

Agenda
Homewood Board of Zoning Adjustments
Thursday, October 1, 2020, 6:00 P.M.
Online via Zoom

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

How to Join:

1st Option*: Log in through your computer, tablet or other device: <https://zoom.us/j/81573130160>

**You must first download the free Zoom app when using a phone, tablet or other device.*

2nd Option: Join through the Zoom app - meeting # 815 7313 0160

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

How to participate in the public hearing: If joining on-line, the Zoom administrator will tell you when to enter your name and address in the "chat box". Your name will be called in the order it was listed.

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

John Geer

Stuart Roberts

ORDER OF BUSINESS

- I. Call to Order**
- II. Roll Call**
- III. Minutes Approval: September 3, 2020**
- IV. Communications/Reports from Chairman & Vice Chairman**
- V. Old Business**

1) *Withdrawn at the Request of the Applicant*

Case #: SV 20-07-02, 222 Mecca Avenue, Parcel ID: 29-00-13-2-019-027.000

Property Owner/Applicant: Colleen Capper & Susanna Carter, MD

A request for a variance to Article V, Section D (5) to allow an accessory competition lap pool, eighty- (80) feet long by eight- (8) feet wide, to be located in the side yard of the subject property; A request for a variance to reduce the side yard setback for an accessory structure located in a side yard from ten- (10) feet to three- (3) feet.

2) *Carried over from September 3, 2020 meeting*

Case # SV 20-09-03, 307 English Circle, Parcel ID: 28-00-07-4-017-004.000

Structure in a side Yard (36X10' Pool), if granted a 5' Right Side Accessory Structure Setback Variance

VI. New Business

1) Case # SV-20-10-01, 306 La Prado Circle, Parcel ID: 28-00-07-4-011-007.000

Property Owner/Applicant: Kevin Misso | Reason: New house

A request for a Variance to Article IV, Section A. (3) d. 1. Homewood Zoning Ordinance, to reduce the front yard setback from 25-feet to 21-feet, for a total reduction of 4-feet.

2) Case # SV-20-10-02, 1500 Wellington Road, Parcel ID: 29-00-13-4-002-001.000

Property Owner/Applicant: Bob Rapier | Reason: Detached structure (shed)

A request for a Variance to Article V, Section D. (3), Homewood Zoning Ordinance, to allow an accessory structure in a front yard of a corner lot.

3) Case # SV-20-10-03, 1636 Dobbs Lane, Parcel ID: 29-00-25-2-007-004.000:

Property Owner: Jennifer Simpson/Applicant: Mike Ellis | Reason: Addition to house

A request for a Variance to Article IV, Section A. (3) d. 2. Homewood Zoning Ordinance, to reduce the side yard setback along the right (north) property line, at the rear corner of the house, from 10-feet to 4.7-feet (4-feet and 8-inches) for a total reduction of 5.3-feet (5-feet and 4-inches).

4) Case # SV-20-10-04, 2510 18th Street South, Parcel ID: 28-00-07-2-008-001.000

Property Owner/Applicant: Gold Nugget, LLC | Reason: New Construction (8 Unit Townhouse Development)

A request for a Variance to Article V, Section A. Table one, Homewood Zoning Ordinance, to reduce the front yard setback from 35-feet to zero-feet, for a total reduction of 35-feet.

5) Case # SV-20-10-05, 118 Morris Blvd, Parcel ID: 29-00-14-4-002-066.000

Property Owner/Applicant: J. Wright Building Co. | Reason: Renovation of existing non-conforming detached garage

- 1. An Appeal of a decision of building regulations superintendent in the enforcement or application of the zoning ordinance of the city, as heretofore, or as hereafter amended, to wit: Article III, Section E. Nonconforming Uses of Land and Buildings.*
- 2. Article V. Section D (6), to reduce the side yard setback of an accessory structure from 5-feet to 1.2-feet, for a total reduction of 3.8-feet.*

3. *Article V. Section D (6), to reduce the rear yard setback of an accessory structure from 5-feet to 4.3-feet, for a total reduction of .07-feet.*

6) **Case # SV-20-10-06, 124 W. Glenwood Drive, Parcel ID: 29-00-13-1-014-074.000**

Property Owner/Applicant: Greg and Julia Stewart | Reason: Addition to house
A request for a Variance to Article IV, Section A. (3) d. 2., Homewood Zoning Ordinance, to reduce the side yard setback, on the left side, from 10-feet to 5.9-feet (five-feet and eleven-inches), for a total reduction of 4.1-feet (four-feet and one-inch).

7) **Case # SV-20-10-07, 1407 Ardsley Place, Parcel ID: 29-00-12-4-017-010.000**

Property Owner/Applicant: Donald and Patti Slappey | Reason: Addition to house
A request for a Variance to Article IV, Section A. (3) d. 2. Homewood Zoning Ordinance, to reduce the side yard setback, at the right rear corner of the house, from 9-feet to 5.8-feet (five-feet and ten-inches), for a total reduction of 3.2 feet (three-feet and two-inches).

8) **Case # SV-20-10-08, 3112 Overton Drive, Parcel ID: 28-00-18-2-005-018.000**

Property Owner: Larry and Kristi Wilson/Applicant: Korey Nations, NATCO Building Co., LLC | Reason: Addition to house
A request for a Variance to Article IV, Section A. (3) d. 2. Homewood Zoning Ordinance, to reduce the side yard setback along the right (north) property line, at the rear corner of the house, from 10-feet to 7-feet for a total reduction of 3-feet.

9) **Case # SV-20-10-09, 1152 N. Shadesview Terrace, Parcel ID: 29-00-24-2-002-083.000**

Property Owner: Hunter and Jessica Cassity/Applicant: Twin Construction Co | Reason: Addition to house
A request for a Variance to Article IV, Section A. (3) d. 2. Homewood Zoning Ordinance, to reduce the side setback along the right (east) property line, at the rear corner of the house, from 10-feet to 9.7-feet for a total reduction of .3-feet (4-inches).

10) **Case # SV-20-10-010, 521 Cliff Place, Parcel ID: 29-00-13-3-009-015.000**

Property Owner/Applicant: Patrick and Lauren McDavid | Reason: Addition to house
A request for a Variance to Article IV, Section A. (3) d. 2. Homewood Zoning Ordinance, to reduce the side setback along the left (north) property line, at the front corner of the house, from 9-feet to 8.3-feet (eight-feet and four-inches) for a total reduction of .7-feet (eight-inches).

VII. Presentations/Communications to the Board

VIII. Adjournment