MEETING AGENDA
CITY OF MOUNTAIN BROOK
BOARD OF ZONING ADJUSTMENT
TUESDAY, March 15, 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: February 16, 2021

2. 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 (carried over from February 16, 2021)

3. Case A-21-13: Ryan and Jennifer Aday, property owners, request variances from the terms of the Zoning Regulations to allow a new detached carport to be 2.1 feet from the rear property line (north) and 5.1 feet from the side property line (west), both in lieu of the required 10 feet; and to allow related building area of 38% in lieu of the maximum of 35%. – 120 Dexter Avenue

4. Case A-21-14: Patrick and Alisha Crossley, property owners, request a variance from the terms of the Zoning to allow a detached accessory building 8 feet from the side property line (northwest) in lieu of the required 10 feet. - 3424 Brookwood Trace

5. Case A-21-15: Mr. and Mrs. Lee Rollins, property owners, request variances from the terms of the Zoning Regulations to allow a new screened porch to be 34.55 feet from the primary front property line (Montgomery Drive), 16 feet from the secondary front property line (Camellia Drive), and 33 feet from the rear property line (southeast), all in lieu of the required 35 feet. - 777 Montgomery Drive

6. Case A-21-16: Charles and Jamie Hill, property owners, request a variance from the terms of the Zoning Regulations to allow a new screened porch to be 23.8 feet from the rear property line (southeast) in lieu of the required 40 feet. - 3809 Knollwood Drive

7. Case A-21-17: Bowen and Carolyn Thagard, property owners, request variances from the terms of the Zoning Regulations to allow dormer windows and a new front door
surround to be 38.5 feet from the front property line (Mountain Lane) in lieu of the required 40 feet. - 3419 Mountain Lane

8. **Case A-21-18: Josh and Janie Stagner**, property owners, request variances from the terms of the Zoning Regulations to allow a pool to be 9 feet from the rear property line (east) and pool equipment to be 4.05 feet from the side property line (north), both in lieu of the required 10 feet. - 25 Honeysuckle Lane

9. **Case A-21-19: Fletcher Little and Derek Patterson**, property owners, request variances from the terms of the Zoning Regulations to allow a new lot (Lot 1) to have 49.84 feet of road frontage along Rock Brook Lane, and a new lot (Lot 2) to have 52.39 feet of road frontage along Rock Creek Drive as well as a lot width of 52.39, all in lieu of the required 100 feet. - 3764 Rock Brook Lane

10. **Case A-21-20: Edward and Melissa Cox**, property owners, request variances from the terms of the Zoning Regulation to allow additions to an existing home to be 9 feet from the secondary front property line (Winthrop Ave) in lieu of the required 35 feet, and 7 feet from the side property line (north) in lieu of the required 9 feet. - 220 Overbrook Road

11. **Case A-21-21: Jeb and Leanna Pittard**, property owners, request variances from the terms of the Zoning Regulation to allow additions to an existing home to be 12 feet from the side property lines (northwest and southwest), both in lieu of the required 15 feet. - 100 Richmar Drive

12. Next Meeting: **Monday**, April 19, 2021

10. Adjournment