

**CITY OF MOUNTAIN BROOK
BOARD OF ZONING ADJUSTMENT**

AGENDA

5:00 P.M.

NOVEMBER 10, 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: OCTOBER 13, 2014

NEW CASES:

- II. **4148: Wayne and Amy Morse**, owners, request a variance from the terms of the Zoning Regulations to allow the addition of a covered entry to an existing single family dwelling to be 31.7 feet from the front property line (Azalea Road) in lieu of the required 35 feet. – **100 Azalea Road**
- III. **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**
- IV. **4150: Keith C. Russell, III**, owner, request variances from the terms of the Zoning Regulations to allow a swimming pool to be 3 feet from the rear property line (west) and 9.5 feet from the side property line (south), both in lieu of the required 10 feet. – **3781 Village Lane**
- V. **4151: Cameron Robulack**, owner, requests variances from the terms of the Zoning Regulations to allow additions to an existing single family dwelling to match existing construction 11.6 feet from the side property line (southeast) in lieu of the required 13 feet (for portions of the building over 22 feet high); and to match existing construction 20 feet from the front property line (Montevallo Lane) in lieu of the required 35 feet. – **18 Montevallo Lane**

- VI. **4152: Susan Pogue McNamara**, owner, requests variances from the terms of the Zoning Regulations to allow a detached carport to be 5 feet from the side property line (west) and 5 feet from the rear property line (south), both in lieu of the required 10 feet. – **825 Sims Avenue**
- VII. **4153: David and Karen Byers**, owners, request variances from the terms of the Zoning Regulations to allow additions to an existing 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**
- VIII. **4154: Robert and Ashley Spotswood**, owners, request a variance from the terms of the Zoning Regulations to allow an addition to an existing single family dwelling to be 94 feet from the secondary front property line (Abingdon Road) in lieu of the required 100 feet. – **2749 Abingdon Road**
- IX. NEXT MEETING: DECEMBER 8, 2014.
- X. ADJOURNMENT: