

**MEETING AGENDA**  
**CITY OF MOUNTAIN BROOK**  
BOARD OF ZONING ADJUSTMENT  
AUGUST 19, 2019

PRE-MEETING: (ROOM A106) 4:20 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: May 20, 2019 and July 15, 2019
  2. **Case A-19-22** - Ann Thomas, property owner, requests variances from the terms of the Zoning Regulations to allow a new single family dwelling to be 15 feet from the rear property line (north) in lieu of the required 40 feet; also for the lot coverage to be 37% in lieu of the maximum allowable 25%. - **2504 Country Club Circle.**
  3. **Case A-19-27:** Michael and Elizabeth Choy, property owners, request a variance from the terms of the Zoning Regulations to allow the construction of a new single family dwelling to be 27.9 feet from the rear property line (south) in lieu of the required 35 feet. – **817 Beech Court.**
  4. **Case A-19-28:** Clayton and Blair Trotter, property owners, request a variance from the terms of the Zoning Regulations to allow a covered porch and chimney to be 30 feet from the rear property line (west) in lieu of the required 35 feet. - **104 Lake Drive.**
  5. **Case A-19-29:** Clark and Carra Trimmer, property owners, request variances from the terms of the Zoning Regulations to allow additions and alterations to an existing single family dwelling to be 32.3 feet from the secondary front property line (Azalea Road) and 18.6 feet from the rear property line (north), both in lieu of the required 35 feet. **742 Euclid Avenue.**
  6. **Case A-19-30:** Richard Abernethy, property owner, requests variances from the terms of the Zoning Regulations to allow a new screened porch to be 24.43 feet from the rear property line in lieu of the required 25 feet. -**2312 Brookshire Place.**
  7. **Case A-19-31:** Peyton and Kim Paisley, property owners, request a variance from the terms of the Zoning Regulations to allow a new ADA accessible ramp and related walls to be 33 feet 3 inches from the front property line (Rock Brook Lane) in lieu of the required 40 feet. - **3744 Rock Brook Lane.**

8. **Case A-19-32:** Larry and Kathryn Lavender, property owners, request variances from the terms of the Zoning Regulations to allow additions and alterations to an existing single family dwelling to be 29 feet from the front property line (in lieu of the required 35 feet), and 7.7 feet from the right side property line (northeast) and 8.7 feet from the left side property line (southwest), both in lieu of the required 9 feet (for portions less than 22 feet high) and 13 feet (for portions exceeding 22 feet high). -**2106 English Village Lane.**
9. Next Meeting: September 16, 2019
10. Adjournment