

**JEFFERSON COUNTY  
BOARD OF ZONING ADJUSTMENT  
MONDAY, JULY 26, 2021; 1:00 PM  
COMMISSION CHAMBERS (ROOM 270), COURTHOUSE**

**NEW CASES**

**CASE NUMBER:** A-21-0014  
**PROPERTY OWNER:** Cheshire Parc, LLC  
**APPLICANT:** Mary Bynum  
**REQUEST:** Applicant requests a variance from the terms of the zoning regulations to allow residences (Lots 385, 386, 389, \*392, \*405, & \*411) in the Cheshire Parc Subdivision (Phase II F) to be a minimum of 15' from back of curb in lieu of the minimum required 25 feet to allow house plan to fit on the lot.  
**ZONING DISTRICT:** R-7(Planned Unit Development)  
**PARCEL ID#:** part of 4300011000008005  
**SEC/TWP/RANGE:** Section 01 / Township 20 / Range 5 W  
**ADDRESS:** 5516, 5512, 5500, 5509, 5561, and 5560 Cathwick Trace, McCalla, 35111  
**ACREAGE:** 5.7 Acres +/-  
**GENERAL AREA:** McCalla

**CASE NUMBER:** A-21-0015 *has been postponed until next month*

**CASE NUMBER:** A-21-0016 *has been withdrawn by applicant*

**CASE NUMBER:** A-21-0017  
**PROPERTY OWNER:** Arleen Whitted  
**APPLICANT:** Arleen Whitted  
**REQUEST:** A use variance to allow a mobile home to be placed in R-2 zoning in lieu of the required A-1 (Agriculture) or R-6 (Single Family) zoning and to allow said mobile home to be a minimum of five (5) feet from the side property lines in lieu of the minimum required nine (9) feet.  
**ZONING DISTRICT:** R-2 (Single Family)  
**PARCEL ID#:** 3800213013006000  
**SEC/TWP/RANGE:** Section 21 / Township 19 / Range 4 W  
**ADDRESS:** 708 Carter Avenue, Bessemer, 35020  
**ACREAGE:** 0.70 Acres +/-  
**GENERAL AREA:** Eastern Valley

**CASE NUMBER:** A-21-0018  
**PROPERTY OWNER:** Baronwood Property, LLC  
**APPLICANT:** David Rawson  
**REQUEST:** Variance from the terms of the zoning regulations to allow 190 square feet of parking area per space (parking spaces nine (9) feet in width; or to allow 1.8 parking spaces per unit in lieu of the required two (2) per unit.  
**ZONING DISTRICT:** R-4 (Multi-Family)  
**PARCEL ID#:** 39002830000001000  
**SEC/TWP/RANGE:** Section 28 / Township 19 / Range 3 W  
**ADDRESS:** 2328 Hwy 150, Birmingham, 35244  
**ACREAGE:** 32.51 Acres +/-  
**GENERAL AREA:** Hoover

**CASE NUMBER:** A-21-0019  
**PROPERTY OWNER:** Sonya Preston Horn  
**APPLICANT:** Sonya Preston Horn  
**REQUEST:** Variance from the terms of the zoning regulations to allow an accessory structure to be located on a property in a recorded subdivision (Lot 1 of the Horn Subdivision) prior to first establishing a residence.  
**ZONING DISTRICT:** A-1 (Agriculture)  
**PARCEL ID#:** 0600060000009000  
**SEC/TWP/RANGE:** Section 06 / Township 15 / Range 4 W  
**ADDRESS:** 8585 Greathouse Loop Road, Dora, 35062  
**ACREAGE:** 14.79 Acres +/-  
**GENERAL AREA:** Corner

**CASE NUMBER:** A-21-0021  
**PROPERTY OWNER:** Scott & Vicki W. Holden  
**APPLICANT:** John A. Behl III  
**REQUEST:** Variance from the terms of the zoning regulations to construct a convenience store 42 feet from the centerline of Old Gap Road in lieu of the 52 feet from centerline previously approved by variance (case A-2020-013).  
**ZONING DISTRICT:** C-1 (Commercial)  
**PARCEL ID#:** 4200124000017000 & 4200124000017001  
**SEC/TWP/RANGE:** Section 12 / Township 20 / Range 4 W  
**ADDRESS:** 3430 Morgan Road, Bessemer 35022  
**ACREAGE:** 0.67 Acres +/-  
**GENERAL AREA:** South Shades Crest

<b>CASE NUMBER:</b>	<b>A-21-0022</b>
<b>PROPERTY OWNER:</b>	Bruno Capital Management Corp.
<b>APPLICANT:</b>	Kelly Watson
<b>REQUEST:</b>	To allow a guest house
<b>ZONING DISTRICT:</b>	E-2 (Estate)
<b>PARCEL ID#:</b>	2800291002001000
<b>SEC/TWP/RANGE:</b>	Section 29 / Township 18 / Range 2 W
<b>ADDRESS:</b>	3525 Misty Lane, Birmingham, 35243
<b>ACREAGE:</b>	2 Acres +/-
<b>GENERAL AREA:</b>	Vestavia

#### **OTHER BUSINESS**

**ALL ADJACENT PROPERTY OWNERS HAVE BEEN NOTIFIED**