

**MEETING AGENDA**  
**CITY OF MOUNTAIN BROOK**  
BOARD OF ZONING ADJUSTMENT  
JULY 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: June 17, 2019
  2. **Case A-19-21:** Thayer Moor and Gregory Mayberry, property owners, request a variance from the terms of the Zoning Regulations to allow a new single family dwelling to be 22 feet from the rear property line (southwest) in lieu of the required 35 feet. - **18 Peachtree Street**
  3. **Case A-19-23:** Coates and Lib Covington, property owners, request a variance from the terms of the Zoning Regulations to allow additions and alterations to an existing single family dwelling to be 20.27 feet from the rear property line (south) in lieu of the required 35 feet, to remain as located 11.41 from the side property line (east) and to be 12.38 from the side property line (south), both in lieu of the required 12.5 feet. - **14 Montrose Circle.**
  4. **Case A-19-24:** Art and Marie Freeman, property owners, request a variance 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 (northeast) in lieu of the required 15 feet. - **3532 Rockhill Road.**
  5. **Case A-19-25:** Ramon Bean, property owner, requests a variance from the terms of the Zoning Regulations to allow an outdoor fireplace/chimney to be zero feet from the property line (west) in lieu of the required 10 feet. - **3789 Village Lane.**
  6. **Case A-19-26:** Jason and Audrey Brewer, property owners, request a variance from the terms of the Zoning Regulations to allow a new detached accessory building in a secondary front yard (Overton Road) where the code requires that detached accessory buildings be located behind the front building line. - **3731 River Bend Lane.**
  7. Next Meeting: August 19, 2019
  8. Adjournment