

**CITY OF MOUNTAIN BROOK
BOARD OF ZONING ADJUSTMENT
AGENDA
5:00 P.M.
APRIL 20, 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.

I. APPROVAL OF MINUTES: MARCH 9, 2015

EXTENSIONS:

- II. **4117: Leslie Bashinsky**, owner; requests a variance from the terms of the Zoning Regulations to construct an addition to an existing single family dwelling to be 23.2 feet from the secondary front property line (Matthews Street) in lieu of the required 40 feet. – **79 Country Club Road** (*second extension request*)
- III. **4127: W.H. Cooper**, owner, Alex Krumdieck, agent; request variances from the terms of the Zoning Regulations to construct a new single family dwelling to be 28 feet from the primary front property line (Fairway Drive) and 21 feet from the rear property line (northeast), both in lieu of the required 40 feet. - **45 Fairway Drive** (*second extension request*)

NEW CASES:

- IV. **4173: Matt and Katie Morrow**, owners, request variances from the terms of the Zoning Regulations to allow first floor additions to match the front building line (32.8 feet from the front property line) and to match the rear building line (15.5 feet from the rear property line, east), both in lieu of the required 35 feet. Also, to remove and rebuild an existing covered front porch stoop which is 28.3 from the front property line in lieu of the required 35 feet. – **62 Norman Drive**
- V. **4174: David and Kristi Walters**, owners, request variances from the terms of the Zoning Regulations to allow first and second floor additions to match the existing first floor side setbacks of 5.9 feet (southeast) and 9.1 feet (northwest), both in lieu of the required 10 feet; and to allow a first floor addition to the rear of the house to be 26.8 feet from the rear property line in lieu of the required 35 feet. – **14 Peachtree Street**

VI. **4175: Nash Properties, LLC**, owner, requests a variance from the terms of the Zoning Regulations to allow a second floor addition to match the existing first floor rear setback of 27.67 feet from the rear property line in lieu of the required 35 feet. – **209 Nash Circle**

VII. **4176: Paige and Walter Scott**, owners, request a variance from the terms of the Zoning Regulations to allow the construction of a fireplace/chimney to be 13 feet from the side property line (northeast) in lieu of the required 15 feet. – **3632 Montevallo Road**

CARRY OVER:

VIII. **4169: Bruce MacClary**, owner, requests variances from the terms of the Zoning Regulations to allow the construction of a 6-unit multi-family development to be 27 feet from the front property line (Montevallo Drive) in lieu of the required 35 feet and 12.5 feet from the rear property line (west) in lieu of the required 25 feet. - **2536 Montevallo Drive**

IX. NEXT MEETING: MAY 18, 2015

X. ADJOURNMENT: