

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

AGENDA

5:00 P.M.

FEBRUARY 11, 2013

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.

If a variance is denied, as explained in accordance with Section 129-458 of the Code of the City of Mountain Brook, the applicant will not be able to re-file for a variance for a period of six months.

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: January 14, 2013

CARRY OVER:

- II. 4085:** Ann Holmes Sears, owner, requests variances from the terms of the zoning regulations to allow the construction of a new single family dwelling, a portion of which (over 22 feet high) is to be 10 feet from the side property line (southwest) and 6 feet from the side property line (northeast) in lieu of the required 12 feet, and a portion of which (under 22 feet high) is to be 6 feet from the side property line (northeast) in lieu of the required 8 feet. – **707 Braddock Avenue**

NEW CASES:

- III. 4086:** Shannon Jordan, owner, requests a variance from the terms of the zoning regulations to allow the construction of an addition to an existing single family dwelling, the corner of which is to be 38 feet 9 inches from the front property line (Dunbarton Circle) in lieu of the required 40 feet. – **3757 Dunbarton Circle.**
- IV. 4087:** Carey Gilbert, owner, requests a variance from the terms of the zoning regulations to allow the addition of a fireplace/chimney to a previously-approved screened porch, to be 25.5 feet from the secondary front property line (Fairway Drive) in lieu of the required 40 feet. – **61 Matthews Road.**
- V. 4088:** Charles Burkart, owner, requests a variance from the terms of the zoning regulations to allow the construction of a fireplace/chimney to an existing screened porch to be 10.2 feet from the side property line (southeast) in lieu of the required 12.5 feet. – **3708 Mountain Park Drive.**

VI. NEXT MEETING: March 11, 2013

VII. ADJOURNMENT: