

MEETING AGENDA
CITY OF MOUNTAIN BROOK
BOARD OF ZONING ADJUSTMENT
December 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. Approval of Minutes: October 18, 2023
2. **Case A-23-36: Mr. and Mrs. James Outland**, property owners, request variances from the terms of the Zoning Regulations to allow additions and alterations, including a new second story, to an existing non-conforming single family dwelling to be 25.9 feet from the front property line (Montevallo Drive) and 18.8 feet from the rear property line (east), both in lieu of the required 40 feet; and to be 12.3 feet from the side property line (south) and 2.2 feet from the side property line (north) both in lieu of the required 15 feet. **-2533 Montevallo Drive**
3. **Case A-23-37: Rachel Brown Fowler**, property owner, requests a variance from the terms of the Zoning Regulations to allow a new pool to be 4 feet from the side property line (east) in lieu of the required 10 feet. **-35 Cross Creek Drive**
4. **Case A-23-38: Matthew and Paige McClees**, property owners, request variances from the terms of the Zoning Regulations to allow additions and alterations to be 28 feet 11 inches from the front property line (Cherry Street) and 7 feet 6 inches from the side property line (southeast) in lieu of the required 8 feet. **-136 Cherry Street**
5. **Case A-23-39: Robert Ginhams and Laura Elliott**, property owners, request a variance from the terms of the Zoning Regulations to allow a second story addition to the existing non-conforming single family dwelling, to be 14.5 feet from the side property line (east) in lieu of the required 15 feet. **-333 Richmar Drive**
6. **Case A-23-40: Steven and Frances Nichols**, property owners, request variances from the terms of the Zoning Regulations to allow an addition to the existing single family dwelling to be 17 feet 5 inches from the rear property line (west) in lieu of the required 40 feet. **-2812 Surrey Road**

7. **Case A-23-41: Gustavo and Carmen Heudebert**, property owners, request variances from the terms of the Zoning Regulations to allow a carport addition to be 3.9 feet from the side property line (west) in lieu of the required 15 feet. **-3528 Belle Meade Way**
8. **Case A-23-42: Francis Summersell**, property owner, requests variances from the terms of the Zoning Regulations to allow a rear screened porch addition to the existing single family dwelling to be 34 feet from the rear property line (west) in lieu of the required 40 feet, and to allow the building area to be 25.6 percent in lieu of the maximum building area allowed of 25 percent. **-3816 Cromwell Drive**
9. Next Meeting: **January 16, 2024**
10. Adjournment