

16MEETING AGENDA
CITY OF MOUNTAIN BROOK
BOARD OF ZONING ADJUSTMENT
February 20, 2024
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: December 18, 2023
 2. **Case A-24-01: Stuart and Mary Hurst**, property owners, request a variance from the terms of the Zoning Regulations to allow alterations to the existing non-conforming single family dwelling to be 30.4 feet from the front property line (Winthrop Avenue) in lieu of the required 35 feet. **-20 Winthrop Avenue**
 3. **Case A-24-02: Matt and Allison Scully**, property owners, request a variance from the terms of the Zoning Regulations to allow an addition to be 5 feet from the side property line (south) in lieu of the required 8 feet. **-12 Alden Lane**
 4. **Case A-24-03: Lib and Coates Covington**, property owners, request variances from the terms of the Zoning Regulation to allow an addition to be 11.46 feet from the side property line (east) in lieu of the required 12.5 feet and to be 24.68 feet from the rear property line (south) in lieu of the required 35 feet. **-14 Montrose Circle**
 5. **Case A-24-04: Scott and Jenny Sobera**, property owners, request variances from the terms of the Zoning Regulation to allow a detached accessory structure (greenhouse) to be 5 feet from the rear property line (north) in lieu of the required 10 feet. **2824 Canoe Brook Circle**
 6. **Case A-24-05: Stephen Taylor and Catherine Agricola**, property owners, request variances from the terms of the Zoning Regulation to allow an alteration to the existing non-conforming garage to be 9.4 feet from the left side property line (west) in lieu of the required 12.5 and a screened in porch addition to be 23.5 feet from the secondary front property line (Cherry Street) in lieu of the required 35 feet. **3822 Jackson Blvd.**

7. **Case A-24-06: James Howe**, property owner, requests variances from the terms of the Zoning Regulation to allow an addition for an elevator shaft to be 8.2 feet from the left side property line (east) for portions of the structure above 22 feet in height in lieu of the required 12 feet. **18 Spring Street**
8. **Case A-24-07: John and Lynette Thurber**, property owners, request variances from the terms of the Zoning Regulation to allow pool equipment to be 6 feet from the rear property line (east) in lieu of the required 10 feet. **32 Country Club Blvd.**
9. **Case A-24-08: Mike and Penny Fuller**, property owners, request variances from the terms of the Zoning Regulation to allow additions and alterations to the existing non-conforming dwelling to be 13 feet 6 inches from the left side property line (north) in lieu of the required 15 feet, and to allow the building area to be 26.1 percent in lieu of the maximum allowed of 25 percent. **76 Country Club Blvd.**
10. **Case A-24-09: John Montgomery**, property owner, requests a variance from the terms of the Zoning Regulation to allow a pool to be located 7 feet from the rear property line (south) in lieu of the required 10 feet. **25 Fairway Drive**
11. Next Meeting: **Monday, March 18, 2024**
12. Adjournment