

MEETING AGENDA
CITY OF MOUNTAIN BROOK
BOARD OF ZONING ADJUSTMENT
SEPTEMBER 21, 2020
PRE-MEETING: 4:30 P.M.
REGULAR MEETING: 5:00 P.M.

**MEETING TO BE HELD VIRTUALLY USING ZOOM VIDEO CONFERENCING
(ACCESS INSTRUCTIONS ON MEETING WEBPAGE)**

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. **Case A-19-22: Extension-** 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%. – **2317 Country Club Place.** (Original variance approvals granted on October 21, 2019, address has been changed from 2504 Country Club Circle)
2. **Case A-20-23:** Ronald and Liz Wolff, property owners, request a variance from the terms of the Zoning Regulations to allow for the construction of a porch to be located 28.8 feet from the front property line in lieu of the required 40 feet.- **56 Ridge Drive**
3. **Case A-20-24:** Anna Manasco, property owner, requests a variance from the terms of the Zoning Regulations to allow for the construction of roof over an existing porch to be located 5.4 feet from the side property line in lieu of the required 15 feet. - **3416 Mountain Park Drive**
4. **Case A-20-25:** Amanda and Sam Brien, property owners, request variances from the terms of the Zoning Regulations to allow for the construction of additions to be located 11.1 feet from the side property line in lieu of the required 12.5 feet and 21.6 feet from the property line along the secondary front in lieu of the required 35 feet. - **2 West Montcrest Drive**
5. **Case A-20-26:** Jason Rogoff, property owner, requests variances from the terms of the Zoning Regulations to allow for the construction of new home to be located 13’3” feet from the side property line in lieu of the required 15 feet and a variance to allow a concrete retaining wall topped by a black iron fence to be a total of 11 feet in height in the side and rear yards in lieu of the 8 feet maximum height allowed. - **3525 Mountain Park Drive**

6. **Case A-20-27:** Angela Thornton and Howard Downey, property owners, request a variance from the terms of the Zoning Regulations to allow for the construction of an addition to an existing home to be located 12.5 feet from the side property line in lieu of the required 15 feet. - **3103 Salisbury Road**

7. **Case A-20-28:** Cooper Bennett, property owner, requests variances from the terms of the Zoning Regulations to allow for the construction of additions to an existing non-conforming home to be located 19.9 feet from the front property line in lieu of the required 35 feet, 14.8 feet from the secondary front property line in lieu of the required 35 feet and 23 feet from the rear property line in lieu of the required 35 feet.-**11 Montevallo Lane**

8. **Case A-20-29: :** Stephen and Lucy Spann, property owners, request a variance from the terms of the Zoning Regulations to allow for the construction of a covered screened in porch to be located 0 feet from the secondary front property line in lieu of the required 35 feet.-**301 Dexter Ave**

9. Next Meeting: Monday, October 19, 2020

8. Adjournment