

CITY OF MOUNTAIN BROOK
BOARD OF ZONING ADJUSTMENT
AGENDA
5:00 P.M.
OCTOBER 19, 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-month 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.

1. Approval of Minutes: September 21, 2015

EXTENSION

2. **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** (*April 20, 2015*)

CARRY OVER

3. **A-15-08: Troy Rhone**, owner, requests variances from the terms of the Zoning Regulations to allow additions to an existing single family dwelling to be 4.5 feet from the side property line (west) in lieu of the required 15 feet, and 6 feet from the secondary front property line (Montevallo Road) in lieu of the required 40 feet. Also, to allow an increase in lot coverage from the existing 36% (1,814 sf) to 37.4% (1,847 sf). – **98 Country Club Boulevard**

NEW CASES

4. **A-15-09: Mr. and Mrs. Jack Bethay**, owners, request a variance from the terms of the Zoning Regulations to allow additions to an existing single family dwelling to be within 17 feet of the rear property line (west) in lieu of the required 35 feet.
- 8 Alden Lane

5. **A-15-10: Bill and Lisa Maclean**, owners, request a variance from the terms of the Zoning Regulations to allow a detached garage to be 12 feet from the rear property line (southeast) in lieu of the required 35 feet. - **2939 Balmoral Road**
6. **A-15-11: Scott and Lynne Russell**, owners, request a variance from the terms of the Zoning Regulations to allow alterations to an existing detached garage which is 5.3 feet from the side property line (northeast) in lieu of the required 15 feet, and 20 feet from the rear property line in lieu of the required 40 feet.
- **50 Fairway Drive**
7. **A-15-12: Herbert Beville, Jr.**, owner, requests variances from the terms of the Zoning Regulations to construct a pool house in the front yard (100 feet from Shook Hill Circle) in lieu of the requirement for such structures to be in the rear yard. – **2821 Shook Hill Circle**
8. Next Meeting: November 16, 2015
9. Adjournment