



CITY OF BIRMINGHAM

DEPARTMENT OF PLANNING, ENGINEERING & PERMITS

PUTTING PEOPLE FIRST

RANDALL L. WOODFIN
MAYOR

710 - 20TH STREET NORTH
ROOM 210 CITY HALL
BIRMINGHAM, ALABAMA 35203

EDWIN REVELL
DIRECTOR

Hearing Date: Wednesday, November 18, 2020
Time: 5:30PM
Location: Council Chambers

SUB2019-00001

Redmont Park

Description: A request for a favorable recommendation regarding the vacation of 13,615 square feet of right of right of way and a request for approval of a final plat resurveying 7 lots into 1 lot called BAINBRIDGE RESURVEY.

Applicant: CARL DANIEL MOORE

Owner: BAINBRIDGE PHILIPPA MCCLELLAN

Premises/Geographic: 3200 ARGYLE RD

Parcel Information: 012800052008002000

Property Zoned: R1 Single Family District

Proposed Use: Residential Single Family Attached

The hereinabove described right of ways are hereby RECOMMENDED to the Council of the City of Birmingham to be vacated, the Final Plat be APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) Approval by City Council.
- 4) The final plat must be recorded within 1 year from the date of approval at the Judge of Probate.

MOTION:

SECOND:

VOTE:



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Hearing Date: Wednesday, November 18, 2020
Time: 5:30PM
Location: Council Chambers

SUB2020-00071

CRESTWOOD SOUTH

Description:	A request for approval of a final plat resurveying 3 lots into 8 lots called ARBOR TERRACE RESURVEY NO. 1.
Applicant:	SCHOEL ENGINEERING
Owner:	BIRMINGHAM METRO, LLC
Premises/Geographic:	800, 810, & 820 MONTCLAIR RD
Parcel Information:	012300331002001000
Property Zoned:	B6 Health and Institutional District
Proposed Use:	Mixed

It is recommended that the hereinabove described Final Plat be APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) Approval of ZBA2020-00062 (Variance to allow the lots principal frontage on a private drive instead of public street) and a waiver from the Subdivision Regulation's definition of a lot.
- 4) If the final plat, as approved by the Subdivision Committee or Planning Commission, is not recorded within one year of the date of final approval, the approval of such plat shall be deemed to have expired and the developer shall be required to resubmit a new plat for final approval.

MOTION:

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Hearing Date: Wednesday, November 18, 2020
Time: 5:30PM
Location: Council Chambers

SUB2020-00072

Redmont Park

Description:	A request for approval of a final plat resurvey 2 lots into 1 lot called SCHAFF'S RESURVEY.
Applicant:	WEYGAND SURVEYORS
Owner:	SARA SCHAFF
Premises/Geographic:	2045 21ST AVE. S
Parcel Information:	012800063026001000
Property Zoned:	R3 Single Family District
Proposed Use:	Undetermined

It is recommended that the hereinabove described Final Plat be APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) Label the type of 10' easement.
- 4) If the final plat, as approved by the Subdivision Committee or Planning Commission, is not recorded within one year of the date of final approval, the approval of such plat shall be deemed to have expired and the developer shall be required to resubmit a new plat for final approval.

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Hearing Date: Wednesday, November 18, 2020
Time: 5:30PM
Location: Council Chambers

SUB2020-00073

Highland Park

Description:	A request for approval of a final plat resurveying 3 lots into 2 lots called SCHOLL'S SURVEY.
Applicant:	STEVEN GILBERT
Owner:	SCHOLL CONSTRUCTION INC.
Premises/Geographic:	2801 10TH Avenue S
Parcel Information:	012300314012004000
Property Zoned:	R3 Single Family District
Proposed Use:	Residential Single Family Detached

It is recommended that the hereinabove described Final Plat be APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) Remove the driveway indicated on the plat.
- 4) Label the adjacent subdivisions on the final plat.
- 5) If the final plat, as approved by the Subdivision Committee or Planning Commission, is not recorded within one year of the date of final approval, the approval of such plat shall be deemed to have expired and the developer shall be required to resubmit a new plat for final approval.

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SUB2020-00074

Bush Hills

Description:	A request for approval of a final plat resurveying 1 and a part of a lot into 1 lot called RESURVEY OF LOT 19 & A PART OF LOT 20 BLOCK 9 OWENTON.
Applicant:	DAVE ARRINGTON
Owner:	GRACE LOVE PROPERTIES
Premises/Geographic:	906 6TH AVE. W & 612 9TH ST. W
Parcel Information:	012200334006014000
Property Zoned:	R3 Single Family District
Proposed Use:	Residential Single Family Attached

It is recommended that the hereinabove described Final Plat be APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) Label the adjacent subdivisions on the final plat of the adjacent properties.
- 4) If the final plat, as approved by the Subdivision Committee or Planning Commission, is not recorded within one year of the date of final approval, the approval of such plat shall be deemed to have expired and the developer shall be required to resubmit a new plat for final approval.

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Location: Council Chambers

SUB2020-00075

Forest Park

Description:	A request for approval of a Condominium Plat creating 4 units and a final plat resurveying 2 lots into 1 lot called IVY CONDOMINIUMS.
Applicant:	DAN ALRED
Owner:	EBERT INVESTMENTS LLC
Premises/Geographic:	4019 GLENWOOD AVE. SW
Parcel Information:	012300321015001000
Property Zoned:	R3 Single Family District
Proposed Use:	Residential Single Family Condominium

It is recommended that the hereinabove described Final Plat be APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) If the final plat, as approved by the Subdivision Committee or Planning Commission, is not recorded within one year of the date of final approval, the approval of such plat shall be deemed to have expired and the developer shall be required to resubmit a new plat for final approval.

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Location: Council Chambers

SUB2020-00076

Fountain Heights

Description:	A request for approval of a final plat resurveying 2 lots into 1 lot called BALLARD HOUSE PROJECT RESURVEY.
Applicant:	DAN ALRED
Owner:	THE BALLARD HOUSE PROJECT INC.
Premises/Geographic:	1416 & 1420 7TH AVE. N
Parcel Information:	012200351018010000
Property Zoned:	M1 Light Industrial District
Proposed Use:	Residential Single Family Detached

It is recommended that the hereinabove described Final Plat be APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) If the final plat, as approved by the Subdivision Committee or Planning Commission, is not recorded within one year of the date of final approval, the approval of such plat shall be deemed to have expired and the developer shall be required to resubmit a new plat for final approval.

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SUB2020-00077

Overton

Description:	A request for approval of a final plat resurveying 4 lots into 1 lot called HIGHLANDS COLLEGE RESURVEY LOTS 2-C, 5-D, 2-D, 5-F
Applicant:	COREY SHOOP
Owner:	BRUCE ADAMS
Premises/Geographic:	3660 GRANDVIEW PKY
Parcel Information:	012800263000005002
Property Zoned:	B3 Community Business District
Proposed Use:	Institutional

It is recommended that the hereinabove described Final Plat be APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) Add the private easement located on Lot 2-C not shown on plat.
- 4) If the final plat, as approved by the Subdivision Committee or Planning Commission, is not recorded within one year of the date of final approval, the approval of such plat shall be deemed to have expired and the developer shall be required to resubmit a new plat for final approval.

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Location: Council Chambers

SUB2020-00078

Wahouma

Description:	A request for approval of final plat resurveying 3 lots into 1 lot called A RESURVEY OF A PART OF LOTS 10, 11, & 12 BLOCK 38 EAST LAKE SUBDIVISION.
Applicant:	CARR & ASSOATES ENGINEERS, INC
Owner:	HABITAT FOR HUMANITY
Premises/Geographic:	220 72ND ST. N
Parcel Information:	012300152020020000
Property Zoned:	R3 Single Family District
Proposed Use:	Residential Single Family Detached

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- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) If the final plat, as approved by the Subdivision Committee or Planning Commission, is not recorded within one year of the date of final approval, the approval of such plat shall be deemed to have expired and the developer shall be required to resubmit a new plat for final approval.

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Time: 5:30PM
Location: Council Chambers

SUB2020-00079

Southside

Description: A request for a favorable recommendation regarding the vacation of 6,399 square feet and a request for approval of a Final Plat combining the vacated right of ways and 9 lots into 1 lot called SOUTHTOWN RESURVEY NO. 2.

Applicant: SCHOEL ENGINEERING

Owner: HOUSING AUTH OF THE BHAM DIST

Premises/Geographic: 2547 & 2557 9TH COURT

Parcel Information: 012300313019004000

Property Zoned: R7 Multiple Dwelling District

Proposed Use: Mixed

The hereinabove described right of ways are hereby RECOMMENDED to the Council of the City of Birmingham to be vacated, the Final Plat be APPROVED subject to the applicant revising the Final Plat to show the location, width and purpose of any easements recommended by the City Engineer and the following:

- 1) Completion of all requirements relative to Fire Department access and sufficient hydrant installation and coverage
- 2) All sidewalks, driveways and curb cuts must be done in accordance with the guidelines set forth in Article 5 – Design Standards of the City of Birmingham Subdivision Regulations.
- 3) Approval by City Council.
- 4) The final plat must be recorded within 1 year from the date of approval at the Judge of Probate.

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