BZA Packet

October 19, 2020

Hello All,

Enclosed please find your packet for the meeting of October 19, 2020.

We have:

- 5 new cases

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 (October 19, 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
OCTOBER 19, 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: July 20, 2020, August 17, 2020 and September 21, 2020**

2. **Case A-20-30:** Mark and Michelle Walters, property owners, request variances from the terms of the Zoning Regulations to allow an outdoor fireplace/chimney to be zero feet from the property line (west) in lieu of the required 10 feet. **- 3781 Village Lane**

3. **Case A-20-31:** John and Sumner Rives, property owners, request variances from the terms of the Zoning Regulations to allow the construction of a screened in porch addition to be 37 feet from the rear property line in lieu of the required 40 feet. **-3000 Southwood Road**

4. **Case A-20-32:** John Boydstun, property owner, request variances from the terms of the Zoning Regulations to allow the construction of a fence 6 feet in height in lieu of the maximum allowed fence height of 4 feet in a secondary front yard. **- 145 Euclid Avenue**

5. **Case A-20-33:** John and Sue Roberts, property owners, request variances from the terms of the Zoning Regulations to allow the construction of a covered porch to be located 2 feet from the side property line in lieu of the required 8 feet and allow the lot coverage to be 38 percent in lieu of the maximum lot coverage allowed of 35 percent. **- 128 Cherry Street**

6. **Case A-20-34:** Philip Yacko, property owner, requests variances from the terms of the Zoning Regulations to allow the creation of a Residence A lot that is 17,757 square feet in area in lieu of the required 30,000 square feet and 87.38 feet wide in lieu of the required 100 feet wide. **-3080 Overton Road**

7. **Next Meeting: November 16, 2020**

8. Adjournment

A-20-30

Variance Application - Part I

Project Data

Address of Subject Property 3781 VILLAGE LANE

Zoning Classification

Name of Property Owner(s) MARK A WALTERS + MICHELLE B WALTERS

Phone Number (770) 876-1163 Email WALTERSMAR@AOL.COM

Name of Surveyor WEYGAND SURVEYORS

Phone Number (205) 942-0086 Email

Name of Architect (if applicable) N/A

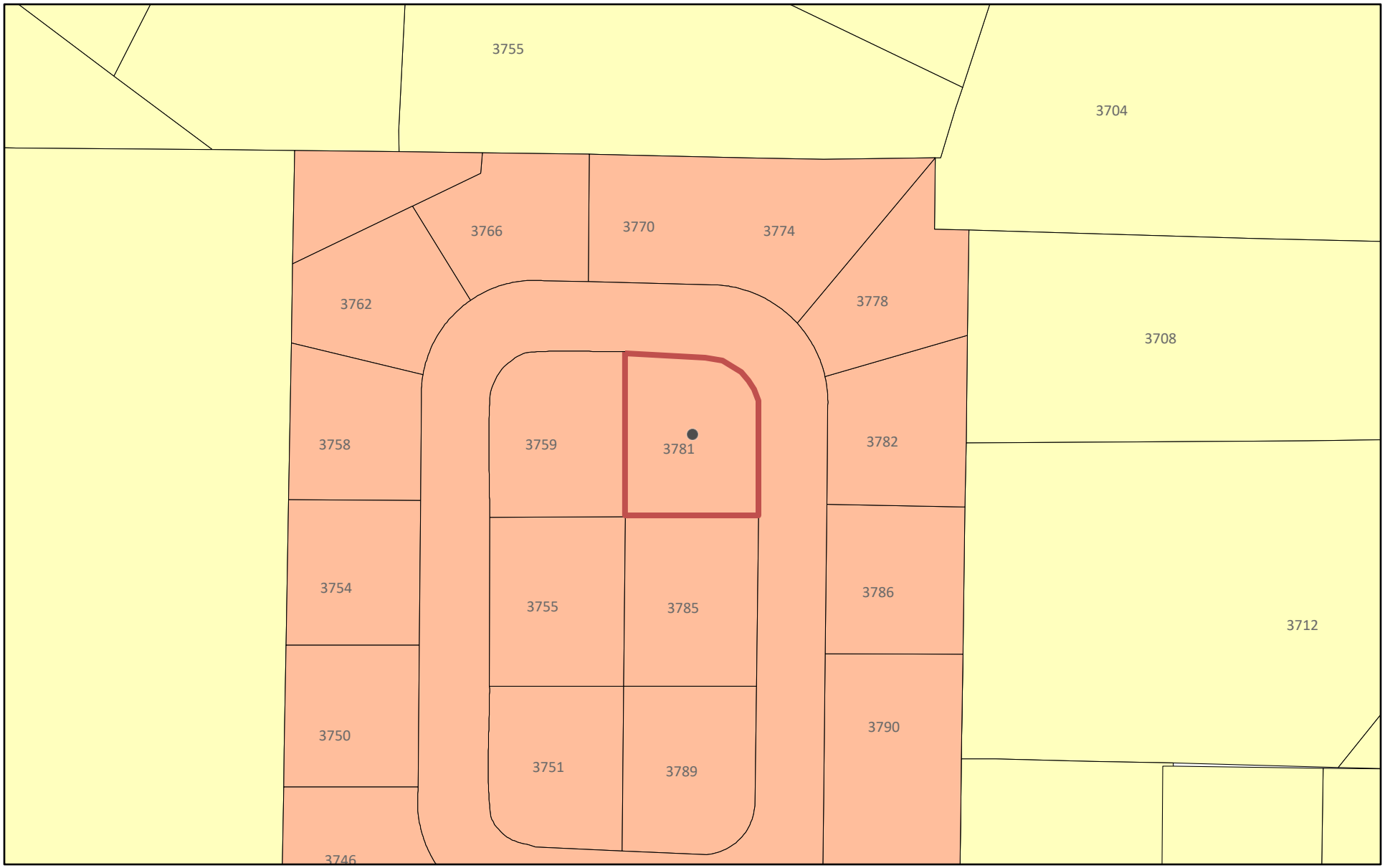
Phone Number N/A Email

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)	6825		
Lot Width (ft)	90.8		
Front Setback (ft) *primary*			
Front Setback (ft) *secondary*			
Right Side Setback	5		
Left Side Setback	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)	10		
Lot Coverage (%)			
Building Height (ft)			
Other			
Other			

A-20-30



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Tax_Parcels

RID

Residence A District

1:1,128

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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-20-30

Petition Summary
Request to allow an outdoor fireplace/chimney to be zero feet from the property line (west) in lieu of the required 10 feet.

Analysis
While RID zoning does not have a minimum lot size, it is clear that the hardship in this case is the small lot; also, that it is a corner lot. The general accessory structure regulations were not necessarily developed with RID lots in mind. RID is a custom zoning district that allows lots of this size, in this case, is smaller than a Res-C lot (approximately 6,700 square feet). In this particular RID, houses are permitted to be 5 feet from the side property line and 10 feet from the rear property line; so it may follow that requiring the typical 10-foot accessory building setback may be too stringent.

Background
On July 15, 2019, the Board approved a variance (A-19-25) for the same request to allow an outdoor fireplace/chimney to be zero feet from the property line in lieu of the required 10 feet.

On September 18, 2017, the Board approved a variance (A-17-38) to allow a swimming pool to be 5 feet 4 inches from the side property line (north) and 5 feet 4 inches from the rear property line (west), both in lieu of the required 10 feet.

On September 18, 2017, the Board approved a variance (A-17-39) at 3785 Village Lane to allow a swimming pool to be 7 feet 11 inches from the side property line (south) and 5 feet 11 inches from the rear property line (west), both in lieu of the required 10 feet.

In November 2014, the Board approved a variance at 3781 Village Lane to allow a swimming pool to be 5 feet from the rear property line (west).

On December 21, 2015 the Board approved a variance at 3751 Village Lane) to allow a swimming pool to be 5 feet from the rear property line (east).

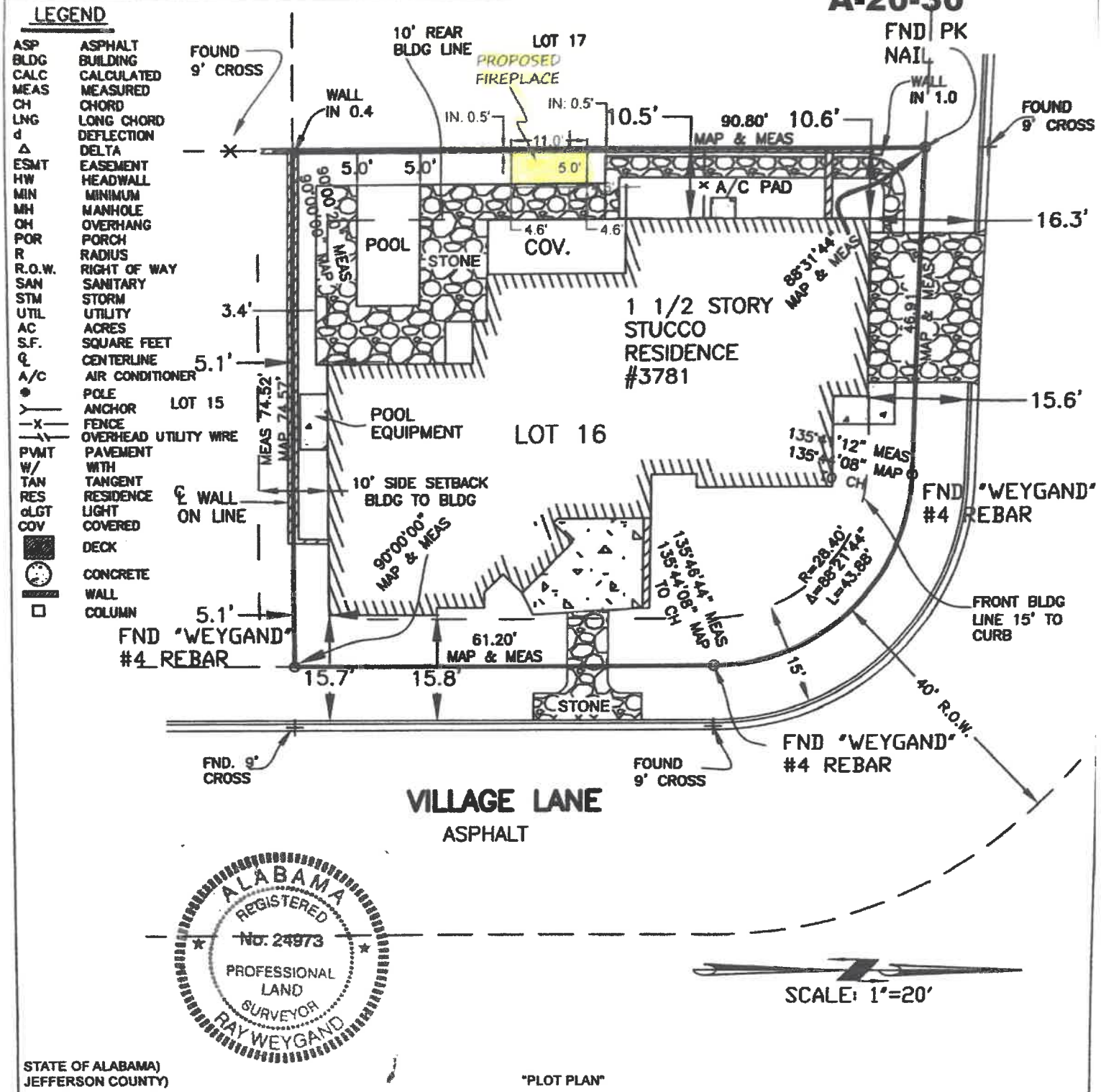
Impervious Area
RID development within subdivision detention. No percentage requirements.

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

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

Appends
LOCATION: 3781 Village Lane
ZONING DISTRICT: Residential Infill Lane
OWNERS: Mark and Michelle Walters

A-20-30



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 16, THE PARK AT OVERTON, as recorded in Map Volume 215, Page 60, 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 SEPTEMBER 4, 2020. Survey invalid if not sealed in red.

Order No.: 99497
Purchaser:
Address: 3781 VILLAGE LANE

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.

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)?

SMALL LOT. OWNER WOULD LIKE TO OUTDOOR FIREPLACE TO IMPROVE THE AESTHETICS OF THE BACK

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?

THERE ARE ALREADY AT LEAST 5 OUTDOOR FIREPLACES IN THE SUBDIVISION. CASE NO A-19-25 WAS APPROVED LAST YEAR BY THE CITY OF MT BROOK FOR A SIMILAR FIREPLACE IN THE SAME SUBDIVISION

A-20-30 Aerial

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2018 Aerial

Green: Band_2

Blue: Band_3

Red: Band_1

1:1,128

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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 |

Variance Application - Part I

Project Data

Address of Subject Property 3000 Southwood Road, Mountain Brook, Alabama 35223

Zoning Classification Residence A

Name of Property Owner(s) Mr. John Rives and Mrs. Sumner Rives

Phone Number 205.871.0003 Email jrives@blharbert.com sumnerrives@icloud.com

Name of Surveyor Weygand Surveyors

Phone Number 205.942.0086 Email quickbooks@notificationintuit.com

Name of Architect (if applicable) Alex Krumdieck

Phone Number 205.324.9669 Email jwinslett@krumdieck.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)	min. 30,000	50,000	No Change
Lot Width (ft)	min. 100'	154'	No Change
Front Setback (ft) *primary*	40'	154'	No Change
Front Setback (ft) *secondary*	N/A	N/A	N/A
Right Side Setback	15'	57'	37'
Left Side Setback		50'	No Change
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)	40'	25' (10' Carriage)	37'
Lot Coverage (%)	25% + 5% Imperv.	21% w/Imperv.	23% w/Imperv.
Building Height (ft)	35'	30'	30'
Other			
Other			

September 21st, 2020
Krumdieck A + I
200 28th Street South
Birmingham, Al 35233

Mountain Brook Board of Zoning Adjustments
56 Church Street
City of Mountain Brook
Mountain Brook, Al 35213

Re: Variance Application Written Statement

Members of the Board,

Thank you for the opportunity to present our proposal for a Rear Setback Variance for our clients, Mr. John Rives and Mrs. Sumner Rives. Our client's property is located at 3000 Southwood Road, Mountain Brook, Al 35233.

The renovation and addition project that we have been hired to complete includes the addition of approximately 900 square feet of front porch, screen porch, and living room expansion. The only part of the addition that requires the variance is the screen porch which is located on the side of the home. Currently the rear corner of the porch addition sits approximately 9" over the rear setback line. Including overhang and a step, the addition sits approximately 34" over the rear setback line.

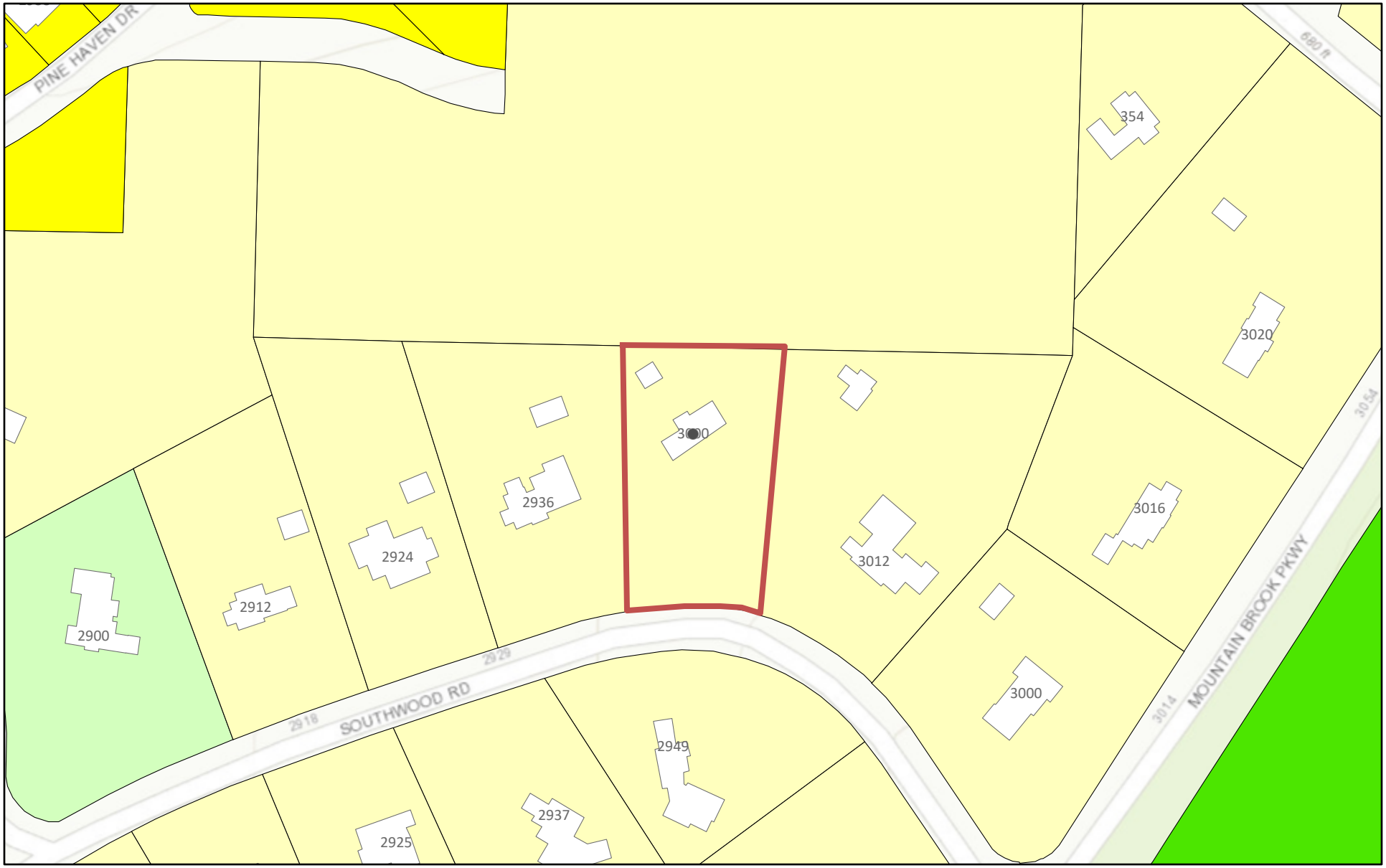
The historic placement of the home toward the rear of the property and the angle to be parallel to Mountain Brook Parkway, has resulted in the addition to the side of the home encroaching on the rear setback. If the home would have been placed similarly as its neighbors, as shown in our provided image, there would be multiple areas to add on to the house addressing the clients growing family needs without encroaching on any setback.

As historical precedence: the property currently still has the original carriage house, completely within the rear setback, as originally allowed, and a carport extending 15' within the rear setback. Our proposed addition would not encroach beyond those points.

Sincerely,

Alex Krumdieck, AIA
AK/kls
Enclosures

A-20-31 Zoning



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Estate Residence District

Residence A District

Residence B District

Recreation District

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-20-31

Petition Summary
Request to allow the construction of a screened in porch addition to be 37 feet from the rear property line in lieu of the required 40 feet.

Analysis
The applicant is requesting the variance in order to construct a screened in porch on the right side on the existing home. The orientation of the existing home is a hardship as the design constrains the ability of the applicant to construct this addition without the need for a variance.

The home is set back considerably farther to the rear of the property than the surrounding homes in the streetscape limiting the room in the rear for the porch addition. The home is approximately 168' from the front property line. The adjacent homes in the block are set back from 75'-100' on average. The home is also situated at an angle that makes the proposed porch extend into the rear setback at an angle. There is an existing carport and original carriage house to the rear of this home that are situated closer to the rear property line that the proposed porch.

Impervious Area
The proposed additions would comply with the regulations for lot coverage and impervious surfaces.

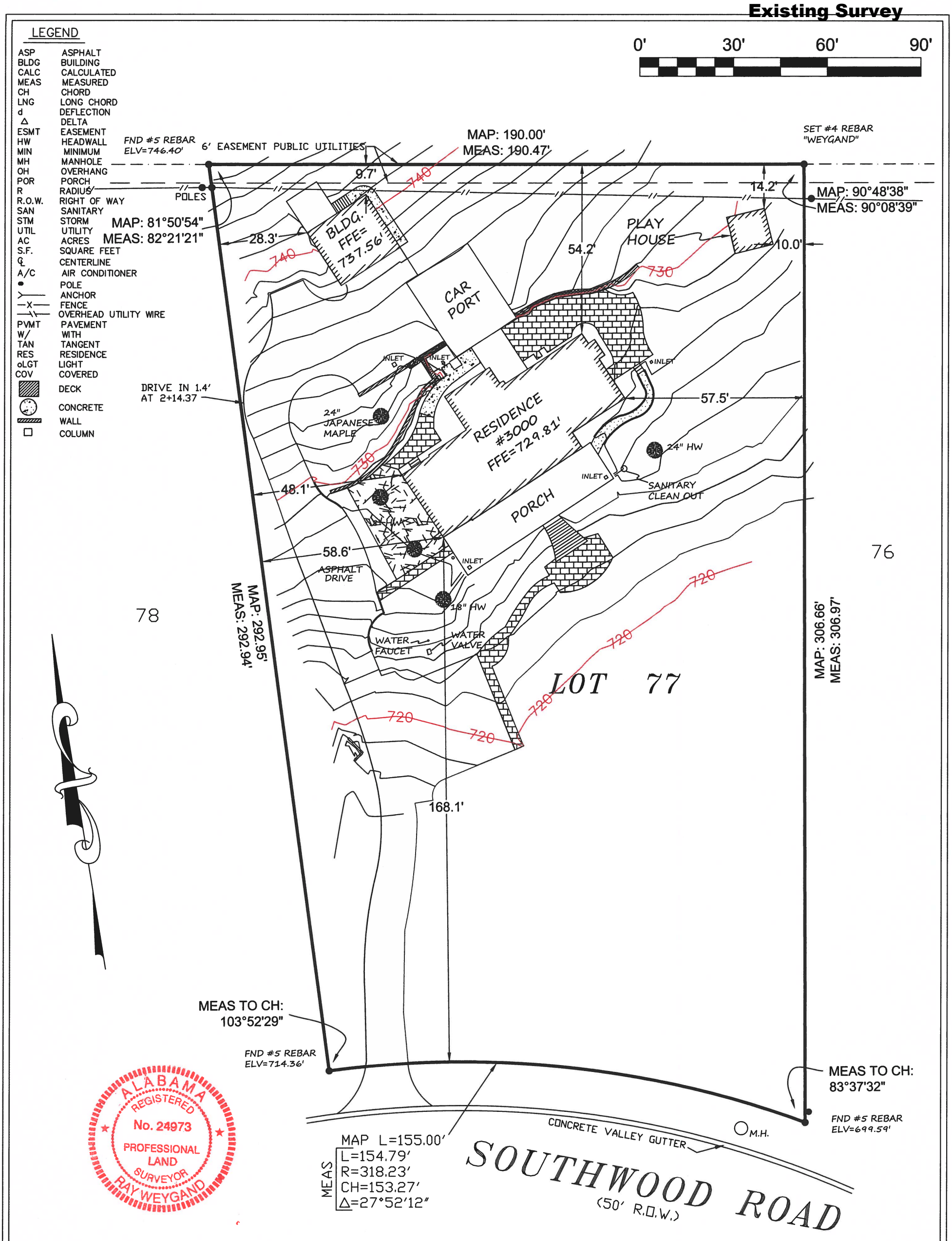
Subject Property and Surrounding Land Uses
The property contains a single-family dwelling, and is surrounded by same.

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

Appends
LOCATION: 3000 Southwood Road

ZONING DISTRICT: Residence A District

OWNERS: John and Sumner Rives



SCALE: 1" = 30'

STATE OF ALABAMA)
JEFFERSON COUNTY)

"TOPOGRPAHIC SURVEY"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 77, MOUNTAIN BROOK ESTATES, as recorded in Map Volume 16, Page 76 & 77, 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 SEPTEMBER 8, 2020. Survey invalid if not sealed in red.

Order No.: 2020196
Purchaser: _____
Address: 3000 SOUTHWOOD ROAD

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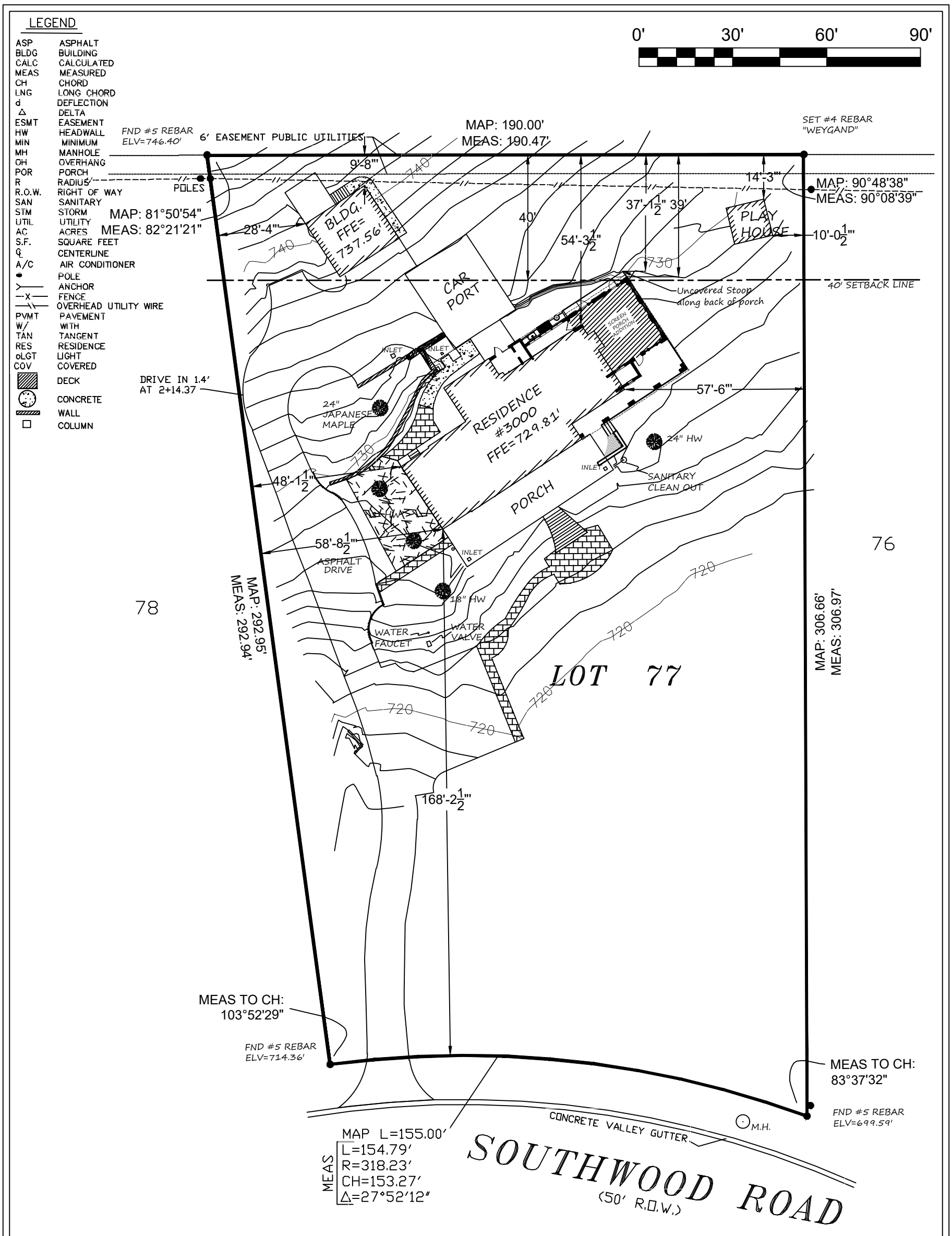
WEYGAND SURVEYORS

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.



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STATE OF ALABAMA)
JEFFERSON COUNTY)

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Order No.: 2020196
Purchaser: _____
Address: 3000 SOUTHWOOD ROAD

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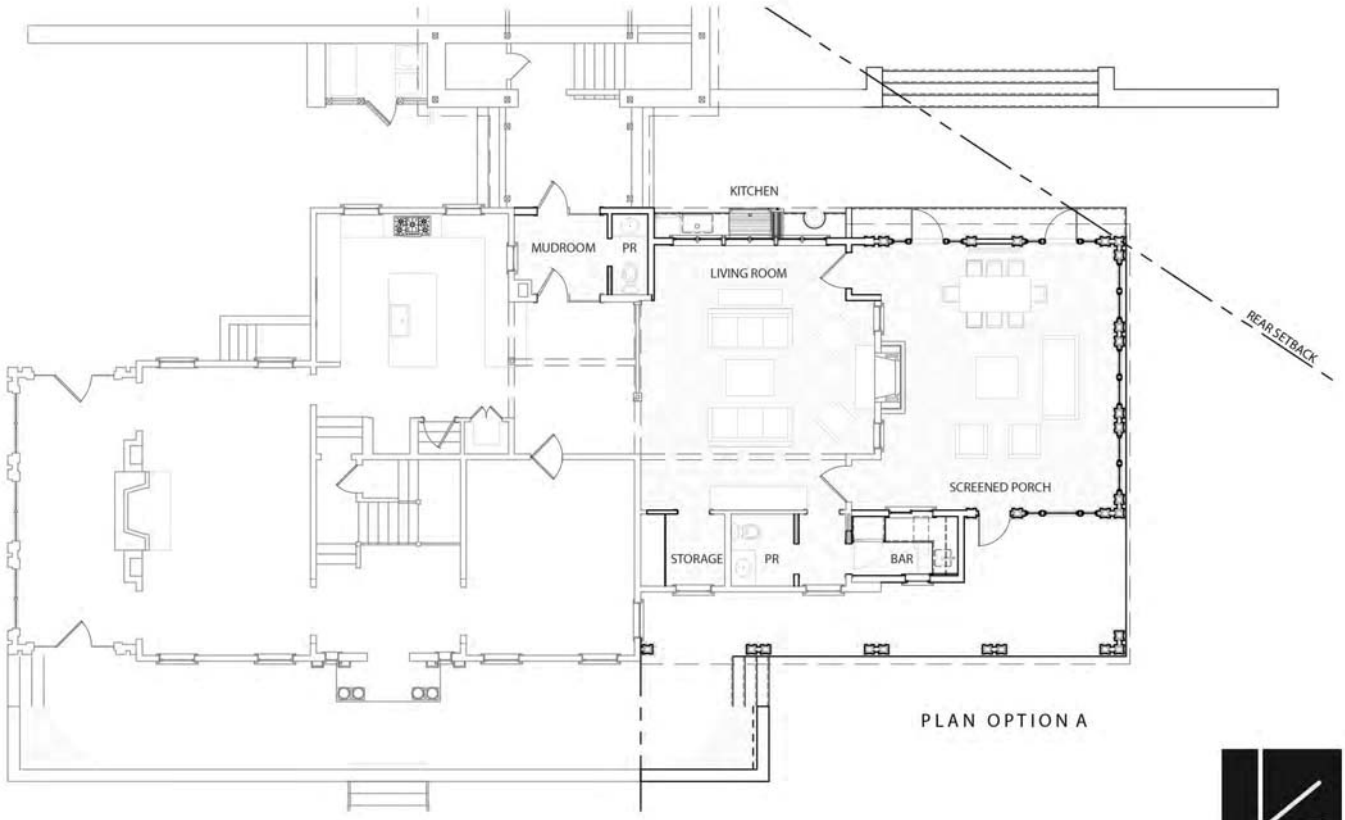
A-20-31

VIEW OF HOUSE PLACEMENT

RIVES RESIDENCE NTS 9.8.20

A-20-31



PLAN OPTION A

RIVES RESIDENCE 1/8" = 1'

6.8.20

A-20-31

FRONT ELEVATION

RIVES RESIDENCE 1/8" = 1'

6.8.20

A-20-31

SIDE ELEVATION

RIVES RESIDENCE 1/8" = 1'

6.8.20

A-20-31

REAR ELEVATION

RIVES RESIDENCE 1/8" = 1'

6.8.20

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 historical placement of the home so far to the rear of the property and the angle at which it is placed, causes the rear setback to come very close to the home's existing north eastern corner. If the house were positioned closer to the street in line with its neighbors, as shown in the supplied image, the hardship would not exist.

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 clients have not previous had a porch and the existing house placement so close to the rear setback has caused the hardship.

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

This variance, if granted, would not allow this new construction to exceed any previously allowed or historic condition within the rear setback. The existing carport and carriage house are within the rear setback.

A-20-31 Aerial

9/29/2020, 2:49:27 PM

2018 Aerial

Green: Band_2

Blue: Band_3

Red: Band_1

1:2,257

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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 |

Variance Application - Part I

Project Data

Address of Subject Property 145 Euclid Ave

Zoning Classification RC

Name of Property Owner(s) John Boydstun

Phone Number 601.826.0800 Email john.boydstun@gmail.com

Name of Surveyor Ray Weygand - completing new/updated survey on Monday, 9/28/2020

Phone Number _____ Email _____

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)	8,704		
Lot Width (ft)	58		
Front Setback (ft) *primary*	35		
Front Setback (ft) *secondary*	13 (Elm - left side/front setback)		
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			

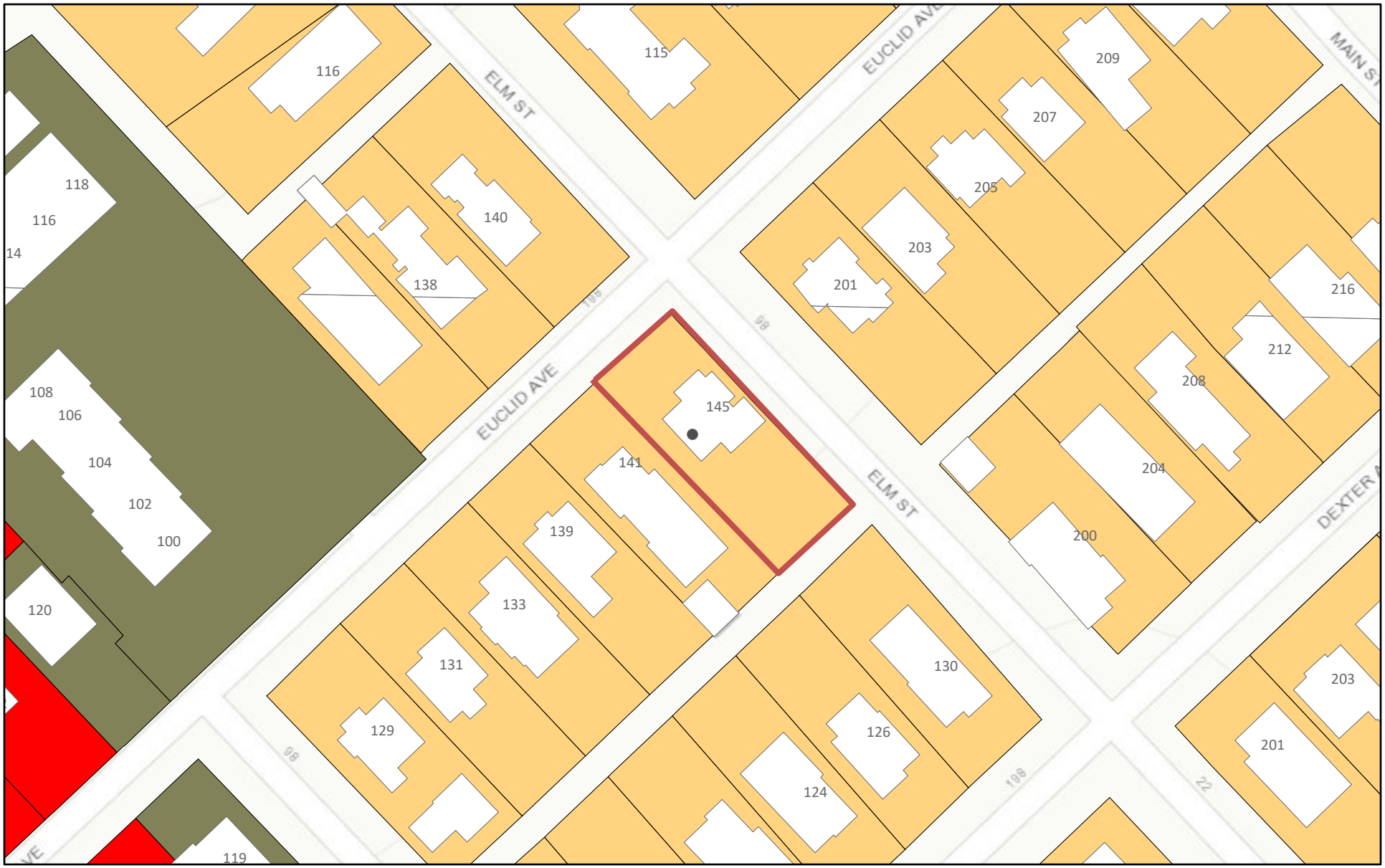
Property is under contract, pending sale on October 14, 2020. John and Sarah Boydstun propose a 6' wrought iron privacy fence from the left rear corner of property (at corner of Elm and Vine Alley) that runs northwest to the back left corner of the home and southwest to the side of the garage (see enclosed picture).

The Boydstuns have 3 children under the age of 5 and are concerned for their safety and privacy while playing in the backyard. The below photos demonstrate that the sightlines are completely clear and intact for driver (in drivers seat) to see left up Elm. Mr. Boydstun is 6ft and is standing at the corner of the property. Driver was not pulled all the way to the intersection of Elm and Vine Alley which further demonstrates that sightlines are not an issue. The sightlines are impeded south of subject property by the power pole and pedestrian sign to the right down Elm. Picture enclosed for the councils information. Also included is a neighbor's fence across the street with example of requested 6' privacy fence.

Sightlines looking the other direction from property - south on Elm - were taken from the same location/angle as the above pictures of Mr. Boystun at the corner of subject property.

Across Elm on opposite corner of Elm and Vine Alley, is example of what the Boydstuns are requesting. Privacy fence for the rear corner of property.

A-20-32 Zoning



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Tax_Parcels

Local Business District

Professional District

Residence C District

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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-20-32

Petition Summary
Request to allow the construction of a fence 6 feet in height in lieu of the maximum allowed fence height of 4 feet in a secondary front yard.

Analysis
The property is a corner lot configuration that has primary and secondary fronts along Euclid Avenue and Sim Street. The applicant is requesting to construct a 6 feet tall wrought iron privacy fence to the rear of the home that would extend into the secondary front along Elm Street. The applicant stated that they have 3 children under the age of 5 and are concerned for their safety and privacy while playing in their backyard. The applicant submitted photos showing that vehicular sightlines along Elm Street and Vine Alley will not be impaired by the location of the proposed fence

Impervious Area
No proposed changes to lot coverage or impervious coverage.

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

Affected Regulation
Article XIX, Residence C District; Section 129-315, Fence and Walls in Residential Districts

Appends
LOCATION: 145 Euclid Avenue

ZONING DISTRICT: Residence C District

OWNERS: John Boydstun

A-20-32

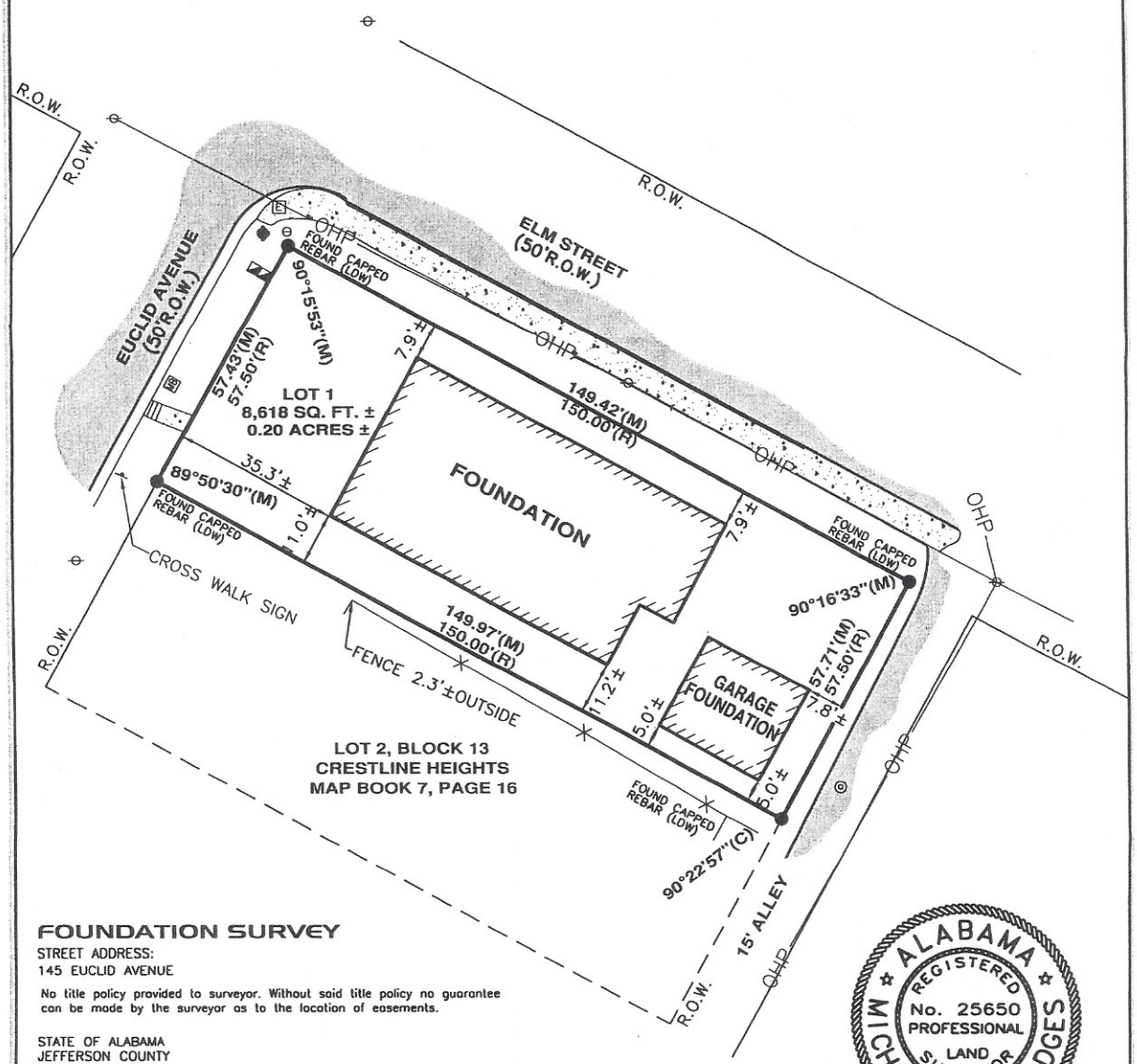
LEGEND

IPF	IRON PIN FOUND
IPS	IRON PIN SET
R.O.W.	RIGHT OF WAY
	UTILITY POLE w/GUY
OHP	OVERHEAD POWER
	TRAFFIC SIGNAL POLE
	WATER METER
	FIRE HYDRANT
E	ELECTRIC POWER BOX
MB	MAILBOX
	SANITARY SEWER MANHOLE
—x—x—x—	FENCE
	CONCRETE
	ASPHALT
(M)	MEASURED
(C)	CALCULATED
(R)	PLAT BOOK 7, PAGE 16, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA.

N

0' 30' 60' 90'

SCALE IN FEET



FOUNDATION SURVEY

STREET ADDRESS:
145 EUCLID AVENUE

No title policy provided to surveyor. Without said title policy no guarantee can be made by the surveyor as to the location of easements.

STATE OF ALABAMA
JEFFERSON COUNTY

I, Michael R. Bridges, a Registered Professional Land Surveyor do hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of standards of practice for surveying in the State of Alabama and that this is a true and correct survey, to the best of my knowledge and belief, of Lot 1, Block 13, Crestline Heights as recorded in Plat Book 7, Page 16 in the Office of the Judge of Probate, Jefferson County, Alabama.

ALABAMA REGISTERED No. 25650 PROFESSIONAL LAND SURVEYOR MICHAEL R. BRIDGES

Date 1/30/08

Michael R. Bridges, Reg. No. 25650
GONZALEZ – STRENGTH & ASSOC., INC.

GONZALEZ - STRENGTH & ASSOCIATES, INC.
ENGINEERING, LAND PLANNING, & SURVEYING
2176 PARKWAY LAKE DRIVE
BIRMINGHAM, ALABAMA 35244
PHONE: (205) 942-2486
FAX: (205) 942-3033
www.Gonzalez-Strength.com

© Copyright 2006

Inv. No._____ Job No. 25636

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)?

Corner lot - therefore, backyard is considered a frontyard and only allows up to a 4 ft fence. Requesting permission for a 6 ft fence for privacy and protection of 3 young children and pet.

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…")

n/a

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

The requested 6 ft fence would be on property line and not obstruct view at all from alley on to Elm. Property line ends behind where driver would stop before turning; so, the fence does not obstruct vision at all. Please see pictures...

A-20-32 Aerial

9/29/2020, 3:00:14 PM

2018 Aerial

Green: Band_2

Blue: Band_3

Red: Band_1

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 |

Variance Application - Part I

Project Data

Address of Subject Property 128 Cherry Street Mountain Brook, AL 35213

Zoning Classification Res-C

Name of Property Owner(s) Sue and John Sharp Roberts

Phone Number 1-205-907-1226 Email jsgroberts@me.com

Name of Surveyor Weygand Surveyors

Phone Number 1-205-942-0086 Email info@weygandsurveyor.com

Name of Architect (if applicable) Scott Heywood

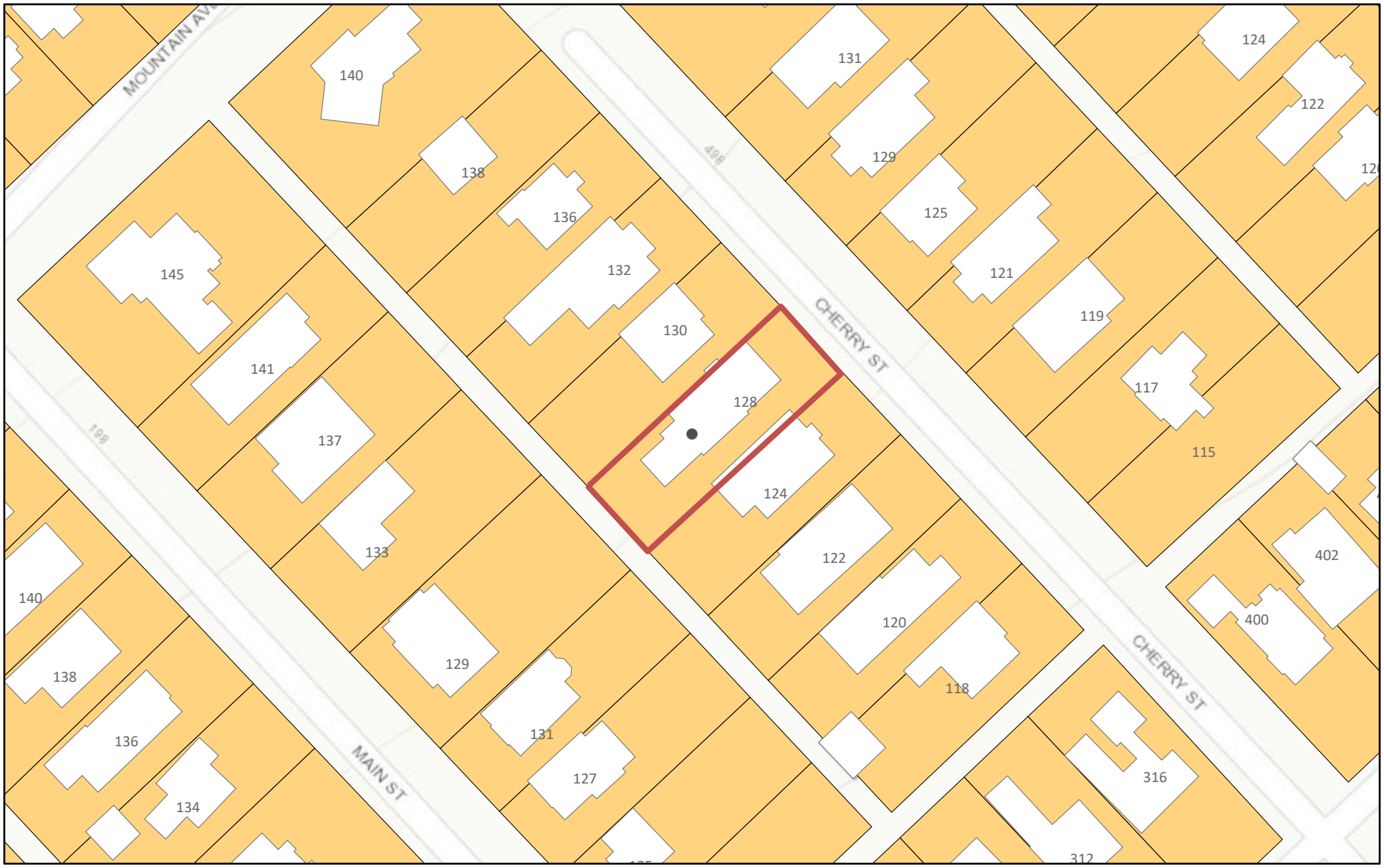
Phone Number 1-205-277-9082 Email scottheywood74@gmail.com

☒ 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)		7,500 SF	
Lot Width (ft)		50 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 →	8 FT	8 FT	2 FT
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 (%)	35%	32%	38%
Building Height (ft)		14 FT	
Other			
Other			

A-20-33 Zoning



9/29/2020, 3:09:12 PM

Tax_Parcels

Residence C 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-20-33

Petition Summary
Request to allow the construction of a covered porch to be located 2 feet from the side property line in lieu of the required 8 feet and allow the lot coverage to be 38 percent in lieu of the maximum lot coverage allowed of 35 percent

Analysis
This Res-C lot has a required side setback of 8 feet due to the lot width being less than 60'. The subject lot is small, but not inconsistent with other lots in the block face and surrounding area. The applicant is requesting to construct a covered porch addition into the side setback 2 feet from the side property line. Existing walking surfaces are currently in this location, but are deteriorating and pose a safety concern to the property owners who are in their 70s.

These surfaces are going to be replaced with safe long lasting surfaces, and the owners are requesting to construct a covered porch over them to protect them from the elements. The owners also feel this will provide some privacy from the 3 story home being constructed on the adjacent property. The requested covered porch addition would push the lot coverage to approximately 38% which exceed the maximum allowed of 35% requiring an additional variance request.

Impervious Area
The proposed lot coverage of approximately 38% would exceed the Residence C District limit of 35%.

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

Affected Regulation
Article V, Residence C District; Section 129-62, Area and Dimensional Requirements

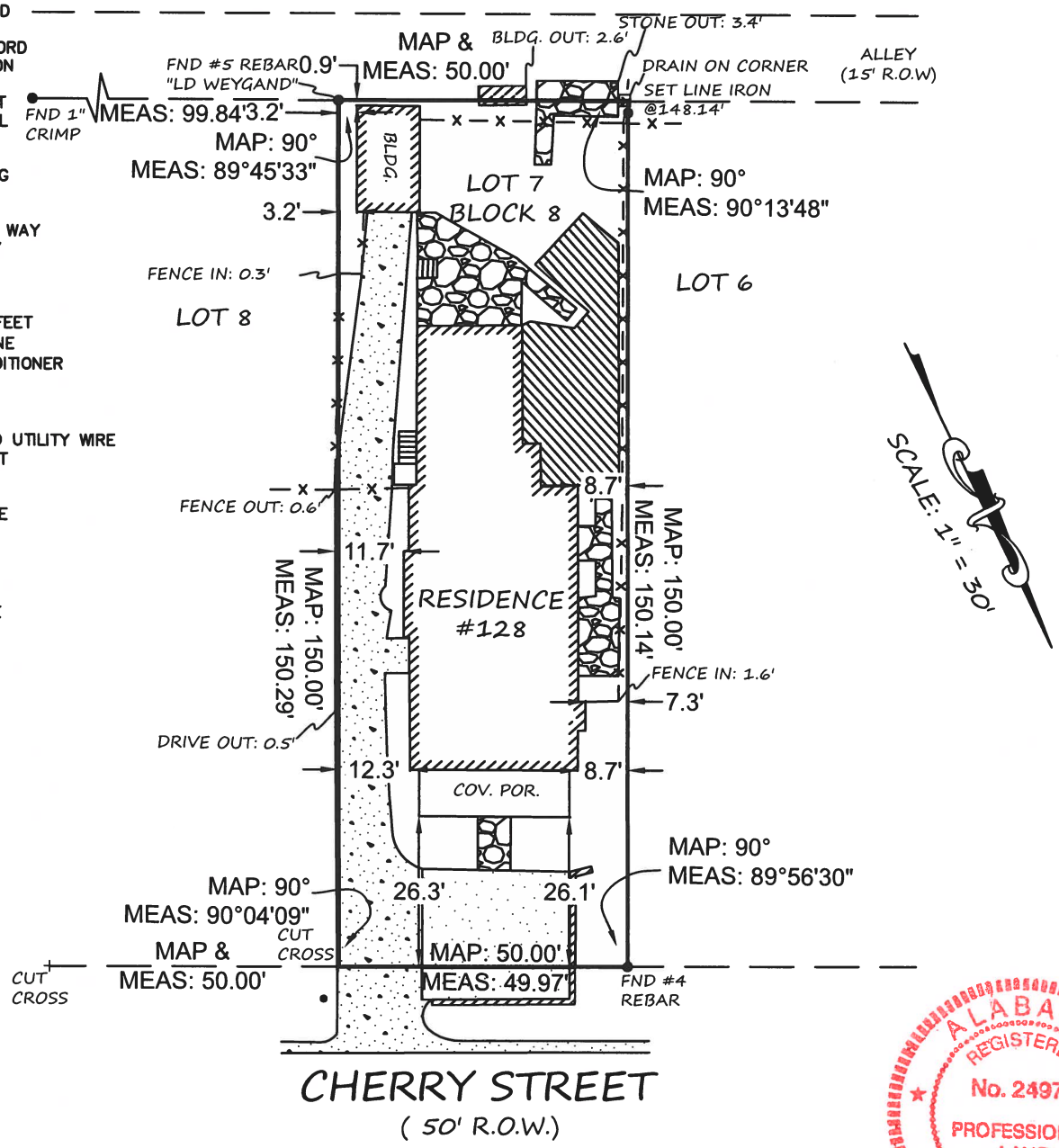
Appends
LOCATION: 128 Cherry Street

ZONING DISTRICT: Residence C District

OWNERS: Sue and John Sharp Roberts

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)

"Property Boundary Survey"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 7, Block 8, CRESTLINE HEIGHTS, as recorded in Map Volume 7, Page 16, 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 SEPTEMBER 22, 2020. Survey invalid if not sealed in red.

Order No.: 20202127
Purchaser: _____
Address: 128 CHERRY STREET

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

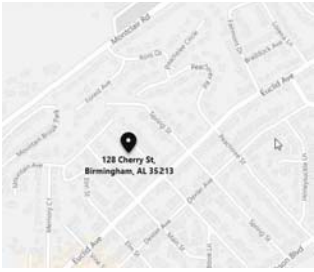
WEYGAND SURVEYORS

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.

DRAWING LIST

SHEET INFO		ISSUE/DATE	
NO.	TITLE	001 7-27-20	002 8-02-20
A-000	COVER SHEET / SITE PLAN	●	●
A-100	DEMO, NEW WORK, AND ROOF PLAN	●	●
A-200	ENLARGED PLANS / INTERIOR ELEVATIONS	●	●
A-300	EXTERIOR ELEVATIONS / SECTIONS	●	●
	TOTALS	4	4

VICINITY MAP



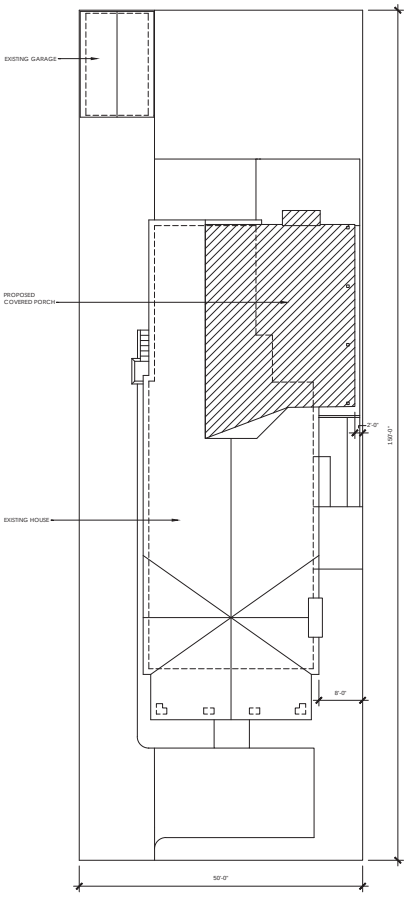
PROJECT TEAM

OWNER:

JOHN SHARP ROBERTS
128 CHERRY STREET
MOUNTAIN BROOK, ALABAMA 35213
CONTACT: JOHN SHARP ROBERTS
205-907-1226

ARCHITECT:

*trans***FORM** DESIGN GROUP LLC
1963 RUSSET HILL LANE
BIRMINGHAM, AL 35244
CONTACT: SCOTT HEYWOOD
205-277-9082



1 SITE PLAN
1/8" = 1'-0"

STATE OF ALABAMA
SCOTT A. HEYWOOD
7012
REGISTERED ARCHITECT

ROBERTS HOUSE Renovations

128 CHERRY STREET
MOUNTAIN BROOK, AL 35213

*trans***FORM**
Design Group LLC

1963 Russet Hill Lane
Hoover, AL
205-277-9082

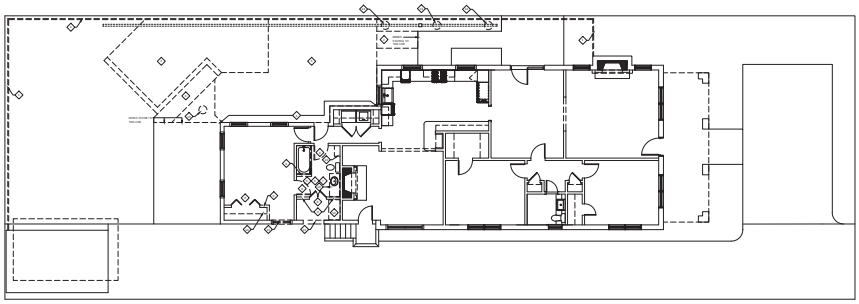
ISSUES:

001	REVIEW	7-27-20
002	PRICING	8-02-20

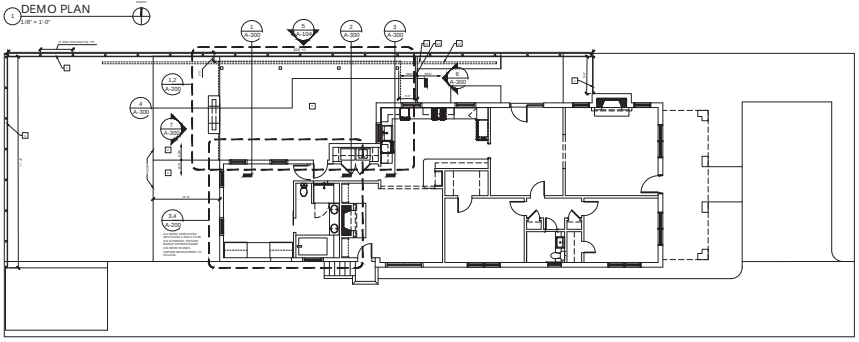
DATE:

SHEET:
A-000
COVER SHEET / SITE PLAN

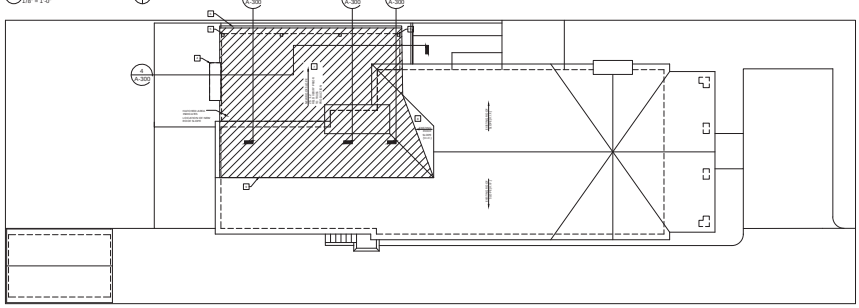
PROJECT: 2002-00



1 DEMO PLAN
1/8" = 1'-0"



2 NEW WORK PLAN
1/8" = 1'-0"



3 ROOF PLAN
1/8" = 1'-0"

	DEMO KEYNOTES
1	DEMO EXISTING WOOD FENCING AND POSTS IN THEIR ENTIRETY.
2	DEMO CONCRETE PAVING IN ITS ENTIRETY.
3	DEMO ELEVATED WOOD AND STONE DECKING IN ITS ENTIRETY.
4	REMOVE EXISTING WOOD SIDING AND AIR BARRIER. PREP FOR INSTALLATION OF NEW SIDING AND AIR BARRIER
5	REMOVE EXISTING PLUMBING FIXTURES, EXTEND PLUMBING TO NEW FIXTURE LOCATIONS
6	REMOVE EXISTING FLOORING IN ITS ENTIRETY
7	REMOVE EXISTING MEP DEVICES AND FIXTURES, EXTEND WIRING AND DUCTWORK TO NEW DEVICE LOCATIONS
8	REMOVE DOOR IN ITS ENTIRETY
9	REMOVE EXISTING GYP BD WALL AND FRAMING IN ITS ENTIRETY, PATCH EXISTING FINISHES TO REMAIN
10	REMOVE EXISTING CASEWORK IN ITS ENTIRETY, PATCH EXISTING FINISHES TO REMAIN
11	REMOVE EXISTING WINDOW IN ITS ENTIRETY, INFILL EXTERIOR WALL TO MATCH ADJACENT CONSTRUCTION
12	DEMO PORTION OF EXTERIOR WALL TO ACCEPT NEW SCHEDULED WINDOW
13	REMOVE EXISTING CREPE MYRTLE TREE WITHOUT DAMAGING PAVING TO REMAIN

	NEW WORK KEYNOTES
1	PROVIDE NEW 6' HIGH STAINED HORIZONTAL WOOD FENCING WITH POSTS AT A MINIMUM OF 6' OC SPACING, EVENLY SPACED PER LENGTH OF FENCE
2	PROVIDE NEW 4" 3000 PSI DECORATIVE STAINED CONCRETE W/ WWF REINFORCING ON GRANULAR FILL WITH SAW CUT CONTROL JOINTS. SUBMIT JOINTING PLAN PRIOR TO INSTALLATION.
3	INFILL STONE PAVING WITH SALVAGED MATERIAL TO BE FLUSH AND SQUARE WITH NEW CONCRETE PAVING
4	PROVIDE NEW GALVANIZED CHIMNEY CAP OVER NEW EXTERIOR FIREPLACE ENCLOSURE
5	PROVIDE DOWNSPOUTS SIZED TO ACCOMMODATE BIRMINGHAM, ALABAMA RAINFALL AMOUNTS PER CODE. TIE DOWNSPOUTS TO NEW UNDERGROUND STORM DRAIN TO RUN PARALLEL TO FENCE, DRAINING TO DAYLIGHT
6	PROVIDE NEW GUTTER SIZED TO ACCOMMODATE BIRMINGHAM, ALABAMA RAINFALL AMOUNTS PER CODE
7	INSTALL NEW 30 YR DIMENSIONAL ASPHALT SHINGLES TO MATCH EXISTING ROOF ON BUILDING PAPER ON NEW 3/4" EXT. GRADE PLYWOOD SHEATHING ON PRE-ENGINEERED WOOD TRUSSES
8	RE-ROOF ENTIRE FACE OF ROOF WITH NEW SHINGLES TO MATCH NEW ROOF
9	PROVIDE NEW RIDGE CAP
10	PROVIDE 4" SSTL TRENCH DRAIN FLUSH WITH PAVING
11	PROVIDE AREA DRAIN TO BE TIED INTO NEW STORM WATER PIPING
12	PROVIDE NEW UG PVC STORM PIPING, SIZED TO PICK UP NEW AND EXISTING ROOF LEADERS AND SURFACE WATER FROM HIGH END OF SITE, DRAIN TO DAYLIGHT AT WEST END OF SITE

STATE OF ALABAMA
LICENSED
7012
REGISTERED ARCHITECT

ROBERTS HOUSE Renovations

128 CHERRY STREET
MOUNTAIN BROOK, AL 35213

*trans***FORM**
Design Group LLC

1963 Russet Hill Lane
Hoover, AL
205-277-9082

ISSUES:

001	REVIEW	7-27-20
002	PRICING	8-02-20

DATE:

SHEET:
A-100
DEMO, NEW WORK, AND ROOF PLAN

PROJECT: 2002-00

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 existing lot is narrower than many at 50' wide which makes it more difficult to make improvements to the sides of the structure due to the width of the side setbacks set forth in the zoning ordinance.

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 existing exterior walking surfaces are deteriorating and pose a safety concern to the property owners, who are in their mid-70's, and guests. These existing impervious surfaces are already within the allowed side yard setback, and carry to the property line. This variance request will allow for these surfaces to be replaced with safe, long-lasting surfaces and the addition of a roof covering over these surfaces will protect them from the elements. The roof will also provide the owners some additional privacy due to the new 3 story house being constructed on the adjacent property. This new roof covering will extend into the existing side yard setback.

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

It is understood that the zoning regulations are in place to protect the general health, welfare, and safety of the citizens of Mountain Brook as it relates to land use, and it is our opinion that replacing deteriorating walking surfaces and providing a covered area to protect those new surfaces will uphold the purpose and intent of the Zoning Regulations.

A-20-33 Aerial

9/29/2020, 3:10:00 PM

2018 Aerial

Green: Band_2

Blue: Band_3

Red: Band_1

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 |

Variance Application - Part I

Project Data

Address of Subject Property 3080 OVERTON RD

Zoning Classification RESIDENCE A

Name of Property Owner(s) PHILIP YACKO

Phone Number _____ Email _____

Name of Surveyor RAY WEYGAND

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

Name of Architect (if applicable) _____

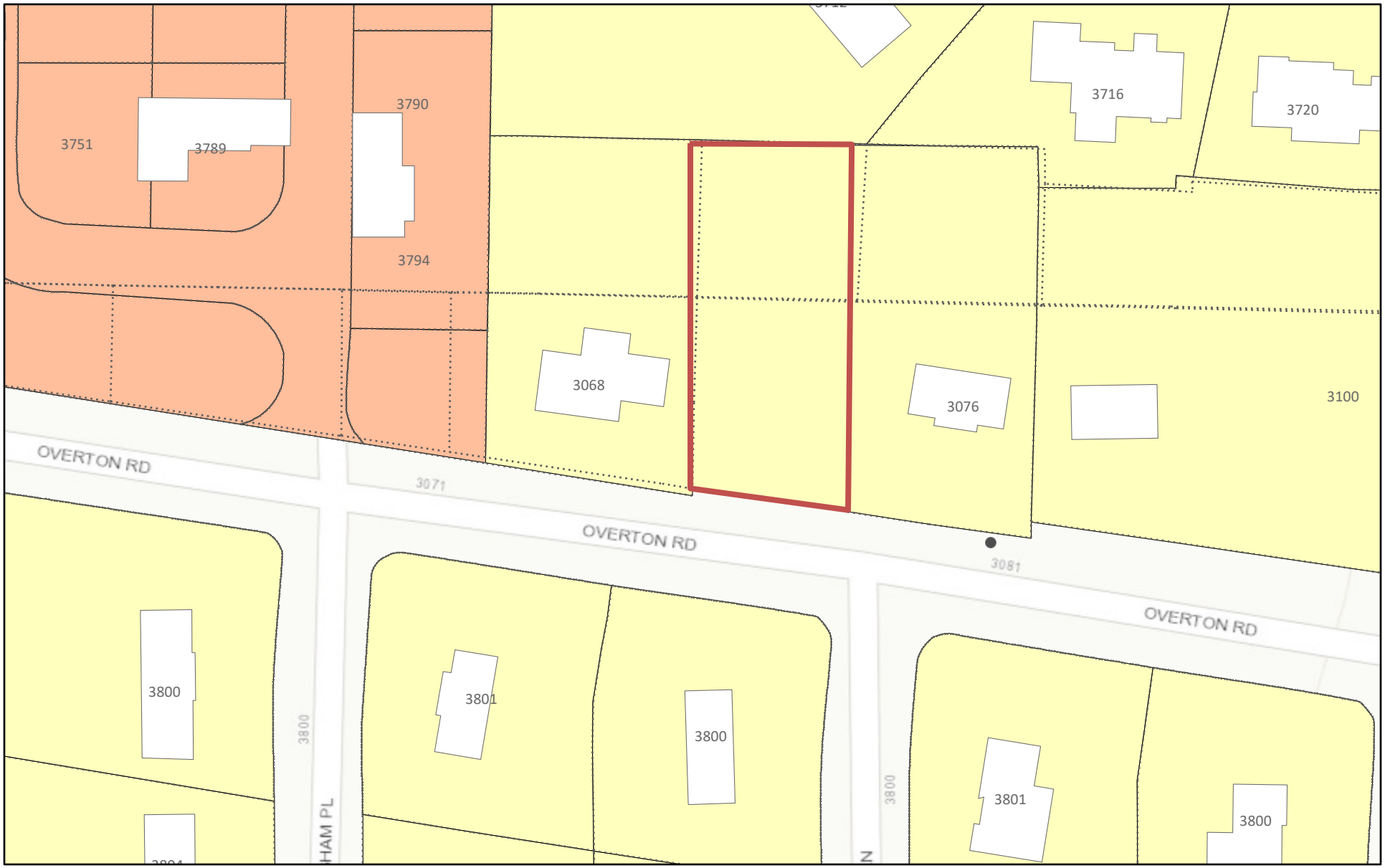
Phone Number _____ Email _____

☒ 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)	30,000	17,757	17,757
Lot Width (ft)	100	87.38'	87.38'
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)			
Lot Coverage (%)			
Building Height (ft)			
Other			
Other			

A-20-34 Zoning



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LotLines

RID

Tax_Parcels

Residence A District

1:1,128

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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-20-34

Petition Summary
Request to allow the creation of a Residence A lot that is 17,757 square feet in area in lieu of the required 30,000 square feet and 87.38 feet wide in lieu of the required 100 feet wide

Analysis
The applicant is requesting variances from the area and dimensional requirements of the Residence A District to create a substandard lot that does not meet the minimum requirement for square feet or lot width. The subject parcel is a remnant from surrounding subdivisions. It is slightly smaller than the direct adjacent properties on either side and is close to some of the other smaller lots in the immediate area. The hardship in this case is that this piece of property was left at a slightly substandard size through other actions, and without a variance allowing it to be created as a smaller lot the property would essentially become unbuildable.

Impervious Area
No proposed changes to lot or impervious coverages.

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: 3080 Overton road

ZONING DISTRICT: Residence A District

OWNERS: Philip Yacko

YACKO ADDITION TO MOUNTAIN BROOK

BEING A SURVEY OF SW¼ OF
SECTION 15, TOWNSHIP 18 SOUTH, RANGE 2 WEST
JEFFERSON COUNTY, ALABAMA

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

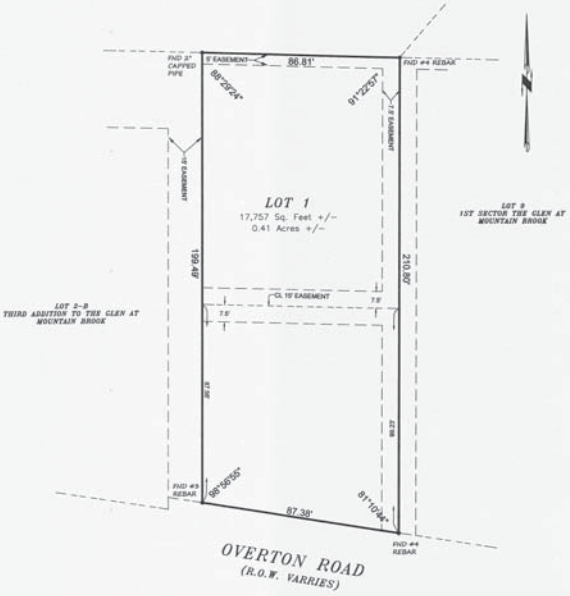
0' 20' 40' 60'

SCALE: 1"=20'

DATE: AUGUST 2020

LEGEND

SQ. FT.	SQUARE FEET
AC.	ACRES
+/-	MORE OR LESS
△	DELTA ANGLE
d	DEFLECTION ANGLE
T	TANGENT
R	RADIUS
CH	CHORD
L	LENGTH
ESMT.	EASEMENT
EX.	EXISTING
M.B.	MAP BOOK
PG.	PAGE
FND.	FOUND
ROW.	RIGHT-OF-WAY
O	REBAR SET
MIN.	MINIMUM
℄	CENTERLINE
D.B.	DEED BOOK
—//—	NOT TO SCALE



VICINITY MAP
(NOT TO SCALE)

NOTE:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0578H, DATED SEPTEMBER 03, 2010.

ZONED : RESIDENCE A
FRONT SETBACK —— 40 FEET
REAR SETBACK —— 40 FEET
SIDE SETBACK —— 15 FEET

WEYGAND SURVEYORS

STATE OF ALABAMA
JEFFERSON COUNTY

The undersigned, Roy Weygand, Registered Land Surveyor, State of Alabama, and Philip Yacko, the Owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owner, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as YACKO ADDITION TO MOUNTAIN BROOK, showing the acerage into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands in the government survey of Section 15, Township 18 South, Range 2 West, and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. I, Roy Weygand, 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. Said owner also certifies that it is the owner of said lands.

In Witness Whereof, we have hereunto set our hands this the 24 day of August 2020.

By _____ Roy Weygand, Reg. L.S. #24973

By _____ Philip Yacko / Owner

STATE OF ALABAMA
JEFFERSON COUNTY

Jeanna Weygand a Notary Public in and for said County and State hereby certify that Roy Weygand, whose name is signed to the foregoing certificate as Land Surveyor and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this _____ day of _____ 2020.

By _____ Notary Public - My commission expires 7.20.22

STATE OF ALABAMA
JEFFERSON COUNTY

Jeanna Weygand a Notary Public in and for said County and State hereby certify that Philip Yacko, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, she executed same voluntarily on the day the same bears date.

Given under my hand and seal this 26 day of August 2020.

By _____ Notary Public - My commission expires 7.20.22

APPROVED: _____ Chairman, Mountain Brook Planning Commission DATE: _____

APPROVED: _____ Secretary, Mountain Brook Planning Commission DATE: _____

NOTE:
Environmental Services Department approval indicates that easements have been dedicated for future Jefferson County sanitary sewers however this does not mean sanitary sewers have been built or will be built in the future. Any change in the Right-of-Way or Easement boundaries after this date may void this approval.

APPROVED: _____ Director of Enviromental Service DATE: 9/2/20

NOTES:
ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY (BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED). NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.

BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.

THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.

NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

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 PIECE OF PROPERTY IS A REMANENT PIECE THAT IS SURROUNDED BY SUBDIVISIONS.

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?

THIS IS AN EXISTING PARCEL THAT IS SIMILAR IN SIZE TO NEIGHBORS AND THE LOTS IN THE SURROUNDING AREA

A-20-34 Aerial

9/29/2020, 3:44:37 PM

2018 Aerial

Red: Band_1

Green: Band_2

Blue: Band_3

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 |