

**CITY OF MOUNTAIN BROOK  
BOARD OF ZONING ADJUSTMENT  
AGENDA  
5:00 P.M.  
FEBRUARY 9, 2015**

**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: JANUARY 12, 2015

**6-MONTH EXTENSION**

II. **4137: DBB Properties, LLC**, owner; David Strickland, agent, request a variance from the terms of the Zoning Regulations to construct a single family dwelling to be 16.1 feet from the rear property line in lieu of the required 40 feet. – **3062 Salisbury Road**

**NEW CASES:**

III. **4162: Sandy Bowron Blalock, owner**, requests a variance from the terms of the Zoning Regulations to allow an addition to an existing single family dwelling to be 23.1 feet from the secondary front property line (Crestview Circle) in lieu of the required 35 feet. – **901 Crestview Drive**

IV. **4163: Chris Reebals**, owner, requests variances from the terms of the Zoning Regulations Request to allow additions to an existing single family dwelling to be 35 feet from the front property line (Ridgeview Drive) in lieu of the required 40 feet, and for additions to an existing detached garage to be 24 feet 7 inches from the front property line (Ridgeview Drive) in lieu of the required 60 feet.

For additions to the detached garage to result in an overall square footage of 845 square feet, where detached buildings are limited to 800 square feet; and for additions to an existing detached garage which is located within the front yard, where the zoning code requires that detached accessory buildings be located behind the front yard (principle structure). – **3620 Ridgeview Drive**

V. **4164: Ajlouny Investments, LLC**, owner, requests the construction of a new neighborhood grocery with the following variances from the terms of the Zoning Regulations: (1) along the Vine Street frontage, to allow 31% window transparency to be provided with spandrel glass, in lieu of the requirement for a minimum of 60% clear or lightly-tinted glass; (2) to allow the required outdoor open space (outdoor seating) to be provided on the adjoining City-owned property, in lieu of the requirement to provide it within the allowable building footprint of the building site; (3) to allow the trash compactor to be located within the required 10-foot rear setback along the alley; and (4) to waive the requirement to screen the service yard along the alley with a fence. – **48, 50 and 52 Vine Street**

VI. NEXT MEETING: March 9, 2015

VII. ADJOURNMENT: