MEETING AGENDA
CITY OF MOUNTAIN BROOK
BOARD OF ZONING ADJUSTMENT
JULY 20, 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: June 15, 2020

2. **Case A-19-27: Extension -** Michael and Elizabeth Choy, property owners, request a variance from the terms of the Zoning Regulations to allow the construction of a new single family dwelling to be 27.9 feet from the rear property line (south) in lieu of the required 35 feet. (*Original variance approved on August 19, 2019.*)

3. **Case A-20-13**: Mike and Laura Baker, property owners, request a variance from the terms of the Zoning Regulations to allow a porch extension to be located 28.5 feet from the front property line (Cherry Street) in lieu of the required 35 feet. - **403 Cherry Street**

4. **Case A-20-14**: Sandra Crockett**,** property owner, requests a variance from the terms of the Zoning Regulations to allow an addition to an existing home to be 16 feet from the rear property line (north) in lieu of the required 35 feet. - **3704 Montrose Road**

5. **Case A-20-15:** Application withdrawn by applicant.

6. **Case A-20-16:** Southern Home Solutions, property owner, requests a variance from the terms of the Zoning Regulations to allow the construction of a garage to be located 26.6 feet from the front property line in lieu of the required 40 feet. - **4153 Kennesaw Drive**

7. **Case A-20-17:** Patrick Moulton, property owner, requests variances from the terms of the Zoning Regulations to allow for construction to replace a non-conforming detached accessory structure to be located 8.4 feet from the rear property line in lieu of the required 10 feet and 2.9 feet from the side property line in lieu of the required 10 feet. - **920 Sheridan Drive**

8. **Case A-20-18**: Will and Mary McDonald, property owners, request variances from the terms of the Zoning Regulations to allow alterations to an existing house, located 19 feet from the front property line in lieu of the required 40 feet; and to allow an addition to be 30 feet from the rear property line in lieu of the required 40 feet. - **73 Fairway Drive**

9. Election of Officers

10. Next Meeting: Monday, August 17, 2020

11. Adjournment

A-19-27

CITY OF MOUNTAIN BROOK

Department of Planning, Building & Sustainability
56 Church Street
Mountain Brook, Alabama 35213
Telephone: 205.802.3810
www.mtnbrook.org

BOARD OF ZONING ADJUSTMENT
MEETING SUMMARY

Meeting Date:	August 19, 2019
Case Number:	A-19-27
Case Address:	817 Beech Court
Property Owner(s):	Michael and Elizabeth Choy mchoy@burr.com
Type Request:	Michael and Elizabeth Choy, property owners, request a variance from the terms of the Zoning Regulations to allow the construction of a new single family dwelling to be 27.9 feet from the rear property line (south) in lieu of the required 35 feet.
Action Taken:	The Board of Zoning Adjustment approves the variance request as submitted.

Dana O. Hazen

Dana O. Hazen, MPA, AICP
Director of Planning, Building and Sustainability

Variance Application - Part I

Project Data

Address of Subject Property 817 Beech Court, Mountain Brook, 35213

Zoning Classification Residential

Name of Property Owner(s) Elizabeth Choy and Michael Choy

Phone Number 205/401-2389 Email mchoy@burr.com

Name of Surveyor Ray Weygand

Phone Number 205/942-0086 Email ray@weygandsurveyor.com

Name of Architect (if applicable) _____

Phone Number _____ Email _____

☒ 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) *primary*			
Front Setback (ft) *secondary*			
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)	35'		27'9"
Lot Coverage (%)			
Building Height (ft)			
Other			
Other			

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)?

We are requesting a variance to the current building setback (35') at 817 Beech Court. The current setback requirement of (35') prohibits/restricts the depth of the design of the proposed house to be built on this lot. We propose a variance on the rear setback of (27'9"). We propose to built a 3500 square foot, 4BR, 4BA house at 817 Beech Court. Michael Choy 7/26/2019

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?

It is my understanding that similar variances have been granted in the past under substantially similar circumstances.

A-19-27 Zoning

8/8/2019, 11:48:21 AM

Tax_Parcels

Residence B District

Residence C District

Residence D District

1:1,128

0 0.01 0.01 0.03 mi

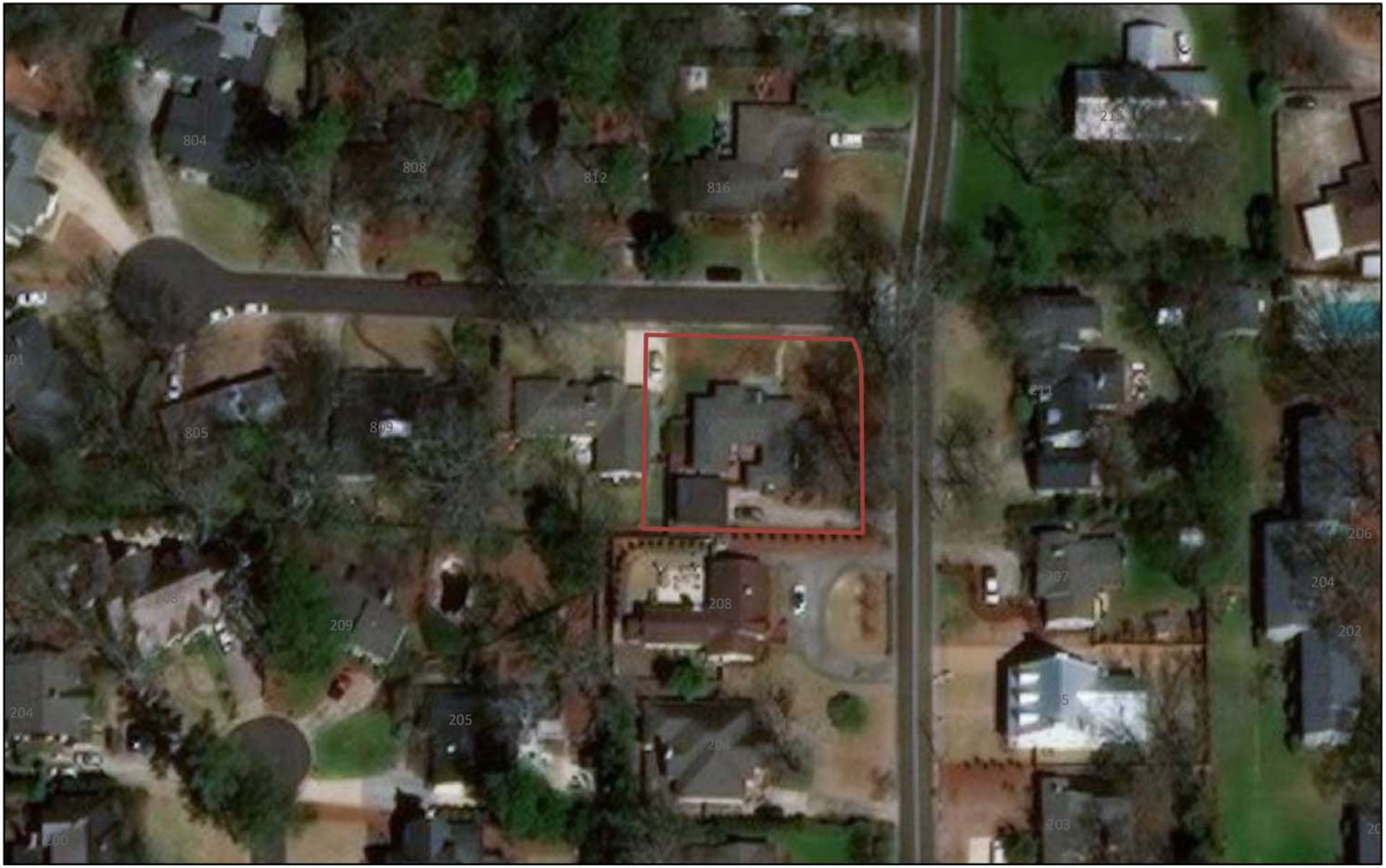
0 0.01 0.03 0.05 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS

Hunter Simmons | Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

A-19-27 Aerial



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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Web AppBuilder for ArcGIS
Hunter Simmons | DigitalGlobe, Microsoft |

Report to the Board of Zoning Adjustment

A-19-27

Petition Summary
Request to allow the construction of a new single family dwelling to be 27.9 feet from the rear property line (south) in lieu of the required 35 feet.

Analysis
The hardships in this case are the corner lot configuration and the shallowness of the lot (112 feet). The existing house encroaches into the primary front (Beech Court), the rear and the right side setbacks (see existing survey). The proposed new house is to encroach only into the rear; an improvement from the existing setback configuration. Also, a larger than required right side setback is proposed (16 feet in lieu of the required 12.5 feet).

Subject Property and Surrounding Land Uses
The property contains a single-family dwelling, and is surrounded by same.

Affected Regulation
Article IV, Residence B District; Section 129-52, Area and Dimensional Requirements

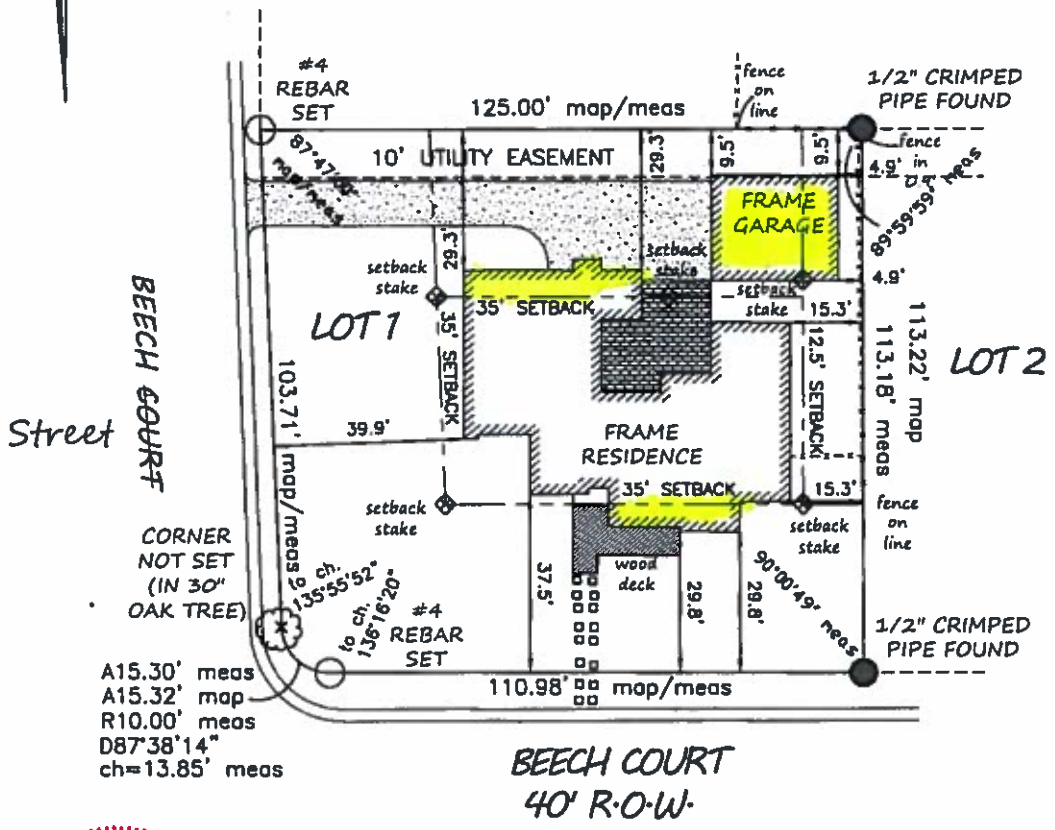
Appends
LOCATION: 817 Beech Court

ZONING DISTRICT: Res-B

OWNERS: Michael and Elizabeth Choy

LEGEND

ASP	ASPHALT	HW	HEADWALL	oLGT	LIGHT		ANCHOR
BLDG	BUILDING	MIN	MINIMUM	COV	COVERED	R	RADIUS
CALC	CALCULATED	MH	MANHOLE		DECK	R.O.W.	RIGHT OF WAY
MEAS	MEASURED	OH	OVERHANG		CONCRETE	SAN	SANITARY
CH	CHORD		POWER LINE		WALL	STM	STORM
LNG	LONG CHORD	PVMT	PAVEMENT			UTIL	UTILITY
d	DEFLECTION	W/	WITH	—X—	FENCE	AC	ACRES
Δ	DELTA	TAN	TANGENT	POR	PORCH	S.F.	SQUARE FEET
ESMT	EASEMENT	RES	RESIDENCE			℄	CENTERLINE



ALABAMA REGISTERED No. 24973 PROFESSIONAL LAND SURVEYOR RAY WEYGAND

SCALE: 1"=30'

STATE OF ALABAMA)
JEFFERSON COUNTY)

"Closing Survey"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 1, BEECH COURT as recorded in Map Volume 38 Page 38, in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, according to my survey of JULY 8, 2019. Survey invalid if not sealed in red.

Order No 3236
Purchaser CHOY
Address. 817 BEECH COURT

Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road Homewood, AL 35209
Phone (205) 942-0086 Fax: (205) 942-0087

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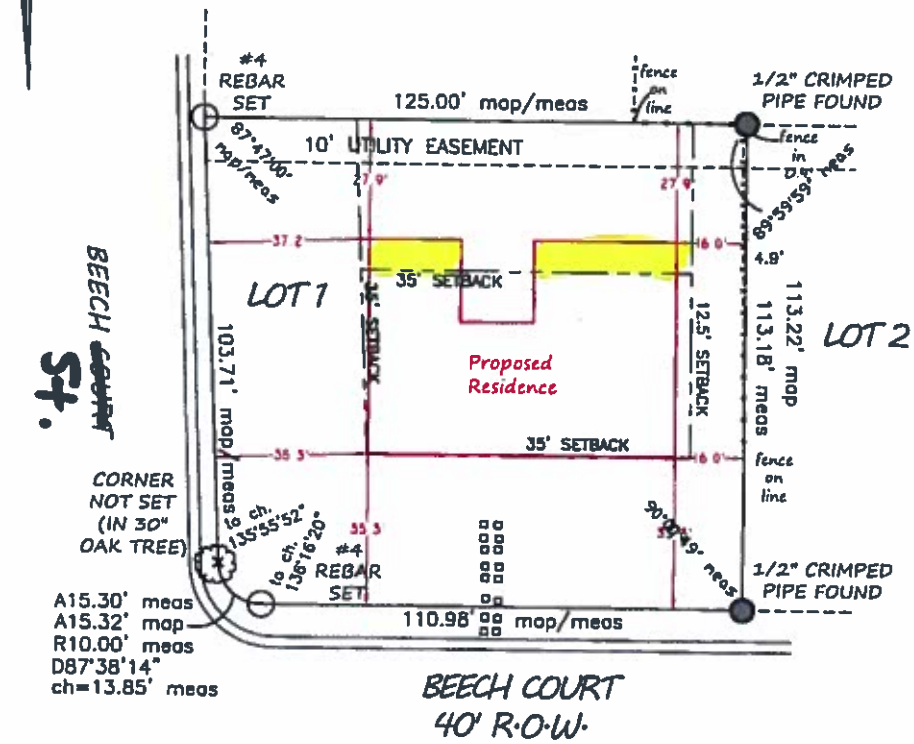
WEYGAND SURVEYORS

Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.

LEGEND

ASP	ASPHALT	HW	HEADWALL	oLGT	LIGHT		ANCHOR
BLDG	BUILDING	MIN	MINIMUM	COV	COVERED	R	RADIUS
CALC	CALCULATED	MH	MANHOLE		DECK	R.O.W.	RIGHT OF WAY
MEAS	MEASURED	OH	OVERHANG			SAN	SANITARY
CH	CHORD		POWER LINE		CONCRETE	STM	STORM
LNG	LONG CHORD	PVMT	PAVEMENT			UTIL	UTILITY
d	DEFLECTION	W/	WITH		WALL	AC	ACRES
Δ	DELTA	TAN	TANGENT	—X—	FENCE	S.F.	SQUARE FEET
ESMT	EASEMENT	RES	RESIDENCE	POR	PORCH	℄	CENTERLINE



ALABAMA REGISTERED No. 24973 PROFESSIONAL LAND SURVEYOR RAY WEYGAND

STATE OF ALABAMA)
JEFFERSON COUNTY)

"Plot Plan"

SCALE: 1"=30'

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 1, BEECH COURT, as recorded in Map Volume 39 Page 38, in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief; according to my survey of July 29, 2019. Survey invalid if not sealed in red.

Order No. 3736
Purchaser: CHOY
Address: 817 BEECH COURT

Ray Weygand, Reg. L.S. #24973
169 Cinmoor Road Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087
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WEYGAND SURVEYORS

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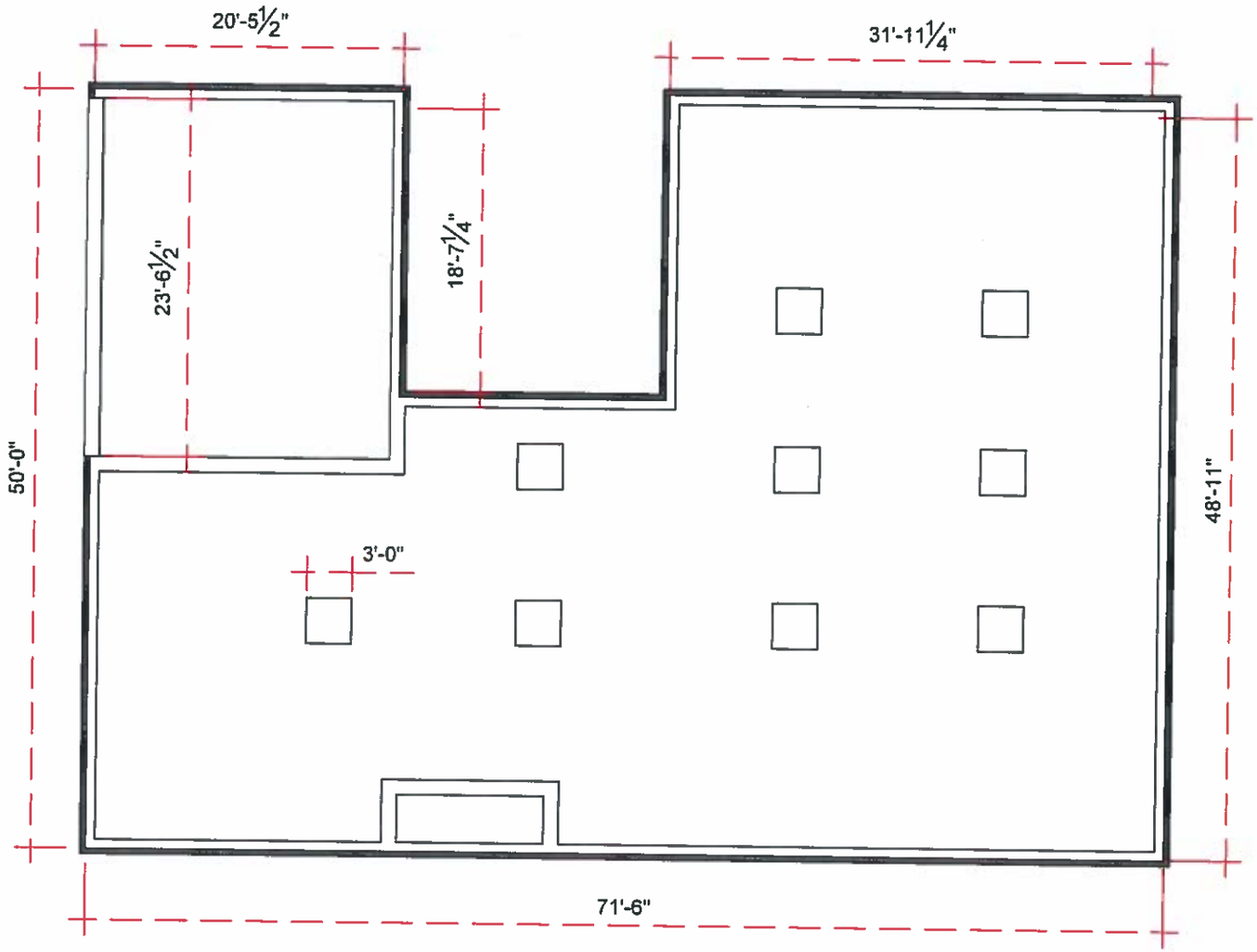
A-19-27



Foundation Plan for proposed House on
Beech Court

GCS
Ted Gibbs
205-503-3830

Choy Foundation
817 Beech Court

Variance Application - Part I

Project Data

Address of Subject Property 403 Cherry Street, Mt. Brook 35213

Zoning Classification Residence B

Name of Property Owner(s) Mike & Laura Baker

Phone Number (205) 873-4019 Email msbakes@gmail.com

Name of Surveyor Ray Weygand

Phone Number 205-942-0086 Email ray@weygandsurveyor.com

Name of Architect (if applicable) The Mulberry Studio, LLC (Jeremiah Wade)

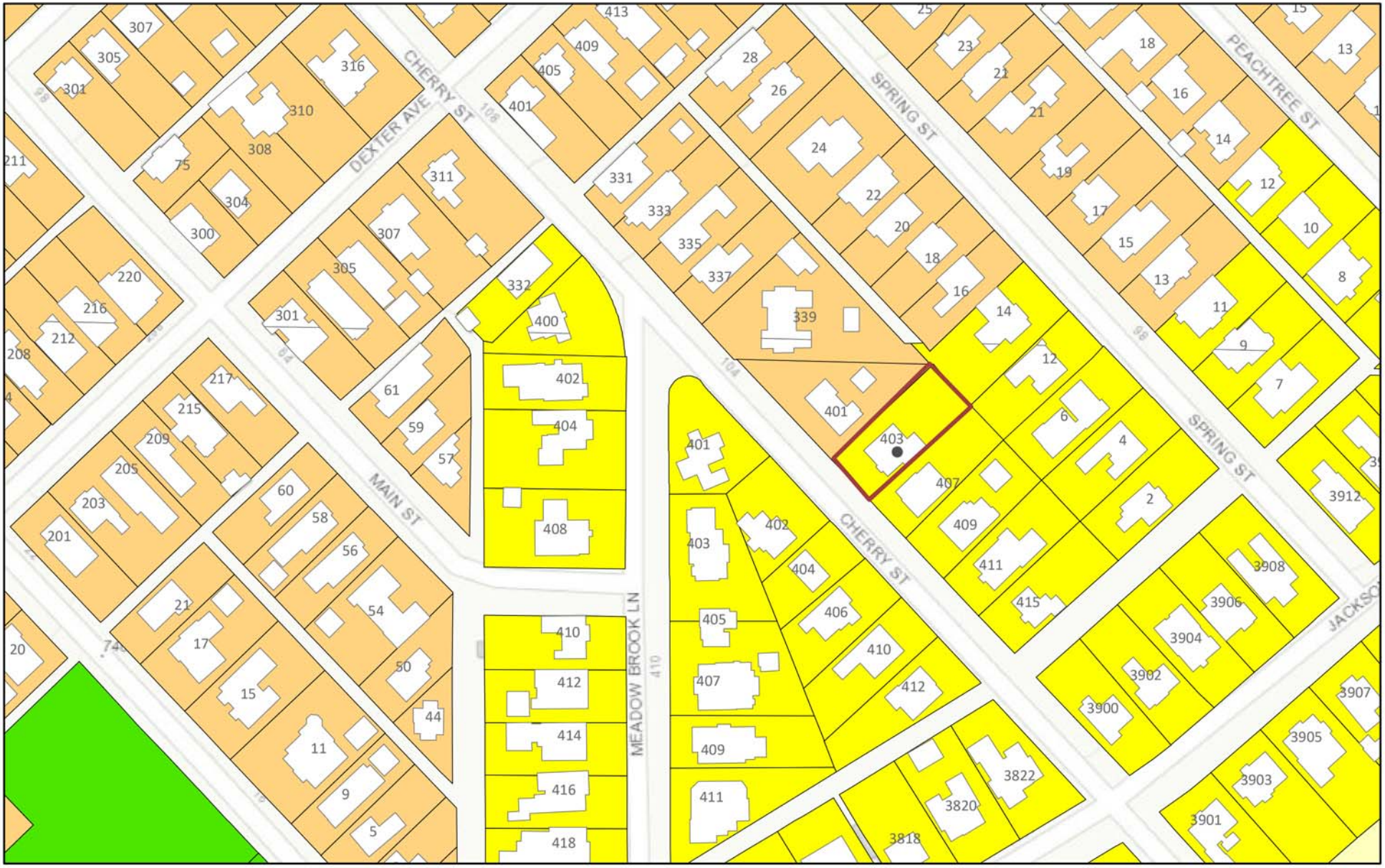
Phone Number 205-478-0113 Email jwade@themulberrystudio.com

☒ 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) *primary*	35'	29.8	28.5
Front Setback (ft) *secondary*			
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)			
Lot Coverage (%)			
Building Height (ft)			
Other			
Other			

A-20-13 Zoning



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Tax_Parcels

Residence A District

Residence B District

Residence C District

Recreation District

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

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

ArcGIS Web AppBuilder

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

Report to the Board of Zoning Adjustment

A-20-13

Petition Summary
Request to allow a 16-inch porch extension to be 28.5 feet from the front property line (Cherry Street) in lieu of the required 35 feet.

Analysis
The hardship in this case is the existing design constraint, in that the existing house encroaches into the required front setback. The applicant wishes to replace the existing porch columns and to extend the porch 16 inches further into the front setback.

The subject house was likely built under the Jefferson County zoning regulations prior to the annexation of Crestline into Mountain Brook, which would account for the non-conforming front setback. Other houses along the same side of Cherry maintain similarly non-conforming front setbacks (see attached zoning map).

While it has typically not been the practice of the BZA to allow encroachments into the front setbacks, it is s not anticipated that a replacement of the subject covered porch in the same location (or even a 16-inch enlargement toward the front) would be detrimental to the streetscape along the same side of Cherry, in that other houses appear to be closer to the front property line than the subject porch.

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, Residence B District; Section 129-53, Special Provisions for Nonconforming Residence B Lots

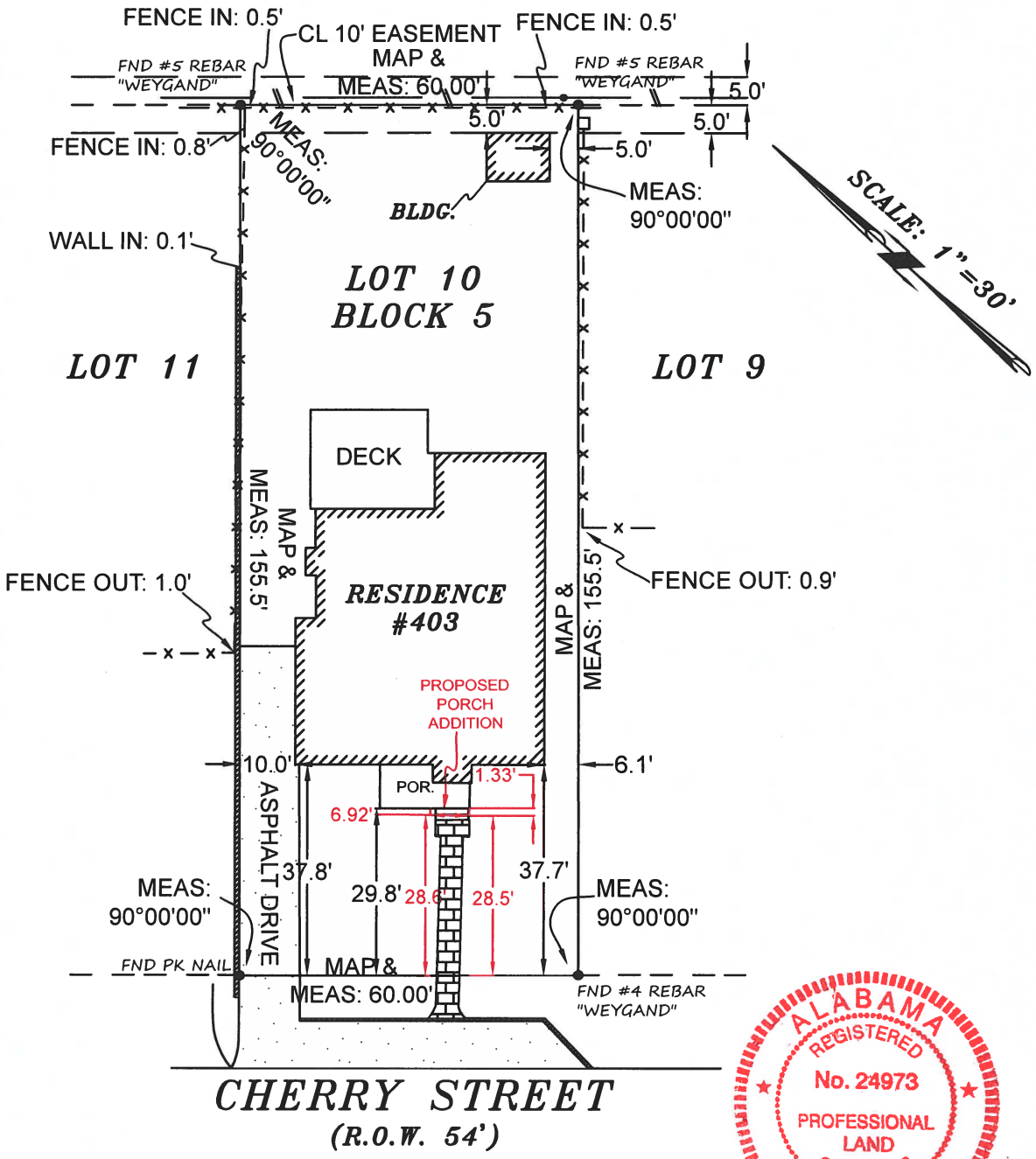
Appends
LOCATION: 403 Cherry Street

ZONING DISTRICT: Res-B

OWNERS: Mike and Laura Baker

LEGEND

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG	LONG CHORD
d	DEFLECTION
Δ	DELTA
ESMT	EASEMENT
HW	HEADWALL
MIN	MINIMUM
MH	MANHOLE
OH	OVERHANG
POR	PORCH
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTIL	UTILITY
AC	ACRES
S.F.	SQUARE FEET
℄	CENTERLINE
A/C	AIR CONDITIONER
•	POLE
>——	ANCHOR
—x—	FENCE
—\\—	OVERHEAD UTILITY WIRE
PVMT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
oLGT	LIGHT
COV	COVERED
	DECK
	CONCRETE
	WALL
□	COLUMN



ALABAMA REGISTERED No. 24973 PROFESSIONAL LAND SURVEYOR RAY WEYGAND

STATE OF ALABAMA)
JEFFERSON COUNTY)

"PLOT PLAN"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 10, Block 5, SHADES VALLEY GARDENS, as recorded in Map Volume 24, Page 68, in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief; according to my survey of JULY 6, 2020. Survey invalid if not sealed in red.

Order No.: 20201425
Purchaser: WADE
Address: 403 CHERRY STREET

Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087
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WEYGAND SURVEYORS

Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.

A-20-13 Aerial

7/14/2020, 1:11:01 PM

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS,

ArcGIS Web AppBuilder

Hunter Simmons | Jefferson County Information Technology Services | Microsoft, Maxar |

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)?

According to Dana Hazen, the residence is "existing non-conforming" due to the fact that it was constructed prior to annexation by the city of Mountain Brook. The front setback enforced by Mt. Brook is beyond the existing front porch as indicated on the drawings. The front porch structure is faulty in its design and deteriorating. The porch surface does not have adequate slope to drain rain water away from the house and off of its surface which has caused the porch columns to decay.

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, see above.

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

According to Dana Hazen, the other houses on the same side of Cherry are also non-conforming with regard to the existing front setback. The homeowners are seeking to replace their existing, deteriorating porch structure with one that is more weather resistant, durable, and safe. The footprint of the new porch is almost exactly the same as the old, with a small 16" extension at the steps.

Variance Application - Part I

Project Data

Address of Subject Property 3704 MONTROSE ROAD BIRMINGHAM, AL 35213

Zoning Classification RESIDENCE B

Name of Property Owner(s) SANDRA CROCKETT

Phone Number _____ Email SANDY@cflp.biz

Name of Surveyor WILLIAM CALLAHAN

Phone Number 205.229.1993 Email BUCK@SOUTHCENTRALSURVEYING.COM

Name of Architect (if applicable) EBEE TULLOS

Phone Number 404.931.0889 Email EBEETULLOS@gmail.com

☒ 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)	9996 sq'		
Lot Width (ft)	94'		
Front Setback (ft) *primary*	35'-0"		
Front Setback (ft) *secondary*			
Right Side Setback	12.5'		
Left Side Setback	12.5'		
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)	35'-0"		
Lot Coverage (%)		20.6	16
Building Height (ft)			
Other			
Other			

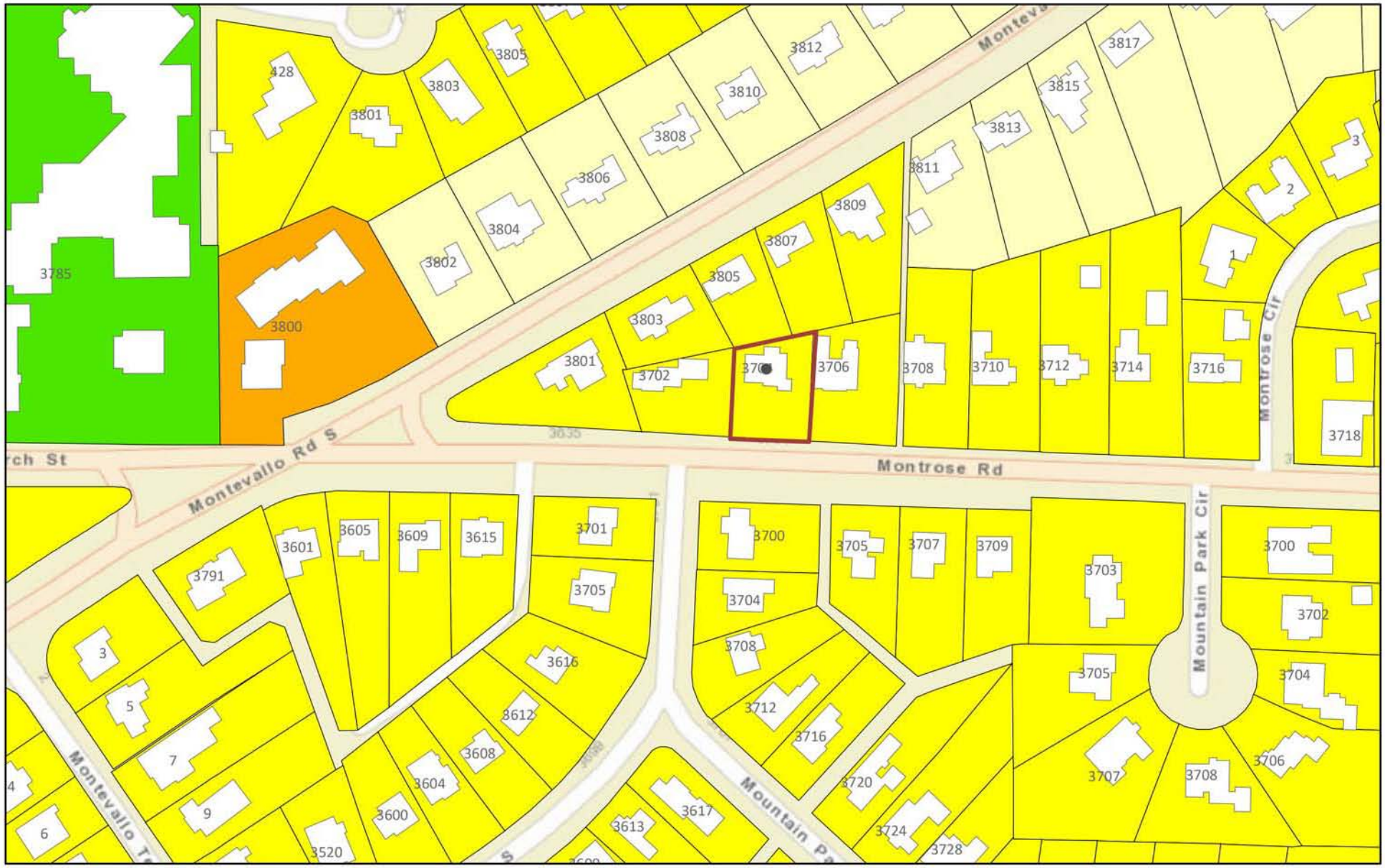
Request for Variance

June 26, 2020

We are proposing an addition to the rear elevation of 3704 Montrose Rose. The existing house sits in the prescribed setback, therefore this addition will be built in the rear setback. There is a 200 square foot addition at the left side of the house, and a small 60 square foot addition to the right side of the house. On the right side, we are simply squaring up the corner to make the interior space that is awkward and unusable, function. We are also adding a 30 square foot bay to the rear facade of the house, for additional room in the kitchen. With exception of the bay, these two additions do not protect out from any existing house corner, as you can see on the survey.

Ebee Tullos

A-20-14 Zoning



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Tax_Parcels

Residence A District

Residence B District

Residence D District

Recreation District

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

ArcGIS Web AppBuilder

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

Report to the Board of Zoning Adjustment

A-20-14

Petition Summary
Request to allow an addition to an existing home to be 16 feet from the rear property line (north) in lieu of the required 35 feet.

Analysis
The hardships in this case are the shallowness of the lot depth, the irregular lot shape, and the existing design constraints. The lot depth is an average of only 114 feet (where the average lot depth in Crestline is 150 feet), and the bulk of the existing house is 50 feet behind the front property line (where only 35 feet is required). Also, the rear property line is at an angle not parallel to the rear of the house.

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, Residence B District; Section 129-52, Area and Dimensional Requirements

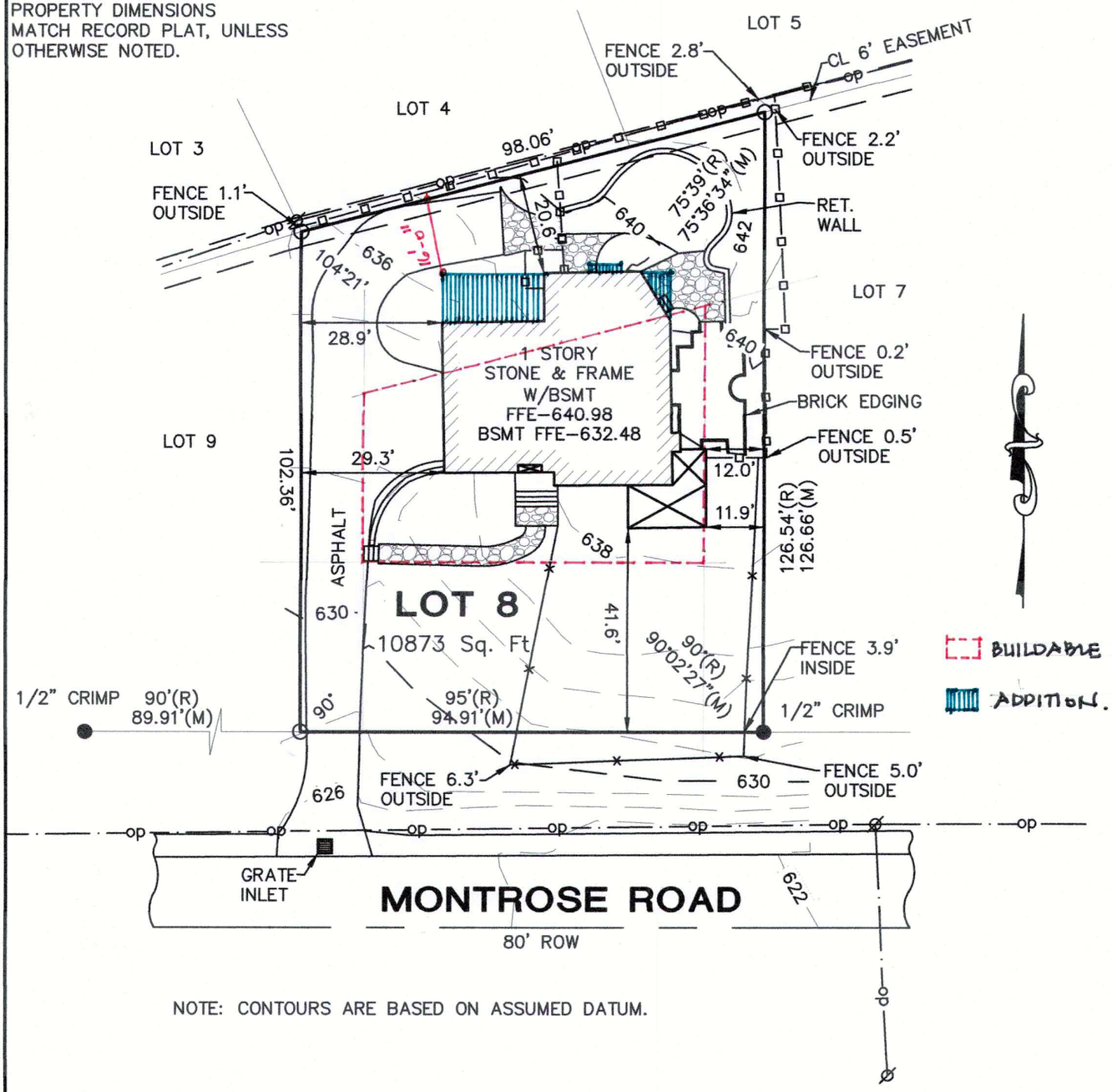
Appends
LOCATION: 3704 Montrose Road

ZONING DISTRICT: Res-B

OWNER: Sandra Crockett

PROJECT # 20-06007

NOTE:
PROPERTY DIMENSIONS MATCH RECORD PLAT, UNLESS OTHERWISE NOTED.



NOTE: CONTOURS ARE BASED ON ASSUMED DATUM.

Lot/Topographic Survey

STATE OF ALABAMA
JEFFERSON COUNTY

0' 30' 60' 90'

TO ALL INTERESTED PARTIES:
SCALE: 1" = 30"

I hereby state that this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Lot 8, according to the survey of EXUM & WHITMIRE ADDITION TO MOUNTAIN PARK ESTATES, as the same appears of record in the Office of the Judge of Probate, Jefferson County, Alabama, in Map Book 24, Page 19.

That there are no rights-of-way, easements, joint driveways or encroachments, over or across said land, visible on the surface or shown on recorded map, except as shown; that this survey shows the improvements located on said property; and that there are no electrical or telephone wires, (excluding wire which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said property, except as shown; and that the property is not located in a special hazard area and is shown in a Zone "X" on the Flood Insurance Rate Map for this area (Map No. 01073C0394G, dated September 29, 2006).

ALABAMA LICENSED NO. 28251 PROFESSIONAL LAND SURVEYOR WILLIAM D. CALLAHAN, JR.

GIVEN UNDER MY HAND AND SEAL, this the 11th day of June, 2020.

William D. Callahan, Jr.

William D. Callahan, Jr., PLS
AL Reg # 28251

PROPERTY ADDRESS:
3704 MONTROSE ROAD
MT. BROOK, AL 35213

CLIENT:
SANDRA CROCKETT

Field Survey: 06-10-2020

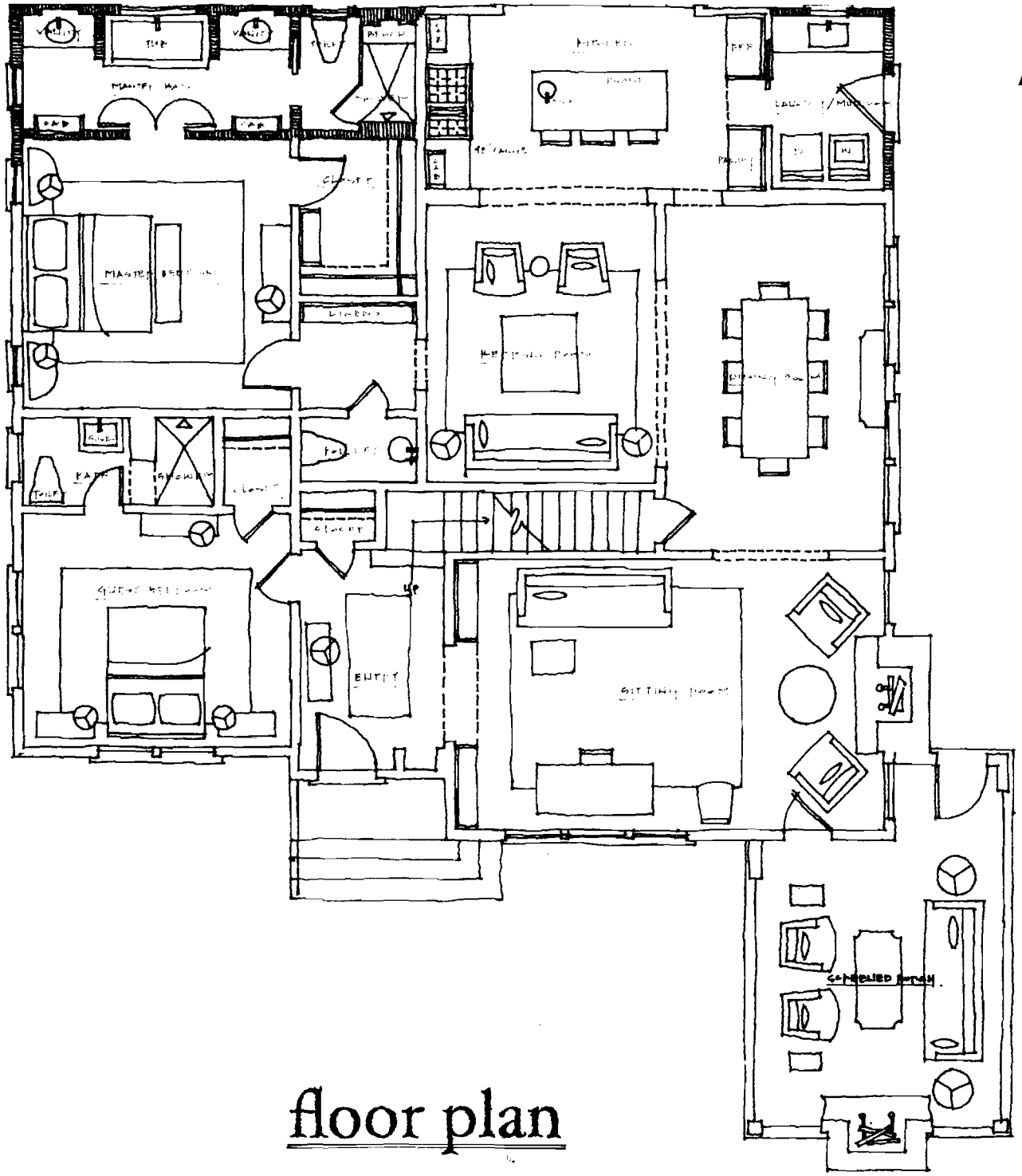
N W E S

South Central Surveying, LLC
RESIDENTIAL & COMMERCIAL LAND SURVEYING

156 SUNSET TRAIL
ALABASTER, ALABAMA 35007
PHONE 205-229-1993

-o-o- = WOOD FENCE
-x-x- = CHAIN LINK FENCE
= CONCRETE
= COVERED PORCH/DECK
U.T.S. = UNABLE TO SET
(R) = RECORDED
(M) = MEASURED
M.B.L. = MINIMUM BUILDING LINE
O = CAPPED REBAR SET
● = IRON FOUND (DESCRIPTION)
ASPH. = ASPHALT
-op- = OVERHEAD POWER
Ø = POWER POLE

A-20-14



floor plan

ELEVATION AT REAR OF HOUSE (ADDITION TO RIGHT SIDE)

· ELEVATION AT SIDE OF HOUSE.

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)?

SHALLOW LOT WITH AN ANGLED REAR PROPERTY LINE.

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...")

YES, WANTING TO ADD SQUARE FOOTAGE TO THE REAR OF HOUSE TO MAKE EXISTING LIVING SPACE MORE ADEQUATE.

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

WHAT WE ARE ASKING FOR IS WITHIN THE FOOTPRINT OF THE HOUSE. THE BACK WALL OF THE HOUSE IS ALREADY NONCONFORMING TO THE CODE.

A-20-14 Aerial

7/14/2020, 1:39:11 PM

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS,

ArcGIS Web AppBuilder

Hunter Simmons | Jefferson County Information Technology Services | Microsoft, Maxar |

Variance Application - Part I

Project Data

Address of Subject Property 4153 KENNESAW DR. MOUNTAIN BROOK AL 35213

Zoning Classification RESIDENTIAL

Name of Property Owner(s) SOUTHERN HOME SOLUTIONS

Phone Number 205-643-0460 Email

Name of Surveyor WEYGAND SURVEYORS

Phone Number 205-942-0086 Email

Name of Architect (if applicable) NA

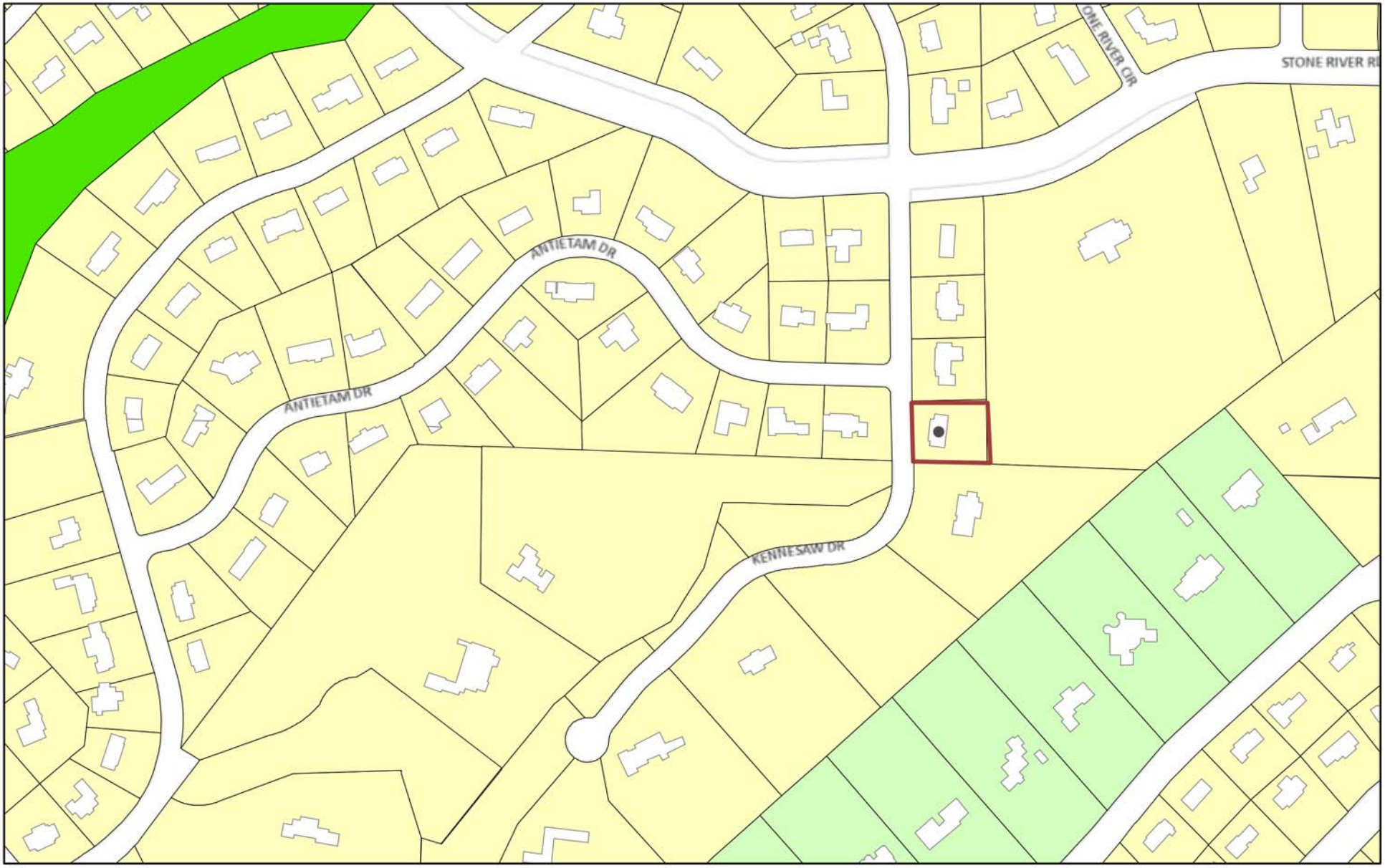
Phone Number Email

☒ 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)		24,467	24,467
Lot Width (ft) B			
Front Setback (ft) *primary*?			
Front Setback (ft) *secondary*?	NOT SURE TRIED CALLING MANY TIMES	52.8	26.6 one side 38.6 other
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)			
Lot Coverage (%)			
Building Height (ft)			
Other			
Other			

A-20-16 Zoning



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Tax_Parcels

Estate Residence District

Residence A District

Recreation District

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

ArcGIS Web AppBuilder

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

Report to the Board of Zoning Adjustment

A-20-16

Petition Summary
Request to allow the construction of attached a garage to be located 26.6 feet from the front property line in lieu of the required 40 feet.

Analysis
The applicant indicates that topography is the hardship associated with the request; the lot appears to slope from side to side and back to front (see attached street views; no topography map was submitted.) According to the applicant there is a steep slope at the rear of the house, making an addition to the rear of the house unfeasible.

The existing design constraints are such that the house is not parallel to the front property line. The original application did not include a survey that showed the required 40-foot front setback line, so it was presumed that both new garages were to encroach into the required front setback; but a supplemental survey shows that only the garage on the right is encroaching into the required front setback. One corner of the proposed garage is to be 13.4 feet into the required 40-foot front setback.

According to the zoning map, the subject house is already encroaching into the existing streetscape along Kennesaw (in front of the houses to the north, but still 52.8 feet front the front property line), so any addition to the front of the house (even one that did not need a variance) would be "in front of" the other houses. It should be noted that there is a large curve in the road to the south of the subject lot, and that the proposed encroachment is on the south corner of the house. It is not anticipated that the proposed encroachment would impact the streetscape along the south side of Kennesaw.

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 III, Residence A District; Section 129-34, Area and Dimensional Requirements

Appends
LOCATION: 4153 Kennesaw Drive

ZONING DISTRICT: Res-A

OWNER: Southern Home Solutions

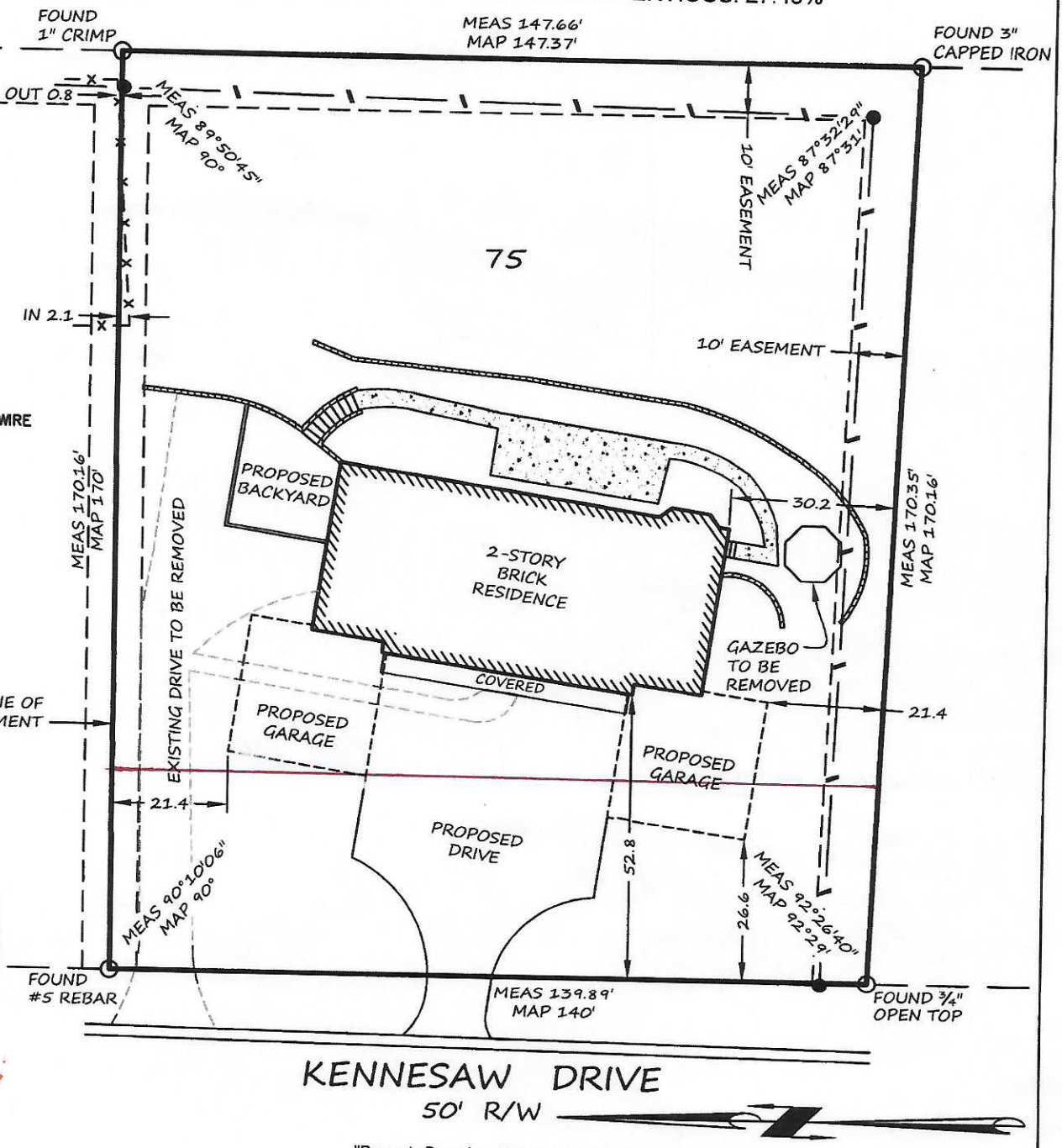
LEGEND

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG	LONG CHORD
d	DEFLECTION
Δ	DELTA
ESMT	EASEMENT
HW	HEADWALL
MIN	MINIMUM
MH	MANHOLE
OH	OVERHANG
POR	PORCH
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTIL	UTILITY
AC	ACRES
S.F.	SQUARE FEET
℄	CENTERLINE
A/C	AIR CONDITIONER
●	POLE
>—	ANCHOR
—X—	FENCE
—\\—	OVERHEAD UTILITY WIRE
PVMT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
oLGT	LIGHT
COV	COVERED
	DECK
	CONCRETE
	WALL
□	COLUMN

LOT AREA: 24,467 Sq. Feet +/-

PRE - CON. IMPERVIOUS: 5,042 SQ. FT. +/- PRE-CON. IMPERVIOUS: 20.60%

PRE - CON. IMPERVIOUS: 6,712 SQ. FT. +/- POST-CON. IMPERVIOUS: 27.43%



ALABAMA REGISTERED No. 24973 PROFESSIONAL LAND SURVEYOR RAY WEYGAND

SCALE: 1"=30'

STATE OF ALABAMA)
JEFFERSON COUNTY)

"Property Boundary Survey & Site Plan"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 75, CHEROKEE BEND 3RD SECTOR, as recorded in Map Volume 72, Page 38, in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief; according to my survey of June 23, 2020. Survey invalid if not sealed in red.

Order No.: 20201033
Purchaser: Nateghi
Address: 4153 Kennesaw Drive

Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087

Copyright ©

WEYGAND SURVEYORS

Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.

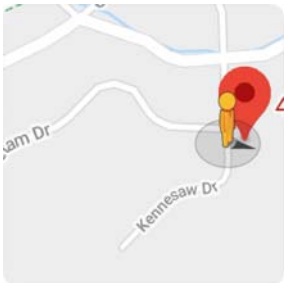
4154 Kennesaw Dr

Image capture: Nov 2012 © 2020 Google

Mountain Brook, Alabama

Google

Street View



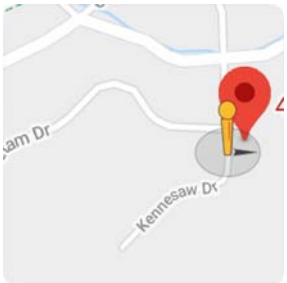
4153 Kennesaw Dr

Image capture: Nov 2012 © 2020 Google

Mountain Brook, Alabama

Google

Street View



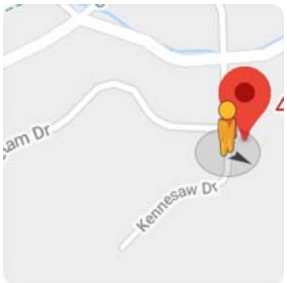
Google Maps 4153 Kennesaw Dr

Image capture: Nov 2012 © 2020 Google

Mountain Brook, Alabama

Google

Street View



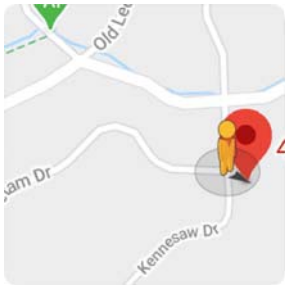
4157 Kennesaw Dr

Image capture: Jun 2019 © 2020 Google

Mountain Brook, Alabama

Google

Street View



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)?

THE GRADE OF OUR LAND IS UNLIKE ANY OF OUR NEIGHBORS. OUR 1st FLOOR IS UNDER THE DIRT ALONG WITH 1.5 SIDES OF THE HOME BELOW GRADE. WE ALSO HAVE AN INCREDIBLY STEEPER GRADE MAKING IT IMPOSSIBLE TO ATTACH A GARAGE TO THE SIDES AS IT WILL GO INTO THE NEIGHBORS PROPERTY. THE GRADE OF SLOPE FORCES HOUSE FURTHER FORWARD WITHIN THE LOT THEN ADJOINING PROPERTIES.

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…")

THE CURRENT HOME IS COMPLETELY UPSIDE DOWN IN DESIGN. TO MAKE THE HOME MORE ADA FRIENDLY DESIGN IS MOVING ALL COMMON AREAS TO FIRST FLOOR FOR EASIER ACCESS VS. CURRENT DESIGN. THE HOME IS BOMBARDED WITH WATER INTRUSION & PROPERTY'S GRADING CAUSING MANY WATER ISSUES. BY GRADING PROPERLY, ADDRESSING FRONT HILL, ADDING CATCH BASIN AND LEVELING WE CORRECT THIS WORSENING ISSUE. THIROLY CURB APPEAL FOR THIS HOME AND AREA IS CRITICAL. CURRENT GARAGE WILL BE LIVING SPACE.

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

NOT A PROFESSIONAL HOWEVER WE BEING A HOME THAT'S AN EYE SORE TO CHEROKEE BEND AND MOUNTAINBROOK TO A LEVEL FITTING FOR IT'S LOCATION. WE CORRECT SEVERE GRADING ISSUE THAT ARE SEVERE TO THE HOME AND FRONTAGE WHICH CAN AND WILL WORSEN AND ULTIMATELY NEGATIVELY IMPACT SURROUNDING AREAS. ALLOWING A FEW FEET TO GAIN SO MUCH IN RETURN IS A WIN - WIN FOR ALL PARTIES.

Variance Application - Part I

Project Data

Address of Subject Property 920 Sheridan Drive

Zoning Classification Residence "B"

Name of Property Owner(s) John Patrick Moulton

Phone Number 205.796.7946 Email patrickmoulton@gmail.com

Name of Surveyor Weygand Surveyors

Phone Number 205.942.0086 Email office@weygandsurveyor.com

Name of Architect (if applicable) Henry Sprott Long

Phone Number 205.323.4564 Email hanklong@bellsouth.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)	10,500 SF	10,500 SF	10,500 SF
Lot Width (ft)	75 Feet	75 Feet	75 Feet
Front Setback (ft) *primary*	35 Feet	35 Feet	35 Feet
Front Setback (ft) *secondary*	17.5 Feet	17.5 Feet	17.5 Feet
Right Side Setback	12.5 Feet	12.5 Feet	12.5 Feet
Left Side Setback	10 Feet	2.9 Feet	2.9 Feet
Right Side Setback (ft): For non-conforming narrow lots in Res-B or Res-C: Less than 22' high → 22' high or greater →	N/A	N/A	N/A
Left Side Setback (ft): For non-conforming narrow lots in Res-B or Res-C: Less than 22' high → 22' high or greater →	N/A	N/A	N/A
Rear Setback (ft)	35 Feet	8.4 Feet	8.4 Feet
Lot Coverage (%)	35 percent	28 percent	28 percent
Building Height (ft)	35 Feet	14 Feet	14 Feet
Other			
Other			

A-20-17

7/14/2020, 2:56:40 PM

Pavement Tax_Parcels

Residence B District

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

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

ArcGIS Web AppBuilder

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

Report to the Board of Zoning Adjustment

A-20-17

Petition Summary
Request to allow the replacement of a non-conforming detached accessory structure to be located 8.4 feet from the rear property line in lieu of the required 10 feet, and 2.9 feet from the side property line in lieu of the required 10 feet.

Analysis
The only apparent hardship is existing design constraints. The applicant is reusing the existing roofing and siding materials for the detached garage, but is replacing the footings and support studs.

It should be noted that the lot is somewhat unique in context with the its configuration and the context of adjoining lots. The lot to the rear is across an alley, which helps to add more separation between the proposed structure and those to the north. The lot to the east is rotated to front on Greenbriar Lane, so the rear property line of the subject lot aligns with the side property line of the adjoining lot, the house for which could be two stories and as close as 8 feet from its side property line without a variance.

Impervious Area
The proposal is in compliance with the allowable lot coverage (proposed is 34%); but exceeds the allowable impervious area (proposed is 45%). However, since the proposal is a replacement of the same footprint, the stormwater ordinances will allow it as long as the impervious area does not increase.

Subject Property and Surrounding Land Uses
The property contains a single-family dwelling, and is surrounded by same.

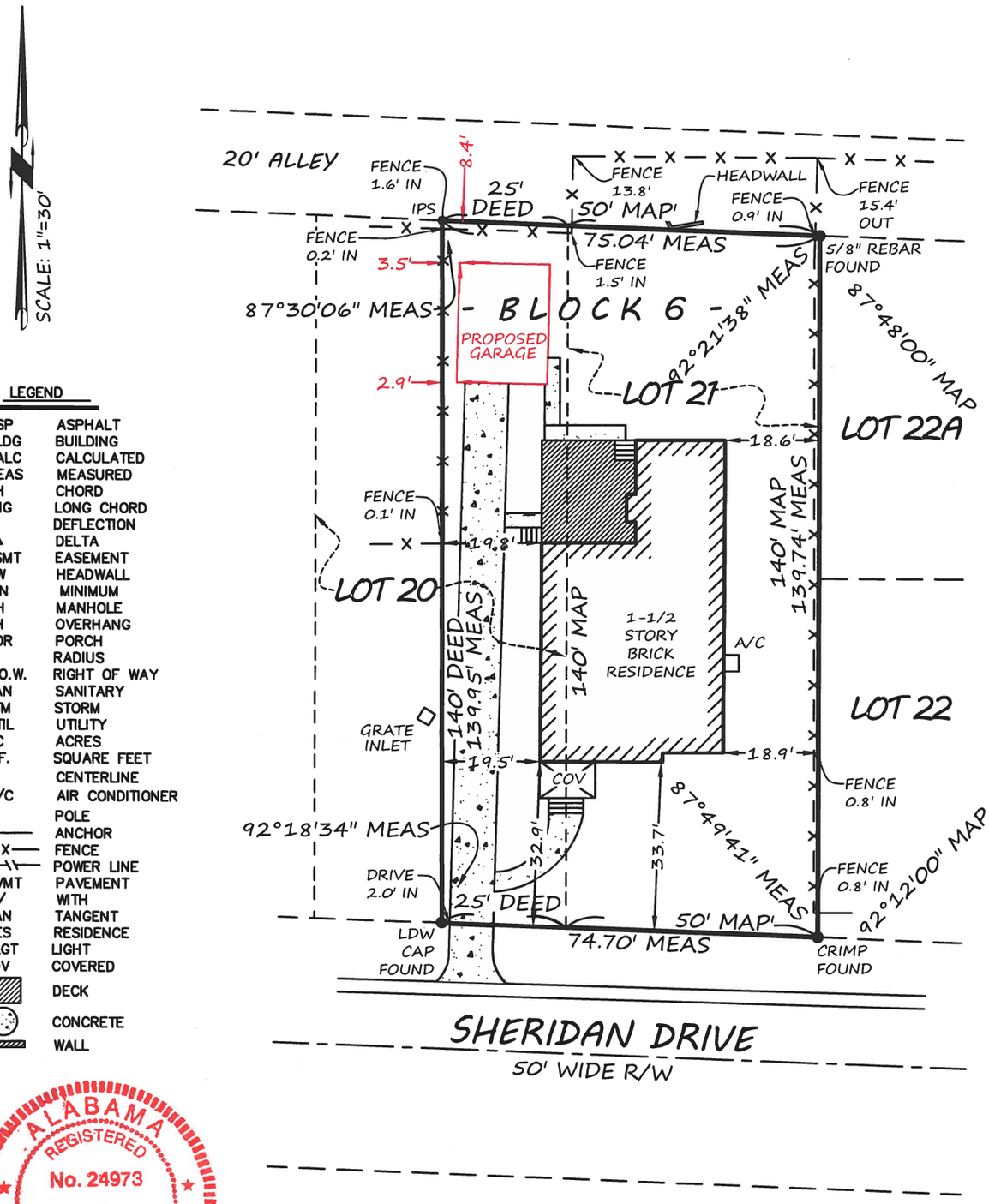
Affected Regulation
Article IV, Residence B District; Section 129-52, Area and Dimensional Requirements

Article XIX, General Area and Dimensional Requirements; Section 129-314, Accessory Structures on Residential Lots

Appends
LOCATION: 920 Sheridon Drive

ZONING DISTRICT: Res-B

OWNER: Patrick Moulton



LEGEND

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG	LONG CHORD
d	DEFLECTION
Δ	DELTA
ESMT	EASEMENT
HW	HEADWALL
MIN	MINIMUM
MH	MANHOLE
OH	OVERHANG
POR	PORCH
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTIL	UTILITY
AC	ACRES
S.F.	SQUARE FEET
℄	CENTERLINE
A/C	AIR CONDITIONER
●	POLE
	ANCHOR
—X—	FENCE
	POWER LINE
PVMT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
oLGT	LIGHT
COV	COVERED
	DECK
	CONCRETE
	WALL

ALABAMA REGISTERED No. 24973 PROFESSIONAL LAND SURVEYOR RAY WEYGAND

STATE OF ALABAMA)
JEFFERSON COUNTY)

"Plot Plan"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 21 AND THE EAST 1/2 OF LOT 20, BLOCK 6, McELWAINE, as recorded in Plat Book 3, Page 47, in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief; according to my survey of JULY 8, 2020. Survey invalid if not sealed in red.

Order No.: 20201473
Purchaser: _____
Address: 920 SHERIDAN DRIVE

Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087
Copyright ©

WEYGAND SURVEYORS

Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.

WP 1550

A-20-17 Aerial

7/14/2020, 3:04:59 PM

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS,

ArcGIS Web AppBuilder

Hunter Simmons | Jefferson County Information Technology Services | Microsoft, Maxar |

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)?

Existing Structure is a non-conforming Accessory Building which was Erected in 1952. This Structure is unique in that it was Erected 2.9 Feet from the western property line, and 8.4 Feet from the northern property line, which would later Classify it as non-conforming

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. The Existing building was on the property when I purchased the home. Severe Structural Damage was present due to no footing being poured in 1952. Building will remain in the Exact Location it has stood for the last 68 years, just in safer condition.

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

According to Article II, sec 129-12: "in both their interpretation and application, the zoning regulations were adopted for the promotion of public health, safety, morals, convenience, and General welfare of the city." I don't see this Accessory building conflicting with this ethos, and I think it has been an attractive & well-Accepted Structure in the neighborhood since its inception in 1952.

A-20-18

Variance Application - Part I

Project Data

Address of Subject Property 73 Fairway Drive

Zoning Classification Res A

Name of Property Owner(s) Will and Mary McDonald

Phone Number 612-7575 Email wmcdonaldiv@gmail.com

Name of Surveyor Robert Reynolds

Phone Number 823-7900 Email reynoldssurvey59@bellsouth.net

Name of Architect (if applicable) Richard Long (Long and Long Design)

Phone Number 205-637-5777 Email richard@longandlongdesign.com

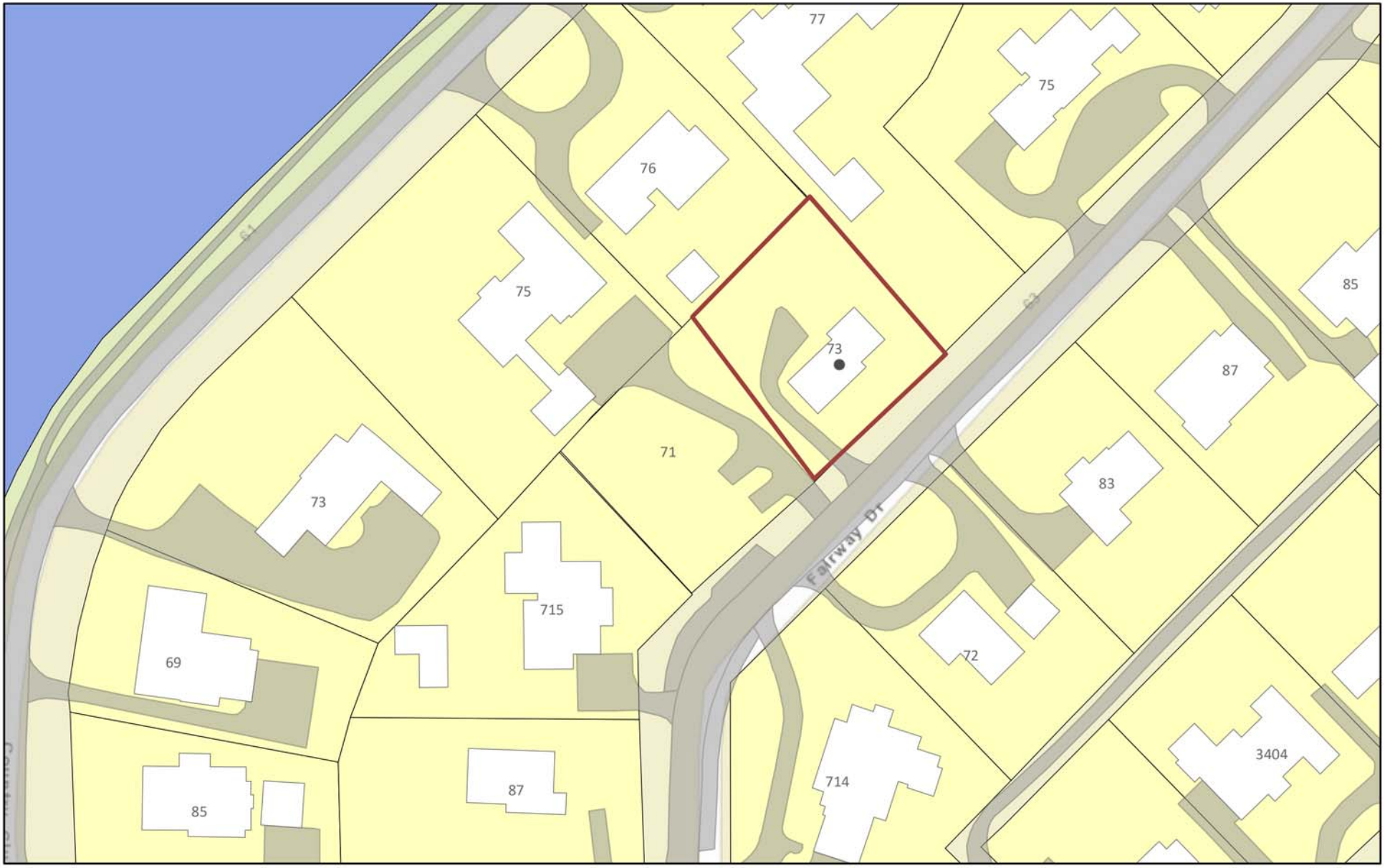
☒ Property owner or representative agent must be present at hearing

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

	Zoning Code Requirement	Existing Development	Proposed Development
Lot Area (sf)	~~11,611~~ 30k	11,611	11,611
Lot Width (ft)	100'	100'	100'
Front Setback (ft) *primary*	40'	25' (does not include 6' stoop)	25' to house 19' to stoop/porch
Front Setback (ft) *secondary*			
Right Side Setback	15'	21.2'	15'
Left Side Setback	15'	20.1'	20.1'
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'	61'	38
Lot Coverage (%)	25% (30% IMP)	39%	39%
Building Height (ft)	35'	28'	28'
Other			
Other			

61' house to Rear P – 31' Rear addition = 30' Rear variance

A-20-18 Zoning



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Pavement

Rec-2

Tax_Parcels

Residence A District

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

ArcGIS Web AppBuilder

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

Report to the Board of Zoning Adjustment

A-20-18

Petition Summary
Request to allow alterations to an existing house, located 19 feet from the front property line in lieu of the required 40 feet; and to allow an addition to be 30 feet from the rear property line in lieu of the required 40 feet.

Analysis
The hardship in this case is the shallow depth of the lot (115 feet), and the existing design constraint along the front (19 feet for the covered entry porch, and 25 feet for the house). The new construction is proposed in the rear setback, but conforms to the side setback.

Impervious Area
The proposal is in compliance with the allowable lot coverage (25%), but exceeds the allowable impervious surface area (39% proposed). The impervious area will need to be mitigated in accordance with the stormwater ordinance prior to issuance of permits associated with any approval of the variance request.

Subject Property and Surrounding Land Uses
The property contains a single-family dwelling, and is surrounded by same.

Affected Regulation
Article III, Residence A District; Section 129-34, Area and Dimensional Requirements

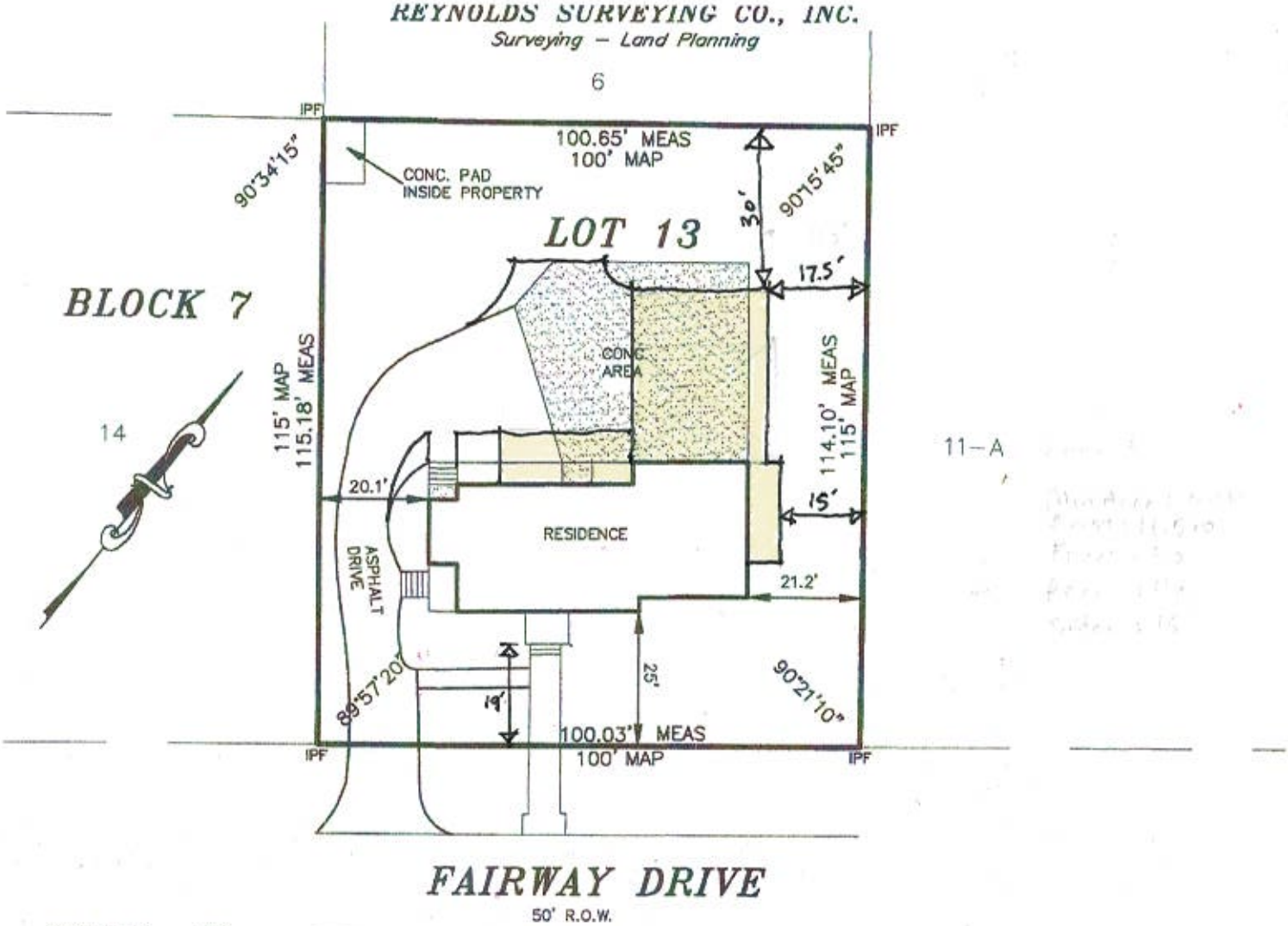
Appends
LOCATION: 73 Fairway Drive

ZONING DISTRICT: Res-A

OWNERS: Will and Mary McDonald

A-20-18

REYNOLDS SURVEYING CO., INC.
Surveying – Land Planning



SCALE: 1" = 30'

LEGEND
UTILITY POLE
GUY WIRE
RETAINING WALL
CONCRETE
FENCE
OVERHEAD ELECTRICAL
IPF IRON PIN FOUND
IPS IRON PIN SET

ALABAMA REGISTERED No. 25657 PROFESSIONAL SURVEYOR ROBERT REYNOLDS

STATE OF ALABAMA
JEFFERSON *COUNTY*

"CLOSING SURVEY"

I, Robert Reynolds, a Registered Surveyor, do here by state that this is a true and correct plat or map of Lot 13, *Block* 7, *of* COUNTRY CLUB GARDENS FIRST ADDITION, *as recorded in Map Book* 17, *Page* 87 *in the Office of the Judge Of Probate in* Jefferson *County, Alabama. All parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Surveying in the State of Alabama to the best of my knowledge, information and belief. The improvements on said premises are as shown. There are no visible encroachments on over or across said lands except as shown. According to my survey this the* 20 th *day of* February, 2018.

NOTE: This survey is not transferable to any additional institutions or subsequent owners.

Purchaser: N/A
Address: 73 Fairway Drive

Robert Reynolds
Reg. No. 25657

Google Maps 72 Fairway Dr

Image capture: Jun 2015 © 2020 Google

Mountain Brook, Alabama

Google

Street View

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)?

This is a non-conforming lot size (meets width, but only 11,611 sf lot area), relative to Res-A requirements.

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…")

Regarding Front Setback variance, the existing house and porch is non-conforming at 19' to property line. We would like a 19' front variance as we intend to make improvements to the existing footprint.
Regarding Rear Setback, a 40' Rear setback is a hardship based on the lot being smaller than min. required. We request a 30' variance to allow the two story Garage/Bedroom addition.

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

The variance would allow an existing non-conforming condition in the front, and a reasonable addition in the back considering the size of lot under Res-A standards.

A-20-18 Aerial

7/14/2020, 3:43:10 PM

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS,

ArcGIS Web AppBuilder

Hunter Simmons | Jefferson County Information Technology Services | Microsoft, Maxar |