

Agenda
Homewood Board of Zoning Adjustments
Thursday, November 5, 2020, 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/88612087042>

(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 #: 886 1208 7042

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: October 1, 2020**
- IV. **Communications/Reports from Chairman & Vice Chairman**
- V. **Old Business**

1) **Withdrawn at the Request of the Applicant**

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

Property Owner: Mike Player/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.*

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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.*

VI. New Business

- 1) **Case # SV 20-11-01, 208 Edgeview Avenue, Parcel ID: 29-0013-2-020-06.000**
 Property Owner/Applicant: Tommy and Carolyn Buck | Reason: Construction of deck
A request for a Variance to Article V District Development Criteria, Sec. B. General setback modifications, (4), to reduce the side building lines for a deck, which does not extend more than five- (5) feet above grade, from five- (5) feet to zero- (0) feet, for a total reduction of five- (5) feet, at both the right and left property lines.

- 2) **Case # SV-20-11-02, 200 East Linwood Drive Parcel ID: 29-00-13-1-018-018-000**
 Property Owner/Applicant: Dominic Sims | Reason: Construction of new house
A request for a Variance to Article IV, Section A. (3) d. 2, Homewood Zoning Ordinance, to reduce the side yard setbacks, from ten- (10) feet to seven- (7) feet, for a total reduction of three- (3) feet, along the right (west) property line and from ten- (10) feet to four- (4) feet, for a total reduction of six- (6) feet, along the left (east) property line.

- 3) **Case # SV-20-11-03, 14 Hollywood Boulevard, Parcel ID: 28-00-07-4-006-011.000**
 Property Owners: Jeremy and Emily Forsythe / Applicant: J. Fante Studio LLC
 Reason: Addition to house A Variance to Article IV, Sec. A., (3), d., (1), to reduce the secondary front yard setback, along La Prado Place, from 25-feet of the right-of-way to 15-feet of the right-of-way, for a total setback reduction of 10-feet.

- 4) **Case # SV-20-11-05, 1603 Grove Place: Parcel ID: 29-00-13-1-014-020.000**
 Property Owners/Applicants: Chris and Katie Smith | 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 setbacks, beginning at the rear corners of the house, from 10-feet to 8.1-feet (8-feet and 1-inch), for a total reduction of 1.9-feet (1-foot and 11-inches), along the right (west) property line and from 10-feet to 4.6-feet (4-feet and 7-inches), for a total reduction of 5.4-feet (5-feet and 5-inches), along the left (east) property line.

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5) Case # SV-20-11-06, 2510 18th Street South, Parcel ID: 28-00-07-2-008-001.000

Property Owner/Applicant: Gold Nugget, LLC | Reason: New construction

A request for a Variance to Article V, Section A. Table one, Homewood Zoning Ordinance, to reduce the front yard setback from 24-feet of the right-of-way to 1-foot of the right-of-way, for a total reduction of 23-feet.

VI. Presentations/Communications to the Board

VII. Adjournment

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