

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

- I. APPROVAL OF MINUTES: NOVEMBER 10, 2014

CARRY OVER CASES

- II. **4149: Thomas and Caroline Yeilding** owners, request a variance from the terms of the Zoning Regulations to allow an addition to an existing single family dwelling to be 14 feet from the side property line (southwest in lieu of the required 15 feet. – **2903 Thornhill Road**

Withdrawn by Applicant

- III. **4153: David and Karen Byers**, owners, request variances from the terms of the Zoning Regulations to allow additions to an exiting single family dwelling to be 13 feet from the side property line (north) in lieu of the required 15 feet, and 33.8 feet from the rear property line (east) in lieu of the required 40 feet. – **4233 Old Brook Trail**

NEW CASES:

- IV. **4155: Marguerite and William North**, owners, request variances from the terms of the Zoning Regulations to allow a 24'x 24' accessory building to be 60 feet from the front property line in lieu of the required 100-foot front setback; and in lieu of the requirement to be behind the existing front building line of the principle structure (179 feet from the front property line). – **4265 Caldwell Mill Road**

- V. **4156: Jason Cork**, owner, requests variances from the terms of the Zoning Regulations to allow additions to an existing single family dwelling to be 30 feet 4 inches from the front property line (Lorena Lane) in lieu of the required 35 feet, and to be 8.4 feet (house) and 7 feet (chimney) from the side property line (southeast) and 7.6 feet (house) from the side property line (northwest), both in lieu of the required 8 feet (for portions of the house that are 22 feet high or less) and 12 feet (for portions of the house that are higher than 22 feet) – **115 Lorena Lane**
- VI. **4157: BHI, LLC**, owner, requests variances from the terms of the Zoning Regulations to allow a new single family dwelling to be 9 feet 5 inches from the side property line (east) and 10 feet 11 inches from the side property line (west), both in lieu of the required 12.5 feet; for a trellis/patio cover to be 31 feet 3 inches and for a breezeway (from the house to a detached garage) to be 21 feet 11 inches from the rear property line (northwest), both in lieu of the required 35 feet. – **744 Euclid Avenue**
- VII. **4158: Norman Investment Group, LLC**, owner, requests variances from the terms of the Zoning Regulations to allow a new single family dwelling to be 25 feet from the secondary front (Peachtree Road) in lieu of the required 35 feet. – **600 Euclid Avenue**
- VIII. NEXT MEETING: JANUARY 12, 2015
- IX. ADJOURNMENT: