

MEETING AGENDA
CITY OF MOUNTAIN BROOK
BOARD OF ZONING ADJUSTMENT
JANUARY 22, 2019
PRE-MEETING: (ROOM A231) 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.

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1. Approval of Minutes: December 17, 2018
 2. **Case A-18-35:** Charlie and Jennifer Regan, property owners, request a variance from the terms of the Zoning Regulations to allow a swimming pool, arbor and 5-8 foot high privacy wall in the required secondary front yard (South Cove Drive/Cove Drive), whereas the zoning code requires that accessory structures be behind the front building line, and swimming pools be to the rear of the principal structure; walls are limited to 4 feet in height in a required front setback (40 feet in Res-A). - **3916 Glencoe Drive.** (*carried over from December 17, 2018*)
 3. **Case A-19-04:** Gary and Cathy York, property owners, request variances from the terms of the Zoning to allow an addition to an existing single family dwelling to be 15 feet from the rear property line (southeast) in lieu of the required 40 feet. Also for a new bay window to be 27.4 feet from the secondary front property line (Greenway Road) in lieu of the required 40 feet. - **31 Country Club Blvd.** (*carried over from December 17, 2018 (A-18-38) and assigned a new case number due to scope of revisions*).
 4. **Case A-18-37:** Chase Adcox, property owner, requests variances from the terms of the Zoning Regulation to allow alterations and second floor additions to an existing single family dwelling to match the existing first floor footprint, 24 feet from the front property line (Montevallo Drive) and 1.5 feet from the rear property line, both in lieu of the required 40 feet; and 4 feet from the side property line (south) and 13 feet from the side property line (north), both in lieu of the required 15 feet. - **2537 Montevallo Drive.**
 5. **Case A-19-01:** John and Catherine Romero, property owners, request a variance from the terms of the Zoning Regulations to allow an addition to an existing single family dwelling to be 32 feet from the secondary front property line (Glenview Drive) in lieu of the required 40 feet. - **19 Glenview Circle**

6. **Case A-19-02:** Allen and Mimi Ritchie, property owners, request a variance from the terms of the Zoning Regulations to allow a swimming pool to be located in the side yard (northeast) in lieu of the requirement to be to the rear of the principal structure.
-3236 Rockledge Road
7. **Case A-19-03:** Robert and Kathleen Israel, property owners, request variances from the terms of the Zoning Regulations to allow additions to an existing single family dwelling to be 10 feet from the side property line (southwest) in lieu of the required 15 feet, and 25 feet from the rear property line (northwest) in lieu of the required 40 feet.
-3084 Salisbury Road
8. Next Meeting: **Tuesday, February 19, 2019**
9. Adjournment