

945

**Administrative
Department
City of Hoover**

1000 MONTGOMERY HIGHWAY
BUILDING ONE HUNDRED
HOOVER, AL 35216
TELEPHONE (205) 978-6557
POST OFFICE BOX 380828
ZIP 35238-0828

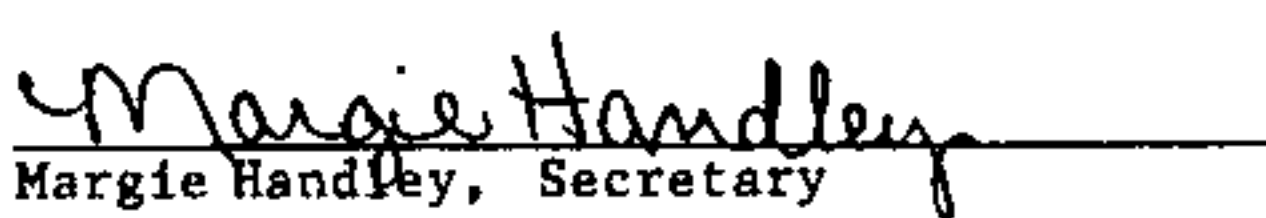
Linda Crump
City Clerk



April 4, 1990

TO WHOM IT MAY CONCERN:

BOOK 287 PAGE 123
This is to inform you that Bob Garrison of Garrison Homes Inc. was granted a variance of 1.1 feet to the side setback on property located at 2044 Cahaba Crest Drive by the Hoover Board of Zoning Adjustment at their meeting held on February 1, 1990. (See attached copy of minutes)

BOOK 287 PAGE 123

Margie Handley, Secretary
Hoover Board of Zoning Adjustment

Lot 29, according to the Survey of Altadena Woods, 2nd Sector, as recorded in Map Book 10, Page 54 A & B, in the Probate Office of Shelby County, Alabama.

✓ Courtney Mason

Minutes of Meeting
February 1, 1990
Page 2

The Board felt that an additional 7 ft. in height was too much of a variance.

There was a lengthy discussion as to how the applicant could modify the sign so that it would conform to the permitted height and copy area. The Board found that the applicant could arrange the signage as he saw fit without a variance, as long as he kept the sign down to 16 ft. in height and the total copy area to 72 square feet.

At this time, Mr. Brannon made a motion that the variance as requested be denied. This motion was seconded by Mr. Dickens. On voice vote the motion carried unanimously.

Gerald Smith stated there should be 5 ft. clearance between the ground and the sign for traffic safety. He stated he would meet with the applicant concerning this matter.

3. BZA-0190-04 2044 CAHABA CREST DRIVE - VARIANCE OF 1.1 FT TO SIDE SETBACK - GARRISON HOMES INC.

Bob Garrison addressed the Board representing Harold & Deborah Hill. He stated he built this house in Altadena Woods in 1987. The foundation was set 1.1 ft. over the setback line. This was not caught until the final survey. At closing, the closing attorney assumed that Mr. Garrison would apply for a variance, and he assumed the closing attorney would do it. That is why it is just now coming before the Board. He stated that Mr. & Mrs. Hill have occupied the house since it was constructed.

The Board stated there has been a history of setback problems in the Altadena Woods Subdivision. The Board became very concerned as to the number of developers requesting setback variances after the homes were constructed or the foundation was already in place. As a result, the City began requiring a footing survey to prevent this type of carelessness. The Board addressed Gerald Smith as to whether this house was constructed before this requirement became effective.

Gerald Smith stated this house was constructed before the City began requiring a footing survey. The applicant was late in applying for a variance.

Mr. Kennedy asked if there was anyone present who would like to speak for or against this proposed variance? There were none present.

At this time, Mr. Brannon made a motion the variance be granted. This motion was seconded by Mr. Spencer. On voice vote the motion carried unanimously. (Mr. Dickens "abstained".)

4. BZA-0290-06 408 PARK AVENUE - VARIANCE OF 2' 8" TO THE SIDE SETBACK - BRIAN & LUCY HAMILTON

Mr. & Mrs. Hamilton addressed the Board. Mr. Hamilton stated the existing garage is in poor condition and is located on the property line. They are proposing to replace the existing garage with an

1. Dead Tax	
2. Mfg. Tax	5.00
3. Recording Fee	3.00
4. Indenture Fee	1.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	11.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 APR 13 AM 11:39
JUDGE OF PROBATE

BOOK 287 PAGE 124