MEETING AGENDA
CITY OF MOUNTAIN BROOK
BOARD OF ZONING ADJUSTMENT
TUESDAY, February 16, 2021
PRE-MEETING: 4:15 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. Approval of Minutes: January 19, 2021

2. Case A-21-01: Allison Cease, property owners, request a variance from the terms of the Zoning Regulations to allow a new single family home to be 15 feet 10 inches from the rear property line (north) in lieu of the required 35 feet. - 209 Nash Circle (carried over from January 19, 2021).

3. Case A-21-02: Douglas and Ann Carpenter, property owners, request a variance from the terms of the Zoning Regulations to allow a covered front porch addition to be 27 feet from the front property line (Overton Road) in lieu of the required 40 feet. - 3037 Overton Road

4. Case A-21-08: Mr. and Mrs. Sam Bellman, property owners, request variances from the terms of the Zoning Regulations to allow additions to an existing single family dwelling to match existing non-conforming front and side setbacks: 30.1 feet from the front property line (Norman Drive) in lieu of the required 35 feet; and 9.8 feet from the side property line (south) and 11.9 feet from the side property line (north), both in lieu of the required 12.5 feet. - 37 Norman Drive

5. Case A-21-09: Colter Somerville, property owner, requests variances from the terms of the Zoning to allow the addition of new dormer windows to be 30.96 feet from the front property line (Elm Street), and a new first floor awning to be 25.13 feet from the front property line (Elm Street); both in lieu of the required 35 feet. – 1 Elm Street

6. Case A-21-10: Neil and Margaret Trawick, property owners, request a variance from the terms of the Zoning Regulation to allow a screened porch/deck addition to be 31.5 feet from the rear property line (north) in lieu of the required 40 feet. - 4631 Pine Mountain Road
7. **Case A-21-11: Mary Halsey Maddox**, property owner, requests a variance from the terms of the Zoning Regulations to allow a screened porch 21.56 feet from the rear property line (north) in lieu of the required 35 feet. - **6 Montrose Circle**

8. **Case A-21-12; Hallett Johnson IV**, property owner, requests variances from the terms of the Zoning Regulations to allow a detached accessory building to be located in a required secondary front yard (Overcrest Road), whereas detached buildings are required to be behind the principal building line; and to allow said building 32.4 feet from the secondary front property line (Overcrest Road) in lieu of the required 100 feet. - **3270 East Briarcliff Road**


10. Adjournment