

BZA Packet

October 16, 2023

Hello All,

Enclosed please find your packet for the meeting of October 16, 2023.

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 (October 16, 2023)
- 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 16, 2023
PRE-MEETING: 4:45 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: September 18, 2023
2. **Case A-23-33: Thorne and Melissa Williams**, property owners, request a variance from the terms of the Zoning Regulations to allow additions and alterations the existing single family dwelling to be 7 feet 8 inches from the side property line (west) in lieu of the required 8 feet. **126 Spring Street**
3. **Case A-23-34: Whitt and Lucy Israel**, property owners, request variances from the terms of the Zoning Regulations to allow additions and alterations to the existing single family dwelling to be 30 feet 11 inches from the rear property line (south) in lieu of the required 40 feet. **4009 Winston Way**
4. **Case A-23-35: Kirk and Tate Forrester**, property owners, request variances from the terms of the Zoning Regulations to allow a detached accessory structure to be 3 feet 10 inches from the side property line (north) in lieu of the required 10 feet. **12 Montcrest Drive**
5. Next Meeting: **November 20, 2023**
6. Adjournment



Variance Application - Part I

Project Data

Address of Subject Property 126 Spring Street

Zoning Classification 126 Spring Street

Name of Property Owner(s) Melissa and Thorne Williams

Phone Number 214-208-8110 Email thornewilliams12@gmail.com

Name of Surveyor MTTR Engineers - Joey Miller

Phone Number 205-320-0114 Email jmillier@mttreng.com

Name of Architect (if applicable) Blackmon Rogers Architects, LLC - David Blackmon

Phone Number 202-837-4886 Email David@BlackmonRogers.com

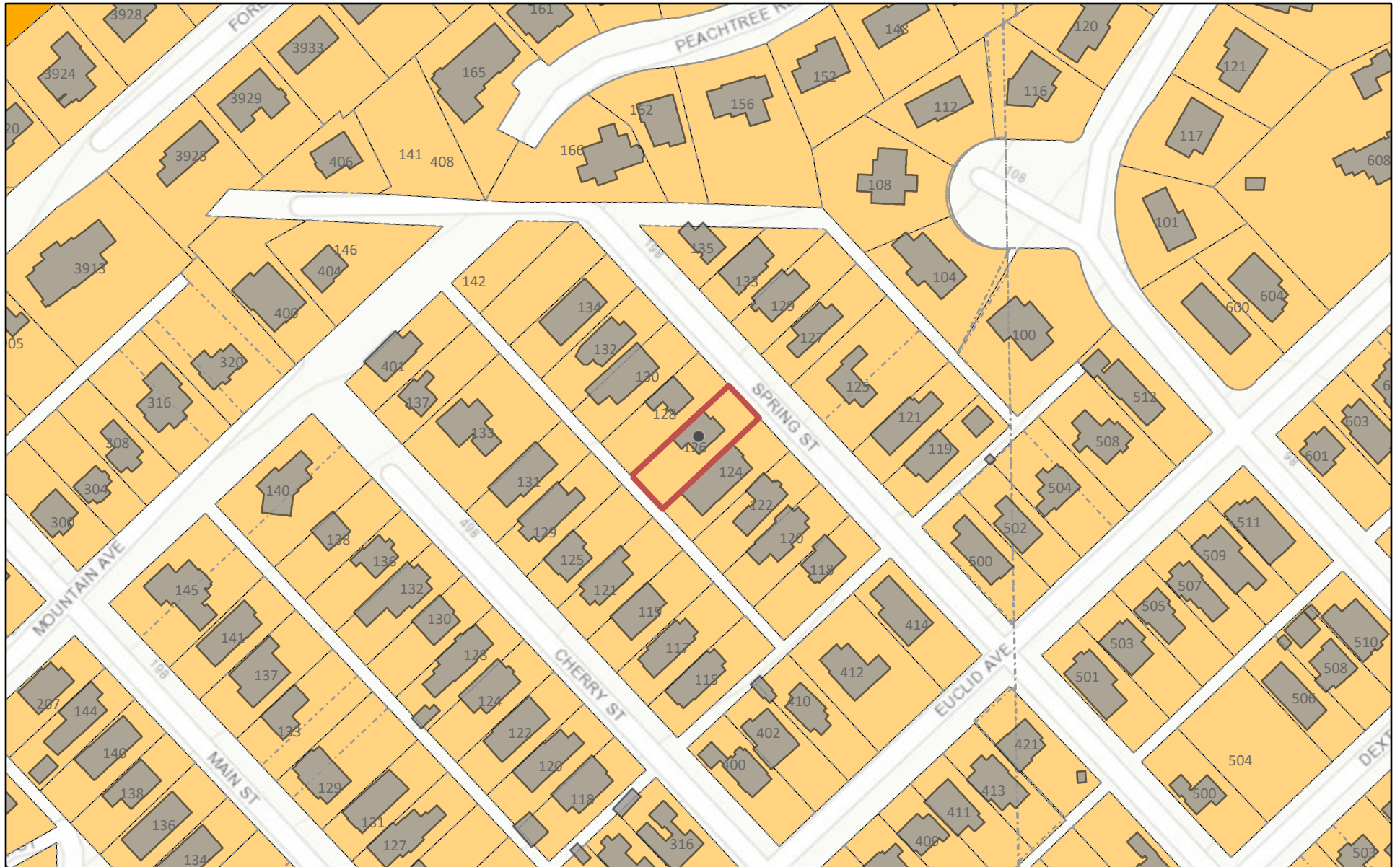


Property owner or representative agent must be present at hearing

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	7,500 sf	7,500 sf
Lot Width (ft)	50'-0"	50'-0"	50'-0"
Front Setback (ft) <i>primary</i>	35'-0"	35'-0"	35'-0"
Front Setback (ft) <i>secondary</i>			
Right Side Setback	8'-0"	7'-8"	7'-8"
Left Side Setback	8'-0"	8'-0"	8'-0"
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"	35'-0"	35'-0"
Lot Coverage (%)	35% = 2,625 sf	1,390 sf	2,625 sf
Building Height (ft)	35'-0"	20'-0"	20'-0"
Other			
Other			

A-23-33 Zoning



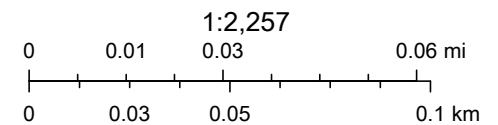
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Building Footprints 2020v1 Tax_Parcels 2021

Lot Lines

Residence C District

Residence D District



JeffCoAL, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ArcGIS Web AppBuilder

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

A-23-33 Aerial



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Aerial 2021

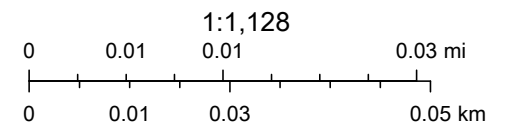
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Green: Band_2



Blue: Band_3



Jefferson County Department of Information Technology , JeffCoAL, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ArcGIS Web AppBuilder

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

Report to the Board of Zoning Adjustment

A-23-33

Petition Summary

Request to allow additions and alterations the existing single family dwelling to be 7 feet 8 inches from the side property line (west) in lieu of the required 8 feet.

Scope of Work

The scope of work includes alterations and a single story addition to the rear of the existing home.

Variance Request for Setback

Nexus: The hardships in this case are the existing design constraints and the narrow lot width. The existing home is non-conforming as it relates to the side property line.

Standard Hardships Required

The subject request appears to meet “a.” and “e.” of the following hardship standards:

Section 129-455 of the municipal code outlines the hardships that the board may consider as justification for the granting of a variance:

- a. exceptional narrowness
- b. exceptional shallowness
- c. irregular shape
- d. exceptional topographic conditions
- e. other extraordinary and exceptional situations or conditions of such parcel which would result in peculiar, extraordinary and practical difficulties (existing design constraints).

Applicable findings for any motion to approve should be read into the record of minutes. The Board may determine that the following findings are applicable to this case:

- 1. That special circumstances or conditions apply to the building or land in question, and
- 2. That these circumstances are peculiar to such building or land, and
- 3. That these circumstances do not apply generally to other buildings or land in the vicinity;
- 4. The condition from which relief or a variance is sought did not result from action by the applicant;
- 5. That the granting of this variance:
 - a. will not impair an adequate supply of light and air to adjacent property; (in that the existing footprint along the non-conforming side will not encroach closer than it is currently and the home will remain one story).
 - e. will not the risk of flooding or water damage;
 - g. is in harmony with the spirit and intent of the zoning ordinance (in that the existing non-conforming setback will not be increased).

Impervious Area

The proposal exceeds the maximum impervious surface limit.

Subject Property and Surrounding Land Uses

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

Affected Regulation

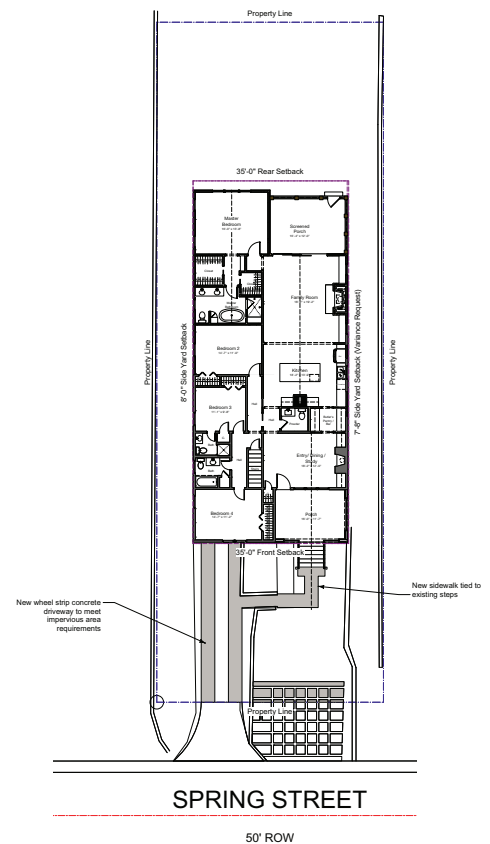
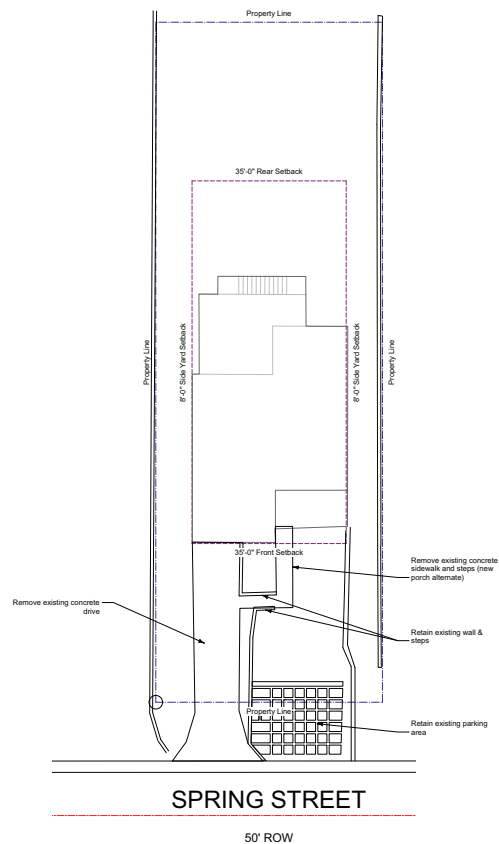
Article III, Section 129-63 Area and dimensional requirements

Appends

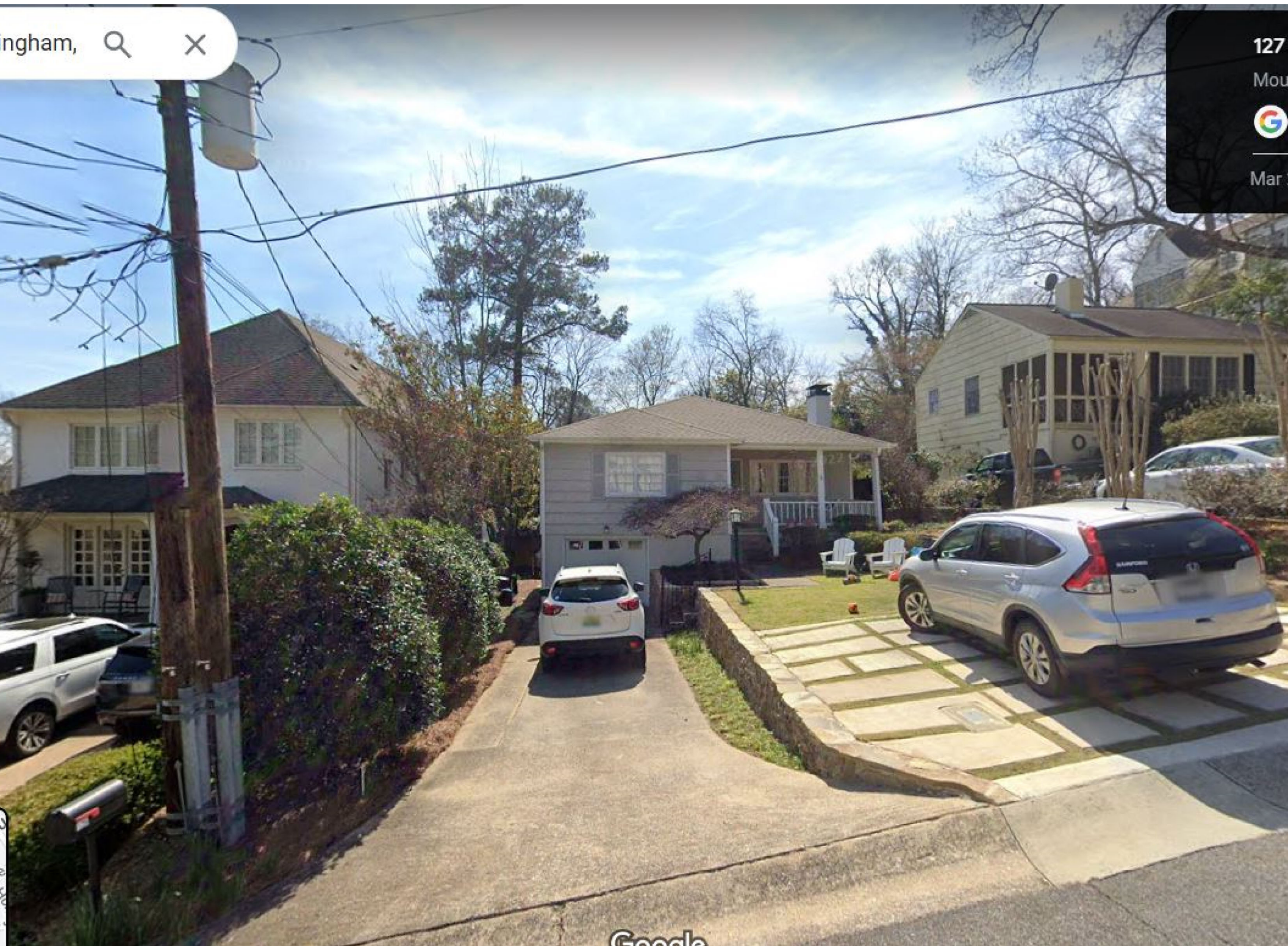
LOCATION: 126 Spring Street

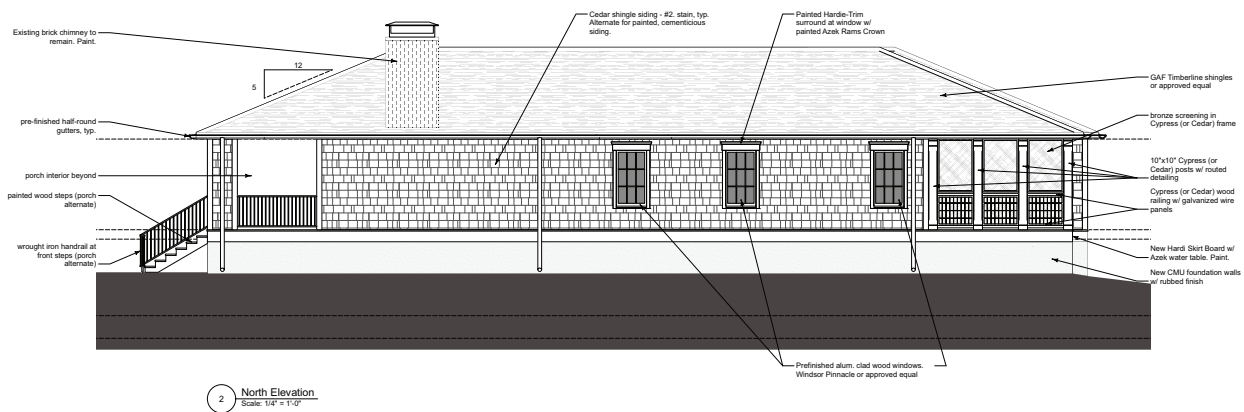
ZONING DISTRICT: Residence C District

OWNERS: Melissa and Thorne Williams



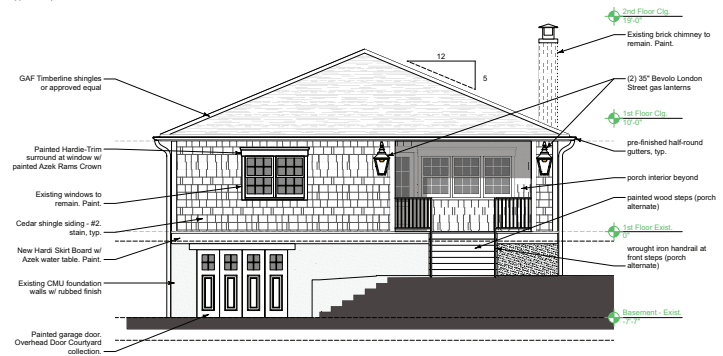
no.	revision	date





New Windows and Doors:

Prefinished alum. clad wood windows. Windsor Pinnacle or approved equal



BLACKMON ROGERS
ARCHITECTS LLC

P.O. BOX 630031 • BIRMINGHAM, ALABAMA 35263
205.447.1226 • 205.837.4886
BLACKMONROGERS.COM



Williams Residence
126 Spring Street
Mountain Brook, AL

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No.	revision	date

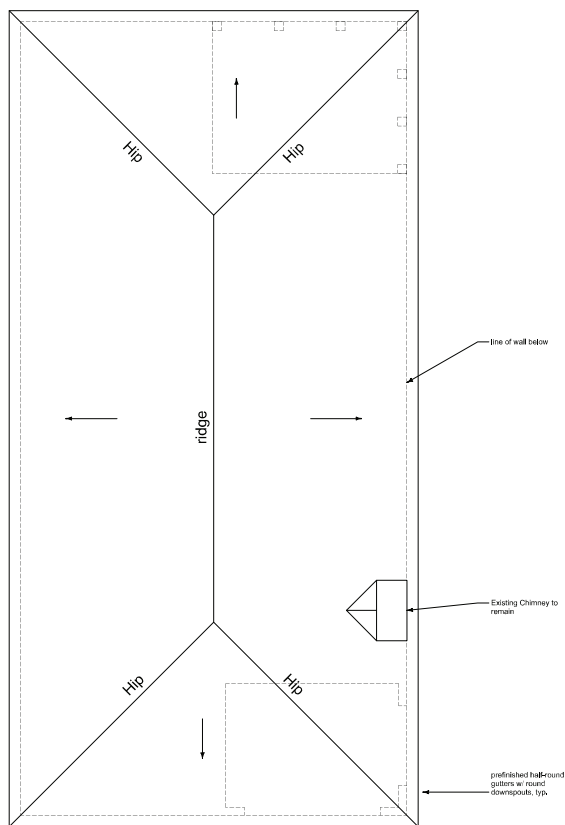
10/04/23

project number
2303

drawing name

Exterior Elevations

drawing number
A3.0

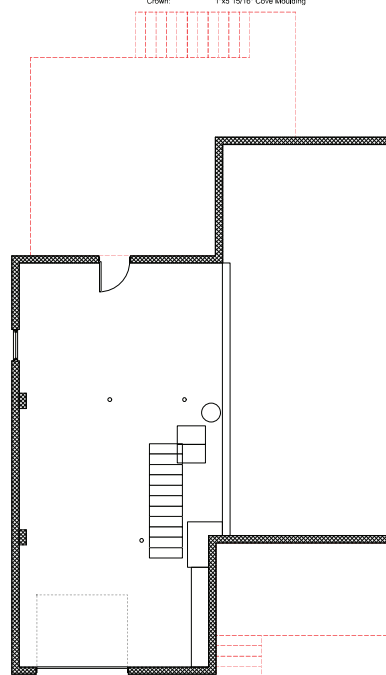


MATERIAL ALLOWANCES:

Kitchen Appliances:	\$11,000
Countertops:	\$20,000
Electrical Fixtures:	\$15,000
Hardware:	\$8,000
Hearth Surround:	\$3,000
Landscaping:	\$25,000

SPECIFICATIONS:

Flooring:	
Wood Flooring:	2 1/4" white oak sanded
Tile Flooring:	Durable Scripter
Show Floor Flooring:	Durable Color Wheel Mosaics
Wall Tile:	Durable Color Wheel Classic Subway Tile
Cabinets:	Wellborn Premier Hanover Inset or equal Painted finish
Interior Doors:	Masonite 2 Panel Square Solid Core Painted finish
Interior Trim:	Semigloss Painted finish
Baseboard:	5 1/4" painted pine baseboard
Casing:	2 1/2" Cape Cod casing
Crown:	1"x5 1/8" Cove Moulding



2 Roof Plan
Scale: 1/4" = 1'-0"

No roof penetrations on slopes visible from the street

1 Basement - Demo
Scale: 1/4" = 1'-0"



Williams Residence
126 Spring Street
Mountain Brook, AL

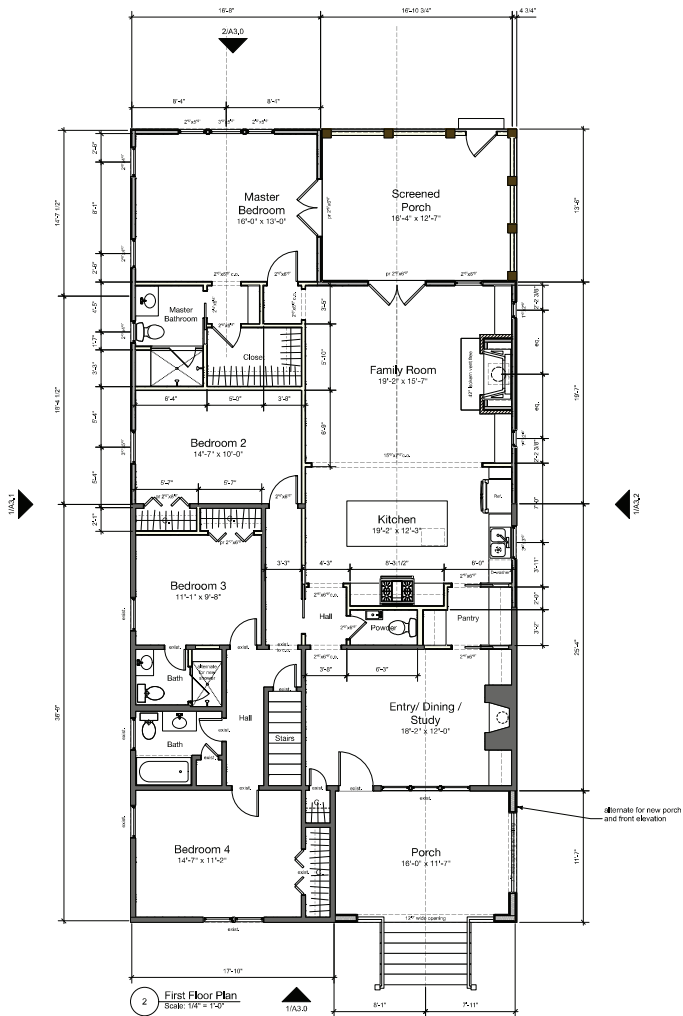
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date
8/25/23

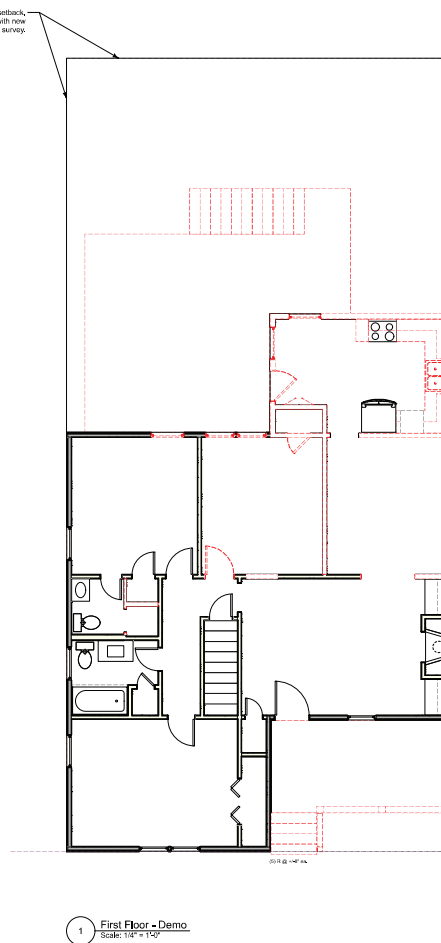
project number
2303

drawing name
Basement Floor Plan
Roof Plan

drawing number
A2.0



Line of required setback.
To be confirmed with new
surveys.



BLACKMON ROGERS
ARCHITECTS, LLC

100 BOX 10001 • SPRING BROOK, ALABAMA 36083
205.336.1000 • SPRINGBROOK@BLACKMONROGERS.COM

2303

First Floor Plan

Second Floor Plan

A2.1

Williams Residence

126 Spring Street

Mountain Brook, AL

[illegible]

drawing number
A3.0

1 East Elevation
Scale: 1/4" = 1'-0"

Basement - Exist.
-7'-7"

[illegible]

B L A C K M O N R O G E R S
A R C H I T E C T S L L C

September 15, 2023

Mrs. Dana Hazen
Director of Planning, Building, & Sustainability
56 Church Street
Mountain Brook, Alabama

Re: Request for variance of side yard setback

Dear Dana:

On behalf of our clients, Melissa and Thorne Williams, we are requesting a variance for the right (East) side yard setback per the attached application.

The clients wish to add to and renovate their existing home. The attached site plan illustrates the proposed addition which honors the front, rear and left (West) side yard setbacks. The survey revealed that the existing home was constructed slightly over the right (East) side setback. We are requesting a variance to bring this into compliance and allow the addition to align with the existing exterior wall.

Please let me know if you have any questions or if you would like any additional information.

Yours truly,



David Blackmon, AIA
Blackmon Rogers Architects, LLC



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 home is an existing non-conforming structure built prior to the adoption of our current zoning restrictions. We are requesting variances for the right (East) side yard setback to bring the home into compliance. The homeowner plans an addition to the rear that would match the existing house width. No front or rear yard variance is requested.

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?

We believe this is a relatively minor encroachment into the side yard setback in order to bring the existing home into compliance and to allow for an architecturally sympathetic addition that maintains and enhances the character of the neighborhood. We are working with the Civil Engineer & Glen Merchant to address stormwater management concerns.



Variance Application - Part I

Project Data

Address of Subject Property 4009 Winston Way, 35213

Zoning Classification Residence A

Name of Property Owner(s) Lucy and Whitt Israel

Phone Number _____ Email israelcw@gmail.com; lucymargaret@gmail.com

Name of Surveyor Weygand Surveyors

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

Name of Architect (if applicable) Mary Coleman Clark Architect LLC

Phone Number _____ Email mcc@mccarchitect.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):

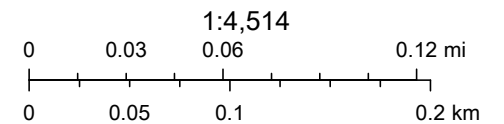
	Zoning Code Requirement	Existing Development	Proposed Development
Lot Area (sf)			
Lot Width (ft)			
Front Setback (ft) <i>primary</i>			
Front Setback (ft) <i>secondary</i>			
Right Side Setback			
Left Side Setback			
Right Side Setback (ft): For non-conforming narrow lots in Res-B or Res-C: Less than 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)	40'-0"	33'-11" (main residence)	30'-11"
Lot Coverage (%)		9'-1" (attached carport)	
Building Height (ft)			
Other			
Other			

A-23-34 Zoning



9/28/2023, 11:16:56 AM

- | | | |
|-------------------------|----------------------------------|----------------------|
| CADStreetCenterlines | JeffcoMunicipalBoundary_Negative | Tax_Parcels 2021 |
| InterimTaxParcels | Building Footprints 2020v1 | PUD |
| JeffCoMunicipalBoundary | Lot Lines | Residence A District |



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ArcGIS Web AppBuilder

A-23-34 Aerial



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Aerial 2021



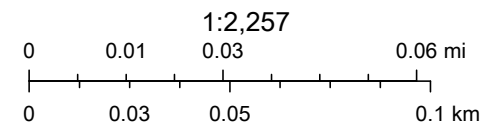
Green: Band_2



Blue: Band_3



Red: Band_1



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ArcGIS Web AppBuilder

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Report to the Board of Zoning Adjustment

A-23-34

Petition Summary

Request to allow additions and alterations to the existing single family dwelling to be 30 feet 11 inches from the rear property line (south) in lieu of the required 40 feet.

Scope of Work

The scope of work includes additions and alterations to an existing single family dwelling.

Variance Request for Setback

Nexus: The hardships in this case are the corner lot configuration and existing design constraints. The corner lot has an irregularly shaped rear lot line. The existing home is non-conforming along the rear at 33 feet 1 inch from the property line currently. The request for the rear setback would allow a new addition that would create a small encroachment of 132 square feet. The angle of the existing home in relation to the rear property is the hardship for this encroachment.

Standard Hardships Required

The subject request appears to meet “c” and “e.” of the following hardship standards:

Section 129-455 of the municipal code outlines the hardships that the board may consider as justification for the granting of a variance:

- a. exceptional narrowness
- b. exceptional shallowness
- c. irregular shape
- d. exceptional topographic conditions
- e. other extraordinary and exceptional situations or conditions of such parcel which would result in peculiar, extraordinary and practical difficulties (existing design constraints).

Applicable findings for any motion to approve should be read into the record of minutes. The Board may determine that the following findings are applicable to this case:

- 1. That special circumstances or conditions apply to the building or land in question, and
- 2. That these circumstances are peculiar to such building or land, and
- 3. That these circumstances do not apply generally to other buildings or land in the vicinity;
- 4. The condition from which relief or a variance is sought did not result from action by the applicant;
- 5. That the granting of this variance:

- a. will not impair an adequate supply of light and air to adjacent property (due to the minor nature of the one story addition being only 132 square feet, and the house to the rear presenting as side yard setback in relation to the subject location);
- e. will not the risk of flooding or water damage;
- g. is in harmony with the spirit and intent of the zoning ordinance (in that the house currently exceeds the required rear setback and given the lot's unique shape).

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, Section 129-34 Area and dimensional requirements


Appends

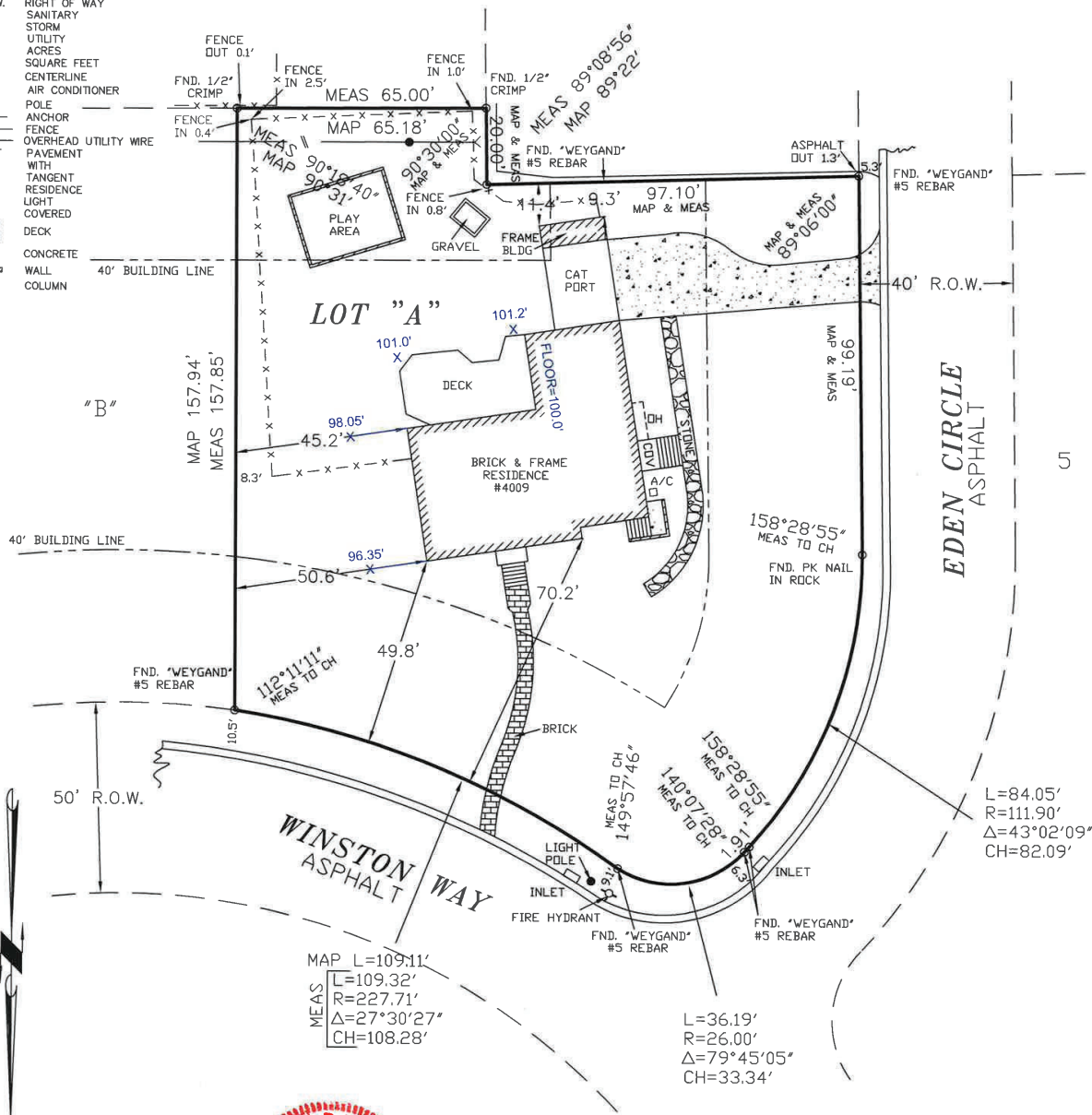
LOCATION: 4009 Winston Way

ZONING DISTRICT: Residence A District

OWNERS: Lucy and Whitt Israel

LEGEND

ASP	ASPHALT
BDP	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LONG	LONG CHORD
DEF	DEFLECTION
Δ	DIFFERENCE
ES	EASEMENT
HW	HEADWALL
MIN	MINIMUM
MH	MANHOLE
OH	OVERHANG
POR	POROSITY
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTL	UTILITY
ACRES	ACRES
SQ. FT.	SQUARE FEET
C	CENTERLINE
A/C	AIR CONDITION
•	POLE
—X—	ANCHOR
—X—	FENCE
PWMT	PAVEMENT
W	WITH
TAN	TANGENT
RES	RESIDENCE
LGHT	LIGHT
COV	COVERED
▢	DECK
	CONCRETE
▢	WALL
▢	COLUMN



SCALE: 1"=30'

STATE OF ALABAMA)
JEFFERSON COUNTY)

"Property Boundary Survey"

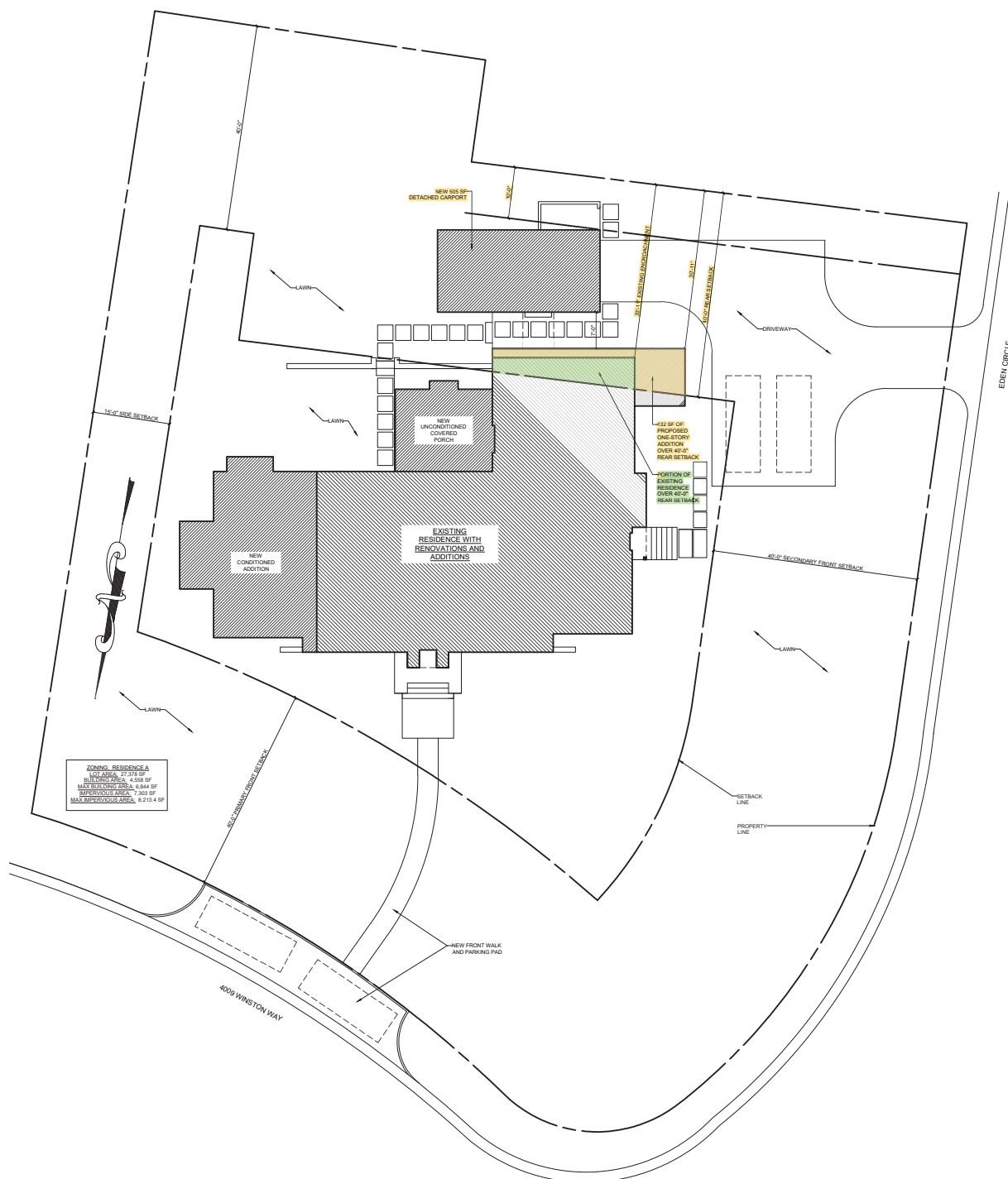
I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot A, RESURVEY OF LOTS 10, 11, 12, 13 & 14 ACCORDING TO AMENDED MAP OF FIRST ADDITION TO GLENWOOD HILLS, as recorded in Map Volume 46, Page 92, in the Office of the Judge of 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 AUGUST 25, 2022. Survey invalid if not sealed in red.

Order No.: 20221226
Purchaser: ISRAEL
Address: 4009 WINSTON WAY

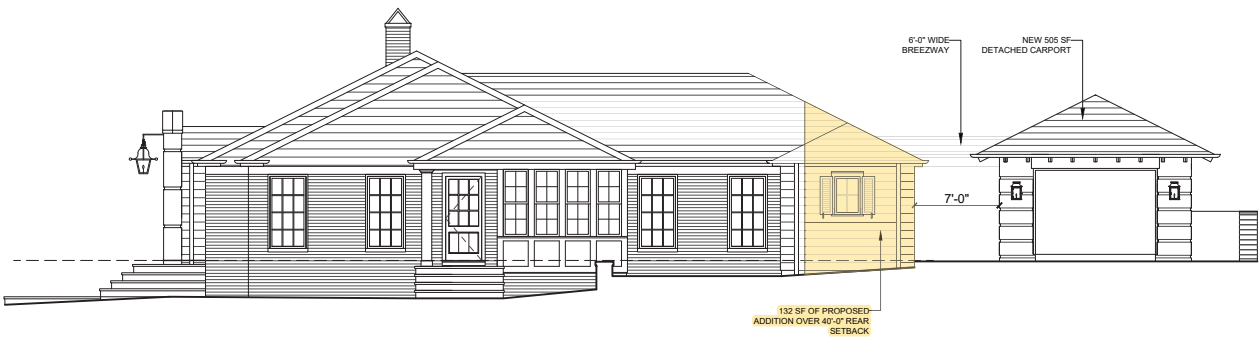
Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087
Copyright ©

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.









A-23-34

MCCA

September 22, 2023

Tyler Slaten
City Planner
City of Mountain Brook
56 Church Street
Mountain Brook, AL 35213

Variance Application

On behalf of the Owners, Lucy and Whitt Israel, enclosed is a variance application for 4009 Winston Way, Mountain Brook, AL 35213. The scope of the project includes alterations and additions to an existing residence, as shown in the provided supplemental drawings.

Sincerely,



Mary Coleman Clark



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)?

4009 Winston Way is a corner lot with a primary front setback requirement
of 40'-0" and a secondary front setback requirement of 40'-0". The jog in rear property
line results in an irregular lot shape with the 40'-0" rear setback.

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

The Owners would like to make alterations and additions to the existing residence, and
a portion of the existing residence and attached carport is built over the rear setback line,
posing an existing design constraint that is non-conforming to the zoning code.

The existing residence is 33'-11" from the rear property line; the existing attached
carport is 9'-3" from the rear property line.

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

In the proposed alterations and additions, the Owners would like to demolish
the existing attached carport and rebuild it as a detached carport conforming to the
setback and area requirements of an accessory structure. The proposed addition to the
main residence at the rear property line would not restrict the neighbors'
access to light and air as the proposed addition is limited to a one-story structure,
132 SF of which is proposed to be in the 40'-0" rear setback.



Variance Application - Part I

Project Data

Address of Subject Property 12 Montcrest Birmingham, AL 35213
 Zoning Classification Zone A
 Name of Property Owner(s) Fate and Kirk Forrester
 Phone Number 205-542-8503 Email Tforrester@onealsteel.com
 Name of Surveyor ALL SURV
 Phone Number 205-663-4251 Email _____
 Name of Architect (if applicable) Laura Barnett
 Phone Number 404-512-9530 Email _____

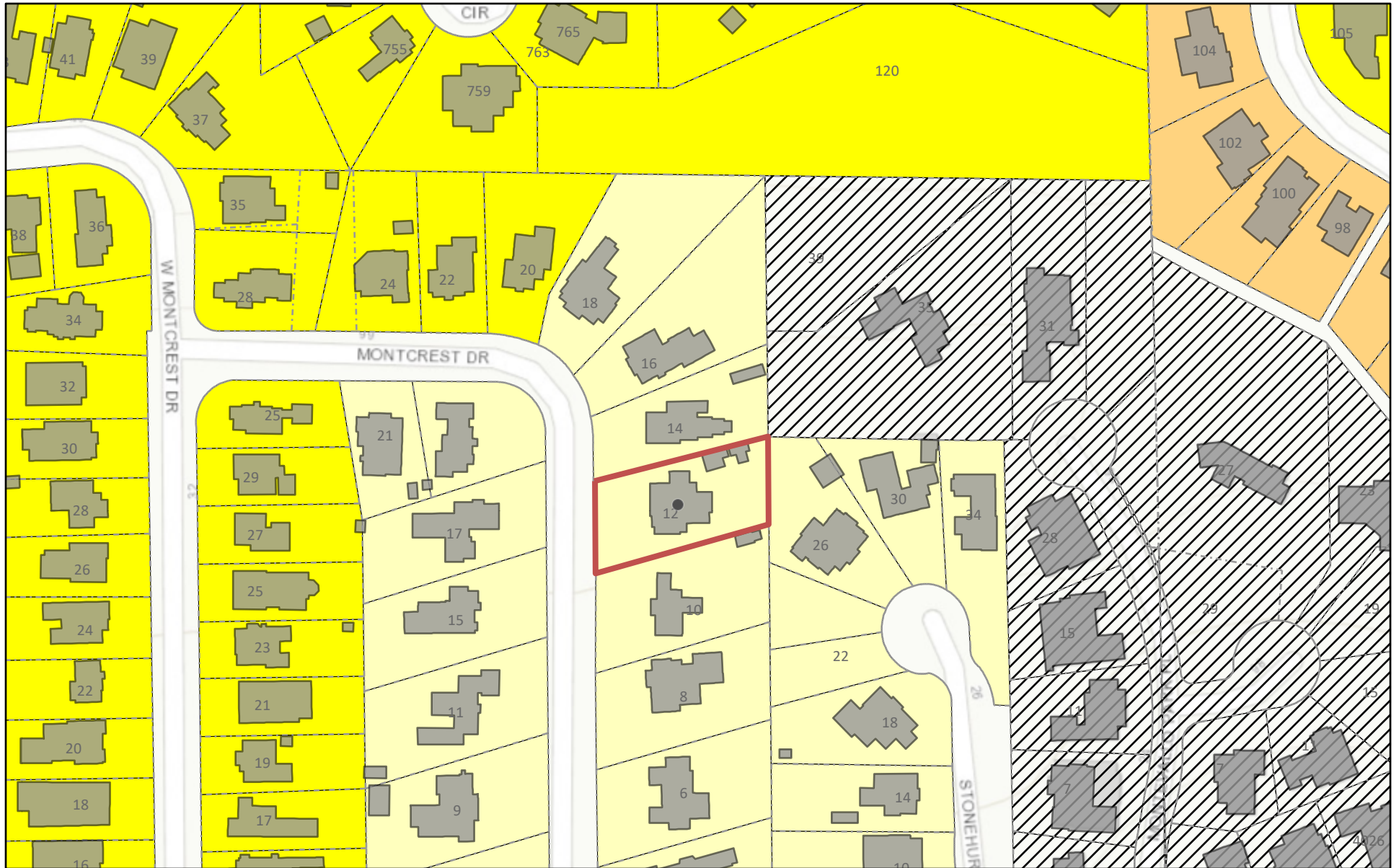


Property owner or representative agent must be present at hearing







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

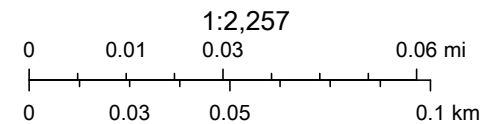
	Zoning Code Requirement	Existing Development	Proposed Development
Lot Area (sf)	30,000	21,000	21,000
Lot Width (ft)	100'	96.7-100'	96.7-100'
Front Setback (ft) <i>primary</i>	40'	N/A	Same
Front Setback (ft) <i>secondary</i>	N/A	N/A	Same
Right Side Setback	15'	N/A	Same
Left Side Setback	15'	3'10"	3'10"
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'	19'11"	Same 19'11"
Lot Coverage (%)	25% ¹⁰		Same
Building Height (ft)	35'		
Other			
Other			

A-23-35 Zoning



10/10/2023, 10:31:16 AM

-  Building Footprints 2020v1
-  Lot Lines
-  PUD
-  Residence A District
-  Residence B District
-  Residence C District



JeffCoAL, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ArcGIS Web AppBuilder

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

A-23-35 Aerial



10/10/2023, 10:32:34 AM

Aerial 2021

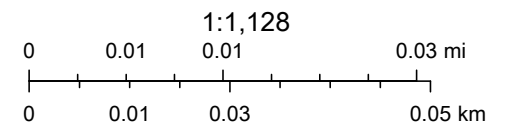
Red: Band_1



Green: Band_2



Blue: Band_3



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Report to the Board of Zoning Adjustment

A-23-35

Petition Summary

Request to allow a detached accessory structure to be 3 feet 10 inches from the side property line (north) in lieu of the required 10 feet.

Background

A permit was issued on June 2, 2023 for work that included a foundation repair to an existing non-conforming detached accessory structure. The structure was lifted off of the foundation for repairs, but the structure itself required more repairs than anticipated which amounted to essentially rebuilding it, structurally, necessitating the need for a variance.

Scope of Work

The scope of work includes the construction of a new detached accessory structure.

Variance Request for Setback

Nexus: The hardship in this case is the existing design constraint of the non-conforming location of the previous accessory structure and foundation.

Standard Hardships Required

It may be reasoned that the subject request meets “c.” and “e.” of the following hardship standards:

Section 129-455 of the municipal code outlines the hardships that the board may consider as justification for the granting of a variance:

- a. exceptional narrowness
- b. exceptional shallowness
- c. irregular shape
- d. exceptional topographic conditions
- e. other extraordinary and exceptional situations or conditions of such parcel which would result in peculiar, extraordinary and practical difficulties (existing design constraints).

Applicable findings for any motion to approve should be read into the record of minutes. The Board may determine that the following findings are applicable to this case:

- 1. That special circumstances or conditions apply to the building or land in question (in that the foundation and utilities are already in place), and
- 2. That these circumstances are peculiar to such building or land, and
- 3. That these circumstances do not apply generally to other buildings or land in the vicinity;

4. The condition from which relief or a variance is sought did not result from action by the applicant;
5. That the granting of this variance:
 - a. will not impair an adequate supply of light and air to adjacent property; (given that the accessory structure is replacing one that existed in the same location);

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, Section 129-34 Area and dimensional requirements

Appends

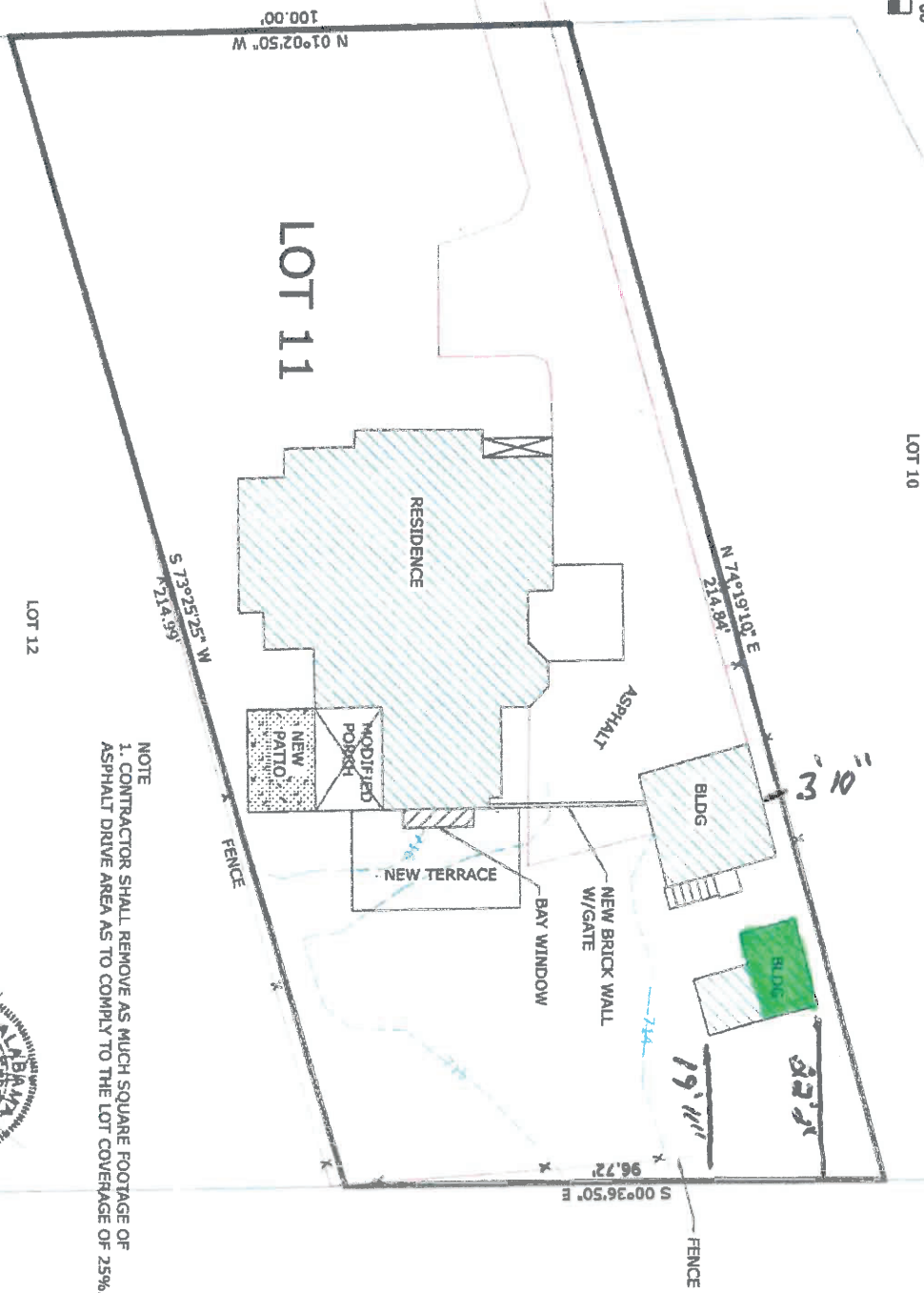
LOCATION: 12 Montcrest Drive

ZONING DISTRICT: Residence A District

OWNERS: Tat and Kirk Forrester



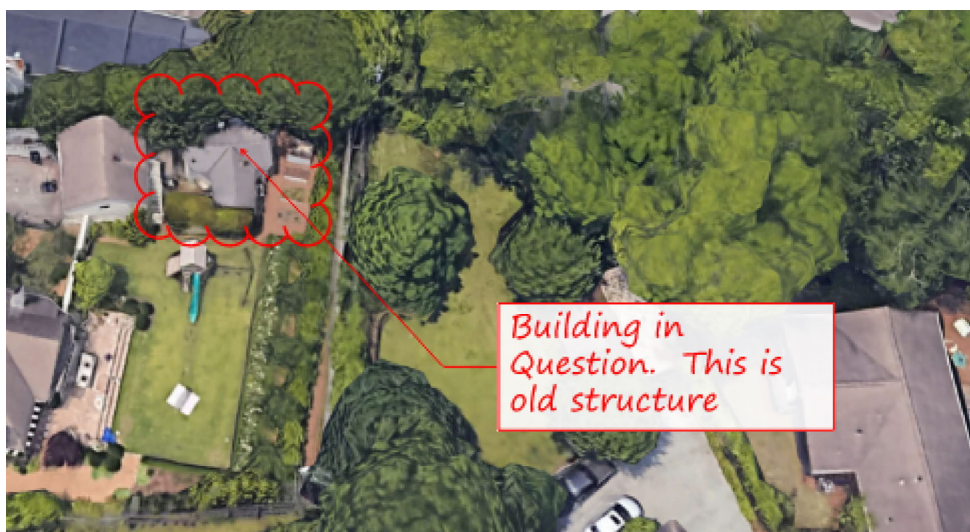
MONTCREST DRIVE



NOTE
1. CONTRACTOR SHALL REMOVE AS MUCH SQUARE FOOTAGE OF ASPHALT DRIVE AREA AS TO COMPLY TO THE LOT COVERAGE OF 25%.



DATE: 6-24-19	DATE OF FIELD SURVEY 5-12-19	ALLSURV, LLC 9375 HIGHWAY 118 SUITE 8 ALABASTER, AL 35001 205.645-4751
DRAWN BY: SMA	BEARINGS ASSUMED NORTH	
APPROVED BY: SMA	CLOSURE 1:20000	



Building in
Question. This is
old structure







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)?

modifying/repairing existing building and amount
of work needed exceeds 60% footprint
has not moved/grown.

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. IT IS DUE TO UNFORSEEN CONDITIONS. WE WENT TO
great expense to keep integrity of existing structure.
we lifted whole building off old foundation and
placed on new foundation. Framing work resulted in more
work than inspected.

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

Owner has maintained footprint of old structure
and repaired building. They have spent additional
monies to stay within intent of code and keep
as repair