

MEETING AGENDA
CITY OF MOUNTAIN BROOK
BOARD OF ZONING ADJUSTMENT
September 18, 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.

1. **Case A-23-27: Daniel and Mary Balkovetz**, property owners, request variances from the terms of the Zoning Regulations to allow an addition to the existing single family dwelling to be 32.4 feet from the rear property line (southeast) in lieu of the required 40 feet. **4217 Antietam Drive**
2. **Case A-23-28: Jeff and Kate Lloyd**, property owners, request variances from the terms of the Zoning Regulation to allow additions and alterations, including a second story, to an existing single family dwelling to be 30 feet from the front property line (Meadowbrook Lane) in lieu of the required 35 feet, to be 5.8 feet from the secondary front property line (Main Street) in lieu of the required 14 feet, and to be 6 feet from the side property line (south) in lieu of the required 9 feet. **410 Meadow Brook Lane**
3. **Case A-23-29: Daniel and Sara Morris**, property owners, request variances from the terms of the Zoning Regulations to allow additions and alterations to an existing single family dwelling to be 10 feet from the secondary front property line (Beech Lane) in lieu of the required 35 feet. **241 Beech Street**
4. **Case A-23-30: Alex and Charlotte Getz**, property owners, request variances from the terms of the Zoning Regulations to allow additions and alterations to an existing single family dwelling to be 34 feet 5 inches from the secondary front property line (Montevallo Road) in lieu of the required 40 feet, and to be 33 feet from the rear property line (west) in lieu of the required 40 feet. **3038 Canterbury Road**
5. **Case A-23-31: Robert and Lisa Nesbitt**, property owners, request variances from the terms of the Zoning Regulations to allow additions and alterations to be as close as 22.63 feet from the rear property line (east) in lieu of the required 40 feet. **714 Fairway Drive**

6. Next Meeting: **October 16, 2023**

7. Adjournment