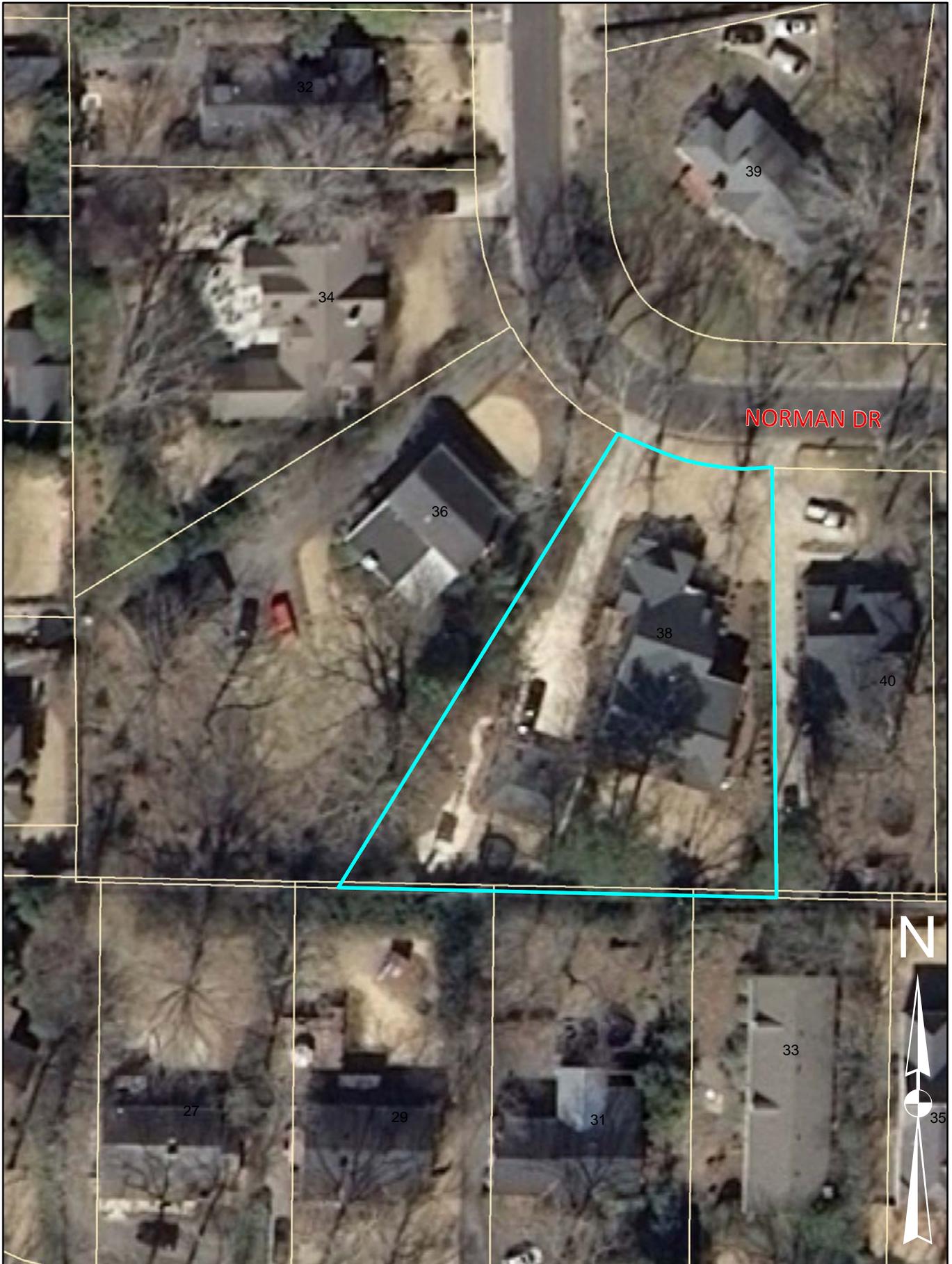
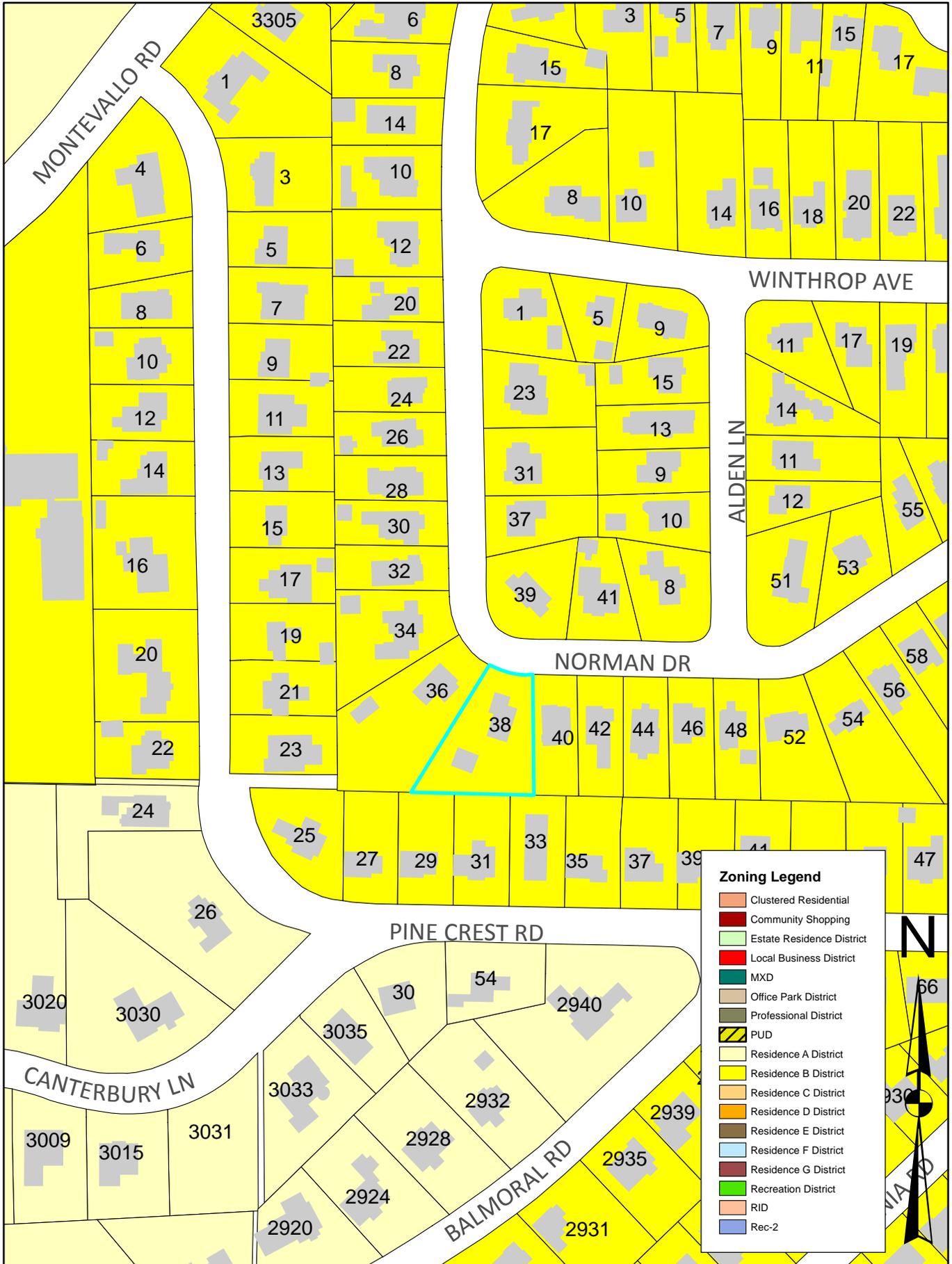


A-15-16 (Aerial)



A-15-16 (Zoning)





Variance Application - Part I

Project Data

Address of Subject Property 38 NORMAN DRIVE
 Zoning Classification RES. "B"
 Name of Property Owner(s) MR. & MRS. JASON CRUIERS
 Phone Number _____ Email _____
 Name of Surveyor ROLAND JACKINE
 Phone Number 870.3390 Email _____
 Name of Architect (if applicable) CAROL HOLLANDER
 Phone Number 907.3711 Email ch3arch@aol.com

Property owner or representative agent must be present at hearing

Please fill in only applicable project information (relating directly to the variance request(s):

	Zoning Code Requirement	Existing Development	Proposed Development
Lot Area (sf)		18,800	SAME
Lot Width (ft)		VARIABLE	SAME
Front Setback (ft) <i>primary</i>	35.0	30.5	30.5
Front Setback (ft) <i>secondary</i>			
Right Side Setback	12.5	21.2	21.2
Left Side Setback	12.5	12.2	12.2
Right Side Setback (ft): For non-conforming narrow lots in Res-B or Res-C: Less than 22' high → 22' high or greater →			
Left Side Setback (ft): For non-conforming narrow lots in Res-B or Res-C: Less than 22' high → 22' high or greater →			
* Rear Setback (ft)	35.0	27.2	27.2 EXIST MAIN
Lot Coverage (%)			27.2 NEW UPPER
Building Height (ft)			
Other			
Other			

* VARIANCE REQUESTED



Variance Application Part II

Required Findings (Sec. 19.26.5 of the Zoning Ordinance)

To aid staff in determining that the required hardship findings can be made in this particular case, please answer the following questions with regard to your request. **These findings must be made by the Board of Zoning Adjustment in order for a variance to be granted** (please attach a separate sheet if necessary).

What special circumstances or conditions, applying to the building or land in question, are peculiar to such building or land, and do not apply generally to other buildings or land in the vicinity (including size, shape, topography, location or surroundings)?

- PIE SHAPED, IRREGULAR LOT
- ANGLED REAR PROPERTY LINE
- POSITION OF EXISTING STRUCTURE

Why is the granting of a variance necessary to preserve property rights on the subject property and not be the granting of a special privilege for the applicant's convenience?

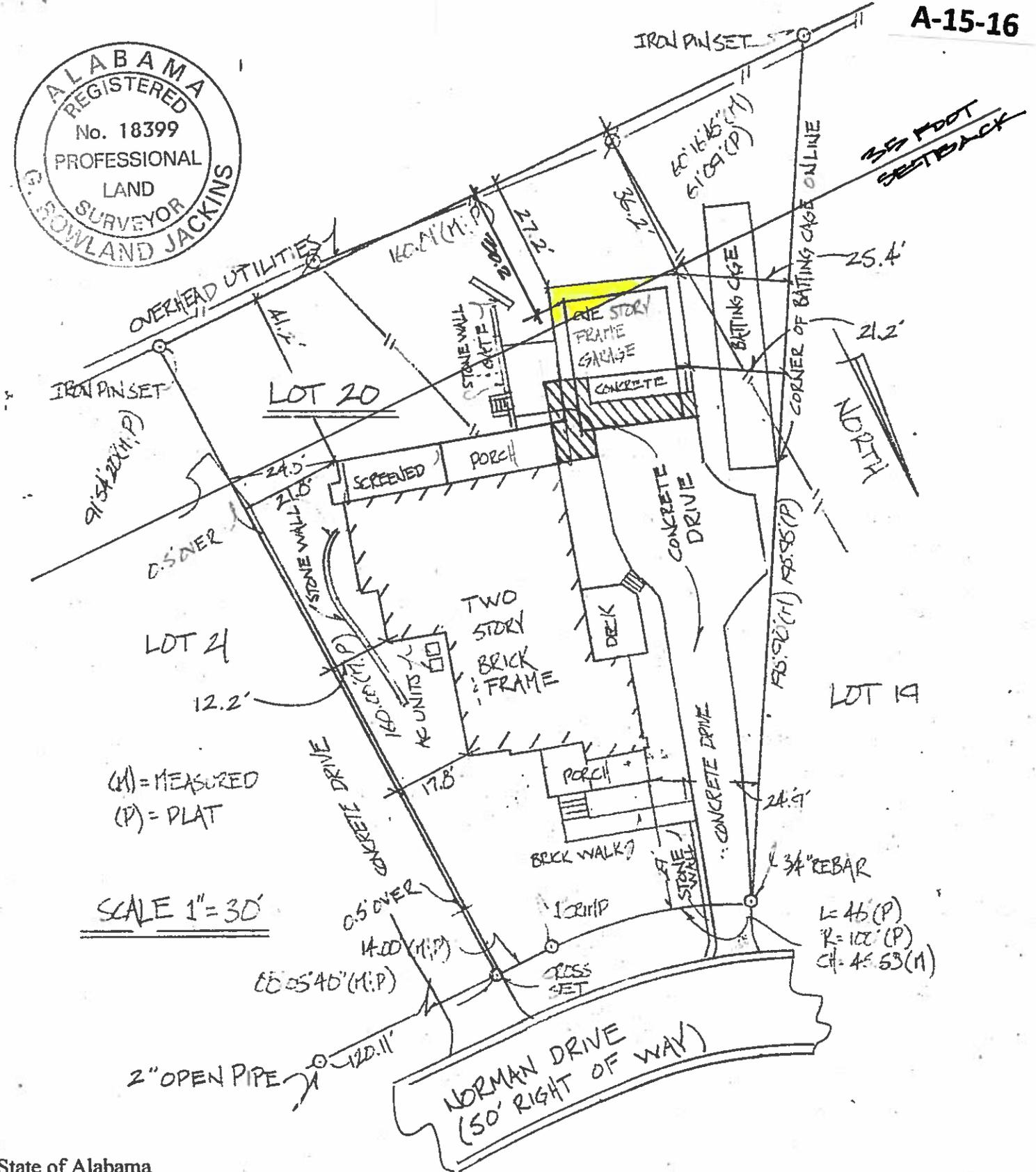
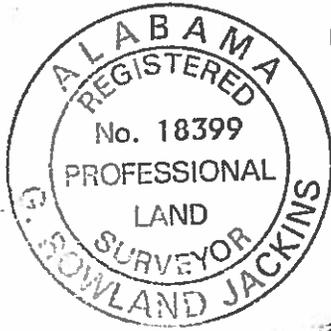
- ADDITIONAL OUTSIDE EXIST. FOOTPRINT

Was the condition from which relief is sought a result of action by the applicant? (i.e., *self-imposed hardship* such as: "...converted existing garage to living space and am now seeking a variance to construct a new garage in a required setback...")

- NO

How would the granting of this variance be consistent with the purpose and intent of the Zoning Regulations?

- HARDSHIP UNIQUE TO THIS CONDITION
- VARIANCE SMALL IN NATURE



State of Alabama
Jefferson County

I, Rowland Jackins, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Land Surveying in the State of Alabama to the best of my knowledge, information, and belief for the following described property:

Lot 20 according to the Map of Colonial Hills as recorded in Map Book 18, Page 122, as it appears in the records of the Judge of Probate of Jefferson County, Alabama, Birmingham Division, as follows:



October 22, 2015

Board for Zoning Adjustment
City of Mountain Brook
56 Church Street
Mountain Brook, Alabama 35213

RE: 38 Norman Drive

Dear Board Members,

On behalf of Mr. and Mrs. Jason Grubbs I submit a request for variance for the property at 38 Norman Drive. The Owner requests relief from the rear setback due to the position of the existing garage structure in relation to the angled property line.

It is proposed that the existing detached garage will become part of the main house structure by connecting with the main level and with the addition of a playroom above. The new upper level rear wall will be three feet behind the existing rear main level wall. Please note that the non-conforming portion is only a small corner of the structure as illustrated on the attached site plan.

Thank you for your consideration,

Very Truly Yours,

Carey F. Hollingsworth, III, AIA

**MOUNTAIN BROOK BOARD OF ZONING ADJUSTMENT
56 CHURCH STREET
MOUNTAIN BROOK, ALABAMA**

NOTICE TO OWNERS OF ADJACENT PROPERTY

A request for a variance in the Zoning Ordinance, as applied to the property located at **38 Norman Drive**, has been filed by **Mr. and Mrs. Jason Grubbs**.

The requested variance would authorize the construction of an addition connecting an existing single family dwelling and a detached garage, and adding a second story to the garage as per plot plan on file at Mountain Brook City Hall.

The property is located in the **Res-B Zoning District**, and requires approval by the Board of Zoning Adjustment for the following variance from the terms of the Zoning Regulations:

A-15-16: Mr. and Mrs. Jason Grubbs, owners, request a variance from the terms of the Zoning Regulations to allow an addition to a single family dwelling to be 27.2 feet from the rear property line (south) in lieu of the required 35 feet.
- 38 Norman Drive

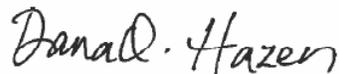
A public hearing will be held by the Board of Zoning Adjustment on **MONDAY, November 16, 2015 at 5:00 p.m.** in Mountain Brook City Hall, at which time you may appear, if you so desire, either in person or by agent or by attorney.

The application and related material are available for inspection during regular business hours at City Hall, 56 Church Street or by viewing:

www.mtnbrook.org

- Government
- Other Meeting Agendas
- Board of Zoning Adjustment
- November 16, 2015 *(to view survey select link associated with the case number on the agenda)*

Sincerely,



Dana O. Hazen, MPA, AICP
Director of Planning, Building & Sustainability
(205) 802-3821
hazend@mtnbrook.org