

# BZA Packet

April 3, 2019

**Hello All,**

Enclosed please find your packet for the meeting of April 15, 2019.

**We have:**

- 4 new cases

If you receive any citizen inquiries regarding these cases the proposed plans may be viewed by going to:

[www.mtnbrook.org](http://www.mtnbrook.org)

- Calendar (upper right corner)
- Board of Zoning Adjustment (April 15, 2019)
- Meeting Information (for agenda) and Supporting Documents (to view proposed plans and/or survey select link associated with the case number)

If you have any questions about the cases please don't hesitate to give me a call at 802-3816 or send me an email at [hazend@mtnbrook.org](mailto:hazend@mtnbrook.org) ...

**I will be at a conference on April 15, so I won't be at the meeting... but feel free to email me any questions regarding these cases! See you next month!**

*Dana*

**MEETING AGENDA**  
**CITY OF MOUNTAIN BROOK**  
BOARD OF ZONING ADJUSTMENT  
APRIL 15, 2019  
PRE-MEETING: (ROOM A106) 4:30 P.M.  
REGULAR MEETING: (ROOM A108) 5:00 P.M.  
CITY HALL, 56 CHURCH STREET, MOUNTAIN BROOK, AL 35213

**NOTICE**

*Any variance which is granted today expires and becomes null and void one year from today unless construction is begun in less than one year from today on the project for which the variance is granted. If construction will not be started within one year from today, the applicant may come back in 11 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: March 18, 2019
  2. **Case A-19-10:** NJK, LLC, property owner, requests a variance from the terms of the Zoning Regulations to allow an existing chimney to remain as located 0.2 feet from the side property line (north) and 0.8 feet from the rear property line (west), both in lieu of the required 10 feet. - **114 Calton Lane**
  3. **Case A-19-11:** Jack and Lane Bethay, property owners, request a variance from the terms of the Zoning Regulations to allow a new screened porch to be 10 feet from the rear property line (southwest) in lieu of the required 35 feet, and for an existing fireplace/chimney to remain as located 8.5 feet from the rear property line (in lieu of the required 10 feet for a detached accessory structure). - **8 Alden Lane.**
  4. **Case A-19-12:** Scott and Jennifer Settle, property owners, request a variance from the terms of the Zoning Regulations to allow an addition to be 29.6 feet from the front property line (Beech Lane) in lieu of the required 35 feet. - **940 Beech Lane.**
  5. **Case A-19-13:** Charles and Ashley Parrish, property owners, request a variance from the terms of the Zoning Regulations to allow a new detached accessory building to be 1.6 feet from the side property line (northwest) in lieu of the required 10 feet. - **3021 Cambridge Road.**
  6. Next Meeting: May 20, 2019
  7. Adjournment



**Variance Application - Part I**

Project Data

Address of Subject Property 114 Calton Lane  
 Zoning Classification R1D  
 Name of Property Owner(s) NJK, LLC  
 Phone Number 985-7171 Email ckessler1@bellsouth.net  
 Name of Surveyor Engineering Design Group  
 Phone Number 403-9158 Email akins@edg.alabama.com  
 Name of Architect (if applicable) \_\_\_\_\_  
 Phone Number \_\_\_\_\_ Email \_\_\_\_\_

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)			
Lot Width (ft)			
Front Setback (ft) <i>primary</i>			
Front Setback (ft) <i>secondary</i>			
Right Side Setback	10'	0.2'	0.2'
Left Side Setback			
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)	10'	0.8'	0.8'
Lot Coverage (%)			
Building Height (ft)			
Other			
Other			



## Report to the Board of Zoning Adjustment

### A-19-10

#### ***Petition Summary***

Request to allow an existing chimney to remain as located 0.2 feet from the side property line (north) and 0.8 feet from the rear property line (west), both in lieu of the required 10 feet.

#### ***Background/Analysis***

On March 4, 2019, the planning commission approved Case P-19-06, which was a lot line adjustment between the subject lot and the community association common property to the immediate north.

The purpose of the lot line adjustment (and the subject variance) is to bring an existing freestanding chimney into compliance for an as-built permit. As may be seen on the attached as-built survey, the chimney was not wholly contained within the single family property (Lot 5-A), but straddled the common property line between Lot 5-A and the common area lot to the north. Thus, the community association proposed the lot line adjustment (moving the common line to the north by approximately 5 feet) so that the chimney would be contained on the private property.

The hardship in this case is the irregular shape of the lot. It should be noted that the Residential Infill District does not have required side or rear yard setbacks from property lines for principal structures (instead, it requires a 10-foot *separation* between buildings on adjoining lots). However, accessory structures are governed by Section 129-314, which requires a 10-foot side and rear yard setback for detached accessory structures.

Given that the north property line of the subject property abuts a common area, and the west property line abuts a parking lot for the office building to the west, it is not anticipated that an approval of this request would be detrimental to adjoining properties.

The plat for the lot line adjustment has not been recorded, but is required to be recorded within 60 days of planning commission approval. If the Board is inclined to approve the variance request then the plat would have to be recorded prior to the issuance of any permit for the chimney.

#### ***Impervious Area***

The proposal is in compliance with the allowable impervious surface area.

#### ***Subject Property and Surrounding Land Uses***

The property contains a single-family dwelling, with office uses to the east and west, and multi-family uses (in Birmingham) to the north.

#### ***Affected Regulation***

Article XIX, General Area and Dimensional Requirements; Section 129-314, Accessory Structures on Residential Lots

*Appends*

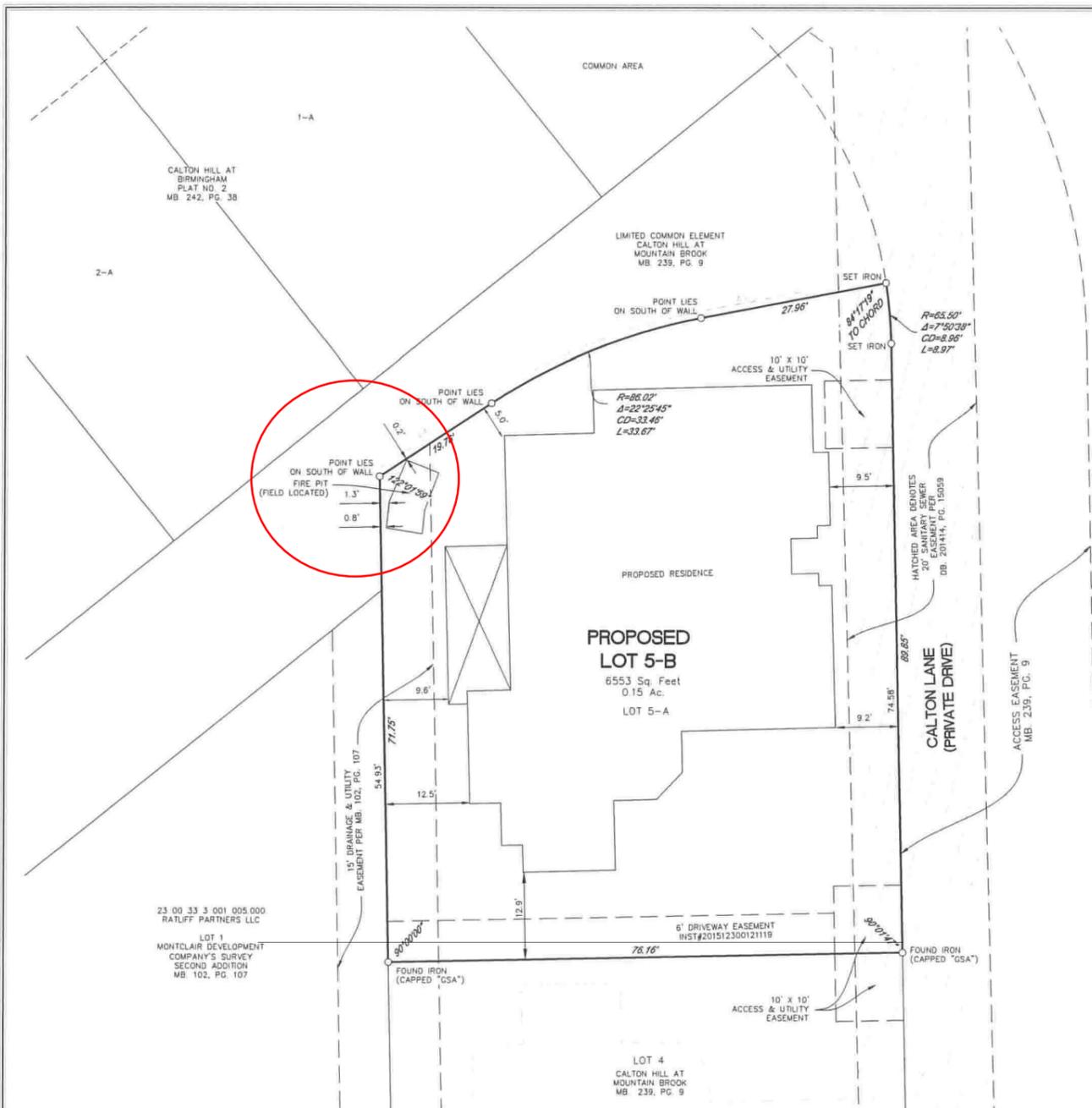
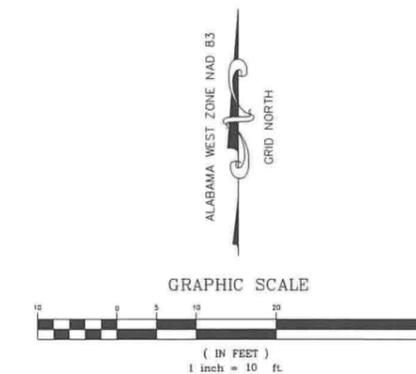
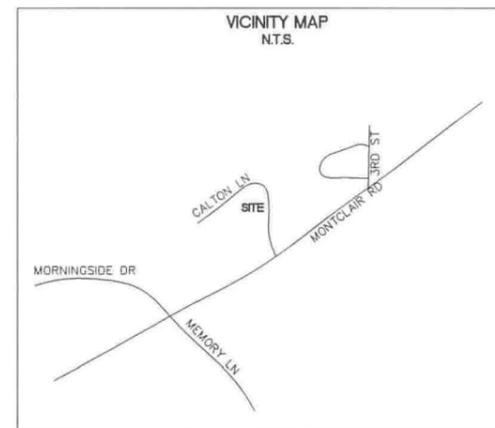
LOCATION: 114 Calton Lane

ZONING DISTRICT: Residential Infill

OWNER: NJK, LLC

## EXHIBIT OF PROPOSED LOT 5-A CALTON HILL AT MOUNTAIN BROOK

SITUATED IN THE SW 1/4 OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 2 WEST,  
JEFFERSON COUNTY, ALABAMA



LOT 1A  
CALTON HILL AT  
MOUNTAIN BROOK  
MB. 239, PG. 9

LOT 4  
CALTON HILL AT  
MOUNTAIN BROOK  
MB. 239, PG. 9

DRAWN BY: MBA		CHECKED BY: RKC		PROJECT NO.: KESS0025		DATE: Apr 2, 2019		SCALE: 1" = 10'	
PROJECT: EXHIBIT OF LOT 5-A CALTON HILL AT MOUNTAIN BROOK		TITLE: FINAL PLAT		120 BISHOP CIRCLE, SUITE 300 PELHAM, AL 35124 TEL - (205) 403-9158 FAX - (205) 403-9175					
		ENGINEERING DESIGN GROUP, LLC CIVIL ENGINEERING - LAND SURVEYING (205) 403-9158							
SHEET NO. 1 OF 1									

**A-19-10**



**A-19-10**



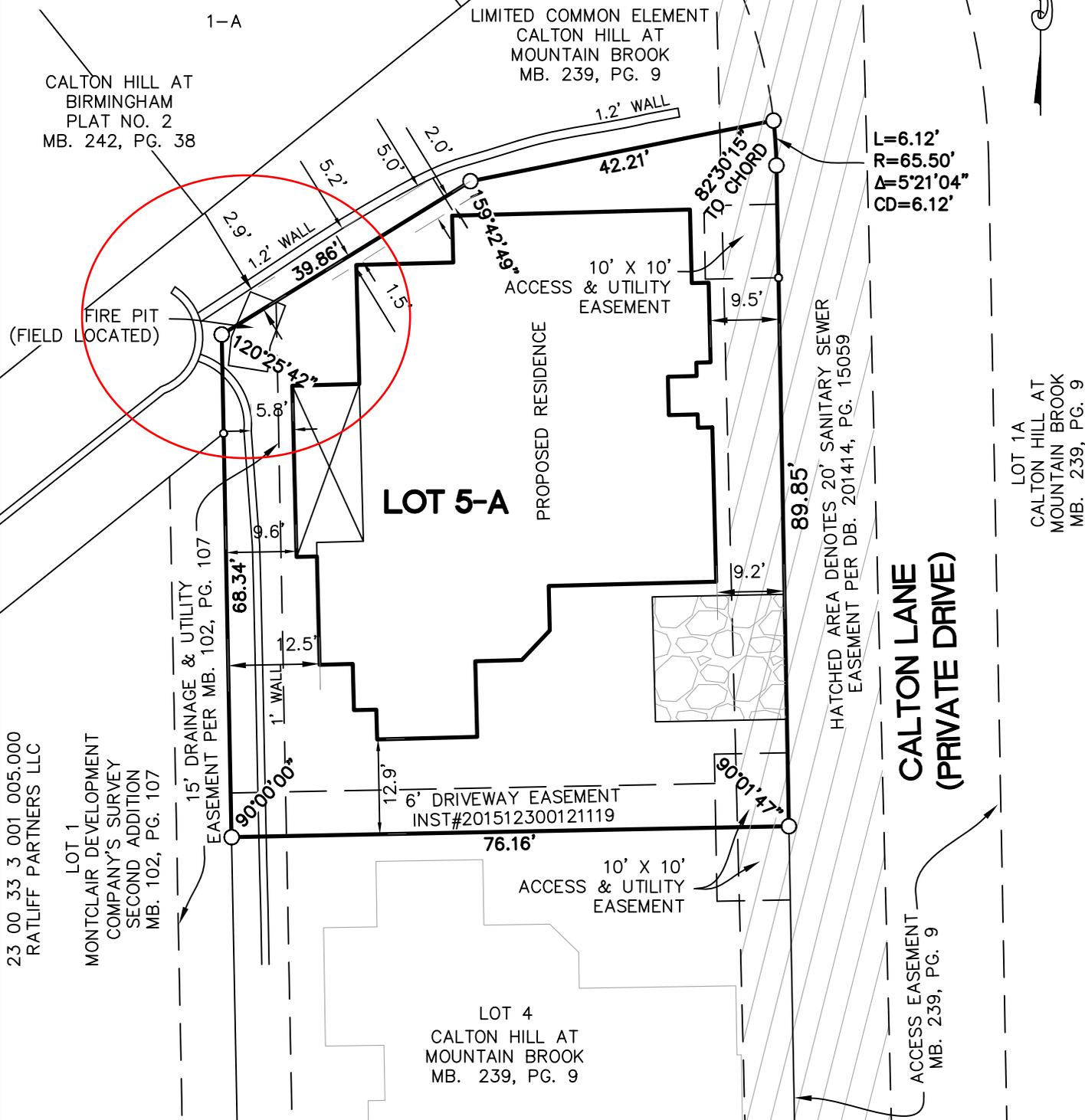
West retaining wall and Chimney

**A-19-10**



North Retaining Wall and Chimney

SCALE: 1" = 20'



23 00 33 3 001 005.000  
RATLIFF PARTNERS LLC

LOT 1

MONTCLAIR DEVELOPMENT  
COMPANY'S SURVEY  
SECOND ADDITION  
MB. 102, PG. 107

15' DRAINAGE & UTILITY  
EASEMENT PER MB. 102, PG. 107

90°00'00"

68.34'

12.5'

1' WALL

9.6'

5.8'

120°25'42"

1.5'

39.86'

1.2' WALL

6.2'

159°42'49"

2.0'

5.0'

42.21'

1.2' WALL

82°30'15"

TO CHORD

9.5'

89.85'

9.2'

90°01'47"

76.16'

6' DRIVEWAY EASEMENT  
INST#201512300121119

10' X 10'  
ACCESS & UTILITY  
EASEMENT

10' X 10'  
ACCESS & UTILITY  
EASEMENT

HATCHED AREA DENOTES 20' SANITARY SEWER  
EASEMENT PER DB. 201414, PG. 15059

CALTON LANE  
(PRIVATE DRIVE)

ACCESS EASEMENT  
MB. 239, PG. 9

LOT 1A  
CALTON HILL AT  
MOUNTAIN BROOK  
MB. 239, PG. 9

Surveyor's Signature: *Rodney Keith Cunningham*  
Alabama License Number 26013, Date: January 21, 2019

IT IS THE INTENT OF THIS DRAWING TO ILLUSTRATE INSTALLATION  
OF SILT FENCE DOWNSTREAM OF ALL DISTURBED SOIL.



# PLOT PLAN CALTON HILL AT MOUNTAIN BROOK LOT 5A

## AS RECORDED IN MB. 244, PG. 59

SCALE: 1" = 20'

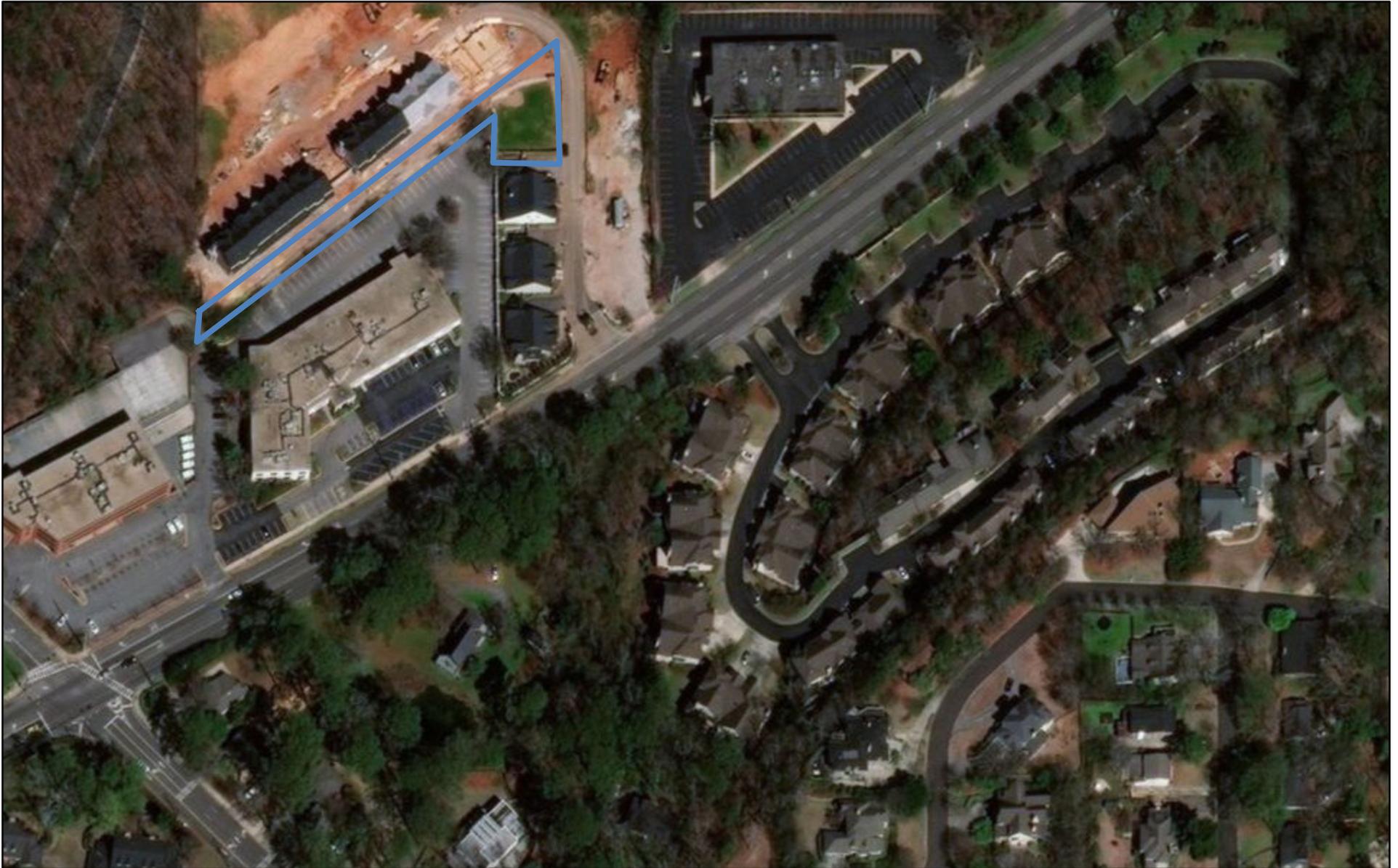
DATE: October 4, 2017

PREPARED FOR:  
KESSLER

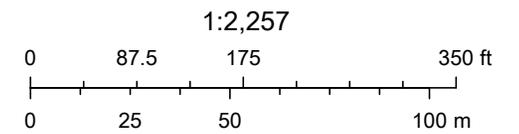
PREPARED BY:  
ENGINEERING DESIGN GROUP LLC  
SUITE 300  
120 BISHOP CIRCLE  
PELHAM, AL 35124  
(205) 403-9158

**FOR INFORMATION ONLY**  
THIS IS NOT A SURVEY AND IS FOR INFORMATION  
PURPOSES ONLY.

# P-19-06 Aerial and A-19-10



2/27/2019, 1:32:40 PM



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Web AppBuilder for ArcGIS  
Hunter Simmons | DigitalGlobe, Microsoft |



## Variance Application - Part I

### Project Data

Address of Subject Property 8 Alden Lane Mountain Brook, AL 35213

Zoning Classification Residence B

Name of Property Owner(s) Jack and Lane Bethay

Phone Number 205-767-7259 Email Lanebethay@gmail.com

Name of Surveyor Ray Weygand

Phone Number 205-942-0086 Email ray@weygandsurveyor.com

Name of Architect (if applicable) Richard Long, Long & Long Design

Phone Number 205-637-5777 Email richard@longandlongdesign.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)		14,614	
Lot Width (ft)			
Front Setback (ft) <i>primary</i>			
Front Setback (ft) <i>secondary</i>			
Right Side Setback			
Left Side Setback			
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'	22.9'	10'
Lot Coverage (%)	Impervious	33%	NO CHANGE
Building Height (ft)			
Other			
Other			



LONG & LONG  
DESIGN

**Bethay Residence  
8 Alden Lane**

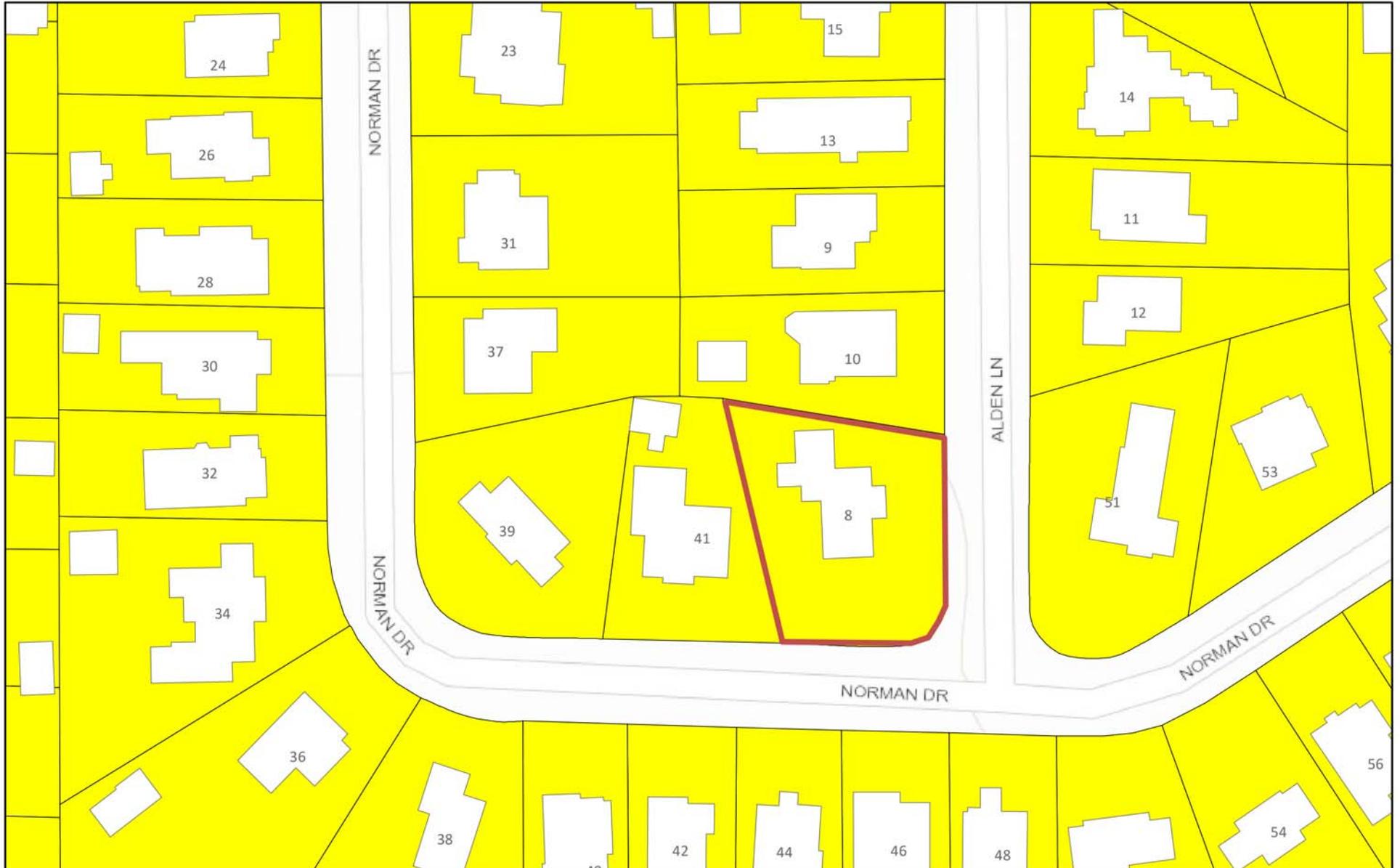
### Scope of Work

Mr. and Mrs. Bethay would like to add a screen porch to their existing home. The screen porch would go beyond the rear set back of 35'. Because they are on a corner lot, they have three sides with a set back of 35' allowing a small area to build. We are requesting a 10' rear set back in lieu of the required 35'. The Bethays have been granted a rear set back of 22' for their home previously. In order to add the screen porch, we are now requesting a 10' rear setback.

March, 21 2019

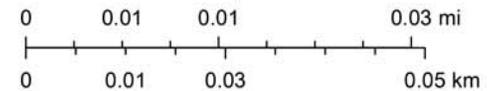
Richard Long 3/21/19  
Richard Long

# A-19-11



4/3/2019, 4:52:29 PM

1:1,128



SiteAddressPoints Tax\_Parcels  
BuildingFootprints Residence B District

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

Web AppBuilder for ArcGIS  
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Hunter Simmons |

## Report to the Board of Zoning Adjustment

### A-19-11

#### ***Petition Summary***

Request to allow a new screened porch to be 10 feet from the rear property line (southwest) in lieu of the required 35 feet, and for an existing fireplace/chimney to remain as located 8.5 feet from the rear property line (in lieu of the required 10 feet for a detached accessory structure).

#### ***Background***

On March 21, 2016, the Board approved Case A-16-11, which allowed a new single family dwelling to be 22 feet from the rear property line (west) in lieu of the required 35 feet. This variance was implemented, and the request is now to add a screened porch to the rear of the house (southwest).

On October 19, 2015, the Board approved Case A-15-09, which allowed additions to an existing single family dwelling to be 17 feet from the rear property line. That variance expired, and the house was demolished in favor of a new single family dwelling (as noted in previous case).

#### ***Analysis***

The hardships in this case are the irregular shape of the lot and the corner-lot configuration (with three 35-foot setbacks). Given the fact that the rear property line of the subject lot adjoins the side setback (required 12.5 feet) of the property to the southwest, some relief from the required 35-foot rear setback may be warranted.

Note: as a detached structure, the existing chimney should have had a variance to be closer than 10 feet to the rear property line, so it has been included in this variance request. By attaching it to the screened porch (and house), it would be allowed to be 2 feet into a required setback (33 feet from the rear property line), not 2 feet into a *proposed* setback.

#### ***Subject Property and Surrounding Land Uses***

The property contains a single-family dwelling, and is surrounded by same.

#### ***Affected Regulation***

Article IV, Residence B District; Section 129-52, Area and Dimensional Requirements

#### ***Appends***

LOCATION: 8 Alden Lane

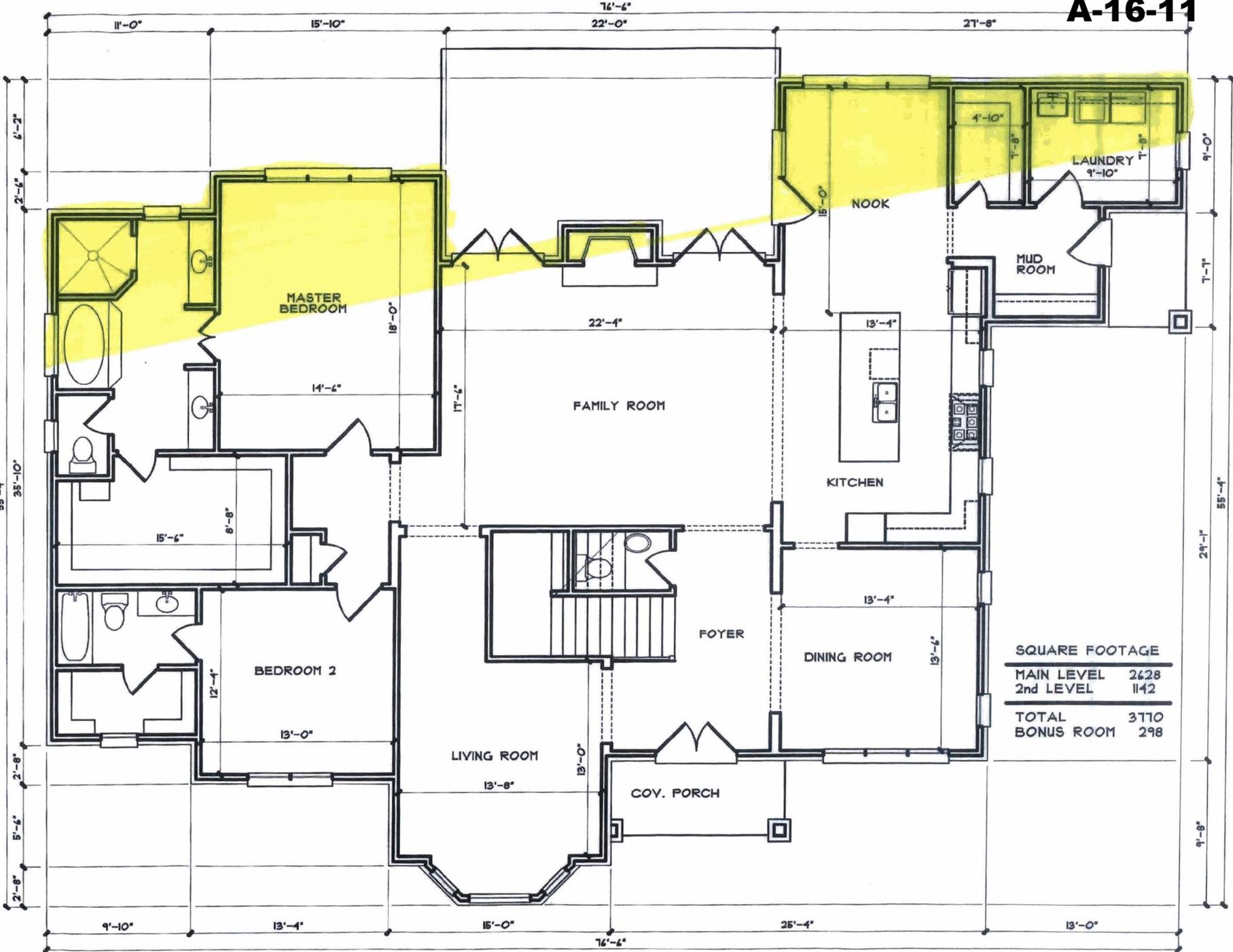
ZONING DISTRICT: Res-B

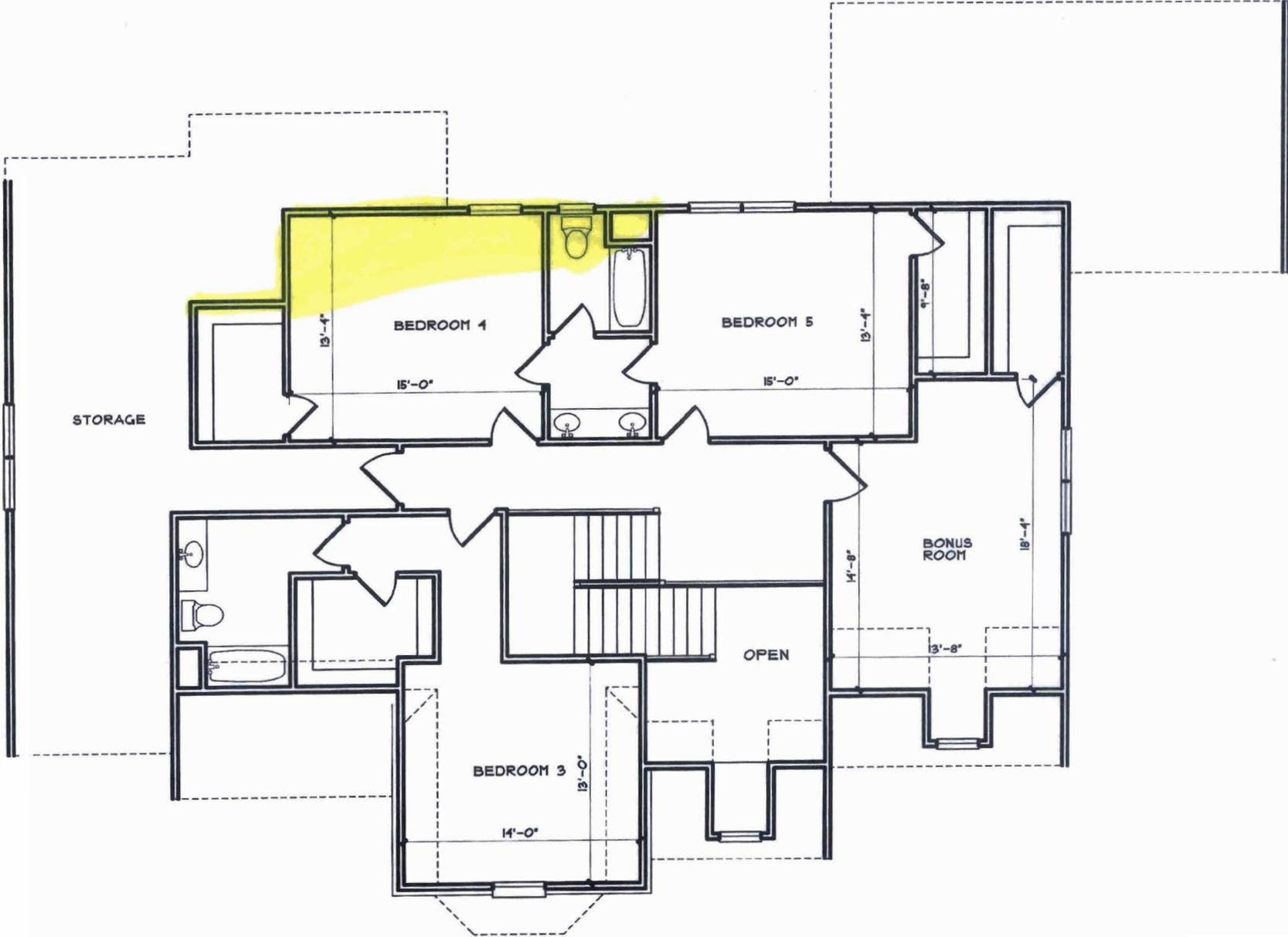
OWNERS: Mr. and Mrs. John Bethay



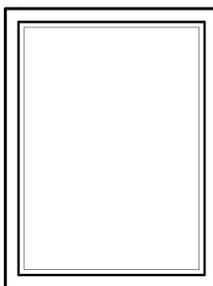


# A-16-11





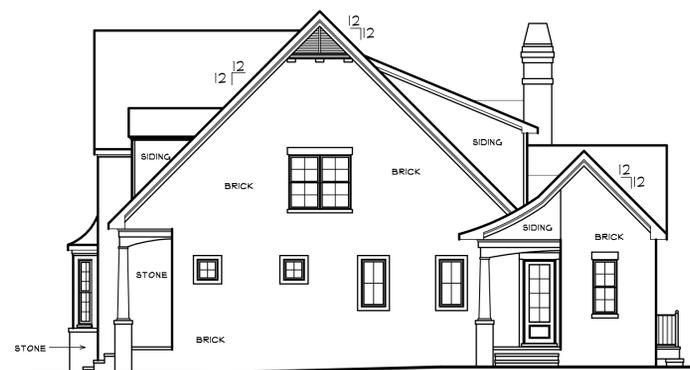
Drawing Number  
16-125



Paul Gilbert  
DISTINCTIVE DESIGNS  
4880 Valleydale Road Suite 200, Birmingham, AL 35242 (205)995-0070

Sheet Title  
ELEVATIONS  
Scale  
AS SHOWN  
Drawn By  
PAUL GILBERT

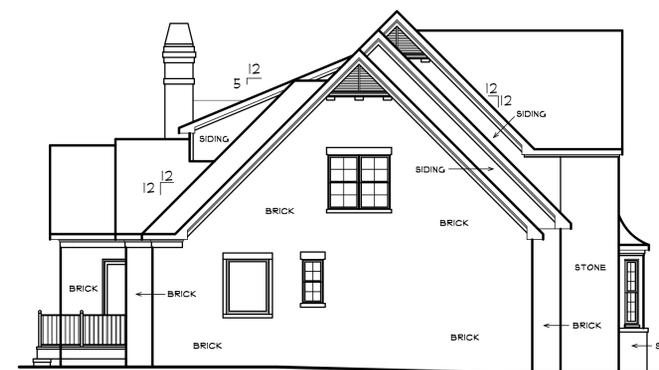
Drawing Number  
1



RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



REAR ELEVATION  
SCALE: 1/8" = 1'-0"



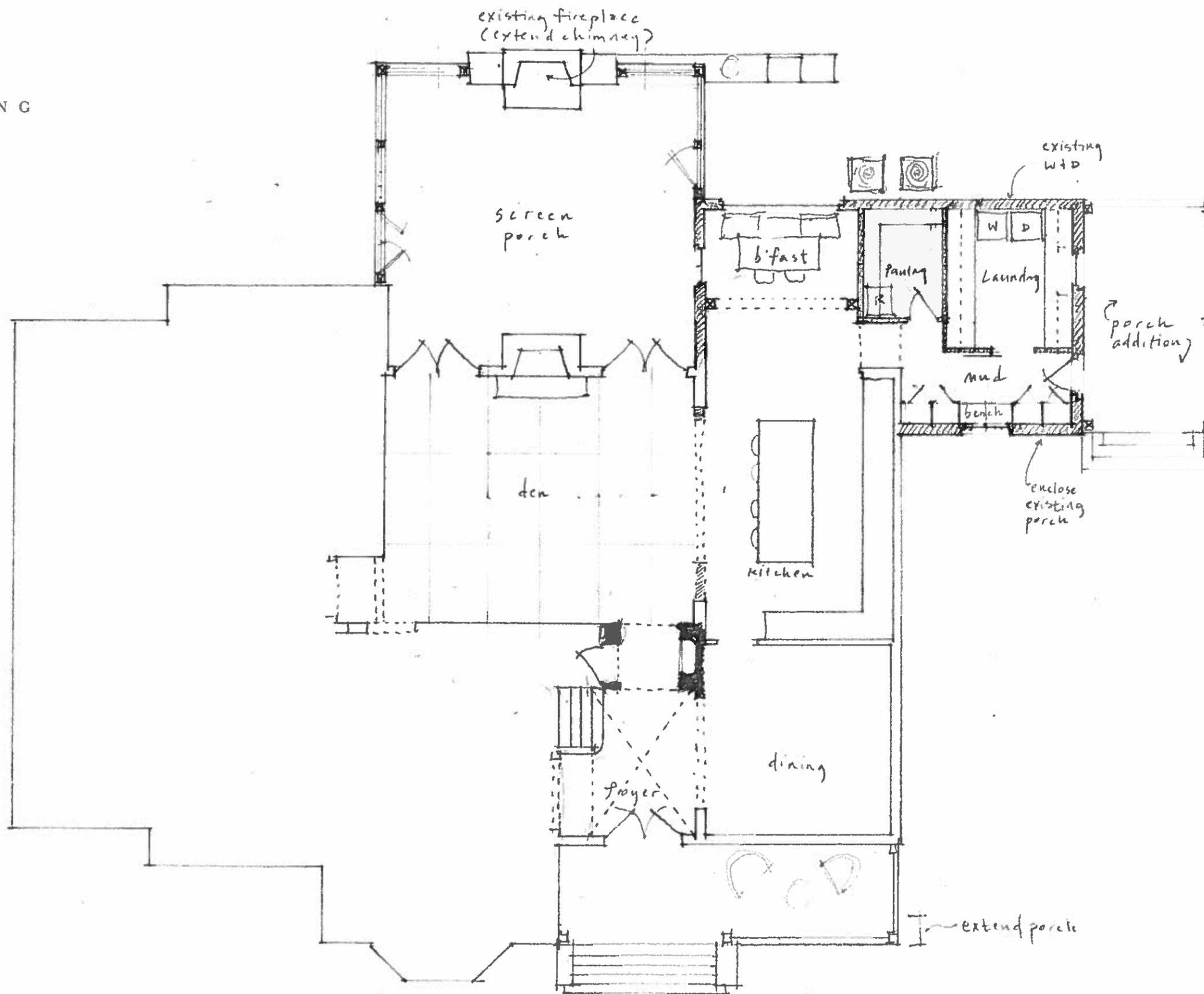
LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

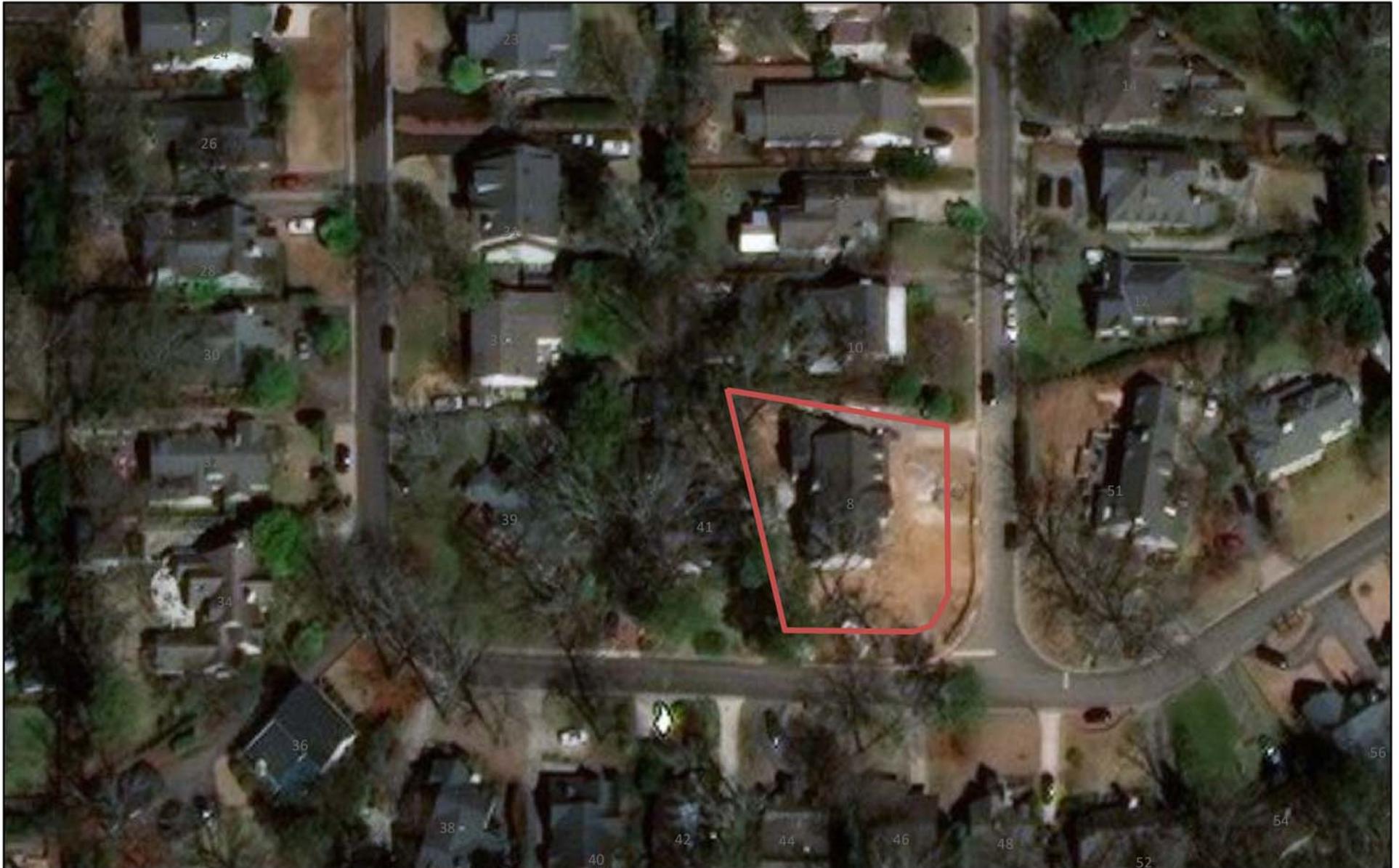


LONG & LONG  
DESIGN



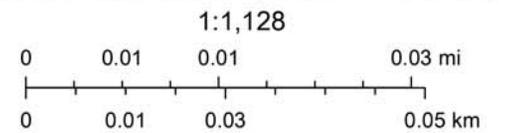
BETHAY RESIDENCE  
MOUNTAIN BROOK, ALABAMA

# A-19-11



4/3/2019, 4:54:12 PM

SiteAddressPoints



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Web AppBuilder for ArcGIS  
Hunter Simmons | DigitalGlobe, Microsoft |



## Variance Application Part II

### Required Findings (Sec. 129-455 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)?

*This is a corner lot which gives it three 35' setbacks. The lot is irregularly shaped making the setbacks difficult to maintain.*

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?

*The addition is one story and still maintains ten feet from the property line. We feel the addition is the appropriate scale to the existing home.*

Luke Cobb  
205-639-3444



Variance Application - Part I

Project Data

Address of Subject Property 940 Beech Lane  
 Zoning Classification \_\_\_\_\_  
 Name of Property Owner(s) Scott & Jennifer Settle  
 Phone Number 205-567-4447 Email Jenniferzsettle@gmail.com  
 Name of Surveyor Robert Reynolds  
 Phone Number 205 8237900 Email Reynoldssurveys9@Bellsouth.net  
 Name of Architect (if applicable) NA  
 Phone Number \_\_\_\_\_ Email \_\_\_\_\_

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)	<u>10760</u>	<u>10760<sup>4</sup></u>	<u>10</u>
Lot Width (ft)			
Front Setback (ft) <i>primary</i>	<u>29.6 35</u>	<u>39.6</u>	<u>29.6</u>
Front Setback (ft) <i>secondary</i>	<u>29.8 35</u>	<u>39.8</u>	<u>29.8</u>
Right Side Setback			
Left Side Setback	<u>10'</u>	<u>9.7'</u>	<u>19'</u>
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)			
Lot Coverage (%)	<u>35%</u>	<del>62.5%</del> <u>21%</u>	<del>63.8%</del> <u>22%</u>
Building Height (ft)			
Other			
Other			

940 Beech LANE

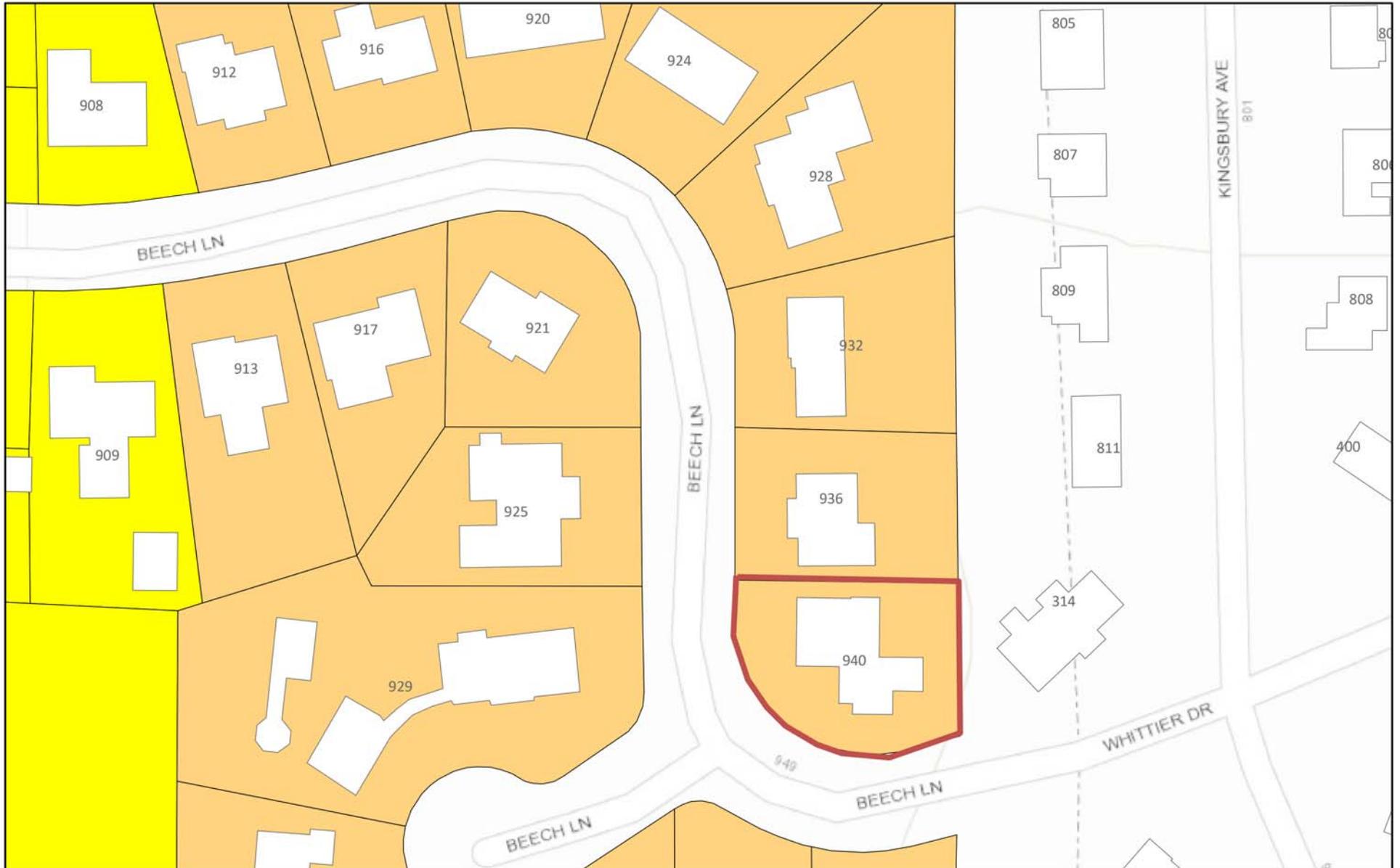
The existing stairs from the second floor to the main level did not and could not be made to MEET code. We had to have them come down 180° to meet code requirements. They are 2 feet ± from the existing front door. We would like to build a foyer to allow access to the home.

Please call with any questions

Easy to be kind,

Luke Cobb  
205-639-3444

# A-19-12



4/4/2019, 10:51:36 AM



## Report to the Board of Zoning Adjustment

### A-19-12

#### ***Petition Summary***

Request to allow an addition to be 29.6 feet from the front property line (Beech Lane) in lieu of the required 35 feet.

#### ***Analysis***

The hardships in this case are the irregular shape of the lot, and the “corner lot” configuration (curved, in this case). The existing house is non-conforming on the north side (9.7 feet in lieu of the required 10 feet), and on the south-facing front (29.5 feet in lieu of the required 35 feet). The swimming pool is 8.2 feet and 6.3 feet from the rear and side property lines, respectively (in lieu of the required 10 feet).

The proposal is to add an entry foyer to the west-facing front, to be 29.6 feet from the property line. The applicant has noted, in the application, a set of interior circumstances that have led to the request for the foyer addition.

As may be seen on the attached zoning map, houses along the same side of Beech Lane appear to be in-line with one another, approximately 35 feet from the front property line. Given the linear layout of the street, an approval of the proposed addition may be detrimental to the streetscape.

#### ***Impervious Area***

The proposal is in compliance with the allowable lot coverage; the proposal exceeds the allowable impervious area (which would need to be rectified with the Building Official to conform with the Stormwater Ordinance prior to any permit issuance for the proposed construction).

#### ***Subject Property and Surrounding Land Uses***

The property contains a single-family dwelling, and is surrounded by same.

#### ***Affected Regulation***

Article IV, Residence B District; Section 129-52, Area and Dimensional Requirements

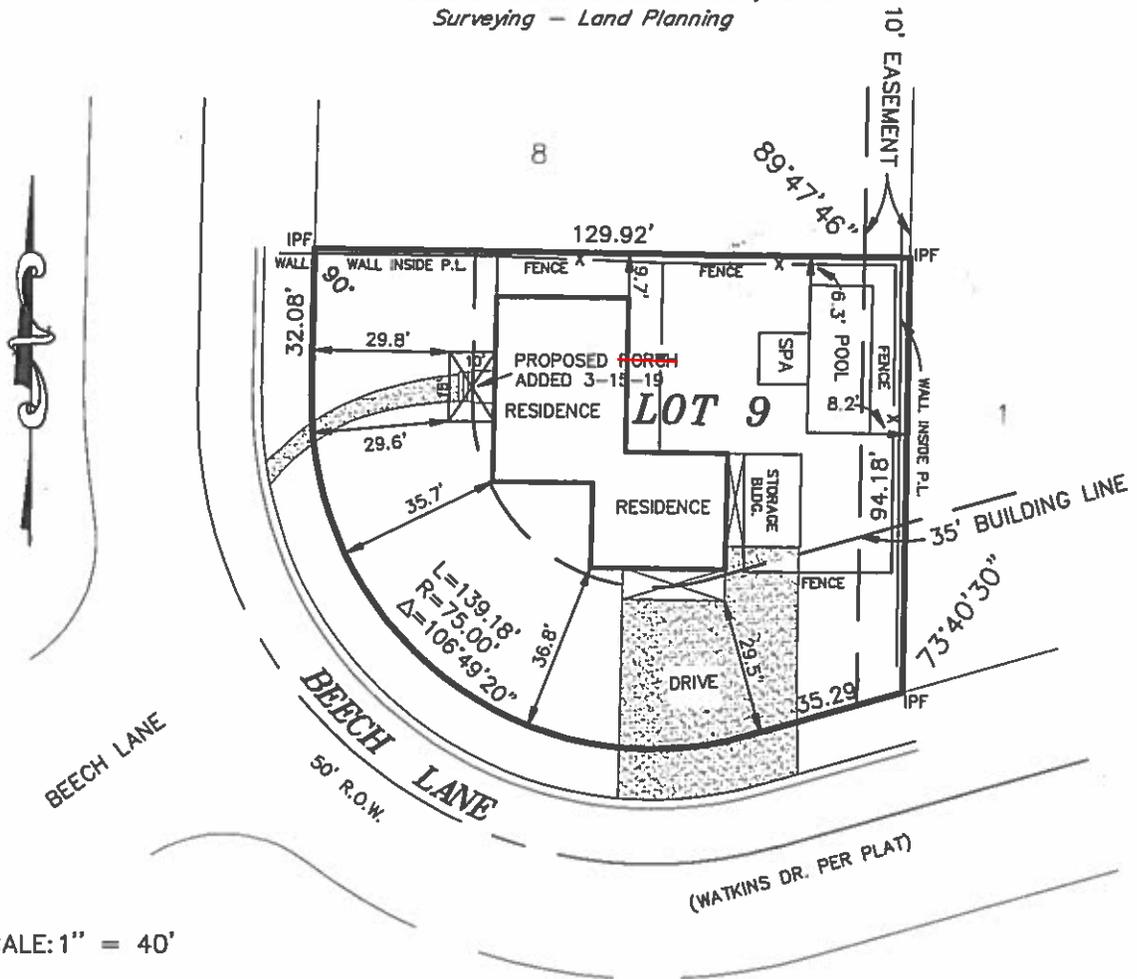
#### ***Appends***

LOCATION: 940 Beech Lane

ZONING DISTRICT: Res-B

OWNERS: Scott and Jennifer Settle

REYNOLDS SURVEYING CO., INC.  
Surveying - Land Planning

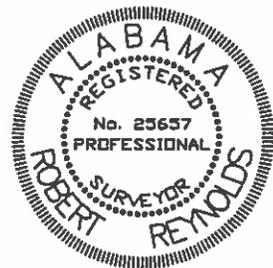


SCALE: 1" = 40'

- LEGEND
- UTILITY POLE
  - Y— GUY WIRE
  - RETAINING WALL
  - CONCRETE
  - X— FENCE
  - OE— OVERHEAD ELECTRICAL
  - IPF IRON PIN FOUND
  - IPS IRON PIN SET

STATE OF ALABAMA  
JEFFERSON COUNTY

"PROPERTY SURVEY"



I, Robert Reynolds, a Registered Surveyor, do here by state that this is a true and correct plat or map of Lot 9, Block —, of BEECH HILLS FIFTH SECTOR, as recorded in Map Book 59, Page 81 in the Office of the Judge Of Probate in Jefferson County, Alabama. All parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Surveying in the State of Alabama to the best of my knowledge, information and belief. The improvements on said premises are as shown. There are no visible encroachments on over or across said lands except as shown. According to my survey this the 27th day of February, 2019.

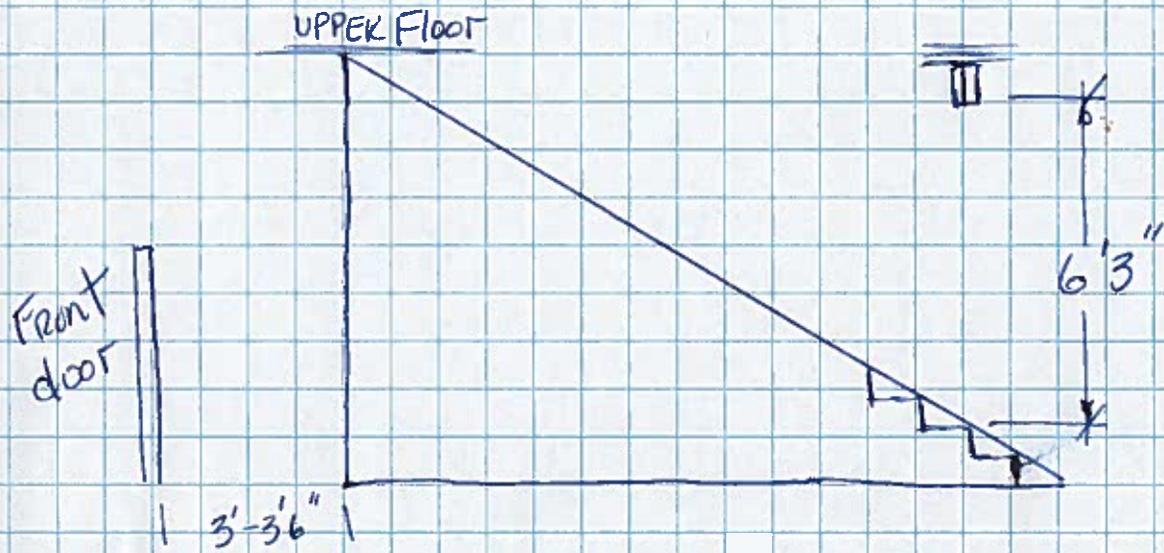
NOTE: This survey is not transferable to any additional institutions or subsequent owners.

Owner: Settle  
Address: 940 Beech Lane

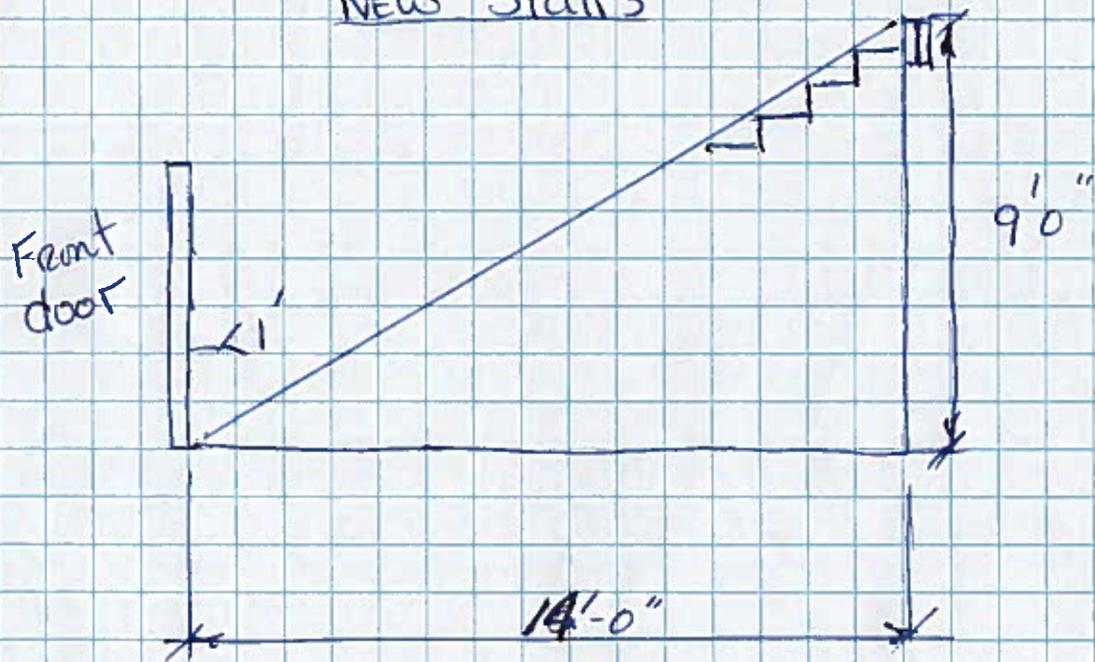
*Robert Reynolds*  
Reg. No. 25657

940 Beech Lane

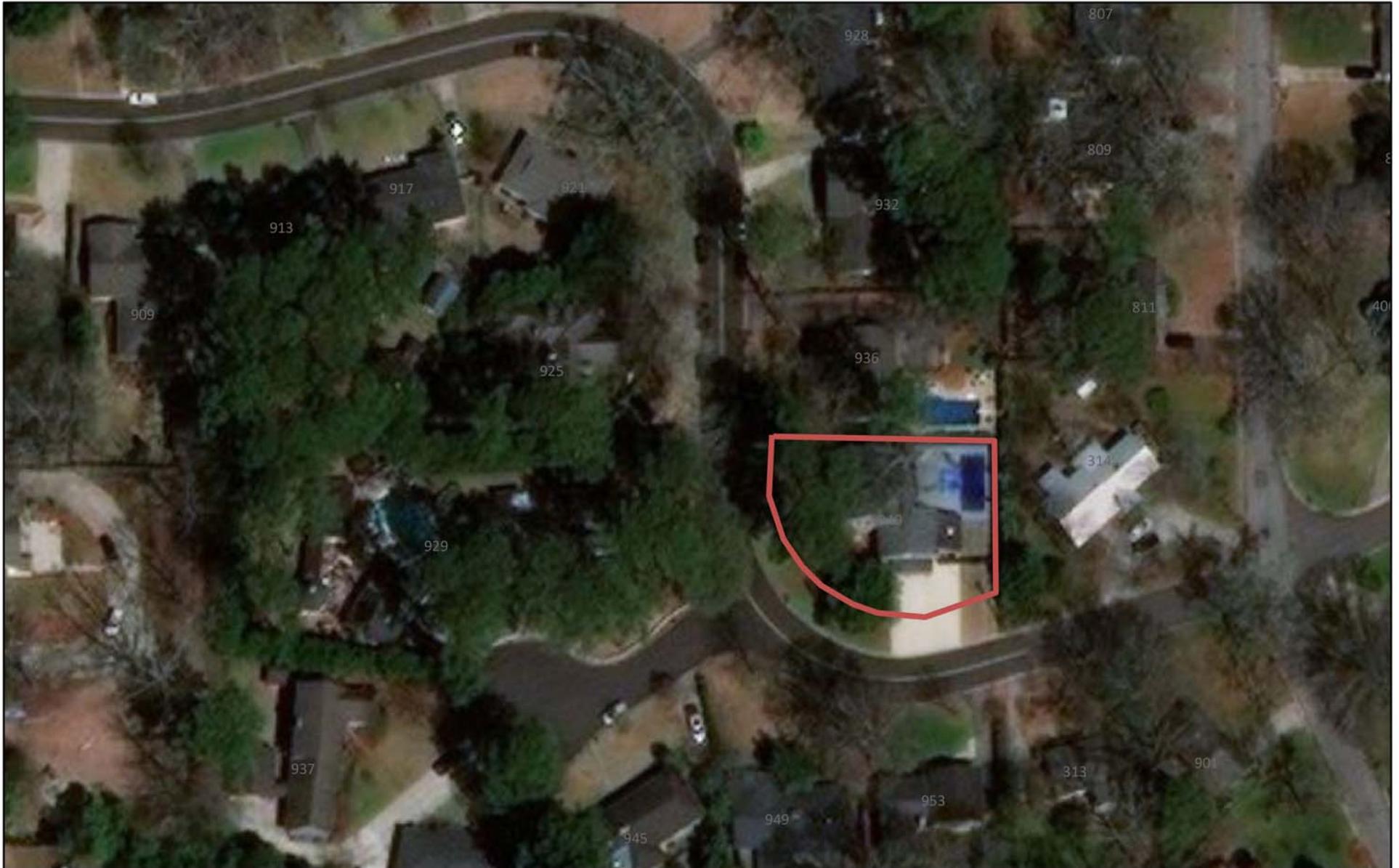
EXISTING Stairs



NEW STAIRS

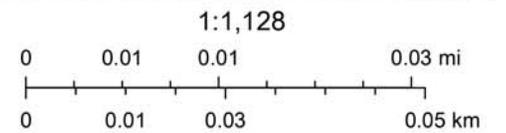


# A-19-12



4/4/2019, 10:53:32 AM

SiteAddressPoints



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Web AppBuilder for ArcGIS  
Hunter Simmons | DigitalGlobe, Microsoft |



## Variance Application Part II

### Required Findings (Sec. 129-455 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)?

The front is a radial property line and to aid access and appearance a foyer add on the front is requested

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...")

Existing stairwell was not code, had to turn stairs the other way which puts them ending 2' 1/2" from the existing front door

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

The house existing where it is presents the hardship



## Variance Application - Part I

### Project Data

Address of Subject Property 3021 Cambridge Rd 35223

Zoning Classification Residential

Name of Property Owner(s) Charles and Ashley Parrish

Phone Number 705-387-1818 Email ashleyoparrish@gmail.com

Name of Surveyor \_\_\_\_\_

Phone Number \_\_\_\_\_ Email \_\_\_\_\_

Name of Architect (if applicable) DESIGNER: KATRINA PORTER DESIGNS

Phone Number (205) 335-1901 Email KATRINA@KATRINAPORTERDESIGNS.COM

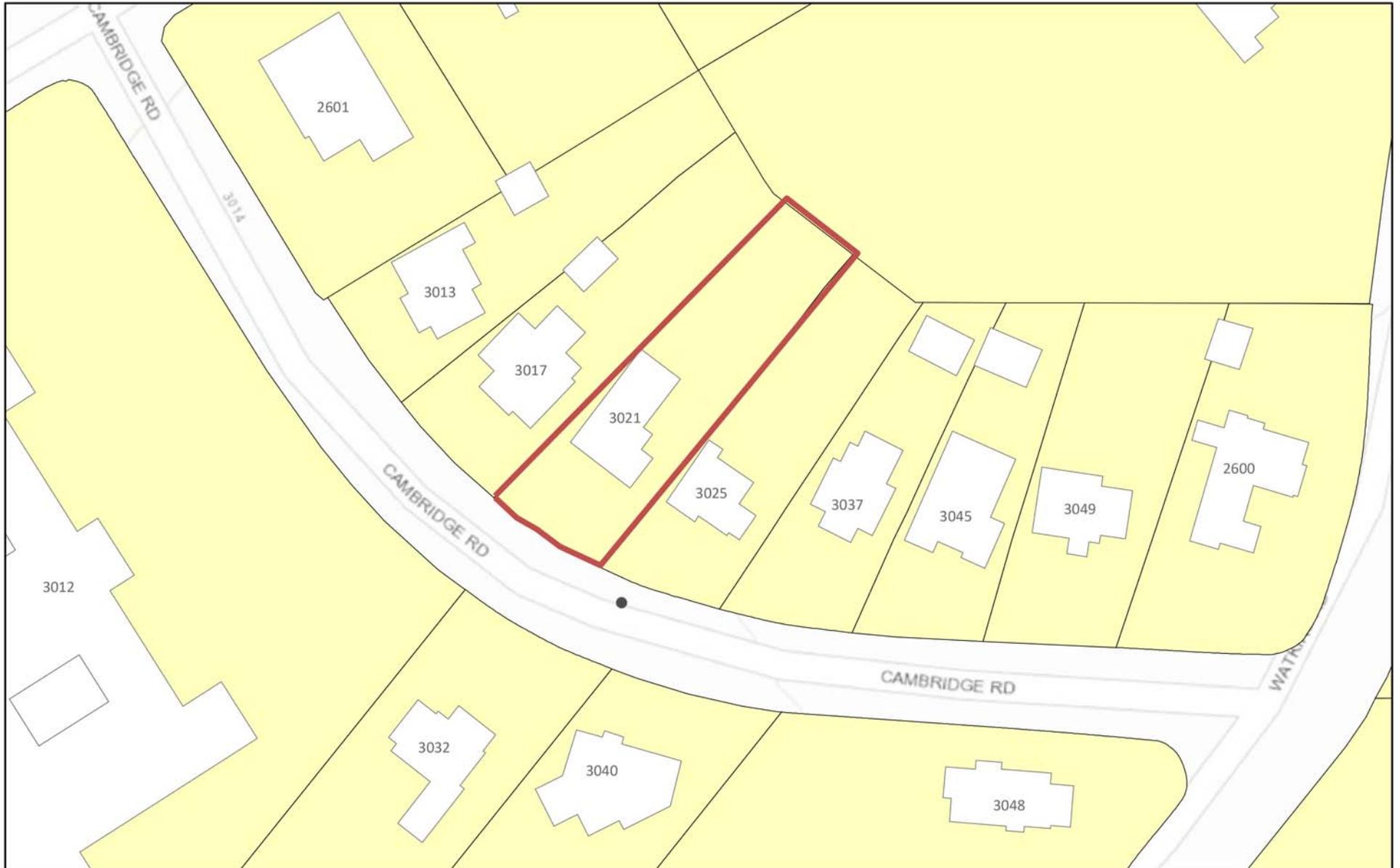


Property owner or representative agent must be present at hearing

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

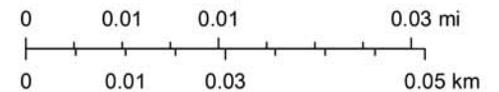
	Zoning Code Requirement	Existing Development	Proposed Development
Lot Area (sf)			
Lot Width (ft)			
Front Setback (ft) <i>primary</i>			
Front Setback (ft) <i>secondary</i>			
Right Side Setback			
Left Side Setback		X	
Right Side Setback (ft): For non-conforming narrow lots in Res-B or Res-C: Less 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)		X	
Lot Coverage (%)			
Building Height (ft)		X	
Other			
Other			

# A-19-13



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1:1,128



SiteAddressPoints Tax\_Parcels  
BuildingFootprints Residence A District

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

Web AppBuilder for ArcGIS  
Hunter Simmons | Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

## Report to the Board of Zoning Adjustment

### A-19-13

#### ***Petition Summary***

Request to allow a new detached accessory building to be 1.6 feet from the side property line (northwest) in lieu of the required 10 feet.

#### ***Analysis***

The hardships in this case are the irregular shape of the lot, the lot size (14,451 sf in lieu of the required 30,000), the shape of the lot, and existing design constraints. The site contains a one-story detached accessory building, shown on the survey to be 1.6 feet from the side property line at the rear left corner and 3.5 feet from the same at the front left corner.

The proposal is to raze the existing detached building and construct a two-story accessory building in the same footprint. (It should be noted that the floor plan (with a “kitchenette”) is allowed, and the building meets the height limit (25 feet) for accessory buildings).

#### ***Impervious Area***

The proposal is in compliance with the allowable lot coverage. No change to impervious area of lot coverage is proposed.

#### ***Subject Property and Surrounding Land Uses***

The property contains a single-family dwelling, and is surrounded by same.

#### ***Affected Regulation***

Article III, Residence A District; Section 129-34, Area and Dimensional Requirements

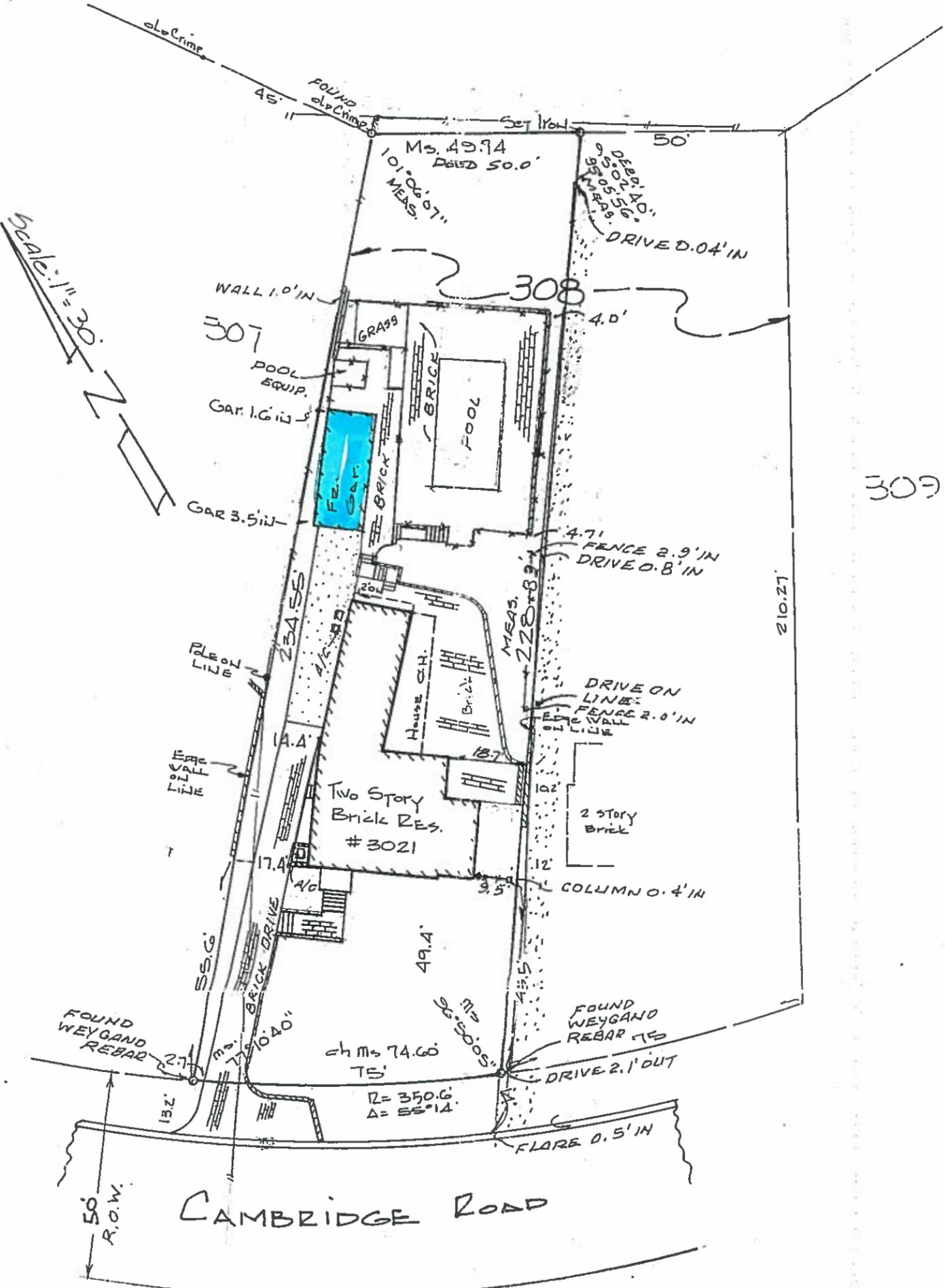
Article XIX, General Area and Dimensional Requirements; Section 129-314, Accessory Structures on Residential Lots

#### ***Appends***

LOCATION: 3021 Cambridge Road

ZONING DISTRICT: Res-A

OWNERS: Charles and Ashley Parrish



**LEGEND**

ASPH	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG CH	LONG CHORD
d	DEFLECTION
Δ	DELTA
ESMT	EASEMENT
HW	HEADWALL
MIN	MINIMUM
MH	MANHOLE
OH	OVERHANG
PDR	PORCH
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTIL	UTILITY
AC	ACRES
SF	SQUARE FEET
CL	CENTERLINE
●	POLE
—	ANCHOR
—	FENCE
—	POWER LINE
PVMT	PAVEMENT
W	WITH
TAN	TANGENT
RES	RESIDENCE
o LGT	LIGHT
COV	COVERED
[Hatched Box]	DECK
[Dotted Box]	CONCRETE WALL



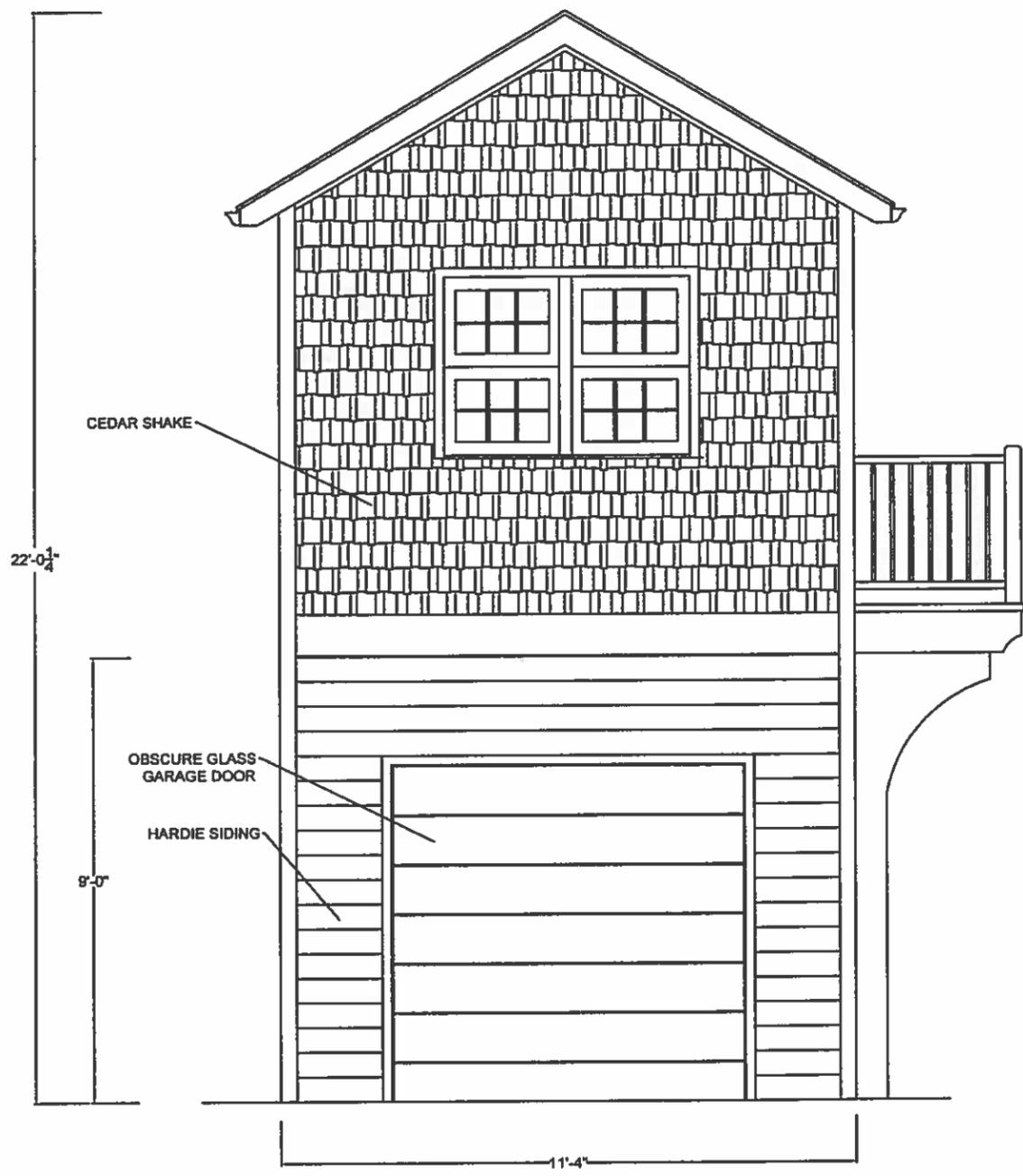
State of Alabama) "CLOSING SURVEY"  
 Jefferson County)

I, Laurence D. Weygand, Registered Engineer-Land Surveyor, or Ray Weygand, a Registered Land Surveyor, hereby certify, that I have surveyed the land shown hereon and described below: that there are no rights-of-way, easement, or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports therefore, including poles, anchors and guy wires, on or over said premises except as shown; that there are no encroachments on said land except as shown; that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and found that this property is not located in a special flood hazard area; thence improvements are located as shown above. I hereby state that all parts of this survey and drawing have been completed in accordance with current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief. Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles and distances are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings or other underground structures were not located unless otherwise noted. We do not look for underground sewers or flip manhole covers. (d) The shown North arrow is based on an assumed bearing from a well defined line. (e) This survey is not transferable. (f) Easements not shown on record plat are not shown above.

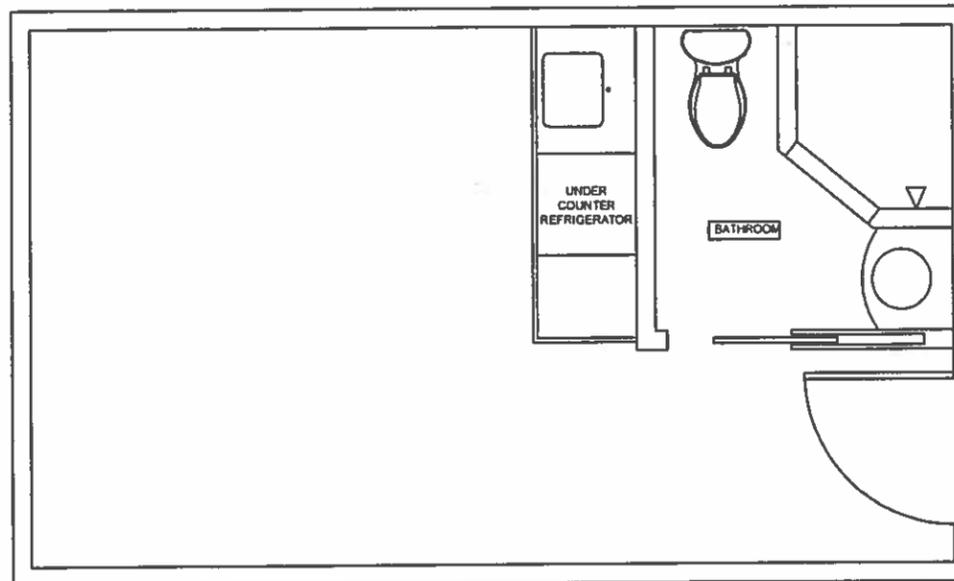
Part of Estate #308, Canterbury Sector, Mountain Brook Estates, according to map and survey of Canterbury Sector of Mountain Brook Estates, recorded in Map Book 19, Page 40, in the Office of the Judge of Probate of Jefferson County, Alabama, more particularly described as follows: Begin at the point on the easterly line of Cambridge Road where the southerly line of said Estate intersects the line between said Estate and Estate #307, in said survey; run thence in a northeasterly direction along the line dividing said Estates to the northeasterly line of said Estate #308; run thence in a southeasterly direction along the northeasterly line of said Estate #308 for a distance of 50 feet; thence at an angle to the right of 95°-2'-40" run in a southwesterly direction to a point on the southerly line of Estate #308 which is 75 feet southeasterly from the point of beginning; run thence in a northwesterly direction along the southerly line of said Estate #308 to the point of beginning, being all that part of said Estate lying west of a line drawn from the middle point of the northeast line of said Estate to the middle point of the southwest line of said Estate, and being situated in Jefferson County, Alabama, Birmingham Division.

According to my survey of JAN. 28, 2003  
 Order No.: 12368  
 Purchaser: #0770003006719  
 Address: 7021 CAMBRIDGE ROAD  
 Flood Zone: "X" MAP # D107300557G  
 Survey invalid if not sealed in red.

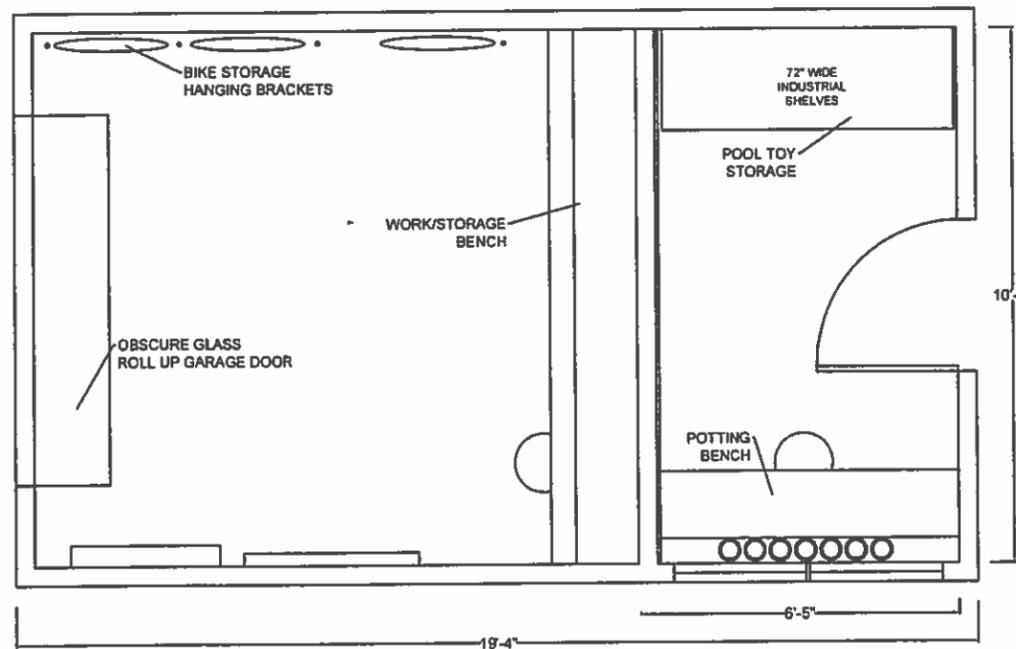
*Laurence D. Weygand*  
 Laurence D. Weygand  
 Reg. P.E. & L.S. #10373  
 169 Oxmoor Road, Birmingham, Al 35209  
 Phone: 942-0086 Fax: 942-0087



FRONT EXTERIOR ELEVATION



SECOND FLOOR PLAN



FIRST FLOOR PLAN

# PARRISH SHED PROJECT

THESE ARE NOT FOR CONSTRUCTION - DRAWINGS ARE CONCEPTUAL





SHED



# PARRISH SHED PROJECT

CURRENT SHED

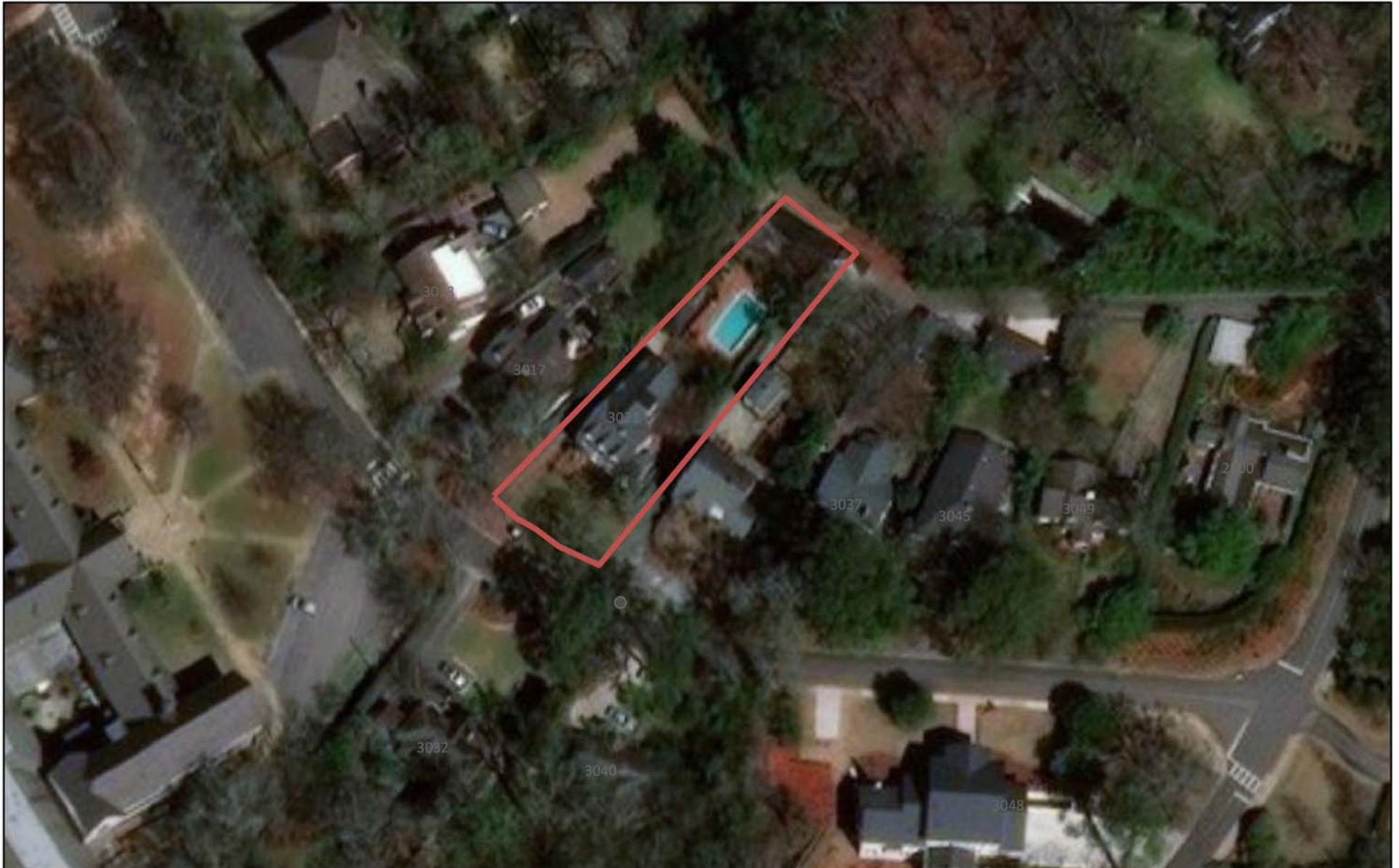


Google Maps 3021 Cambridge Rd



Imagery ©2019 Google, Map data ©2019 Google 50 ft

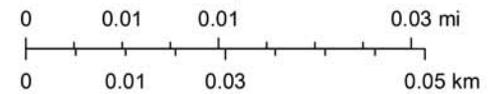
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SiteAddressPoints

1:1,128



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Web AppBuilder for ArcGIS  
Hunter Simmons | DigitalGlobe, Microsoft |



## Variance Application Part II

### Required Findings (Sec. 129-455 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)?

*The existing structure now poses a threat to surrounding homes due to the termite. It has been recommended that we to flip the structure down due to the importance of the location.*

*The existing structure was initially built very close to the lot line. We are not changing the footprint of the structure. We are requesting to go back into existing footprint and adding second story.*

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. We purchased the home in April 2010. We have not done any work to the structure.*

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

*The granting of this variance would remove the threat of a health hazard caused by the termite. It also allows the structure to be repaired and improves the integrity of the structure as well as the look of the structure.*