

**CITY OF MOUNTAIN BROOK  
BOARD OF ZONING ADJUSTMENT  
AGENDA  
5:00 P.M.  
MAY 12, 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.

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.

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**I. APPROVAL OF MINUTES: April 14, 2014**

**Carry Over**

- II. 4114: William and Sherry Sumners**, owners; request variances from the terms of the Zoning Regulations to construct a second floor addition to an existing single family dwelling to be 24 feet from the rear property line (west) and 14.2 feet from the front property line (east alley), both in lieu of the required 35 feet. Also, to be 3.7 feet from the side property line (northwest) in lieu of the required 10 feet. - **44 Main Street**

**New Cases:**

- III. 4122: - Sharon and Ira Turner**, owners; request a variance from the terms of the Zoning Regulations to construct an addition to an existing single family dwelling to be 33 feet from the rear property line (south) in lieu of the required 35 feet, and to match the existing side setback of 9.9 feet from the side property line (west) in lieu of the required 12.5 feet. - **2329 Chester Road**
- IV. 4123: - Brad and Kelly Moffatt**, owners; request a variance from the terms of the Zoning Regulations to construct an addition to an existing single family dwelling to be 20 feet from the secondary front property line (Overbrook Lane) in lieu of the required 40 feet. - **100 Hillsdale Road**
- V. 4124: Scott and Jenny Sobera**, owners; request variances from the terms of the Zoning Regulations to construct a detached accessory building to be 19 feet in height in lieu of the allowed 15 feet (and 10.33 feet from the rear property line in lieu of the required 35 feet for accessory buildings higher than 15 feet), and to be 1.66 feet from an existing accessory building on the same site in lieu of the required 10 foot separation. - **28 Honeysuckle Lane**

**VI. 4125: Estate of Wanda Cunliff**, owner, Patrick Cunliff, agent; request a variance from the terms of the Zoning Regulations to construct a 6-foot high fence to be 30.5 feet from the secondary front property line (Pine Ridge Trail) in lieu of the requirement to be at least 40 feet from said property line. - **3406 Pine Ridge Road**

**VII. NEXT MEETING: June 9, 2014**

**VIII. ADJOURNMENT:**