

## MINUTES OF MEETING

### HOOVER BOARD OF ZONING ADJUSTMENT

**Date:** January 4, 2018  
**Time:** 7:30 P.M.  
**Place:** Hoover Municipal Center  
**Present:** Mr. Lawren Pratt  
Mr. David LeCompte  
Mr. Jim Brush  
Mr. Bob Brown  
Mr. Dan Mikos  
Mr. Paul Gamble

**Absent:** Mr. Kyle Puchta

**Also Present:** Mr. Mac Martin – City Planner  
Ms. Vanessa Bradstreet – BZA Secretary

#### 1. CALL TO ORDER

The meeting was called to order by Mr. Mikos. The secretary had the roll call and a quorum was present. Mr. Mikos announced the voting members for this meeting would be Mr. Pratt, Mr. Brush, Mr. Brown, Mr. Gamble and himself.

2. Approval of minutes from the December 7, regular meeting. Mr. Mikos asked if there were any additions or corrections to be made. There were none. Mr. Mikos asked for the minutes to be approved by acclamation.
3. Election of Officers for 2018. Mr. Mikos stated it was time to elect officers for 2018 and asked if there were any nominations for Chairman and Vice-Chairman. Mr. Paul Gamble nominated Mr. Dan Mikos for Chairman and Mr. Kyle Puchta for Vice-Chairman. Mr. Brush seconded the motion. Mr. Mikos asked if there were any other nominations. There were none. Mr. Mikos stated the nominations were closed. After a roll call vote, Mr. Dan Mikos was elected Chairman for 2018 and Mr. Kyle Puchta was elected Vice-Chairman for 2018.

**The following case, BZA-1217-17, was continued from the December 7, 2017, meeting by the applicant:**

4. BZA-1217-17 – Ms. Deborah Hastings is requesting a variance to property located at 232 Caliente Drive. She proposes to extend an addition beyond the 35' setback on 2 sides of a corner lot due to existing conditions. Mr. Hastings is the property owner and the property is zoned R-1 (Single Family Residential).

#### **APPROVED**

Ms. Deborah Hastings, 622 Renaissance Drive, Hoover, AL, was present to represent this case. Ms. Hastings stated this case was concerning 232 Caliente Drive which is a rental property. Mr. Mikos asked if the corner property was a rental property. Ms. Hastings answered it was and that

she intended to sell it. Ms. Hastings stated she was trying to improve it so she could sell it. Mr. Mikos expressed his thought that it would be much easier to sell this one rather than the other ones since the property lines were messed up. Ms. Hastings said the house behind it was adorable and she could sell it very easily but the one on the corner was too close to the street, was grandfathered in and used to be a sales office or something and was built to move, but instead of moving it, they decided to add on and make it a rental house. Ms. Hastings stated nobody ever cared how it looked and they just did it. Ms. Hastings stated she had inherited this situation, so she could sub-divide along the driveway, but she felt this would be harder to sell and she would have to divide the water as it was all tied together too. Ms. Hastings added she felt it would be harder to sell them separately than if she improved the one on the corner to make it look more like the other houses in the neighborhood. Ms. Hastings stated she felt there were people out there who would buy and live in that house and use the house in the backyard for either an in-law or income property because you could do that legally with two lots, but she could not pick up and move the little house and move it off the lot. Again, Ms. Hastings stated she was trying to make it something she could sell. Ms. Hastings added there was a 4 car garage there and she would rather sell it to someone who wanted to live there than a rental property. Ms. Hastings stated she felt sometimes rental properties looked bad and would run down the neighborhood as some renters would not take care of the properties. Ms. Hastings stated she really wanted to get the house looking better.

Mr. Mikos asked if anyone on the board had any questions. Mr. Brown asked Ms. Hastings if she was going to sell the entire corner, both lots, and both corners. Ms. Hastings stated that was correct. Mr. Mikos stated they all had looked at this property. Mr. Mikos asked if there were any further questions.

Mr. Martin, City Planner, addressed the Chairman and stated from the city's perspective, while the two additions that are in the packet did extend over the 35' setback, the one on Caliente was 6' over and the one on Camaro was 2' over. Mr. Martin stated these encroachments did not come close to the existing encroachments on the Caliente side, the existing house was 14' beyond the 35' setback and on the Camaro Drive side, 13.6', so that being the case, the two additions did not cause the house to extend any further into the setbacks than the house presently sits, therefore, the city did not see this as creating a new issue and was recommending approval.

Mr. Mikos asked if there were any other questions. There were none. Mr. Mikos asked for a motion. Mr. Gamble made a motion to approve case BZA-1217-17 as submitted. Mr. Brown seconded the motion. After a roll-call vote, the motion was approved unanimously.

With no further business, the meeting was adjourned.

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Vanessa Bradstreet  
Zoning Assistant