

MEETING AGENDA
CITY OF MOUNTAIN BROOK
BOARD OF ZONING ADJUSTMENT
May 15, 2023
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: April 17, 2023
 2. **Case A-23-15: Daniel and Sara Morris**, property owners, request a variance from the terms of the Zoning Regulations to allow additions to be 33 feet from the primary front property line (Beech Street) and 14 feet from the secondary front property line (Beech Lane) both in lieu of the required 35 feet; and to be 11 feet from the side property line (north) in lieu of the required 12.5 feet. **-241 Beech Street**
 3. **Case A-23-16: Reid and Maggie Fisher**, property owners, request variances from the terms of the Zoning Regulations to allow a new single family dwelling to be 39.8 feet from the rear property line (north) in lieu of the required 40 and to allow the building coverage to be 26.6 percent of the lot in lieu of the maximum allowed of 25 percent. **-2930 Surrey Road**
 4. **Case A-23-17: Craig and Justyn Millar**, property owners, request variances from the terms of the Zoning Regulations to allow a detached accessory structure (treehouse) to be located in a front yard (instead of behind the front building line) and to be 30 feet from the secondary front property line (Wimbleton Road) in lieu of the required 40 feet. **-3703 Dunbarton Drive**
 5. Next Meeting: **June 19, 2023**
 6. Adjournment