

**CITY OF MOUNTAIN BROOK
BOARD OF ZONING ADJUSTMENT
AGENDA
AUGUST 13, 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 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: JULY 9, 2012

NEW CASES:

- II. **4073: Tracy Mitchell Bruser**, owner; requests variances from the terms of the Zoning Regulations to allow the construction of a new single family dwelling to be 26 feet from the rear property line in lieu of the required 30 feet, and for the building lot coverage to be 36% in lieu of the maximum allowable 35%.
- **421 Dexter Avenue**
- III. **4074: David and Mary Anna Malone**, owners; request variances from the terms of the Zoning Regulations to allow the construction of a carport addition to be 17.5 feet from the rear property line (west) in lieu of the required 35 feet.
- **105 Crestwood Drive**
- IV. **4075: -Mr. and Mrs. Frank Mapes**, owners; request a variance from the terms of the Zoning Regulations to allow the construction of a pool (approximately 8'x14') in the front yard, where the zoning code requires a pool to be behind the front building line. - **124 Lake Drive**

V. NEXT MEETING: SEPTEMBER 10, 2012

VI. ADJOURNMENT: