

**CITY OF MOUNTAIN BROOK  
BOARD OF ZONING ADJUSTMENT  
AGENDA  
MAY 14, 2012  
5:00 P.M.**

**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 refile 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 9, 2012
  
- II. **4064:** Perry and Lori Smith, owners; request a variance from the terms of the Zoning Regulations to allow the construction of an addition to be 25 feet from the secondary front (Old Leeds Ridge) (southwest) in lieu of the required 40 feet.  
– **4017 Old Leeds Ridge**
  
- III. **4065:** Carey Gilbert, owner; requests variances from the terms of the Zoning Regulations to allow the construction of a screened deck to be 28 feet from the secondary front (Fairway Drive) in lieu of the required 40 feet. Also, in conjunction with the proposed addition, to allow the building coverage to be 35% of the lot area in lieu of the maximum allowable 25%. – **61 Matthews Road**
  
- IV. **4066:** Chase Wise, owner; requests a variance from the terms of the Zoning Regulations to allow the building coverage to be 35% of the lot area in lieu of the maximum allowable 25% in conjunction with the construction of a new single family dwelling. – **48 Fairway Drive**
  
- V. NEXT MEETING: JUNE 11, 2012
  
- VI. ADJOURNMENT