

MEETING AGENDA
CITY OF MOUNTAIN BROOK
BOARD OF ZONING ADJUSTMENT
June 19, 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: May 15, 2023
 2. **Case A-23-17:** *(Carry-over from the May 15, 2023 meeting.)*
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 (Wimbledon Road) in lieu of the required 40 feet. **-3703 Dunbarton Drive**
 3. **Case A-23-18:** **Sara James**, property owner, requests variances from the terms of the Zoning Regulations to allow additions and alterations to be 24 feet 6 inches from the front property line (Dexter Avenue) in lieu of the required 35 feet, to be 12 feet from the rear property line (northwest) in lieu of the required 30 feet, to be 6 feet from the side property line (northeast) in lieu of the required 8 feet for portions of the building below 22 feet in height, to allow the maximum building area to be 39.9% in lieu of the maximum allowed of 35 percent, to allow walls to be as tall as 12 feet 9 inches in height in a front setback in lieu of the maximum front yard wall height allowed of 4 feet, to allow a wall to be as tall as 12 feet 4 inches in height in a side setback (northeast) in lieu of the maximum wall height allowed in a side setback of 8 feet, to allow a pool to be 0 feet from the rear property line (northwest) in lieu of the required 10 feet, and to allow pool equipment to be located 5 feet from a side property line (southwest) in lieu of the required 10 feet. **-304 Dexter Avenue**
 4. **Case A-23-20:** **Todd and Mary Pat Weiss**, property owners, request variances from the terms of the Zoning Regulations to allow the addition of a covered deck to be 34 feet 6 inches from the rear property line (east) in lieu of the required 40 feet. **-2901 Montevallo Road**

5. **Case A-23-21: John and Shelby Anderson**, property owners, request variances from the terms of the Zoning Regulations to allow an addition to be 8.5 feet from the secondary front property line (Montevallo Road) and 26.92 feet from the rear property line (west) both in lieu of the required 35 feet

2 Montevallo Lane

6. Next Meeting: **July 17, 2023**
7. Adjournment