

A G E N D A
CITY OF HOMEWOOD
BOARD OF ZONING ADJUSTMENTS
SEPTEMBER 5, 2019 @ 6:00 P.M.
CITY HALL AUDITORIUM
2850 19th Street South
HOMEWOOD, AL 35209

The Homewood Board of Zoning Adjustments docket is subject to change up until the time of the meeting. Building, Engineering & Zoning staff can provide information on changes. The Board reserves the right to vary the order of the meeting if so announced. Questions may be directed to the Board Secretary at 332-6828.

POWERS VESTED IN THE CODE OF ALABAMA 12-52-80 FOR THE BOARD OF ZONING ADJUSTMENTS

12-52-80 (d) The Board of Zoning Adjustments shall have the following powers:

1. To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of this article or of any ordinance adopted pursuant thereto;
2. To hear and decide special exceptions to the terms of the ordinance upon which such board is required to pass under such ordinance, and
3. To authorize upon appeal in specific cases such variances from the terms of the ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship and so that the spirit of the ordinance shall be observed and substantial justice done.

ORDER OF MEETING

- | | |
|---|---|
| 1. Call to order by Chairman | 5. Old Business |
| 2. Roll call by Secretary | 6. New Business |
| 3. Minutes | 7. Presentations/Communications to the Board. |
| 4. Communications/Reports from Chairman & Vice Chairman | 8. Adjournment |

OLD BUSINESS ITEMS: NONE

NEW BUSINESS ITEMS:

Item No. 1

BZA#: SV 19-09-01

Applicant: Jonathan Mathews

Owner(s): Builder Systems, LLC

Parcel ID: 28-00-17-2-012-008.000

Subject Address: 514 RUMSON

Variance Request: 1.6' Left Building Setback Variance
(for fireplace chimney only)

Reason/Purpose: Chimney attached to Screened Porch

Item No. 2

BZA#: SV 19-09-02

Applicant: Mike Brandt

Owner(s): Bryant Gann Bldg. Group LLC

Parcel ID: 29-00-13-1-014-011.000

Subject Address: 1506 GROVE PLACE

Variance Request: 0.6' Lot Width Variance
(six inches for two lots widths to comply)

Reason/Purpose: Subdivide 1 Parcel/2 Lots of Record into
2 Parcels/2 Lots for New Residences

Item No. 3 – (withdrawn after property had been posted but notifications had not been sent out to adjacent property owners)

BZA#: SV 19-09-03

Applicant: Kelly Bownes

Owner(s): Mason Realty, LLC

Parcel ID: 29-00-12-4-014-019.000

Subject Address: 2827 16th PLACE SOUTH

Variance Request: 370.5 sq. ft Lot Area Variances

Reason/Purpose: Subdivide 1 Parcel/2 Lots of Record into
2 Parcels/2 Lots for New Residences

Item No. 4

BZA#: SV 19-09-04

Applicant: Thomas Hughhins

Owner(s): same

Parcel ID: 29-00-13-2-005-012.000

Subject Address: 912 IRVING ROAD

Variance Request: 6' Lot Width Variance for each lot
668.5 sq. ft. Lot Area Variance for each lot

Reason/Purpose: Subdivide 1 Parcel/2 Lots of Record into

