



**JEFFERSON COUNTY
BOARD OF ZONING ADJUSTMENT
ZONING HEARING AGENDA
MONDAY APRIL 25, 2022; 1:00 PM
COMMISSION CHAMBERS**

NEW CASES

A-22-0012

Valor Communities, LLC, owner, Christopher Knight, applicant requests variances to allow construction of residences having two (2) stories, the first story having 660 square feet (in lieu of the minimum required 700 square feet), and the second story having 815 square feet (total 1,475 square feet of heat and cooled space). Lots 45 and 47 according to the survey of Owen Park Garden Home Subdivision as recorded in Map Book 43, Page 67 in the Probate Office of Jefferson County, Bessemer Division. Parcel ID#s 4300281000006009 & 4300281000006011 in Section 28, Twp 20 Range 5W. (Site only: 8201 & 8209 Owen Drive, McCalla, 35111)(MCCALLA)(0.30 Acres +/-)

A-22-0013

Shady Grove Volunteer Fire Department, owners; David French, applicant requests a variance from the terms of the zoning regulations to allow construction of a 250-foot cellular communications tower to be located within 700 feet of a protected residential area. Part of Parcel ID# 2100063001022000 in Section 6, Twp 17, Range 4W. (Site only: 2663 Shady Grove Road, Adamsville, 35005)(SHADY GROVE)(0.23 acres +/-)

A-22-0014

Earsie Earl Allred, Jr., and Nelda W. Allred, owners, Steve Watkins, applicant requests a variance from the terms of the zoning regulations to allow construction of a 175-foot cellular communications tower to be located within 325 feet of a protected residential area. Part of Parcel ID# 3800321004001000 in Section 32, Twp 19, Range 4W. (Site only: 5810 Rockdale Road, Bessemer, 35022)(EASTERN VALLEY)(0.15 Acres +/-)

APPROVAL OF MINUTES FROM MARCH 28, 2022