

BZA Packet

July 18, 2022

Hello All,

Enclosed please find your packet for the meeting of July 18, 2022.

We have:

- 3 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 (July 18, 2022)
- 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
July 18, 2022
PRE-MEETING: 4:40 P.M.
REGULAR MEETING: 5:00 P.M.

**MEETING TO BE HELD IN PERSON AT CITY HALL AND VIRTUALLY USING ZOOM VIDEO
CONFERENCING
(ACCESS INSTRUCTIONS ON MEETING WEBPAGE)**

NOTICE

Any variance which is granted today expires and becomes null and void one year from today unless construction is begun in less than one year from today on the project for which the variance is granted. If construction will not be started within one year from today, the applicant may come back in 11 months and ask for a six-month extension, which the Board normally grants.

Any variance which is granted, regardless of the generality of the language of the motion granting the variance, must be construed in connection with, and limited by, the request of the applicant, including all diagrams, plats, pictures and surveys submitted to this Board before and during the public hearing on the variance application.

-
1. Approval of Minutes: June 20, 2022
 2. **Case A-22-20: JLH Building LLC**, property owners, request variances from the terms of the Zoning Regulations to allow an addition to a single family dwelling to be 32 feet from the rear front property line (east) in lieu of the required 35 feet. **-128 Lake Drive**
 3. **Case A-22-21: Mary Conyers and Jordan Hicks**, property owners, request variances from the terms of the Zoning Regulations to allow a new single family dwelling to be 20 feet from the secondary front property line (Pine Haven Drive) in lieu of the required 35 feet. **-2923 Balmoral Road**
 4. **Case A-22-22: Rhett and Margaret Loveman**, property owners, request variances from the terms of the Zoning Regulations to allow a detached accessory structure to be 5 feet from the side property line in lieu of the required 15 feet. **-24 Woodhill Road**
 5. Next Meeting: **August 15, 2022**
 6. Adjournment



Variance Application - Part I

Project Data

Address of Subject Property 128 Lake Drive

Zoning Classification B

Name of Property Owner(s) JLH Building, LLC

Phone Number 205-585-3694 Email bt@jlhbuilding.com

Name of Surveyor Danny Moore

Phone Number 205-991-8965 Email dannymoore@ssi-ala.com

Name of Architect (if applicable) Benny Smelcer
Designer

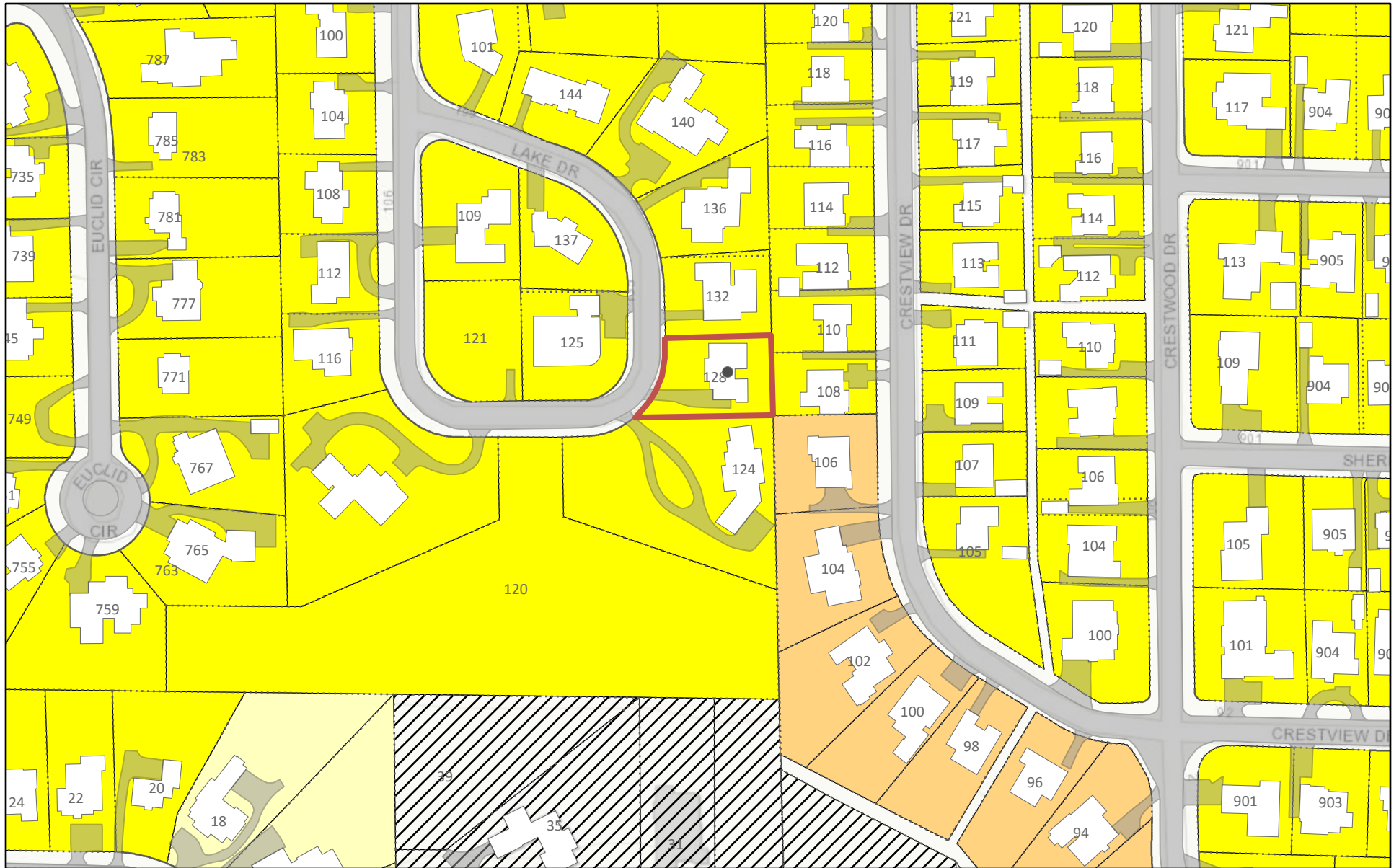
Phone Number 205-504-7523 Email bsmelcer728@gmail.com

Property owner or representative agent must be present at hearing

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

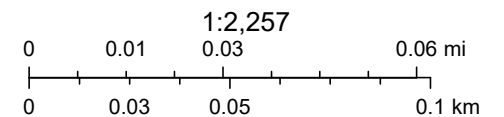
| | Zoning Code Requirement | Existing Development | Proposed Development |
|--|-------------------------|----------------------|----------------------|
| Lot Area (sf) | | | |
| Lot Width (ft) | | | |
| Front Setback (ft) <i>primary</i> | | | |
| Front Setback (ft) <i>secondary</i> | | | |
| Right Side Setback | | | |
| Left Side Setback | | | |
| Right Side Setback (ft): For non-conforming narrow lots in Res-B or Res-C: Less than 22' high → 22' high or greater → | | | |
| Left Side Setback (ft): For non-conforming narrow lots in Res-B or Res-C: Less than 22' high → 22' high or greater → | | | |
| Rear Setback (ft) | 35' | 32' | 32' |
| Lot Coverage (%) | | | |
| Building Height (ft) | | | |
| Other | | | |
| Other | | | |

A-22-20 Zoning



6/20/2022, 2:02:57 PM

- Pavement
- LotLines
- PUD
- Residence B District
- Residence C District
- Residence A District








Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

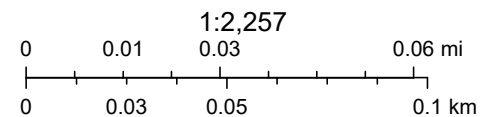
ArcGIS Web AppBuilder

A-22-20 Aerial



6/20/2022, 2:04:10 PM

| | | | | | |
|--|----------|---|--------------|---|---------------|
|  | Pavement |  | Red: Band_1 |  | Green: Band_2 |
|  | LotLines |  | Blue: Band_3 | | |



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

ArcGIS Web AppBuilder

Report to the Board of Zoning Adjustment

A-22-20

Petition Summary

Request to allow an addition to a single family dwelling to be 32 feet from the rear front property line (east) in lieu of the required 35 feet.

Scope of Work

The scope of work involves the addition of a new rear covered porch and fireplace to the rear of the home.

Variance Requests for Rear Setback

The proposed variance would allow the addition to be located 3 feet into the rear setback. The one story addition would span roughly the center third of the existing home. The current home is non-conforming with regard to the rear setback existing at 32 feet from the rear property line in a U shaped configuration. The proposed porch would be built at the same distance as the current setback of the dwelling and would fill in the center squaring off the entire rear façade.

Hardship

In the Applicant Statement of Hardship, it is noted that *the existing design constraint* is the hardship that relates to the rear yard encroachment request.

Nexus: There appears to be a reasonable relationship between the existing design constraint of the existing non-conforming home and requested variance for the addition.

That the granting of the variance for the screened porch:

1. is minor in nature (in that the encroachment only spans the center third of the home and would match the rest of the rear facade).

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

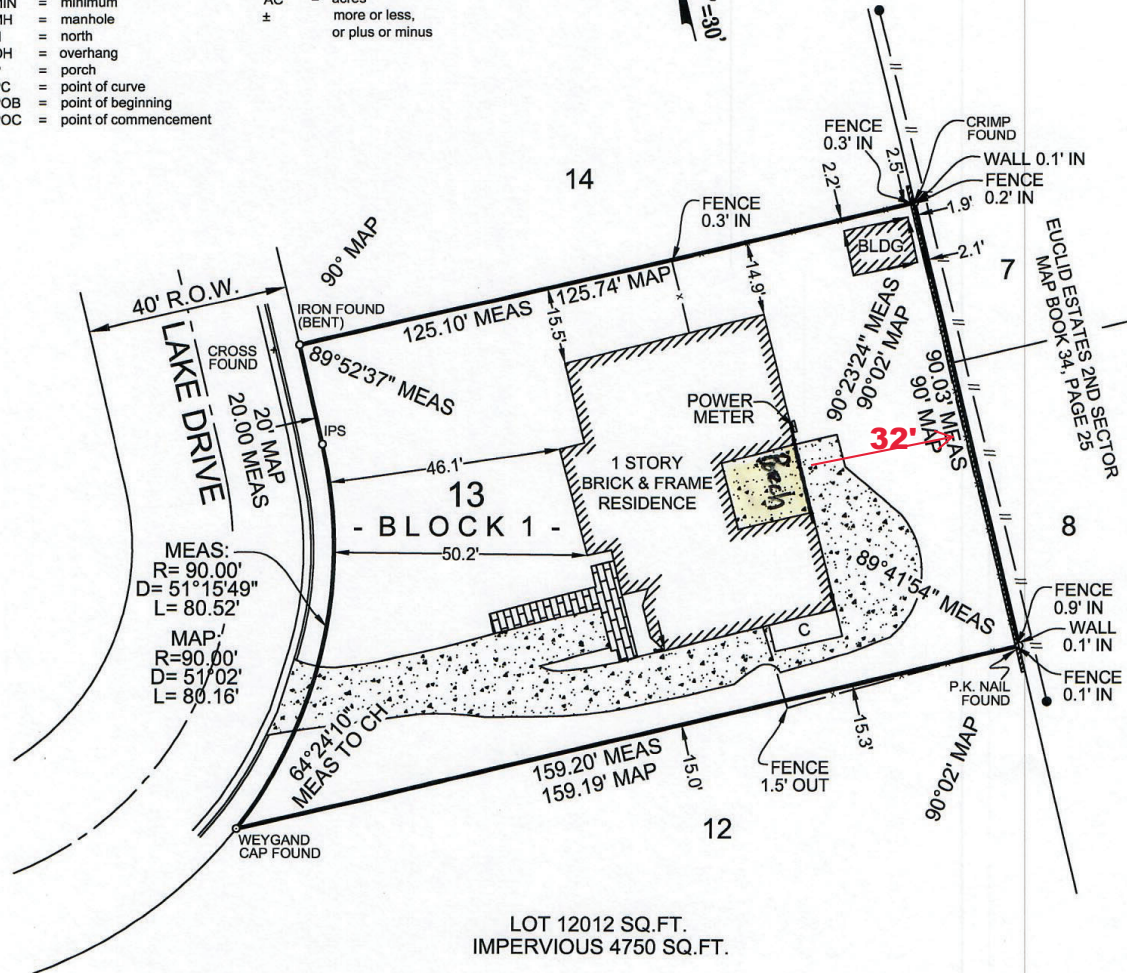
LOCATION: 128 Lake Drive

ZONING DISTRICT: Residence B District

OWNER: JLH Building, LLC

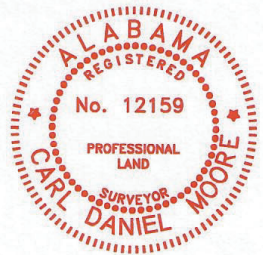
LEGEND:

- | | |
|---------------------------------|------------------------|
| ASPH = asphalt | PT = point of tangent |
| BRG = bearing | PVMT = pavement |
| BLDG = building | R = radius |
| CALC = calculated | REC = recorded |
| CAP = capped iron | RES = residence |
| CL = centerline | ROW = right of way |
| CH = chord | S = south |
| CONC = concrete | SAN = sanitary |
| C = covered | STM = storm |
| d = deflection | SWR = sewer |
| D = curve delta angle | SYN = synthetic |
| E = east | UTIL = utility |
| ESMT = easement | U = uncovered |
| FC = fence | W = west |
| FD = found | YI = yard inlet |
| HW = headwall | ° = degrees |
| IPF = iron pin found | ' = minutes, in |
| IPF* = iron pin found w/KBW cap | " = bearings or angles |
| IPS = iron pin set w/SSI cap | " = seconds, in |
| L = length | " = bearings or angles |
| MEAS = measured | ' = feet, in distance |
| MIN = minimum | AC = acres |
| MH = manhole | ± = more or less, |
| N = north | ± = or plus or minus |
| OH = overhang | |
| P = porch | |
| PC = point of curve | |
| POB = point of beginning | |
| POC = point of commencement | |



STATE OF ALABAMA
JEFFERSON COUNTY

I, Carl Daniel Moore, a registered Land Surveyor, certify that I have surveyed Lot 13, BLOCK 1, BENTLEY HILLS - FIFTH SECTOR as recorded in Map Book 36, Page 85 in the Office of the Judge of Probate, Jefferson County, Alabama; 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; that the correct address is as follows: 128 Lake Drive according to my survey of March 14, 2022. Survey is not valid unless it is sealed with embossed seal or stamped in red.



SURVEYING SOLUTIONS, INC.
2232 CAHABA VALLEY DRIVE SUITE M
BIRMINGHAM, AL 35242
PHONE: 205-991-8965

Carl Daniel Moore

Order No. 260308
Purchaser: Trotter
Type of Survey: Property Boundary

Carl Daniel Moore, Reg. L.S. #12159

3-24-2022
Date of Signature



PLAN INFORMATION

PROJECT NAME:
128 LAKE DRIVE, TROTTER
PROPOSED PLAN

COMMUNITY:
...

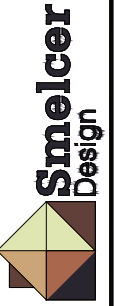
LOT NUMBER:
...

CLIENT NAME:
BLAIR TROTTER

PDF CREATION DATE:
5/20/22 - 1:15PM

DENNY SMELCER
205.504.7523
BSMELCER728@GMAIL.COM
D.SMELCER@YAHOO.COM
DANNYSMELCER@GMAIL.COM

DAVID: 205.229.3835
DANNY: 205.296.1215



SHEET INDEX

| # | NAME |
|------------------|---------------------|
| A0 | TITLE SHEET |
| A1 | SITE PLAN |
| A2.1 | FOUNDATION PLAN |
| A2.2 | 1ST FLOOR PLAN |
| A2.3 | 2ND FLOOR PLAN |
| A2.4 | ROOF PLAN |
| A3.1 | EXTERIOR ELEVATIONS |
| A3.2 | EXTERIOR ELEVATIONS |
| A3.3 | EXTERIOR ELEVATIONS |
| A3.4 | EXTERIOR ELEVATIONS |
| A4.1 | DETAIL SHEET |
| E1.1 | ELECTRICAL SHEET |
| TOTAL SHEETS: 12 | |

SHEET INFORMATION

A3.3
Exterior Elevations

1 Rear Elevation
A3.3 1/8" = 1'-0"

June 8, 2022

VIA: EMAIL

Board of Zoning Adjustments
ATTN: Tammy Reid
The City of Mountain Brook
Post Office Box 13009
Mountain Brook, AL 35213

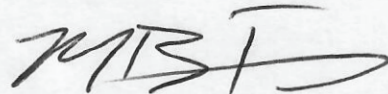
RE: Proposed Alterations and Additions to the Residence of JLH Building, LLC – 128 Lake Drive

We're requesting a variance to allow construction of alterations and additions to the existing non-conforming residence at 128 Lake Drive. We propose to add a covered porch with fireplace to the existing one-story residence. The house is zoned Residence "B" and is non-conforming in that the rear of the existing house is 32 feet from the rear property line. The proposed covered porch will not encroach any closer to the rear property line than the current non-conforming structure mentioned above.

The required variance application forms, graphic explanation of the proposed additions and list of adjacent property owners are included in this email. A check for \$100 to cover the hearing fee will be mailed to Tammy Reid at the City Hall address. All information is submitted in preparation for the zoning board meeting on Tuesday July 18, 2022.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "BT", is written over a faint, larger signature that is partially obscured.

Blair Trotter



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 design constraints of existing non-conforming home. House currently sits at 32' from 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...")

N/A

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

Proposed addition would maintain current setback and not encroach further into rear yard.



Variance Application - Part I

Project Data

Address of Subject Property 2923 Balmoral Road 35223

Zoning Classification R-B

Name of Property Owner(s) Mary Congers & Jordan Hicks

Phone Number 205 910-5200 Email mcejerdigan86@gmail.com

Name of Surveyor Ray G. Gilliland Email jm.hicks IV@gmail.com

Phone Number 205 245 3243 Email jim.ray@rayandgilliland.com

Name of Architect (if applicable) Jason Robb

Phone Number 205 478-9379 Email Jason@jasmrobbarchitecture.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) | <u>±125</u> | | |
| Front Setback (ft) <i>primary</i> | | | |
| Front Setback (ft) <i>secondary</i> | <u>35'</u> | | <u>20'</u> |
| 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 | | | |

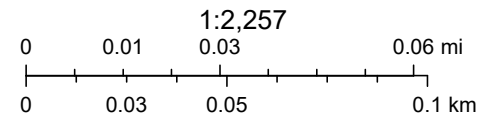
A-22-21 Aerial



6/20/2022, 2:08:10 PM

Legend:

- Pavement
- LotLines
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

ArcGIS Web AppBuilder

Report to the Board of Zoning Adjustment

A-22-21

Petition Summary

Request to allow a new single family dwelling to be 20 feet from the secondary front property line (Pine Haven Drive) in lieu of the required 35 feet.

Scope of Work

The scope of work entails a proposed new single family dwelling.

Variance Request for Secondary Front (Pine Haven Drive) Setback

Nexus: The hardship in this case is the corner lot configuration which is reasonably related to the request for the home to be located in the secondary front yard.

Possible Findings for Approval: The proposed new single family dwelling will be replacing an existing non-conforming dwelling. The existing dwelling is non-conforming with respect to the secondary front setback existing approximately 17 feet from Pine Haven Drive. The proposal to build at 20 feet would reduce the current setback encroachment by approximately 3 feet.

The curvature of Pine Haven and existing setbacks of dwellings in the vicinity results in inconsistency in the streetscape. There appear to be 3 houses along the street with non-conforming front setbacks and a few that appear setback farther than the minimum.

It is anticipated that an approval of such variance:

- a. would be not detrimental to the streetscape along Pine Haven Drive (the proposed new home would reduce the setback encroachment from the dwelling that has existed in this location by approximately 3 feet, and would not be out character with the inconsistent streetscape);
- b. is somewhat minor in nature (in that only a portion of the façade along the secondary front would encroach into the setback rather than the entire structure).

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: 2923 Balmoral Road

ZONING DISTRICT: Residence B District

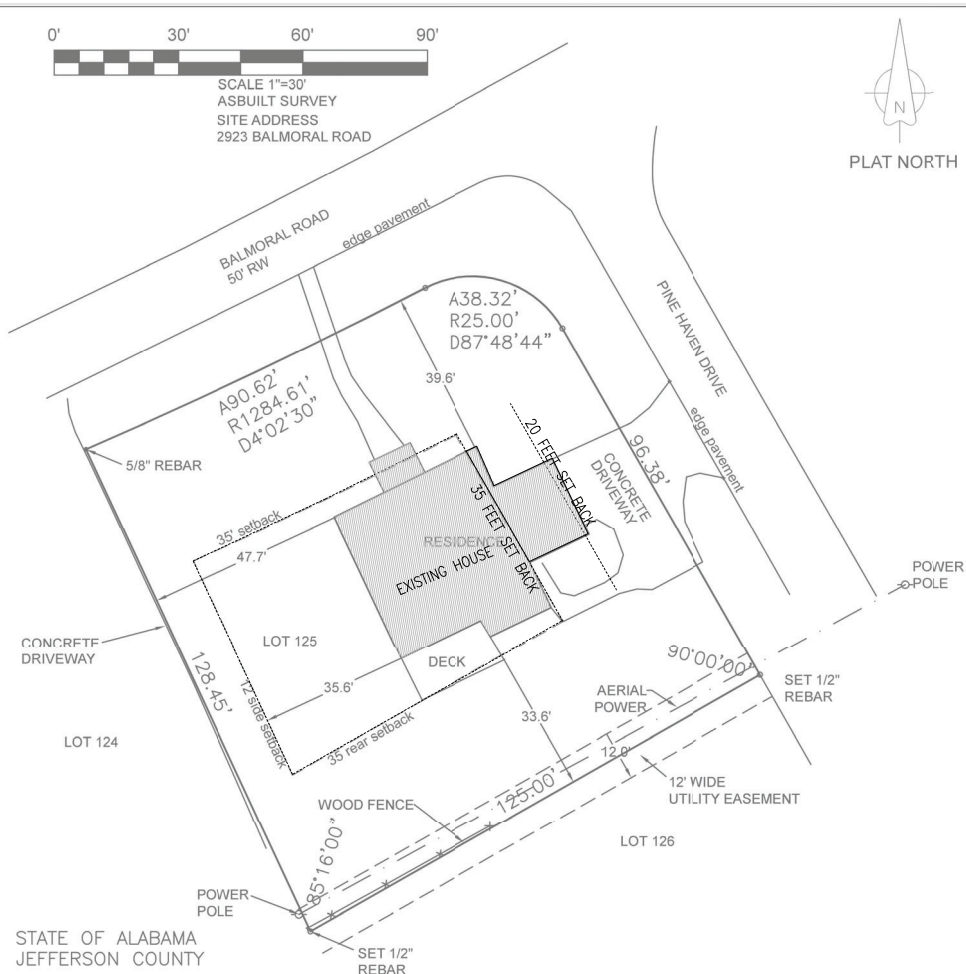
OWNERS: Mary Conyers and Jordan Hicks



SCALE 1"=30'
 ASBUILT SURVEY
 SITE ADDRESS
 2923 BALMORAL ROAD



PLAT NORTH



STATE OF ALABAMA
 JEFFERSON COUNTY

I, James M. Ray, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama, being more particularly described as follows, to-wit: Lot 125 PINE CREST Subdivision as shown in the office of the Judge of Probate of JEFFERSON County, Alabama in map book 18 page 64

I, further certify that the building now erected on said lot is within the boundaries of the same, except as shown above, that there are no encroachments by buildings except as shown above, that there are not joint driveways over or across said lot visible on the surface, or structures or supports, thereof, including poles, anchors or guy wires over or across said premises, except as shown above.

According to my survey this the 1ST DAY OF JULY 2021.

James M. Ray, Ala. Reg. No. 18383
 Ray and Gilliland, P. C., Ala. Board Cert. No. CA-0114-LS



Note: 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.

Underground portions of foundations and footings and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. We do not look for underground sewer or flip manhole covers.

This survey is not transferable and may only be used by the person/company that pays for it at time of survey.

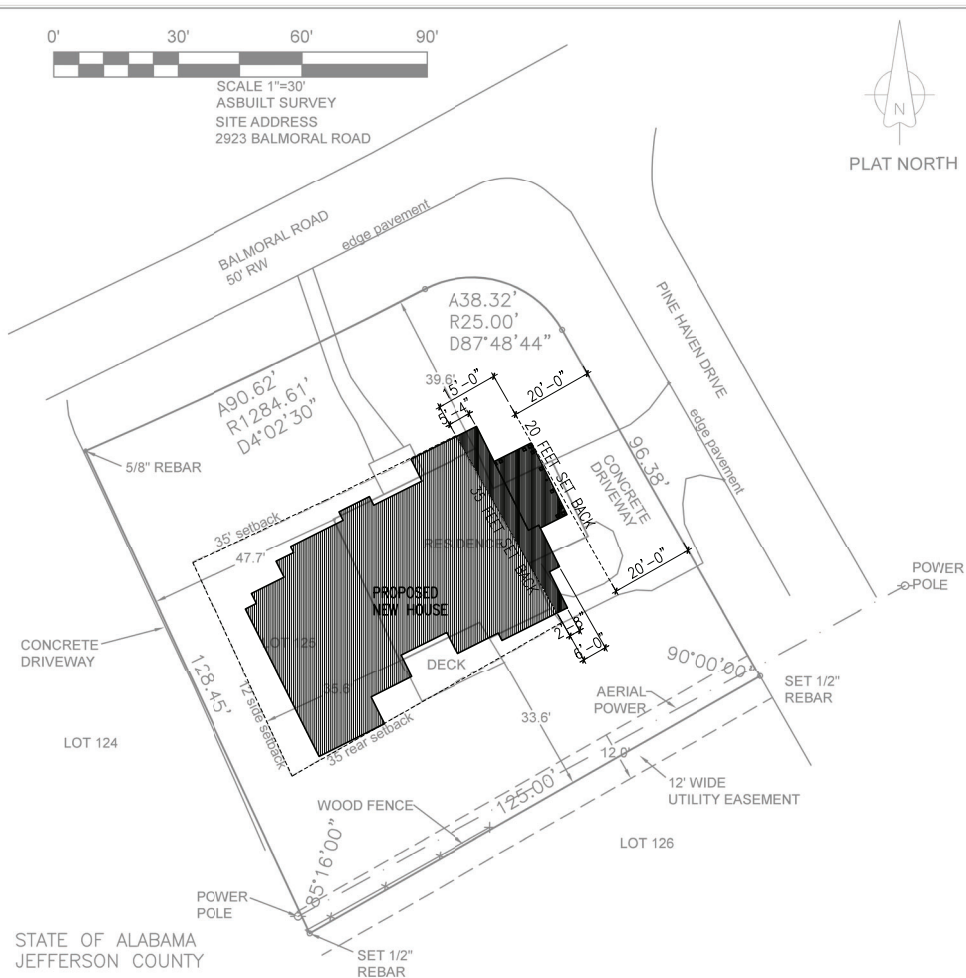
| RAY & GILLILAND, P.C. | |
|---|---|
| 122 NORTH CALHOUN STREET P.O. BOX 1183 SYLACAUGA, ALABAMA 35150 | TEL. NO. (256) 245-3243 FAX NO. (256) 245-3202 |
| DRAWN BY: JMR | FILE: ERICAONEAL |
| BOUNDARY SURVEY | SCALE: 1" = 30' |



SCALE 1"=30'
 ASBUILT SURVEY
 SITE ADDRESS
 2923 BALMORAL ROAD



PLAT NORTH



STATE OF ALABAMA
 JEFFERSON COUNTY

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According to my survey this the 1ST DAY OF JULY 2021.

James M. Ray, Ala. Reg. No. 18383
 Ray and Gilliland, P. C., Ala. Board Cert. No. CA-0114-LS



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Underground portions of foundations and footings and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. We do not look for underground sewer or flip manhole covers.

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| | |
|---|---|
| RAY & GILLILAND, P.C. | |
| 122 NORTH CALHOUN STREET P.O. BOX 1183 SYLACAUGA, ALABAMA 35150 | TEL. NO. (256) 245-3243 FAX NO. (256) 245-3202 |
| DRAWN BY: JMR | FILE: ERICAONEAL |
| BOUNDARY SURVEY | SCALE: 1" = 30' |



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)?

Two front 35' setbacks on a corner lot.

Original house was built approx. 17'-0" over setback. We are asking for a 15'-0" variance similar to original.

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 granting of this variance would keep the side porch in the approx. location as it was originally built.
- Reduce amount of impervious concrete on Pine Haven Dr. side of property; increase pervious surface opposite side of lot.



Variance Application - Part I

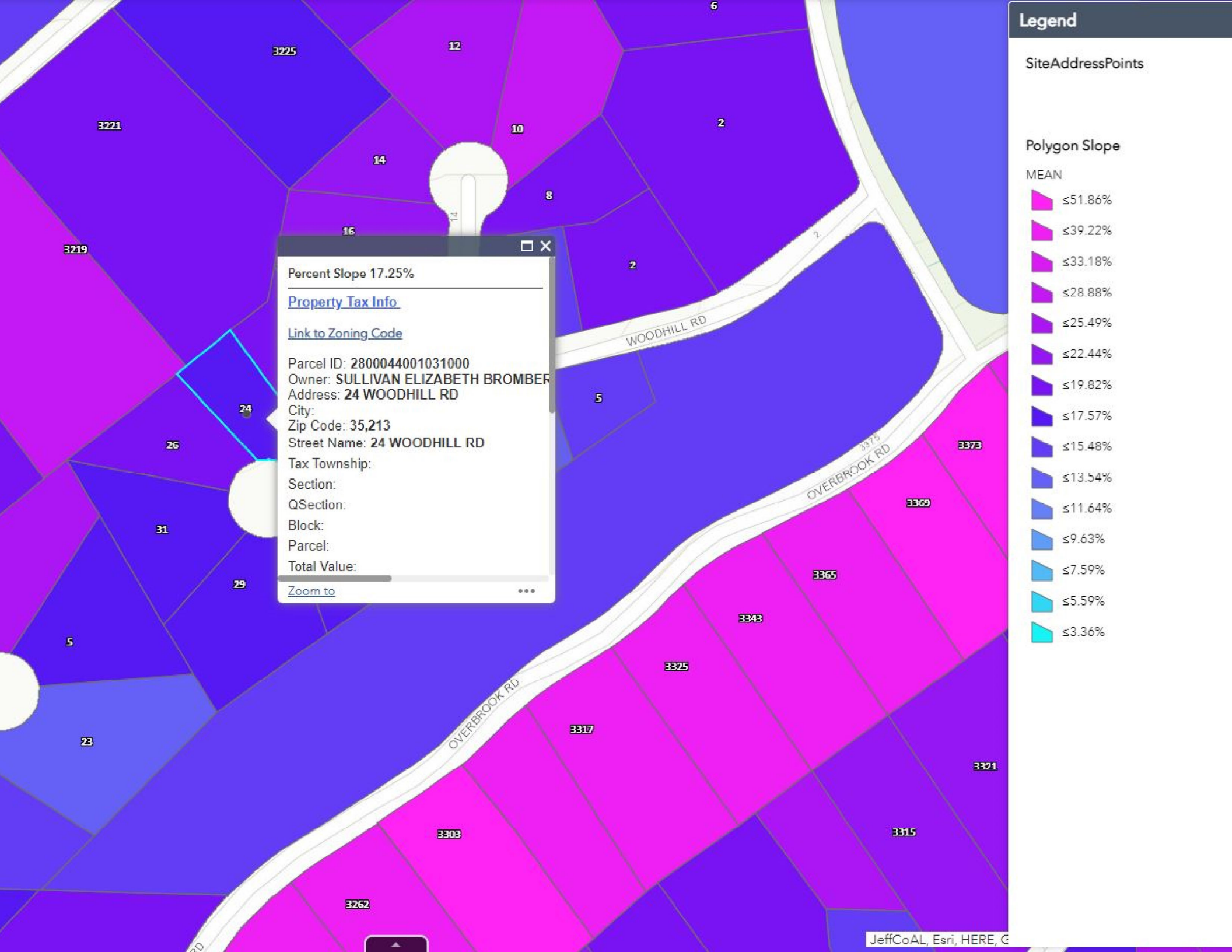
Project Data

Address of Subject Property 24 Woodhill Rd. Mt Brook 35213
 Zoning Classification Res A
 Name of Property Owner(s) Margaret & Rhett Loveman
 Phone Number 205-873-2276 Email Rhettloveman@hotmail.com
 Name of Surveyor EDG
 Phone Number 205-403-9158 Email Wade@edgalabama.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 | 20,467 | |
| Lot Width (ft) | 100' | 100' | |
| Front Setback (ft) <i>primary</i> | 40' | 40' | |
| Front Setback (ft) <i>secondary</i> | N/A | N/A | |
| Right Side Setback | 15' | 15' | |
| Left Side Setback | 13' | 15' | |
| 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' | 40+ | |
| Lot Coverage (%) | | | |
| Building Height (ft) | | | |
| Other (carport) | 15' | 5' | 5' |
| Other | | | |



Percent Slope 17.25%

[Property Tax Info](#)

[Link to Zoning Code](#)

Parcel ID: 2800044001031000
Owner: SULLIVAN ELIZABETH BROMBER
Address: 24 WOODHILL RD
City:
Zip Code: 35,213
Street Name: 24 WOODHILL RD
Tax Township:
Section:
QSection:
Block:
Parcel:
Total Value:

[Zoom to](#) ...

Legend

SiteAddressPoints

Polygon Slope

MEAN

- ≤51.86%
- ≤39.22%
- ≤33.18%
- ≤28.88%
- ≤25.49%
- ≤22.44%
- ≤19.82%
- ≤17.57%
- ≤15.48%
- ≤13.54%
- ≤11.64%
- ≤9.63%
- ≤7.59%
- ≤5.59%
- ≤3.36%

Report to the Board of Zoning Adjustment

A-22-22

Petition Summary

Request to allow a detached accessory structure to be 5 feet from the side property line in lieu of the required 15 feet.

Scope of Work

The proposal includes a new roof structure for a carport.

Hardships as Related to the Detached Structure

The hardships related to this case are the design constraint of the location of the carport and topography. The applicant is seeking to build a new roof structure to replace the existing one over the same parking area as the existing carport which is in disrepair. Topography is also a hardship in this case as the existing carport is surrounded by retaining walls due to the grade changes on the property which also prevents its relocation elsewhere on the property.

Nexus: There appears to be a reasonable relationship between the existing design constraint of the location of the existing carport and topography with the request variance.

Possible Findings for Approval side setback request:

1. Is minor in nature, and is not anticipated to impact the flow of light and air to the adjoining properties (given the proposed new structure would not change in footprint from what has existed previously)
2. will not increase the danger of fire (as it is at least 5 feet from the property line and will not necessitate the installation of fire sprinklers).

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,

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

Appends

LOCATION: 24 Woodhill Road

ZONING DISTRICT: Residence A District


OWNER: Margaret and Rhett Loveman

S 50°35'00" W MAP
S 49°59'02" W MEAS
110.14' MEAS 110.00' MAP

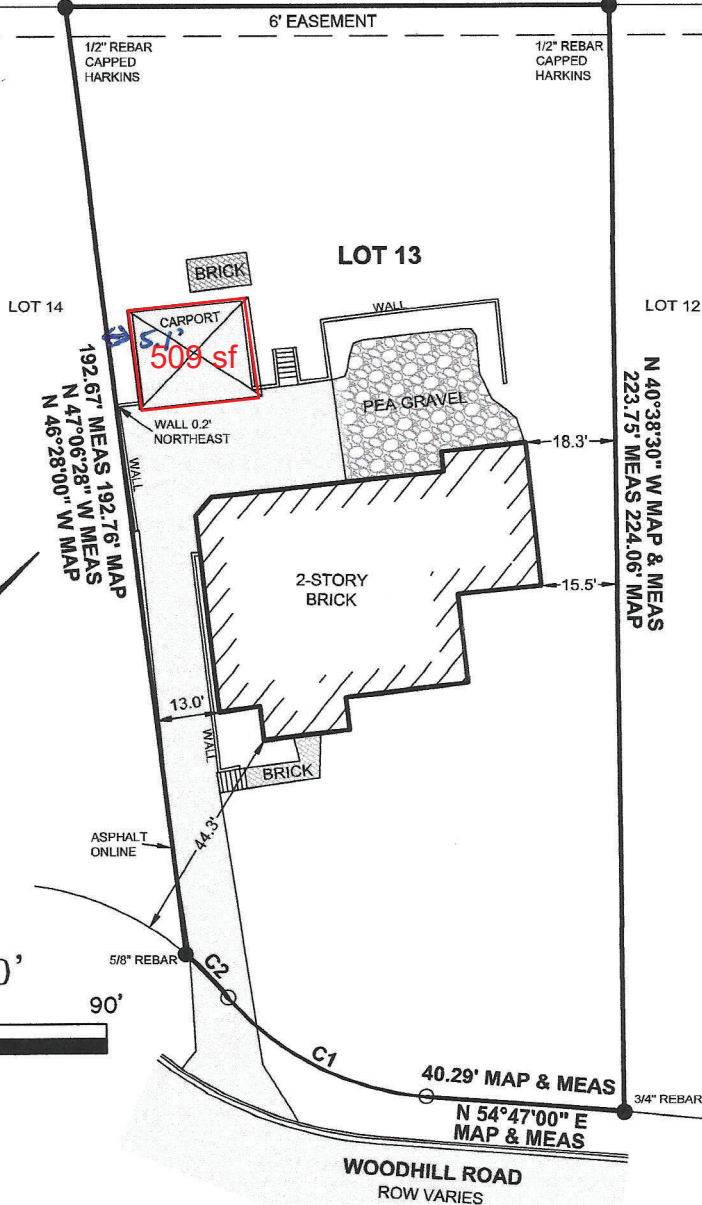
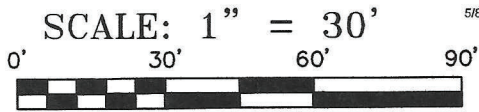
LEGEND

- R = Range
- T = Township
- SEC = Section
- ✕ = Cross found
- = Iron found
- = Property corner set
- △ = Stake set on Building Corner
- Conc = Concrete
- RCP = Reinforced Concrete Pipe
- DIP = Ductile Iron Pipe
- YI = Yard Inlet
- HW = Headwall
- MH = Manhole
- SS = Sanitary Sewer
- STS = Storm Sewer
- PP = Power Pole
- IPF = Iron Pin Found
- IPS = Iron Pin Set
- APPROX. = APPROXIMATE

— x — FENCE

 CONCRETE

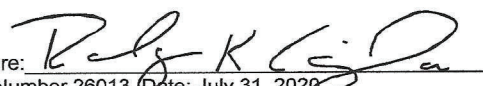
 COVERED PORCH



DESCRIPTION

LOT 13 OF BEECHWOOD AS RECORDED IN MAP BOOK 28 PAGE 19 IN THE OFFICE OF THE JUDGE OF PROBATE IN JEFFERSON COUNTY, ALABAMA.

I hereby certify 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.

Surveyor's Signature: 
Alabama License Number 26013, Date: July 31, 2020



NOTE:

1. North arrow based on Record Map (MB 28 PG 19)
2. Date of field work (July 30, 2020)
3. Type of survey Boundary Survey.
4. Survey for Rhett Loveman
5. Address: 24 Woodhill Road Birmingham Al 35213
6. Survey not valid without original signature.

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

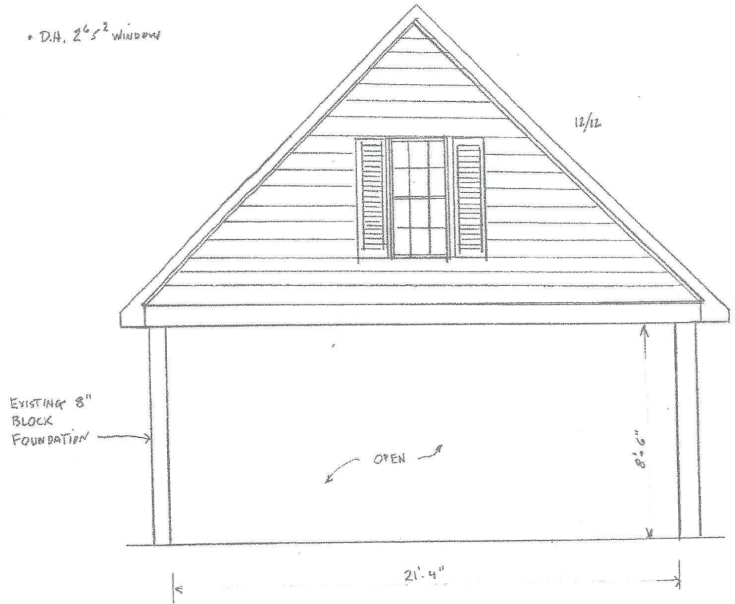


PROPOSED STRUCTURE

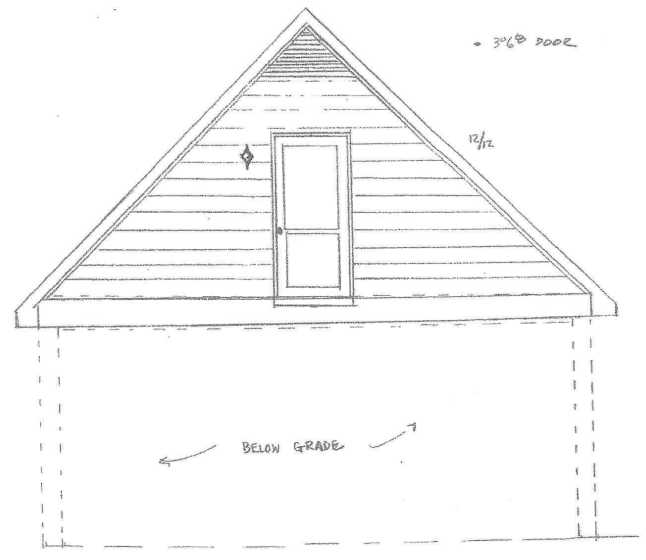
| | |
|---------------------------------|-------------|
| MARGARET and RHETT LOYEMAN | |
| 24 WOODHILL ROAD, MT. BROOK, AL | |
| CARPORT ALTERATION | 1/4" = 1'0" |
| APRIL 15 2022 | |

• D.A. 2'6" x 2' windows

• 3'6" door

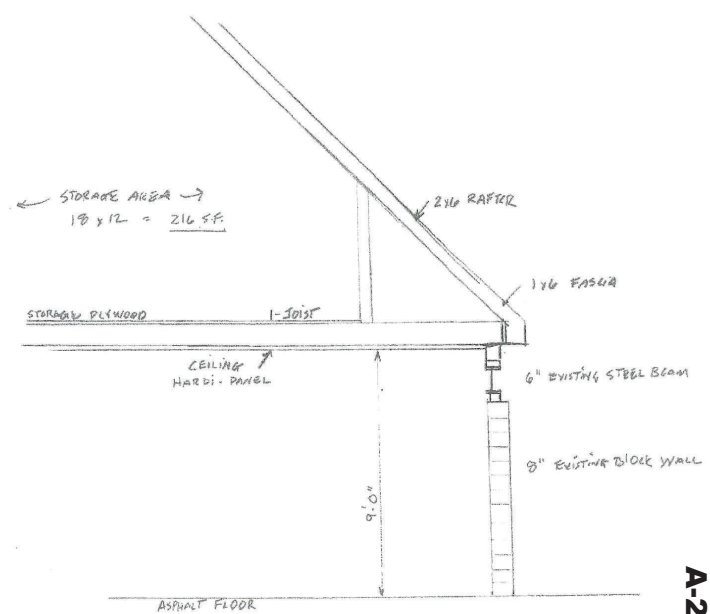
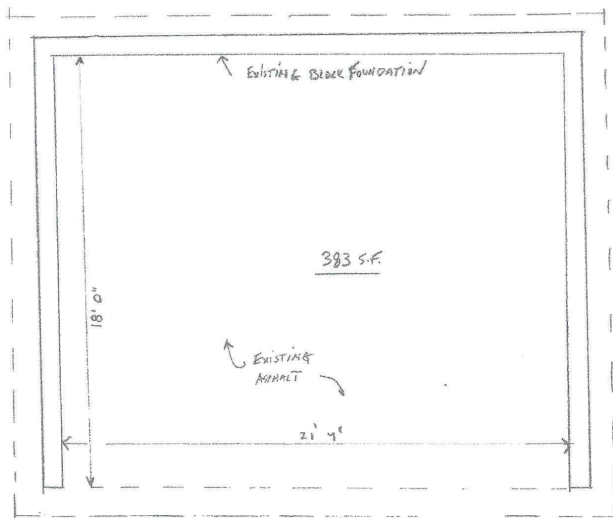


FRONT ELEVATION 1/4" = 1'0"



REAR ELEVATION

A-22-22
1





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)?

Pre-existing condition original to this house. Topography prevents rebuilding the structure elsewhere on the lot.

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 roof of the existing carport is in poor condition. We are merely seeking to replace it with a new roof that will match the house.

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

We are not asking to relocate the carport, but to replace the existing structure with a new roof.