

NOTICE OF BOARD OF ZONING ADJUSTMENT MEETING

The Board of Zoning Adjustment for the City of Athens, Alabama, will hold a work session at 5:00 p.m., followed by the regular meeting at 5:30 p.m., this meeting will be held at the City Council Chambers at 200 Hobbs Street West, Athens, Alabama, on **Thursday, March 18, 2021**, for the purpose of hearing the following applications and appeals. At this time, the applicant and all interested parties are requested to make their presence known and will be given the opportunity to be heard.

The City will be streaming the meeting online via Zoom in a way that allows members of the public to listen, observe, and participate in the meeting. More information regarding the streaming of the meeting will be made available on the City's website www.athensal.us find the "Government" menu, click on the "Zoning Board of Adjustment".

Due to COVID-19 procedures, chairs will be spaced 6+ feet apart, and it is requested that the attendees wear masks or other facial coverings.

Approval of Minutes

Case #1

Request of John Plunk, WP Investment Group LLC, 14-unit town home development with no alleys (front loading); building setbacks and a Variance Request, specifically the building setback and other regulations, see below:

- No alleys
- Front loading
- No open space requirement (The new ordinance specifies 15% open space for developments that have more than 6 units per acre)
- 35ft minimum ROW
- Setbacks:
 - 10ft Front (Shown on Conceptual Drawing)
 - 10ft Rear (Shown on Conceptual Drawing)
 - 5ft Rear (Shown on Conceptual Drawing)

The hardship is the shape of lot

Greg Greene
Chairman