MEETING AGENDA
CITY OF MOUNTAIN BROOK
BOARD OF ZONING ADJUSTMENT
MAY 20, 2019
PRE-MEETING: (ROOM A106) 4:15 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: April 15, 2019

2. 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. (Carried over from April 15, 2019; subsequently withdrawn by applicant)

3. 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. (Carried over from April 15, 2019)

4. Case A-19-14: Thomas and Dorothy King, property owners, request variances from the terms of the Zoning Regulations to allow additions to an existing single family dwelling to be 5 feet and 11 feet from the side property line (north), and 10 feet and 0 feet from the side property line (south), all in lieu of the required 15 feet. Also, for an addition to cross the south side property line into a dedicated easement on the adjoining property (49 Greenway Road), to be 0 feet from the rear property line on the adjoining lot in lieu of the required 40 feet. Additions will result in a lot coverage of 29% in lieu of the allowable 25%. - 37 Fairway Drive.

5. Case A-19-15: Kyle and Chelsey Heslop, property owners, request variances from the terms of the Zoning Regulations to allow additions and alterations to an existing single family dwelling to be 11 feet from the side property line (east) and 10 feet from the side property line (west), both in lieu of the required 12.5 feet. - 43 Pine Crest Road.

6. Case A-19-16: Mr. and Mrs. Benny LaRussa, property owners, request variances from the terms of the Zoning Regulations to allow a new single family dwelling to be 10 feet from the side property line (north) in lieu of the required 15 feet; and two chimneys to
be 8 feet from the side property line (north) in lieu of the required 13 feet. – **3031 Canterbury Road**.

7. **Case A-19-17:** John Phillips, property owner, requests a variance from the terms of the Zoning Regulations to allow a new detached garage to be 67.6 feet from the secondary front property line (Pump House Road) in lieu of the required 100 feet. - **2760 Abingdon Road**.

8. **Case A-19-18:** Scott and Jennifer Settle, property owners, request a variance from the terms of the Zoning Regulations to allow an addition to be 31.8 feet from the front property line (Beech Lane) in lieu of the required 35 feet. - **940 Beech Lane**.

9. Next Meeting: June 17, 2019

10. Adjournment