

MINUTES OF MEETING

HOOVER BOARD OF ZONING ADJUSTMENT

Date: May 23, 2022
Time: 5:30 P.M.
Place: Hoover Municipal Center
Present: Mr. Curtis Jackson
Mr. Dan Mikos
Mr. Kyle Puchta
Mr. Jim Brush
Mr. Lawren Pratt

Absent: Mr. TJ Dolan

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

2. APPROVAL OF MINUTES: Mr. Mikos announced the minutes from the last meeting, March 28, 2022, were going to be deferred until the next meeting, June 27, 2022, for adoption and also, the minutes from the February meeting would be amended to show the City Attorney's presence. Mr. Mikos made a motion for the minutes to be amended. Mr. Brush seconded the motion. On voice vote, the motion was approved unanimously.

3. The following case has been continued by the applicant until the June 27, 2022, meeting:

BZA-0522-11- Mr. Charles A.J. Beavers, Jr., representing Ms. Sally P. Frederickson, is requesting a variance to allow a solid wooden fence, 6 ½ feet in height, along the property lot line of the secondary front yard at property located at 1101 Lido Drive. The fence is currently situated into the right-of-way of Haden Street by six (6) feet. The proposal is to relocate the fence to the property line and connect the fence to the side of the dwelling at the protruding chimney. The property owner is Sally P. Frederickson and is zoned R-1 (Single Family Residential) District.

4. **BZA-0522-09 & BZA-0522-10** – Mr. Robert Mathews, owner, **1868 Wisterwood Drive** and Mr. Jason R. Mathews, owner, **1873 Mayflower Drive**, are requesting a variance for both of these properties to reduce the lot areas to 13,998 square feet in lieu of the required 15,000 square feet and to reduce the rear setback by 5’ making the setback 30’ in lieu of the required 35’. The purpose of these variances is to be able to permit the building of a single family home on each of these lots. The properties are zoned R-1 (Single Family Residential) District.

Mr. Bob Mathews, 1465 Shades Crest Road, was present to represent these cases. Mr. Mathews explained details of the lots and the plans to build two separate single family homes on these lots. Mr. Pratt asked if Mr. Mathews owned any other properties to the left and Mr. Mathews answered these were the only two he and/or his son owned. Mr. Mikos asked if there were any other questions. There were none. Mr. Mikos asked for a motion. Mr. Brush made a motion to approve BZA-0522-09 & BZA-0522-10 as presented. Mr. Puchta seconded the motion. After a roll call vote, the motion was approved unanimously. **(APPROVED)**

5. **BZA-0522-12** - Mr. Danny Burrows, owner of **441 Shades Crest Road**, is requesting a variance to allow a carport in the front yard. The property is zoned E-2 (Single Family Estate District). **(CONTINUED)**

Mr. Mikos read the case and asked if anyone was present to represent the case. There was nobody present to represent this case. Mr. Mikos asked for a motion to continue the case. Mr. Brush made a motion to continue the case until the next meeting, with Mr. Puchta seconding the motion. On voice vote, the motion was continued unanimously.

6. **BZA-0522-13** - Mr. Eric Brandino, property owner of **2100 Shadybrook Lane**, is requesting a variance to allow a house addition forward of the front of the house 31.5 feet which will be 24’ forward of existing house to the east. The property is zoned E-2 (Single Family Estate District). **(APPROVED)**

Mr. Eric Brandino, 2100 Shadybrook Lane, was present to represent this case. Mr. Brandino stated that basically they just wanted to move forward toward the street as they couldn’t add anything to the back. Mr. Mac Martin, City Planner, explained why the property owner had to seek a variance as the ordinance states that when there was an inconsistent development pattern on a street that was built out, that the property owner that was seeking to construct forward from the home that the property owner had to match the next door neighbor’s, which this would

prohibit the owner from adding the proposed project on to the front of the home, so that is why they had to come to the BZA for relief from the ordinance dealing with front yard modifications. Mr. Martin stated that the homeowner had pointed out three other homes that extended considerably from all the other houses on Shadybrook Lane. Mr. Martin pointed out, too, that the re-routing of Shadybrook Lane, the right-of-way to where it would intersect at a 90 degree angle, it gave the illusion that the front yard was much deeper than it was on the plat. Mr. Martin stated that considering all issues, the city didn't have a problem with this variance request. Mr. Mikos asked if anyone had any other questions. There were none. Mr. Mikos asked for a motion. Mr. Brush made a motion to approve BZA-0522-13 as presented. 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, Secretary, Board of Zoning Adjustment