

MINUTES OF MEETING

HOOVER BOARD OF ZONING ADJUSTMENT

Date: August 2, 2018
Time: 7:30 P.M.
Place: Hoover Municipal Center
Present: Mr. Dan Mikos
Mr. Jim Brush
Mr. Kyle Puchta
Mr. Lawren Pratt
Mr. Curtis Jackson

Absent: Mr. Paul Gamble
Mr. David LeCompte

Also Present: Mr. Mac Martin – City Planner
Ms. Vanessa Bradstreet – Zoning Assistant

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 himself, Mr. Brush, Mr. Puchta, Mr. Pratt and Mr. Jackson.

2. Approval of minutes from the July 5, 2018, 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.

The following case was continued from our last meeting on July 5, 2018.

3. **BZA-0718-16** – Mr. Jon Rasmussen, Gonzalez Strength & Associates, is requesting a variance to sign regulations for property at **2311 John Hawkins Parkway** to allow 2 building wall signs with area measurements of 84 square feet and 33 square feet respectively. The property is zoned C-1 which permits one building wall sign measuring 50 square feet. The property owner is Kiritkumar M. Parekh and is zoned C-1 (Neighborhood Shopping District).
APPROVED FOR 58 SQUARE FEET

Mr. Charlie Beavers, 1819 5th Avenue North, Birmingham, 35203, was present on behalf of the applicant, Jon Rasmussen, who was out of town. Mr. Beavers stated Mr. Robin Gregory, Landscape Architect with Gonzalez-Strength was present also. Mr. Beavers stated they represented the Contract Purchaser of the property he proposes to develop the property for a PetSuites resort and spa. Mr. Beavers stated they had initially asked for two different sign variances, for an extra sign of 30-33 square feet and an increase to 50 square feet for the other sign and asked for it to be increased to 84 square feet. Mr. Beavers stated they had dropped the 33 additional square footage sign and just asked for the one variance for the sign. Mr. Beavers stated this was continued from last time to give them time to talk to their folks to see if they would be comfortable with something less than that. Mr. Beavers stated they had come back with the idea of 65. Mr. Beavers stated that might be an issue and they would rather have 58

than not have anything and his assessment was that was where they were. Mr. Beavers added he had not been able to reach his folks but that was going to be the position they were taking and he was authorized to do that.

Mr. Pratt asked Mr. Beavers if he anticipated the 58 square feet would be the reduction of the overall signage or the removal of the stay and play. Mr. Beavers stated that his guess was they would just reduce the whole thing. Mr. Beavers stated he expected them to want to keep their whole logo on there. Mr. Beavers stated he knew they could get comfortable with 65 square feet.

Mr. Mikos asked if anyone on the Board or in the audience had any comments or questions. There were none. Mr. Mikos asked for a motion. Mr. Brush made a motion to approve BZA-0718-16 as amended with the maximum square footage for the signage on the building at 58 square feet. Mr. Kyle Puchta seconded the motion. After a roll call vote, the motion was approved unanimously.

4. BZA-0818-18 - Mr. Frank J. & Doris Kruse, 1804 Burning Tree Circle, are requesting a variance to amend approved one foot side setback variance to include an additional one foot into required side yard setback to include brick veneer to match existing elevation of home. Mr. & Mrs. Kruse are the property owners and the property is zoned R-1 (Single Family Residential District).

Mr. Kerry Detwiler, 4013 Charring Cross Lane, Hoover, was present to represent this case. He stated he was the contractor on the job. Mr. Detwiler explained in their haste to get the first application for the variance turned in, they were remiss in factoring in the brick on the exterior and that was something they had discussed and something they missed and didn't figure it out until they got the survey. Mr. Detwiler stated once they got the foundation put in, the survey was double checked and they realized they missed it by 5 inches which was the width of the brick pocket essentially. Mr. Detwiler stated they were just requesting that they extend that and should have asked for that in the beginning but were just trying to meet the deadline. Mr. Mikos asked if it really was going to be another foot into the setback or just 6". Mr. Detwiler stated in the packet on the survey and the actual distance from the side setback was 8.57/10 and once you factored that into (8'6") but they are requesting a foot because that was what they requested the first time, just to amend it.

Mr. Mikos asked if anyone else on the board had any questions. Mr. Mac Martin, City Planner, stated he wanted to bring up one thing that was discussed briefly since the applicant was present. Mr. Martin stated the city did notice that on the present application some of the materials that were submitted that the overall layout and some of the projects on the property namely a swimming pool that has shown up on the drawing, also a new detached garage that has shown up on the drawing, and he was just encouraging through the Board for the applicant to check with the building department to make sure the lot would accommodate all those accessory structures.

Mr. Detwiler stated the garage was actually attached. Mr. Martin explained he was just seeing a carport and then what appeared to be a detached garage in addition to the carport. Mr. Detwiler stated again the garage was attached and that was a change on the plans. Mr. Detwiler stated the roof was attached to the existing carport. Mr. Martin stated to just be well advised that whatever is going on the lot, to check with the Building Department first just to make sure the lot is adequate for it.

Mr. Mikos agreed and told about two recent swimming pool cases that were denied because of applicants building a detached garage which left not enough room for a pool. Mr. Detwiler explained when he submitted the permit to Marty Gilbert with Building Inspections, they discussed the fact that the garage was detached and if they did not attach it, they were going to have to reduce the size of it accordingly so they ended up attaching it and they discussed that several times. Mr. Detwiler stated he would be happy to follow up with him in the future.

Mr. Martin stated he simply wanted to note that pools were accessory structures, just like garages were. Mr. Detwiler stated he was not the contractor of record on the pool, but could speak to it since it was part of the project.

Mr. Mikos asked if he had a motion. Mr. Brush made a motion to approve BZA-0818-18. Mr. Puchta seconded the motion. After a roll call vote, the motion was approved unanimously.

With no further business, the meeting was adjourned.

Vanessa Bradstreet
Zoning Assistant