

## MINUTES OF MEETING

### HOOVER BOARD OF ZONING ADJUSTMENT

**Date:** March 22, 2021  
**Time:** 5:30 P.M.  
**Place:** Hoover Municipal Center  
**Present:** Mr. Curtis Jackson (arrived at 5:45pm)  
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 February 22, 2021, BZA meeting. There being none, Mr. Mikos asked for the minutes to be accepted by acclamation.

The following case was continued from the last meeting (February 22, 2021):

3. 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). **(Approved)**

Mr. Mikos reminded the board this case had been continued from last month's meeting. Mr. Wes Daniel, Daniel Signs, 5702 Carrington Lake Parkway, Trussville, AL, was present to represent the case. Mr. Daniel stated his client,

had agreed to reduce it down to less than 24 square feet which would make it 24" high by 11' 9 ½" long. Mr. Mikos then asked if this gave them the same number as Chipotle. Mr. Martin then explained they had gone back to review the Chipotle original sign application, went over what had been approved for them, and then explained they were good with treating Sleep Number the same way for their signage request. Mr. Martin explained the proposal on deck now would place the total square footage with the sign already in place plus the new sign which would be just a little over 24 sq. feet which would put them at a total of around 86 square feet; in essence the variance being requested would be a 6 foot variance. Mr. Mikos asked if any of the board members had any questions. There were none. Mr. Brush made a motion to approve this variance request, BZA-0221-03, as amended so that the combined square footage of the sign allowance was 86 square feet. Mr. Puchta seconded the motion. A roll call vote was taken and was approved unanimously.

**4. BZA-0321-05** – Willow Homes, representing homeowners, LeAnn & Davis Haines, is requesting a 10' variance to extend a covered front porch forward of the front setback at property located at **465 Park Avenue**. LeAnn and Davis Haines are property owners and the property is zoned R-1 (Single Family District). **(Approved)**

Mr. Robbie Pruett, 2206 Williamsburg Drive, Pelham, AL, was present to represent this case. Mr. Pruett stated his client wanted to extend a covered front porch 10 feet into the front setback. Mr. Mikos then asked the City Planner, Mac Martin to give his information regarding this case.

Mr. Martin stated he had looked at the application and as they enforced the zoning ordinance, if they had a non-conforming situation on the site and an existing building encroaches within the prescribed setback, they allowed for an encroachment up to the point of the existing footprint of the building that is closest to the right of way boundary. Mr. Martin stated in this particular case, he noticed there is a covered carport on the north end of the home, and that closest corner of the carport which is classified as part of the building footprint, is 32 linear feet from the front property boundary or the right of way boundary of Park Avenue. Mr. Martin explained that being the case, they would ordinarily permit by right any adjustment or addition on the building that did not encroach further toward the front property boundary than the existing footprint, so Mr. Martin stated he took the existing drawing, scaled it based on the measurements given and found that the carport which was part of the existing footprint, 32' from the front property boundary and then took the other exhibit that showed where the front porch was proposed to go and went to the

northernmost edge of where that front porch was proposed to go, measured the 10' of depth and from that point to the right of way boundary, he measured that as 31'. Mr. Martin stated they were actually entitled to an addition that would come to within 32' of the front property boundary. Mr. Martin stated they were asking for an addition that would put it at 31' from the property boundary, so in essence, they were actually looking at a 1' variance request rather than a 10' variance request.

Mr. Martin added that if there was a motion to be made, he noted they were looking for a variance to allow for the front porch to be constructed to 31' from the right of way, which would be a 1' variance.

Mr. Mikos asked if there were any questions from the board or anyone in the audience who would like to speak to this request. There were no questions. Mr. Brush then made a motion to approve BZA-0321-05 as amended to read that the front porch could be built 31' from the front property line. Mr. Puchta seconded the motion. A roll call vote was taken and the motion was approved unanimously.

Mr. Mikos then presented Mr. LeCompte and Mr. Brush with Certificates of Appointment to the Board of Zoning Adjustment with terms ending May 31, 2023.

With no further business, the meeting was adjourned.

---

Vanessa Bradstreet, Secretary, Board of Zoning Adjustment