Zoning Regulations to allow the construction of a swimming pool within the secondary front yard (Hastings Road) in lieu of the requirement to be located behind the building line. – **2716 Southwood Road**
- IV. **4144: David and Susan Nabors**, owners, request a variance from the terms of the Zoning Regulations to allow the replacement of an existing second floor covered deck to be 11.4 feet from the side property line (east) in lieu of the required 12.5 feet. – **37 Pine Crest Road**
- V. **4145: Caroline and Douglass Taylor Alexander**, owners, request a variance from the terms of the Zoning Regulations to allow additions to an existing single family dwelling to be 19.5 feet from the front property line (Elm Street) in lieu of the required 35 feet. – **127 Elm Street**

VI. **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**

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VII. **4147: Mike and Karen Baker, owners,** requests a variance from the terms of the Zoning Regulations to allow additions (including a second floor) to an existing single family dwelling to be 32.5 feet from the secondary front property line (Sims Avenue) in lieu of the required 35 feet. – **201 Nash Circle**

VIII. NEXT MEETING: NOVEMBER 10, 2014.

IX. ADJOURNMENT: