

MEETING AGENDA
CITY OF MOUNTAIN BROOK
BOARD OF ZONING ADJUSTMENT
December 19, 2022
PRE-MEETING: 4:30 P.M.
REGULAR MEETING: 5:00 P.M.

**MEETING TO BE HELD IN PERSON AT CITY HALL AND 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.

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1. Approval of Minutes: November 21, 2022
 2. **Case A-22-29: Andrew and Tiffany Linn**, property owners, request variances from the terms of the Zoning Regulations to allow a retaining wall to be up to 10 feet in height in the front yard (Michael Lane) in lieu of the maximum allowed wall height of 4 feet.
401 Michael Lane (Carried-over from the October 17, 2022 and November 21, 2022 meetings.)
 3. **Case A-22-31: Mr. and Mrs. Elliott Mills**, property owners, request variances from the terms of the Zoning Regulations to allow a new single family dwelling to be 30.5 feet from the front property line (Pine Haven Drive), 20 feet from the rear property line (south), and to allow a detached accessory structure (garage) to be 20 feet from the rear property line, all in lieu of the required 35 feet. **-2929 Pine Haven Drive**
 4. **Case A-22-32: Mr. and Mrs. Harlan Prater**, property owners, request variances from the terms of the Zoning Regulations to allow alterations to a detached accessory structure (garage) to be 6 feet 6 inches from the rear property line (north) in lieu of the required 35 feet; 7 feet from the side property line (west) in lieu of the required 12.5 feet; and to allow the building area to be 35.4 percent in lieu of the maximum allowed of 35 percent.
-3750 East Fairway Drive
 5. **Case A-22-33: Mac and Kit Fairley**, property owners, request variances from the terms of the Zoning Regulations to allow a covered rear deck to be 23 feet from the rear property line (east) in lieu of the required 35 feet. **-3305 Montevallo Road**
 6. **Case A-22-34: Maruerite Gray Morris**, property owner, requests a variance from the terms of the Zoning Regulations to allow additions to an existing single family dwelling to be 12 feet 2 inches from the rear property line (north) in lieu of the required 40 feet. **-2109 Montevallo Road**

7. Next Meeting: **Tuesday, January 17, 2023**

8. Adjournment