

**MEETING AGENDA**  
**CITY OF MOUNTAIN BROOK**  
BOARD OF ZONING ADJUSTMENT  
TUESDAY, July 19, 2021  
PRE-MEETING: 4:30 P.M.  
REGULAR MEETING: 5:00 P.M.

**MEETING WILL BE HELD BOTH VIRTUALLY (USING ZOOM VIDEO CONFERENCING)  
AND IN-PERSON AT CITY HALL, 56 CHURCH STREET, MOUNTAIN BROOK.**  
**ACCESS ZOOM INSTRUCTIONS ON CITY WEBPAGE:  
MTNBROOK.ORG - CALENDAR (UPPER RIGHT CORNER)  
- BOARD OF ZONING ADJUSTMENT - (JULY 19, 2021)**

**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: June 21, 2021
2. **Case A-20-17: Extension, Patrick Moulton**, property owner, requests variances from the terms of the Zoning Regulations to allow for construction to replace a non-conforming detached accessory structure to be located 8.4 feet from the rear property line in lieu of the required 10 feet and 2.9 feet from the side property line in lieu of the required 10 feet. - **920 Sheridan Drive** (*Originally approved on July 20, 2020*)
3. **Case A-21-30: Don and Lila Wooten**, property owners, request variances from the terms of the Zoning Regulations to allow an addition to be 5 feet 6 inches from the side property line (west) in lieu of the required 15 feet. - **3669 Rockhill Road**. (*Carry-over from the June 21, 2021 meeting.*)
4. **Case A-21-33: Buford Todd**, property owner, requests a variance from the terms of the Zoning Regulations to allow pool equipment to be 8 inches from the side property line (north) in lieu of the required 10 feet. - **17 Montcrest Drive** (*Carry-over from the June 21, 2021 meeting.*)
5. **Case A-21-34: Andrew and Morgan Gearhart**, property owners, request variances from the terms of the Zoning Regulations to allow an existing accessory structure to remain as located, 1.7 feet from the side property line (west) in lieu of the required 10 feet, and 3 feet from the principal structure (east) in lieu of the required 5 feet. - **752 Bentley Drive**
6. **Case A-21-35: Caroline Clark**, property owner, requests variances from the terms of the Zoning Regulations to allow a new single family dwelling to be located 9.127 feet from the side property line (northeast) in lieu of the required 15 feet. - **2900 Thornhill Road**

7. **Case A-21-36: Lloyd and Jane Timberlake Cooper**, property owners, request variances from the terms of the Zoning Regulations to allow an addition to an existing single family dwelling to be 32.4 feet from the primary front property line (Mountain Avenue) in lieu of the required 35 feet, and 8.5 feet from the secondary front property line (Main Street), in lieu of the required 13 feet. - **210 Mountain Avenue**
  
8. **Case A-21-37: Stephen and Lane Cross**, property owners, request a variance from the terms of the Zoning Regulations to allow the construction of an accessory structure to be 8 feet from the rear property line (southwest) in lieu of the required 10 feet. - **332 Cherry Street**
  
9. Adjournment. Next Meeting: **Monday**, August 16, 2021