

MEETING AGENDA
CITY OF MOUNTAIN BROOK
BOARD OF ZONING ADJUSTMENT
AUGUST 19, 2024
PRE-MEETING: 4:30 P.M.
REGULAR MEETING: 5:00 P.M.

**MEETING TO BE HELD IN PERSON AT CITY HALL AND VIRTUALLY USING ZOOM VIDEO
CONFERENCING
(ACCESS INSTRUCTIONS ON MEETING WEBPAGE)**

NOTICE

Any variance which is granted today expires and becomes null and void one year from today unless construction is begun in less than one year from today on the project for which the variance is granted. If construction will not be started within one year from today, the applicant may come back in 11 months and ask for a six-month extension, which the Board normally grants.

Any variance which is granted, regardless of the generality of the language of the motion granting the variance, must be construed in connection with, and limited by, the request of the applicant, including all diagrams, plats, pictures and surveys submitted to this Board before and during the public hearing on the variance application.

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1. Approval of Minutes: July 15, 2024
 2. **Case A-24-29: Noel and Kelly Keathley**, property owners, requests variances from the terms of the Zoning Regulation to allow an addition to be 26 feet 8 inches from the rear property line (north) in lieu of the required 35 feet. - **916 Beech Lane**
 3. **Case A-24-30: Russ and Jann Blitz**, property owners, request a variance from the terms of the Zoning Regulation to allow an addition to be 30 feet from the secondary front (Rockhill Road, east) in lieu of the required 40 feet.
- **3698 Rockhill Road**
This is the same proposal as was approved by BZA (Case A-22-09) on March 21, 2022 (the approval of which has expired).
 4. **Case A-24-31: Daniel Hubbard and Juliana Harless**, property owners, request variances from the terms of the Zoning Regulation to allow a new single family dwelling to be 28 feet from the front property line (Elm Street) in lieu of the required 35 feet; and for portions of the house (higher than 22 feet) to be 8.87 feet from the left side property line (north) and 8.17 feet from the right side property line (south) both in lieu of the required 12 feet. -**123 Elm Street**
 5. **Case A-24-32: Mr. and Mrs. Scott Barringer**, property owners, request a variance from the terms of the Zoning Regulation to allow a new covered front porch to be 30 feet from the front property line (Jackson Boulevard) in lieu of the required 35 feet.
3904 Jackson Blvd.
 6. **Case A-24-33: Charlie and Maggie Pond**, property owners, request a variance from the terms of the Zoning Regulation to allow a single family dwelling to be 8 feet from the left side setback (east) in lieu of the required 12 feet for any portion of the structure that is higher than 22 feet.- **2429 Park Lane**

7. **Case A-24-34: Stephen and Holly Gunn**, property owners, request a variance from the terms of the Zoning Regulations to allow an addition to the existing single family home to be 5 feet from the side property line (north) in lieu of the required 15 feet. - **3021 Cambridge Road**
This request is the same proposal as was approved by BZA (Case A-23-14) on April 17, 2023 (the approval of which has expired)

8. Next Meeting: **Monday, September 16, 2024**

9. Adjournment