

BZA Packet

June 15, 2020

Hello All,

Enclosed please find your packet for the meeting of June 15, 2020.

We have:

- 1 new case

If you receive any citizen inquiries regarding these cases the proposed plans may be viewed by going to:

www.mtnbrook.org

- Calendar (upper right corner)
- Board of Zoning Adjustment (June 15, 2020)
- Meeting Information (for agenda) and Supporting Documents (to view proposed plans and/or survey select link associated with the case number)

If you have any questions about the cases please don't hesitate to give me a call at 802-3811 or send me an email at slatent@mtnbrook.org ...

Looking forward to seeing you on Monday!

Tyler

MEETING AGENDA
CITY OF MOUNTAIN BROOK
BOARD OF ZONING ADJUSTMENT
JUNE 15, 2020
PRE-MEETING: 4:30 P.M.
REGULAR MEETING: 5:00 P.M.

**MEETING TO BE HELD 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 18, 2020
 2. **Case A-20-12:** Florence Jackson, property owner, requests variances from the terms of the Zoning Regulations to allow the enclosure of an existing carport to be located 36 feet from the front property line (Halbrook Lane) in lieu of the required 40 feet and an addition to the rear of the existing home to be 35.5 feet from the rear property line (east) in lieu of the required 40 feet. **-3829 Halbrook Lane.**
 3. Next Meeting: Monday, July 20, 2020
 4. Adjournment



Variance Application - Part I

Project Data

Address of Subject Property 3829 HALEBROOK LANE
 Zoning Classification RES "B"
 Name of Property Owner(s) FLORENCE JACKSON
 Phone Number 205.515.8463 Email fejackson3028@gmail.com
 Name of Surveyor JACKINS, BUTLER + ADAMS (DAN ADAMS)
 Phone Number 205.879.3390 Email bbSURVE@bellsouth.net
 Name of Architect (if applicable) CAREY HAINESWORTH
 Phone Number 205.907.3711 Email ch3arch@att.net

Property owner or representative agent must be present at hearing

Please **fill in only applicable** project information (relating directly to the variance request(s)):

	Zoning Code Requirement	Existing Development	Proposed Development
Lot Area (sf)			
Lot Width (ft)			
Front Setback (ft) <i>primary</i>	40.0'	30.0'	30.0'
Front Setback (ft) <i>secondary</i>			
Right Side Setback			
Left Side Setback			
Right Side Setback (ft): For non-conforming narrow lots in Res-B or Res-C: Less than 22' high → 22' high or greater →			
Left Side Setback (ft): For non-conforming narrow lots in Res-B or Res-C: Less than 22' high → 22' high or greater →			
Rear Setback (ft)	40.0'	57.2'	35.5'
Lot Coverage (%)			
Building Height (ft)			
Other			
Other			



May 20, 2020

Board for Zoning Adjustment
City of Mountain Brook
56 Church Street
Mountain Brook, Alabama 35213

RE: 3829 Halbrook Lane

Dear Board Members,

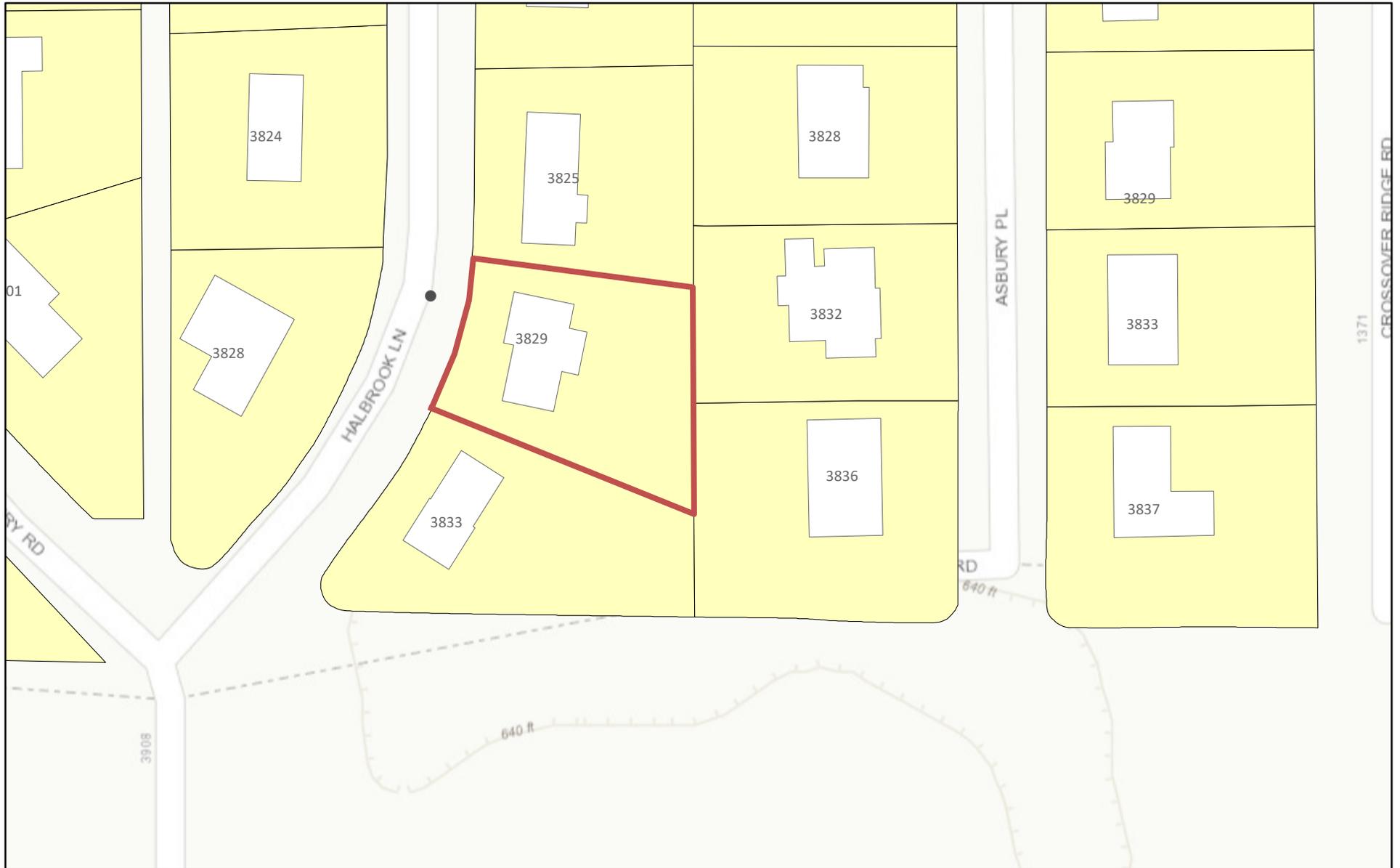
On behalf of Ms. Florence Jackson I submit a request for variance for the property at 3829 Halbrook Lane. The Owner requests relief from the front and rear setback requirement of 40.0' to enclose an existing open covered carport on the front, and a screen porch at the rear. Other proposed additions as shown on the accompanying site plan will be conforming and well within the 40' setback. The only portions non conforming will be the 12' length of the screen (+/- 42 s.f.) and the 12' width of the garage (+/- 48 s.f.).

Thank you for your consideration.

Very Truly Yours,

Carey F. Hollingsworth, III, AIA

A-20-12 Zoning

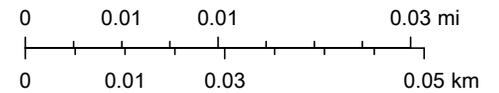


6/8/2020, 12:41:41 PM

Tax_Parcels

 Residence A District

1:1,128



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

Report to the Board of Zoning Adjustment

A-20-12

Petition Summary

Request to allow the enclosure of an existing carport to be located 36 feet from the front property line (Halbrook Lane) in lieu of the required 40 feet and an addition to the rear of the existing home to be 35.5 feet from the rear property line (east) in lieu of the required 40 feet.

Analysis

The proposed variances would allow for the enclosure of an existing covered carport within the required front yard setback as well as an addition to the rear of the home to be located in the rear setback. The existing carport is covered, but not enclosed. It currently sits at 36.6 feet from the front property line. The applicant is seeking to enclose this carport adding brick to the outside changing the setback to 36 feet in lieu of the required 40.

The applicant is also seeking a rear setback variance. The house currently sits at 57.2 feet from the rear property line. The proposed addition to the rear of the home consists of a kitchen and screened in porch. The applicant is requesting 35.5 feet in lieu of the required 40 feet to allow this addition.

The applicant stated that the shape of the lot was a hardship that made these additions difficult without a variance. The lot has a curved front property line making the proposed addition hard to achieve due to the existing design constraints. With regard to the rear request, the applicant stated that approximately 42 square feet of the addition of the screened porch and 48 square feet of the garage will be located within the setback. The rest of the construction will take place within the legal buildable area.

Impervious Area

The proposal is in compliance with the allowable impervious surface area.

Subject Property and Surrounding Land Uses

The property contains a single-family dwelling, and is surrounded by same.

Affected Regulation

Article IV, Sec. 129-52, Area and dimensional requirements

Appends

LOCATION: 3829 Hallbrook Lane

ZONING DISTRICT: Residence A District

OWNERS: Florence Jackson

A-20-12 Aerial



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2018 Aerial

Red: Band_1

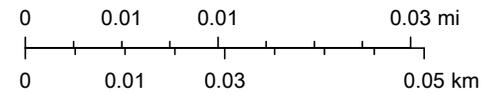


Green: Band_2



Blue: Band_3

1:1,128



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

Web AppBuilder for ArcGIS

JeffCoAL, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Hunter Simmons | Jefferson County Information Technology Services |



Variance Application Part II

Required Findings (Sec. 129-455 of the Zoning Ordinance)

To aid staff in determining that the required hardship findings can be made in this particular case, please answer the following questions with regard to your request. **These findings must be made by the Board of Zoning Adjustment in order for a variance to be granted** (please attach a separate sheet if necessary).

What special circumstances or conditions, applying to the building or land in question, are peculiar to such building or land, and do not apply generally to other buildings or land in the vicinity (including size, shape, topography, location or surroundings)?

- 1.) REQUESTING TO ENCLOSE EXISTING COVERED CARPORT.
- 2.) REQUESTING 42 S.F. OF SCREEN PORCH TO BE ^{ADDITIONAL} OUTSIDE THE SETBACK DUE TO SHAPE OF THE LOT. THE REST OF THE ADDITION WILL BE WELL INSIDE THE REQUIRED 40' SETBACK

Was the condition from which relief is sought a result of action by the applicant? (i.e., *self-imposed hardship* such as: "...converted existing garage to living space and am now seeking a variance to construct a new garage in a required setback...")

NO

How would the granting of this variance be consistent with the purpose and intent of the Zoning Regulations?

REQUESTING RELIEF DUE TO EXISTING CONDITIONS & LOT SHAPE UNUSUAL TO THIS LOT.