

Simonton

The minutes stand approved.

2. Case A-20-37: 4 Peachtree Street

EXHIBIT 1

Bubba and Ginny Willings, property owners, request variances from the terms of the Zoning Regulations to allow a detached accessory structure to be constructed 5 feet from the rear property line in lieu of the required 10 feet.

Hardship(s): A shallow lot and existing non-conforming home.

Elizabeth Tullos (architect), 4 Peachtree Street, Mountain Brook, represented the applicants, Bubba and Ginny Willings. Proposed is a detached, screened pavilion to be constructed 5 feet from the rear property line. The hardship with the lot is that it is very shallow. The proposed structure will be slightly taller than the existing fence; the fence is approximately 8' tall; the pavilion will be approximately 10' tall. There is a garage on the adjacent property behind the pavilion area.

Mr. Simonton stated that the lot is small for the zone.

Mr. Mitchell stated that the plans submitted indicate that the pavilion will be built across an easement. In the pre-meeting, Mr. Merchant, Building Official, stated that the easement holder will have to submit a letter of approval of the construction over the easement before a building permit can be obtained. Mr. Merchant added that a title company or a surveyor can locate the owner of that easement.

There were no public comments. Mr. Simonton called for a motion.

Motion: Mr. Mitchell, motion to approve the variance request as submitted.

Second: Mr. Dowling

Vote: Aye: Boomhover
Dowling
Loveman
Mitchell
Simonton

The variance request stands approved as submitted.

3. Case A-20-38: 13 Montrose Circle

EXHIBIT 2

Mr. and Mrs. John Shelfer, property owners, request variances from the terms of the Zoning Regulations to allow additions to an existing home to be constructed 9.4 feet from the side property line in lieu of the required 12.5 feet and 32 feet from the rear property line in lieu of the required 35 feet.

Hardship(s): The irregular shape of the lot and existing design constraints.

The applicant asked that the case be moved to the end of the agenda so that he could contact his representative. Mr. Simonton said that the case will be heard last.

The hearing of this case resumed at the end of the agenda.

Cary Hollingsworth (architect), 2933 Virginia Road, Mountain Brook, presented the application on behalf of the applicants. The request is for relief from the left side setback and the rear setback to square up the left rear corner of the existing single-story structure; the proposed addition will be twenty square feet in size (2' x 10'). The roof of the previous addition will be removed and rebuilt after raising the ceiling height of the rear addition to 10'. The roof will be rebuilt at approximately the same pitch. The hardship is the irregular shape of the lot.

Public comments: None.

Mr. Simonton called for a motion.

Motion: Mr. Loveman, motion to approve the variance request as submitted.

Second: Mr. Boomhover

Vote: Aye: Nay: None
 Boomhover
 Dowling
 Loveman
 Mitchell
 Simonton

The variance request stands approved as submitted.

4. Case A-20-39: 3337 Sandhurst Road

EXHIBIT 3

Brad Friedman, property owner, requests variances from the terms of the Zoning Regulations to allow the construction of a pool to be located within the secondary front yard setback at 34.5 feet in lieu of the required 40 feet, construction of an accessory structure in the secondary front yard and to allow the accessory structure to be located within in the secondary front setback at 18.11 feet in lieu of the required setback of 40 feet. The applicant revised the application as follows: The new requests just relate to the pavilion. The requested variances are to allow an accessory structure in a secondary front yard (the front yard is established by the location of the existing home that is 30.7 feet from the secondary front property line) and to allow it in the secondary front setback at 25.5 feet from the property line in lieu of the required 40 feet. A second mailing of the required notices was mailed per regulations.

Hardship(s): The corner lot configuration along the cul-de-sac, the shape of the lot and the location of the septic system in the rear yard.

Mr. Friedman, property owner, 3337 Sandhurst Road, Mountain Brook, presented his variance request. The pavilion will have four sides, all will be open, and constructed of cedar with a bluestone patio.

Mr. Mitchell stated that the lot is irregularly shaped, it is a corner lot presenting a secondary front and the location of the septic system could all be considered hardships of this lot.

Public comments: None.

Mr. Simonton called for a motion.

Motion: Mr. Mitchell, motion to approve the variance request as submitted.
 Second: Mr. Loveman
 Vote: Aye: Boomhover
 Dowling
 Mitchell
 Loveman
 Simonton
 Nay: None

The variance request stands approved as submitted.

Mr. Mitchell stated that at the beginning of the meeting the October minutes were approved rather than the November minutes. Since the November minutes were circulated for review prior to the meeting, Mr. Simonton called for a motion to approve the November 2020 minutes.

Mr. Simonton presented the November minutes for consideration.

Motion: Mr. Mitchell, motion to approve the minutes as presented.
 Second: Mr. Loveman
 Vote: Aye: Boomhover
 Dowling
 Loveman
 Mitchell
 Orr
 Simonton
 Nay: None

The November minutes stand approved.

Adjournment: There being no further business to come before the Board at this time, the meeting stood adjourned at approximately 5:22 p.m. The next meeting is scheduled for Tuesday, January 19, 2021.

Tammy Reid

Tammy Reid, Administrative Analyst