

Agenda
Homewood Board of Zoning Adjustments
Thursday, January 7, 2021, 6:00 P.M.
Online via Zoom

Instructions: This online Homewood Board of Zoning Adjustments meeting is being held in an effort to comply with social distancing requirements due to the COVID-19 Pandemic:

How to Join:

1st Option: Join on-line through your computer or app with this link: <https://zoom.us/j/86813101609>

(If you click this link from a device/phone, this link will NOT work until you have downloaded the Zoom app)

2nd Option: Join through the app if you already have the Zoom app downloaded Meeting #: 868 1310 1609

3rd Option: Dial in by phone: 253-215-8782

For those items that allow public comment: If joining on-line, you will be told when to enter your name and address into the chat box if you want to speak about that item. You can speak once your name is called.

Comments, in support or opposition to cases on the agenda, may be submitted through the City of Homewood website @www.cityofhomewood.com/boards-committees. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the board's members for their consideration. Please reference the case number or address in your comments.

Board Members

Brian Jarmon, Chair

Beverly LeBoeuf, Vice-Chair

Ty Cole

Matthew Foley

Joy Smith

Supernumeraries

Stuart Roberts

John Geer

ORDER OF BUSINESS

- I. Call to Order**
- II. Roll Call**
- III. Minutes Approval: December 3, 2020**
- IV. Communications/Reports from Chairman & Vice Chairman**
- V. No Old Business**
- VI. New Business**

1) Case # SV-21-02-01, 214 Devon Drive; Parcel ID: 28-00-18-1-002-049.000

Property Owner: Bart & Rachel Lary / Applicant: Jason Robb / Reason: Addition to House; A request for a Variance to City of Homewood Zoning Ordinance, Article IV, Sec. A. (3) d., to reduce the side yard setback along the west/left property line, from 10-feet to 2.4-feet (two-feet and five-inches), beginning approximately 78.27-feet from the front property line, at the rear of the existing structure, and extending approximately 36.27-feet to 20.46-feet from the rear property line, to allow for the construction of an addition to a single family structure.

VII. Presentations/Communications to the Board

VIII. Adjournment

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 214 Devon Drive

BZA CASE # (assigned by city staff): SV # 21-01-02

APPLICANT INFORMATION

Name of Applicant (s): Jason Robb (architect)

Address of Applicant(s): 1019 40th St. South
Birmingham AL 35222
City State Zip

Telephone Number(s) of Applicant(s): _____

Email : _____

Property Interest of Applicant(s): architect
(i.e., owner, contract purchaser, agent, architect, contractor, developer, etc)

OWNER INFORMATION – If different from Applicant

Name of Owner(s): Rachel & Bart Lary

Address of Owner(s) (ONLY if address is different from property address) otherwise put same:
same

City

State

Zip

Email : _____

Telephone Number(s) of Owner(s): _____

DESCRIPTION, USE AND ZONING OF PROPERTY (Parcel ID & present zoning can be filled out at time of application submittal)

PARCEL IDENTIFICATION NUMBER: 28-00-18-1-002-019.000

PRESENT USE: _____ vacant X residence

_____ commercial (describe): _____

_____ other (describe): _____

PRESENT ZONING (per current City map): NPD (NEIGHBORHOOD PRESERVATION DISTRICT)

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

PLEASE STATE HARDSHIP – for guidance, see "What is a Variance" on page 1 of instructions page:

We are requesting a variance to the 10 ft.
~~right~~ ^{left} side setback.

The current house's ~~right~~ ^{left} bldg. setback is
on average 2.5 ft.

In an effort to fully integrate our addition,
we propose aligning with the existing non
conforming structure. Our additions will
continue the established side setback of the
current house and will not encroach any
farther.

We are requesting a 7 ft. variance to the ~~right~~ ^{left} setback.

PURPOSE OF VARIANCE

A variance is requested on the property described below in conformity with the powers vested in the Board to permit:

- ☒ the construction of an addition to a residence,
- ☐ the construction of residence,
- ☐ the construction of an addition to a commercial structure,
- ☐ the construction of a commercial structure,
- ☐ other (describe): _____

* corrected at applicant's request. See attached email

Sherrill Williams

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

INDICATE THE FOLLOWING

The following information can be completed when applying but applicant must bring a survey to verify:

	*Required by Zoning Regulations	Setback dimensions As they NOW exist	Setback dimensions AFTER construction	FINAL Setback Variance Requested
Front Bldg. Setback Street:		42'	42'	
Front Bldg. Setback Street: (secondary - corner lot)	N/A	—	—	
Left Right Bldg. Setback	10'	2.4'-2.7'	25'/4.5'	7.6'
Right Left Bldg. Setback	10'	8.3'	8.3'/30'	
Rear Bldg. Setback	20'	53.5'	20.5'	
Accessory Structure Setback: side/rear		3' rear/0 side	(to be demo'd)	
	As Required	Existing NOW	Proposed	Variance Required
Lot Area		8145 sq. ft.		
Lot Width		60.07'		
Parking				
Height of Structure	35'			
Lot Coverage	80%	52%	50%	

*For required setback information, please refer to the Zoning Ordinance Book, which is available on the City of Homewood website. If you need to find out how your property is zoned, please contact the zoning department by calling 332-6828 or 332-6864 or by clicking on the following link to email: [Zoning Information](#).

The undersigned hereby grants permission for a sign, advertising the BZA hearing date, time and place to be posted on my property. I (we) attach \$100.00 application fee and promise to pay any additional costs billed separately for extra items related to this variance request.

I (we) certify that all of the above statements and the statements contained in any paper of plans submitted herewith are true to the best of my (our) knowledge and belief.

Redacted by BEZ Staff

(Signature of Applicant)

Redacted by BEZ Staff

Signature of Owner

Signature of Owner

11.25.20
Date

11.30.20
Date

Date

* corrected at applicants request. See attached email
Shawn A Williams
Instructions & Application
Page 6 of 6

From: [Jason Robb](#)
To: [Sherri Williams](#)
Cc: [Wyatt Pugh](#); [Vicki Smith](#); [Angela Montgomery](#)
Subject: Re: 214 Devon Drive Variance Request
Date: Tuesday, December 29, 2020 11:45:54 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Yes, we are seeking a variance for the left (west) side.

On Dec 29, 2020, at 9:38 AM, Sherri Williams
<Sherri.Williams@homewoodal.org> wrote:

Dear Jason: I am preparing the code section, for the 214 Devon Drive variance request, that will be a part of the public notice letters. The written request that you submitted states the owners are seeking a variance to the right (east) side yard setback; however, the plot plan shows the proposed addition will go on the left (west) side of the house.

Please verify which side yard the variance request should reference, and respond to this email with either *left/west* or *right/east*. Once you verify, I will edit the request, if needed, and email you a copy of the corrected application.

Sincerely,
Sherri

Sherri Williams, Planner
City of Homewood
2850 19th Street South
Homewood, Alabama 35209
205-332-6835
[Building Engineering & Zoning Department](#)
www.cityofhomewood.com

<SV21.01.02 214 Devon Drive Request and Plot Plan.pdf>

.....

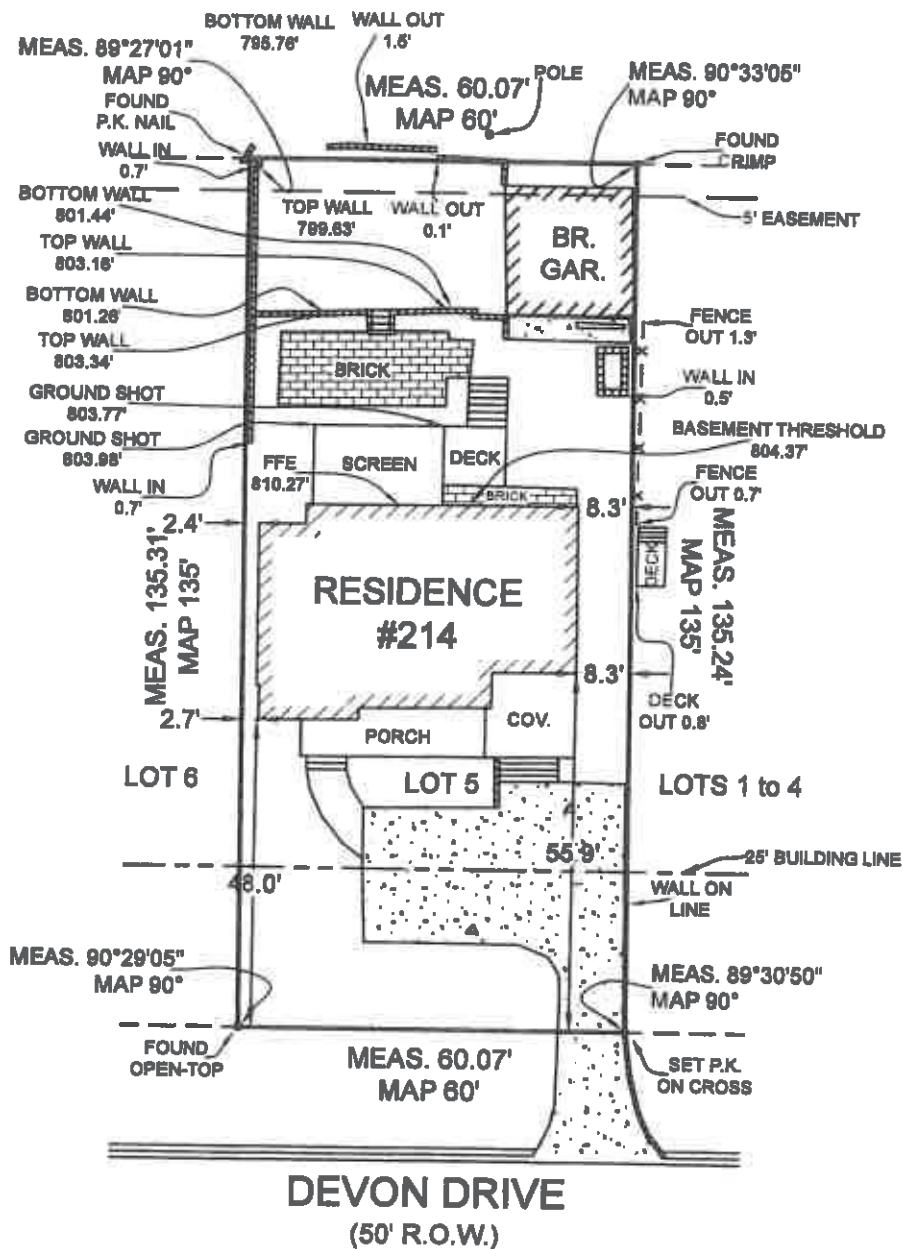
Jason Robb, Architect, LLC

www.jasonrobbarchitecture.com

205.478.9379

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
CL	CENTERLINE
A/C	AIR CONDITIONER
•	POLE
—X—	ANCHOR
—X—	FENCE
—X—	OVERHEAD UTILITY WIRE
PVMT	PAVEMENT
W/TAN	WITH TANGENT
RES	RESIDENCE
oLGT	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 5, Block 4, 4th Add to Hollywood, as recorded in Map Volume 17, Page 47, in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, according to my survey of June 4, 2020. Survey invalid if not sealed in red.

Order No.: 20201046

Purchaser:

Address: 214 Devon Drive
(Homewood, AL) 35209

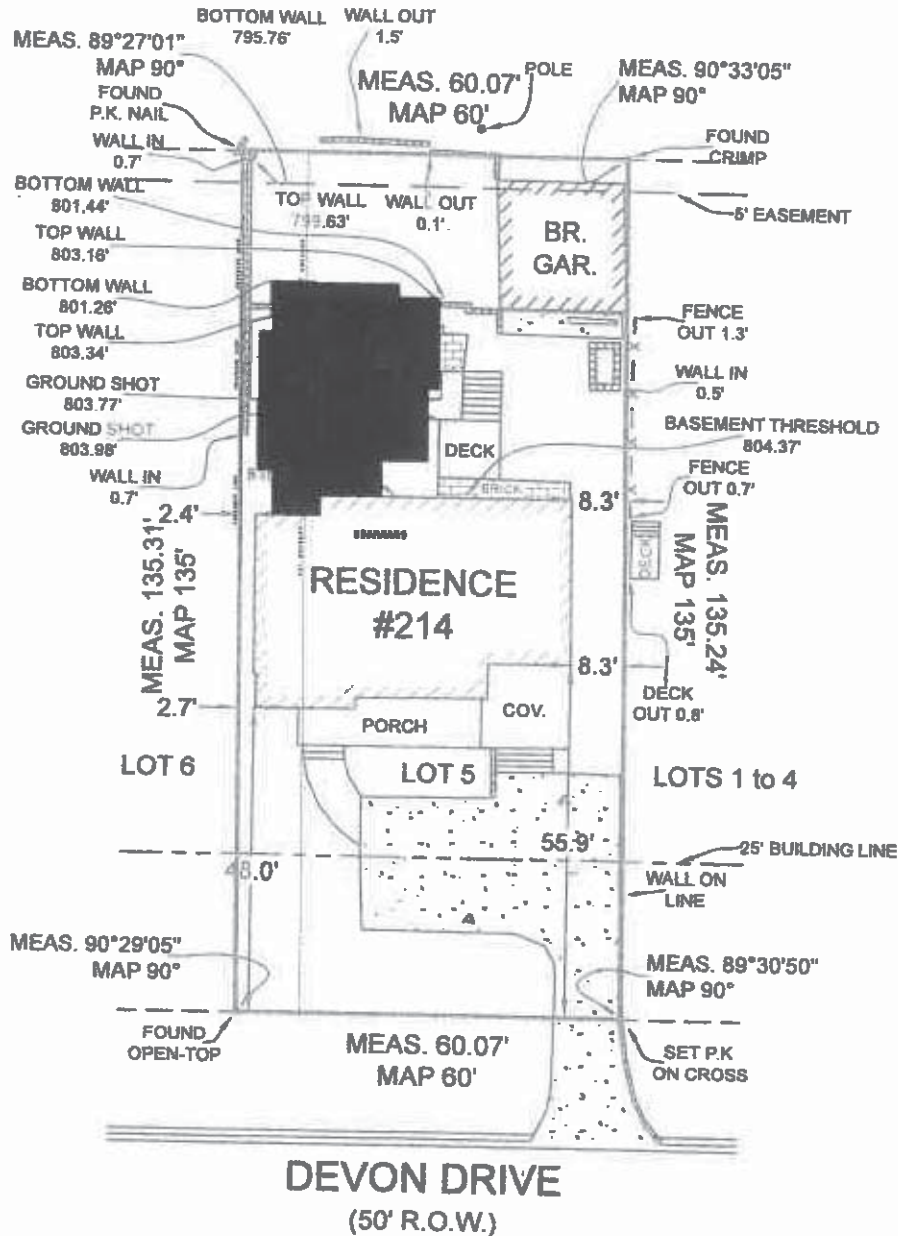
Ray Weygand, Reg. L.S. #24973
189 Oxmoor Road Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087
Copyright ©

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.

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
CL	CENTERLINE
A/C	AIR CONDITIONER
•	POLE
—X—	ANCHOR
—X—	FENCE
—X—	OVERHEAD UTILITY WIRE
PWMT	PAVEMENT
W/TAN	WITH TANGENT
RES	RESIDENCE
oLGT	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 5, Block 4, 4th Add to Hollywood, as recorded in Map Volume 17, Page 47, in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, according to my survey of June 4, 2020. Survey invalid if not sealed in red.

Order No.: 20201046

Purchaser:

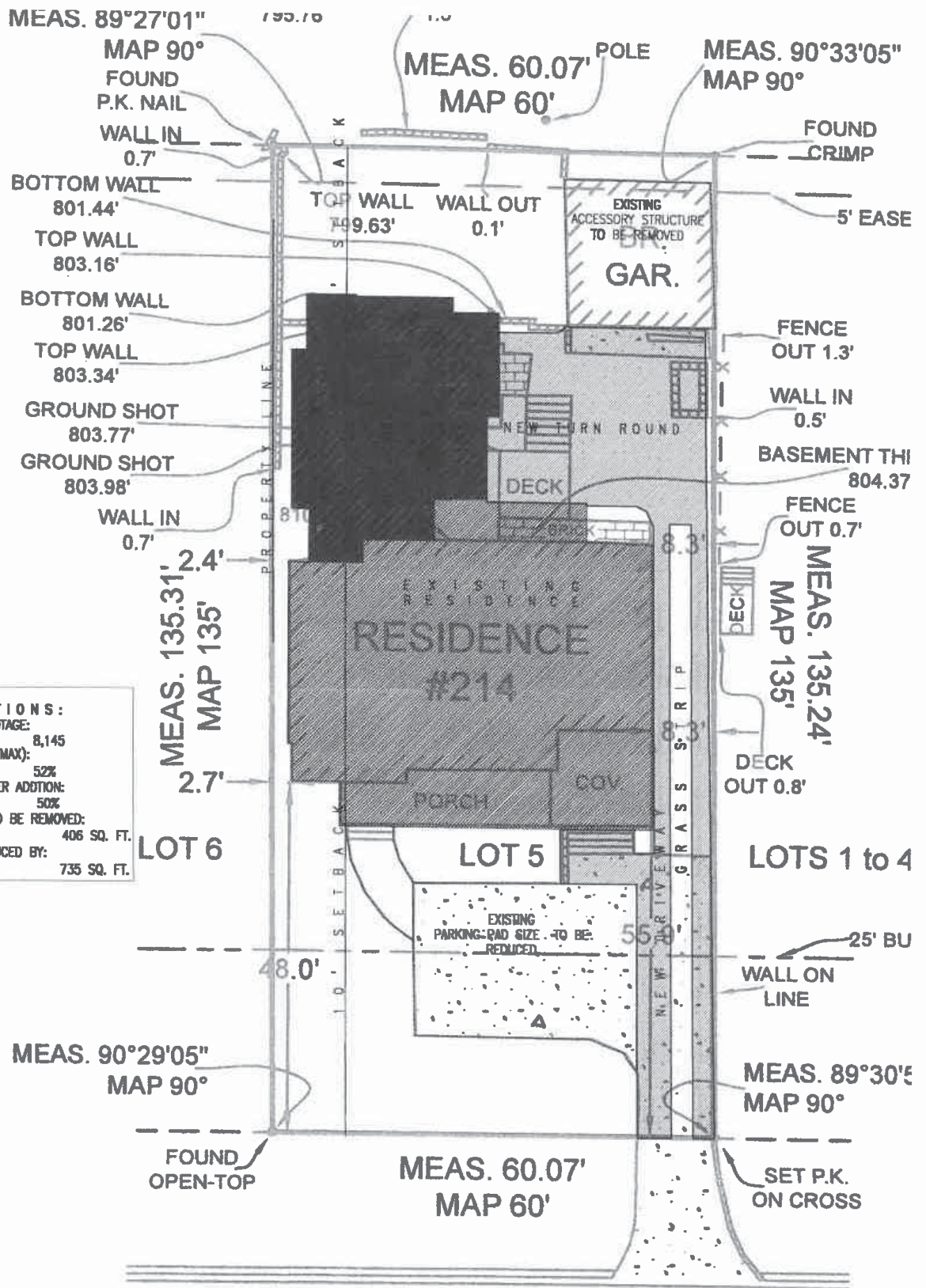
Address: 214 Devon Drive
Homewood AL 35209

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

WEYGAND
SURVEYING

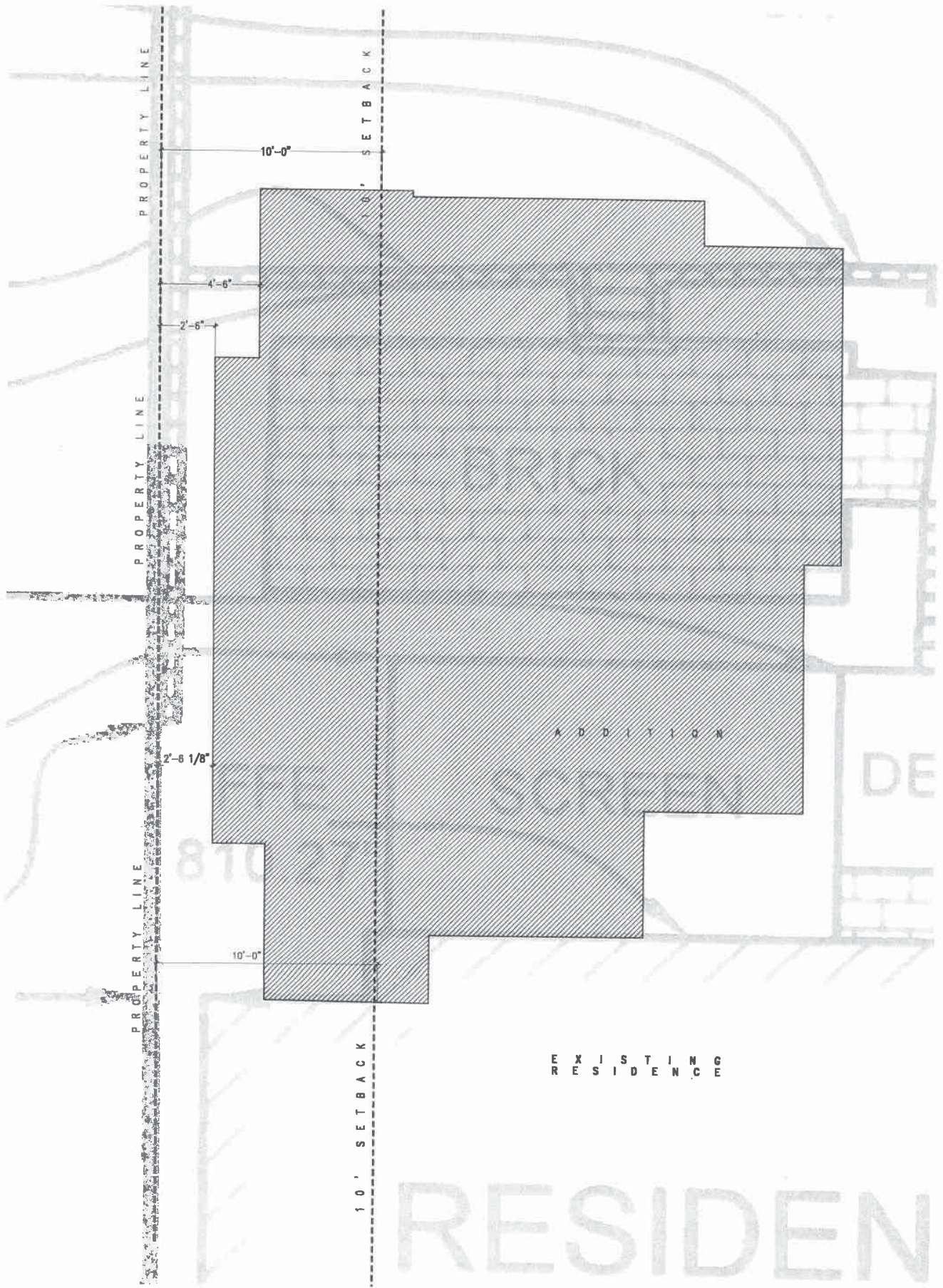
Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records 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.

IN
FL
S
WAY
FEET
IE
ITIONER
UTILITY WIRE
F
E



LOT CALCULATIONS:
EXISTING LOT SQUARE FOOTAGE: 8,145
EXISTING COVERAGE (50% MAX): 52%
PROPOSED COVERAGE AFTER ADDITION: 50%
ACCESSORY STRUCTURE TO BE REMOVED: 406 SQ. FT.
PARKING PAD TO BE REDUCED BY: 735 SQ. FT.

DEVON DRIVE
(50' R.O.W.)



**CITY OF HOMEWOOD
BUILDING, ENGINEERING & ZONING DEPARTMENT**

2850 - 19th Street South - 4th Floor

Homewood, Alabama 35209

Phone 205-332-6800 | Fax 205-332-6955

Patrick McClusky, Mayor

Wyatt Pugh, Director

December 28, 2020

Bart & Rachel Lary
214 Devon Drive
Homewood, AL 35209

Dear Owner/Applicant AND Adjacent Property Owners:

The owner has petitioned the Homewood Board of Zoning Adjustments for a modification to the Homewood Zoning Ordinance for an Addition on the property located at:

Case # SV-21-02-01, 214 Devon Drive; Parcel ID: 28-00-18-1-002-049.000

A request for a Variance to City of Homewood Zoning Ordinance, Article IV, Sec. A. (3) d., to reduce the side yard setback along the west/left property line, from 10-feet to 2.4-feet (two-feet and five-inches), beginning approximately 78.27-feet from the front property line, at the rear of the existing structure, and extending approximately 36.27-feet to 20.46-feet from the rear property line, to allow for the construction of an addition to a single family structure.

The Board of Zoning and Adjustments will consider this petition during an on-line Zoom meeting to be held at 6:00 p.m. on Thursday, January 7, 2021. **(SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS NOTICE)**

This letter will serve as notice to the parties in interest and to all adjacent property owners. Any protest to the above referenced petition will be heard at this time. The applicant and/or owner must participate in the on-line meeting to present their case.

Sincerely,



Vicki Smith, AICP

Building, Engineering & Zoning Rep.

BZA Case File#: SV 21-01-02

You may contact our office for further information or questions at (205) 332-6800 OR visit between 7:30 a.m. and 4:30 p.m. Mon-Fri to review any files or drawings pertaining to this application

Instructions: This online Homewood Board of Zoning Adjustments meeting is being held in an effort to comply with social distancing requirements due to the COVID-19 Pandemic:

1st Option:

Join on-line through your computer or app with this link: <https://zoom.us/j/86813101609>

If you click this link from a device/phone, this link will NOT work until you have downloaded the Zoom app)

2nd Option:

Join through the app if you already have the Zoom app downloaded

Meeting #: 868 1310 1609

3rd Option:

Dial in by phone: 253-215-8782

If joining on-line, for those items that allow public comments, you will be told when to enter your name and address into the chat box if you want to speak about that item. You can speak once your name is called.

Comments, in support or opposition to cases on the agenda, may be submitted through the City of Homewood website @www.cityofhomewood.com/boards-committees. Comments should be submitted no later than 24-hours prior to the meeting and will be provided to the board's members for their consideration. Please reference the case number or address in your comments.

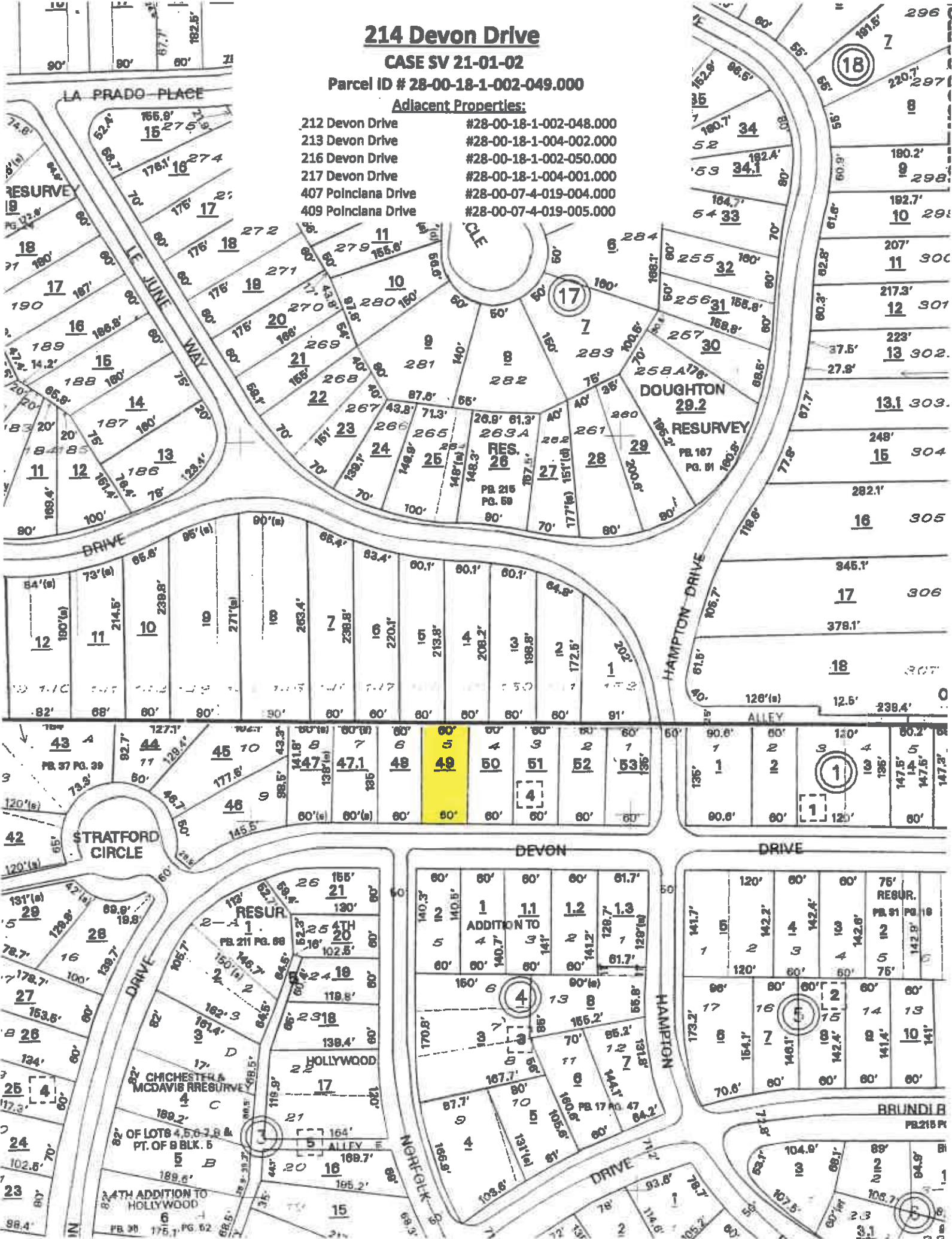
214 Devon Drive

CASE SV 21-01-02

Parcel ID # 28-00-18-1-002-049.000

Adjacent Properties:

212 Devon Drive	#28-00-18-1-002-048.000
213 Devon Drive	#28-00-18-1-004-002.000
216 Devon Drive	#28-00-18-1-002-050.000
217 Devon Drive	#28-00-18-1-004-001.000
407 Polinclana Drive	#28-00-07-4-019-004.000
409 Polinclana Drive	#28-00-07-4-019-005.000



City of Homewood
214 Devon Dr
SV 21-01-02
Aerial Photo

Subject Property
Parcel

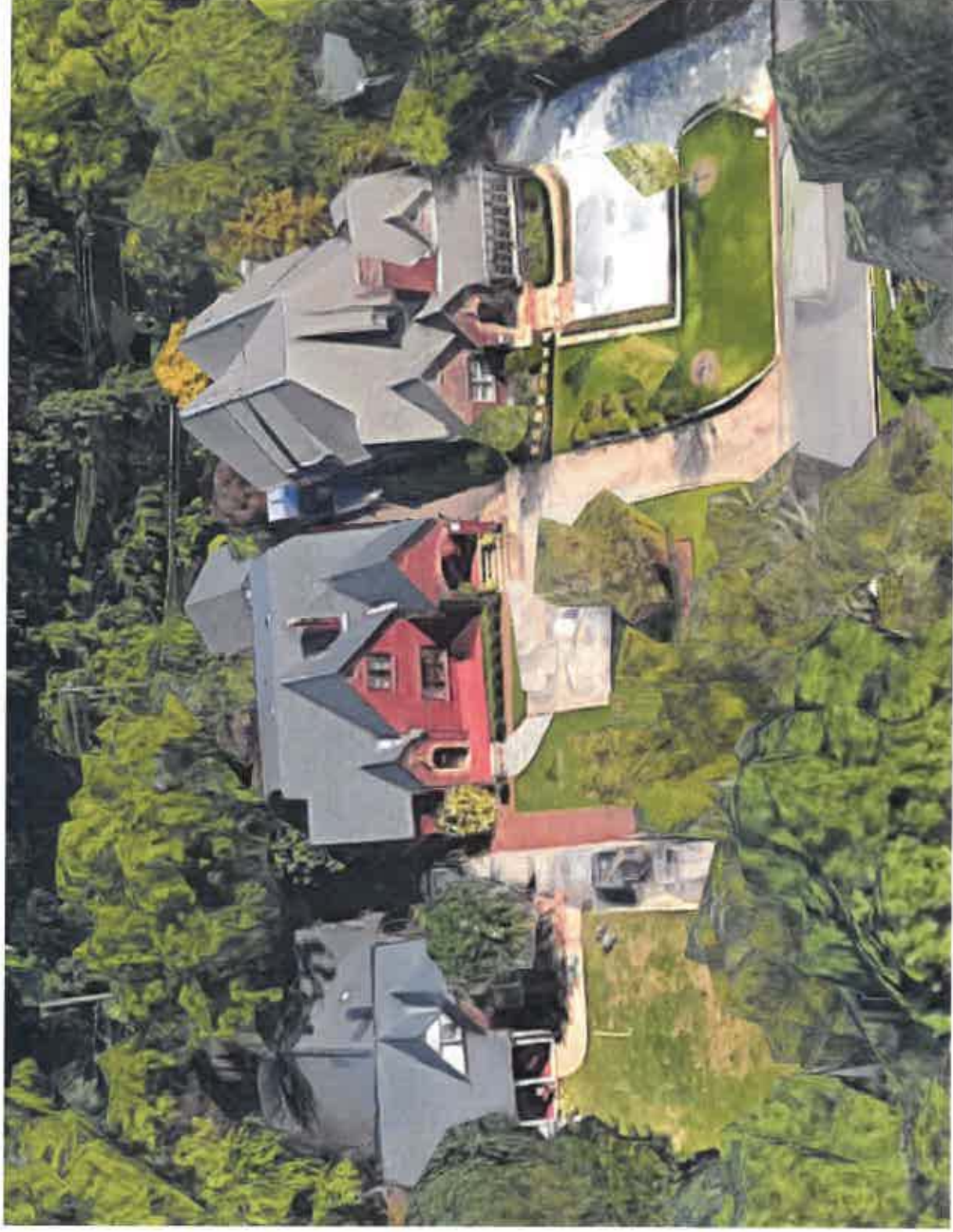


THE INFORMATION ON THIS DRAWING WAS COMPILED FROM SEVERAL SOURCES AND SHOULD ONLY BE USED FOR GENERAL INFORMATION AND ORIENTATION. THIS DRAWING IS THE PROPERTY OF THE CITY OF HOMWOOD AND ITS USE BY ANYONE FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE CITY OF HOMWOOD IS PROHIBITED.

ZONING IS SUBJECT TO CHANGE. PLEASE CALL ZONING OFFICE TO CONFIRM ZONING. 332-6828



214 Devon Drive – Front View Bird's Eye



214 Devon Dr. – Bird's Eye Rear View

