

MINUTES OF MEETING

HOOVER BOARD OF ZONING ADJUSTMENT

Date: July 11, 2019
Time: 7:00 P.M.
Place: Hoover Municipal Center
Present: Mr. Jim Brush
Mr. Lawren Pratt
Mr. TJ Dolan
Mr. Dan Mikos
Mr. Curtis Jackson

Absent: Mr. LeCompte
Mr. Kyle Puchta

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 all the members present would be voting.

2. Mr. Mikos asked if anyone had any additions or corrections to the minutes from the June 6, 2019, BZA meeting. There being none, Mr. Mikos asked for the minutes to be approved by acclamation.

3. **BZA-0719-11**- Daniel Signs, Inc., representing Mr. Eddie Lumpkin, is requesting to allow two signs at a combined 83.38 square feet in lieu of one building wall sign at 84 square feet (60 plus 40% increase due to distance from ROW) at property located at **3659 Lorna Road (Amigo's Mexican Restaurant)**. **APPROVED**

Mr. Wes Daniel, Daniel Signs, Inc., 5702 Carrington Lake Parkway, Trussville, AL, was present to represent this case. Mr. Daniel explained what the owner wanted to do was to install a somewhat larger sign. Mr. Daniel explained the owner had offsets and the drawings showed channel letters and the square footage was 83.3 square feet total. Mr. Daniel explained the lighting would be similar to most of the others in the shopping center.

Mr. Mikos asked if this restaurant had taken more space in the shopping center than they had in the past. Mr. Daniel stated they had not taken any more space in the last two years that he was aware of. Mr. Mikos asked if the sign was over their space. Mr. Daniel answered it was all over their space.

Mr. Dolan asked Mr. Daniel to point out on the rendering where exactly the sign would be placed for which Mr. Daniel proceeded to do. Mr. Pratt asked Mr. Daniel if he knew the square footage of the existing sign. Mr. Daniel did not have that information. Mr. Daniel estimated it was 18 or 19 feet wide probably and 36 feet or a little larger. Mr. Mikos asked if anyone else on the board had any other questions. There were none. Mr. Mikos then asked if anyone in the audience had any questions. There were none. Mr. Mikos asked for a motion. Mr. Brush made

a motion to approve BZA-0719-11. Mr. Jackson seconded the motion. After a roll call vote, the motion was approved unanimously.

4. BZA-0719-12 - Mr. Craig Haskins is requesting to allow rear setbacks to be less than the required setback per Greystone PUD at property located at **412 Thornberry Circle**. Mr. Haskins is the property owner and the property is zoned PR-1 (Planned Single Family District).

APPROVED

Mr. Craig Haskins, 7058 Bradstock Court, Hoover, AL, was present to represent this request. Mr. Haskins stated he was building a house for his parents. He stated this lot was one of the final two lots left in this neighborhood. Mr. Haskins stated this was the perfect lot for his parents because it was a small lot. Mr. Haskins stated they were up against the front of the setback on both sides and the back. Mr. Haskins explained the request was for a 6 foot variance from the 25 feet so that meant there would be 19 feet between his house and the property behind him.

Mr. Haskins explained he had conversations with the neighbors and spoke with one of the neighbors who was pretty far off the back (more than 50 feet off the property line) so the distance between the two homes would be roughly 69 feet or something like that. Mr. Haskins explained this neighbor had requested that he put up some landscaping that would create some privacy which he stated he had agreed to and had sent her an e-mail stating exactly what he had agreed to. Mr. Haskins stated he had agreed to invest about \$1,000 in landscaping to create that buffer and she was fine with that.

Mr. Haskins also explained he had worked with Becky McClendon who was the president of the ARC Board and she had gone through all the plans and had approved it with copies submitted with his application. Mr. Haskins stated he had checked with the neighborhood and it appeared there had been a number of variances already approved for the neighborhood and a number of homes (about 7) that were actually closer than he was requesting.

Mr. Mac Martin, City Planner, addressed the Chairman and stated they could confirm when they had done their mapping software, it appeared that the request being made at this meeting was in line and not as much relief as some other property owners had enjoyed off the rear property boundary. Mr. Martin stated particularly with the conversations Mr. Haskins had, particularly with the one neighbor to the rear who would be potentially impacted, that there was an agreement for a 6 foot tall landscape buffer at time of installation to grow to over 12 feet. Mr. Martin stated that staff was comfortable given all those circumstances and a recommendation.

Mr. Mikos asked Mr. Haskins if he had any idea of when most of those houses were built. Mr. Haskins answered they were built in the mid 90's. Mr. Brush asked Mr. Martin if the agreement he had just spoken about would attach itself to this application. Mr. Martin stated they could certainly make the approval of the variance contingent on the landscape buffer being installed. Mr. Mikos asked if there were any other questions from the board or audience. There were none. Mr. Mikos asked for a motion. Mr. Brush made a motion to approve BZA-0719-12 with the addition of the agreement that Mr. Haskins had entered into with the neighbor adjacent to his rear property line. Mr. Pratt seconded the motion. After a roll call vote, the motion was approved unanimously.

Mr. Mac Martin, City Planner, added a side note to the applicant, Mr. Haskins, to say if he needed any landscape advice, to please call the city's Landscape Architect, Sharon Nelson, and she would be happy to assist him with any questions he may have. Mr. Haskins thanked Mr. Martin for that tip.

With no further business, the meeting was adjourned.

Vanessa Bradstreet, Secretary, Board of Zoning Adjustment