

MINUTES OF MEETING

HOOVER BOARD OF ZONING ADJUSTMENT

Date: February 22, 2021
Time: 5:30 P.M.
Place: Hoover Municipal Center
Present: Mr. Curtis Jackson
Mr. David LeCompte
Mr. Jim Brush
Mr. Dan Mikos
Mr. Lawren Pratt
Mr. Kyle Puchta

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

2. **APPROVAL OF MINUTES:** Mr. Mikos asked if anyone had any additions or corrections to the minutes from the January 25, 2021, BZA meeting. There being none, Mr. Mikos asked for the minutes to be accepted by acclamation
3. **BZA-0221-02-** Cory Tait, homeowner, is requesting a variance to allow installation of a fence in the secondary front yard within the 35' setback at **5236 Brookside Pass, Waters Edge subdivision in Lake Cyrus.** The property is zoned PR-1 (Planned Single Family District). **(APPROVED)**

Ms. Brittany Tait, 5236 Brookside Pass, was present to represent this case. She explained her case and announced she had revised/amended her plans by 8 feet with max encroachment 10 feet and she has proposed relocating the fence to where it would be to the house side of the stormwater easement. She then presented a revised request. Discussion took place amongst the board members and no questions were asked. Mr. Mikos asked for a motion. Mr. Brush made a motion to approve as amended by the revision. Mr. Puchta seconded the motion. On voice vote, the motion was approved unanimously.

4. **BZA-0221-03**- Brenda Daniel, Daniel Signs, Inc., representing Mr. Joe Schneider, Sleep Number, is requesting a variance to allow a second building wall sign at 59.58 square feet for a combined 119.16 square feet in lieu of the allowed 60 square feet at the new Sleep Number location at **1051 Amber Drive, Ste. 101, Stadium Trace Village**. Mr. Joe Schneider is the property owner and the property is zoned PC (Planned Commercial). **(CONTINUED)**

Mr. Wes Daniel, Daniel Signs, 5702 Carrington Lake Parkway, Trussville, AL, was present to represent the case. Mr. Daniel stated his client, Sleep Number, is requesting to put the same sign over the rear of the store facing John Hawkins Parkway as is on the front of the store. Mr. Mikos questioned Mr. Martin about the amount of signage permitted to the Chipotle store. Mr. Martin discussed the specifics with the BZA board members and discussion followed.

Mr. Pratt asked Mr. Daniel if he would be alright with amending his request to match the same amount of signage awarded the Chipotle store. Mr. Daniel stated he would have to discuss this with his client. The applicant decided to continue the case until the March 22, 2021, BZA meeting.

5. **BZA-0221-04** – Miraj Muzaffarudden is requesting a variance to allow a reduction to the 35' front setback to 25' on property located at **1828 Russet Woods Lane** for the purpose of building a new home. Ms. Muzaffarudden is the property owner and the property is zoned R-1 (Single Family Residential District). **(APPROVED)**

Mr. Miraj Muzaffarudden, Deer Trail Road, was present to represent this case. Mr. Muzaffarudden explained he was asking for a 25' front setback variance due to the terrain of the lot. He explained he wanted to build his home on this lot. Mr. Martin commented that the city had looked at this lot and deemed it physically challenging, and considering that, had deemed the 25' setback would be in line with the homes on both sides of this lot and the city could concur with the request.

Mr. Pratt asked about moving the house back on the lot. Mr. Muzaffarudden discussed that option with the board and the reason why he didn't feel it was a good idea in this case.

Ms. Karen Apel, 808 Boulder Ridge Circle, Carey Caine, 1832 Russet Woods Lane, Scotty Beady, 1839 Russet Woods Lane, and Ms. Palacios Fabiola Flores, 1824 Russet Woods Lane, all spoke to the BZA regarding issues such as traffic while the construction was on-going and the dangers it would bring as it

was on a very sharp curve, lighting issues, no sidewalks and security concerns were discussed.

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 as presented. Mr. Pratt seconded the motion. On voice vote, the motion was approved unanimously.

With no further business, the meeting was adjourned.

Vanessa Bradstreet, Secretary, Board of Zoning Adjustment