

Homewood Board of Zoning Adjustments
Agenda
Thursday, November 2, 2023, 6:00 P.M.
City Council Chamber
2850 19th Street South, 2nd Floor
Homewood, Alabama 35209

**NOTE: Prior to the scheduled public hearing, a brief work session will be held for Board members beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers. Members of the public are welcome to attend and observe the work session; however, questions and/or comments from the public will only be considered during the scheduled public hearing.*

Persons who are unable to attend the meeting in-person may view the proceedings through Live Stream on the City of Homewood website (<https://www.cityofhomewood.com/>) or can navigate directly via: <https://www.cityofhomewood.com/live-stream>. *Please note that public comments cannot be made by persons viewing the meeting through Live Stream.*

Persons who wish to comment during the meeting may only do so in person. Comments in support or opposition, may be submitted via email to the Department of Engineering & Zoning by clicking the following link: www.cityofhomewood.com/engineering-zoning or to the Secretary to the Board of Zoning Adjustments at fred.goodwin@homewoodal.org. Comments may also be hand delivered to the Department of Engineering & Zoning, located on the 4th floor of Homewood City Hall. Please include the address or case number and submit them no later than 24-hours prior to the meeting.

Board Members

Chair, Megan Hand, Ward 4

Vice-Chair, Michael Pirkle, Ward 3

Callan Childs, Ward 1

Scott Alsabrook, Ward 2

William Johnson, Ward 5

Supernumeraries

Stuart Roberts

John Geer

Order of Business

- I. Call to Order**
- II. Roll Call**
- III. Minutes Approval– September 7, 2023 and October 5, 2023**
- IV. Communications/Reports from Chair & Vice Chair**
- V. Old Business - None**
- VI. New Business**
 - 1) SV-23-11-01, 800 Lakeshore Drive, Parcel ID No., 28 00 18 3 001 009.003, Applicant: Davis Architects / Property Owner: Samford University**
 - a) A request for a variance to Article V, District Development Criteria, Table 1, to increase the maximum height of structures allowed in an I-3 zoning district from 35-feet to 58-feet, 4-inches for a total increase of 23-feet, 4-inches in order to construct a new residence hall.*

2) SV-23-11-02, 305 Mecca Avenue, Parcel ID No., 29 00 13 2 008 009.000
Applicant: Wayne Hester / Property Owners: Julie and Matthew Bowness

- a) *A request for a variance to Article IV, District Uses, d. Setbacks, 3. Rear, to reduce the setback requirement along the rear property line from 20-feet to 13-feet for a total reduction of 7-feet in order to construct an uncovered staircase exceeding 5-feet in height, connecting to a proposed uncovered deck.*

3) SV-23-11-03, 315 Oxmoor Road, Parcel ID No., 29 00 14 4 012 002.000,
Applicant: Andrew Grundy / Property Owner: Zeshan Yousuf

- a) *A request for a Variance to Article VII, Off-Street Parking and Loading Requirements, Sec. M. Required Parking for Individual Uses, to reduce the required number of on-site parking spaces from twenty-one (21) spaces to seventeen (17) spaces, for a total reduction of four (4) spaces.*
- b) *A request for a variance to Article V., District Development Criteria, Table 1, GURD, to reduce the required front setback from 35-feet to 15.4-feet (15-feet, 5-inches) for a total reduction of 19.6-feet (19-feet, 7-inches) to construct an addition to an existing commercial building.*
- c) *A request for a variance to Article XI, Tree Protection and Landscape, for an exemption to all sections.*

VII. Communications from Staff

VIII. Adjournment

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

☒ X

VARIANCE



APPEAL

ADDRESS OF PROPERTY: _____ 800 Lakeshore Drive

BZA CASE # (assigned by city staff): _____ SV-23-11-01

APPLICANT INFORMATION

Name of Applicant (s): _____ Davis Architects, Inc.

Address of Applicant(s): _____ 120 23rd St. S.

_____ Birmingham, AL 35233

City

State

Zip

Telephone Number(s) of Applicant(s): _____ 205-322-7482

Email : _____ ndavis@dadot.com

Property Interest of Applicant(s): _____ agent

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

OWNER INFORMATION – If different from Applicant

Name of Owner(s): _____ Samford University ATTN: Jeff Poleshek

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

_____ 800 Lakeshore Drive, Birmingham, AL 35299

City

State

Zip

Email : _____ jpoleshe@samford.edu

Telephone Number(s) of Owner(s): _____ 205-726-2386

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

PARCEL IDENTIFICATION NUMBER: _____ 28 00 18 3 001 009.003

PRESENT USE: _____ vacant _____ residence

_____ commercial (describe): _____

x other (describe): _____ Parking and Courtyard

PRESENT ZONING (per current City map): _____ I-3

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:

The new residence hall is an extension of freshman housing located in Lena Vail Residence Hall. The intent is to create the

freshman housing connection through aligning the courtyard elevations. Due to the slope of the topography of the site the

overall height of the new four-five story residence hall will be one story lower than that of the adjacent Vail Residence Hall,

however it will still be 58'-4" above the average grade plane.

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): the construction of an institutional residence hall

**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:				
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	35'-0"	VAIL = 73'-4"	58'-4"	23'-4"
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.



Signature of Applicant

10/03/23

Date



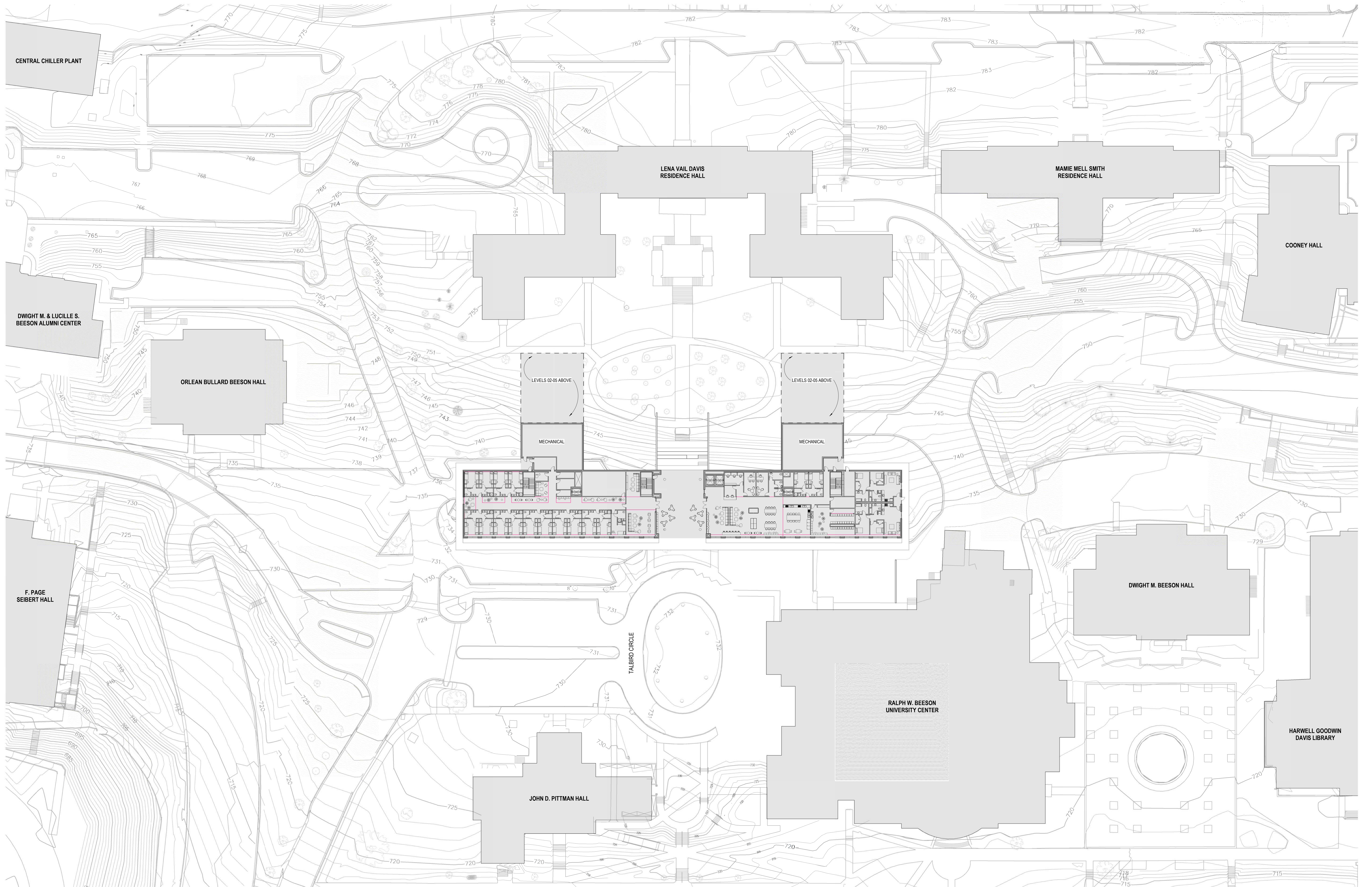
Signature of Owner

10/03/23

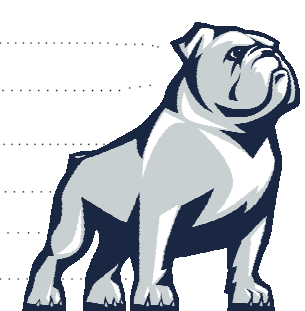
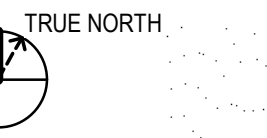
Date

Signature of Owner

Date



1 SITE PLAN
1" = 30'-0"



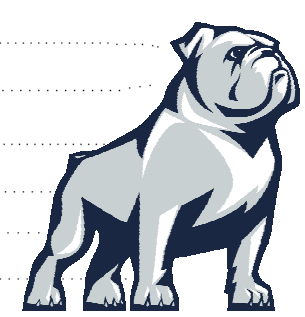
Samford University Freshman Residence Hall

10/03/2023

SITE PLAN / LEVEL 01

CONCEPTUAL DESIGN,
NOT FOR CONSTRUCTION

Perkins&Will



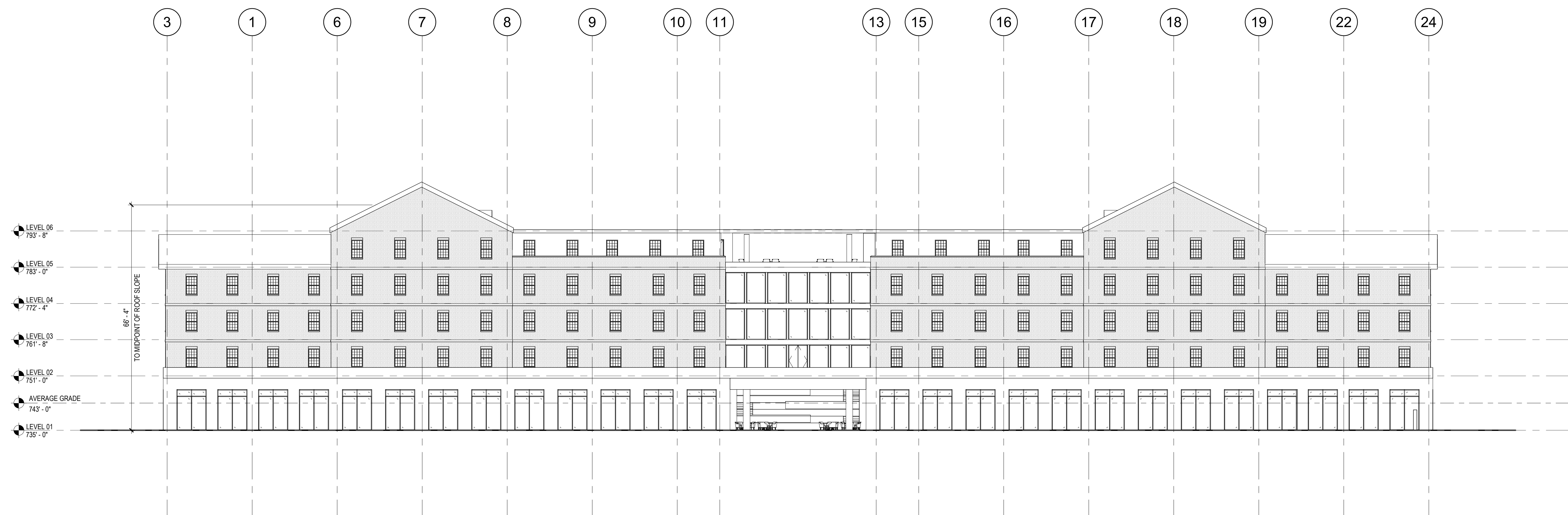
Samford University Freshman Residence Hall

10/03/2023

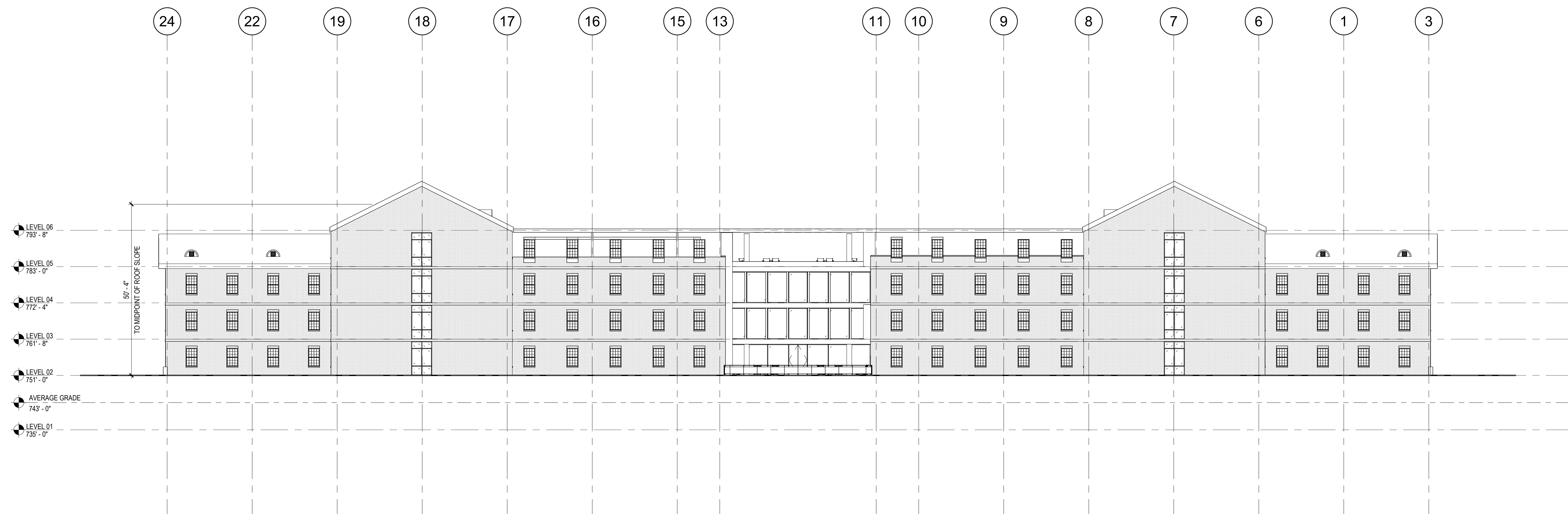
SITE SECTION

CONCEPTUAL DESIGN,
NOT FOR CONSTRUCTION

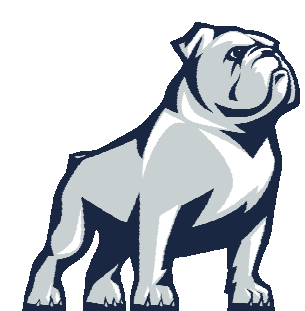
Perkins&Will

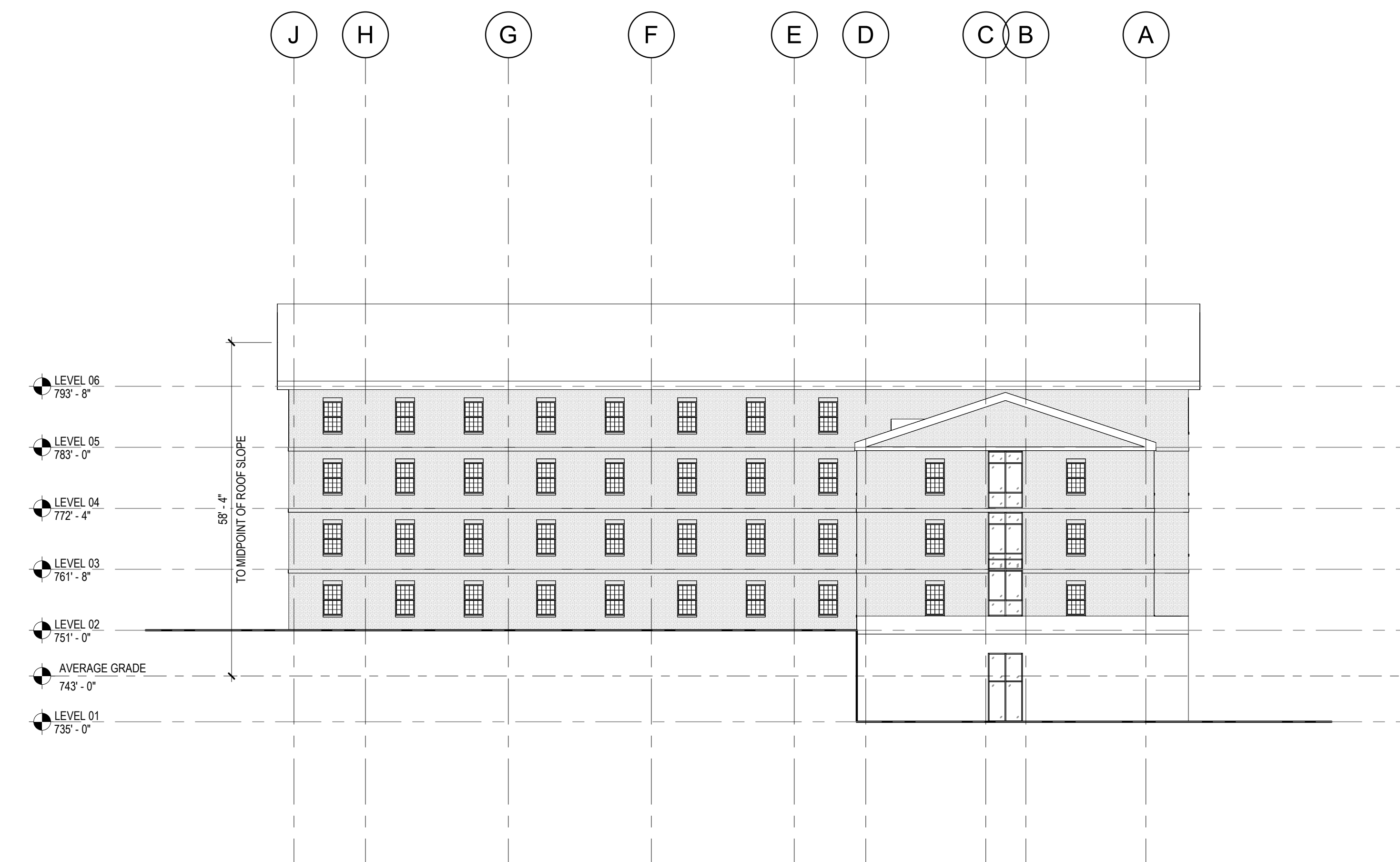


① EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"

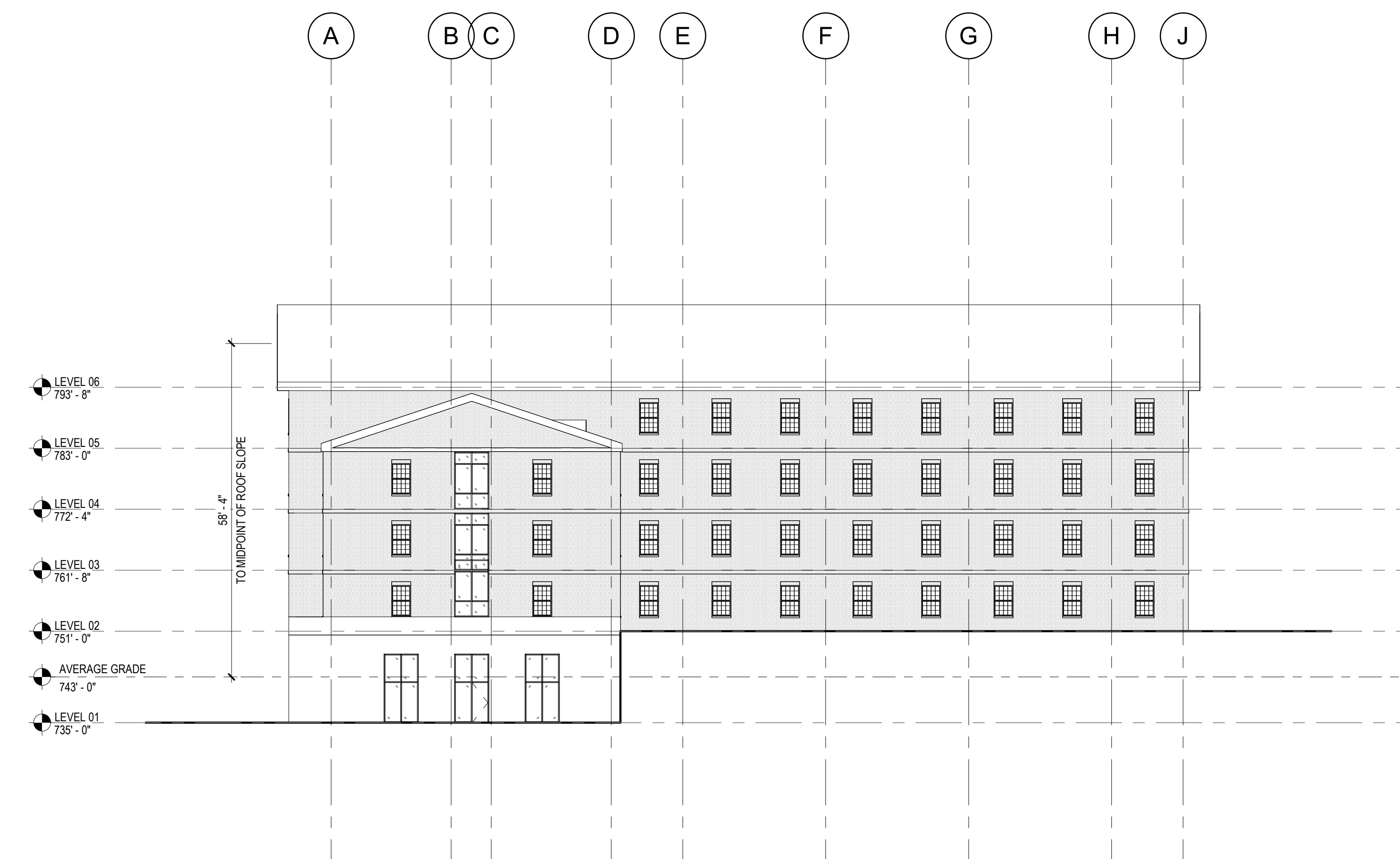


② EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"

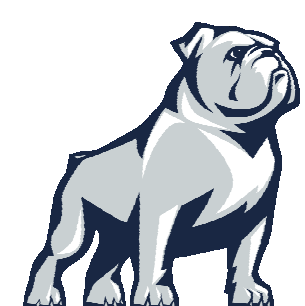




1 EXTERIOR ELEVATION - WEST
1/16" = 1'-0"



2 EXTERIOR ELEVATION - EAST
1/16" = 1'-0"

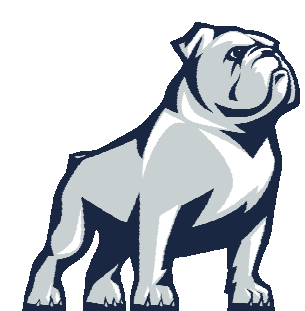




① CONCEPTUAL RENDERING - SOUTHWEST
1/2" = 1'-0"



② CONCEPTUAL RENDERING - NORTHEAST
1/2" = 1'-0"



CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT

2850 - 19th Street South - 4th Floor
Homewood, Alabama 35209
Phone 205-332-6800 | Fax 205-332-6955

Patrick McClusky, Mayor

Cale Smith, PE, Director

October 25, 2023

ATTN: Jeff Poleshek
Samford University
800 Lakeshore Drive
Homewood, Alabama 35209

Re: *800 Lakeshore Drive, Homewood, Alabama 35209*

Dear Property Owner:

This letter shall serve as a public hearing notice to the parties in interest and to all adjacent property owners. The Homewood Board of Zoning Adjustments has been petitioned to modify the zoning regulations, as they apply to the above referenced property, as follows:

Case Number SV-23-11-01, 800 Lakeshore Drive, Parcel ID No., 28 00 18 3 001 009.003, Applicant: Davis Architects / Property Owner: Samford University

A request for a variance to Article V, District Development Criteria, Table 1, to increase the maximum height of structures allowed in an I-3 zoning district from 35-feet to 58-feet, 4-inches for a total increase of 23-feet, 4-inches in order to construct a new residence hall.

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, November 2, 2023**, in the Council Chambers (2nd Floor) of Homewood City Hall, 2850 19th Street South. **You or your agent must attend the public hearing to present your request to the Board.** Public comments in support or opposition to your petition shall be heard by the Board at this time.

Additional information regarding live stream viewing and the electronic submittal of comments is provided on the reverse side of this notice.

Sincerely,



Sherri Williams, Zoning Supervisor

cc: Applicant
Adjacent property owners

Information and Instructions: The public hearing will be preceded by a brief work session between Board Members and city staff beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers.

If you wish to view the live stream for this meeting, the "Live Stream" link is available on the home page the city's website at www.cityofhomewood.com or you can connect directly via: www.cityofhomewood.com/live-stream. **Although Board of Zoning Adjustments meetings may be viewed through the live streaming service, persons wishing to participate in the public hearing, by speaking in support or opposition to a particular case, must attend the meeting in person.**

Comments in support or opposition may also be submitted via email to the Board Secretary @ fred.goodwin@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided Board Members for their consideration. Please reference the case number or the address of the subject property in your comments.

A copy of the meeting agenda packet, which includes the file for this case, will be available for viewing and downloading the Friday before the scheduled public hearing. You may access the agenda packet on the home page of the city's website @ www.cityofhomewood.com by clicking on the "Upcoming Meetings/BZA" tab.



For further information or to review any files or drawings pertaining to this application you may contact our office at (205) 332-6800 or visit between 7:30 a.m. and 4:30 p.m. Monday-Friday.

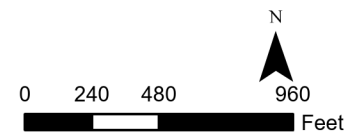
City of Homewood BZA Case Map

800 Lakeshore Dr.

SV 23-11-01

Aerial Photo

 Subject Property
 Parcels



THE INFORMATION ON THIS DRAWING WAS COMPILED FROM SEVERAL SOURCES AND SHOULD ONLY BE USED FOR GEREAL INFORMATION AND ORENTATION. 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

City of Homewood BZA Case Map

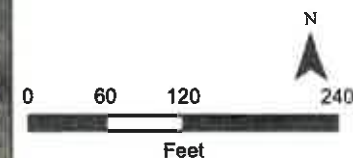
800 Lakeshore Dr

SV 23-11-01

Aerial Map

Freshman Residence
Hall

 Parcels
 New Building Area



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.

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 305 MECCA AVENUE

BZA CASE # (assigned by city staff): SV-23-11-02

APPLICANT INFORMATION

Name of Applicant(s): WAYNE HESTER

Address of Applicant(s): HESTER & ASSOCIATES, INC. - ARCHITECTS
2910 LINDEN AVE., HOMewood, AL 35209
City State Zip

Telephone Number(s) of Applicant(s): 205 879 3134

Email: wayne@hesterandassociates.com

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): Julie & Matthew Bowness

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

City State Zip

Email: matthew.j.bowness@gmail.com, j.bowness722@gmail.com

Telephone Number(s) of Owner(s): 904-673-1764

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

PARCEL IDENTIFICATION NUMBER: _____

PRESENT USE: _____ vacant X residence

_____ commercial (describe): _____

_____ other (describe): _____

PRESENT ZONING ([City Zoning Map](#)): NPD

**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 provide 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:	25'	25.1'	25.1'	—
Front Bldg. Setback: (secondary - corner lot)				
Right Bldg. Setback	10'	10.2'	10.2'	—
Left Bldg. Setback	10'	10.5'	10.5'	—
Rear Bldg. Setback	20'	20.1'	13.0'	7'
Accessory Structure Height / Setbacks	/	/	/	/
	As Required	Existing NOW	Proposed	Variance Required
Parking				
Height of Structure				

*Required setback information is available in the [Zoning Ordinance](#) 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](#).

INDICATE THE FOLLOWING

The following information can be completed when applying but applicant must provide a survey to verify:

Proposed Location of Fence (check all that apply):

☐ Front Yard ☐ Side Yard (left) ☐ Side Yard (right) ☒ Rear Yard

Description of Proposed Fence (please include dimensions, materials, etc. of the proposed fence):

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

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,
- ☐ the construction of a fence
- ☐ other (describe):

THIS VARIANCE IS BEING REQUESTED FOR AN UNCOVERED STAIR BEING PROPOSED TO ALLOW FOR ACCESS TO A NEW PARKING PAD TO A NEW SCREENED PORCH. THE PROPOSED STAIR EXTENDS INTO THE REAR SETBACK 7'. THE TRAPEZOIDAL SHAPED LOT PRESENTS A HARDSHIP TO THE PROPERTY OWNER BY NOT ALLOWING THE OWNER TO MAKE FULL USE OF A LARGE SIDE YARD. THE STAIR COULD BE PLACED ON THE FRONT OF THE NEW PORCH BUT AESTHETICALLY & FUNCTIONALLY PREFER IT ON THE REAR SIDE.

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:

THE HARDSHIP IS THE TRAPEZOIDAL SHAPE
LOT THAT PREVENTS FULL USE OF THE
PROPERTY.

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.



Signature of Applicant

10-6-23

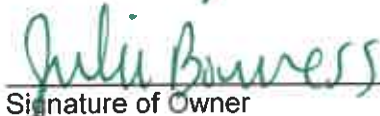
Date



Signature of Owner

10-12-23

Date



Signature of Owner

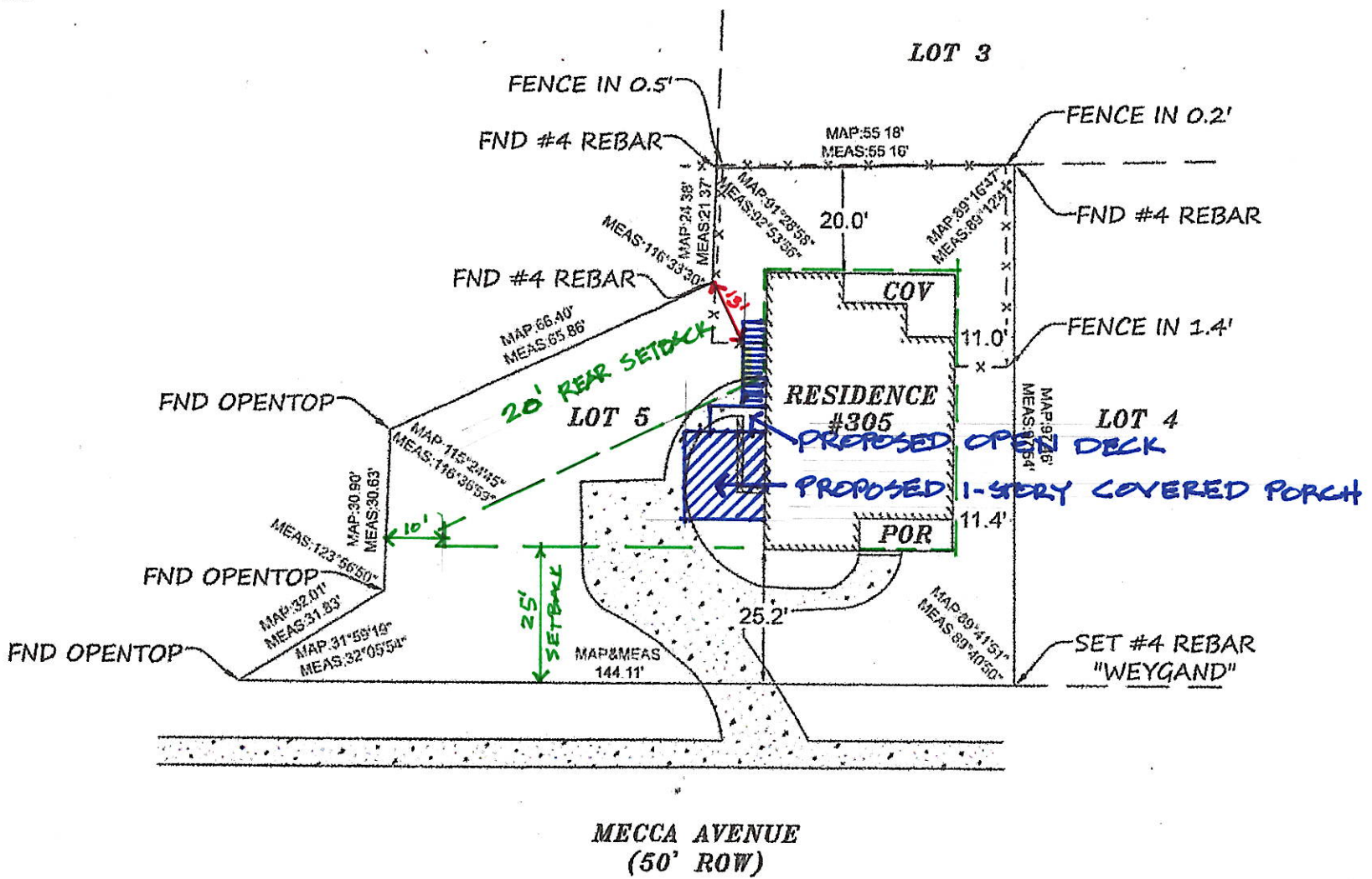
10-12-23

Date

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

SCALE: 1"=30'



STATE OF ALABAMA)
JEFFERSON COUNTY)

"PROPERTY BOUNDARY SURVEY"

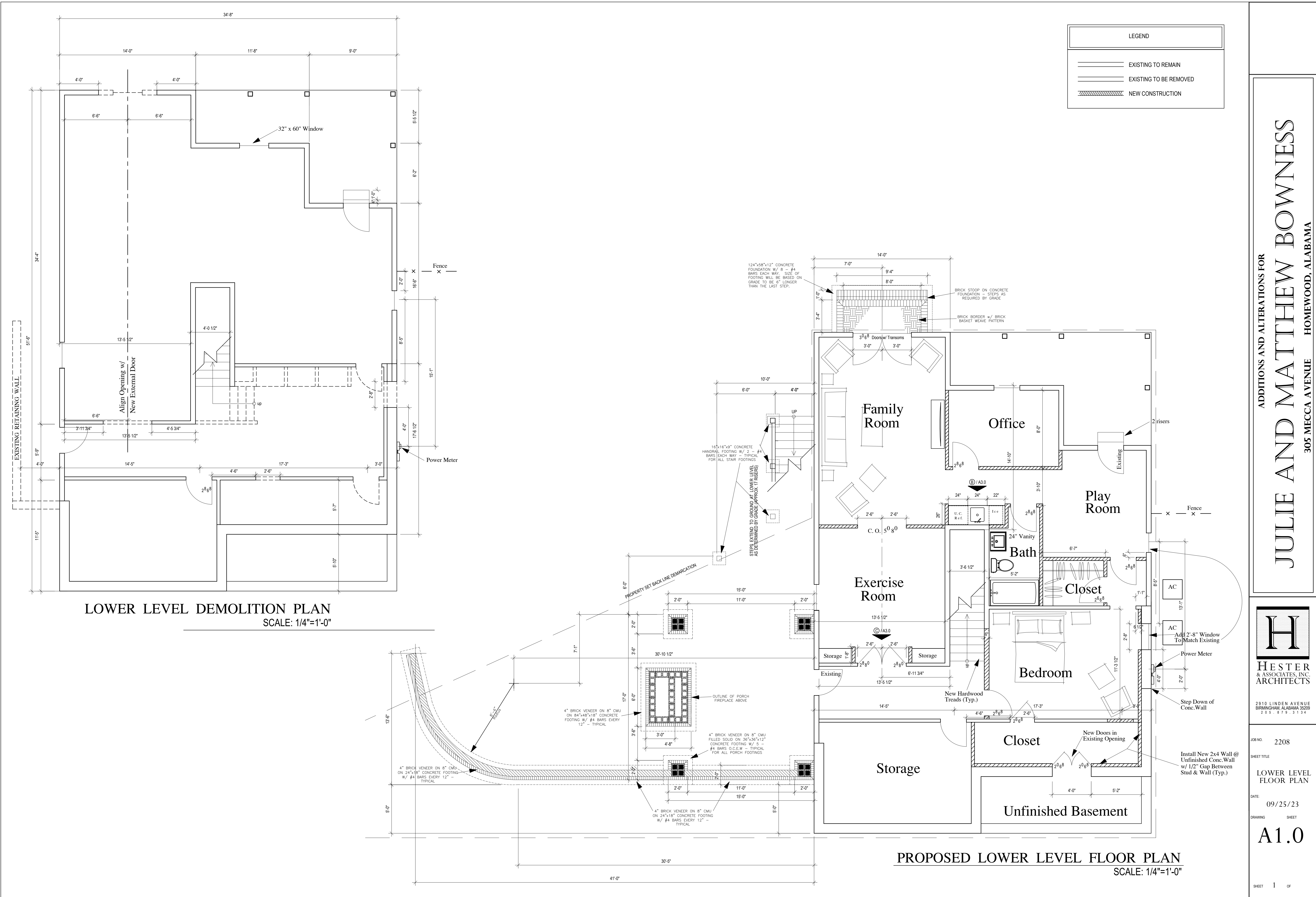
I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 5, PASSIVE INCOME SPOKE RESURVEY, as recorded in Map Volume 246, Page B1, in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state that all parts 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, 2022. Survey invalid if not sealed in red

Order No: 20220825
Purchaser:
Address: 305 MECCA AVENUE

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

WEYGAND
SURVEYORS

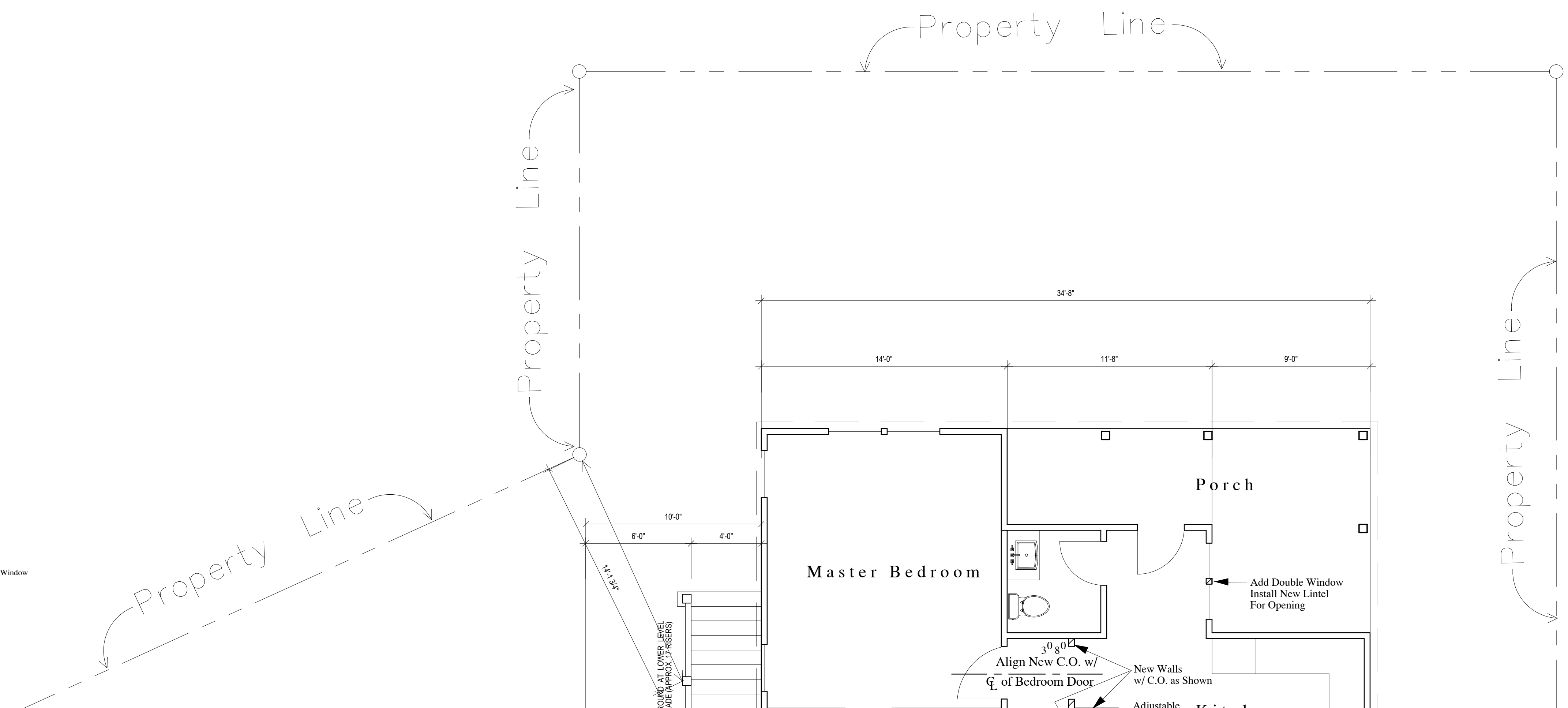
Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records 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.



ADDITIONS AND ALTERATIONS FOR
JULIE AND MATTHEW BOWNESS
HOMEWOOD, ALABAMA
305 MECCA AVENUE

H
HESTER & ASSOCIATES, INC.
ARCHITECTS
2010 LINDEN AVENUE
BIRMINGHAM, ALABAMA 35209
205.679.3134

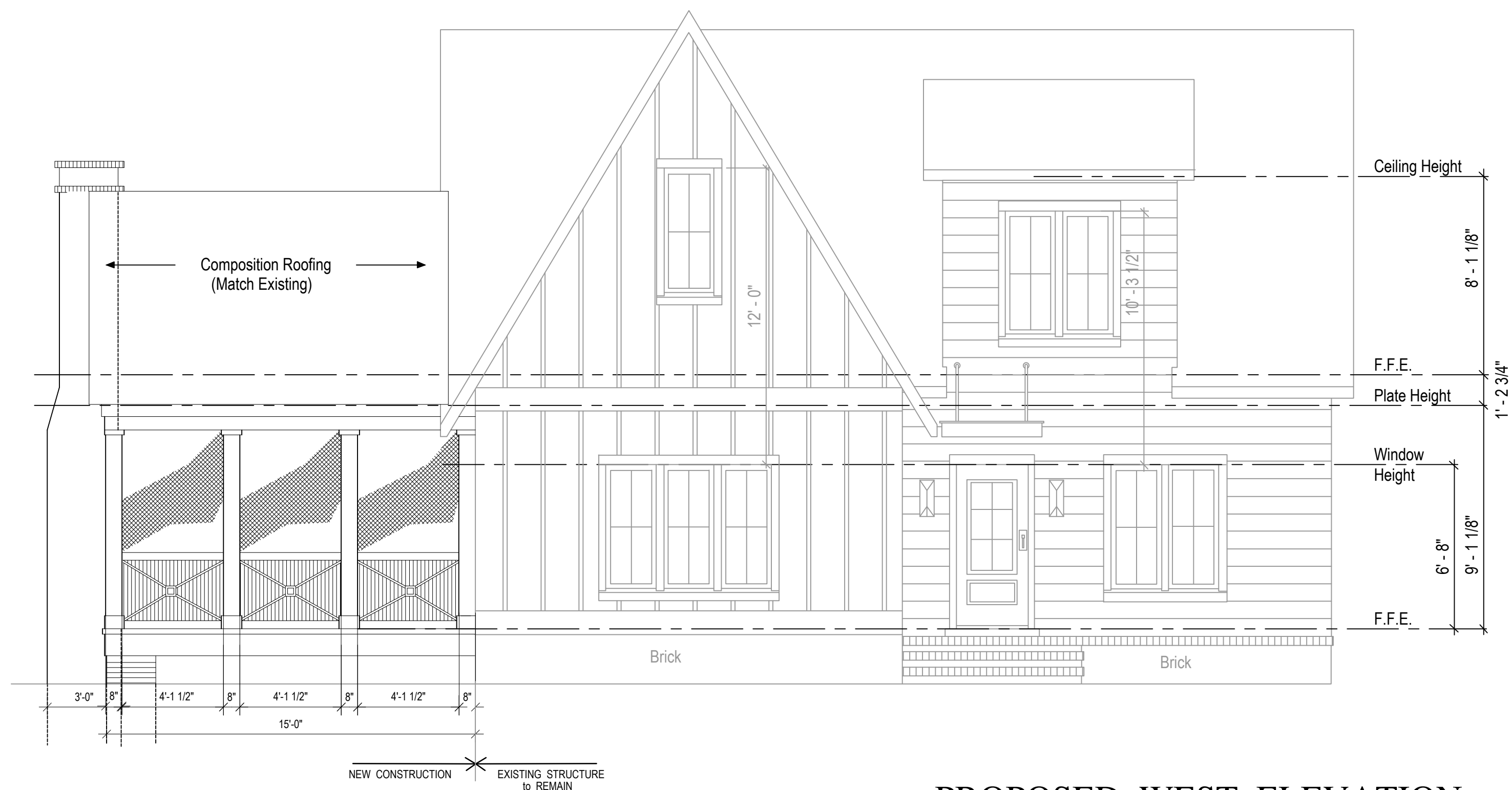
JOB NO. 2208
SHEET TITLE LOWER LEVEL FLOOR PLAN
DATE: 09/25/23
DRAWING SHEET
A1.0
SHEET 1 OF

[illegible]

A1.1



EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"

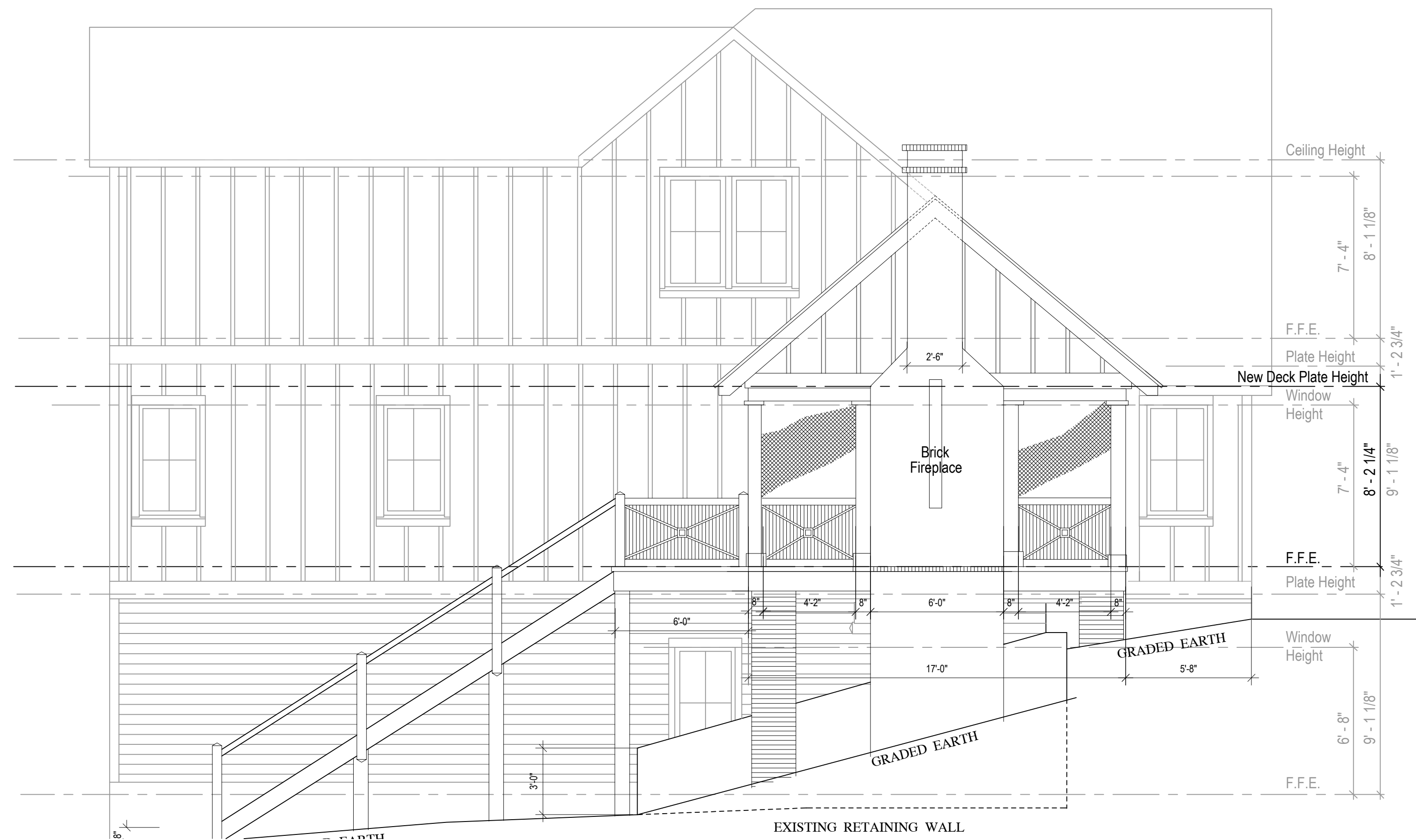
ADDITIONS AND ALTERATIONS FOR
JULIE AND MATTHEW BOWNESS
305 MECCA AVENUE
HOMEWOOD, ALABAMA



JOB NO. 2208
SHEET TITLE
PROPOSED
WEST
ELEVATION
DATE: 04/10/23
DRAWING SHEET
A2.0
SHEET 1 OF



EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"

ADDITIONS AND ALTERATIONS FOR
JULIE AND MATTHEW BOWNESS
305 MECCA AVENUE HOMEWOOD, ALABAMA



JOB NO. 2208

SHEET TITLE
PROPOSED
NORTH
ELEVATION

DATE:
04/11/23

DRAWING SHEET

A2.1

SHEET 1 OF

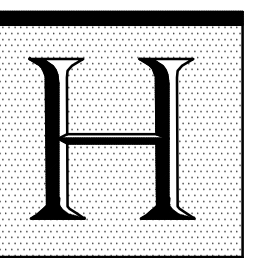


EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"

ADDITIONS AND ALTERATIONS FOR
JULIE AND MATTHEW BOWNESS
305 MECCA AVENUE HOMEWOOD, ALABAMA



HESTER
& ASSOCIATES, INC.
ARCHITECTS

2910 LINDEN AVENUE
BIRMINGHAM, ALABAMA 35209
205.879.3134

JOB NO. 2208

SHEET TITLE
**PROPOSED
EAST
ELEVATION**

DATE: 04/11/23

DRAWING SHEET

A2.2

SHEET 1 OF





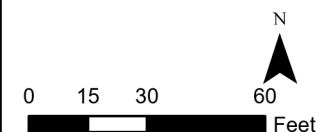
City of Homewood BZA Case Map

305 Mecca Ave.

SV 23-11-02

Aerial Photo

 Subject Property
 Parcels



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

CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT

2850 - 19th Street South - 4th Floor
Homewood, Alabama 35209
Phone 205-332-6800 | Fax 205-332-6955

Patrick McClusky, Mayor

Cale Smith, PE, Director

October 25, 2023

Julie and Matthew Bowness
305 Mecca Avenue
Homewood, Alabama 35209

Re: *305 Mecca Avenue, Homewood, Alabama 35209*

Dear Property Owner:

This letter shall serve as a public hearing notice to the parties in interest and to all adjacent property owners. The Homewood Board of Zoning Adjustments has been petitioned to modify the zoning regulations, as they apply to the above referenced property, as follows:

Case Number: SV-23-11-02, 305 Mecca Avenue, Parcel ID No., 29 00 13 2 008 009.000
Applicant: Wayne Hester / Property Owners: Julie and Matthew Bowness

- a) A request for a variance to Article IV, District Uses, d. Setbacks, 3. Rear, to reduce the setback requirement along the rear property line from 20-feet to 13-feet for a total reduction of 7-feet in order to construct an uncovered staircase exceeding 5-feet in height, connecting to a proposed uncovered deck.*

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, November 2, 2023**, in the Council Chambers (2nd Floor) of Homewood City Hall, 2850 19th Street South. **You or your agent must attend the public hearing to present your request to the Board.** Public comments in support or opposition to your petition shall be heard by the Board at this time.

Additional information regarding live stream viewing and the electronic submittal of comments is provided on the reverse side of this notice.

Sincerely,



Sherri Williams, Zoning Supervisor

cc: Applicant
Adjacent property owners

Information and Instructions: The public hearing will be preceded by a brief work session between Board Members and city staff beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers.

If you wish to view the live stream for this meeting, the "Live Stream" link is available on the home page the city's website at www.cityofhomewood.com or you can connect directly via: www.cityofhomewood.com/live-stream. **Although Board of Zoning Adjustments meetings may be viewed through the live streaming service, persons wishing to participate in the public hearing, by speaking in support or opposition to a particular case, must attend the meeting in person.**

Comments in support or opposition may also be submitted via email to the Board Secretary @ fred.goodwin@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided Board Members for their consideration. Please reference the case number or the address of the subject property in your comments.

A copy of the meeting agenda packet, which includes the file for this case, will be available for viewing and downloading the Friday before the scheduled public hearing. You may access the agenda packet on the home page of the city's website @ www.cityofhomewood.com by clicking on the "Upcoming Meetings/BZA" tab.

For further information or to review any files or drawings pertaining to this application you may contact our office at (205) 332-6800 or visit between 7:30 a.m. and 4:30 p.m. Monday-Friday.

305 Mecca Avenue
Case # SV 23-11-02
Parcel # 29-00-13-2-008-009.000

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance



VARIANCE



APPEAL

ADDRESS OF PROPERTY: 315 OXMOOR ROAD HOMEWOOD, AL 35209

BZA CASE # (assigned by city staff): SV-23-11-03

APPLICANT INFORMATION

Name of Applicant (s): LOGO EXPRESS INC (ANDREW GRUNDY)

Address of Applicant(s): 307 OXMOOR ROAD

HOMEWOOD	ALABAMA	35209
City	State	Zip

Telephone Number(s) of Applicant(s): 205-515-9349

Email: andrew@ineedmylogo.com

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): Zeshan Yousuf

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

307 Oxmoor Road Homewood,	Alabama	35209
City	State	Zip

Email: shan@ineedmylogo.com

Telephone Number(s) of Owner(s): 205-968-1222

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

PARCEL IDENTIFICATION NUMBER: 2900144012002000

PRESENT USE: ☒ vacant ☐ residence

☐ commercial (describe):

☐ other (describe):

PRESENT ZONING ([City Zoning Map](#)): GURD

**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 provide 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:				
Front Bldg. Setback: (secondary - corner lot)				
Right Bldg. Setback				
Left Bldg. Setback				
Rear Bldg. Setback				
Accessory Structure Height / Setbacks	/	/	/	/
	As Required	Existing NOW	Proposed	Variance Required
Parking				
Height of Structure				

*Required setback information is available in the [Zoning Ordinance](#) 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](#).

INDICATE THE FOLLOWING

The following information can be completed when applying but applicant must provide a survey to verify:

Proposed Location of Fence (check all that apply):

☐

Front Yard

☐

Side Yard (left)

☐

Side Yard (right)

☐

Rear Yard

Description of Proposed Fence (please include dimensions, materials, etc. of the proposed fence):

COMPLETE AND SUBMIT
PRIOR TO THE DEADLINE DATE

City of Homewood
Board of Zoning Adjustments
Request for Variance

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,
 ___ the construction of a fence
 ___ other (describe):

[illegible]

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:

There is a sanitary sewer line at the rear of the property which prevents development in that location. Moving the addition closer to the property line allows the project to avoid interference with the existing sewer line. The proposed addition is proposed at the same front setback as the existing building.

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.

Signature of Applicant

10/24/23

Date

Signature of Owner

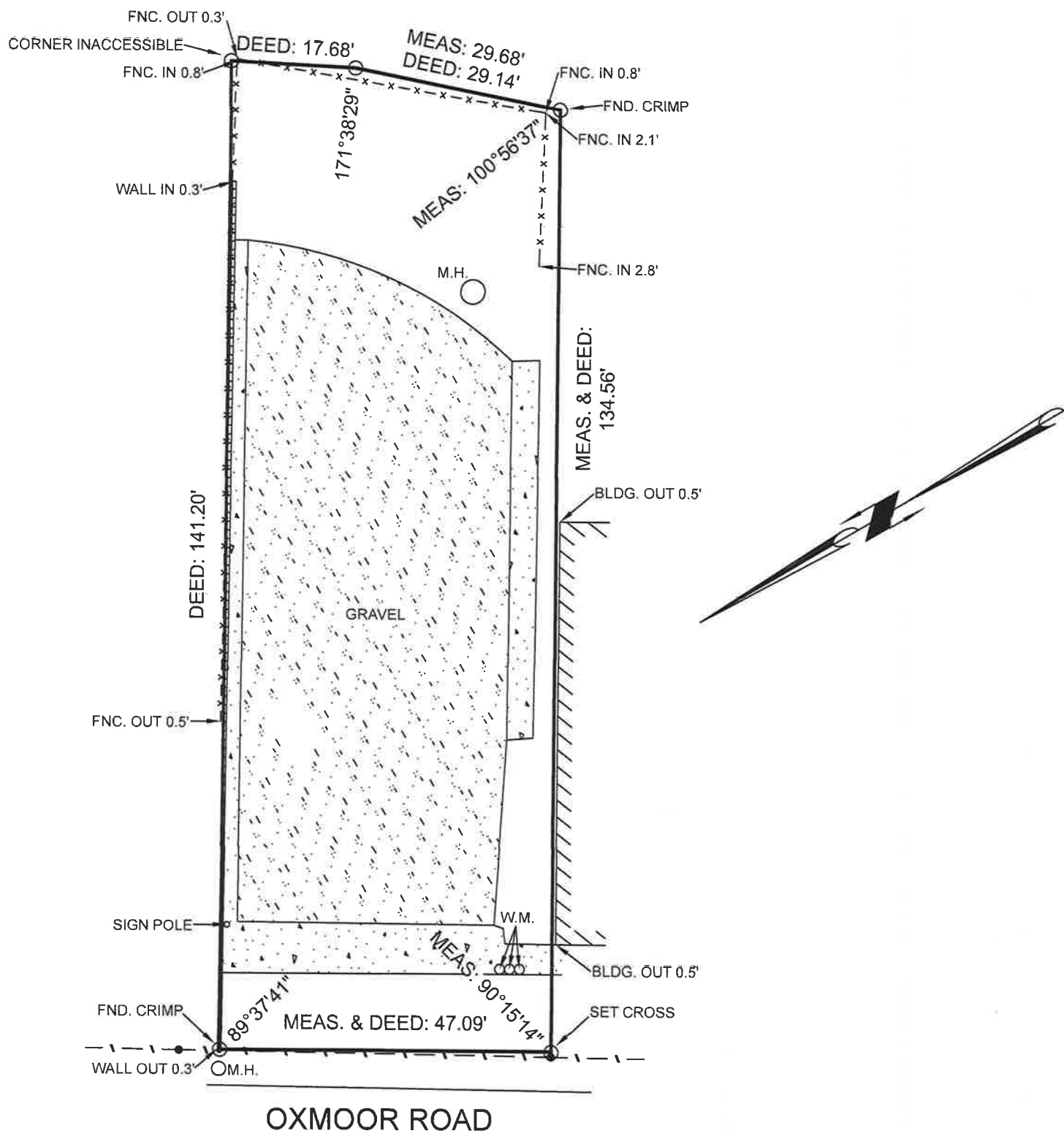
10/24/23

Date

Signature of Owner

Date

ASP BLDG	ASPHALT BUILDING	LEGEND				
MEAS CH CALC d Δ EASMT	MEASURED CHORD CALCULATED DEFLECTION DELTA EASEMENT	HW MIN MH OH PVT W/ TAN RES	HEADWALL MINIMUM MANHOLE OVERHANG POWER LINE PAVEMENT WITH TANGENT RESIDENCE	oLGT COV CONCRETE WALL FENCE POR	LIGHT COVERED DECK CONCRETE WALL FENCE PORCH	ANCHOR RADIUS RIGHT OF WAY SANITARY STORM UTILITY ACRES SQUARE FEET CENTERLINE



Part of the West half of the Southeast One-Quarter of Section 14, Township 18 South, Range 3 West, Jefferson County, Alabama, More particularly described as follows:

Commence at the Southwest corner of the Northwest One-Quarter of the Southeast One-Quarter of said Section 14; thence run East along the South line of said Quarter-Quarter Section a distance of 501.10 feet to the point of beginning; thence turn an angle to the left of 40°31' and run northeasterly for a distance of 17.68 feet; thence turn an angle to the left of 94°24' and run northwesterly along the Southwest line of a parcel of land recorded in Volume 5344, page 339 in the Probate Office of Jefferson County, Alabama, for a distance of 141.20 feet; thence turn an angle to the left of 90°23' and run in a southwesterly direction along the Southeasterly right of way line of Oxmoor Road for a distance of 47.09 feet; thence turn an angle to the left of 89°56'10" and run in a southeasterly direction for a distance of 134.56 feet; thence turn an angle to the left of 79°51'30" and run in a northeasterly direction for a distance of 29.14 feet to the point of beginning.



STATE OF ALABAMA)
JEFFERSON COUNTY)

"Property Boundary Survey"

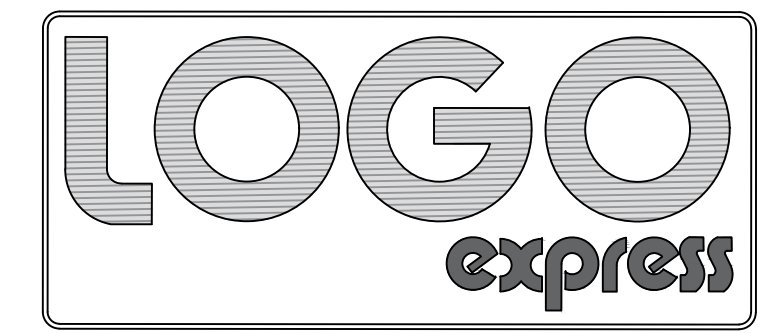
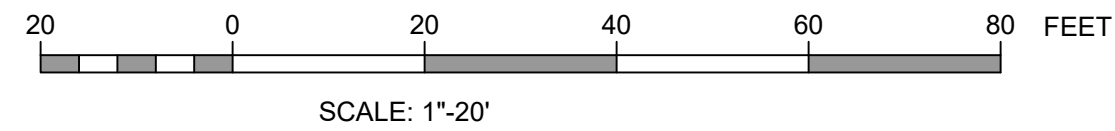
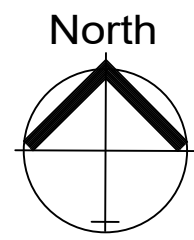
I, Ray Weygand, a Registered Land Surveyor, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, according to my survey of April 5, 2023. Survey invalid if not sealed in red.

Order No.: 20230386
Purchaser:
Address: 315 Oxmoor 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. (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.

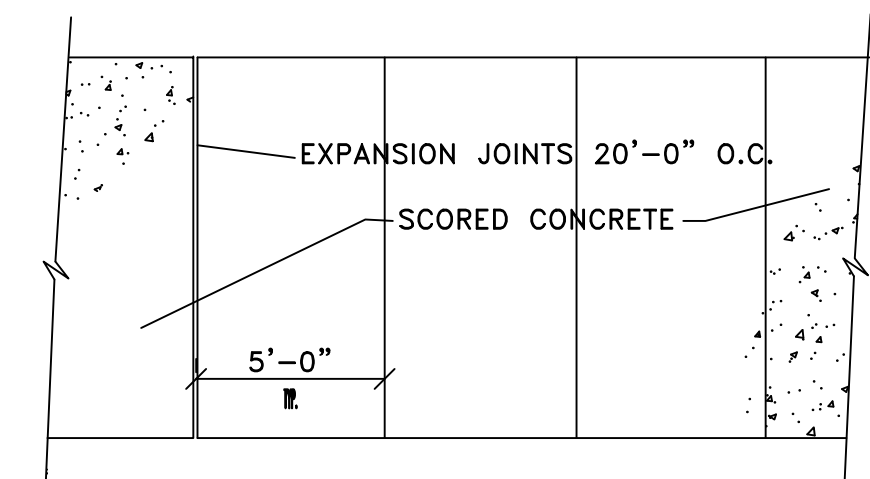
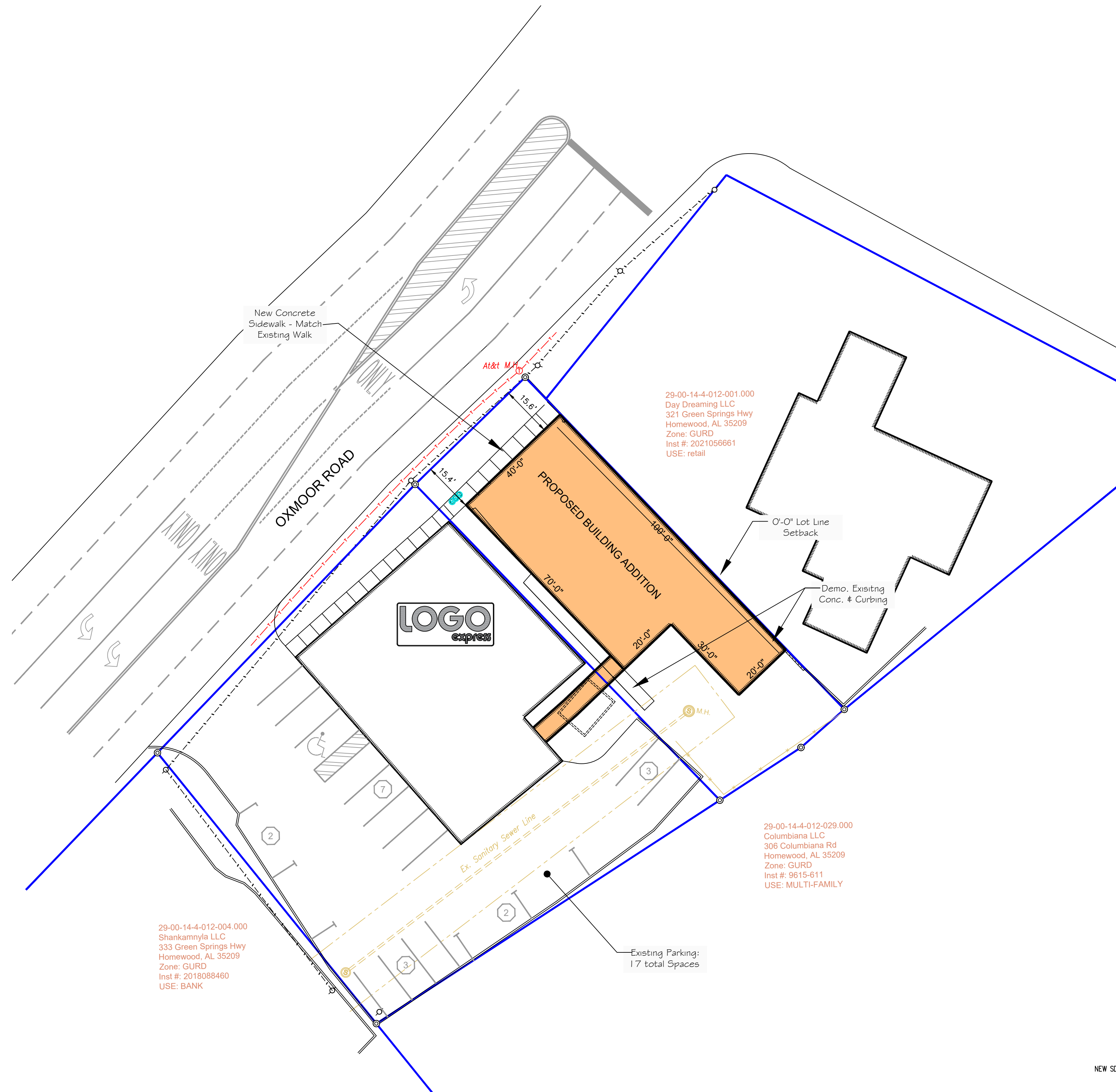


SITE DATA:

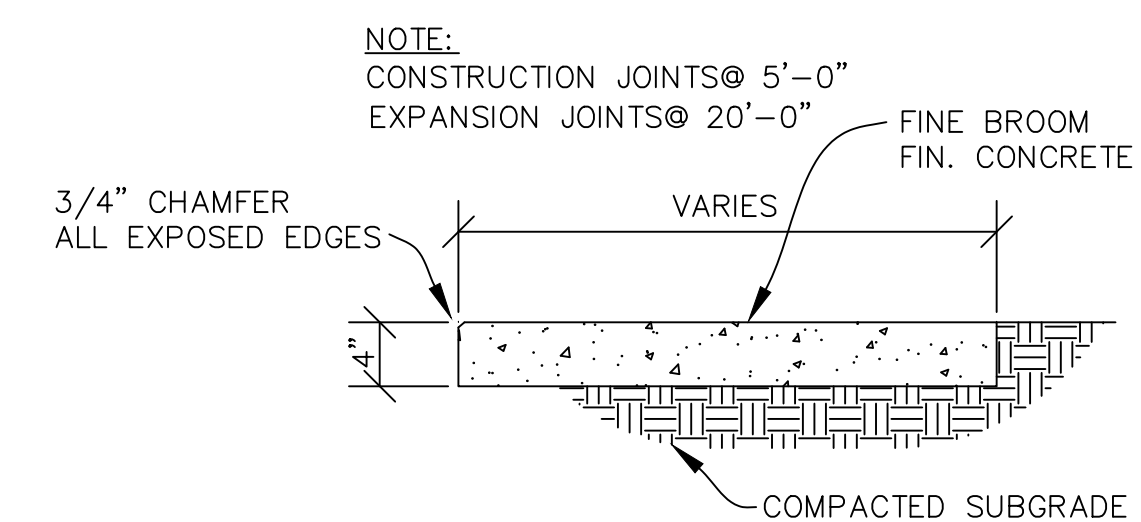
TAX ID: 29-00-14-4-02-002.000
ADDRESS:
315 OXMOOR ROAD
ZONING: GSRD
LOT GROSS AREA:
20,856 SF (0.479 AC)

EXISTING BUILDING 4,555 SF
PROPOSED ADDITION: 3,400 SF
COMBINED AREA: 7,955 SF

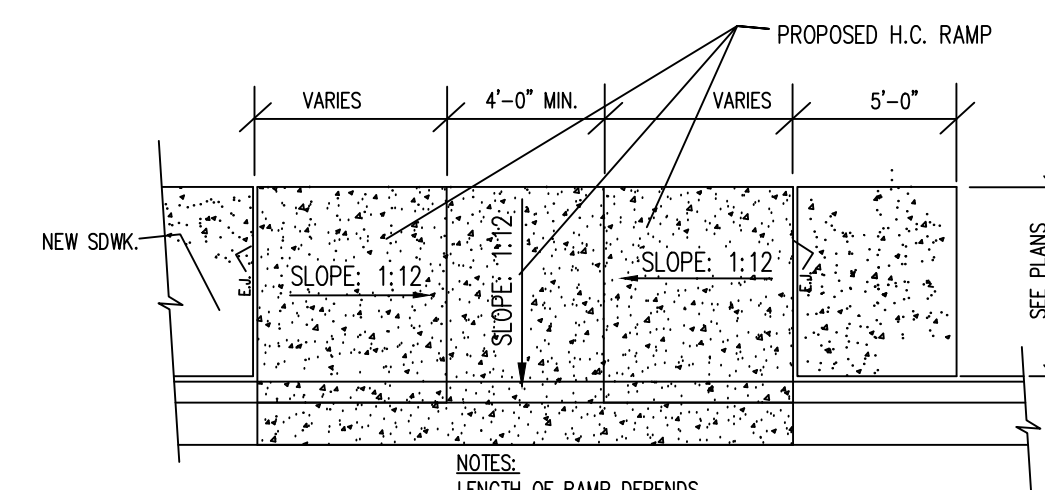
USE BREAKDOWN:
RETAIL: 2,800 SF
STORAGE WAREHOUSE: 5,155 SF



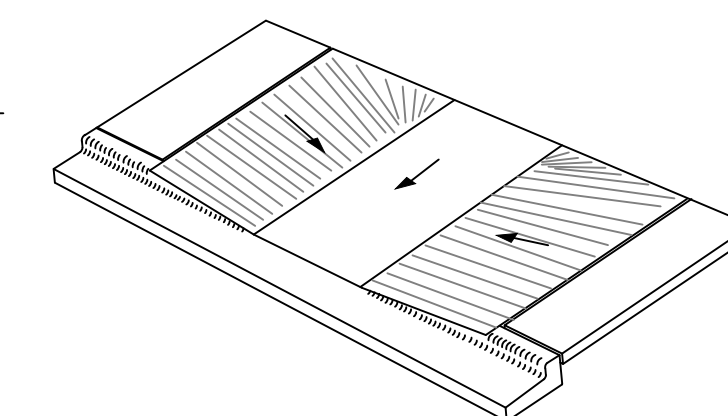
SIDEWALK DETAILS (VARIABLE WIDTH)
NO SCALE



TYPICAL CONCRETE SIDEWALK
NO SCALE



WHEELCHAIR RAMP
NO SCALE



PERSPECTIVE-VIEW "B"
NO SCALE



A PROJECT FOR:

Logo-Express

PREPARED FOR
Logo Express
Homewood, AL

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF HagerCo, LLC. NO
REPRODUCTION OR USE OF DESIGN CONCEPTS ARE
ALLOWED WITHOUT THE WRITTEN PERMISSION OF HCL.
ANY VIOLATION OF THIS COPYRIGHT SHALL BE
SUBJECT TO LEGAL ACTION.
© COPYRIGHT 2023



09/21/2023

DESCRIPTION	
DATE	NUMBER

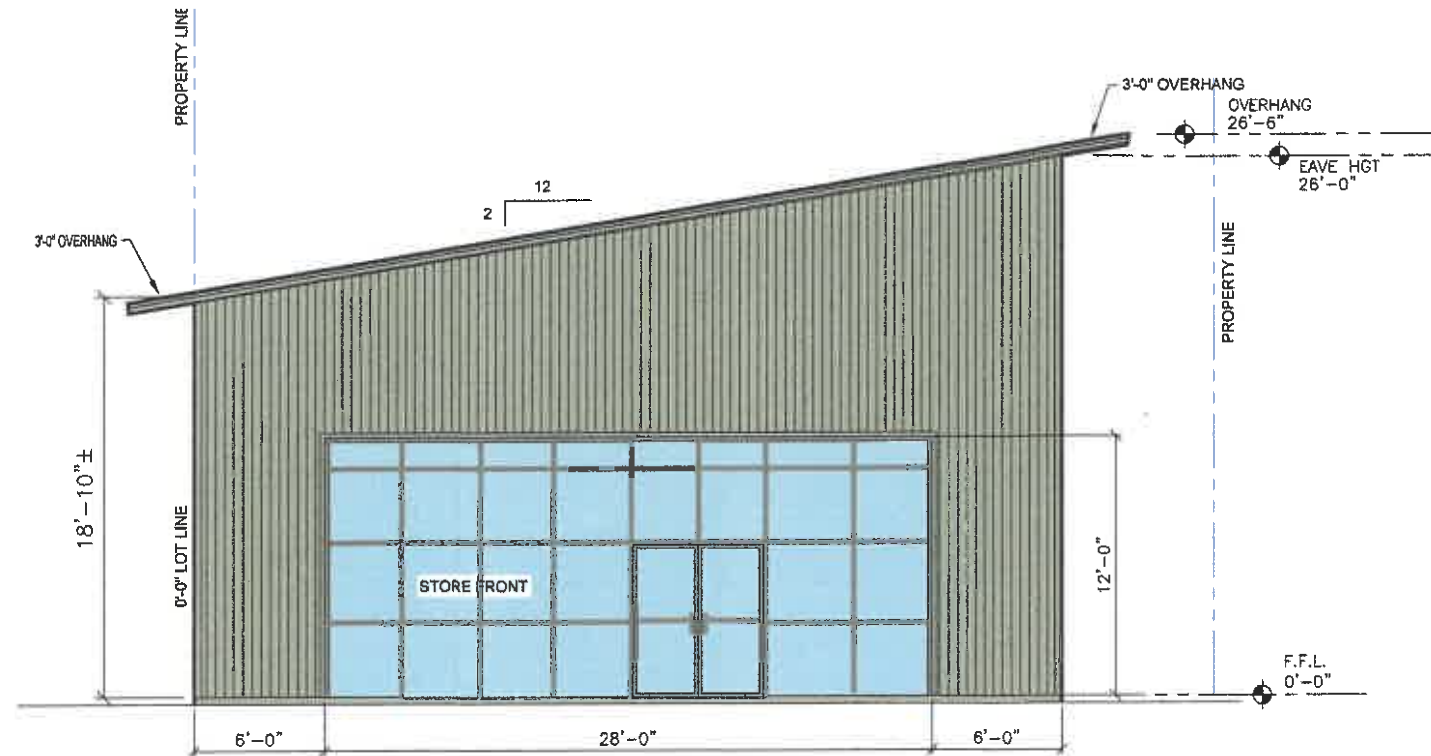
DETAILS

PROJECT:
Proposed Building
Addition
LOCATION:
315 Oxmoor Road
Homewood, AL

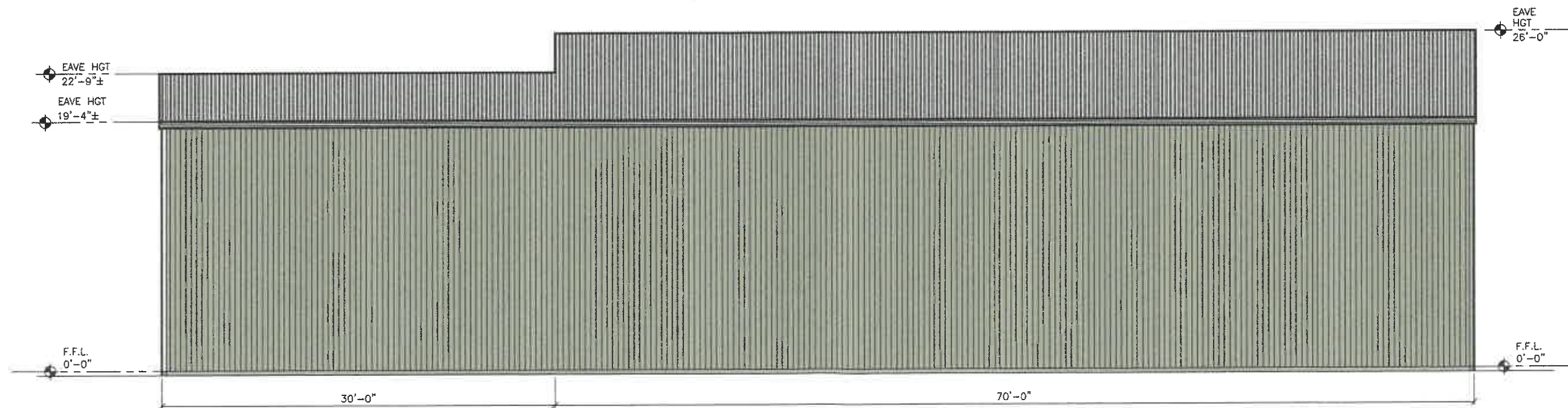
HagerCo-LLC
Civil & Structural Engineers
keithhager@cloud.com
1025 MONTGOMERY
HIGHWAY, Suite 110
Birmingham, AL 35216
Direct: 205.229.1738

PROPOSED
LAYOUT

SHEET NUMBER
C1.0



A ELEVATION - FRONT
PROPOSED WAREHOUSE
SCALE: 1/4"=1'-0"



B ELEVATION - LEFT SIDE
PROPOSED WAREHOUSE
SCALE: 1/4"=1'-0"

Logo-Epress

PREPARED FOR
Logo Express
Homewood, AL

THESE DRAWINGS ARE THE PROPERTY OF HAGERCO, LLC. ANY REPRODUCTION OR USE OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF HAGERCO, LLC IS STRICTLY PROHIBITED. © COPYRIGHT 2023

Revised:
09/20/23

DESCRIPTION

DATE NUMBER

DETAILS

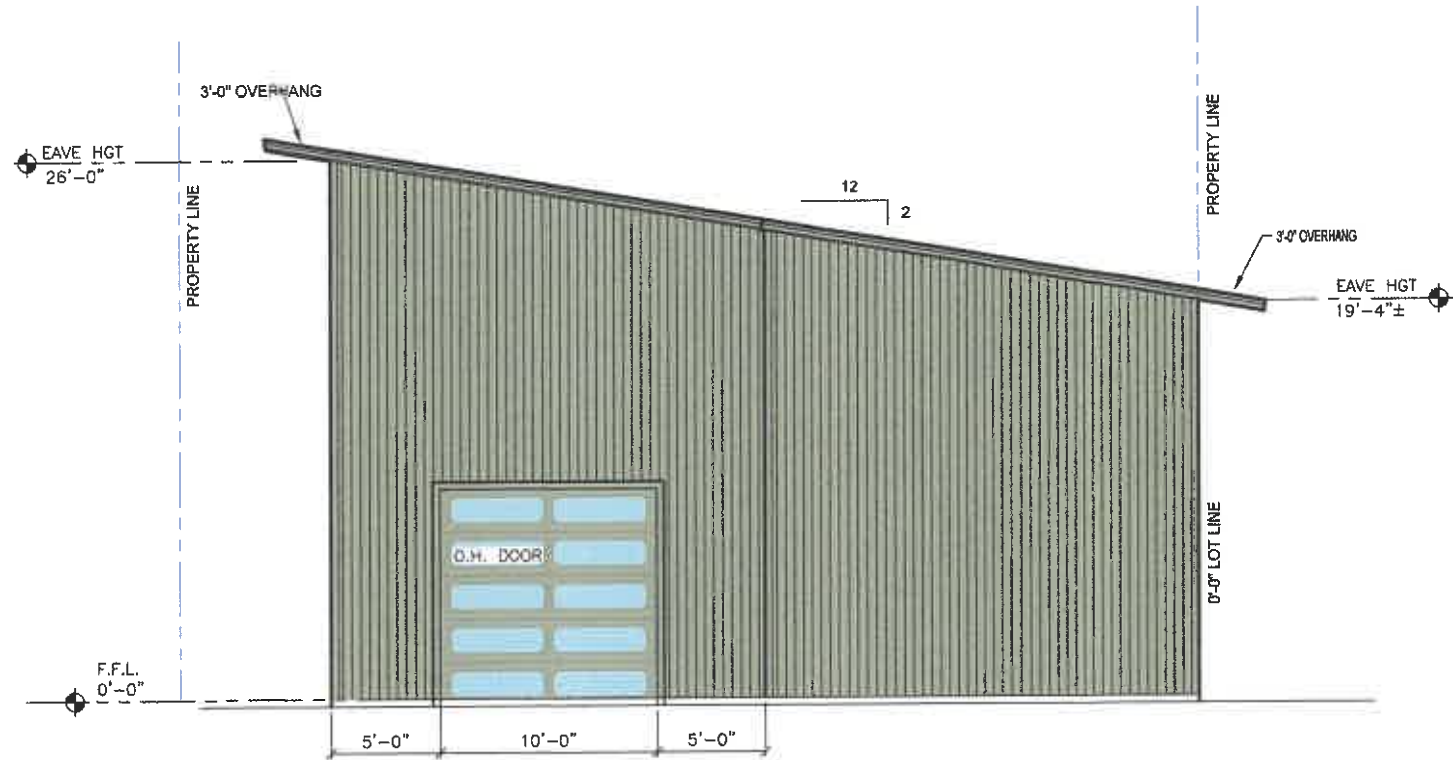
PROJECT:
Proposed Warehouse

LOCATION:
315 Oxmoor Road
Homewood, AL

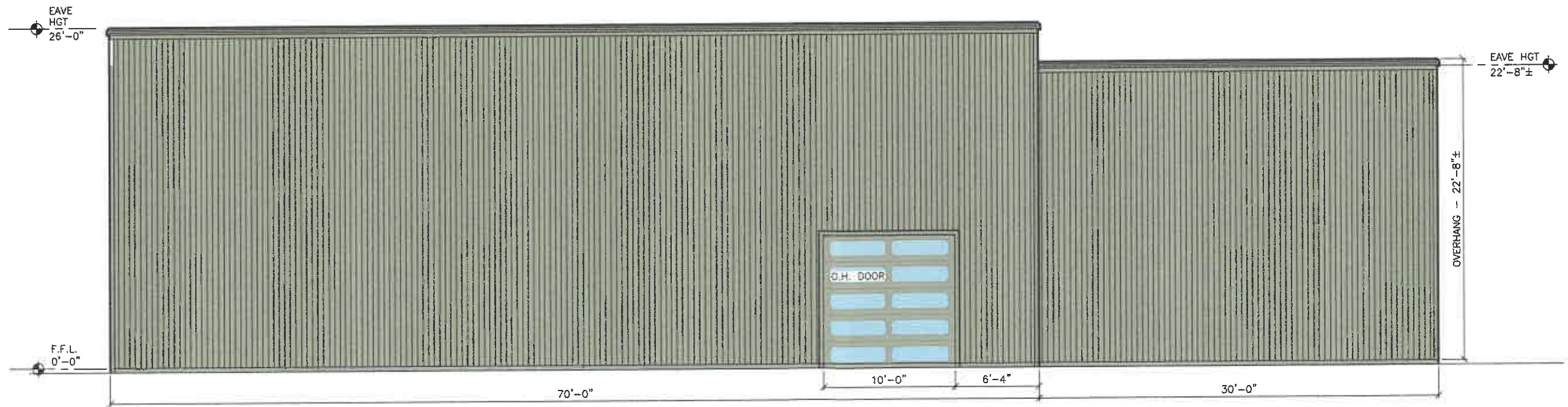
HagerCo-LLC
Civil & Structural Engineers
kethinsagercloud.com
1025 MONTGOMERY
HIGHWAY, Suite 110
Birmingham, AL 35218
Direct: 205.228.1735

EXTERIOR
ELEVATIONS

SHEET NUMBER
A2.0



C ELEVATION - REAR
PROPOSED WAREHOUSE
SCALE: 1/4"=1'-0"



D ELEVATION - RIGHT SIDE
PROPOSED WAREHOUSE
SCALE: 1/4"=1'-0"

Logo-Epress

PREPARED FOR
Logo Express
Homewood, AL

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF HAGERCO, LLC. ANY
REPRODUCTION OR USE OF THESE DRAWINGS AND
SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF HCL
IS A VIOLATION OF THIS COPYRIGHT AND SHALL BE
SUBJECT TO LEGAL ACTION.
© COPYRIGHT 2023

07/21/23

DATE	NUMBER	DESCRIPTION

DETAILS

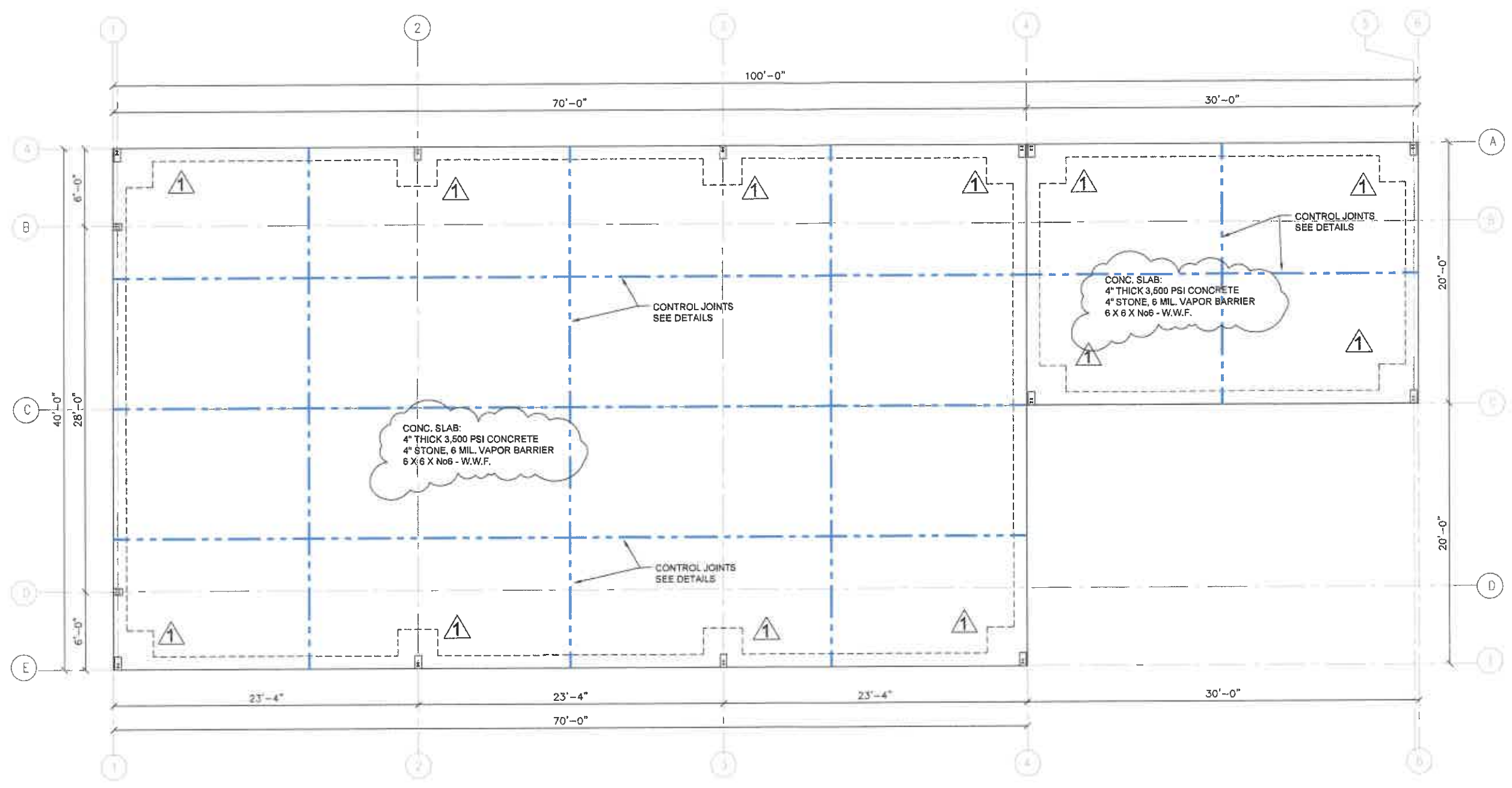
PROJECT:
Proposed Warehouse

LOCATION:
315 Oxmoor Road
Homewood, AL

HagerCo-LLC
Civil & Structural Engineers
kath.hager@cloud.com
1025 MCINTOSH
HIGHWAY, Suite 110
Birmingham, AL 35216
Direct: 205.229.1738

EXTERIOR
ELEVATIONS

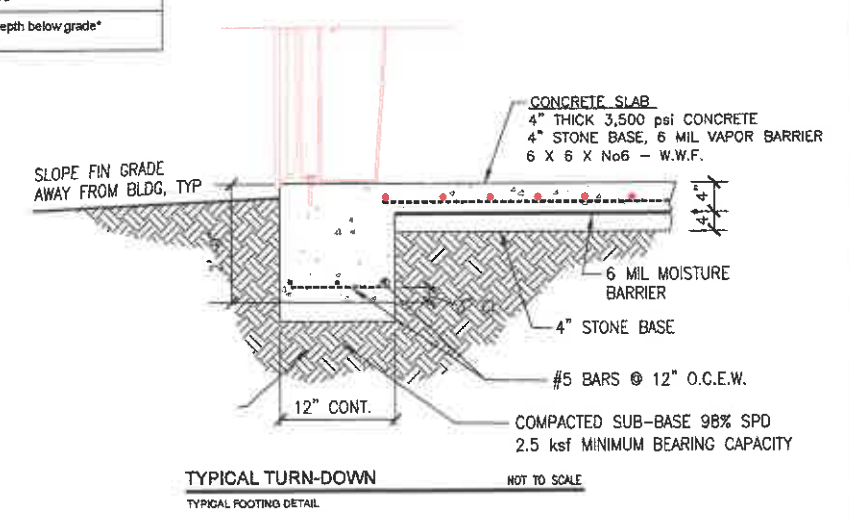
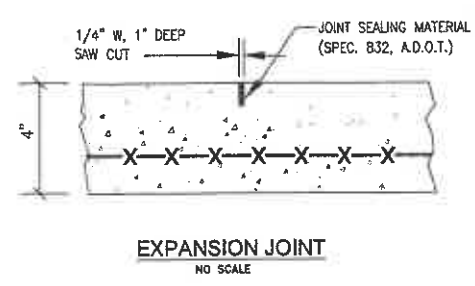
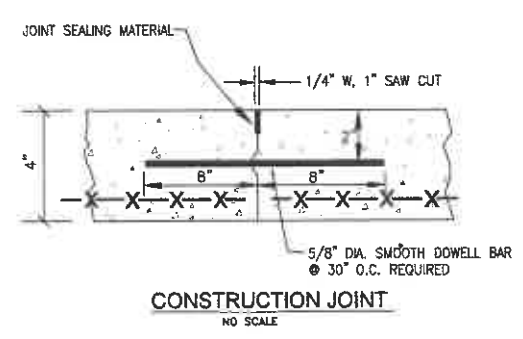
SHEET NUMBER
A2.1



- GENERAL NOTES:**
- All footings shall rest on undisturbed soil with a minimum bearing capacity of 2.0 ksf. Contractor shall consult with a Geotechnical Engineer for a soils report for any soils considered to be unacceptable.
 - Footings excavation areas must be kept dry until footings and drains are in place. Soft areas in the sub-base must be removed and replaced with concrete or crushed stone.
 - All fill shall be placed in 6" lifts and compacted to 98% SPD.
 - All structural concrete shall have a minimum 4,000 psi compressive strength at 28 days. The slump of the concrete at each pour shall be no greater than 4". Admixtures to facilitate finishing surfaces may only be used if approved by the Engineer prior to pour. Concrete shall be air-entrained with a 6-8% air design.
 - All concrete shall be vibrated in place to eliminate voids.
 - All reinforcing steel shall conform to ASTM A615, A616, and A617 with a yield strength of 60,000 psi. All bars shall be placed in accordance with "ACI" Specification 318-05. All bars bent in the field shall be formed using an acceptable ACI pin. All bars shall have a 3" Clear over. All bar development lengths shall be followed expressly.
 - Contractor is responsible for following all requirements of the U.S. Government Occupation Safety and Health Act. Keep all walls shored while backfill is being placed.

01 FOUNDATION PLAN
WAREHOUSE
SCALE: 1/4"=1'-0"

	LENGTH	WIDTH	DEPTH	REBAR	COMMENTS
△	3'-0"	3'-0"	2'-0"	#4 BARS @ 6" O.C.E.W.	Min. 24" depth below grade*



A PROJECT FOR:
Logo-Epress

PREPARED FOR
Logo Express
Homewood, AL

THESE DRAWINGS ARE AN INTEGRATION OF LOGO EXPRESS AND THE PROPERTY OF LOGO EXPRESS. NO REPRODUCTION OR USE OF THESE DRAWINGS IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF LOGO EXPRESS. ANY VIOLATION OF THIS POLICY SHALL BE SUBJECT TO LEGAL ACTION.
© COPYRIGHT 2023

ALABAMA REGISTERED PROFESSIONAL ENGINEER
No. 2489
L. L. L.
07/21/2023

DATE	NUMBER	DESCRIPTION

DETAILS

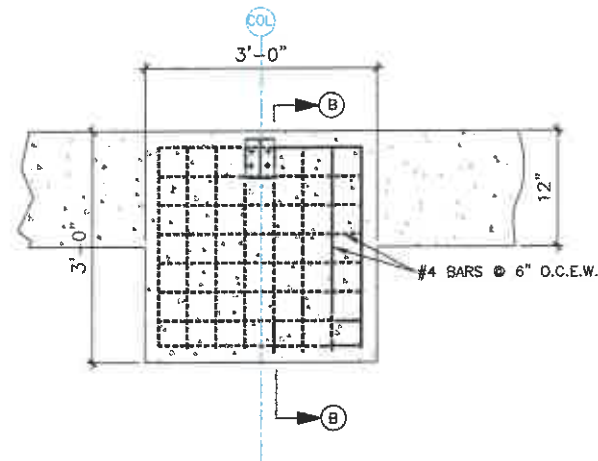
PROJECT:
Proposed Warehouse

LOCATION:
315 Oxmoor Road
Homewood, AL

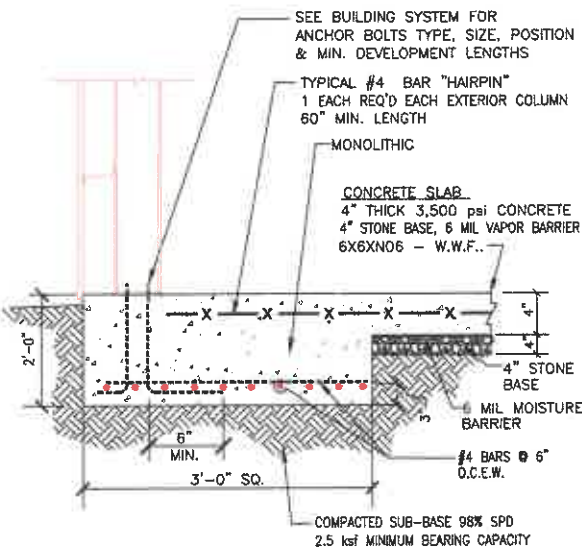
HagerCo-LLC
Civil & Structural Engineers
keith.hager@icloud.com
1025 MONTGOMERY
HIGHWAY, Suite 110
Birmingham, AL 35216
Direct: 205.226.1738

Foundation Plan

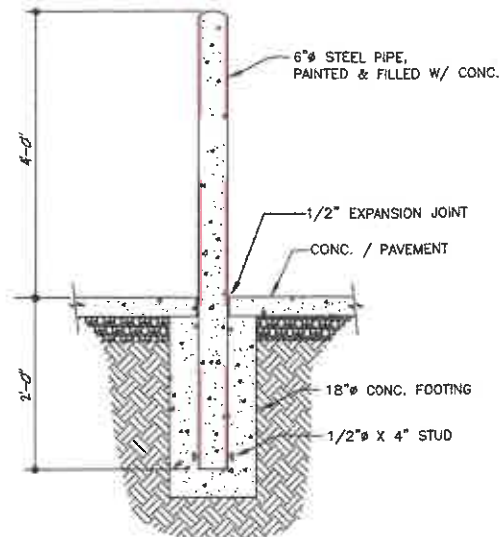
SHEET NUMBER
S1.0



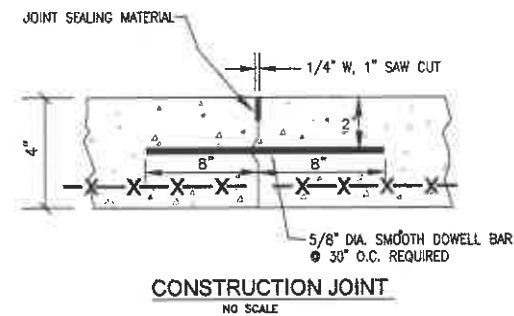
1 SPREAD FOOTING PLAN DETAIL (TYPE I) NOT TO SCALE
3'-0" x 3'-0" SPREAD FOOTING TYPE I



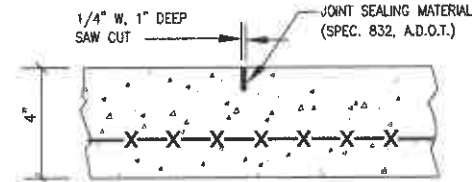
SECTION B-B NOT TO SCALE
3'-0" x 3'-0" SPREAD FOOTING TYPE I



03 PIPE BOLLARD DETAIL
NO SCALE



CONSTRUCTION JOINT
NO SCALE



EXPANSION JOINT
NO SCALE

- GENERAL NOTES:**
- All footings shall rest on undisturbed soil with a minimum bearing capacity of 2.0 ksf. Contractor shall consult with a Geotechnical Engineer for a soils report for any soils considered to be unacceptable.
 - Footings excavation areas must be kept dry until footings and drains are in place. Soft areas in the sub-base must be removed and replaced with concrete or crushed stone.
 - All fill shall be placed in 6" lifts and compacted to 98% SPD.
 - All structural concrete shall have a minimum 4,000 psi compressive strength at 28 days. The slump of the concrete at each pour shall be no greater than 4". Admixtures to facilitate finishing surfaces may only be used if approved by the Engineer prior to pour. Concrete shall be air-entrained with a 6-8% air design.
 - All concrete shall be vibrated in place to eliminate voids.
 - All reinforcing steel shall conform to ASTM A615, A616, and A617 with a yield strength of 60,000 psi. All bars shall be placed in accordance with "ACI" Specification 318-05". All bars bent in the field shall be formed using an acceptable ACI pin. All bars shall have a 3" clear over. All bar development lengths shall be followed expressly.
 - Contractor is responsible for following all requirements of the U.S. Government Occupation Safety and Health Act. Keep all walls shored while backfill is being placed.

A PROJECT FOR:
Logo-Epress

PREPARED FOR
Logo Express
Homewood, AL

THESE DRAWINGS ARE THE PROPERTY OF HAGERCO-LLC. NO REPRODUCTION OR USE OF THESE DRAWINGS OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF HAGERCO-LLC IS PERMITTED. © COPYRIGHT 2023

ALABAMA
REGISTERED
No. 2489
PROFESSIONAL
ENGINEER
TH L.

07/21/2023

DATE	NUMBER	DESCRIPTION

DETAILS

PROJECT:
Proposed Warehouse

LOCATION:
315 Oxmoor Road
Homewood, AL

HagerCo-LLC
Civil & Structural Engineers
keith.hager@icloud.com
1025 MONTGOMERY
HIGHWAY, Suite 110
Birmingham, AL 35216
Direct: 205.229.1738

Foundation Plan

SHEET NUMBER
S1.1

HagerCo, LLC

Keith L. Hager, PE

AL No. 24699

September 27, 2023

**City of Homewood, AL
Development Department**

**RE: Logo Express – Building Addition
315 Oxmoor Road
Homewood, AL 35209**

Dear Sir,

In accordance with City Regulations, I have made a site visit and inspected the area proposed for the new Building Addition. The Existing Site was used as a parking lot, and consisted of Pavement and Concrete. Based on my Calculations, the addition of the New building will be in place of Existing developed areas. The New Addition will represent less than a 10% increase in impervious area of the gross site and will not change the existing sheet flow drainage from the Site.

It is my opinion that adding the proposed building addition will be in accordance with the intent of the requirements of the City of Homewood – MS4 permit for quantity standards to the best of my knowledge, information, and belief, and will not cause any adverse effects to downstream or adjacent properties.

Sincerely,

A circular professional engineer seal for the State of Alabama. The outer ring contains the text "ALABAMA" at the top and "REGISTERED" at the bottom. Inside the ring, it says "No. 24699" and "PROFESSIONAL ENGINEER". A blue ink signature, "Keith L. Hager", is written across the seal.

HagerCo, LLC
Keith L. Hager

*Address:
1025 Montgomery Highway
Birmingham, AL 35216*

*Contact:
205.229.1738
keithlhager@icloud.com*

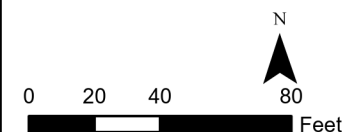
City of Homewood BZA Case Map

315 Oxmoor Rd.

SV 23-11-03

Aerial Photo

 Subject Property
 Parcels



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

Jefferson County Department of ITS and JC GIS Consortium

CITY OF HOMEWOOD
ENGINEERING & ZONING DEPARTMENT

2850 - 19th Street South - 4th Floor
Homewood, Alabama 35209
Phone 205-332-6800 | Fax 205-332-6955

Patrick McClusky, Mayor

Cale Smith, PE, Director

October 25, 2023

Logo Express, Inc.
307 Oxmoor Road
Homewood, Alabama 35209

Re: 315 Oxmoor Road, Homewood, Alabama 35209

Dear Property Owner:

This letter shall serve as a public hearing notice to the parties in interest and to all adjacent property owners. The Homewood Board of Zoning Adjustments has been petitioned to modify the zoning regulations, as they apply to the above referenced property, as follows:

Case Number: SV-23-11-03, 315 Oxmoor Road, Parcel ID No., 29 00 14 4 012 002.000, Applicant: Andrew Grundy / Property Owner: Zeshan Yousuf

- a) *A request for a Variance to Article VII, Off-Street Parking and Loading Requirements, Sec. M. Required Parking for Individual Uses, to reduce the required number of on-site parking spaces from twenty-one (21) spaces to seventeen (17) spaces, for a total reduction of four (4) spaces.*
- b) *A request for a variance to Article V., District Development Criteria, Table 1, GURD, to reduce the required front setback from 35-feet to 15.4-feet (15-feet, 5-inches) for a total reduction of 19.6-feet (19-feet, 7-inches) to construct an addition to an existing commercial building.*
- c) *A request for a variance to Article XI, Tree Protection and Landscape, for an exemption to all sections.*

The Board of Zoning and Adjustments will consider this petition at its regular meeting to be held at **6:00 p.m. on Thursday, November 2, 2023**, in the Council Chambers (2nd Floor) of Homewood City Hall, 2850 19th Street South. **You or your agent must attend the public hearing to present your request to the Board.** Public comments in support or opposition to your petition shall be heard by the Board at this time. Additional information regarding live stream viewing and the electronic submittal of comments is provided on the reverse side of this notice.

Sincerely,



Sherri Williams, Zoning Supervisor

cc: Applicant
Adjacent property owners

Information and Instructions: The public hearing will be preceded by a brief work session between Board Members and city staff beginning at 5:30 p.m. in the City Council's Committee Workroom located on the 2nd floor behind the Council Chambers.

If you wish to view the live stream for this meeting, the "Live Stream" link is available on the home page the city's website at www.cityofhomewood.com or you can connect directly via: www.cityofhomewood.com/live-stream. **Although Board of Zoning Adjustments meetings may be viewed through the live streaming service, persons wishing to participate in the public hearing, by speaking in support or opposition to a particular case, must attend the meeting in person.**

Comments in support or opposition may also be submitted via email to the Board Secretary @ fred.goodwin@homewoodal.org. Comments should be submitted no later than 24-hours prior to the meeting and will be provided Board Members for their consideration. Please reference the case number or the address of the subject property in your comments.

A copy of the meeting agenda packet, which includes the file for this case, will be available for viewing and downloading the Friday before the scheduled public hearing. You may access the agenda packet on the home page of the city's website @ www.cityofhomewood.com by clicking on the "Upcoming Meetings/BZA" tab.

For further information or to review any files or drawings pertaining to this application you may contact our office at (205) 332-6800 or visit between 7:30 a.m. and 4:30 p.m. Monday-Friday.

315 Oxmoor Road
Case # SV 23-11-03
Parcel # 29-00-14-4-012-002.000

