

**Agenda**  
**Homewood Board of Zoning Adjustments**  
**Thursday, March 4, 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:**

**1<sup>st</sup> Option:** Join on-line through your computer or app with this link: <https://zoom.us/j/82582515984>. If you click this link from a device/phone, this link will NOT work until you have downloaded the Zoom app.

**2<sup>nd</sup> Option:** Join through the app if you already have the Zoom app downloaded Meeting #: 825 8251 5984

**3<sup>rd</sup> 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](http://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**

Beverly LeBoeuf, Vice Chair

Ty Cole

Matthew Foley

Joy Smith

Meghan Tsang Hand

**Supernumeraries**

Stuart Roberts

John Geer

**ORDER OF BUSINESS**

- I. Call to Order
- II. Roll Call
- III. Minutes Approval – February 4, 2021
- IV. Communications/Reports from Chairman & Vice Chairman
- V. Old Business
- VI. *New Business*

- (1) **Case # SV-21-03-01, 331 Laurel Place; Parcel ID 29 00 13 4 003 002.000; Applicant Jared Bussey, Property Owners Colt Byrom and Ryan Buckner:** *A request for a variance to City of Homewood Zoning Ordinance Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 1. Front, to reduce the setback along the front property line from 45-feet, six-inches to 35-feet, six-inches, for a total reduction of 10-feet, in order to construct a new single-family residence.*

The Agenda of the Board of Zoning Adjustments is subject to change prior to the scheduled meeting. The Board Chair reserves the right to vary the order of the meeting, if warranted. Questions regarding the agenda and meeting may be directed to the BEZ Department at (205) 332-6800.



- (2) **SV-21-03-02, 914 Saulter Road, Parcel ID 29 00 24 2 005 008.000; Applicant/Property Owner, Colt Byrom:** *A request for a variance to City of Homewood Zoning Ordinance Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 1. Front, to reduce the setback along the front property line from 56-feet to 52-feet, for a total reduction of 4-feet, in order to construct an addition to a single-family residence.*
- (3) **SV-21-03-03, 228 Saxon Drive, Parcel ID 29 00 22 4 007 005.000; Applicant/Property Owner Carli Patrick:** *A request for a variance to City of Homewood Zoning Ordinance Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2.Side, to reduce the setback along the left (north) property line from 10-feet to 9-feet, for a total reduction of 1-foot, in order to enlarge and improve the living space of a single-family residence.*
- (4) **SV-21-03-04, 302 Clermont Drive, Parcel ID 29 00 12 4 007 034.000; Applicant/Property Owner Chris and Burgin Vernon:** *A request for a variance to City of Homewood Zoning Ordinance Article V, District Development Criteria, Sec. (6), Accessory Structures, to reduce the setback along the left (northwest) property line from 10-feet to 5.8-feet (five-feet and 10-inches), for a total reduction of 4.2-feet (four feet and 2-inches), in order to finish the attic space of a detached garage.*
- (5) **SV-21-03-05, 1601 Lake Ridge Circle, Parcel ID 29 00 24 4 002 018.000, Applicant, J Fante Studio LLC, Property Owners, Marc and Susie Mullins:** *A request for a variance to City of Homewood Zoning Ordinance Article IV, District Uses, Sec. A., NPD Neighborhood Preservation District, d. Setbacks, 2.Side, to reduce the setback along the right (northeast) property line from 10-feet to 5.1-feet (five-feet and one-inch), for a total reduction of 4.9-feet (four-feet and 11-inches), in order to construct a master bedroom addition on the rear of a single-family residence.*

VII. Presentations/Communications to the Board

VIII. Adjournment

The Agenda of the Board of Zoning Adjustments is subject to change prior to the scheduled meeting. The Board Chair reserves the right to vary the order of the meeting, if warranted. Questions regarding the agenda and meeting may be directed to the BEZ Department at (205) 332-6800.



COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 331 Larrel Place

BZA CASE # (assigned by city staff): SU - 21 - 03 - 01

APPLICANT INFORMATION

Name of Applicant(s): Jared Bussey

Address of Applicant(s): 1604 28th Ave S.

Homewood 35209  
City State Zip

Telephone Number(s) of Applicant(s): (205) 533-3563

Email: jaredb@architecturalcooperative.net

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): Colt Byron / Ryan Buckner

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

3110 Whitehall Rd Homewood, AL 35209  
City State Zip

Email: coltbyron@gmail.com

Telephone Number(s) of Owner(s): (205) 243-9079

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

PARCEL IDENTIFICATION NUMBER: 2900134003002000

PRESENT USE: ☒ vacant ☐ residence  
☐ commercial (describe): \_\_\_\_\_

☐ other (describe): \_\_\_\_\_

PRESENT ZONING (per current City map): \_\_\_\_\_



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:	45'6"	45'6"	35'6"	10'
Front Bldg. Setback Street: (secondary - corner lot)	—	—	—	—
Right Bldg. Setback	—	—	—	—
Left Bldg. Setback	—	—	—	—
Rear Bldg. Setback	—	—	—	—
Accessory Structure Setback: side/rear	—	—	—	—
	As Required	Existing NOW	Proposed	Variance Required
Lot Area		12196		
Lot Width				
Parking				
Height of Structure				
Lot Coverage				

\*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 332-6854 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

Date

2/1/2021

Signature of Owner

V

Date

2/1/2021

Signature of Owner

Date



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:

This lot is shallower than most corner lots. The front setback established by the home at ~~321~~ 321 Laurel is a much deeper lot. Additionally, 319 Laurel Place, which sits approximately 150 LF away has a front setback of 30.9. As other homes on the street renovate, or build new, they will be allowed to move forward to the 30.9, while this home would have been built approx 15' farther back, without a variance approval. Thanks for consideration!

**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): \_\_\_\_\_

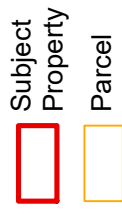


City of Homewood

331 Laurel Pl

SV 21-03-01

Aerial Photo



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 HOMEWOOD AND ITS USE BY ANYONE FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE CITY OF HOMEWOOD IS PROHIBITED.

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





*Inspiration Photos*

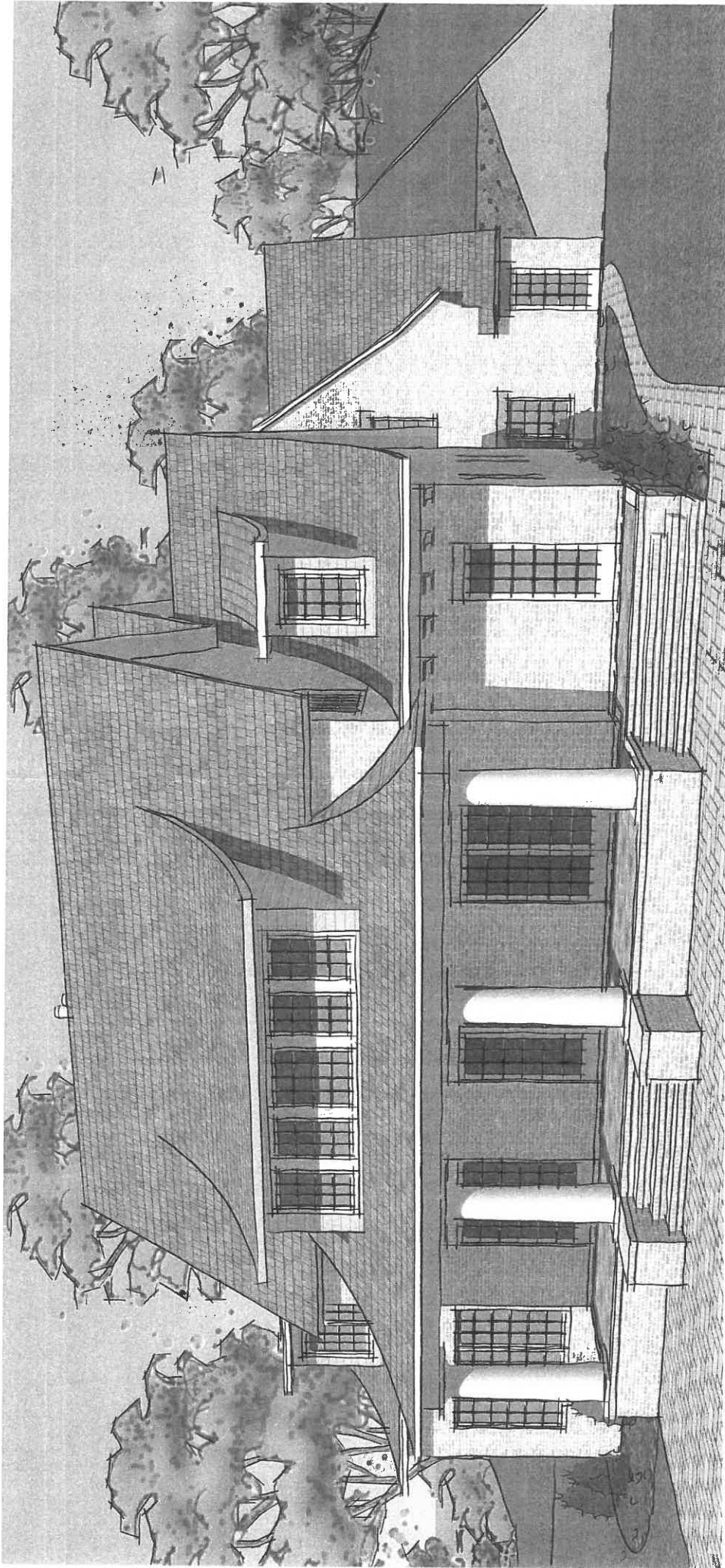




*Inspiration Photos*





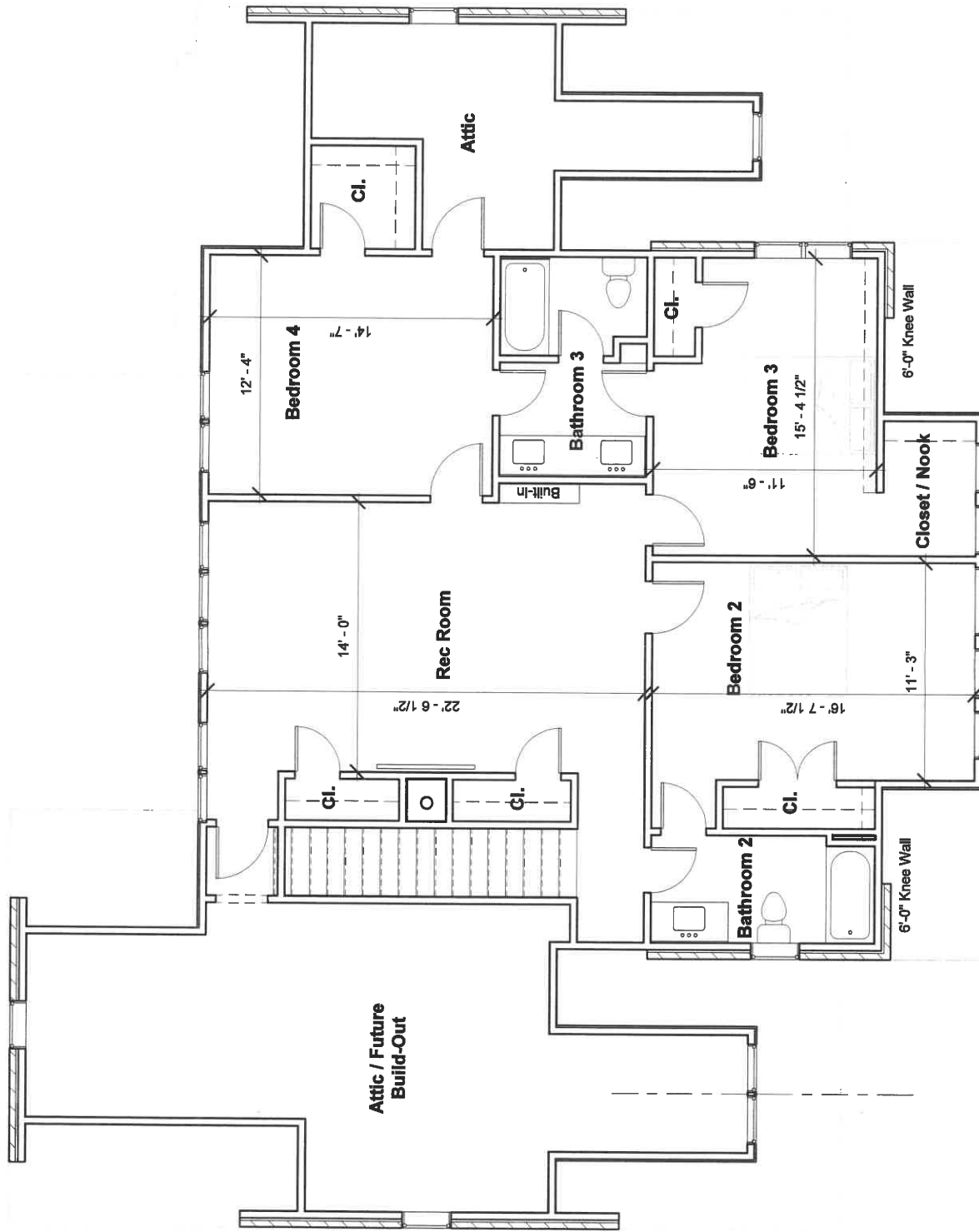


SD-5  
Exterior Rendering  
2-3-21

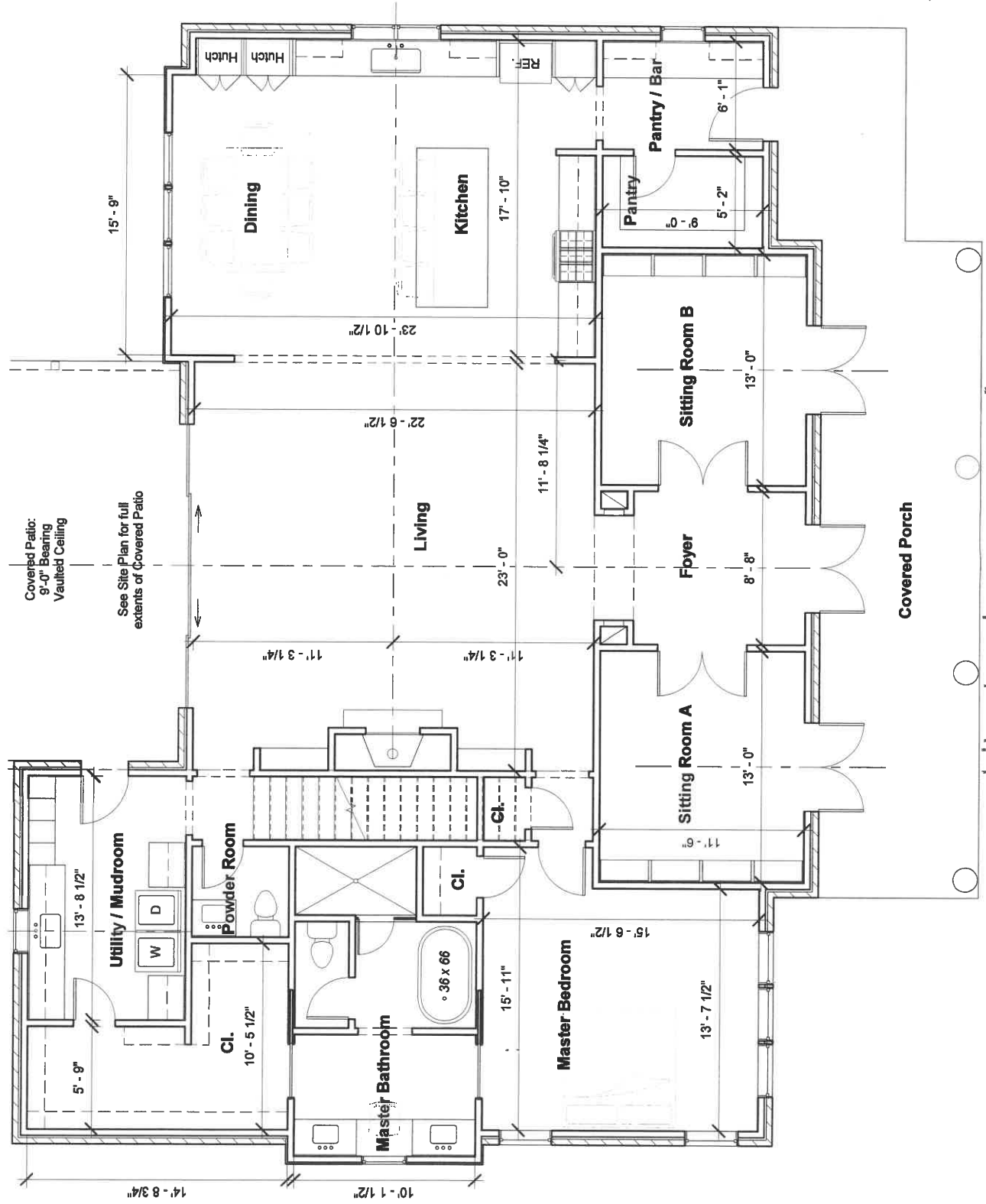
Buckner Residence

architectural**cooperative**



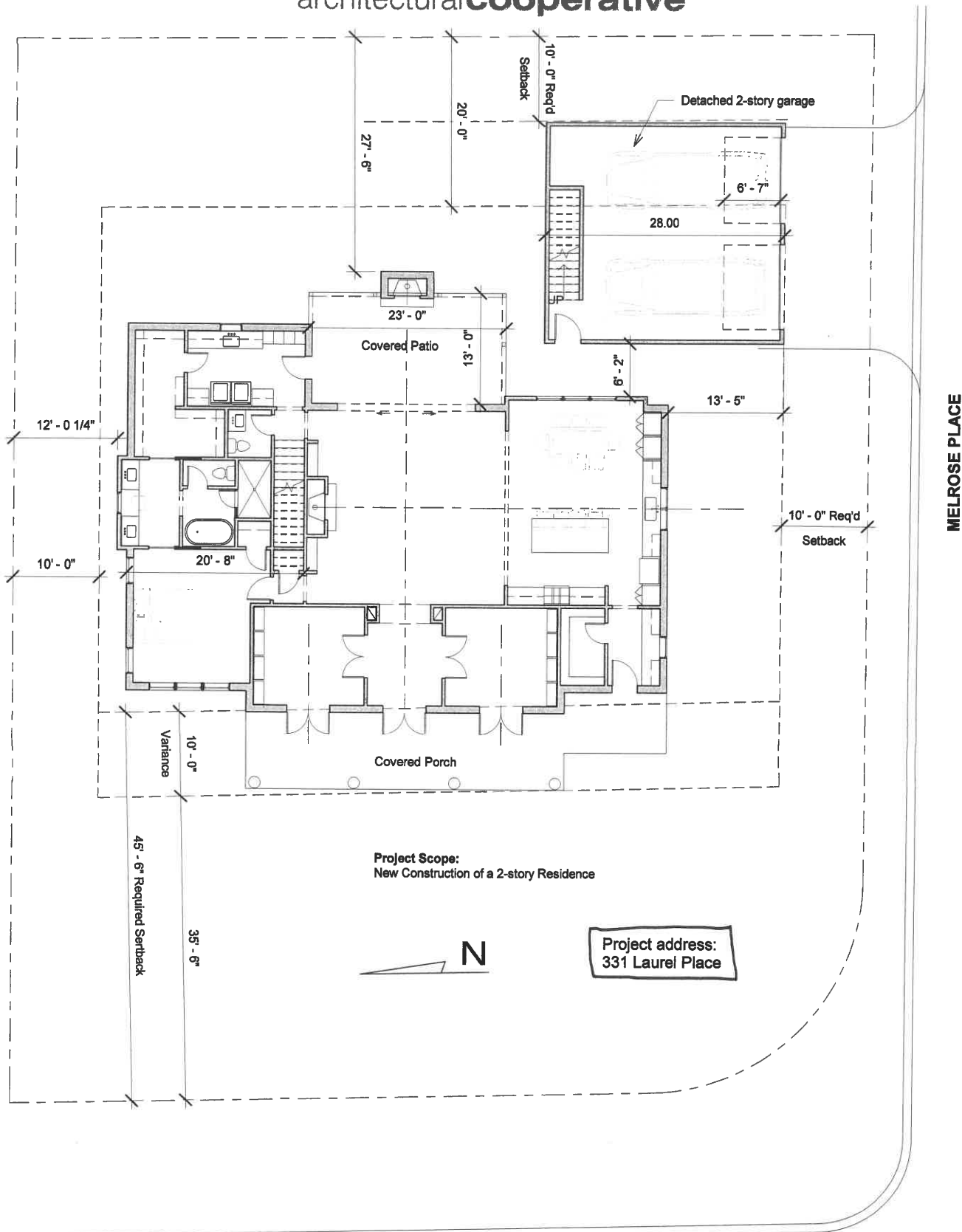






First Floor	2,290 sf
Previous Area:	2,440 sf
New Area:	
Second Floor	1,445 sf
Previous Area:	1,365 sf
New Area:	
Total	3,735 sf
Previous Area:	3,805 sf
New Area:	(difference of 70 sf)





## LAUREL PLACE

### Detached Structure:

A two-story detached structure (garage and living space above) is part of the scope as well. It is shown with a 10' setback along the rear of the property. Because this is a corner lot and Laurel is technically the Front of the house, the side of the property along Melrose is being considered the Side Yard and therefore the detached structure is placed 10' from the property line along Melrose Place.

### Front yard setback calculations:

331 Laurel Place existing front yard setback: 44.8' – taken from the covered front porch

323 Laurel Place	47.5'
321 Laurel Place	45.5'
1424 Melrose Place	30.25'
1422 Melrose Place	25'
1504 Melrose Place	38'

Based on neighboring house front yard setbacks along Melrose Place and Laurel Place, the following front yard setbacks apply to this project (331 Laurel Place):

Front yard setback along Laurel Place:	45.5'
Front yard setback along Melrose Place	25'



Photos for Variance Request - March Meeting  
331 Laurel Place



323 Laurel Place looking towards  
321 and 319 Laurel Pl

Front of 323 Laurel Pl



321 Laurel Place





Photos for Variance Request - March Meeting  
331 Laurel Place



Front of 331 Laurel Place



A look down the street from the corner of Laurel and Melrose



Photos for Variance Request - March Meeting  
331 Laurel Place



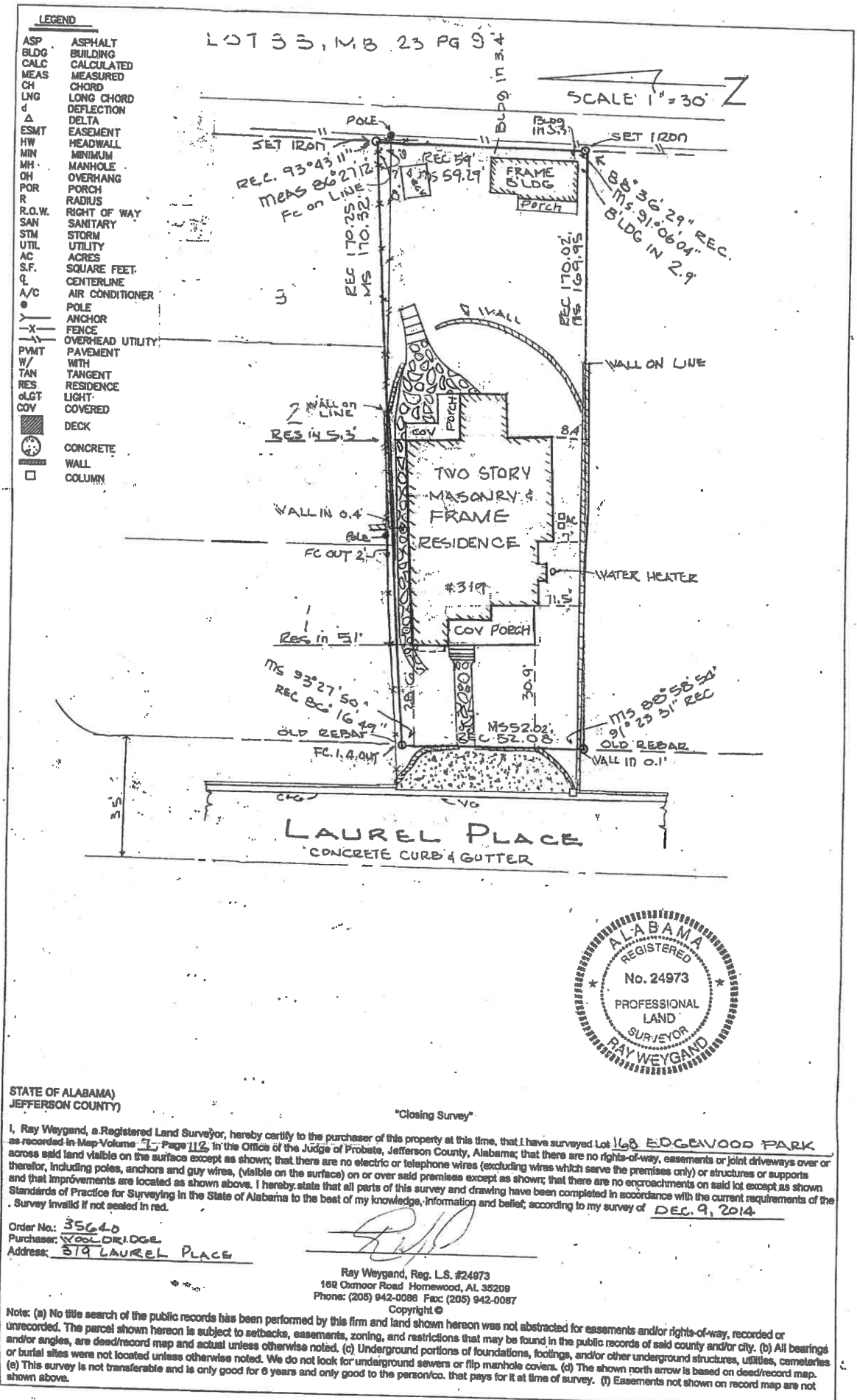
319 Laurel Place looking back up the street to 321 and 323.

The front of 319 Laurel at 30.9' front setback.

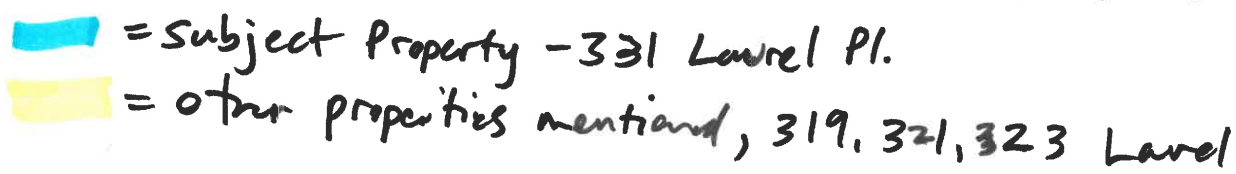




# 319 Laurel Place Survey









COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY:

914 Sautter Rd

BZA CASE # (assigned by city staff):

SV# 21-03-02

APPLICANT INFORMATION

Name of Applicant (s):

Colt Byrom

Address of Applicant(s):

3110 Whitcomb Rd

Homewood

City

AL

State

35209

Zip

Telephone Number(s) of Applicant(s):

205-243-9079

Email:

coltbyrom@gmail.com

Property Interest of Applicant(s):

Contractor

(i.e., owner, contract purchaser, agent, architect, contractor, developer, etc.)

OWNER INFORMATION – If different from Applicant

Name of Owner(s):

~~Steve Lupton~~ SAME

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

29-00-24.2-005-008.000

PRESENT USE: \_\_\_\_\_ vacant



residence

\_\_\_\_\_ commercial (describe):

\_\_\_\_\_ other (describe):

PRESENT ZONING (per current City map):



City of Homewood  
Board of Zoning Adjustments  
Request for Variance or Appeal

COMPLETE AND SUBMIT  
PRIOR TO THE SUBMITTAL DEADLINE

**Reason/hardship for requesting a Variance:**  
For guidance, see "What is a Variance" on page 1 of instructions.

Due to the layout of the house - bedrooms in back, living area and kitchen in front - the only place that additional family living space can be added is on the front of the house. The house is currently 56-feet from the front property line. The house next door is 16-feet closer to the front. In order to have the size addition needed, we request a 4 ft front setback variance.

*Attach additional page(s) if necessary*

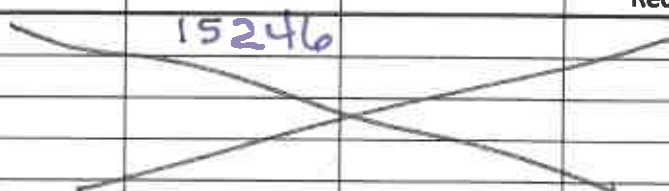


COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

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:	56'	56'	52'	4'
Front Bldg. Setback Street: (secondary - corner lot)	—	—	—	—
Right Bldg. Setback	—	—	—	—
Left Bldg. Setback	—	—	—	—
Rear Bldg. Setback	—	—	—	—
Accessory Structure Setback: side/rear	—	—	—	—
	As Required	Existing NOW	Proposed	Variance Required
Lot Area				
Lot Width				
Parking				
Height of Structure				
Lot Coverage				

\*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 332-6854 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

Date

Signature of Owner

Date

Signature of Owner

Date



## Aerial Photo



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





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—	POWER LINE
PVMT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
oLGT	LIGHT
COV	COVERED
▨	DECK
○	CONCRETE
▨	WALL

LOT 1A

LOT 2A

SAULTER ROAD

CREST DRIVE



NOTES:  
1. UNLESS OTHERWISE SHOWN, ANGLES AND DISTANCES ARE BOTH MAP AND MEASURED.

SCALE: 1"=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 2A, GIATTINA-CRAWFORD RESURVEY, as recorded in Map Volume 204, Page 36, in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state that all portions 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 FEBRUARY 23, 2021. Survey invalid if not sealed in red.

Order No.: 59098  
Purchaser:  
Address: 914 SAULTER ROAD

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

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. We do not look for underground sewers or flip manhole covers. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable and is only good for 6 years and only good to the person/co. that pays for it at time of survey. (f) Easements not shown on record map are not shown above.



**Photos for Variance Request - March Meeting**  
**914 Saulter Road**





**Photos for Variance Request - March Meeting**  
**914 Saulter Road**

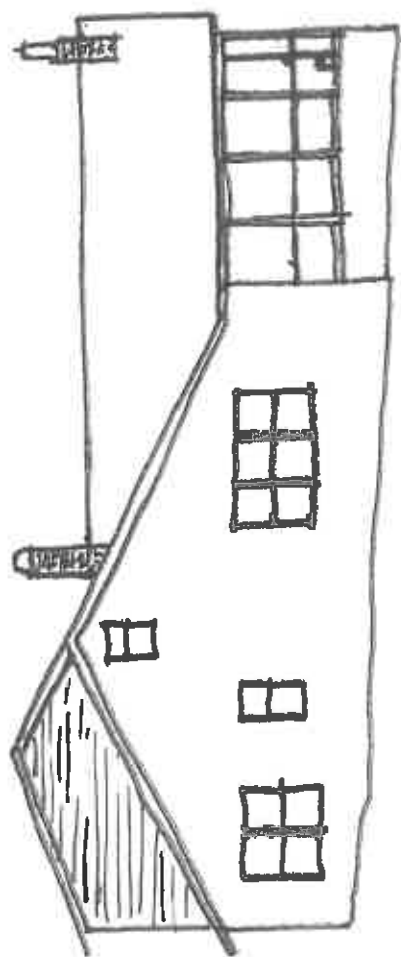
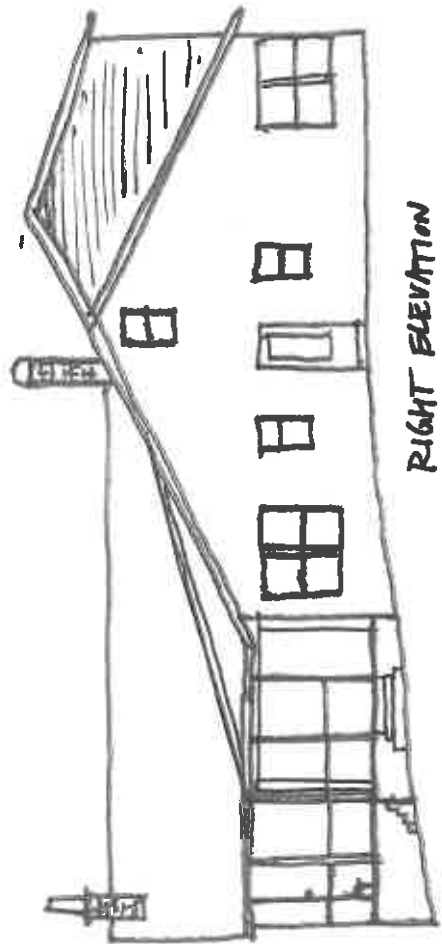
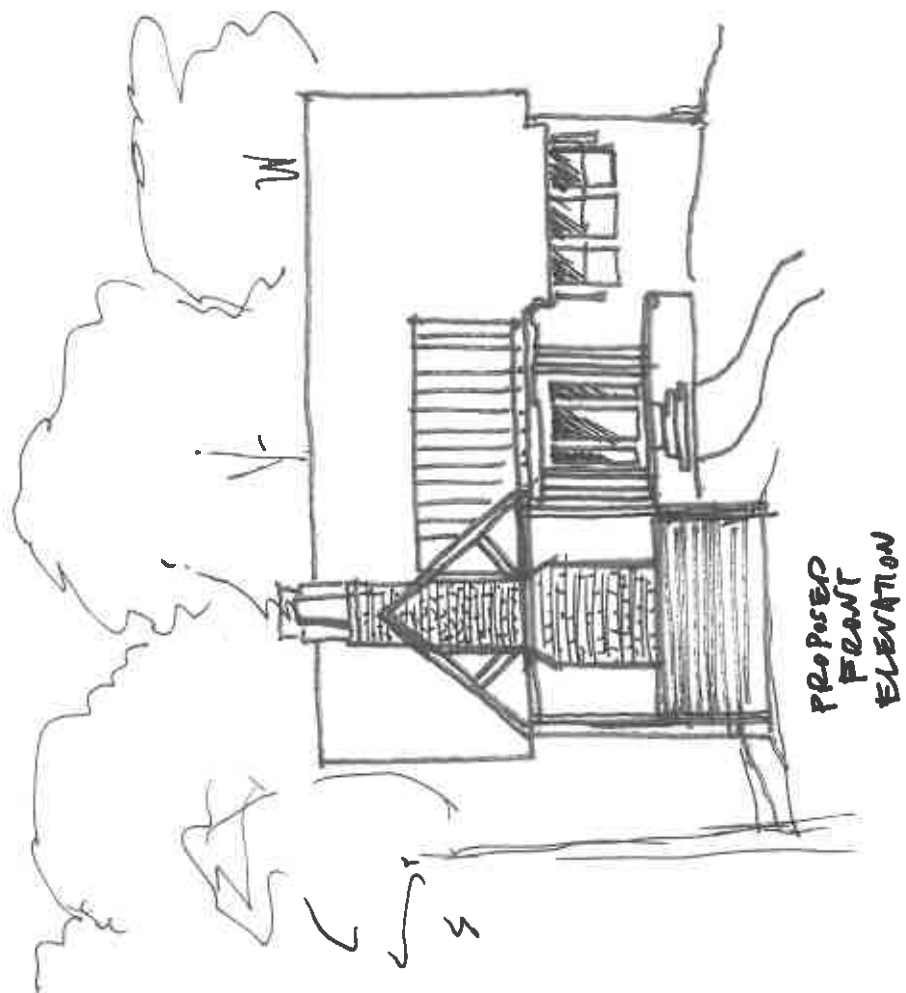




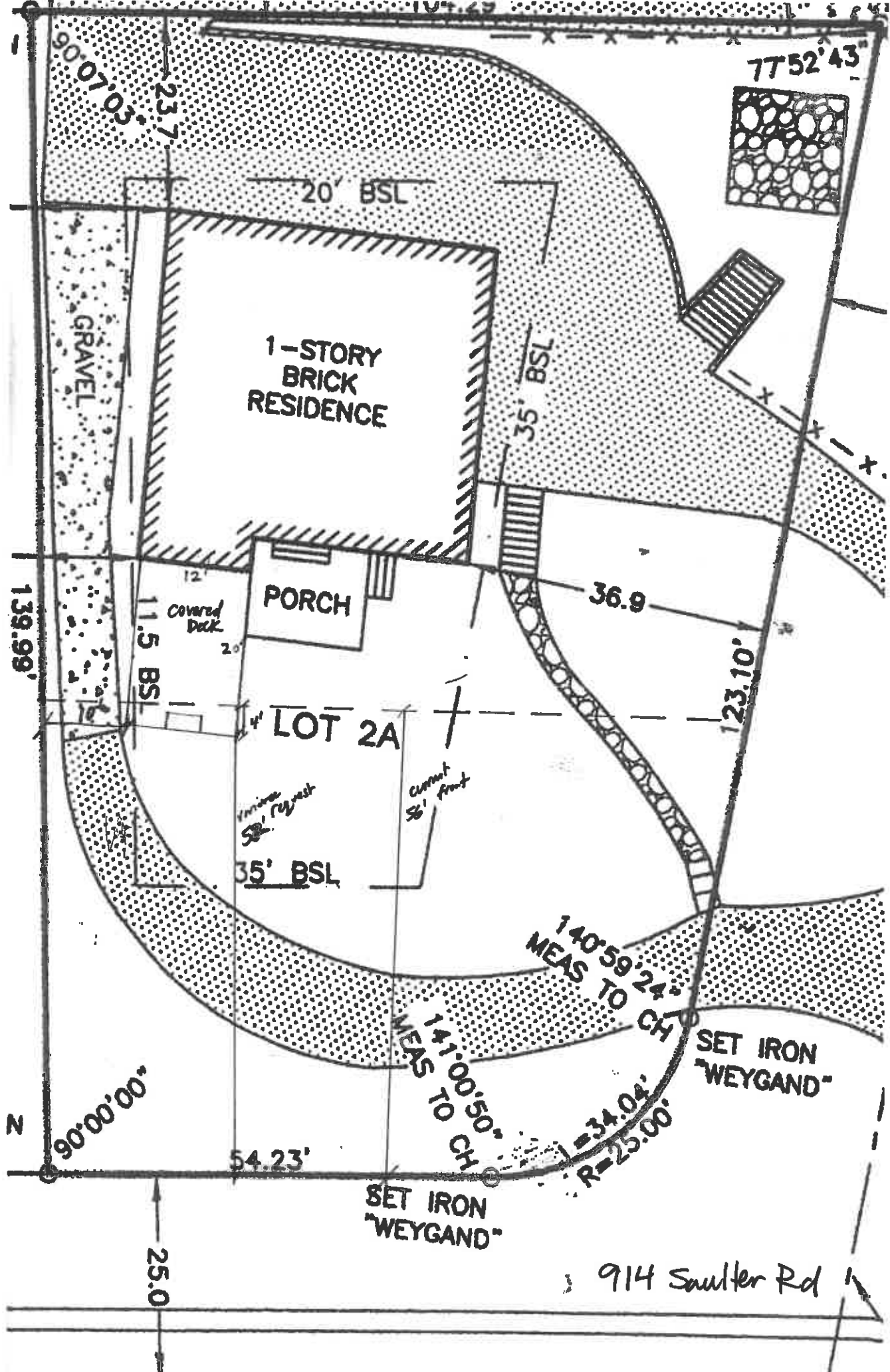
**Photos for Variance Request - March Meeting**  
**914 Sauter Road**





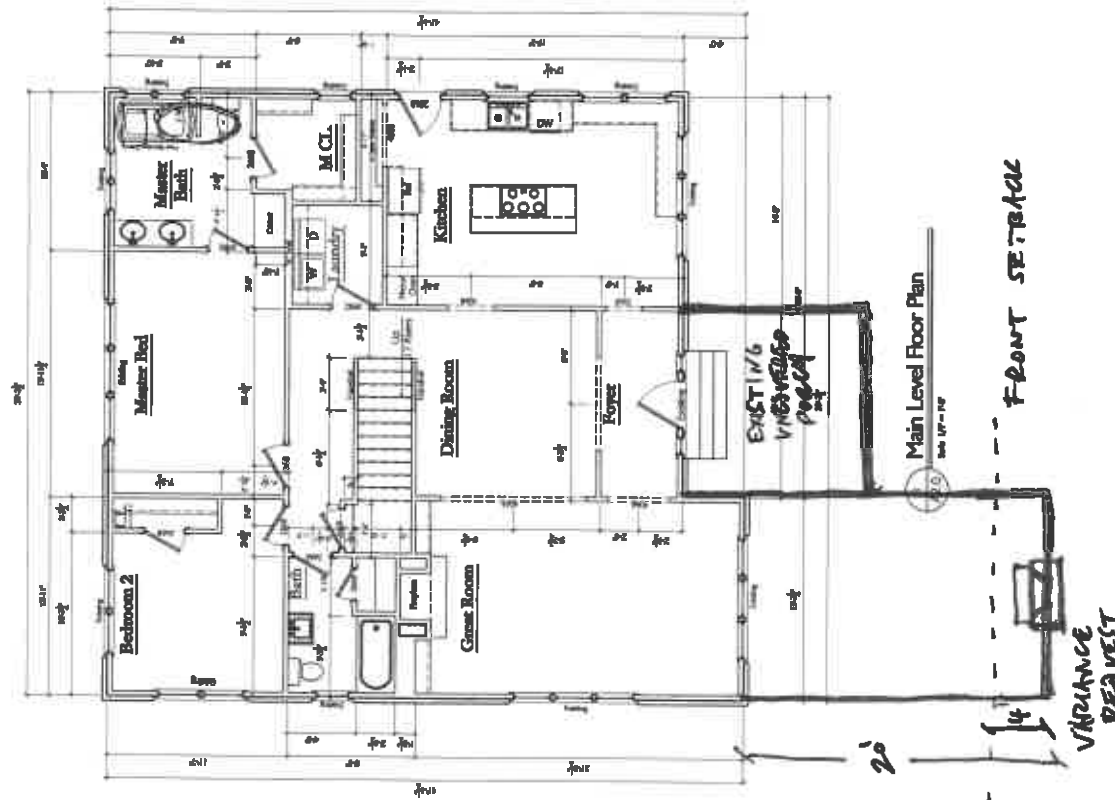




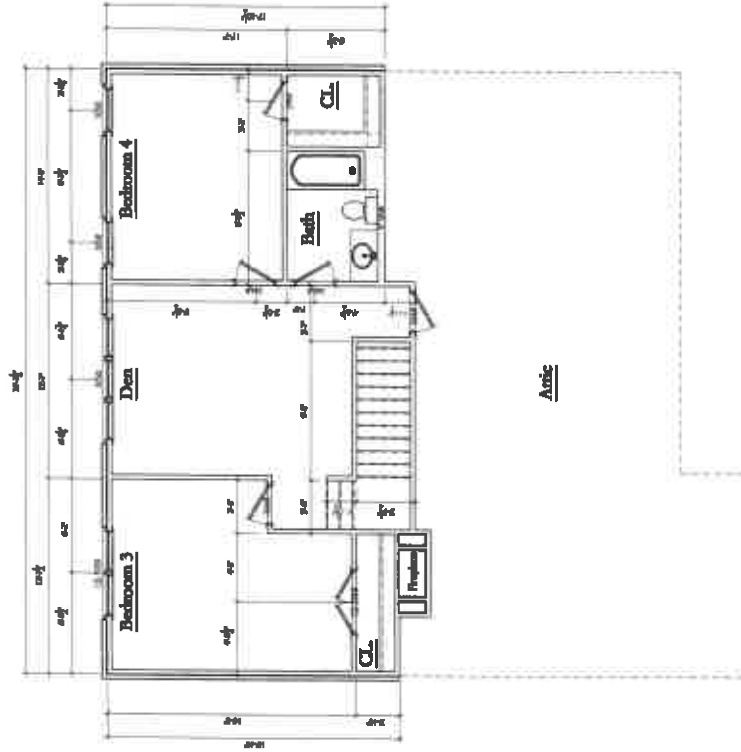


914 Sautter Rd





2.0 Main Level Floor Plan



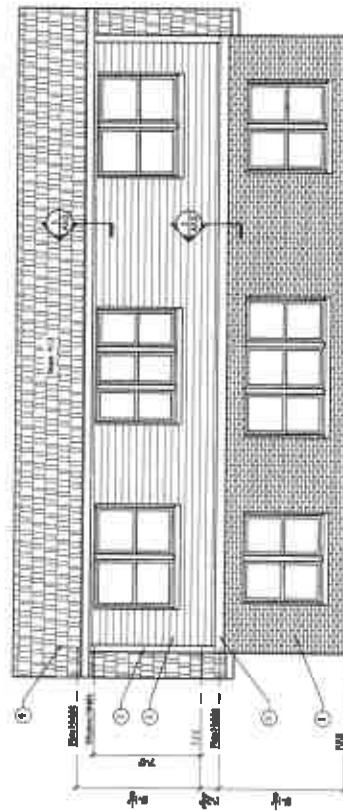
2.1 Upper Level Floor Plan

**GENERAL NOTES:**  
 1. BUILDER OR OWNER TO VERIFY BRACED WALL INFORMATION BEFORE STARTING CONSTRUCTION TO INSURE COMPLIANCE WITH LOCAL CODES AND GOVERNMENT REQUIREMENTS.  
 2. ALL CALLOUTS USED ON THIS PLAN ARE FOR GENERAL PURPOSES ONLY. ALL STRUCTURAL SYSTEMS FOR THIS PLAN TO BE DESIGNED OR VERIFIED BY ENGINEER. DESIGNER IS NOT RESPONSIBLE FOR DESIGN OF STRUCTURAL SYSTEMS.

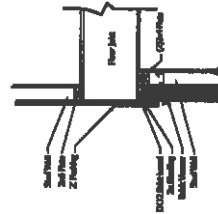
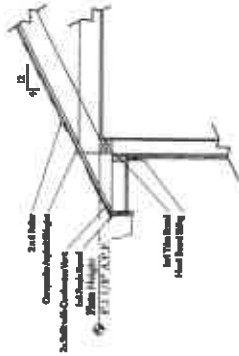
<b>PLAN INFORMATION</b> <b>THE BRITO PROJECT</b> David B. Brito Phone: 285-088-4516 WWW.JANITRUM.COM	
<b>Copyright Information</b> Copyright 2016 D. Brito	
<b>Revisions</b> Date: 05-04-2015 Reason: Rev. 1 By: D. Brito Checked: D. Brito	<b>INDEX</b> 2.0 Main Level Floor Plan 2.1 Upper Level Floor Plan A2.0



This architectural drawing shows three views of a house. The front elevation (top) features a gabled roof with a chimney on the left side, a central entrance with a small porch, and a large window on the right. The side elevation (middle) shows a gabled roof with a dormer window and a chimney on the left side. The rear elevation (bottom) shows a gabled roof with a chimney on the left side and a large window on the right.



2



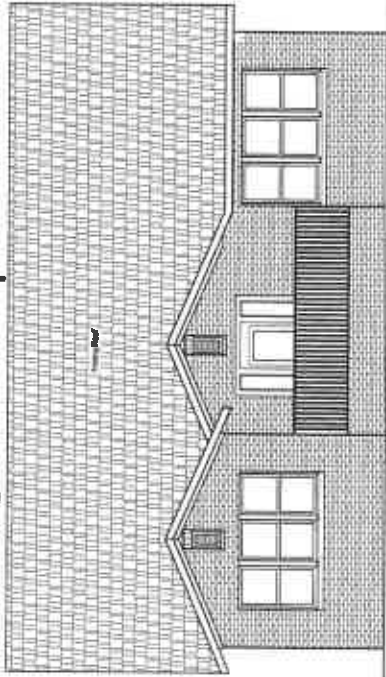
MATERIALS LEGEND	
①	Brick Veneer
②	Horizontal Lap Siding
③	5 1/4" x 8" Trim Board
④	Architectural Asphalt Shingles
⑤	1x8 w/ Z Flashing

ADVERTISING RATE	<b>THE ERTO PROJECT</b>	David R. Berger Phone 202-581-4818 www.erto.com	<b>Copyright Information:</b> Copyright © 2011	<b>Introduces</b> <table><tr><th>Date</th><th>Bookings</th></tr><tr><td>January 2015</td><td>Interview Set</td></tr><tr><td>January 2015</td><td>Prizing Set</td></tr><tr><td>May 13, 2015</td><td>Real CDs</td></tr><tr><td>May 26, 2015</td><td>Product CDs</td></tr></table>	Date	Bookings	January 2015	Interview Set	January 2015	Prizing Set	May 13, 2015	Real CDs	May 26, 2015	Product CDs	<b>TO BE RELEASED</b> <table><tr><td>118</td><td>Documentary Film &amp; Book Plans</td></tr><tr><td>119</td><td>Book of Legends and Fairy Tales</td></tr><tr><td>120</td><td>Book of Legends and Fairy Tales</td></tr><tr><td>121</td><td>Bookings</td></tr><tr><td>122</td><td>Book of Legends and Fairy Tales</td></tr></table>	118	Documentary Film & Book Plans	119	Book of Legends and Fairy Tales	120	Book of Legends and Fairy Tales	121	Bookings	122	Book of Legends and Fairy Tales	<b>SELECT NUMBER</b> Number of Weeks <b>A30</b>
Date	Bookings																									
January 2015	Interview Set																									
January 2015	Prizing Set																									
May 13, 2015	Real CDs																									
May 26, 2015	Product CDs																									
118	Documentary Film & Book Plans																									
119	Book of Legends and Fairy Tales																									
120	Book of Legends and Fairy Tales																									
121	Bookings																									
122	Book of Legends and Fairy Tales																									

914 Souther Blvd



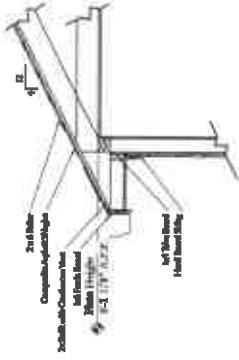
current house plans



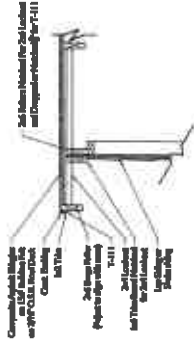
1 Front Elevation  
A3.0 Scale 1/8" = 1'-0"

# MATERIALS LEGEND

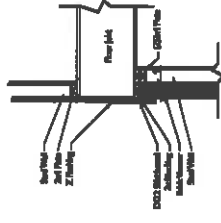
- ① Brick Veneer
- ② Horizontal Lap Siding
- ③ 5 1/4" x 6" Trim Board
- ④ Architectural Asphalt Shingle
- ⑤ 1x6 w/ Z Flashing



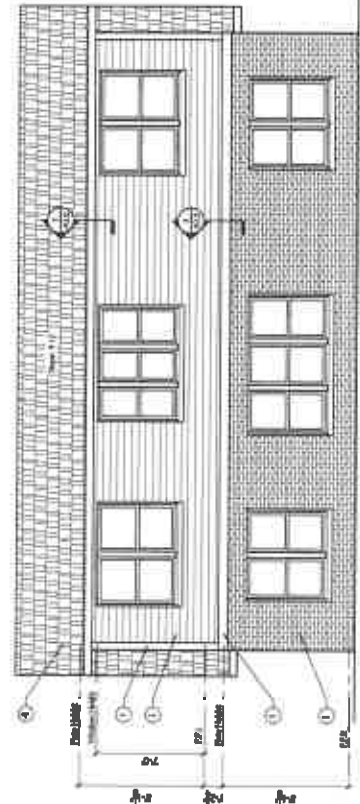
3 Overhang Detail  
A3.0 Scale 3/8" = 1'-0"



4 Rake Detail  
A3.0 Scale 3/8" = 1'-0"



5 Cantilever Detail  
A3.0 Scale 3/8" = 1'-0"



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

## PLAN INFORMATION

THE BRITO PROJECT  
David H. Brito  
Phone: 205-585-4516  
www.davidbrito.com

Copyright, Information  
Copyright David H. Brito

Year	Revision
2014	Initial Set
2015	Revised Set
2016	Revised Set
2017	Revised Set
2018	Revised Set

## INDEX

A3.0	Front Elevation
A3.1	Rear Elevation
A3.2	Overhang Detail
A3.3	Rake Detail
A3.4	Cantilever Detail

BRITO  
David H. Brito  
A3.0

914 SoHo Rd



COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 228 Saxon Drive 35209

BZA CASE # (assigned by city staff): SV # 21-03-03

**APPLICANT INFORMATION**

Name of Applicant (s): Carli Patrick

Address of Applicant(s): 228 Saxon Drive

Homewood AL 35209  
City State Zip

Telephone Number(s) of Applicant(s): 205-936-0487

Email: Redacted by BEZ Staff

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

**OWNER INFORMATION – If different from Applicant**

Name of Owner(s): \_\_\_\_\_

Address of Owner(s) (**ONLY** if address is different from property address) otherwise put 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: 29-00-22-4-007-005.000

PRESENT USE: \_\_\_\_\_ vacant ☒ residence  
\_\_\_\_\_ commercial (describe): \_\_\_\_\_

\_\_\_\_\_ other (describe): \_\_\_\_\_

PRESENT ZONING (per current City map): \_\_\_\_\_



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 <b>NOW</b> exist	Setback dimensions <b>AFTER</b> construction	FINAL Setback Variance Requested
Front Bldg. Setback Street:				
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback				
Left Bldg. Setback	10 ft	10 ft 2 in	9 ft	1 ft
Rear Bldg. Setback				
Accessory Structure Setback: side/rear				
	As Required	Existing NOW	Proposed	Variance Required
Lot Area				
Lot Width				
Parking				
Height of Structure				
Lot Coverage				

\*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 332-6854 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

2/8/21  
Date

Redacted by BEZ Staff

Signature of Owner

2/8/21  
Date

Signature of Owner

Date



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 asking for a one foot variance to be given on the left back corner of the property line for this proposed addition. Due to the current property line being on an angle the back corner of the proposed addition will be sitting at 9 feet from the property line. We would like to follow the original footprint of the home. There is currently a wooden fence between the two properties so I do not believe there would be any issues with encroachment.

**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): \_\_\_\_\_



City of Homewood

228 Saxon Dr

SV 21-03-03

Aerial Photo

FAIRLANE DR

SAXON DR

Subject  
Property



Parcel



0 12.5 25 50 75 Feet

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 THE PEWEE AND ITS USE BY ANYONE FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE CITY OF THE PEWEE IS PROHIBITED.

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

Jefferson County, TN









SITUATED IN THE N.E. 1/4 OF THE S.E. 1/4 OF  
SECTION 22, TOWNSHIP 18 SOUTH, RANGE 3 WEST  
IN JEFFERSON COUNTY, ALABAMA  
DATED: FEBRUARY 2ND, 2021

LOT 11, BLOCK 7  
9,246 SQ.FT.±  
0.22 ACRES±

STREET ADDRESS:  
228 SAXON DRIVE  
HOMEWOOD, AL. 35209

STATE OF ALABAMA  
JEFFERSON COUNTY

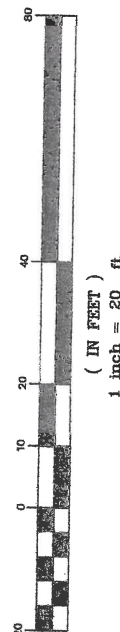
I, Gregory E. Day, a Registered Land Surveyor in the State of Alabama do hereby state that this is a true and correct map and survey of the following described property;

LOT 11, BLOCK 7, EDGE MONT PARK, 4TH SECTOR, AS RECORDED IN MAP BOOK 56,  
PAGE 57 IN THE OFFICE OF THE JUDGE OF PROBATE IN JEFFERSON COUNTY,  
ALABAMA.

I further state that the residence shown on said lot is within the lines of same; that there are no encroachments from adjoining property that there are no rights-of-way, easements or joint driveways on or over said lot visible, except as may be shown thereon; that there are no telephone or electric wires (excluding those which serve the premises only) or structures or supports including poles, anchors and guy wires on or over said lot, except as may be shown thereon; and 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 this the 2nd day of February, 2021.

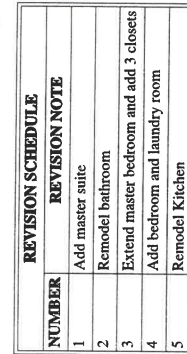
PREPARED BY:  
Town & Country Surveying, LLC  
2263 ASHLEY LANE  
GARDENDALE, ALABAMA 35071  
Phone # - (205) 229-1492



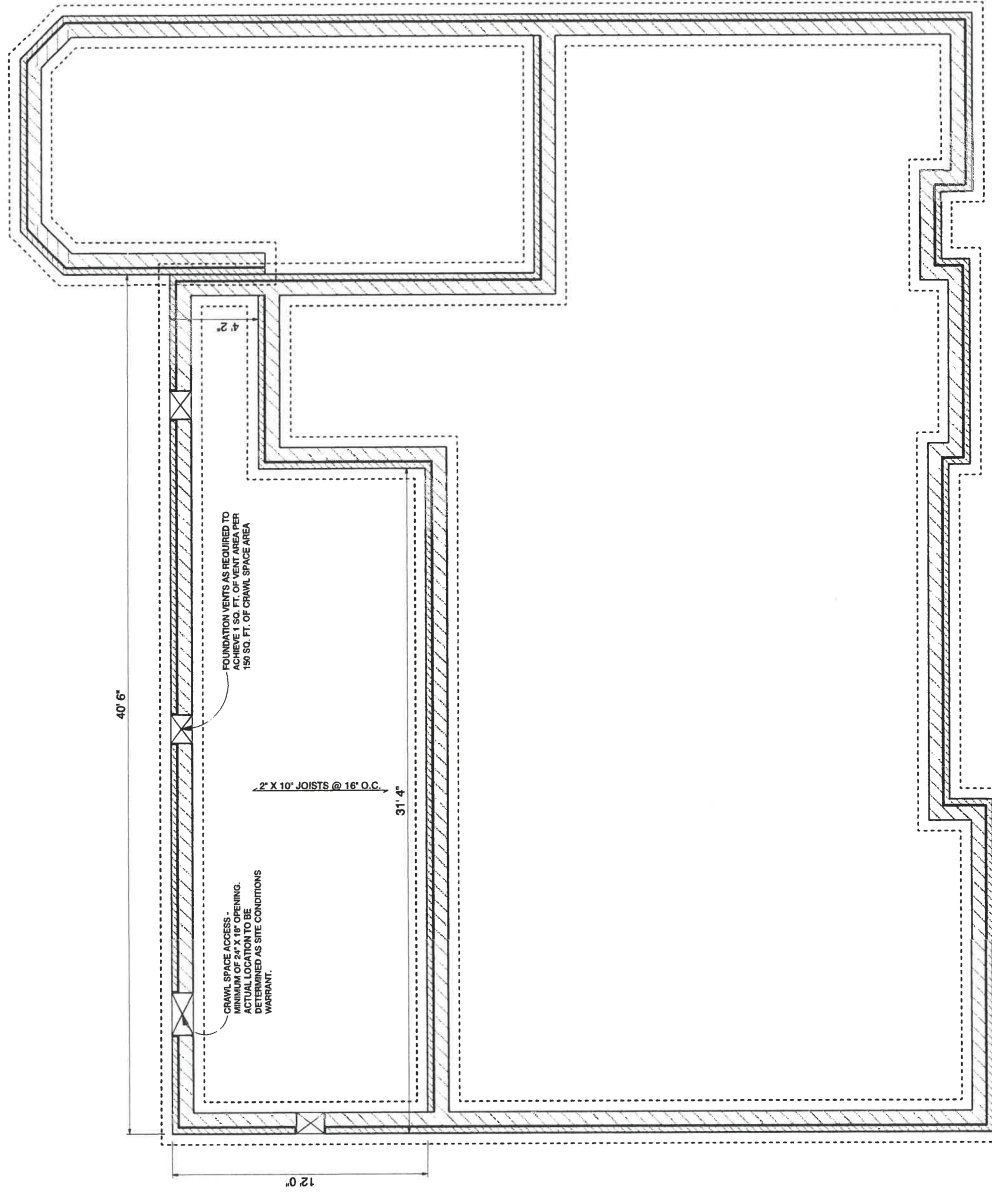
( IN FEET )

1 inch = 20 ft.









CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.

DESIGN IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES. MARK TIDWELL & ASSOCIATES, LLC ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES. MARK TIDWELL & ASSOCIATES, LLC ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

**Mark Tidwell & Associates**  
6947 Woodvale Lane  
Trussville • AL • 35173  
Phone: (205) 651-8438 E-Mail: mark@mta55.com

**mta**  
MARK TIDWELL & ASSOCIATES, LLC  
ARCHITECTS & ENGINEERS

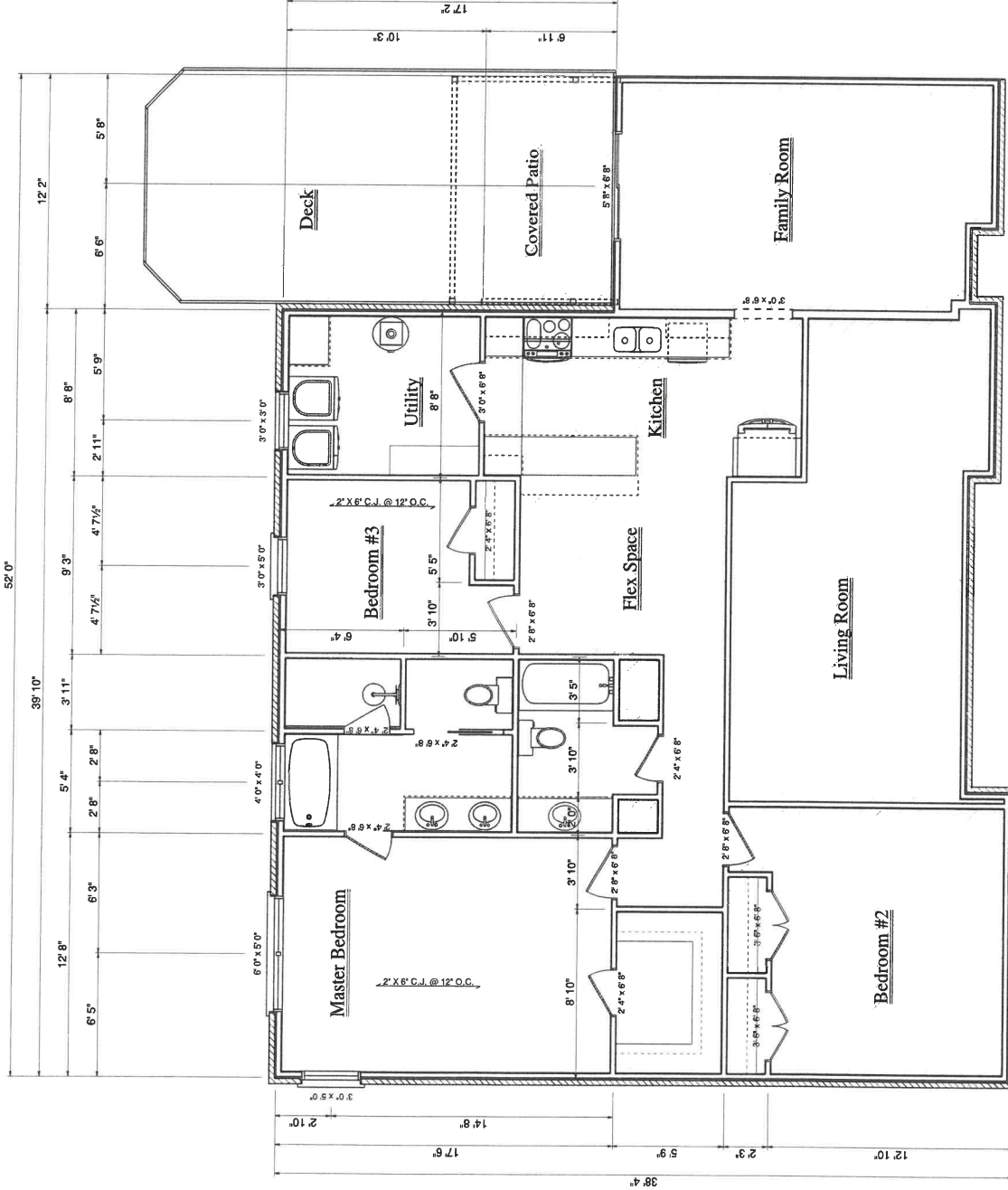
**Carli Patrick**  
228 Saxon Drive  
Birmingham  
35209

Scale: 1/4" = 1'-0"  
Drawing Number: 2020-GA-022  
Date: October 27, 2020

Foundation Plan

PAGE: 2





CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.

**Mark Tidwell & Associates**  
 6947 Woodvale Lane  
 Trussville • AL • 35173  
 Phone: (205) 831-3438 & also mark@marktidwell.com

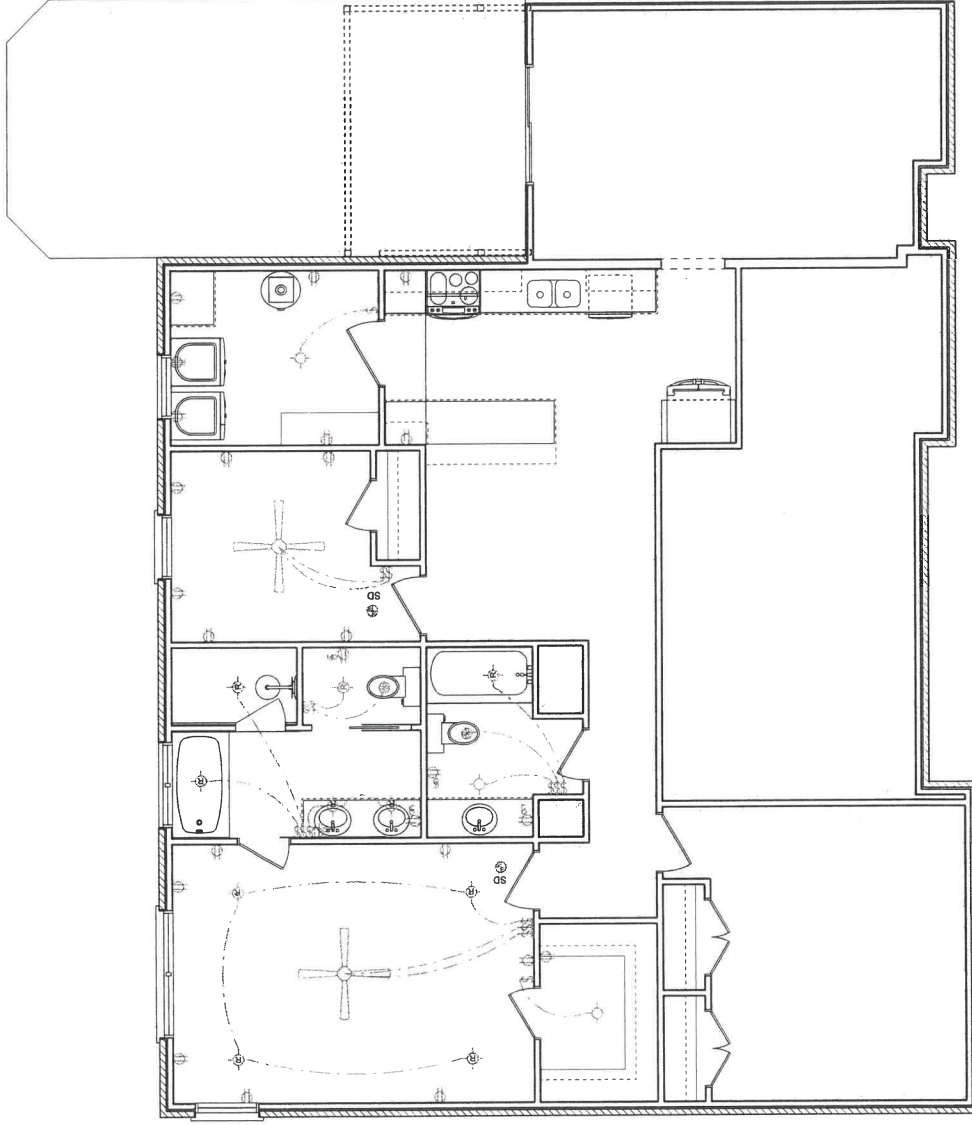


**Carl Patrick**  
 228 Saxon Drive  
 Birmingham AL 35209

Scale: 1/4" = 1'-0"  
 Drawing Number: 2020-GA-022  
 Date: October 27, 2020

**Main Floor Plan**





DESIGNED BY: MTD & ASSOCIATES  
 DRAWN BY: MTD & ASSOCIATES  
 CHECKED BY: MTD & ASSOCIATES  
 APPROVED BY: MTD & ASSOCIATES  
 DATE: 10/27/2020

**Mark Tidwell & Associates**  
 6947 Woodvale Lane  
 Trussville • AL • 35173  
 Phone: (205) 881-4339 E-Mail: mtd@aol.com



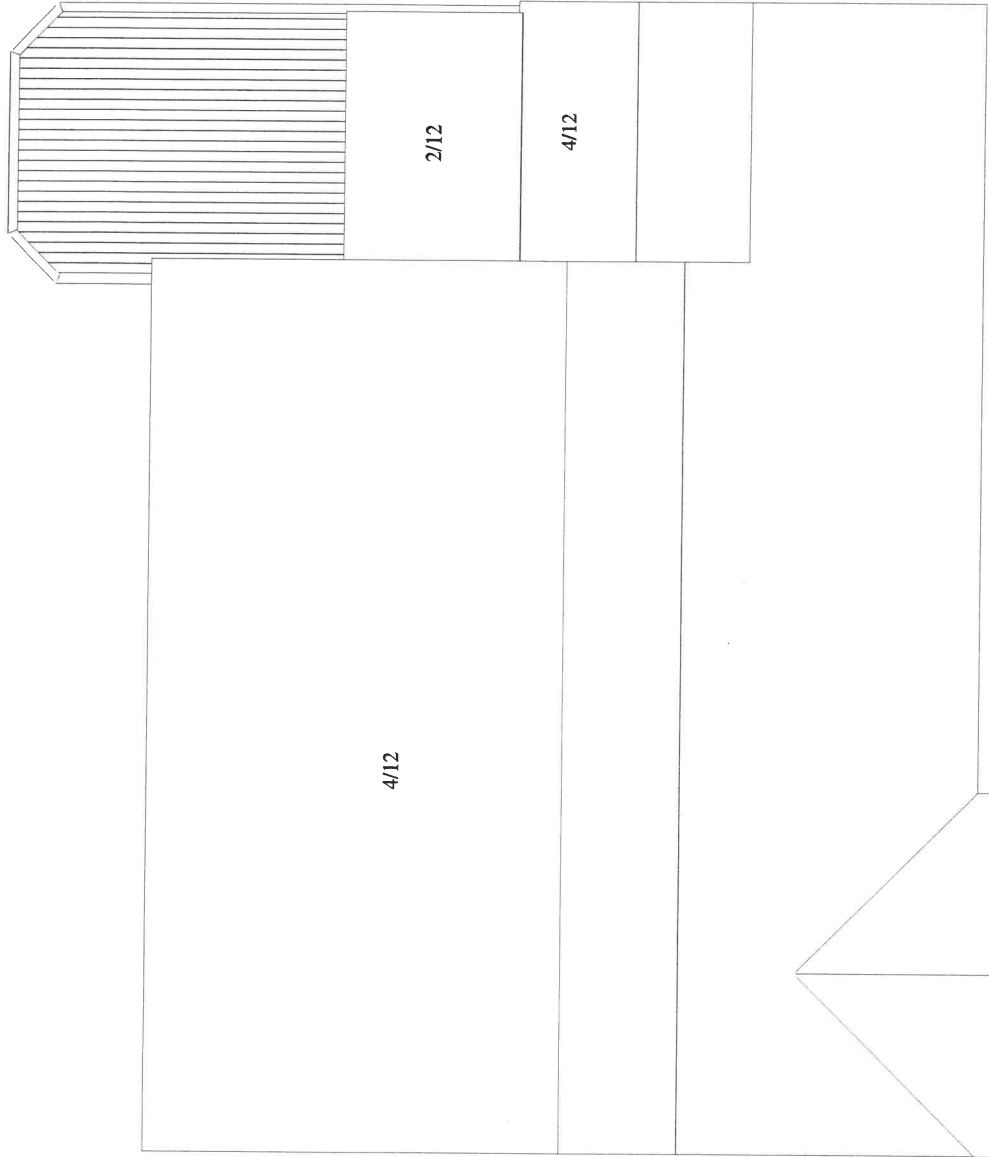
**Carl Patrick**  
 228 Saxon Drive  
 Birmingham  
 35209

Scale: 1/4" = 1'-0"  
 Drawing Number: 2020-GA-022  
 Date: October 27, 2020

**Electrical**

PAGE: 4





DESIGNER'S OFFICE: 6847 Woodvale Lane  
 Trussville, AL 35173  
 Phone: (205) 931-2425 E-Mail: info@marktidwell.com

**Mark Tidwell & Associates**  
 6847 Woodvale Lane  
 Trussville, AL 35173  
 Phone: (205) 931-2425 E-Mail: info@marktidwell.com

**MTA**  
 HOME DESIGNERS  
 1000 10th Avenue, Suite 100  
 Birmingham, AL 35209

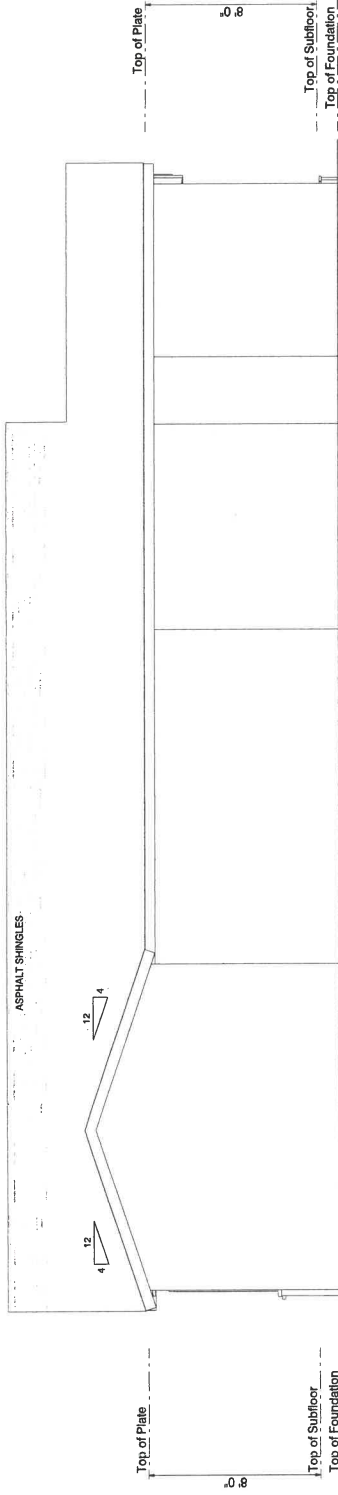
**Carl Patrick**  
 228 Saxon Drive  
 Birmingham, AL 35209

Scale: 1/4" = 1'-0"  
 Drawing Number: 2020-GA-022  
 Date: October 27, 2020

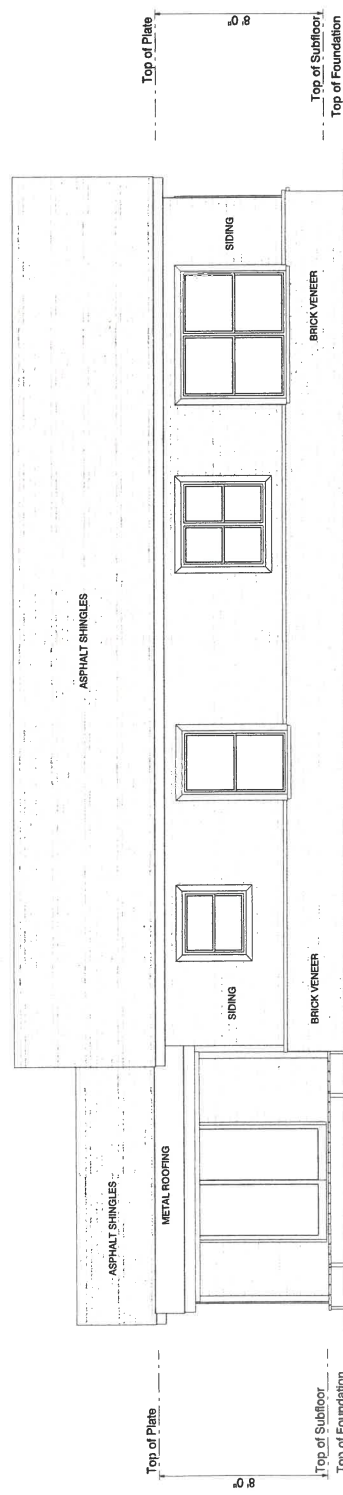
**Top Elevation**

PAGE: **5**





## FRONT ELEVATION

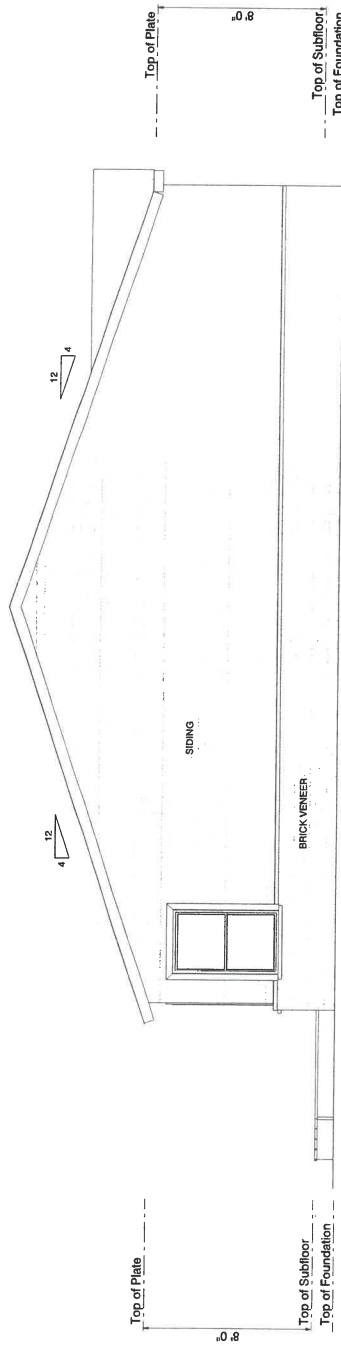


## REAR ELEVATION

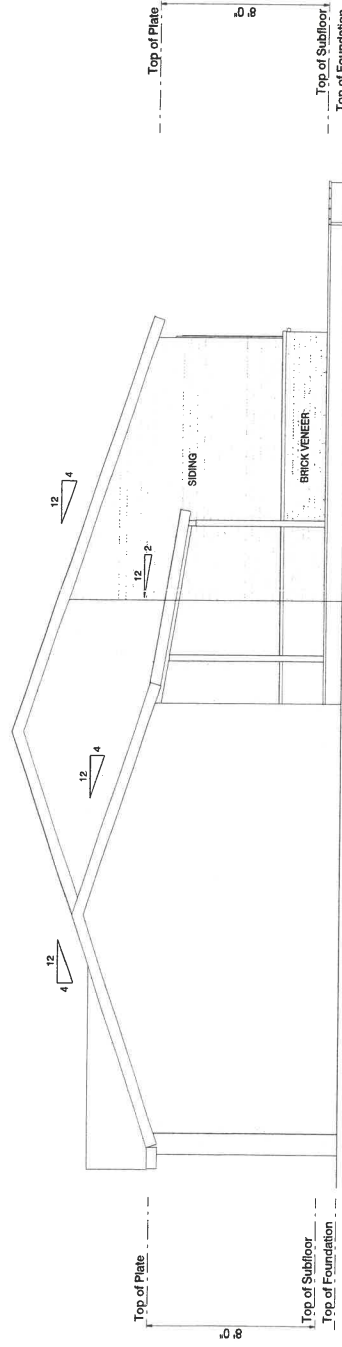
CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.

<p>DESIGNED BY: MARK TIDWELL &amp; ASSOCIATES          6947 WOODVALE LANE          TRUSSVILLE, AL 35173          PHONE: (205) 481-8438 FAX: (205) 481-8439          WWW.MTA-AL.COM</p>	<p><b>Mark Tidwell &amp; Associates</b>          6947 Woodvale Lane          Trussville • AL • 35173          Phone: (205) 481-8438 Fax: (205) 481-8439          www.mta-al.com</p>	<p><b>MTA</b>          MARK TIDWELL &amp; ASSOCIATES          ARCHITECTS</p>	<p><b>Carl Patrick</b>          228 Saxon Drive          Birmingham          35209          AL</p>	<p>Scale: 1/4" = 1'-0"          Drawing Number: 2020-GA-022          Date: October 27, 2020</p>	<p>Front and Rear          Elevation</p>	<p>PAGE: 6</p>
--	---	--	--	---	--	----------------





LEFT ELEVATION



RIGHT ELEVATION

DESIGNER'S SEAL AND LICENSE NUMBER REQUIRED FOR ALL PROJECTS  
 THESE DRAWINGS ARE PREPARED BY THE ARCHITECT OR ARCHITECTS ASSOCIATES  
 AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF  
 THE ARCHITECT OR ARCHITECTS ASSOCIATES. ANY VIOLATION OF THIS STATEMENT  
 SHALL BE SUBJECT TO THE PENALTIES OF THE PROFESSIONAL BOARD OF ARCHITECTS  
 AND TO THE PENALTIES OF THE PROFESSIONAL BOARD OF ARCHITECTS ASSOCIATES.

**Mark Tidwell & Associates**  
 6947 Woodbridge  
 Trussville, AL 35173  
 Phone: (205) 814-4444 E-Mail: mark@marktidwell.com



**Carl Patrick**  
 228 Saxon Drive  
 Birmingham  
 35209  
 AL

Scale: 1/4" = 1'-0"  
 Drawing Number: 2020-GA-022  
 Date: October 27, 2020

Left and Right  
 Elevation

PAGE:

7







COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 302 Clermont Drive Homewood, AL 35209

BZA CASE # (assigned by city staff): SV 21-03-04

**APPLICANT INFORMATION**

Name of Applicant(s): Chris and Burgin Vernon

Address of Applicant(s): 302 Clermont Drive

Homewood

City

AL

State

35209

Zip

Telephone Number(s) of Applicant(s): Redacted by BEZ Staff Redacted by BEZ Staff

Email : Redacted by BEZ Staff Redacted by BEZ Staff

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

**OWNER INFORMATION – If different from Applicant**

Name of Owner(s): Chris and Burgin Vernon

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

Same

City

State

Zip

Email : Redacted by BEZ Staff or Redacted by BEZ Staff

Telephone Number(s) of Owner(s): Redacted by BEZ Staff Redacted by BEZ Staff

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

PARCEL IDENTIFICATION NUMBER: 29 00 12 4 007 034.000

PRESENT USE: vacant X residence

commercial (describe):

other (describe):

PRESENT ZONING (per current City map): Residential - NPD



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:

Existing garage structure is out of compliance for it's height, but would like to convert attic space into finished space. Prefer to leave existing garage and not increase in height, but need a variance due to existing setbacks.

**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): finishing attic space in detached garage



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 <b>NOW</b> exist	Setback dimensions <b>AFTER</b> construction	FINAL Setback Variance Requested
Front Bldg. Setback Street:				
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback				
Left Bldg. Setback				
Rear Bldg. Setback				
Accessory Structure Setback: side/rear	10' side	5' side	5' side	5' side
	As Required	Existing NOW	Proposed	Variance Required
Lot Area				
Lot Width				
Parking				
Height of Structure				
Lot Coverage				

\*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 332-6854 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

12/22/20  
Date

Signature of Owner

Redacted by BEZ Staff

12/22/20  
Date

Signature of Owner

12/22/2020  
Date



City of Homewood

302 Clermont Dr

SV 21-03-04

Aerial Photo

Subject  
Property



Parcel



0 12.5 25 50 75 Feet

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 HOMEWOOD AND ITS USE BY ANYONE FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE CITY OF HOMEWOOD IS PROHIBITED.

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

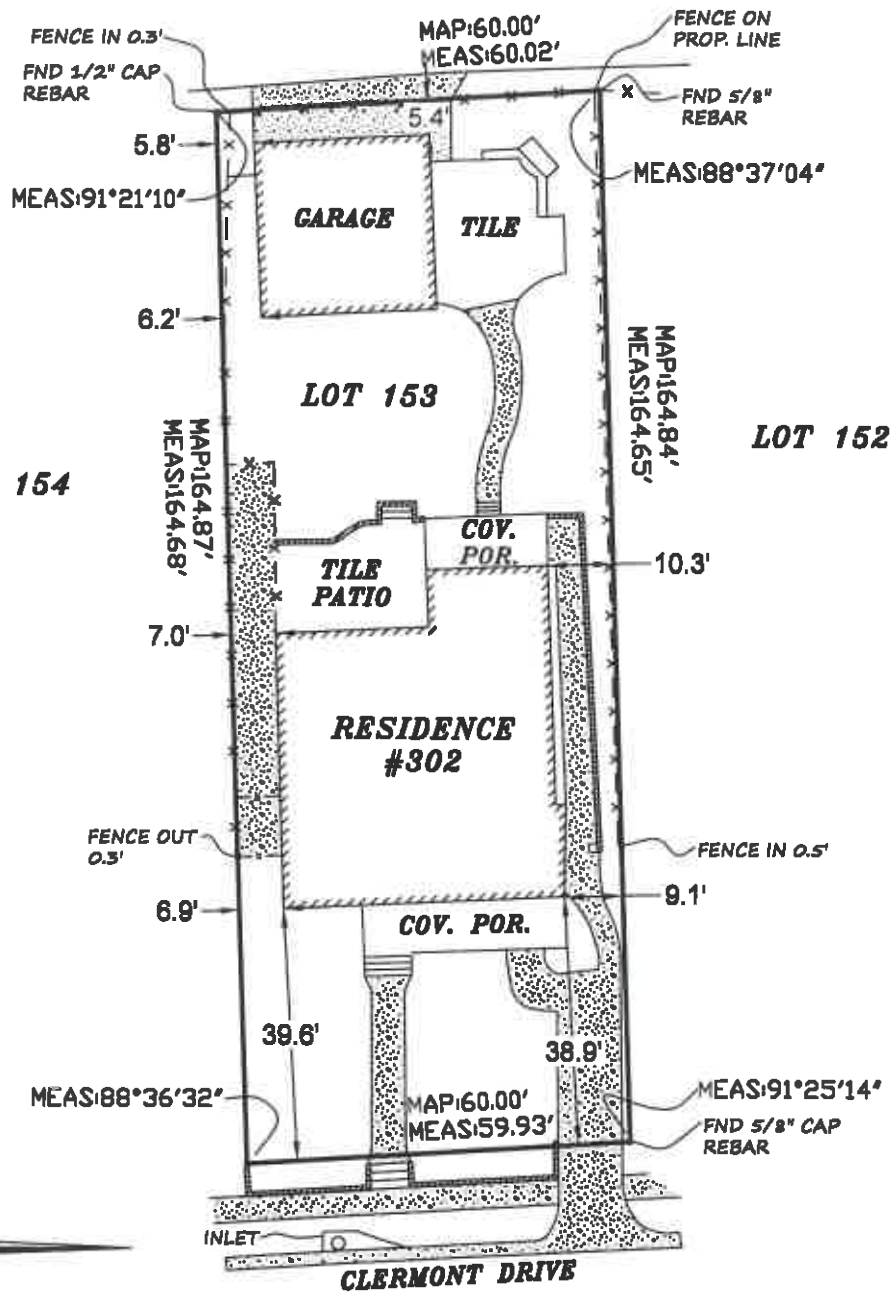


# LEGEND

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/	WITH
TAN	TANGENT
RES	RESIDENCE
oLGT	LIGHT
COV	COVERED
■	DECK
●	CONCRETE
■	WALL
□	COLUMN



SCALE: 1"=30'



STATE OF ALABAMA)  
JEFFERSON COUNTY)

"Property Boundry Survey"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed LOT 153 & SOUTH 10 FT LOT 152, GROVE PARK, as recorded in Map Volume 13, Page 42, 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 OCTOBER 7, 2020. Survey Invalid if not sealed in red.

Order No.: 20202034

Purchaser:

Address: 302 CLERMONT DRIVE

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

**WEYGAND**  
SURVEYORS

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

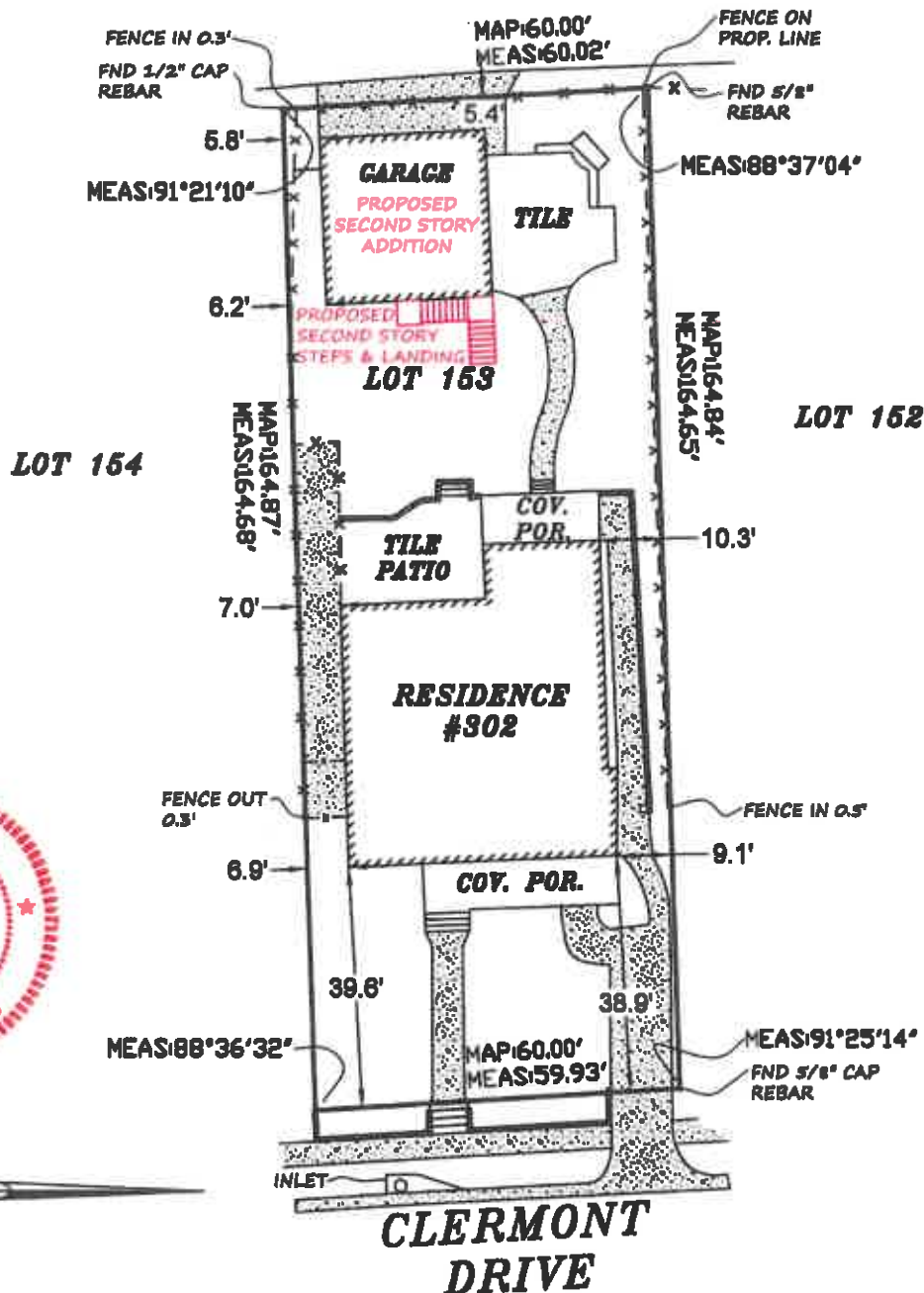


# LEGEND

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG	LONG CHORD
d	DEFLECTION
Δ	DELTA
ESMT	EASEMENT
HW	HEADWALL
MN	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
C	CENTERLINE
A/C	AIR CONDITIONER
+	POLE
Y	ANCHOR
X	FENCE
X	OVERHEAD UTILITY WIRE
PVMT	PAVEMENT
W	WITH
TAN	TANGENT
RES	RESIDENCE
oLGT	LIGHT
COV	COVERED
■	DECK
●	CONCRETE
□	WALL
□	COLUMN



SCALE: 1"=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 153 & SOUTH 10 FT LOT 152, GROVE PARK, as recorded in Map Volume 13, Page 42, 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 OCTOBER 7, 2020. Survey invalid if not sealed in red.

Order No.: 20202034

Purchaser:

Address: 302 CLERMONT DRIVE

Ray Weygand, Reg. L.S. #24973  
189 Oxmoor Road Homewood, AL 36208  
Phone: (205) 942-0088 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.



[illegible]

DOCUMENTS FOR REVIEW AND COMMENT ONLY

NOTE: THIS IS A PRELIMINARY SUBMITTAL DRAWING ONLY. DESIGN AND SQUARE FOOTAGE IS SUBJECT TO ALTERATIONS THAT ARE REQUIRED TO PERFORM ACTUAL CONSTRUCTION DOCUMENTS.

\*\*\*\* NOT FOR CONSTRUCTION\*\*\*\*



VERNON  
PROJECT

Copyright Information  
Copyright Keystone Consulting  
& Design, LLC

Keystone Consulting &  
Design, LLC

Phone: 304-434-4347  
keystone@keystone.com  
www.keystone.com



KEYSTONE  
DESIGNS  
ARCHITECTURAL, INTERIOR, LANDSCAPE

MEMBER



AMERICAN INSTITUTE OF  
BUILDING DESIGNERS

Drawn	Plan
11-21-2019	Final Plan Review
11-21-2019	Final Plan Review
11-21-2019	Final Plan Review
11-21-2019	Final Plan Review
11-21-2019	Final Plan Review

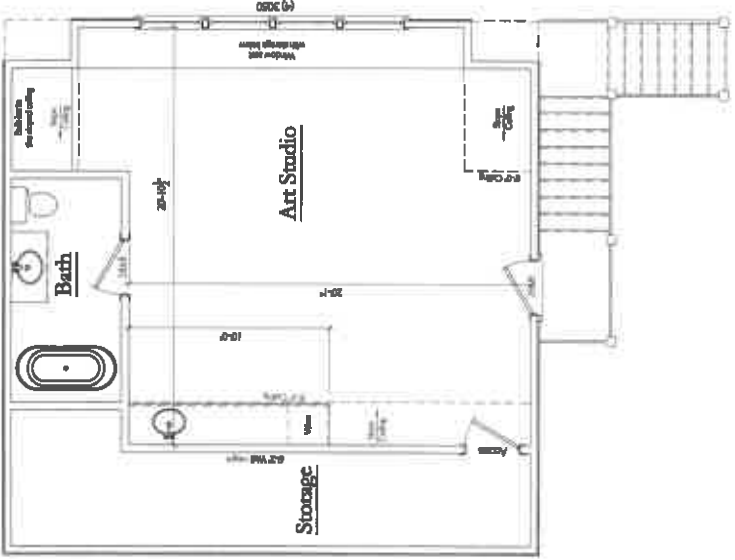
11-21-2019	Final Plan Review
11-21-2019	Final Plan Review
11-21-2019	Final Plan Review
11-21-2019	Final Plan Review
11-21-2019	Final Plan Review

11-21-2019	Final Plan Review
11-21-2019	Final Plan Review
11-21-2019	Final Plan Review
11-21-2019	Final Plan Review
11-21-2019	Final Plan Review

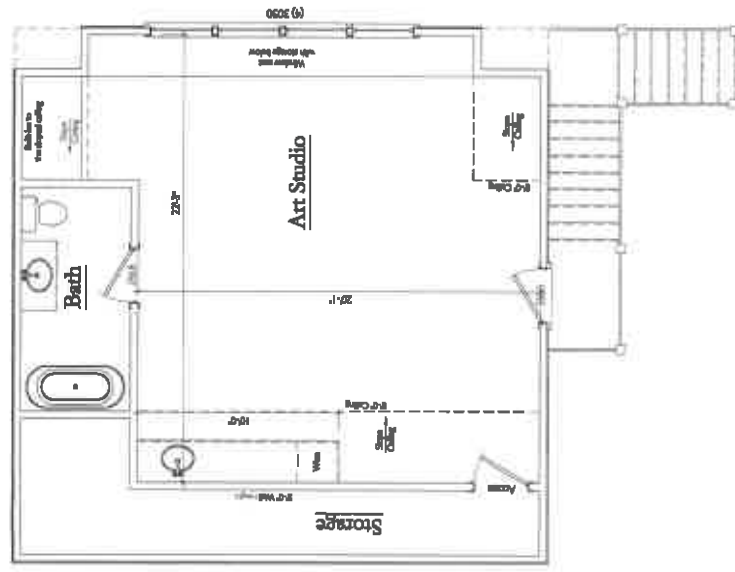
11-21-2019	Final Plan Review
11-21-2019	Final Plan Review
11-21-2019	Final Plan Review
11-21-2019	Final Plan Review
11-21-2019	Final Plan Review

A2.0

DOCUMENTS FOR REVIEW AND COMMENT ONLY  
NOTE: THIS IS A PRELIMINARY SCHEDULE DRAWING ONLY.  
DESIGN AND SCHEDULE DATES ARE SUBJECT TO ADJUSTMENT  
BASED ON THE ACTUAL CONSTRUCTION  
DOCUMENTS.  
\*\*\*\*\* NOT FOR CONSTRUCTION \*\*\*\*\*



1 New Upper Level Plan  
A2.0  
Scale: 1/8" = 1'-0"



2 Optimal Upper Level Plan (Requires Variance)  
A2.0  
Scale: 1/8" = 1'-0"



**VERNON  
PROJECT**

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Vernon Construction & Design, LLC  
Phone: 202-424-0267  
info@vernoncd.com  
www.vernoncd.com



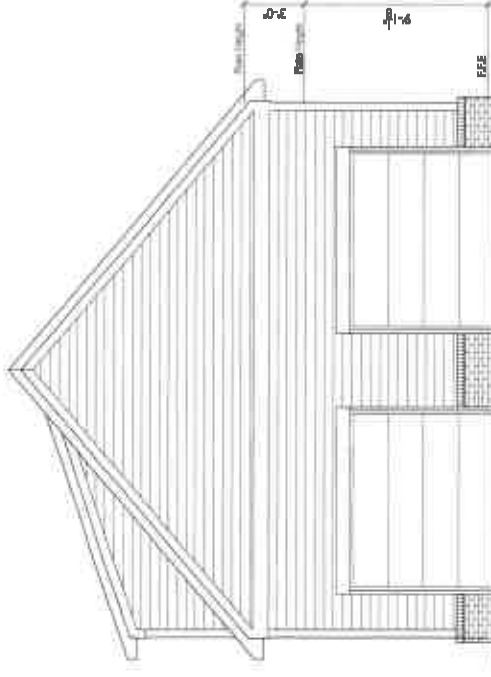
**MEMBER**  
**AI**  
**BD**  
AMERICAN INSTITUTE OF  
BUILDING DESIGN

Project Name: Vernon  
Address: 11111 N. 111th St.  
City: Overland Park, MO  
State: MO  
Zip: 66211  
Project Number: 1111111111

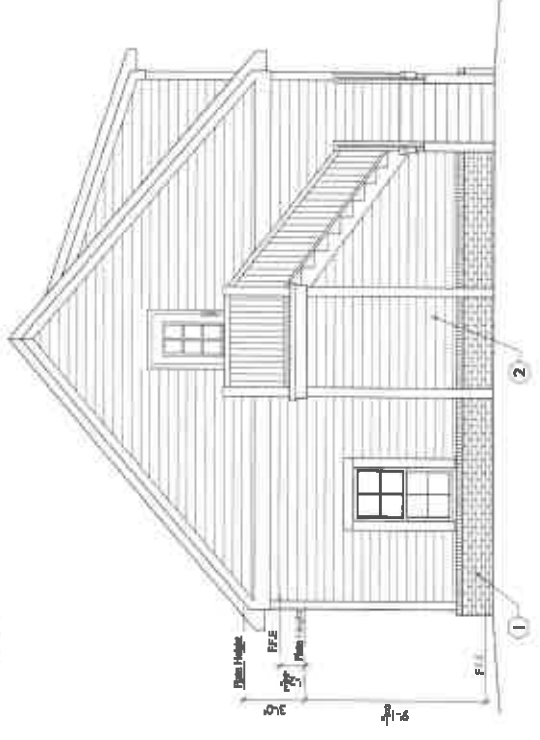
Project Number: 1111111111  
Date: 08/04/20

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Are the property of  
Vernon Construction

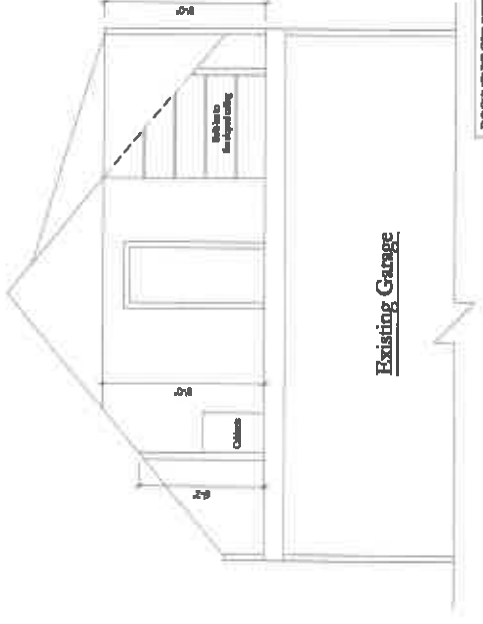
**Sheet Number**  
**A3.0**



**1 Front Elevation**  
Scale: 1/8" = 1'-0"



**2 Rear Elevation**  
Scale: 1/8" = 1'-0"



**Existing Garage**

**DOCUMENTS FOR REVIEW AND COMMENT ONLY**  
NOTE: THIS IS A PRELIMINARY ARCHITECTURAL DRAWING ONLY.  
IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES  
SHOULD BE MADE TO THE DRAWING BEFORE ANY CONSTRUCTION  
BEGIN. THIS DOCUMENT IS NOT FOR CONSTRUCTION.

**3 Building Section**  
Scale: 1/8" = 1'-0"

\*\*\*\* NOT FOR CONSTRUCTION \*\*\*\*



**VERNON  
PROJECT**

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& Design, LLC

Krystone Consulting &  
Design, LLC  
Phone: 202-424-0297  
info@krystone.com  
www.krystone.com



MEMBER  
**A I B D.**  
AMERICAN INSTITUTE OF  
BUILDING DESIGNERS

Plan  
Date: 11/18/2011  
Drawn By: [blank]  
Checked By: [blank]  
Project Name: [blank]

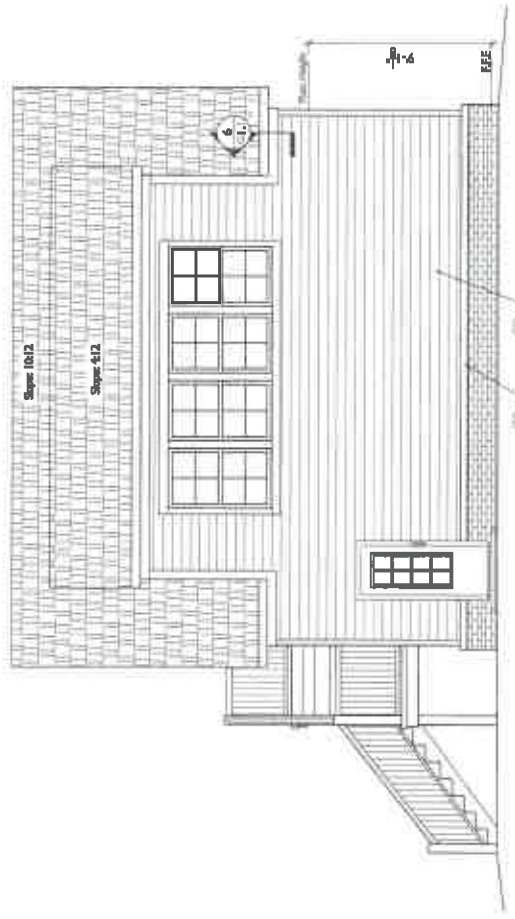
10 FOOT SCALE  
1" = 10'-0"

Architect: [blank]  
Date: 11/18/2011

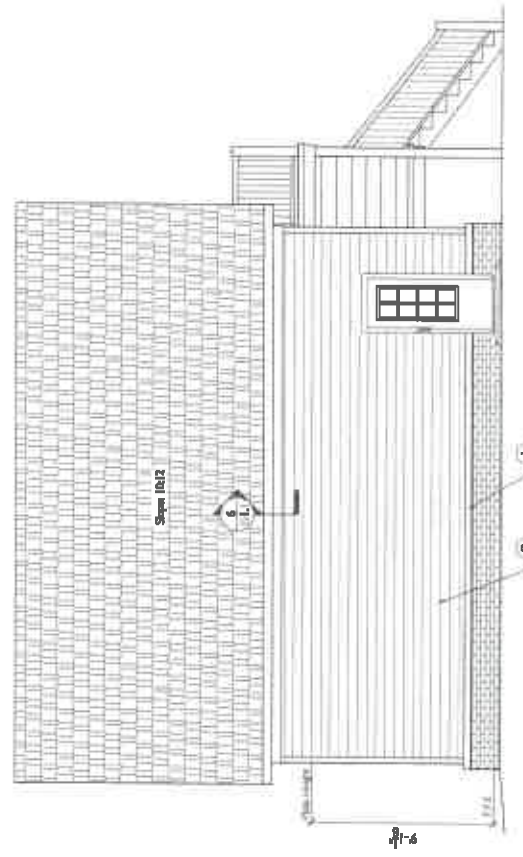
10 FOOT SCALE  
1" = 10'-0"

10 FOOT SCALE  
1" = 10'-0"

DOCUMENTS FOR REVIEW AND COMMENT ONLY  
NOTES: THIS IS A PRELIMINARY ARCHITECTURAL DRAWING ONLY.  
DESIGN AND MATERIALS ARE SUBJECT TO ALTERATIONS  
THAT ARE REQUIRED TO REFLECT ACTUAL CONSTRUCTION  
DOCUMENTS.  
\*\*\*\*\* NOT FOR CONSTRUCTION \*\*\*\*\*



**2 Left Elevation**  
AS1 1/8" = 1'-0"



**4 Right Elevation**  
AS1 1/8" = 1'-0"







COMPLETE AND SUBMIT  
PRIOR TO THE DEADLINE DATE

City of Homewood  
Board of Zoning Adjustments  
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 1601 LAKE RIDGE CIRCLE

BZA CASE # (assigned by city staff): \_\_\_\_\_

APPLICANT INFORMATION

Name of Applicant (s): ifante studio LLC

Address of Applicant(s): 4555 Southlake Parkway  
BIRMINGHAM AL 35244  
City State Zip

Telephone Number(s) of Applicant(s): 205 - 451 - 0036

Email : \_\_\_\_\_

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): MARC AND SUSIE MULLINS

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

SAME  
City

State

Zip

Email :

Redacted by BEZ Staff

Redacted by BEZ Staff

Telephone Number(s) of Owner(s): MARC MULLINS - Redacted by BEZ Staff

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

PARCEL IDENTIFICATION NUMBER: 29-00-24-4-002-018.000

PRESENT USE: \_\_\_\_\_ vacant ☒ residence

\_\_\_\_\_ commercial (describe): \_\_\_\_\_

\_\_\_\_\_ other (describe): \_\_\_\_\_

PRESENT ZONING (per current City map): NPD Neighborhood Preservation District



**PLEASE STATE HARDSHIP** – for guidance, see “*What is a Variance*” on page 1 of instructions page:  
The property located at 1601 Lake Ridge Circle is located on a cul-de-sac, on a lot  
that was previously sub-divided for a second house to be built on the adjacent lot. Our  
property holds the original house on the lot and sits on an approximate 30 degree angle to the side  
property lines, facing the cul-de-sac. The back right corner of the house currently sits  
6.6 feet way from the property line. Our proposed addition of the Master Suite is located on the  
right-hand side of the house, the private side, along with the other bedrooms furthest away  
from the driveway and storage shed. Our design steps in on the right side of the house to help  
maintain a minimum of a 5 foot side setback. Our hardship is the unique rotated angle of the existing  
house on a cul-de-sac lot that was previously sub-divided. Because of this hardship we are  
asking for a variance of 5' to allow for this master suite addition.

**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): \_\_\_\_\_



**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:		45'-0"	45'-0"	/
Front Bldg. Setback Street: (secondary - corner lot)				
Right Bldg. Setback	10	existing house 6.6	addition 5.1'	<del>5.1</del> 4.9' (4'-7 1/2" inches)
Left Bldg. Setback		12.8'	12.8'	/
Rear Bldg. Setback				
Accessory Structure Setback: side/rear			47.8'	/
	As Required	Existing NOW	Proposed	Variance Required
Lot Area				
Lot Width				
Parking				
Height of Structure				
Lot Coverage				

\*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 332-6854 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

2.10.2021  
Date

Signature of Owner

2.11.2021  
Date

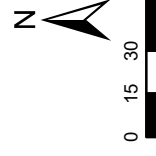
Signature of Owner

Date



City of Homewood  
1601 Lake Ridge Cir  
SV 21-03-05  
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 HOMEWOOD AND ITS USE BY ANYONE FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE CITY OF HOMEWOOD IS PROHIBITED.

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





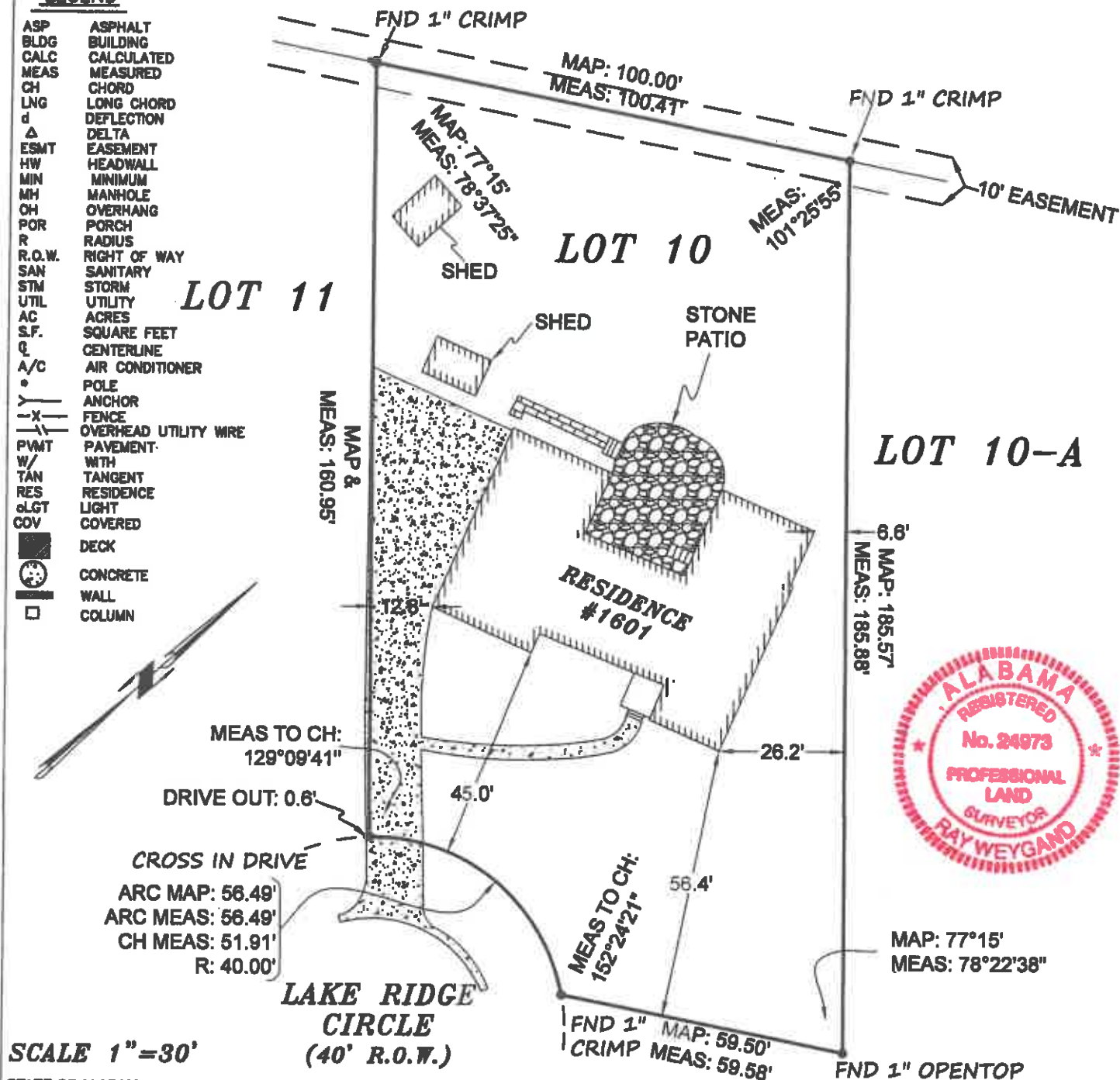
# LEGEND

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

LOT 11

LOT 10

LOT 10-A



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 10 of RESURVEY OF LOT 10 LAKEVIEW ESTATES, as recorded in Map Volume 38, Page 78, 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 MAY 19, 2020. Survey invalid if not sealed in red.

Order No.: 20201009  
Purchaser: MULLINS  
Address: 1601 LAKE RIDGE CIRCLE

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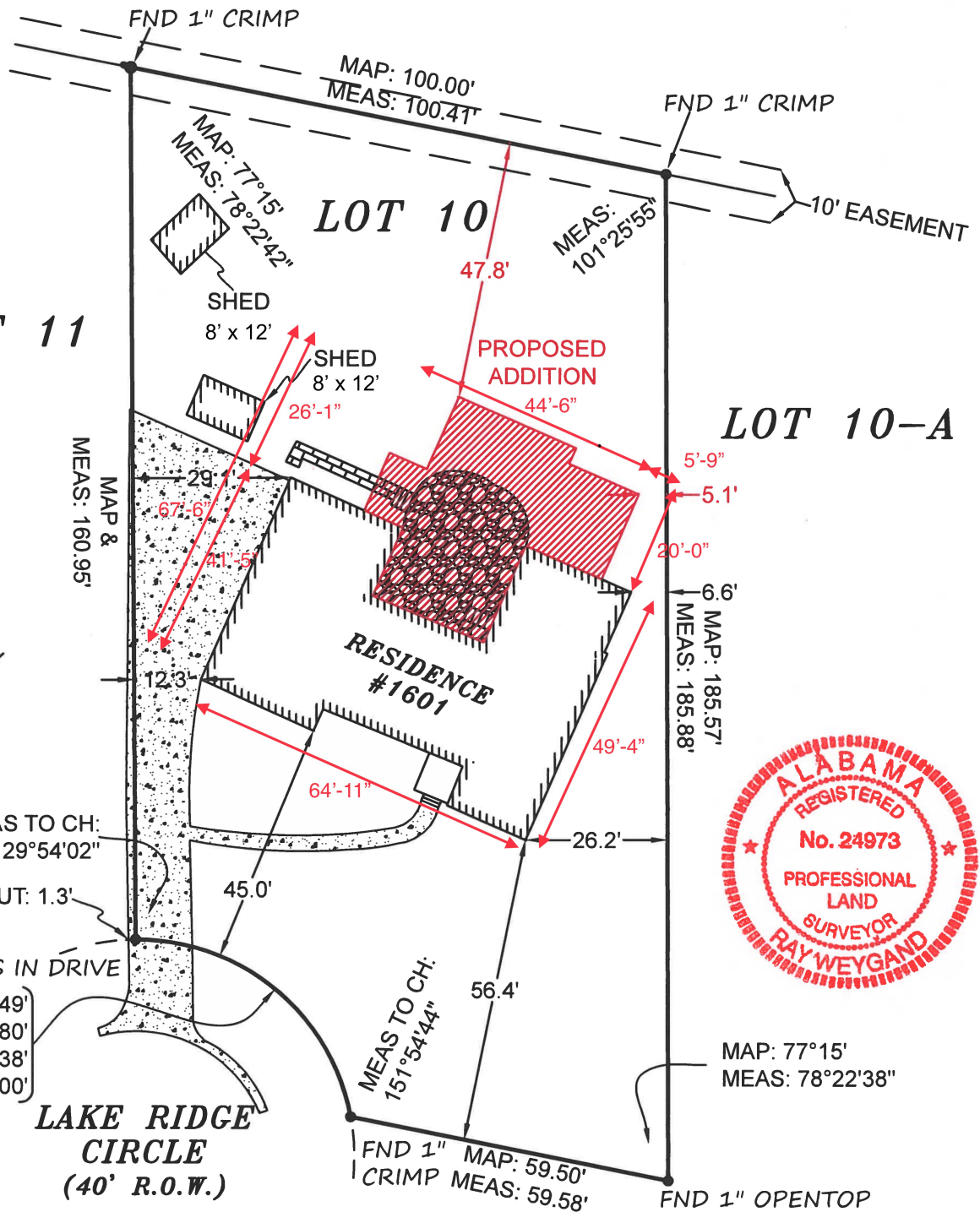
WEYGAND  
SURVEYORS

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



# LEGEND

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG	LONG CHORD
d	DEFLECTION
Δ	DELTA
ESMT	EASEMENT
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POR	PORCH
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTIL	UTILITY
AC	ACRES
S.F.	SQUARE FEET
CL	CENTERLINE
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•	POLE
—X—	ANCHOR
—X—	FENCE
—X—	OVERHEAD UTILITY WIRE
PVMT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
oLGT	LIGHT
COV	COVERED
▨	DECK
○	CONCRETE
▨	WALL
□	COLUMN



STATE OF ALABAMA)  
JEFFERSON COUNTY)

"PLOT PLAN"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 10, of RESURVEY OF LOT 10 LAKEVIEW ESTATES, as recorded in Map Volume 38, Page 76, 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 FEBRUARY 10, 2021. Survey invalid if not sealed in red.

Order No.: 20201009  
Purchaser: MULLINS  
Address: 1601 LAKE RIDGE CIRCLE

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.



























