



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

NEW CASES

A-22-0019

Valor Communities owners; Christopher Knight, applicant requests variances from the terms of the zoning regulations to allow construction of three (3) single family residences on Lots 334, 338, and 339 of the Cheshire Parc Phase II-G, as recorded in Map Book 52, Page 3 in the office of the Jefferson County Judge of Probate, Bessemer Division to have 573.5 square feet of heat and cooled space on the first floor and 819.8 square feet of heat and cooled space on the second floor; also to reduce the front building setback to 20 feet. . Property zoned R-7 (Planned Unit Development). Part of parcel ID# 4300011000007009 in Section 1 Twp 20 Range 5W. (Site Only: 5623, 5630, & 5626 Cheshire Cove Place, McCalla, 35111)(MCCALLA)(0.38 cumulative acres+/-)

A-22-0020

Glenda Megginson, owner requests variance from the terms of the zoning regulations to allow recording of a proposed subdivision (Resurvey of Part of Lot 4 of Matt McAdory Estate*) with lot 4B containing no less than 29,000 square feet, and lot 4C having no less than 30,000 square feet. Property zoned A-1 (Agriculture). Parcel ID# 420081000006000 in Section 18 Twp 20 Range 4W. (Site Only: 7109 Bradford Road, Bessemer, 35022)(MCCALLA)(1.36 acres +/-) *concurrent subdivision case S-22-0049

A-22-0021

Kerry and Shannon Lea, owner requests a variance from the terms of the zoning regulations to allow a guest house (permitted by special exception in variance case A-21-0001) to be constructed 29 feet from the rear property line. Property zoned A-1 (Agriculture). Parcel ID# 0400340000041002 in Section 34

Twp 14 Range 4W. (Site Only: 9025 Morning Glory Trail, Dora, 35062)(CORNER)(1.00 acres +/-)

A-22-0022

Valor Communities owners; Christopher Knight, applicant requests Variances from the terms of the zoning regulations to allow construction of a residence on Lot 83 of the Tyler/Chase Garden Homes Subdivision Amended Phase D as recorded in Map Book 44, Page 31 in the office of the Jefferson County Judge of Probate, Bessemer Division to be 19 feet from the front property line in lieu of the required 20 feet. . Property zoned R-2 (Single Family - Lakeview). Parcel ID# 4300214000004053 in Section 21 Twp 20 Range 5W. (Site Only: 6736 Nathan Circle, McCalla, 35111)(MCCALLA)(0.29 acres+/-)

APPROVAL OF THE JUNE 27, 2022 MINUTES