

Meeting – February 28, 2019
Location - City Council Chambers, Third Floor, City Hall
Time - 2:00PM
Pre-Meeting - 1:00PM
Department of Planning Engineering & Permits Conference Room, Fifth Floor

Graymont

ZBA2018-00075

Request: Variance
Applicant: Christopher Swain
Owner: Tabernacle Baptist Church
Site Address: 600 Center St
Zip Code: 35204
Description: Variance to allow an approximately 36 SF digital monument sign, illuminated and animated with intermittent light, instead of one name plate, to be lighted with only indirect non-intermittent light, not exceeding 6 SF in area attached to the wall at an entrance pursuant to Title 2, Chapter 1, Article I, Section 7, Subsection 2.10; Variance to allow a sign to be placed in the required front yard with an 18.5 FT front setback instead of the required 25 FT pursuant to Title 2, Chapter 1, Article I, Section 1, Subsection 2.5
Property Zoned: CR5 Contingency Multiple Dwelling District
Parcel Information: Parcel #012200344005014000, SE ¼ of Section 34, Township 17 S, Range 3 W

Variations

The applicant is requesting variations to allow a digital monument sign illuminated and illuminated with intermittent light to be placed in the required front yard with an 18.5 FT setback.

Neighborhood

The applicant met with the Graymont Neighborhood Association on January 16th and the neighborhood voted 7-0 in support of this request.

Applicant's Justification

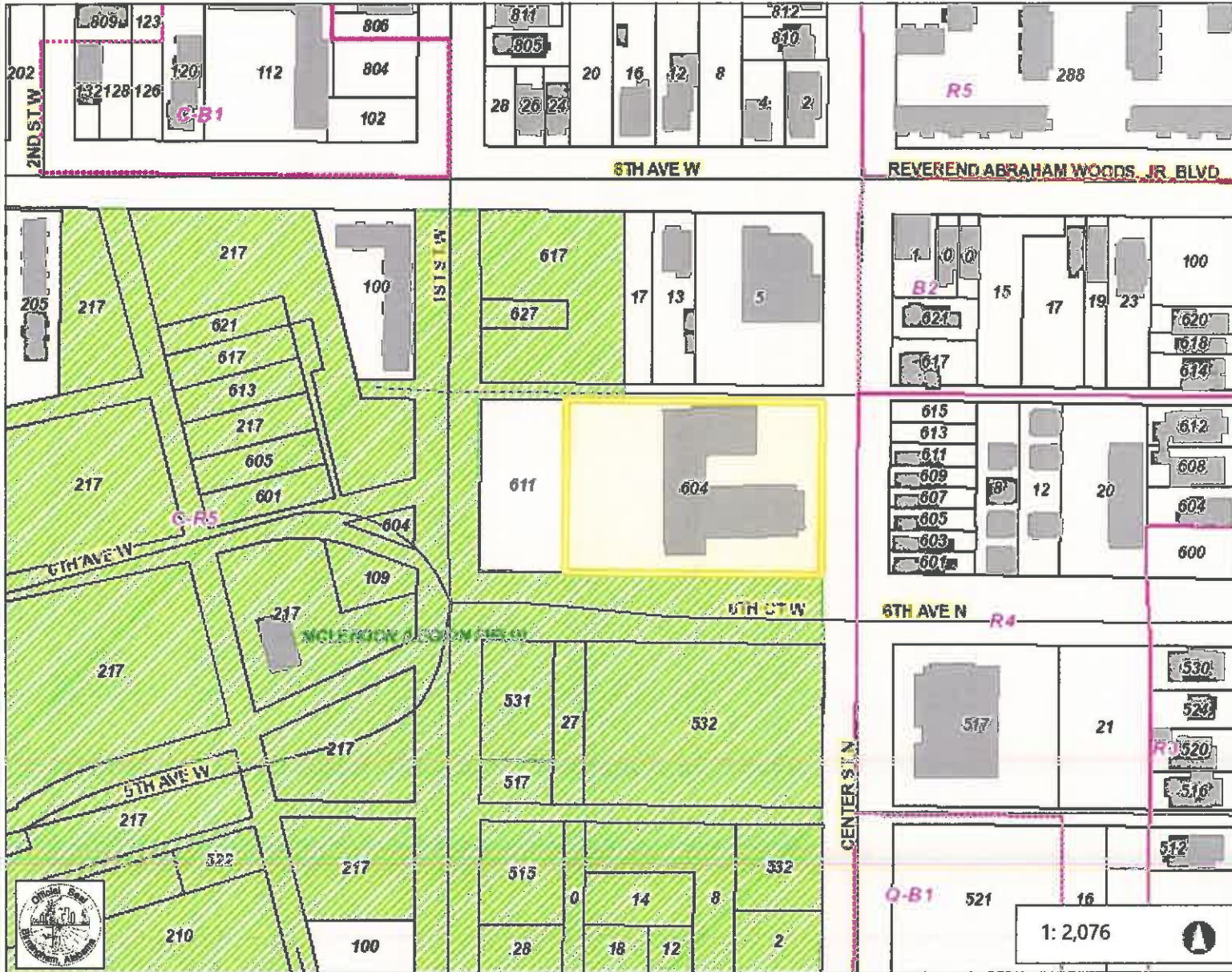
The applicant stated that the sign was permitted and installed in the current location. The applicant also stated that the operation of the sign can be altered to not allow animation or illumination with intermittent light.

Staff Recommendation

Staff does not feel that the applicant provided evidence that meets the variance standards of review demonstrating a hardship and as such these requests should be **DENIED**. If the Board chooses to grant the requests it should be subject to the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. Applicant must obtain all permits associated with the approval of this request within two years from the date of approval.
3. Approval based on site plan as submitted.

600 Center St N Zoning Map CR5



Legend

- Centerline Labels
- Zoning Outline
- Railroad
- Alleys
- Local Roads
- Arterials
- County Highways
- State Highways
- US Highways
- Interstates
- Limited Access
- Ramp
- Buildings
- Hydrology Lines
- Hydrology Areas
- Parcels
- City Parks
- Airport
- City Limits (solid)

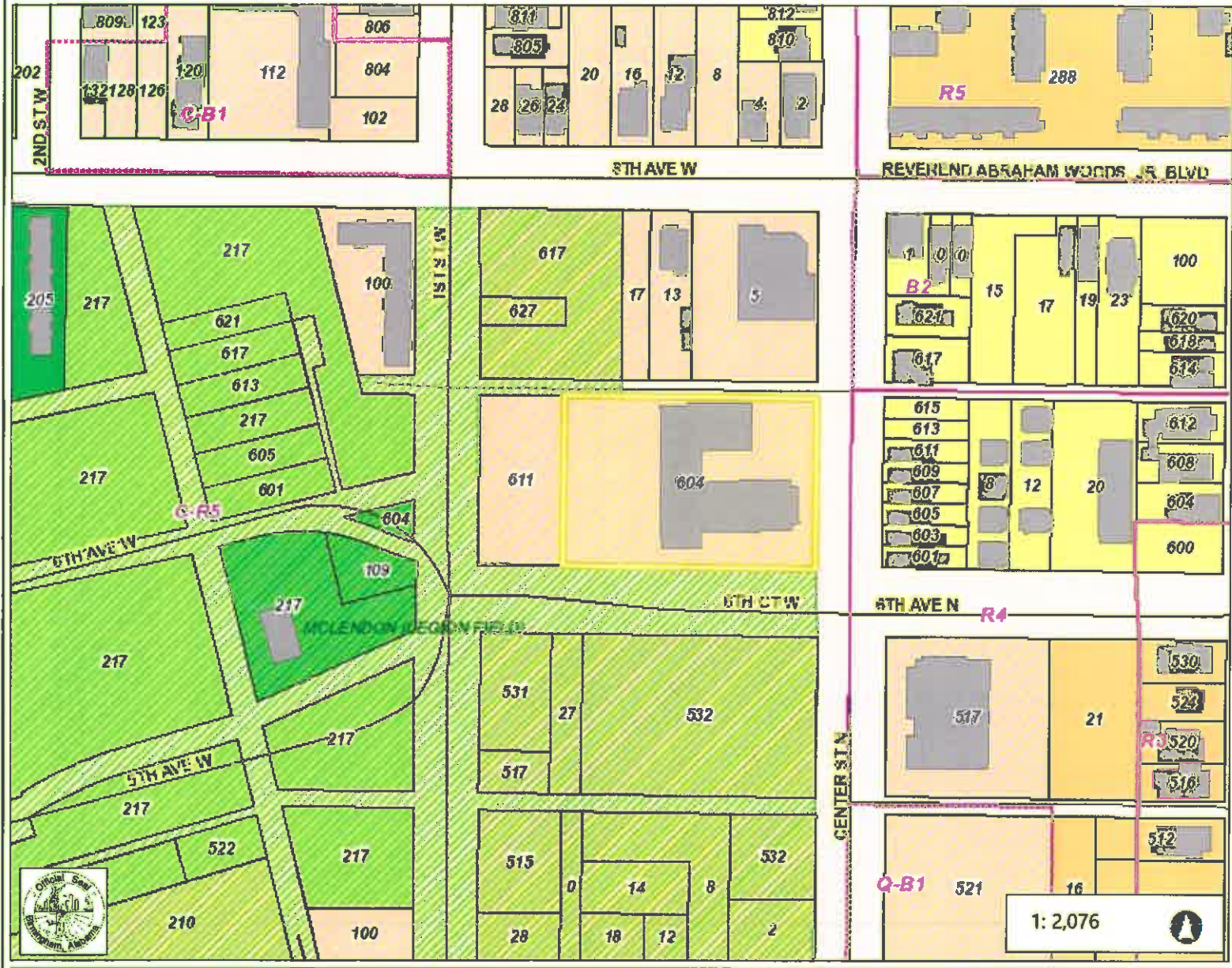
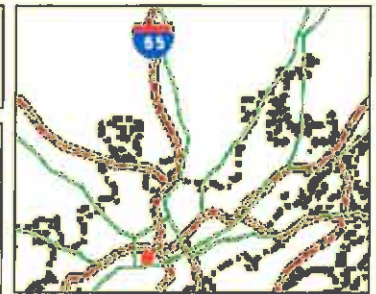


The City of Birmingham makes no warranty, expressed or implied, as to the accuracy of the information represented herein. This map is a user generated static output from an internet mapping site and is for general reference only.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

1: 2,076

600 Center St N ALU



Legend

- Centerline Labels
- Zoning Outline
- Railroad
- Alleys
- Local Roads
- Arterials
- County Highways
- State Highways
- US Highways
- Interstates
- Limited Access
- Ramp
- Buildings
- Hydrology Lines
- Hydrology Areas
- Parcels
- City Parks
- Airport

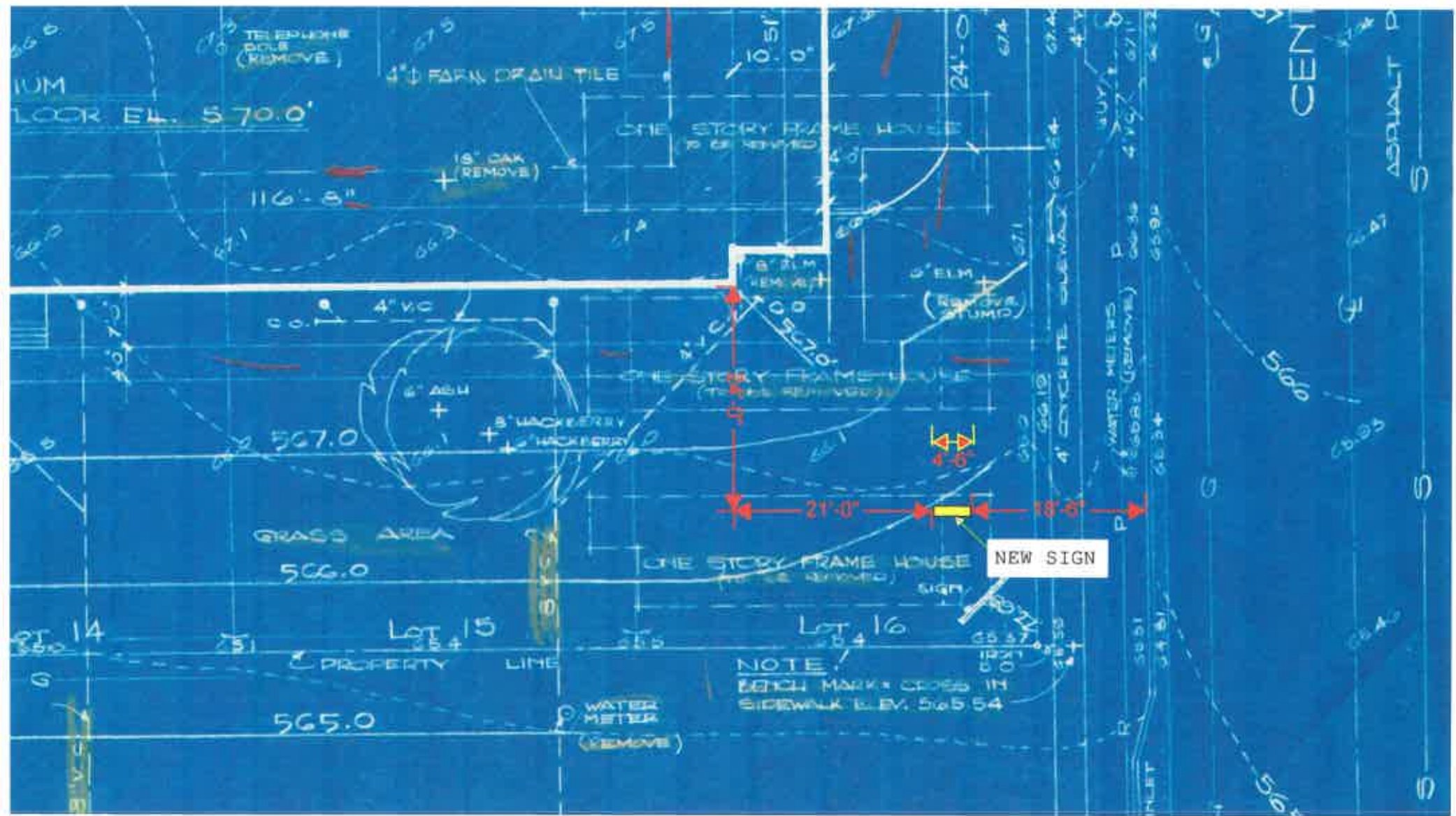
Adopted LandUse Plan

- Residential-Low
- Residential-Medium
- Residential-High
- Neighborhood Commercial
- General Commercial
- MXU-Low
- MXU-Medium

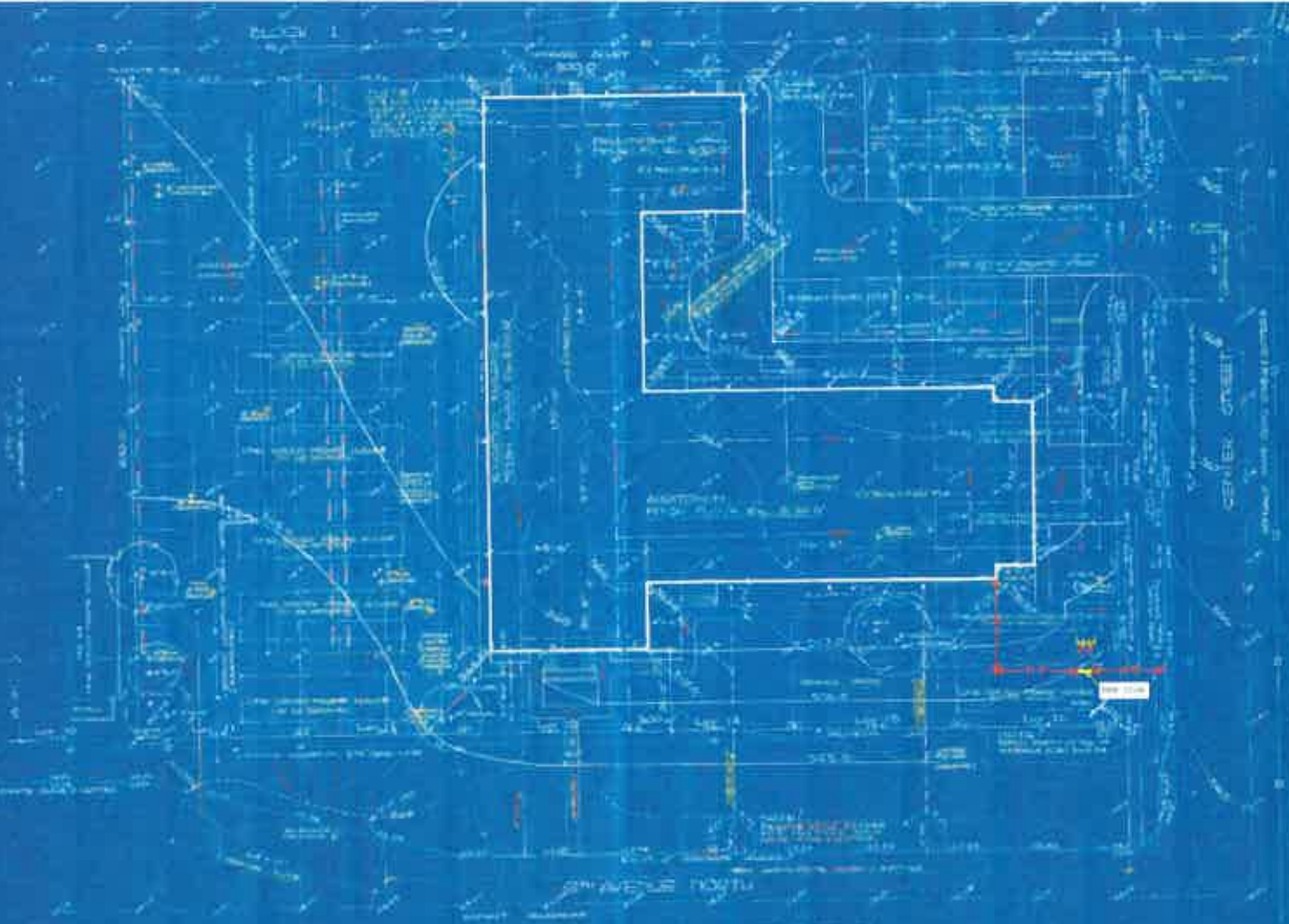
Notes



The City of Birmingham makes no warranty, expressed or implied, as to the accuracy of the information represented herein. This map is a user generated static output from an internet mapping site and is for general reference only.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



SECTION
TYPICAL CURB
& GUTTER DETAIL



CONCRETE
KUMPER

CONCRETE

CONCRETE
CURB

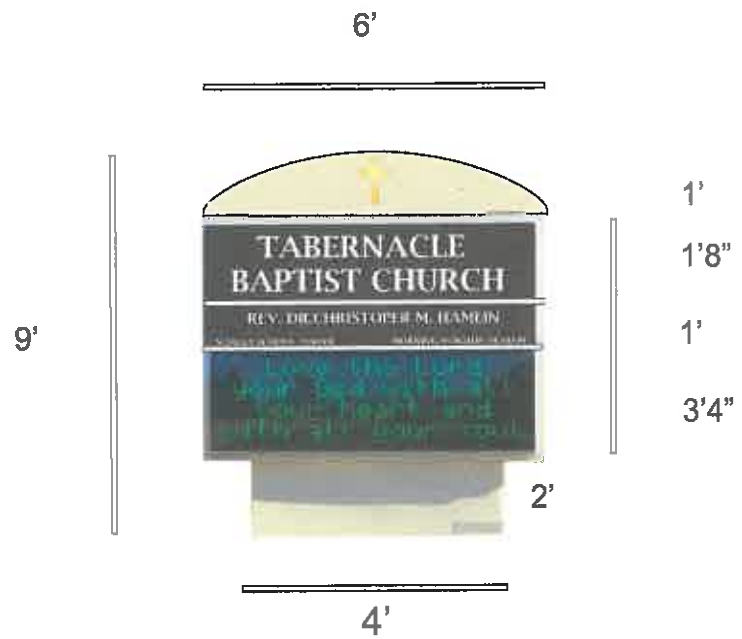


CRIBBING & BARRY
2015 11 10 11:44 AM 11:44 AM 11:44 AM
11:44 AM 11:44 AM 11:44 AM

PLOT PLAN

SECTION 10
CONCRETE
KUMPER

134	TRINITY BAPTIST CHURCH
1-10	11 11 11 11 11 11 11 11 11 11
11 11	11 11 11 11 11 11 11 11 11 11



Five Points South

ZBA2019-00004

Request: Variance
Applicant: Dan Fritts
Owner: Allied Realty
Site Address: 1301 17th Ave S
Zip Code: 35205
Description: Variance to allow a multi-family dwelling development to have approximately 1,433 SF of lot area per family (18 units) instead of the minimum required lot area per family of 2,000 SF pursuant to Title 2, Chapter 1, Article I, Section 7, Subsection 3
Property Zoned: CR5 Contingency Multiple Dwelling District
Parcel Information: Parcel #012900122008006000, NW ¼ of Section 12, Township 18 S, Range 3 W

Variance

The applicant is requesting a variance to allow 1,433 SF of lot area per family dwelling unit instead of the minimum required lot area of 2,000 SF for a proposed 18 unit multiple family dwelling development at 1301 17th Ave S.

Neighborhood

The applicant is scheduled to attend the Five Points South Neighborhood Association meeting on February 25th.

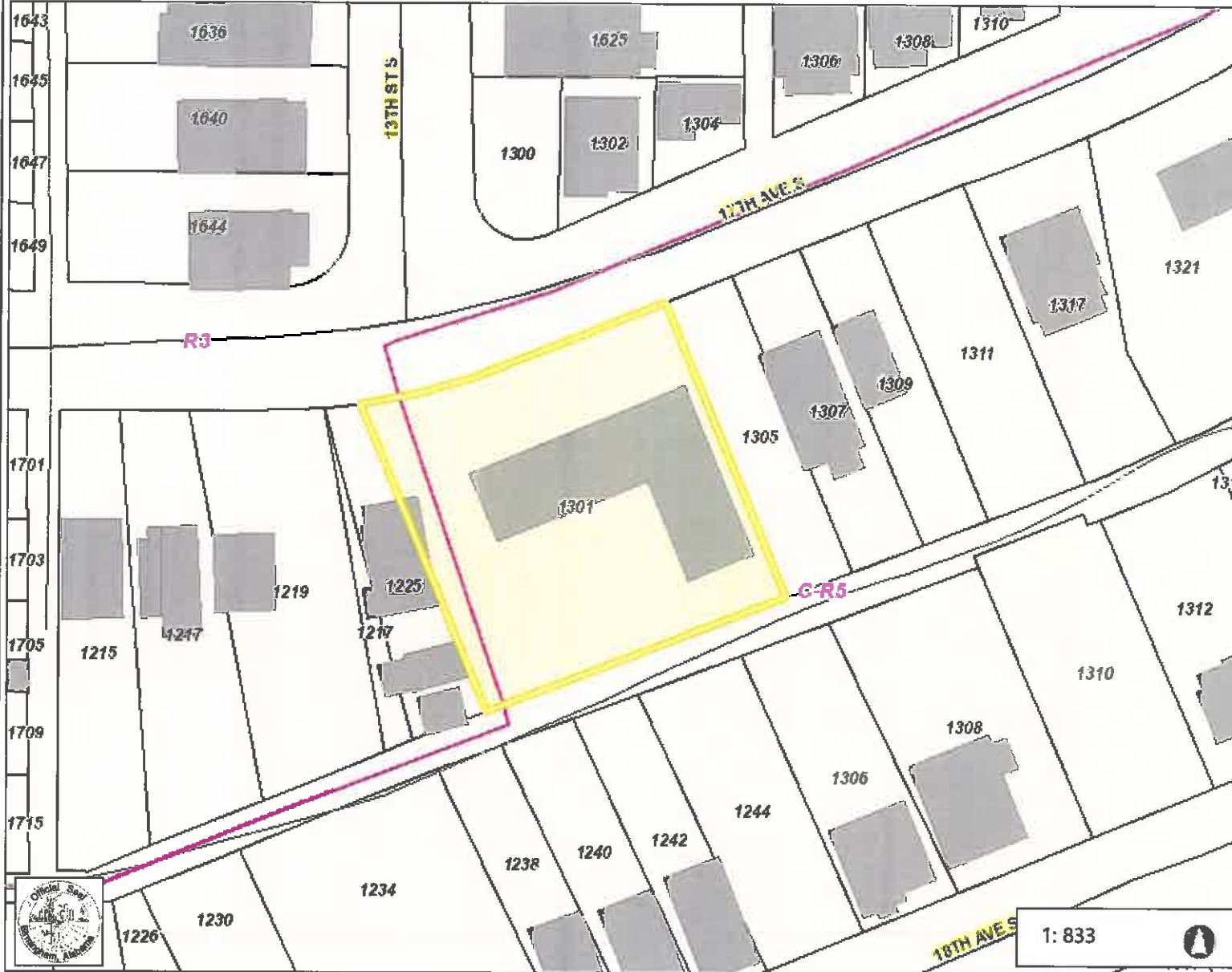
Applicant's Justification

The applicant stated that the subject location of 1301 and 1305 17th Ave S have existing topography issues that consist of extremely steep grades in place of retaining walls and a graded parking pad from a previous burned development. Adding to the constraints of existing walls and steep topography, the site has very limiting subsurface conditions with large amounts of bedrock just below grade. The applicant also stated that the steep conditions of the site are not conducive to families who would typically be utilizing two and three bedroom units. Therefore the applicant is proposing to build the multi-family development with only one-bedroom units.

Staff Recommendation

Staff does not feel that the applicant provided evidence that meets the variance standards of review demonstrating a hardship that would require more units per lot area than is required by the ordinance (meaning 12 units could be built on this site and no variance would be required) and as such this request should be **DENIED**. If the Board chooses to grant the request it should be subject to the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. Applicant must obtain all permits associated with the approval of this request within two years from the date of approval.
3. Approval based on site plan as submitted.
4. Approval contingent upon successful resurvey of lot 1301 and 1305 approved by the Subdivision Committee of the city of Birmingham.



Legend

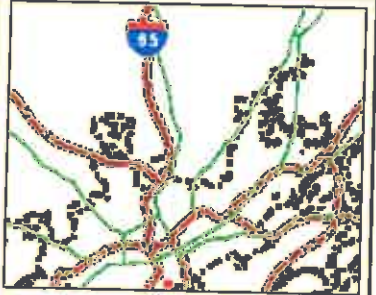
- Centerline Labels
- Zoning Outline
- Railroad
- Alleys
- Local Roads
- Arterials
- County Highways
- State Highways
- US Highways
- Interstates
 - Limited Access
 - Ramp
- Buildings
- Hydrology Lines
- Hydrology Areas
- Parcels
- City Parks
- Airport
- City Limits (solid)



138.8 0 69.40 138.8 Feet

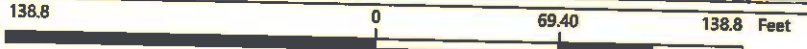
The City of Birmingham makes no warranty, expressed or implied, as to the accuracy of the information represented herein. This map is a user generated static output from an internet mapping site and is for general reference only.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Legend

- Centerline Labels
- Zoning Outline
- Railroad
- Alleys
- Local Roads
- Arterials
- County Highways
- State Highways
- US Highways
- Interstates
 - Limited Access
 - Ramp
- Buildings
- Hydrology Lines
- Hydrology Areas
- Parcels
- City Parks
- Airport
- Adopted LandUse Plan
 - Residential-Low
 - Residential-Medium
 - Residential-High
 - Neighborhood Commercial
 - General Commercial
 - MXU-Low
 - MXU-Medium

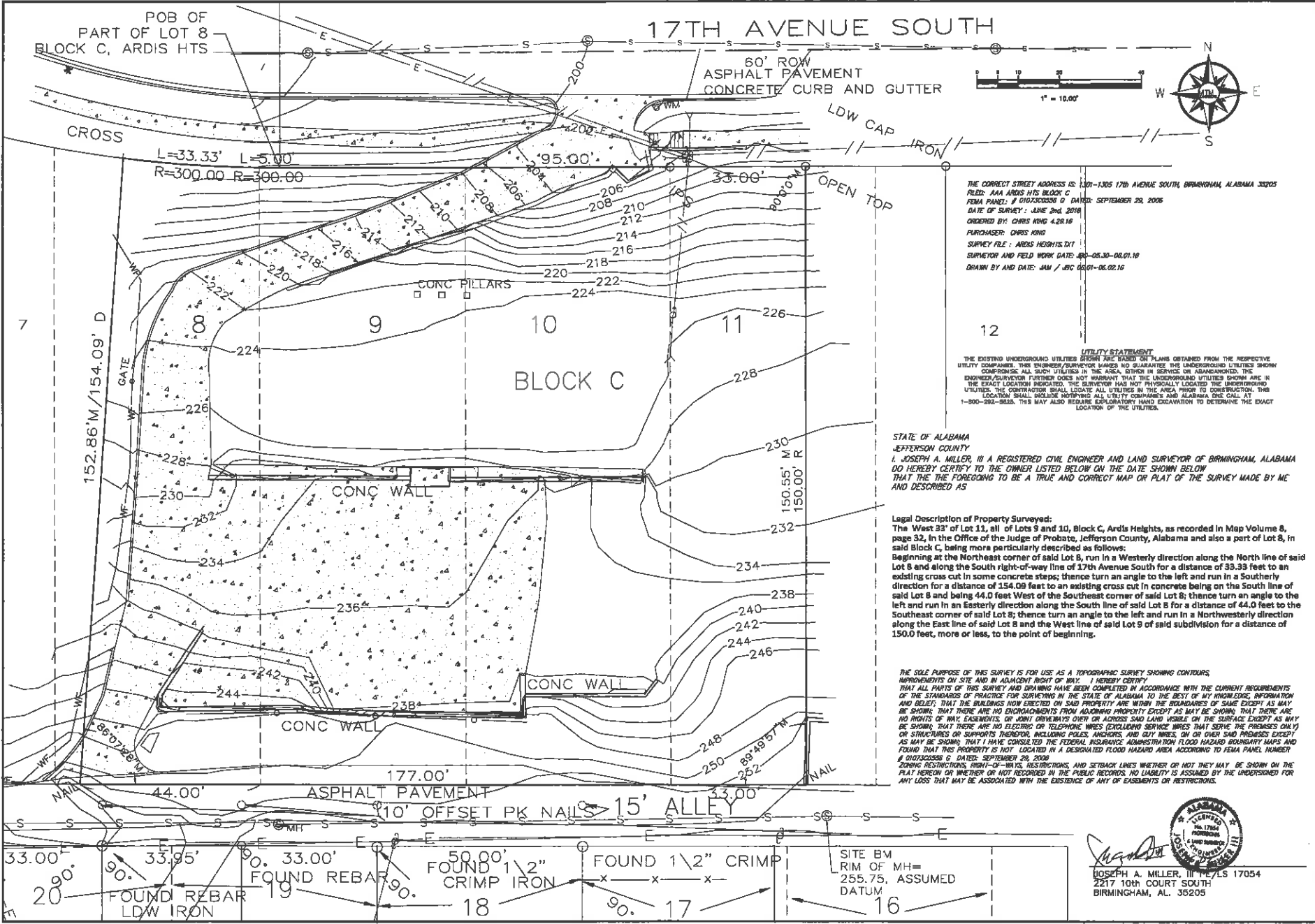


1: 833



The City of Birmingham makes no warranty, expressed or implied, as to the accuracy of the information represented herein. This map is a user generated static output from an internet mapping site and is for general reference only.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



THE CORRECT STREET ADDRESS IS: 1301-1305 17TH AVENUE SOUTH, BIRMINGHAM, ALABAMA 35205
 FILED: 844 ARDIS HTS BLOCK C
 FEMA PANEL: # 0107300256 G DATED: SEPTEMBER 28, 2006
 DATE OF SURVEY: JUNE 2nd, 2010
 ORDERED BY: CHRIS KING 4.28.10
 PURCHASER: CHRIS KING
 SURVEY FILE: ARDIS HEIGHTS.DT1
 SURVEYOR AND FIELD WORK DATE: 08-05-30-06.01.10
 DRAWN BY AND DATE: JAM / JBC 06.01-06.02.10

UTILITY STATEMENT
 THE EXISTING UNDERGROUND UTILITIES SHOWN ARE BASED ON PLANS OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THIS ENGINEER/SURVEYOR MAKES NO GUARANTEE OF THE UNDERGROUND UTILITIES SHOWN EXCEPT AS NOTED. THE ENGINEER/SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE ENGINEER/SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL LOCATE ALL UTILITIES IN THE AREA PRIOR TO CONSTRUCTION. THIS LOCATION SHALL INCLUDE WATER AND GAS. THE CONTRACTOR SHALL CALL AT 1-800-282-9838. THIS MAY ALSO REQUIRE EXPLORATORY HAND EXCAVATION TO DETERMINE THE EXACT LOCATION OF THE UTILITIES.

STATE OF ALABAMA
 JEFFERSON COUNTY
 I, JOSEPH A. MILLER, III A REGISTERED CIVIL ENGINEER AND LAND SURVEYOR OF BIRMINGHAM, ALABAMA DO HEREBY CERTIFY TO THE OWNER LISTED BELOW ON THE DATE SHOWN BELOW THAT THE FOREGOING TO BE A TRUE AND CORRECT MAP OR PLAT OF THE SURVEY MADE BY ME AND DESCRIBED AS

Legal Description of Property Survey:
 The West 33' of Lot 11, all of Lots 9 and 10, Block C, Ardis Heights, as recorded in Map Volume 8, page 32, in the Office of the Judge of Probate, Jefferson County, Alabama and also a part of Lot 8, in said Block C, being more particularly described as follows:
 Beginning at the Northeast corner of said Lot 8, run in a Westerly direction along the North line of said Lot 8 and along the South right-of-way line of 17th Avenue South for a distance of 33.33 feet to an existing cross cut in some concrete steps; thence turn an angle to the left and run in a Southerly direction for a distance of 154.09 feet to an existing cross cut in concrete being on the South line of said Lot 8 and being 44.0 feet West of the Southeast corner of said Lot 8; thence turn an angle to the left and run in an Easterly direction along the South line of said Lot 8 for a distance of 44.0 feet to the Southeast corner of said Lot 8; thence turn an angle to the left and run in a Northwesterly direction along the East line of said Lot 8 and the West line of said Lot 9 of said subdivision for a distance of 150.0 feet, more or less, to the point of beginning.

THE SOLE PURPOSE OF THIS SURVEY IS FOR USE AS A TOPOGRAPHIC SURVEY SHOWING CONTOURS, IMPROVEMENTS ON SITE AND IN ADJACENT RIGHT OF WAY. I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; THAT THE BUILDINGS NOW ERECTED ON SAID PROPERTY ARE WITHIN THE BOUNDARIES OF SAID EXCEPT AS MAY BE SHOWN; THAT THERE ARE NO ENCROACHMENTS FROM ADJACENT PROPERTY EXCEPT AS MAY BE SHOWN; THAT THERE ARE NO RIGHTS OF WAY, EASEMENTS, OR JOINT DRIVEWAYS OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE EXCEPT AS MAY BE SHOWN; THAT THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING SERVICE WIRES THAT SERVE THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS THEREOF, INCLUDING POLES, ANCHORS, AND GUY WIRES, ON OR OVER SAID PREMISES EXCEPT AS MAY BE SHOWN; THAT I HAVE CONSULTED THE FEDERAL BUREAU OF INVESTIGATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FEMA PANEL NUMBER # 0107300256 G DATED: SEPTEMBER 28, 2006
 ZONING RESTRICTIONS, FRONT-OF-YARD SETBACKS, AND SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS, NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY OF EASEMENTS OR RESTRICTIONS.

JOSEPH A. MILLER, III
 17754
 2217 10th COURT SOUTH
 BIRMINGHAM, AL. 35205

M T M
ENGINEERS, INC.
 CONSULTING ENGINEERS—LAND SURVEYORS
 2217 10th COURT SOUTH, BIRMINGHAM, AL. 35205
 TELEPHONE (205) 961-0114

M T M

PART OF LOT 8, LOT 9, LOT 10 AND PART OF 11
 BLOCK C ARDIS HEIGHTS
 SITUED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 18 SOUTH,
 RANGE 3 WEST, JEFFERSON COUNTY, ALABAMA

REVISIONS	DATE	BY	REASON

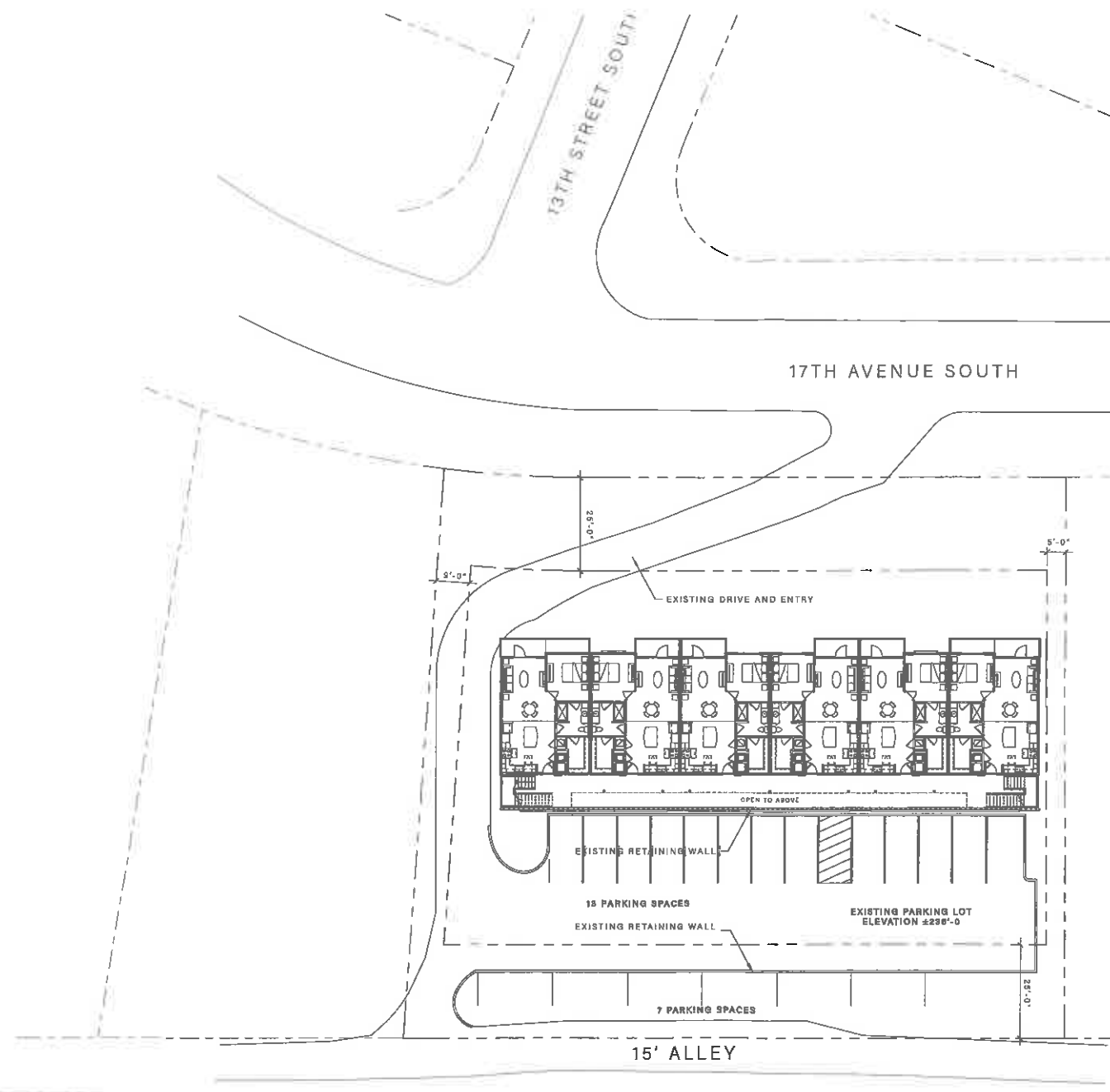
JOB NO. _____
 FILE NAME: 844 ARDIS HEIGHTS BLOCK C
 DATE: JUNE 28, 2010
 DRAWN: JAM/JBC
 CHECKED: JAM/IL
 SCALE: AS SHOWN
 SHEET: 1

SKYVIEW APARTMENTS

BIRMINGHAM, ALABAMA

JANUARY 16, 2019





LOT INFORMATION:
 ZONING: CR-6
 LOT AREA: 825,822 SF

17TH AVE - ALLIED SKYVIEW MULTIFAMILY			
PRELIMINARY SITE SUMMARY			
ZONING	PREVIOUS DEVELOPMENT	CURRENT ZONING	PROPOSED DEVELOPMENT
	UNKNOWN	R-5	R-6
NUMBER OF UNITS (BY UNIT TYPE AND LOT AREA)	21 (17 1-BED UNITS, 4 2-BED UNITS)	104	56 (5 1-BED UNITS)
PARKING REQUIREMENTS	UNKNOWN	1 PER 1 BED, 1.5 PER 2 BED+	1 PER 1 BED
MINIMUM HEIGHT	UNKNOWN	35 FT	35 FT 5.0"
SETBACKS- FRONT	UNKNOWN	25 FT	40' 30"
REAR	UNKNOWN	25 FT	50' 0"
SIDE	UNKNOWN	5 FT MIN. ONE SIDE, 84 FT TOTAL	5 FT, ONE SIDE 30' 7" ONE SIDE

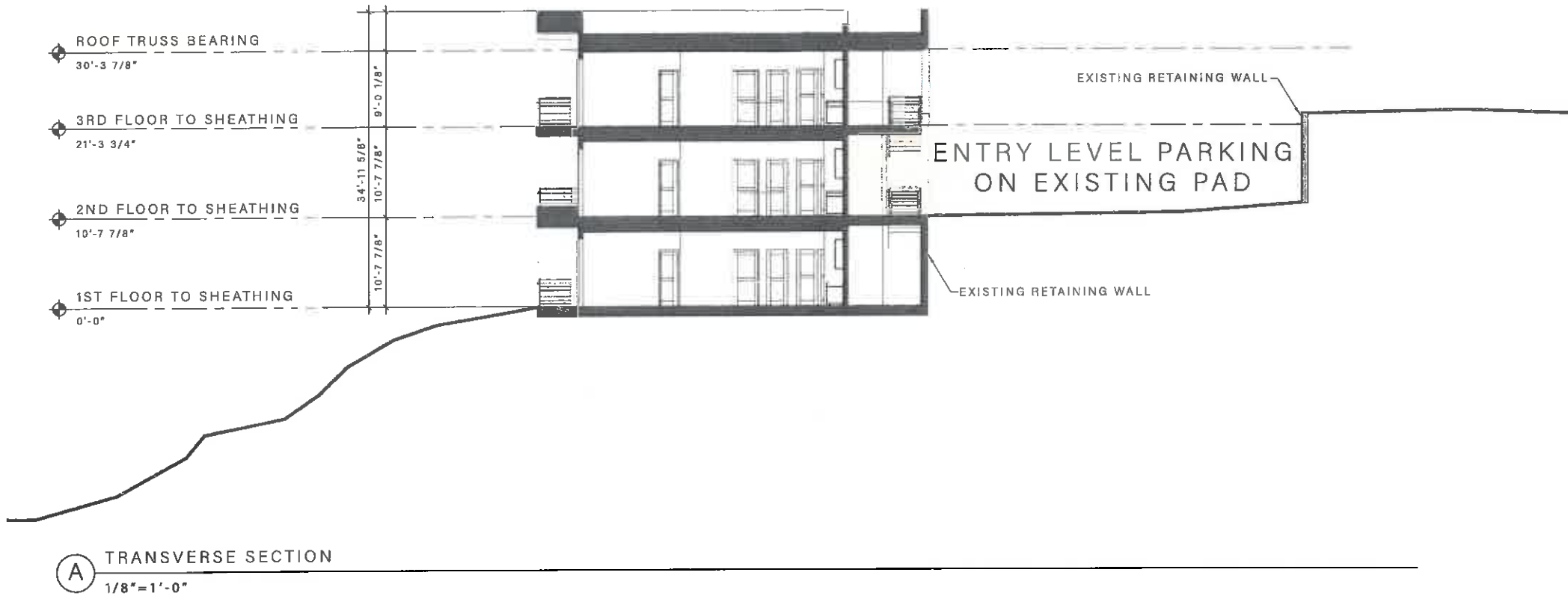
1 SITE PLAN
 1"=20'-0"



SITE PLAN

ALLIED 17TH AVE. SKYVIEW APARTMENTS
 BIRMINGHAM, ALABAMA
 JANUARY 16, 2010





SECTION A

ALLIED 17TH AVE. SKYVIEW APARTMENTS
 BIRMINGHAM, ALABAMA
 JANUARY 16, 2010





EXISTING
CONDITIONS

ALLIED 17TH AVE. SKYVIEW APARTMENTS
BIRMINGHAM, ALABAMA
JANUARY 16, 2010

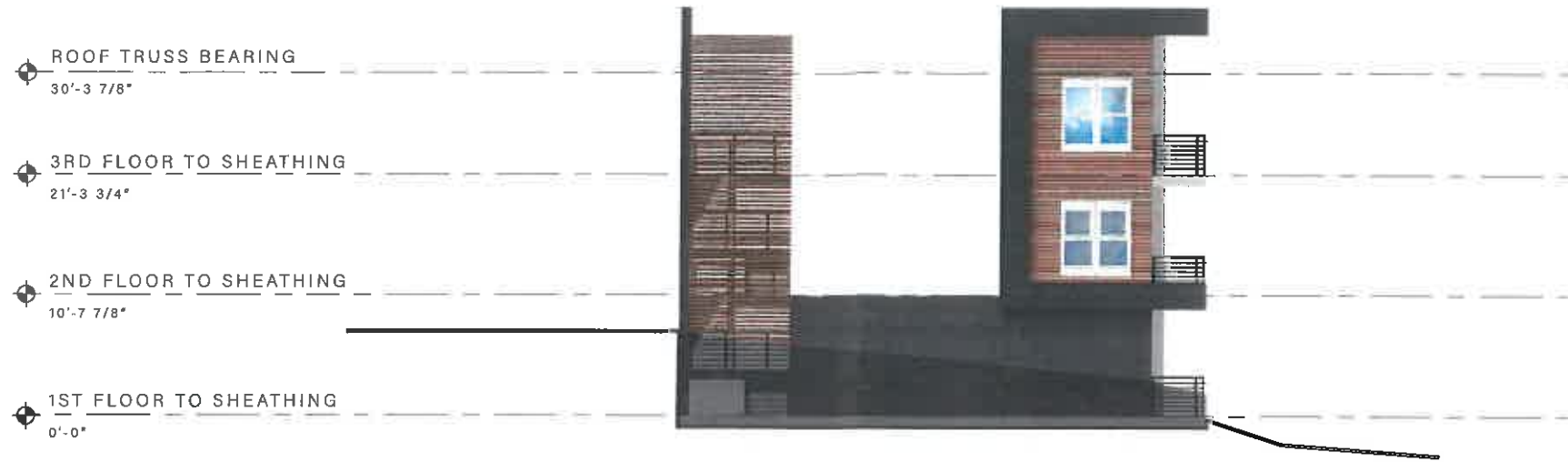
5D FIFTH
DIMENSION
ARCHITECTURE & INTERIORS LLC



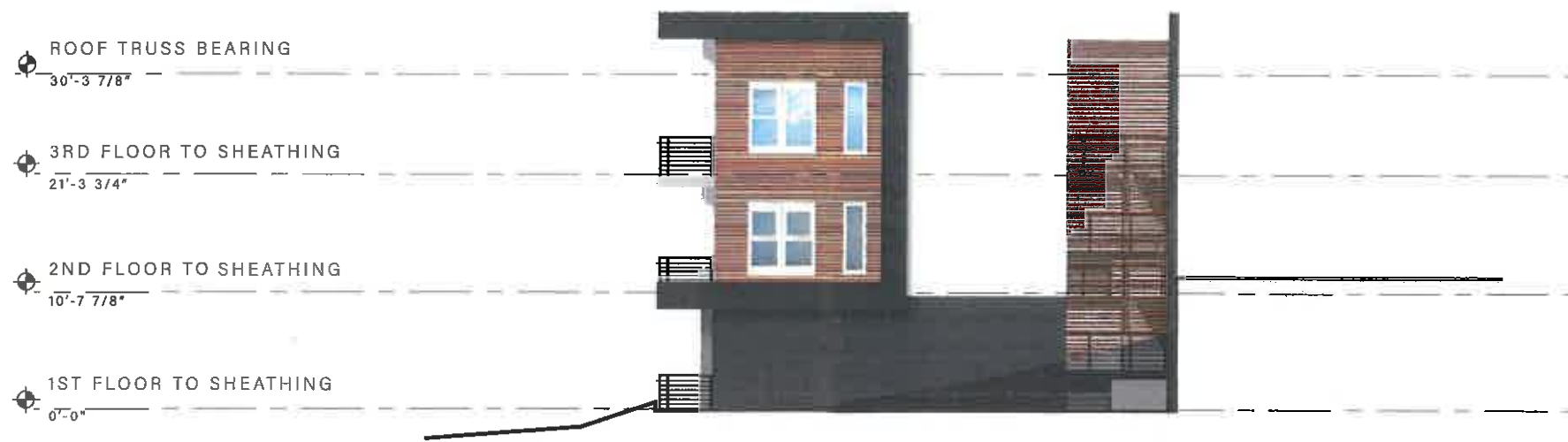
2 NORTH ELEVATION
1/8"=1'-0"



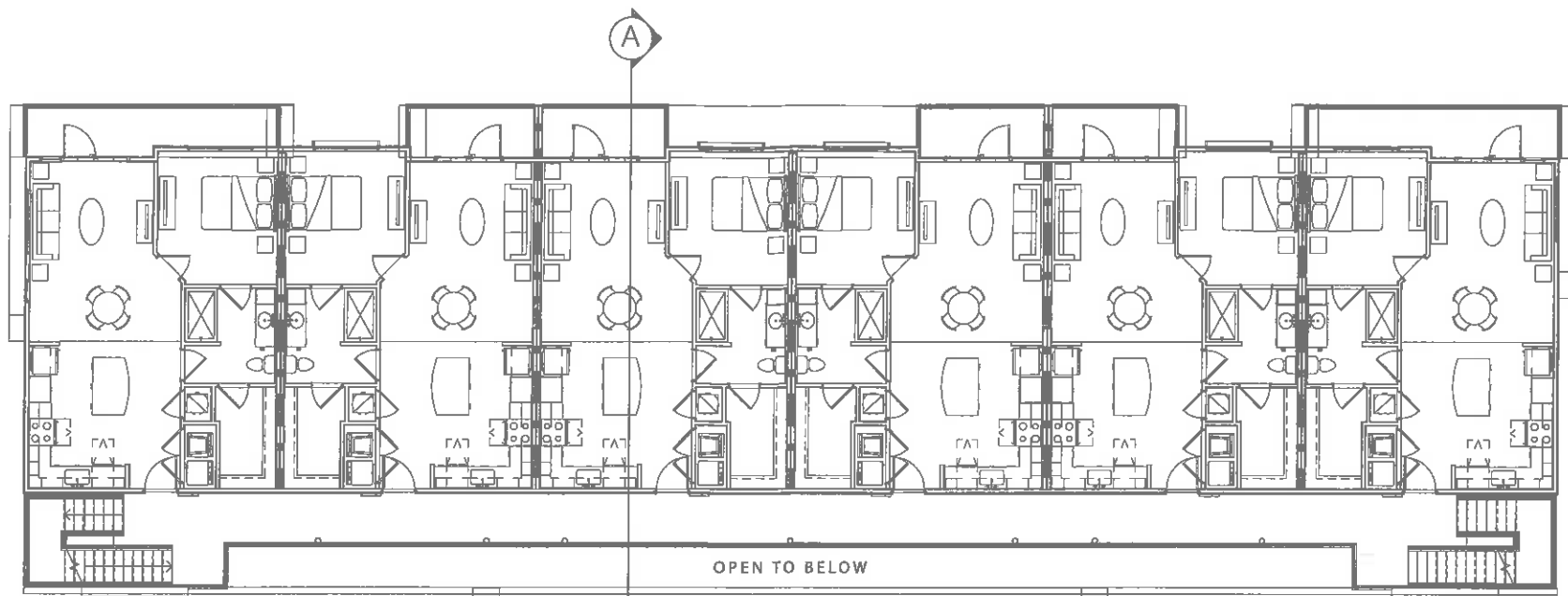
1 SOUTH ELEVATION
1/8"=1'-0"



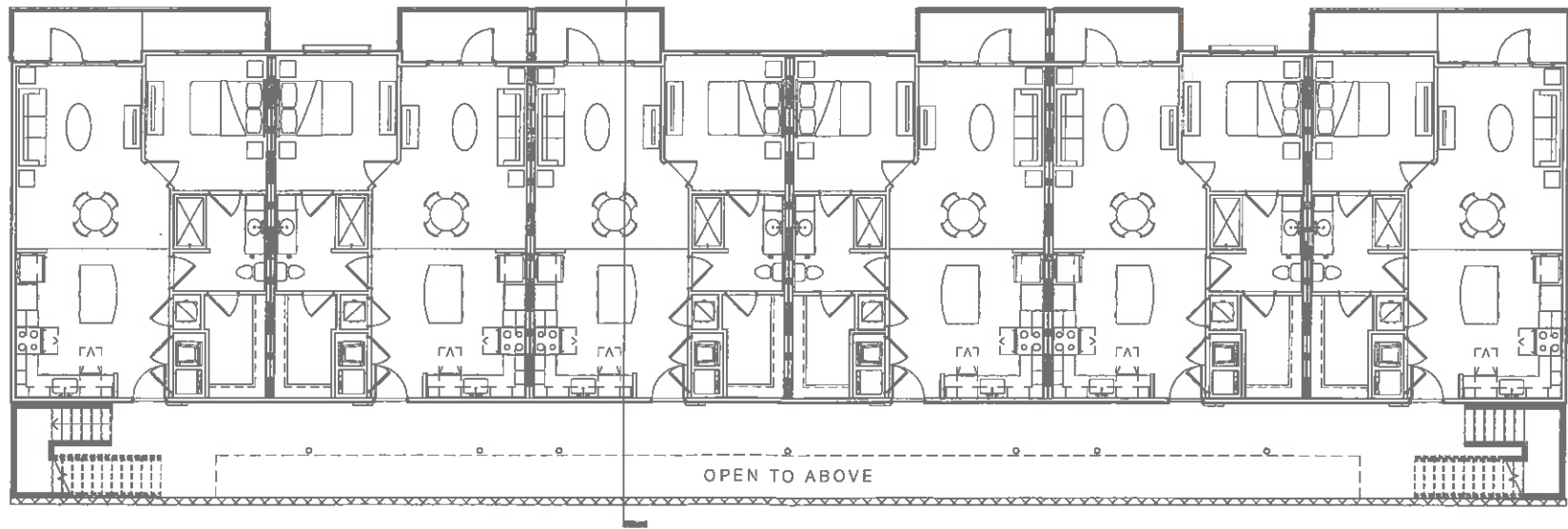
4 EAST ELEVATION
1/8" = 1'-0"



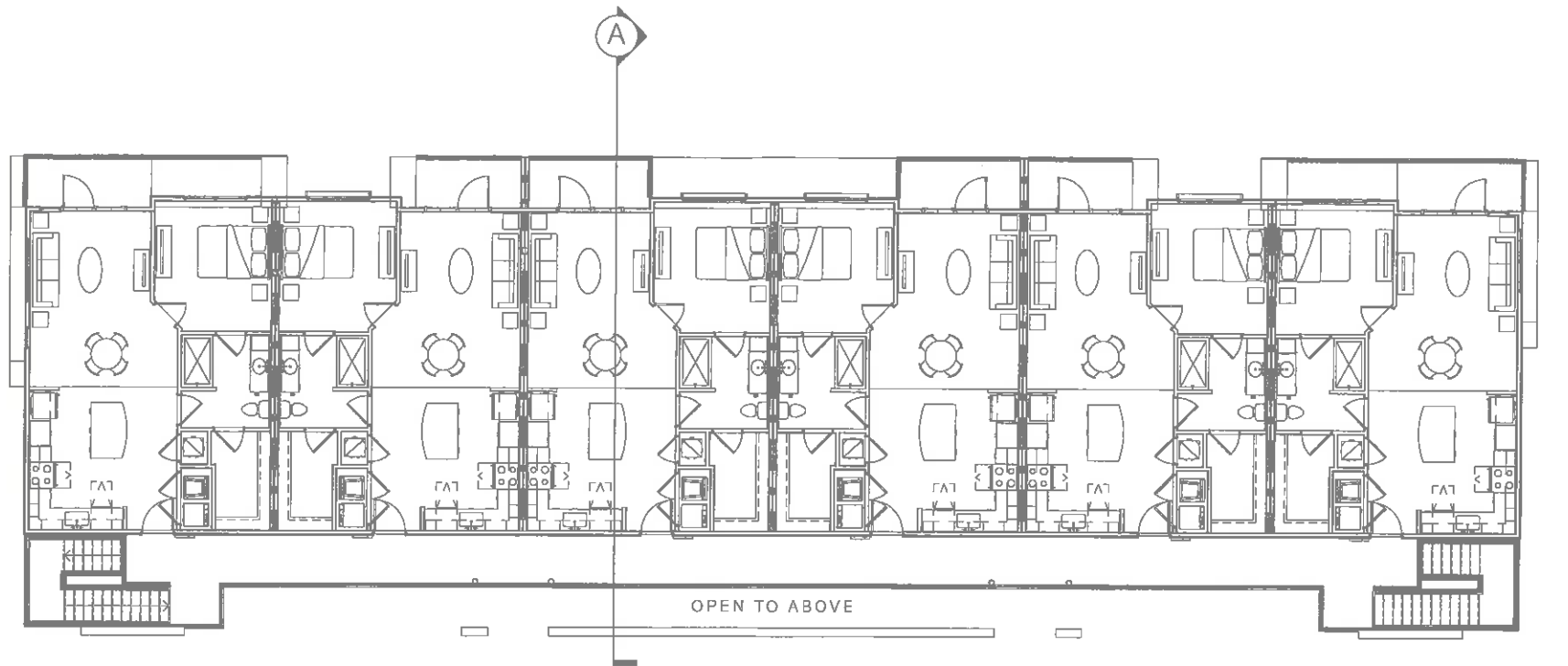
3 WEST ELEVATION
1/8" = 1'-0"



2 SECOND FLOOR PLAN
1/8" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0"



3 THIRD FLOOR PLAN
1/8"=1'-0"



January 16, 2019

City of Birmingham
710 20th Street N
Birmingham, AL 35203

RE: 1301 & 1305 17th Avenue South Multifamily

To Whom it may concern,

We are pleased to submit to you the drawings, and other required paperwork for the requested variance on the Skyview Development. The existing topography of both 1301 and 1305 17th avenue south consist of extremely steep grades in place of retaining walls and a graded parking pad from a previous development which burned down several years back. Adding to the constraints of existing walls and steep topography, this site has very limiting subsurface conditions with large amounts of bedrock just below grade. It should be noted that this site also falls within the slide zone as is much of this neighborhood. To provide further detail, this site slopes from 17th Avenue to the alley between 17th and 18th Avenue up approximately 50 feet. The bedrock is located between 2-6 feet beneath the surface of the existing parking slab and existing building slabs. The existing drive and retaining walls are the only feasible means of access and parking as they sit today.

Due to the constraints of the site, we would like to request a variance for the number of units allowed per lot area. The steep conditions of our site are not conducive to families who would typically be utilizing two- and three-bedroom units. Therefore, we are proposing to construct all one-bedroom units on the site. With the combination of minimizing the footprint, and the existing site conditions, it would be practically impossible to design a building consisting of two- and three-bedroom units on this site, due to the necessity for each bedroom having windows. It is our goal to provide a multifamily development with only one-bedroom units, which is clearly not an increase in density as the number of bedrooms and number of occupants would be 18. The potential for a conforming project could easily have significantly more bedrooms and occupants, which would have a significantly greater impact on the neighborhood. We believe this proposed configuration is appropriate for the challenging complexities of the site, and appropriate for the demographic navigating its topography on a daily basis. Additionally, this proposed density is more conducive to this site and is constant with the spirit of the zoning ordinance and its intentions.

If I can answer any further questions regarding the site, please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Fritts', written over a horizontal line.

Dan Fritts
LEED AP, NCARB
President
Fifth Dimension Architecture & Interiors, llc

ATLANTA | AUSTIN | BIRMINGHAM | ORLANDO

5DA-I.COM



Skyview Apartments Zoning Overview

Lot Area Summary

Lot 1301 = ±20,800 SF
Lot 1305 = ±5,000 SF
Total =±25,800 SF – proposed combined lot area

Historical Summary

Lot 1301- The original development was only located on lot 1301 which was destroyed by fire. This development consisted of 21 units; which was (17) 1-bedroom units and (4) 2-bedroom units. This was a total of 25 bedrooms.

Lot 1305- This is an undeveloped lot that has been purchased and intended to be combined with Lot 1301 for this proposed project.

Both Lot 1301 & 1305 are limited due to the existing topography constraints.

Proposed Development Required with Current Zoning Development

Under the current zoning ordinance with the proposed combination of Lots 1301 & 1305, this would allow (12.9) units to be constructed.

±25,800 SF lot area / 2,000 SF per unit = 12.9 units

12.9 units total

	<u>PREVIOUS DEVELOPMENT</u>	<u>CURRENT ZONING</u>	<u>PROPOSED DEVELOPMENT</u>
ZONING	UNKNOWN	R-5	R-5
NUMBER OF UNITS (1 UNIT / 2000 PER LOT AREA)	21 (17 1 BED UNITS, 4 2 BED UNITS)	12.9 ALLOWED	18 (1 BED UNITS)
PARKING REQUIREMENTS	UNKNOWN	1 PER 1 BED, 1.5 PER 2 BED +	1 PER 1 BED
BUILDING HEIGHT	UNKNOWN	35 FT	34' 11 5/8"
SETBACKS: FRONT	UNKNOWN	25 FT	43' 10"
REAR	UNKNOWN	25 FT	59' 6"
SIDE	UNKNOWN	5 FT MIN. ONE SIDE, 14 FT TOTAL	5 FT, ONE SIDE; 16' 7" ONE SIDE

Five Points South

ZBA2019-00011

Request: Modification
Applicant: Wesley Vaughn
Owner: Southside Partners LLC
Site Address: 1024 20th St S
Zip Code: 35205
Description: Modification to allow 0 off-street parking spaces instead of the required 20 off-street parking spaces pursuant to Title 1, Chapter 9, Article VI, Section 6.A.3
Property Zoned: B3 Community Business District
Parcel Information: Parcel #012900011011013000, NE ¼ of Section 01, Township 18 S, Range 3 W

Modification

The applicant is requesting a variance to allow 0 off-street parking spaces instead of the required 20 off-street parking spaces for a restaurant and bar located at 1024 20th St S.

Neighborhood

The applicant is scheduled to attend the Five Points South Neighborhood Association meeting on February 25th.

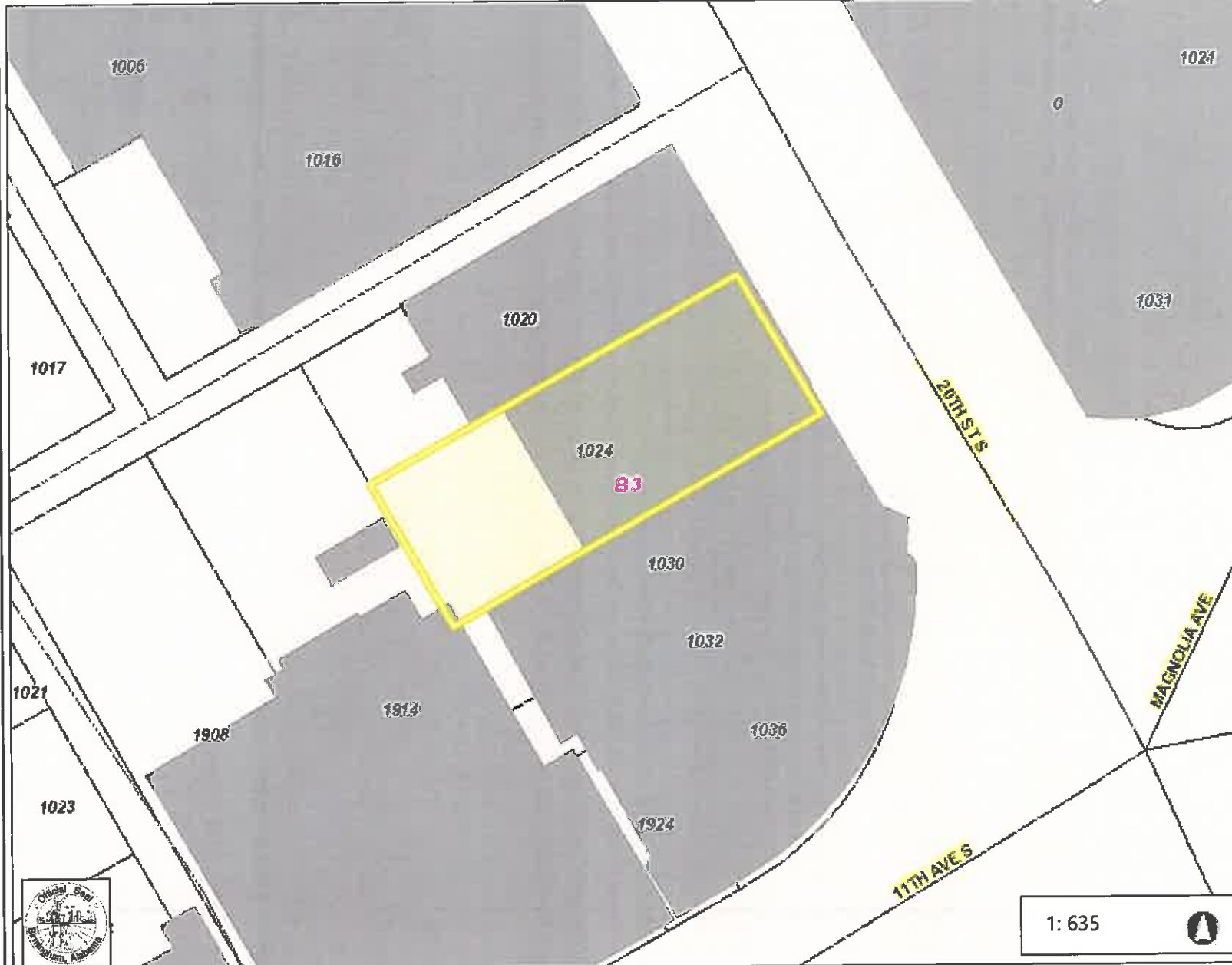
Applicant's Justification

The applicant stated that the building sits on the lot lines leaving no room for the creation off-street parking on this site. The applicant provided documentation that stated that the Five Points South deck has 240 spaces and is within 300 feet of the subject property and there are 463 on-street parking spaces within 1,320 feet of the subject location for a total of 703 public on-street and deck parking spaces.

Staff Recommendation

Staff believes that the applicant has provided sufficient evidence to support the request. The amount of public parking, both on-street and in a public deck, seems adequate to support the use's required parking. Therefore, staff believes this request does have merit for approval and as such, should be **GRANTED** subject to the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. Applicant must obtain all permits associated with the approval of this request within two years from the date of approval.
3. Approval based on site plan as submitted.

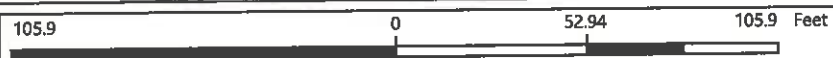


Legend

- Centerline Labels
- Zoning Outline
- Railroad
- Alleys
- Local Roads
- Arterials
- County Highways
- State Highways
- US Highways
- Interstates**
 - Limited Access
 - Ramp
- Buildings
- Hydrology Lines
- Hydrology Areas
- Parcels
- City Parks
- Airport
- City Limits (solid)

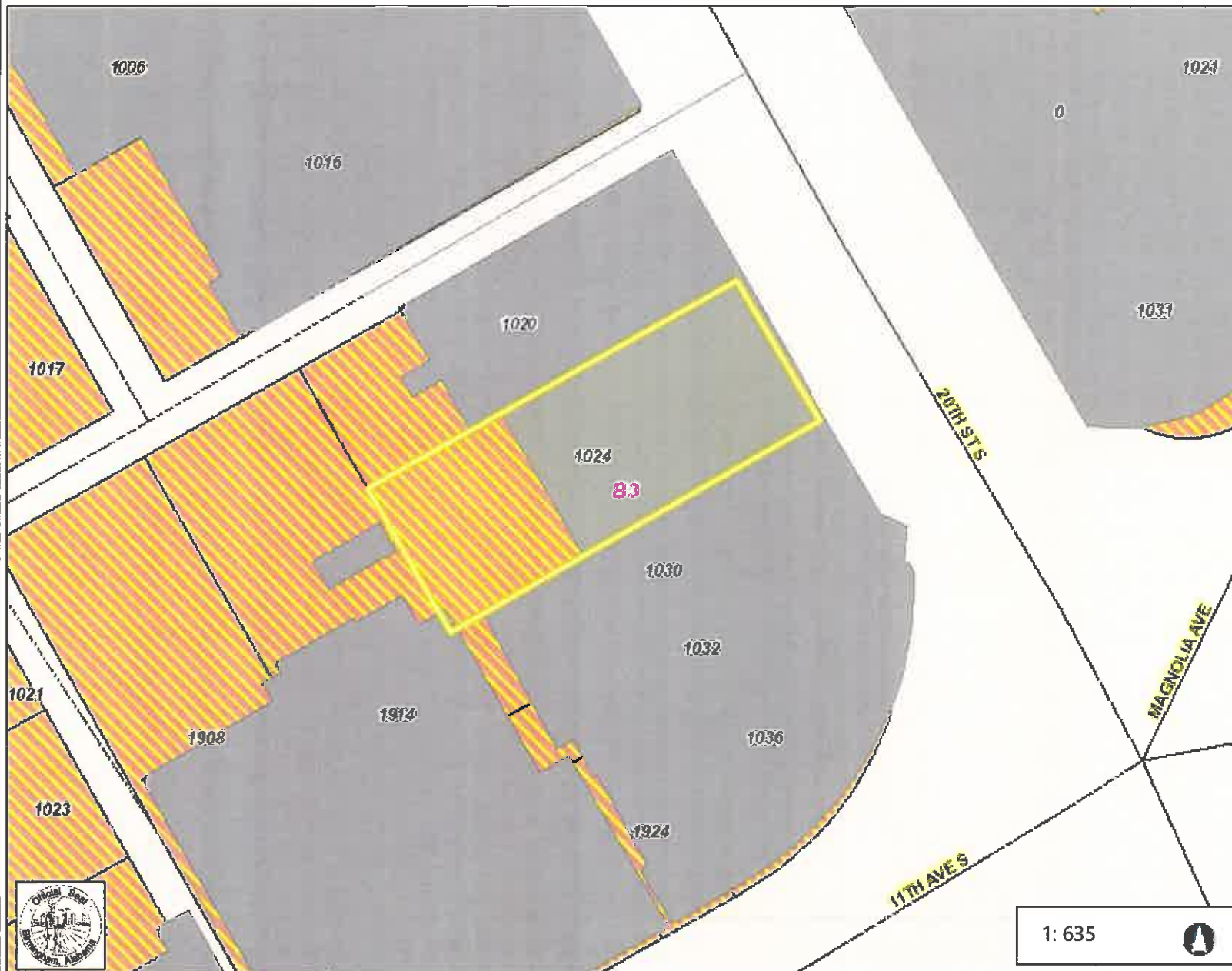


1: 635



The City of Birmingham makes no warranty, expressed or implied, as to the accuracy of the information represented herein. This map is a user generated static output from an internet mapping site and is for general reference only.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Legend

- Centerline Labels
- Zoning Outline
- Railroad
- Alleys
- Local Roads
- Arterials
- County Highways
- State Highways
- US Highways
- Interstates
 - Limited Access
 - Ramp
- Buildings
- Hydrology Lines
- Hydrology Areas
- Parcels
- City Parks
- Airport
- Adopted LandUse Plan
 - Residential-Low
 - Residential-Medium
 - Residential-High
 - Neighborhood Commercial
 - General Commercial
 - MXU-Low
 - MXU-Medium

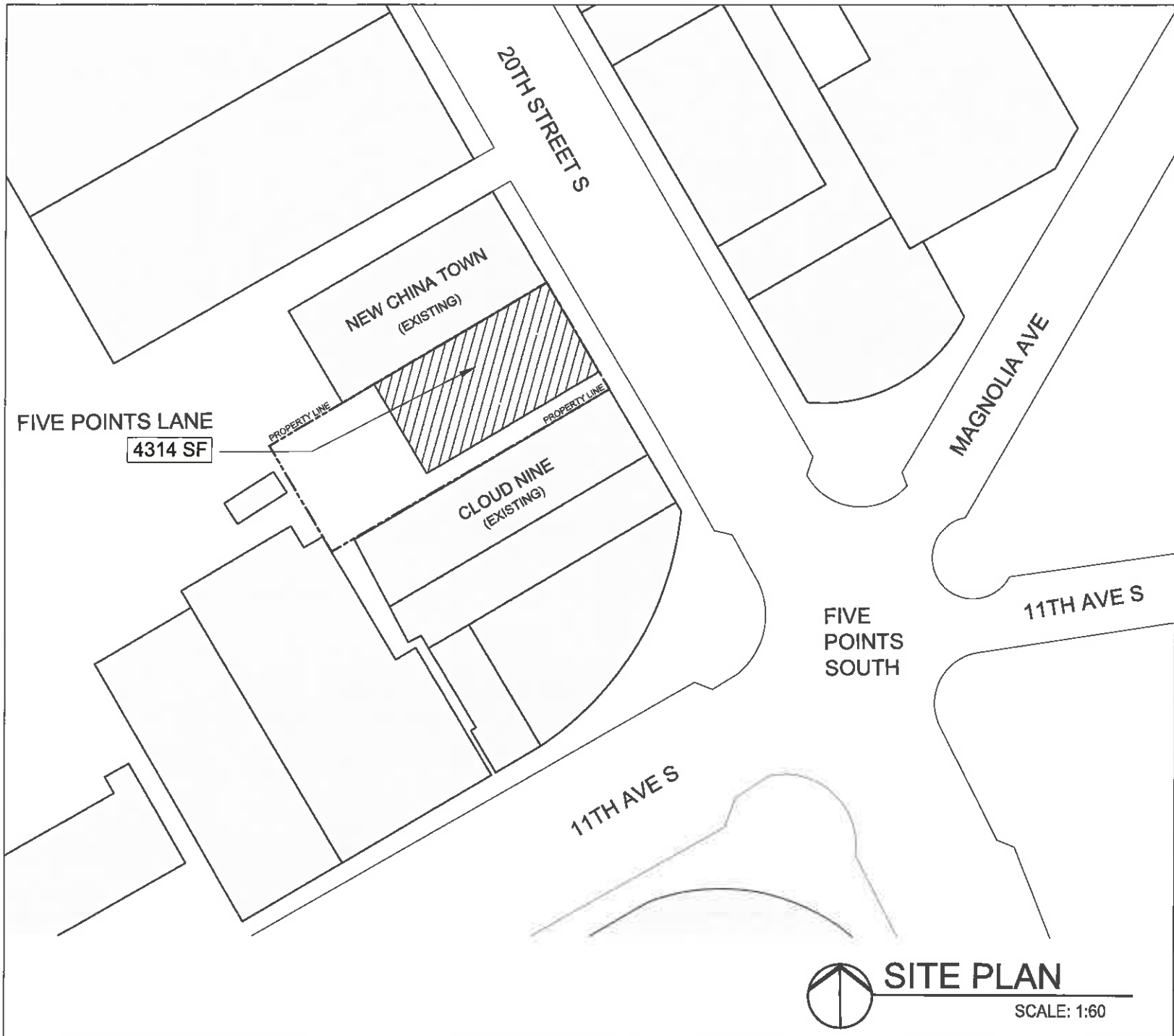


1: 635



The City of Birmingham makes no warranty, expressed or implied, as to the accuracy of the information represented herein. This map is a user generated static output from an internet mapping site and is for general reference only.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Poole & Co
architects

2 NORTH 20TH ST SUITE 1610
BIRMINGHAM, AL 35203
PHONE: (205) 326-2206
FAX: (205) 326-2201

PROJECT
1815
FIVE POINTS LANE
(FORMERLY BASE CAMP)

1024 20TH STREET SOUTH
BIRMINGHAM, AL 35205

DRAWING
SITE PLAN

DATE:
1/22/19

REFERENCE SHEET:
-

SKETCH:
-



SITE PLAN

SCALE: 1:60

**Parking Modification Request
Five Points Lane
1024 20th Street South**

To the Birmingham Zoning Board of Adjustment,

We, the owners of the property located at 1024 20th Street South in Birmingham, AL, request a Parking Modification to reduce the required parking from 20 spaces to zero (0) spaces.

Proposed

Use	Area		Parking Required
Restaurant	2,185 SF		22 spaces
Bar	896 SF		9 spaces
Restaurant	368 SF		4 spaces
Restaurant	865 SF		9 spaces
Subtotal			44 spaces
Reduction by half of requirement due to B-3 zoning			-22 spaces
Reduction by 10% due to available Public Transit within 1,000 feet			-2 spaces
Total Parking Required for Project			20 spaces

The physical characteristics of the property prevent us from satisfying our parking needs onsite. The building will sit immediately on the lot lines of the property, leaving no room for the creation of any off-street parking area for our restaurant and office tenant.

Our property is also well-situated with regards to proximity to transit options and public parking. The property is within 400 feet from the BJCTA Stop at 20th Street South and 10th Avenue South as well as the stop at 11th Avenue South and 19th Street South.

The recently redeveloped Five Points South Deck with 240 spaces is within 300 feet. An estimated 463 off-street parking spaces are within walking distance (1,320 / quarter mile) of the property. Thus, there is a total of 703 on-street and off-street spaces within walking distance of our property.

In the following pages, you will find additional supporting documentation regarding this request.



Estimated on-street parking

Available on-street parking in quarter-mile: 463 spaces

- 20th Street South; University to 14th Avenue South: 44
- 13th Avenue South; 19th Street South to Richard Arrington Blvd: 50
- 12th Avenue South; 18th Court South to 21st Pl South: 44
- 11th Avenue South; 17th Street South to Ireland Way: 120
- 10th Avenue South; 17th Street South to Richard Arrington Blvd: 85
- 9th Avenue South; 18th Street South to 22nd Street South: 31
- 18th Street South; 9th Avenue South to 12th Avenue South: 51
- 19th Street South; 9th Avenue South to 13th Avenue South: 38

Overton

ZBA2019-00012

Request: Special Exception
Applicant: Marjorie Jones
Owner: Alex Jones
Site Address: 4291 Sicard Hollow Rd
Zip Code: 35242
Description: Special exception to allow an event center in a C2 zoning district pursuant to Title 1, Chapter 4, Article III, Section 6.D
Property Zoned: C2
Parcel Information: Parcel #012800244000001000, SE ¼ of Section 24, Township 18 S, Range 2 W

Special Exception

The applicant is requesting a special exception to allow an event center at 4291 Sicard Hollow Rd. the subject location recently underwent a successful rezoning to a C2 zoning district. Event centers are only allowed by special exception in this zoning classification.

Neighborhood

The applicant met with the Overton Neighborhood Association on February 5th. The Overton NA President called staff to inform us that the neighborhood has no issues with the event center and supports the applicant's request.

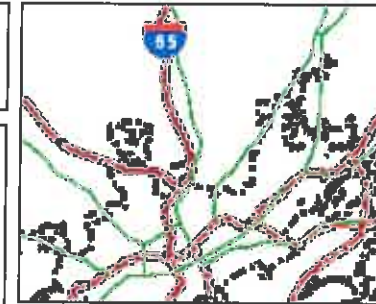
Applicant's Justification

The applicant stated that remote location ensures this event center will not harm any residential property. The property is a half mile from any public road and is not a threat to the public.

Staff Recommendation

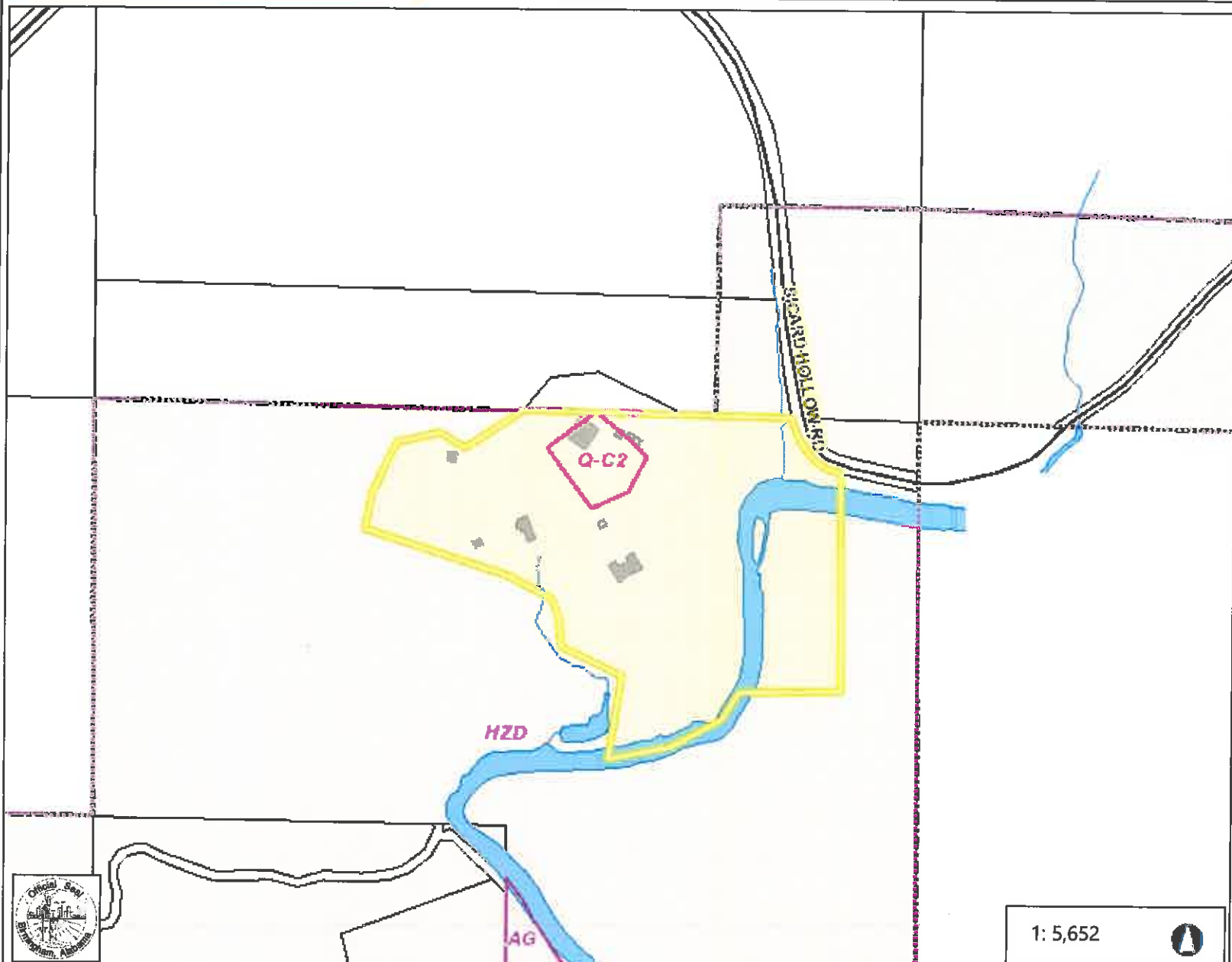
Staff believes that the applicant has provided sufficient evidence to support the request. Therefore, staff believes this request does have merit for approval and as such, should be **GRANTED** subject to the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. Applicant must obtain all permits associated with the approval of this request within two years from the date of approval.
3. Approval based on site plan as submitted.



Legend

- Centerline Labels
- Zoning Outline
- Railroad
- Alleys
- Local Roads
- Arterials
- County Highways
- State Highways
- US Highways
- Interstates
 - Limited Access
 - Ramp
- Buildings
- Hydrology Lines
- Hydrology Areas
- Parcels
- City Parks
- Airport
- City Limits (solid)



1: 5,652



942.0 0 470.99 942.0 Feet

The City of Birmingham makes no warranty, expressed or implied, as to the accuracy of the information represented herein. This map is a user generated static output from an internet mapping site and is for general reference only.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Legend

- Centerline Labels
- Zoning Outline
- Railroad
- Alleys
- Local Roads
- Arterials
- County Highways
- State Highways
- US Highways
- Interstates
 - Limited Access
 - Ramp
- Buildings
- Hydrology Lines
- Hydrology Areas
- Parcels
- City Parks
- Airport
- Adopted LandUse Plan
 - Residential-Low
 - Residential-Medium
 - Residential-High
 - Neighborhood Commercial
 - General Commercial
 - MXU-Low
 - MXU-Medium

1: 5,652

942.0 0 470.99 942.0 Feet

<http://gisweb.birminghamal.gov> Map Created: 02/18/2019

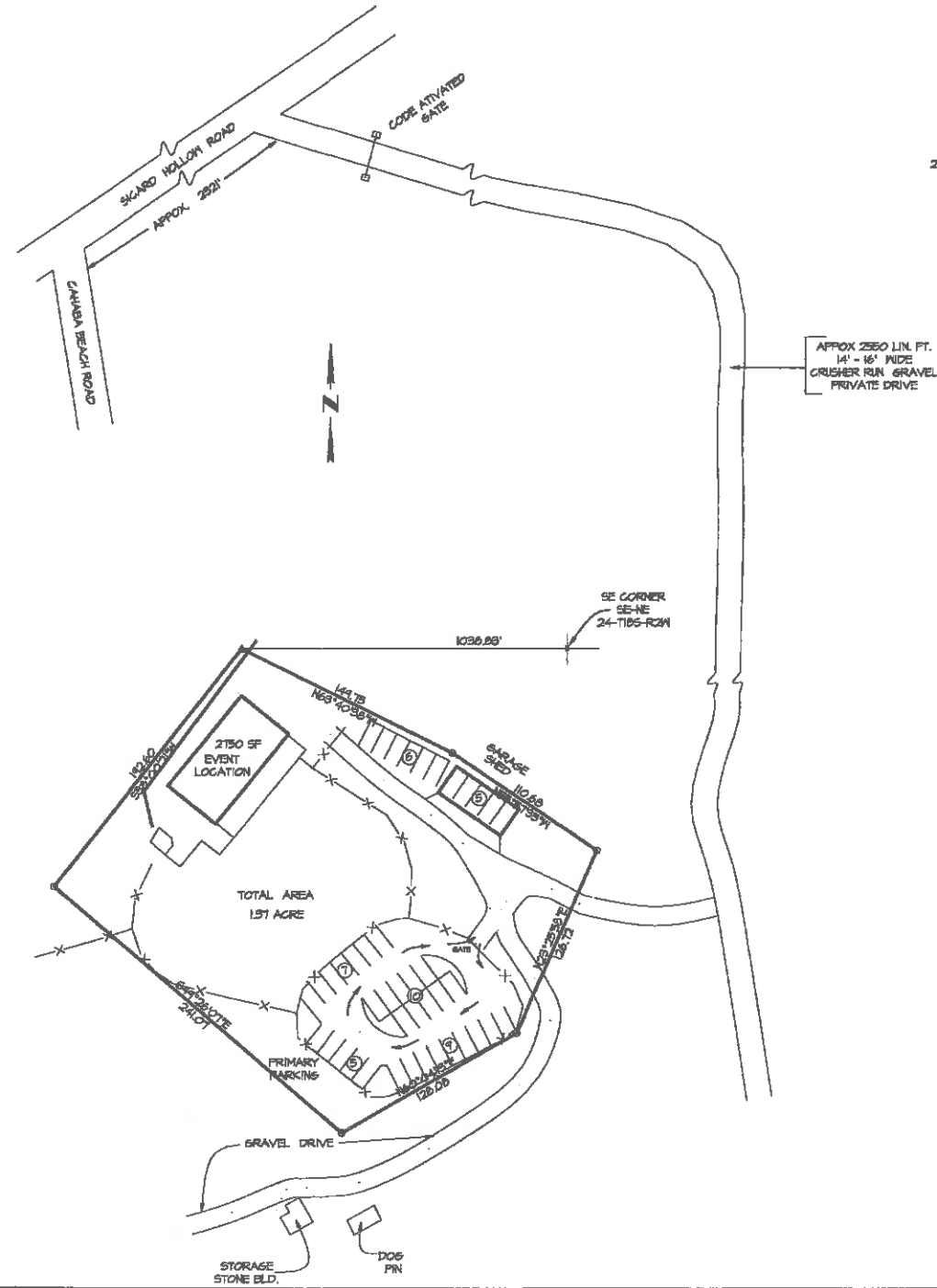
The City of Birmingham makes no warranty, expressed or implied, as to the accuracy of the information represented herein. This map is a user generated static output from an internet mapping site and is for general reference only.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

RE-ZONING MAP — FOR — ALEX JONES

SE-NE, SECTION 24, T18S, R22W

PARKING CALCULATIONS:
2150 SQ. FT. OF VENUE
28 PARKINGS REQUIRED
42 PROVIDED



LEGAL DESCRIPTION OF PROPERTY TO BE ZONED G-2

Commence at the SE Corner of the SE 1/4 of the NE 1/4 of Section 24, Township 18 South, Range 02 West; thence N40°00'00"W along the south line thereof for a distance of 1036.85' for the point of beginning; thence S88°00'21"W for a distance of 142.60'; thence S44°26'07"E for a distance of 241.07'; thence N60°04'15"E for a distance of 126.08'; thence N29°23'56"E for a distance of 126.12'; thence N55°57'55"W for a distance of 110.68'; thence N68°40'56"W for a distance of 149.75' to the Point of Beginning.
Containing 1.57 ACRES, more or less.



FOR THE ABOVE DESCRIBED PROPERTY, I, KARL HAGER, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SOURCE OF TITLE: DEEDS

DATE: 6-20-18

TYPE OF SURVEY: ZONING MAP

HAGER COMPANY, INC.
1825-D 12TH AVE
BESSEMER, AL 35020
(205) 424-4238
FAX: 425-6310

C/L - CENTERLINE
 I/PB - 1/2" BUSH WITH CAP
 I/PF - 1/2" IRON PIVOT
 CALC. - CALCULATED
 MEAS. - MEASURED
 RW - RIGHT OF WAY
 CONC. - CONCRETE
 PP - POWER POLE
 FC - FENCE POST/CORNER
 RWL - RETAIL
 BM - BENCH MARK FOUND
 TM - TRIP MARK SET
 AN - ANCHOR
 N - NORTH
 S - SOUTH
 W - WEST
 E - EAST
 POC - POINT OF COMMENCEMENT
 POB - POINT OF BEGINNING
 - - - - - 1/2" IRON ROD
 - - - - - POINT EXTENDING
 X - POINT CALL
 - - - - - POINT NOT SET
 - - - - - FENCE LINE
 - - - - - CONSENT LINE
 - - - - - OVER HEAD POWER/TELE

Karl Hager
KARL HAGER, P.E.

ALABAMA
LAND SURVEYORS
No. 11848
KARL HAGER

Redmont Park

ZBA2019-00014

Request: Variance
Applicant: David Brandt
Owner: City of Birmingham
Site Address: 2630 Cahaba Rd
Zip Code: 35223
Description: Variance to allow approximately 508 SF of signage (previous variance granted for 244 SF) instead of the 27 SF maximum signage allowed pursuant to Title 2, Chapter 1, Article 1, Section 1, Subsection 2.10
Property Zoned: R3 Single Family District
Parcel Information: Parcel #012800071001001000, NE ¼ of Section 07, Township 18 S, Range 2 W

Variance

The applicant is requesting a variance to allow 508 SF of signage for a new sign to be located near the parking lot at the Birmingham Zoo. The Zoo received a variance in 2001 to allow 244 SF of signage.

Neighborhood

Staff contacted the Redmont Park Neighborhood Association President who informed staff that Redmont Park typically makes exceptions for the Zoo and there was no need for the applicant to attend a neighborhood meeting.

Applicant's Justification

The applicant stated that these letters are necessary for proper identification of the ticketing/entrance area off of the parking lot. These letters will greatly enhance user experience in an effort to promote visitation growth. The signage is located well within the property and are not intended for off-premise viewing.

Staff Recommendation

Staff believes that the applicant has provided sufficient evidence to support the request. Staff believes this is a unique situation in that the signage is located in the interior of the property and not visible from the public streets. Therefore, staff believes this request does have merit for approval and as such, should be **GRANTED** subject to the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. Applicant must obtain all permits associated with the approval of this request within two years from the date of approval.
3. Approval based on site plan as submitted.

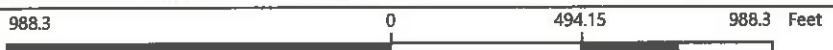


Legend

- Centerline Labels
- Zoning Outline
- Railroad
- Alleys
- Local Roads
- Arterials
- County Highways
- State Highways
- US Highways
- Interstates
 - Limited Access
 - Ramp
- Buildings
- Hydrology Lines
- Hydrology Areas
- Parcels
- City Parks
- Airport
- City Limits (solid)

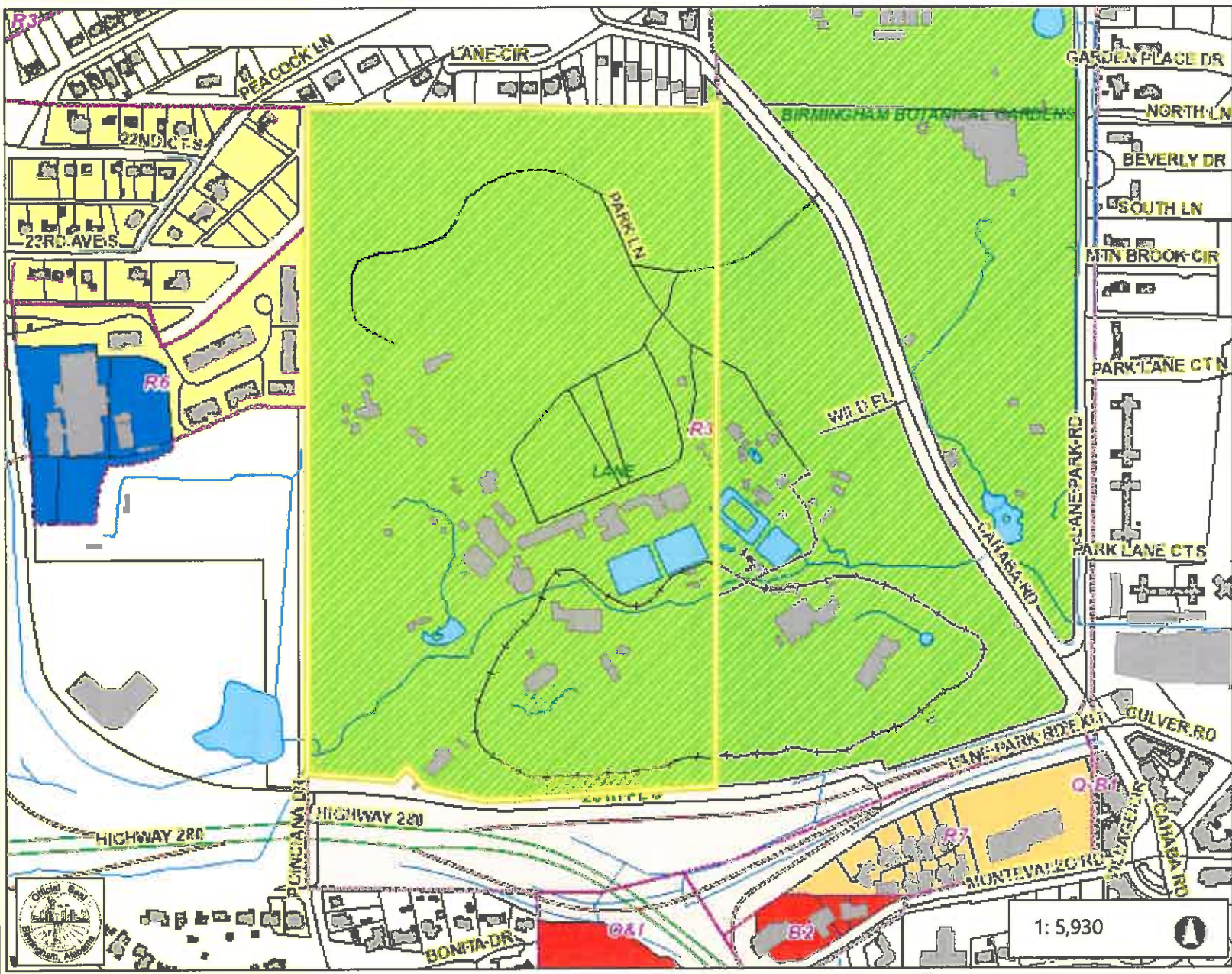


1: 5,930



The City of Birmingham makes no warranty, expressed or implied, as to the accuracy of the information represented herein. This map is a user generated static output from an internet mapping site and is for general reference only.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Legend

- Centerline Labels
- Zoning Outline
- Railroad
- Alleys
- Local Roads
- Arterials
- County Highways
- State Highways
- US Highways
- Interstates
 - Limited Access
 - Ramp
- Buildings
- Hydrology Lines
- Hydrology Areas
- Parcels
- City Parks
- Airport
- Adopted LandUse Plan
 - Residential-Low
 - Residential-Medium
 - Residential-High
 - Neighborhood Commercial
 - General Commercial
 - MXU-Low
 - MXU-Medium



1: 5,930

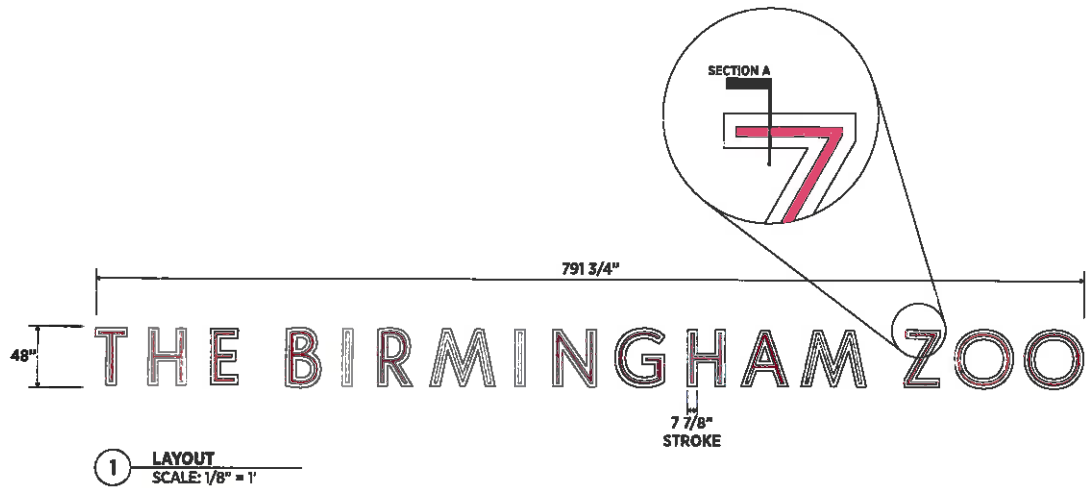
The City of Birmingham makes no warranty, expressed or implied, as to the accuracy of the information represented herein. This map is a user generated static output from an internet mapping site and is for general reference only.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

SIGN FACES
PARKING LOT

SIGN LOCATION





OVERVIEW

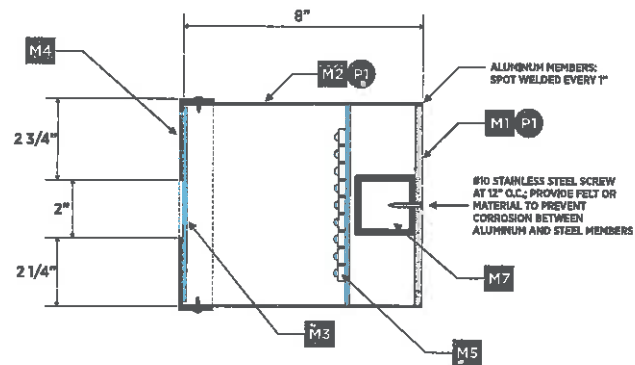
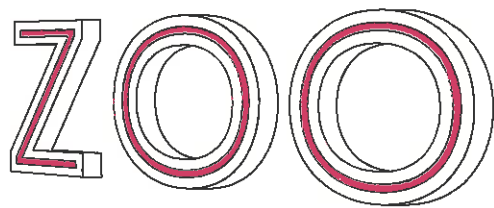
Face-lit channel letters with extra-wide, fabricated trimcaps.

MATERIALS / FINISHES

- M1 .25" Alum. Backer
- M2 .063" Alum. Returns
- M3 .188" White Lexan
- M4 Fabricated Alum. Trimcap
- M5 Everlyte RGBW LEDs
- M6 Everlyte De3 DMX LED Controller
- M7 2" Steel Tubing
- P1 Paint: White

INSTALLATION

Bolt 12x2 steel tubing to existing mounting points.



STATUS

Production Ready



133 West Park Drive Birmingham, AL 35211
1.205.940.7180 L800.743.7191
1.205.940.7190 - fax
www.fravert.com

Birmingham Zoo
DESIGN REF #: 18071203

Entrance Letters
EXTERIOR

DESIGNER:
CJB

MANAGER:
Brennan Batey

H:\3. GOV'T & NON-PROFIT\Birmingham Zoo\Production

PAGE:

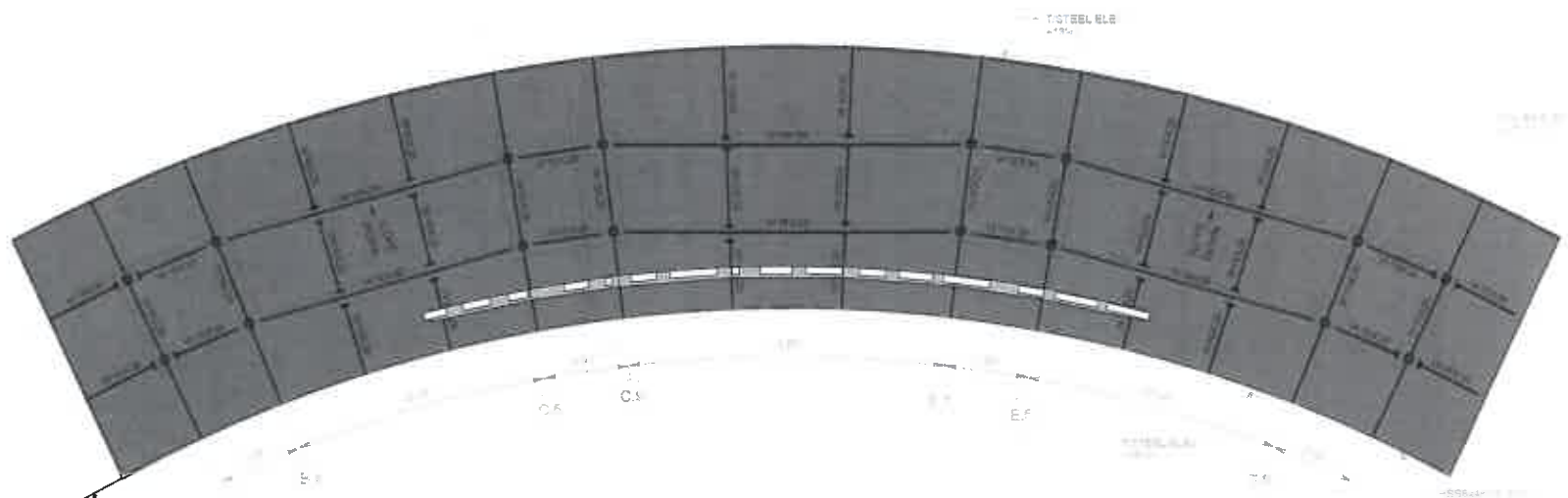
1



1 **FRAME VIEW**
SCALE: 3/32" = 1"



2 **MOUNTING BASE**
SCALE: 3/32" = 1"



3 **TOP VIEW**
SCALE: 3/32" = 1"

OVERVIEW

Face-lit channel letters with extra-wide, fabricated trimcaps.

MATERIALS / FINISHES

- M1 .25" Alum. Backer
- M2 .063" Alum. Returns
- M3 .188" White Lexan
- M4 Fabricated Alum. Trimcap
- M5 Everlyte RGBW LEDs
- M6 Everlyte De3 DMX LED Controller
- M7 12"x2"x.188" Steel Tube
- P1 Paint: White

INSTALLATION

Bolt 12x2 steel tubing to existing mounting points.

STATUS

Production Ready



131 West Park Drive Birmingham, AL 35211
1.205.840.7180 1.800.743.7181
1.205.840.7199 - fax
www.fravert.com

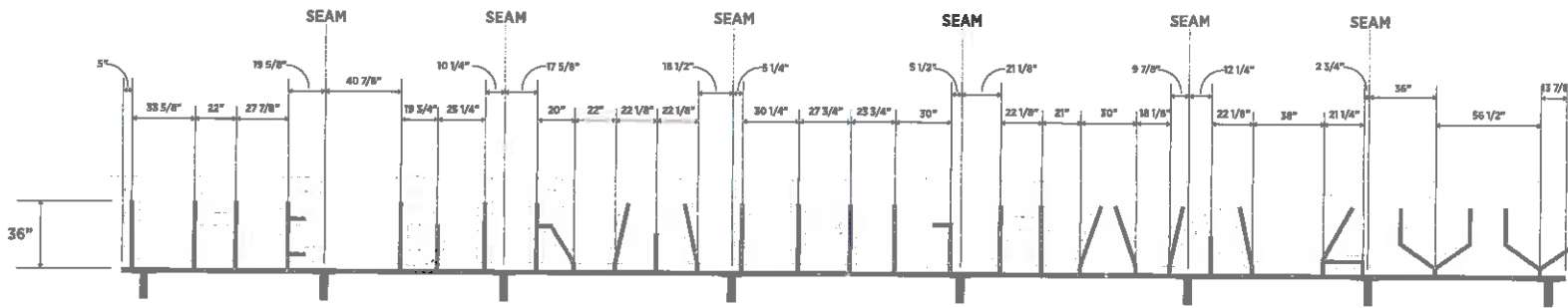
Birmingham Zoo
DESIGN REF #: 18071203

Entrance Letters
EXTERIOR

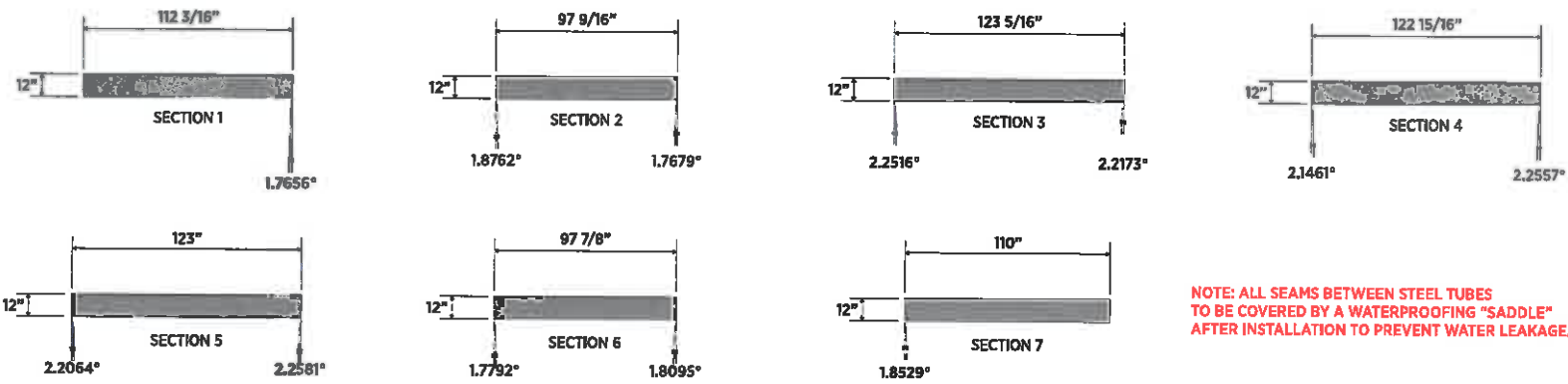
DESIGNER: CJB
MANAGER: Brennan Batay

H:\3. GOV'T & NON-PROFIT\Birmingham Zoo\Production

PAGE: 2



1 **FRAME VIEW**
SCALE: 3/16" = 1"



2 **MOUNTING BASES**
SCALE: 3/16" = 1"

NOTE: ALL SEAMS BETWEEN STEEL TUBES TO BE COVERED BY A WATERPROOFING "SADDLE" AFTER INSTALLATION TO PREVENT WATER LEAKAGE.

STATUS

■ Production Ready



133 West Park Drive Birmingham, AL 35211
1.203.940.7180 1.800.743.7191
1.203.940.7190 - fax
www.favert.com

Birmingham Zoo
DESIGN REF #: 18071203

Entrance Letters
EXTERIOR

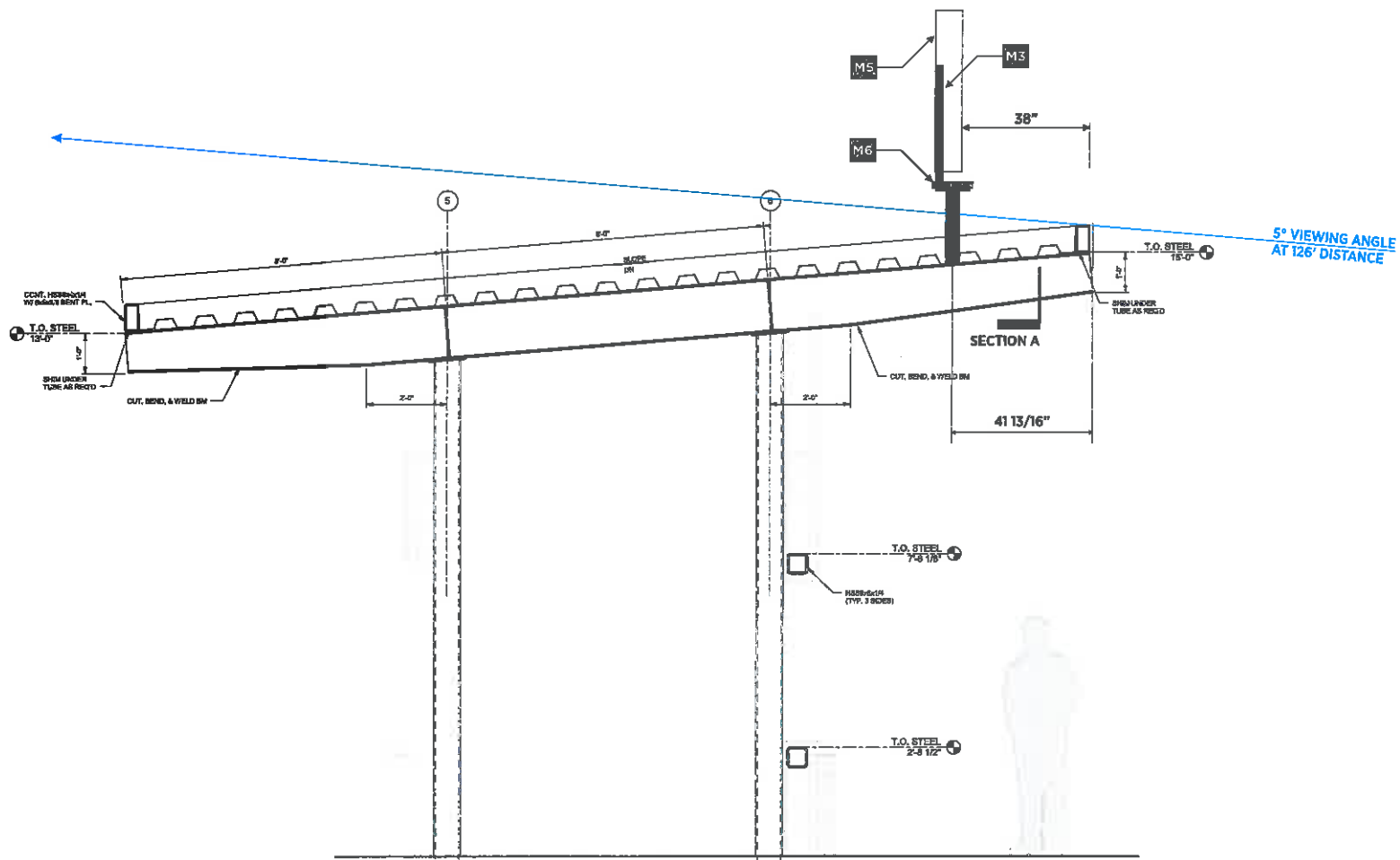
DESIGNER:
CJB

MANAGER:
Brennan
Batey

H:\3. GOV'T & NON-PROFIT\Birmingham
Zoo\Production

PAGE:

3



MATERIALS / FINISHES

- M1 4"x4"x.188" Steel Tubing
- M2 10"x10"x.75" Steel Plate
- M3 2"x2"x.188" Steel Tubing
- M4 (4) .75" Bolts (Snug Tight)
- M5 .25" Alum. Panel
- M6 12"x2"x.188" Steel Tube

1 SECTION VIEW
SCALE: 3/8" = 1'

STATUS

Production Ready



133 West Park Drive Birmingham, AL 35208
1.205.840.7190 1.800.243.7101
1.205.840.7190 - fax
www.fravert.com

Birmingham Zoo
DESIGN REF #: 18071203

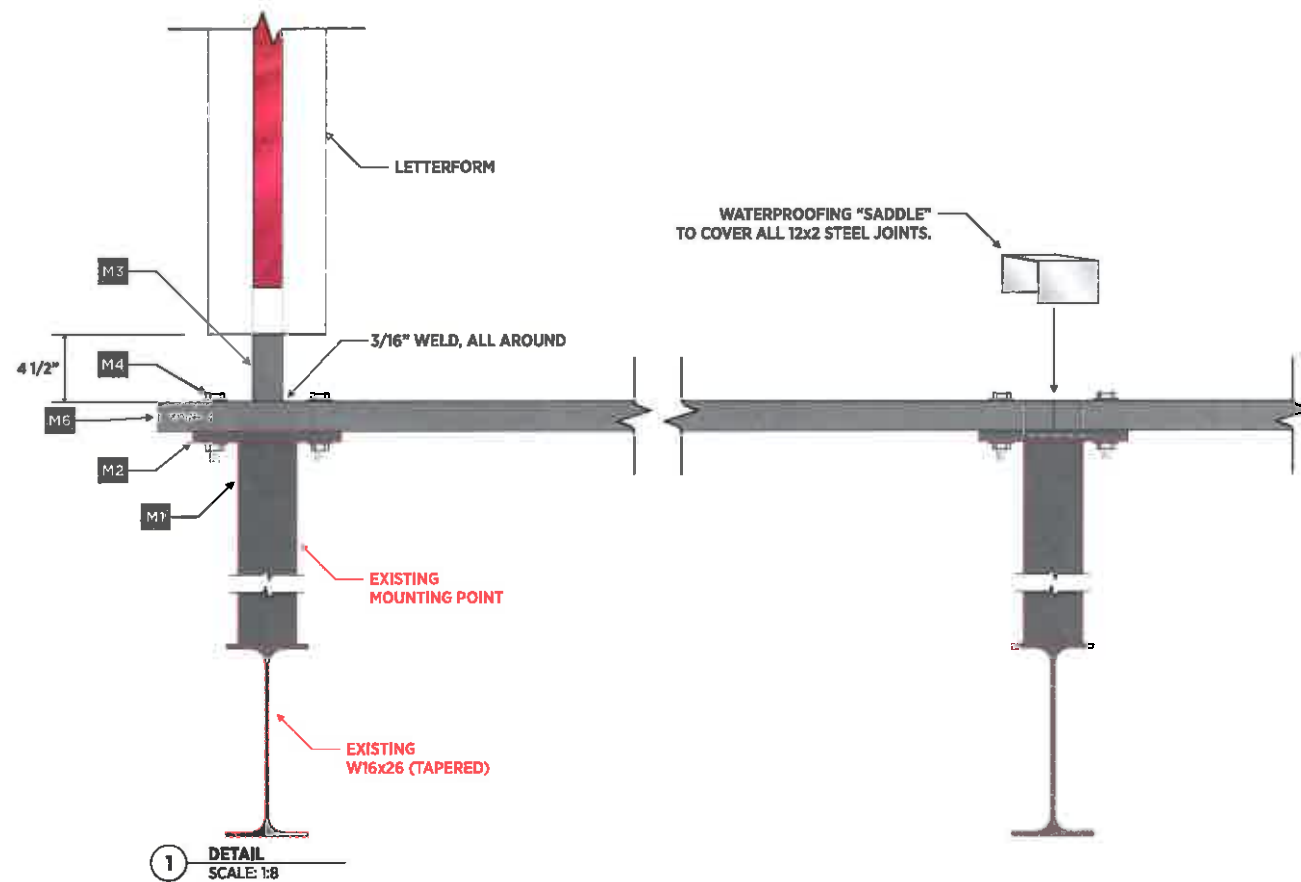
Entrance Letters
EXTERIOR

DESIGNER:
CJB

MANAGER:
Brennan
Batey

H:\3. GOV'T & NON-PROFIT\Birmingham
Zoo\Production

PAGE:
4



MATERIALS / FINISHES

- M1 4"x4"x.788" Steel Tubing
- M2 10"x10"x.75" Steel Plate
- M3 2"x2"x.188" Steel Tubing
- M4 (4) .75" Bolts (Snug Tight)
- M5 .25" Alum. Panel
- M6 12"x2"x.188" Steel Tube

STATUS

■ Production Ready



133 West Park Drive Birmingham, AL 35211
 1.205.940.7190 1.800.743.7191
 1.205.940.7190 - fax
 www.fravert.com

Birmingham Zoo
 DESIGN REF #: 18071203

Entrance Letters
 EXTERIOR

DESIGNER:
 CJB

MANAGER:
 Brehnan
 Batey

H:\3. GOV'T & NON-PROFIT\Birmingham
 Zoo\Production

PAGE:
5

Glen Iris

ZBA2019-00015

Request: Variance
Applicant: Charles Beavers
Owner: University Flats Development Group LLC
Site Address: 1101 11th Ave S
Zip Code: 35205
Description: Variance to allow a multiple family dwelling (University Flats) to have a density of 618.55 SF per condominium unit instead of the 2,000 SF minimum lot area for multiple dwellings pursuant to Title 2, Chapter 1, Article I, Section 7, Subsection 3
Property Zoned: CR5 Contingency Multiple Dwelling District
Parcel Information: Parcel #012900013013005000, SW ¼ of Section 01, Township 18 S, Range 3 W

Variance

The applicant is requesting a variance to allow a multiple family dwelling to have a density of 618.55 SF per unit instead of the 2,000 SF minimum lot area for multiple dwelling in a R5 zoning district. The proposed change in density is being requested to allow 2 additional units to be added to the development bringing the total unit count to 62. This site received 2 previous variances for density. The first in 2006 allowed 738 SF per unit for 52 units, and the 2012 case allowed for 640 SF per unit for 60 units. The new units would be built in the undeveloped space of the existing ground floor.

Neighborhood

Staff notified the Glen Iris Neighborhood Association and sent them the form detailing the request, but has yet to receive any feedback.

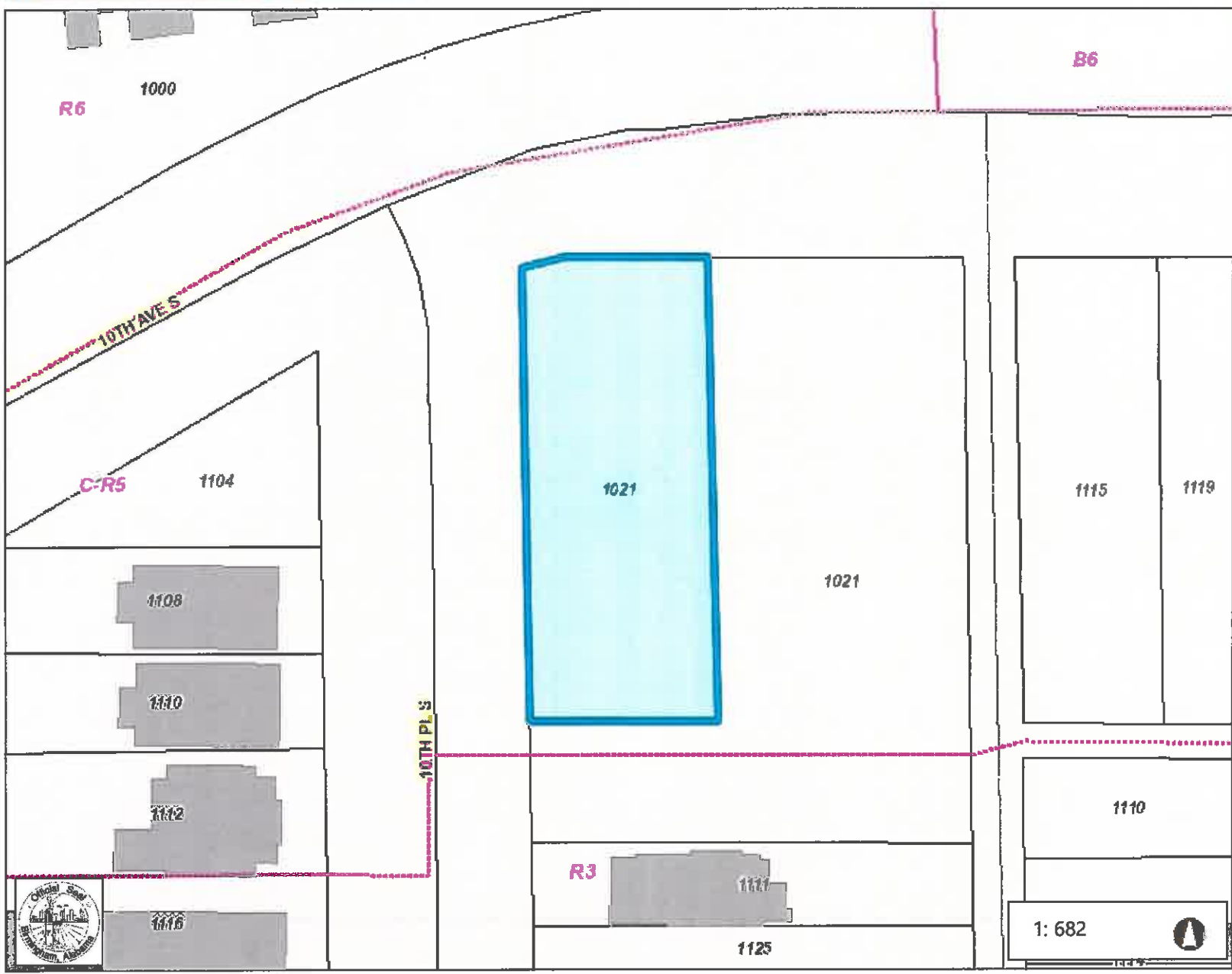
Applicant's Justification

The applicant stated that the additional 2 ground floor units are needed to adequately serve disabled residents and make space which is currently under-utilized into productive space. There are currently no ground floor units in the building, and the 2 proposed units will be ADA compliant and will provide an easy and convenient access for residents with disabilities. The building will not be increased in size nor will the exterior of the building be altered. The current off street parking on site is adequate enough to support the new units and still meet the required parking count by the city.

Staff Recommendation

Staff believes that the applicant has provided some evidence to support the request and that this request has some merit for approval. If the Board chooses to grant this request it should be subject to the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. Applicant must obtain all permits associated with the approval of this request within two years from the date of approval.
3. Approval based on site plan as submitted.



Legend

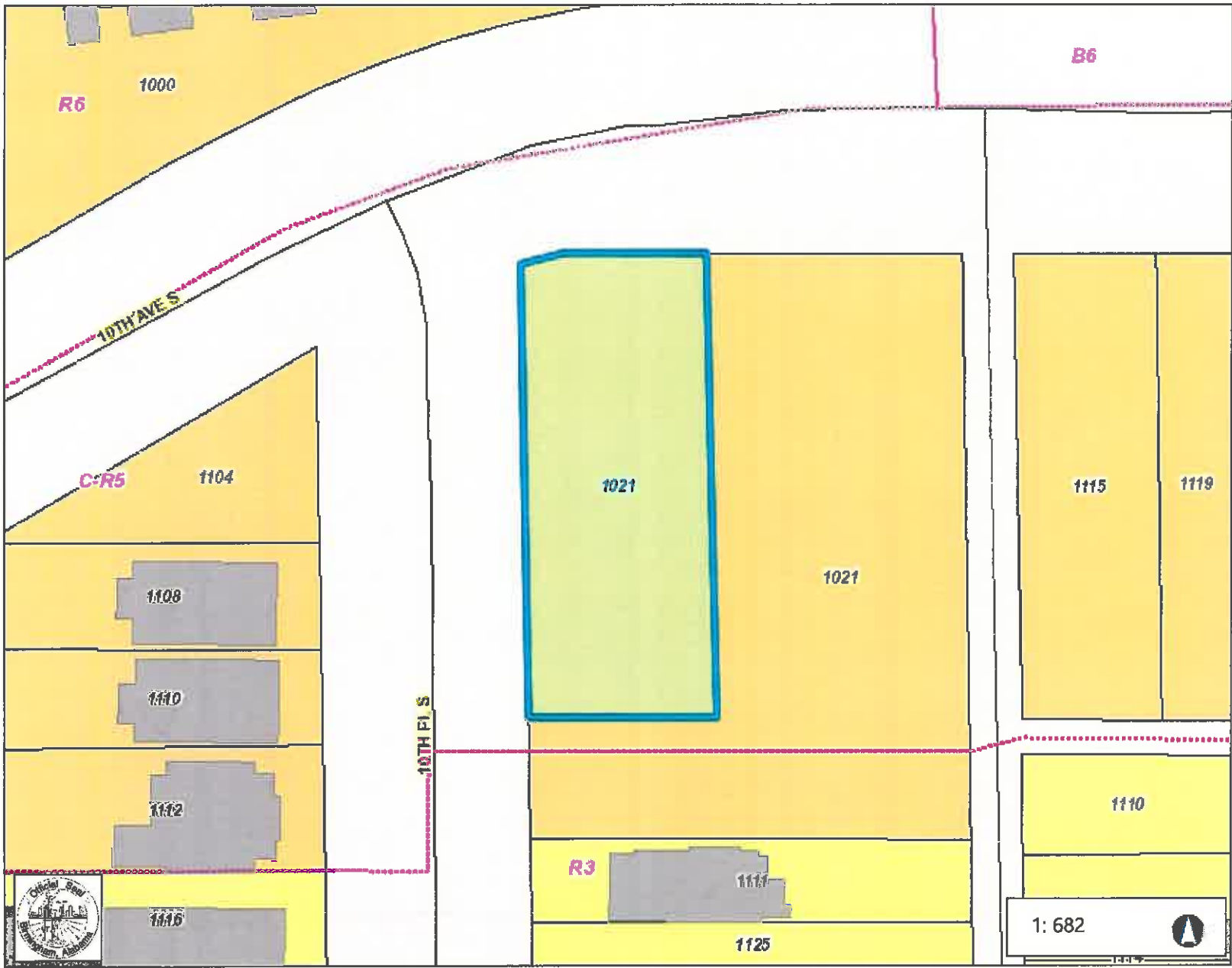
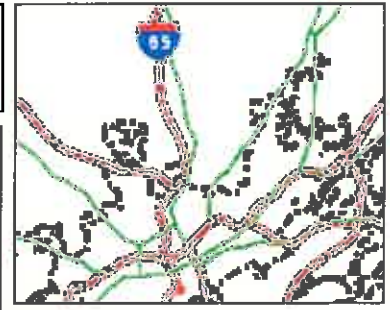
- Centerline Labels
- Zoning Outline
- Railroad
- Alleys
- Local Roads
- Arterials
- County Highways
- State Highways
- US Highways
- Interstates
 - Limited Access
 - Ramp
- Buildings
- Hydrology Lines
- Hydrology Areas
- Parcels
- City Parks
- Airport
- City Limits (solid)

1: 682



The City of Birmingham makes no warranty, expressed or implied, as to the accuracy of the information represented herein. This map is a user generated static output from an internet mapping site and is for general reference only.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Legend

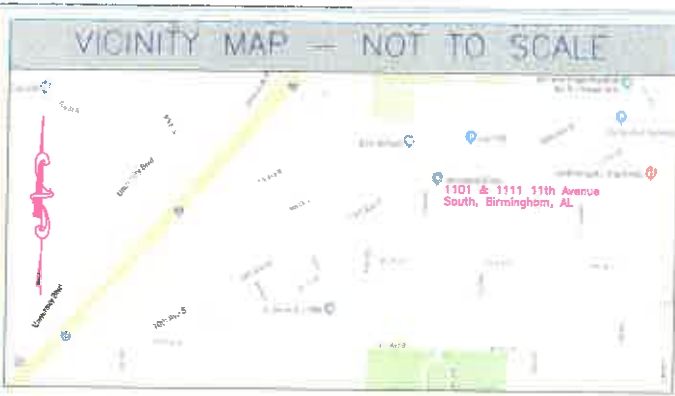
- Centerline Labels
- Zoning Outline
- Railroad
- Alleys
- Local Roads
- Arterials
- County Highways
- State Highways
- US Highways
- Interstates
 - Limited Access
 - Ramp
- Buildings
- Hydrology Lines
- Hydrology Areas
- Parcels
- City Parks
- Airport
- Adopted LandUse Plan
 - Residential-Low
 - Residential-Medium
 - Residential-High
 - Neighborhood Commercial
 - General Commercial
 - MXU-Low
 - MXU-Medium



The City of Birmingham makes no warranty, expressed or implied, as to the accuracy of the information represented herein. This map is a user generated static output from an internet mapping site and is for general reference only.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 682

Notes



UTILITY NOTES

- (UN1) The location of utilities shown herein is from observed evidence of above ground appearances only. The surveyor was not provided with underground files to determine the location of any subsurface lines.
- (UN2) From observed above ground appearances on above ground, electric, telephone, water, sewer and gas lines and/or markers is available for the subject property within the public road right-of-way(s).

ZONING INFORMATION

NOTE: The surveyor was not provided with zoning information pursuant to Table A Item 6a.

MISCELLANEOUS NOTES

- (MN1) Dimensions on this survey are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Measurements were found of points where indicated.
- (MN2) The base of bearings for this survey is S 85°59'31" E on the North property line, indicated by monuments found, and in the same bearing as shown in Deed Book LR201315, Page 23944 of the Jefferson County, Alabama Probate Office.
- (MN3) There was no observable evidence of earth moving work, building construction, or building additions within recent months of the time of this survey.
- (MN4) There was no observable evidence of recent street or sidewalk construction and/or repair at the time of this survey.
- (MN5) There was no observable evidence of changes in street right-of-way lines or any proposed changes obtainable from the controlling jurisdiction at the time of this survey.
- (MN6) Property is accessed from the West via 10th Place South and from the East via 20' Alley, which are public roads.
- (MN7) The address of the subject property is 1101 & 1111 11th Avenue South, Birmingham, AL 35206 and was obtained from record documents.
- (MNB) There was no evidence of cemetery or burial grounds located on property.
- (MNG) Subject property contains 36,248.89 sq. ft. or 0.83 acres.
- (MN10) The record description of the property forms a mathematically closed figure.
- (MN11) Regular Parking Spaces: _____
Handicap Parking Spaces: _____
Total Parking Spaces: _____
- (MN12) The surveyor was not provided with any information to make a determination of location of wetland areas as delineated by appropriate authorities and plans were observed at the time of survey.
- (MN13) The surveyor was not provided and/or did not observe any information to make a determination of the existence of any effluent assessments or surcharges benefiting the surveyed property.
- (MN14) There were no divisions or party walls with respect to adjoining properties designated or observed at the time of survey.

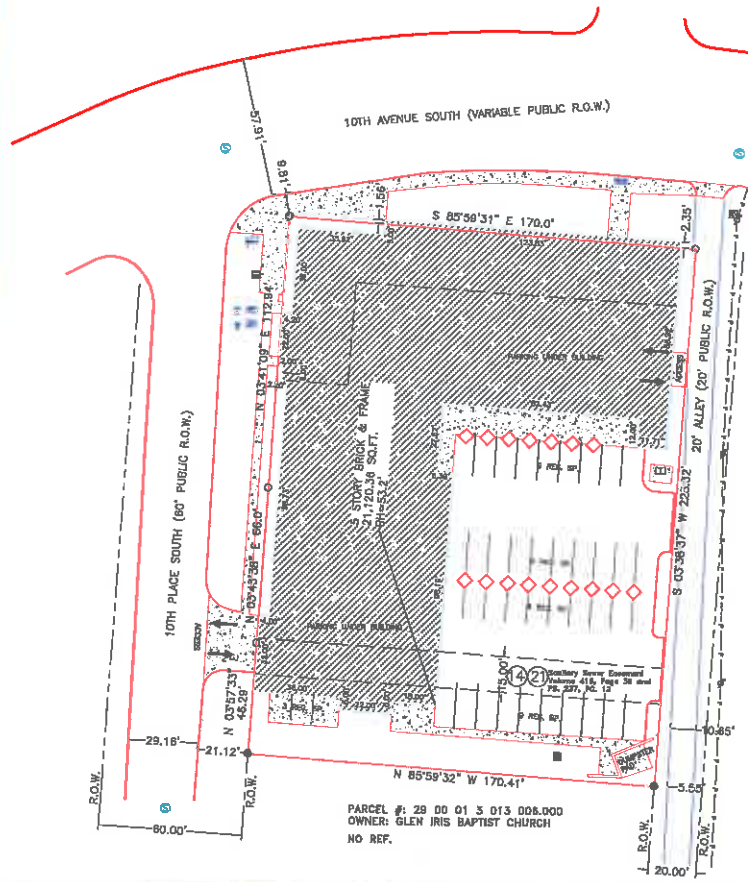
ITEMS CORRESPONDING TO SCHEDULE B-II

- 13 Sanitary Sewer Easement as contained in Deed recorded June 21, 1904, in Volume 885, Record of Deeds, Page 558, Jefferson County, Alabama records; as effected by Termination of Easements, recorded June 29, 2015, in Deed Book LR201315, Page 14144, Jefferson County, Alabama records. (TERMINATED)
- 14 Sanitary Sewer Easement as contained in Deed recorded January 31, 1905, in Volume 818, Record of Deeds, Page 39, Jefferson County, Alabama records. (PLOTTED AND SHOWN)
- 15 Right of Way for Sanitary Sewer recorded in Volume 850, Page 432, Jefferson County, Alabama records as effected by Termination of Easements, recorded June 28, 2015, in Deed Book LR201315, Page 14144, Jefferson County, Alabama records. (TERMINATED)
- 16 Easement-Installation Fee/Title to Alabama Power Company, recorded May 01, 2014, in Deed Book LR201481, Page 7824, Jefferson County, Alabama records. (BLANKET IN NATURE)
- 17 Easement and Memorandum of Agreement to Bright House Networks, LLC, recorded July 23, 2015, in Deed Book LR201514, Page 12743, Jefferson County, Alabama records. (BLANKET IN NATURE)
- 18 Memorandum of Understanding and Service Agreement, recorded September 07, 2017, as Instrument No. 2017092701, Jefferson County, Alabama records. (BLANKET IN NATURE)
- 19 Easement and Memorandum of Agreement, recorded September 14, 2017, as Instrument No. 2017091377, Jefferson County, Alabama records. (BLANKET IN NATURE)
- 20 Matters as shown on plat of survey recorded in Map Book 5, Page 86, Jefferson County, Alabama records. (NOTHING TO SHOW)
- 21 Matters as shown on plat of survey recorded in Map Book 237, Page 12, Jefferson County, Alabama records. (PLOTTED AND SHOWN)

LEGEND OF SYMBOLS & ABBREVIATIONS

— P — Overhead Power	— U — Underground Power	— T — Overhead Telephones	— G — Gas Line	— F — Fence	— A — Asphalt	— C — Canopy or Overhang	(M) Measured	(P) Power Pole	(L) Light Pole	(V) Utility Box	(T) Transformer	(E) Electric Panel	(C) Electric Meter	(G) Gas Meter	(G) Gas Valve	(M) Meter Valve	(M) Meter Valve	(T) Fire Hydrant	(T) Telephone Junction Box	(M) Concrete Monument	(F) Iron Pin or Pritchard Found	(C) Iron Pin or Pritchard Cast	(X) X in Concrete	(P) Point of Beginning	(P.O.C.) Point of Commencement	R.O.W. — Right of Way
(D) Driveway	(A) Alley	(M) Manhole	(S) Sewer Manhole	(S) Sanitary Sewer Manhole	(S) Sanitary Sewer Manhole	(S) Sanitary Sewer Manhole	(S) Sanitary Sewer Manhole	(S) Sanitary Sewer Manhole	(S) Sanitary Sewer Manhole	(S) Sanitary Sewer Manhole	(S) Sanitary Sewer Manhole	(S) Sanitary Sewer Manhole	(S) Sanitary Sewer Manhole	(S) Sanitary Sewer Manhole	(S) Sanitary Sewer Manhole	(S) Sanitary Sewer Manhole	(S) Sanitary Sewer Manhole	(S) Sanitary Sewer Manhole	(S) Sanitary Sewer Manhole	(S) Sanitary Sewer Manhole	(S) Sanitary Sewer Manhole	(S) Sanitary Sewer Manhole	(S) Sanitary Sewer Manhole	(S) Sanitary Sewer Manhole	(S) Sanitary Sewer Manhole	(S) Sanitary Sewer Manhole

SCALE: 1" = 30'



PARCEL #: 28 00 01 3 013 006.000
OWNER: GLEN IRIS BAPTIST CHURCH
NO REF.

FLOOD NOTE

BY GRAPED PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" AND BEING SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 9107020008, WHICH BEARS AN EFFECTIVE DATE OF 05/21/18 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 05/29/18 TO THE NATIONAL FLOOD INSURANCE PROGRAM. WE HAVE ADVISED THE COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. IN FIELD SURVEYING WAS PERFORMED TO DETERMINE THE ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE DETERMINATION IS APPLICABLE FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATE	DESCRIPTION	DATE	DESCRIPTION
05/21/18	FIRST DRAFT		
	NETWORK COMMENTS		

FIELD WORK: RLJ DRAFTED: RLJ CHECKED BY: RLJ FB & PC

SIGNIFICANT OBSERVATIONS

NO SIGNIFICANT OBSERVATIONS TO REPORT.

RECORD DESCRIPTION

The land referred to in this Commitment is described as follows:
LOT 1A ACCORDING TO THE RESURVEY OF LOTS 1, 2 AND 3, BLOCK 3 AND LOT 1 BLOCK 6 OF THE SURVEY OF WAVERLY PLACE, AS RECORDED IN MAP BOOK 5, PAGE 66, RECORDED IN MAP BOOK 237, PAGE 12 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.
The property described and shown is the same property as described in Stewart Title Guaranty Company Commitment No. 18000150298 bearing an effective date of April 25, 2018. The site was field surveyed on May 24, 2018.

University Flats

1101 & 1111 11th Avenue South, Birmingham, AL 35205

Based on Stewart Title Guaranty Company Commitment No. 18000150298 bearing an effective date of April 25, 2018

Surveyor's Certification

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 National Standard Detail Requirements for ALABAMA Land Surveys, duly established and adopted by ALTA and ASPLS, and Section 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 20 of Table A Detail. The fieldwork was completed on May 24, 2018.

Robert L. Taylor
Registration No. 23348
in the State of Alabama
Date of Survey: May 24, 2018
Date of Last Renewal: May 31, 2019
Book & Chart No. Project No. 201801046-001
Surveyor's Job No. 18-020
Survey Performed by:
Taylor, Robinson & Associates, Inc.
1714 Riverchase Oaks Rd.,
Montgomery, AL 36117
Phone: 205-988-0100
mobile: 205-988-0100
rob@trandsurvey.com

Bock & Clark
National Coordinators
1-(800)-SURVEYS (787-8397)
Bock & Clark Corporation
3550 W. Market Street, Suite 200, Alton,
Ohio 44333
mty@bockandclark.com
www.bockandclark.com

Slaten, Tyler L

From: Carroll, Edna <ecarroll@bradley.com> on behalf of Beavers, Charlie <cbeavers@bradley.com>
Sent: Tuesday, February 19, 2019 12:27 PM
To: Slaten, Tyler L
Cc: Carroll, Edna
Subject: University Flats/ZBA2012-00073

Good day Tyler. Please see the narrative below which sets forth the basis for the subject request. Please let me know if you have any questions or suggestions.

This request is to allow the renovation of space on the ground floor of the existing residential apartment building to create two additional 2-bedroom units. The building currently includes sixty (60) residential units pursuant to the approval by the ZBA in 2012. The area on the ground floor in which the additional two (2) units are planned, is currently under-utilized and is basically wasted space.

The property is under a contract to purchase conditioned on the ability of the purchaser to convert the ground floor space into the two (2) residential units. This request is being made on behalf of the purchaser, who has determined that these two (2) additional ground floor units are needed to adequately serve handicapped residents and to make space which is currently under-utilized into productive space. There are currently no ground floor units in the building, and the 2 proposed units will be ADA compliant and will provide an easy and convenient access for residents who have a physical handicap.

The previous request for the variance to allow sixty (60) units on the property was based upon the determination that the size of the parcel limited the ability to feasibly develop the site; that urban living in the area has been limited; and that the then requested 60 units would not negatively impact the surrounding neighborhood. The City planning staff recommended approval and the ZBA granted approval.

The same circumstances as existed at the time of the approval of sixty (60) units continue to exist at the present time, together with the circumstances of the wasted ground floor space and the need to include ground floor residential space to serve the needs of citizens who suffer physical handicap limitations.

The building will not be increased in size nor the exterior of the building altered. The property includes 81 onsite parking spaces. The required parking with the addition of the 2 ground floor units is a total of 78. There would appear to be no negative effect on the surrounding area; and the 2 ground floor units will better serve those in the community who are handicapped.

Thank you very much.

Charlie



Charles A. J. Beavers, Jr.
Attorney
e: cbeavers@bradley.com w: bradley.com
d: 205.521.8620 f: 205.488.6620
Bradley Arant Boult Cummings LLP
One Federal Place, 1819 Fifth Avenue North
Birmingham, AL 35203-2119

East Birmingham

ZBA2019-00016

Request: Variance
Applicant: John McCary
Owner: Metso Minerals Inc
Site Address: 1109 37th Pl N
Zip Code: 35234
Description: Variance to allow the wet flood-proofed construction and/or placement of a warehouse building at an elevation approximately 1.8 feet below the required flood protection elevation, variance of Article VI Section 10, pursuant to Article VIII Section 5.2
Property Zoned: M2 Heavy Industrial District
Parcel Information: Parcel #012300194020008000, SE ¼ of Section 19, Township 17 S, Range 2 W

Variance

The applicant is requesting a variance to allow the wet flood-proofed construction of a warehouse building at an elevation approximately 1.8 FT below the required flood protection elevation. The existing warehouse requires several modifications to allow the building to serve its new intended purpose as a tractor sales and repair facility.

Neighborhood

The East Birmingham Neighborhood Association meets on February 25th and the applicant is set to attend this meeting.

Applicant's Justification

The applicant stated that the variance is needed to make the necessary modifications to the existing site/building to bring it back into working order for the new owner while updating and the improving the site and building aesthetics.

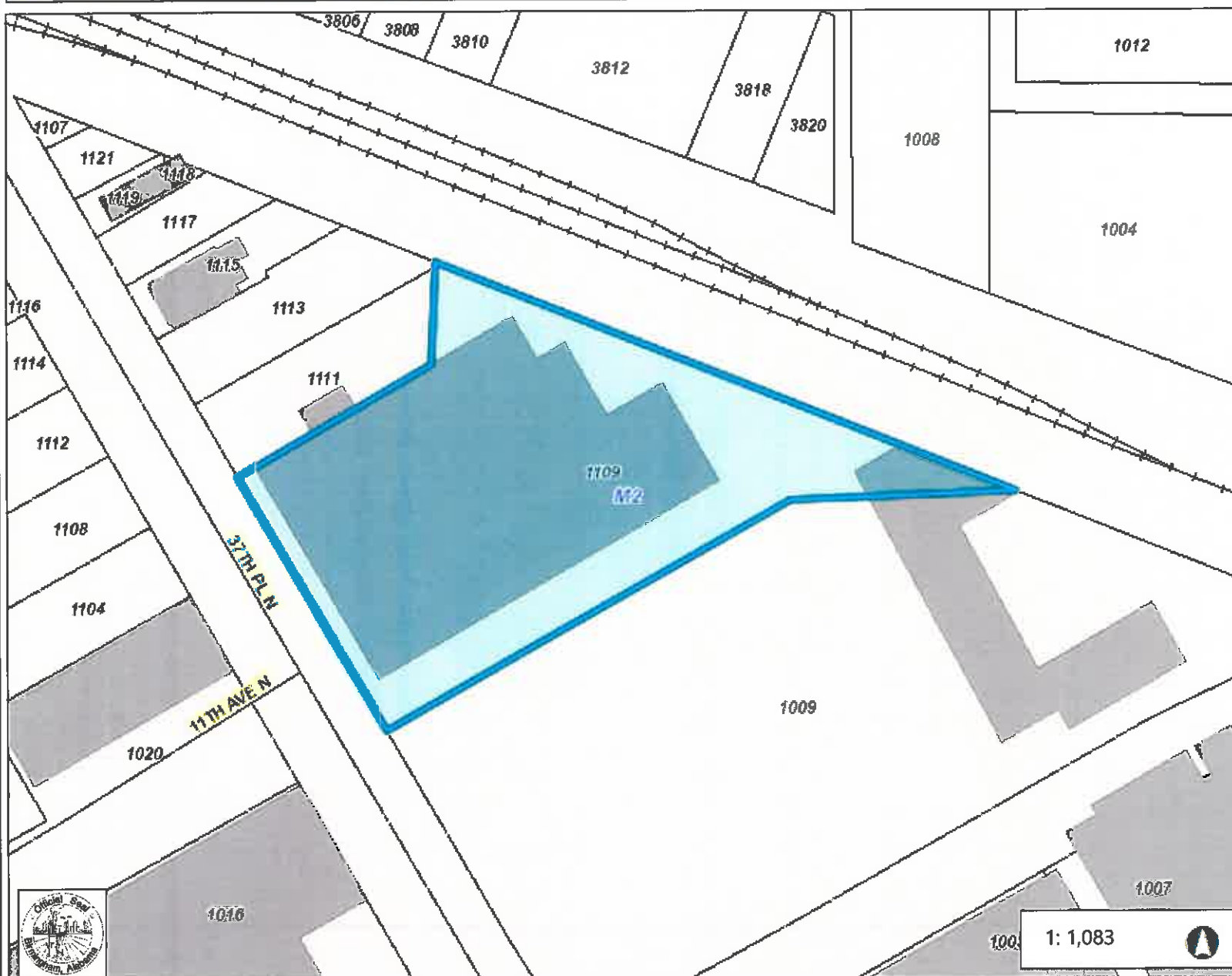
Staff Recommendation

Staff believes this request does have merit for approval and as such, should be **GRANTED** subject to the following conditions:

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. Applicant must obtain all permits associated with the approval of this request within two years from the date of approval.
3. Approval based on site plan as submitted.
4. Submission to and approval of the Flood Plain Administrator or designee of a completed application for development in a flood hazard area to supplement required permit application;
5. Submission to and approval of the Flood Plain Administrator or designee of a company adopted flood emergency preparedness plan outlining procedures, resources, and actions required to recognize as well as respond to a potential flood threat. This plan must be signed by a company officer and must account for all required human intervention efforts in the event of a flood;
6. Submission to and approval of the Flood Plain Administrator or designee of flood protection design plans for the warehouse that detail the wet flood-proofing protection to be provided. At the very least, the flood protection design plan should address the following: clearly show that all interior building areas subject to flooding are to be wet flood-proofed, through use of flood resistant or unfinished materials, up to an elevation of 588.2 feet above mean sea level; that all attendant electrical components and/or utilities are to be ground fault protected; and clearly show A minimum of one square inch of net open area for each square foot of enclosed area for non-engineered openings OR A minimum of ONE engineered inch for each square foot of enclosed area for an

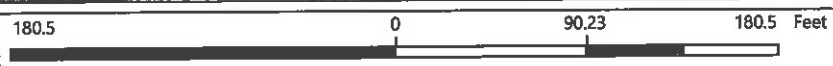
engineered foundation wall openings are to be provided for automatic entry and exit of floodwaters for all areas subject to wet flood-proofing;

7. The warehouse interior building areas subject to flooding shall be left unfinished or made flood resistant through the use of flood resistant materials and utilities shall be ground fault protected; no other utilities shall be permitted;
8. A certificated of Occupancy (CO) or Certificate of Completion (CC) must be issued. Prior to issuance of a CO or CC, the following as-built certifications shall be submitted to the Flood Plain Administrator, or designee, for approval: for the warehouse, an Elevation Certificate certifying the elevation of the lowest finished floor and all attendant utilities and the number and area foundation wall openings. An as-built wet flood-proofing certification statement with approved flood protection design plan and subject to a Flood Plain Administrator or designee review and approval; all as-built certifications shall be performed by licensed/registered professionals.
- 9.



Legend

- Centerline Labels
- Zoning Outline
- Railroad
- Alleys
- Local Roads
- Arterials
- County Highways
- State Highways
- US Highways
- Interstates**
 - Limited Access
 - Ramp
- Buildings
- Hydrology Lines
- Hydrology Areas
- Parcels
- City Parks
- Airport
- City Limits (solid)



1: 1,083

Notes

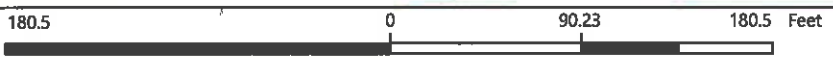


Legend

- Centerline Labels
- Zoning Outline
- Railroad
- Alleys
- Local Roads
- Arterials
- County Highways
- State Highways
- US Highways
- Interstates
 - Limited Access
 - Ramp
- Buildings
- Hydrology Lines
- Hydrology Areas
- Parcels
- City Parks
- Airport
- Adopted LandUse Plan
 - Residential-Low
 - Residential-Medium
 - Residential-High
 - Neighborhood Commercial
 - General Commercial
 - MXU-Low
 - MXU-Medium



1: 1,083

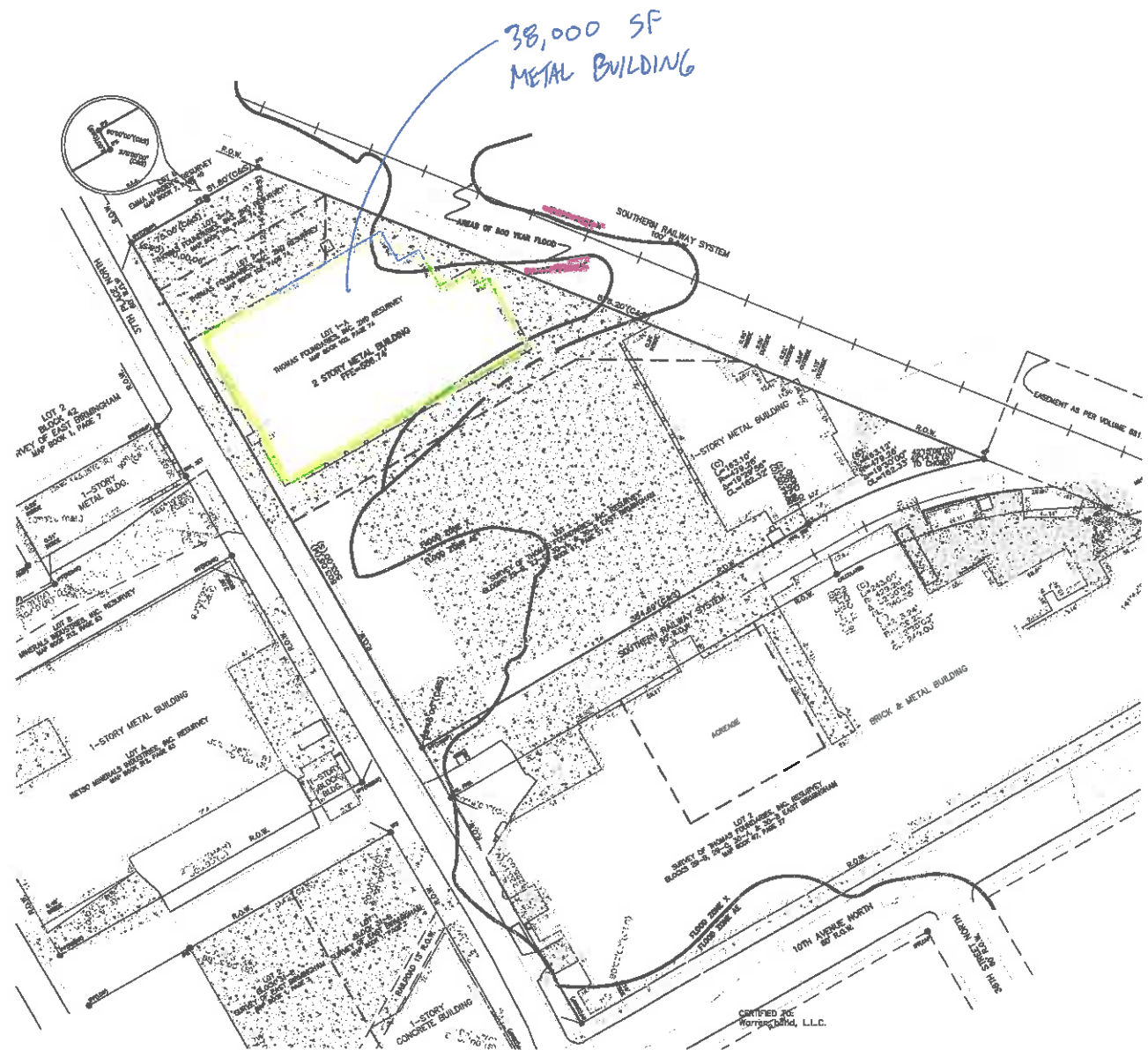
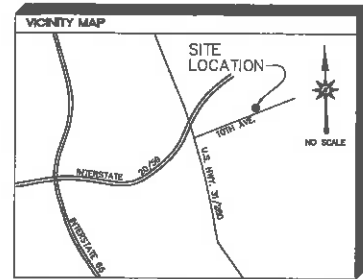
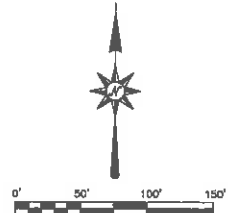


The City of Birmingham makes no warranty, expressed or implied, as to the accuracy of the information represented herein. This map is a user generated static output from an internet mapping site and is for general reference only.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

LEGEND:

●	IRON PIN FOUND (DESCRIPTION)
○	IRON PIN SET
—	UTILITY POLE W/BOX
—	30" TRANSMISSION POWER POLE
—	UNDERGROUND POWER LINE
—	UNDERGROUND TELEPHONE
—	UNDERGROUND WATER LINE
—	UNDERGROUND GAS LINE
—	SAFETY RISER LINE
○	SAFETY MARKER
○	STONE MANHOLE
○	WATER VALVE
○	WATER METER
○	FIRE HYDRANT
○	ONE METER
○	ONE VALVE
○	RIGHT OF WAY
—	FENCE
—	BURIED
—	MARKING STRIPS
—	ASPHALT SURFACE
—	CONCRETE SURFACE
—	GRAVEL SURFACE
—	ROLLING
—	TELEPHONE PEDIESTAL
—	LIGHT POLE
—	IRON
—	MEASURED
—	METRIC MEASUREMENTS INC. RESURVEY
—	MAP BOOK 312, PAGE 43
—	CALCULATED
—	A SURVEY BY VOLTES SURVEYING ENGINEERING
—	FILE NO. 8577 DATED MAR. 1988



- NOTES:**
1. ALL EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN HEREON. OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE AND OF WHICH THERE IS NO OCCURABLE EVIDENCE.
 2. ALL UTILITIES OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN HEREON. LOCATIONS OF UNDERGROUND UTILITIES WERE DETERMINED BY UTILITY MAPS PROVIDED BY RESPECTIVE UTILITY COMPANIES WHICH SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE MARKED ON THE GROUND BY THE UTILITY COMPANIES PRIOR TO CONSTRUCTION. THE TELEPHONE NUMBERS FOR THE ALABAMA LINE LOCATION CENTER (MUSKOGEE) ARE 252-4444 (DUNNINGTON WEST) AND (205) 292-1555 (EISENHOWER). NO ATTEMPT HAS BEEN MADE AND NO WARRANTIES ARE HEREBY GIVEN AS TO THE LOCATION OF SUB-SURFACE FOUNDATIONS.
 3. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR JEFFERSON COUNTY, ALABAMA (COMMUNITY-PANEL NUMBER 01873C 0318 E, DATED JANUARY 20, 1988), THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREA'S OUTSIDE 100 YEAR FLOOD PLAIN AND ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD. FLOOD LINES HAVE BEEN SHOWN IN AN APPROXIMATE MANNER ONLY. SEE IS 10023.
 4. NORTH ARROW SHOWN HEREON IS ASSUMED.
 5. EXISTING IMPROVEMENTS AND BOUNDARY INFORMATION TAKEN FROM SURVEY PROVIDED BY GSA, PROJECT NO. 22386.
 6. ALL EXISTING IMPROVEMENTS SHOWN WILL REMAIN. NO SITEWORK TO BE PERFORMED AT THIS TIME.

REVISIONS	DESCRIPTION	DATE

SITE PLAN
BLOCKS 30-A, 30-B, 31-A & 31-B
 BIRMINGHAM
 MAP BOOK 1, PAGE 43
METSO MINERALS INDUSTRIES, INC.
 DWN. BY: METSO
 DATE: 1-28-88
 SCALE: 1"=50'
 LAST FIELD SURVEY DATE: 06/07/87
 QUARTER - SECTION
 SOUTHEAST QUARTER
 TOWNSHIP 17 NORTH
 RANGE 2 WEST

GONZALEZ - STRENGTH & ASSOCIATES, INC.
 CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION
 SUITE 407 - 117 DENNIS CIRCLE
 BIRMINGHAM, ALABAMA 35203
 PHONE: (205) 845-3033
 FAX: (205) 845-3033
 www.Gonzalez-Strength.com

FOR INFORMATION ONLY

DWG. NO.
 P1 - RD

PROJECT
 18-0085



January 31, 2019

City of Birmingham
Department of Planning, Engineering, & Permits
710 20th Street North, Room 201
Birmingham, AL 35203

RE: SOUTHLAND TRAILER FLOODPLAIN/FLOODPROOFING VARIANCE APPLICATION
1109 37th Place North

In 2018, Southland International Trucks, Inc of Birmingham purchased approximately 8.5 acres in East Birmingham which included 300,000 SF of misc. concrete slabs and pavement as well as a 38,000 SF existing metal building whose address is 1109 37th Place North, Birmingham, AL 35234.

The intent of the property and the existing building is to use it as a tractor trailer sales and repair facility. With this said, it has been determined that there are several modifications needing to be made to the building for it to serve the new intended purpose and they are as follows:

- Cleaning and painting the building exterior
- Patching existing holes, damage, and rusting to make the building secure, weathertight, and ready for paint
- Replacing all exterior doors for weather tightness and security
- Adding new overhead doors to access the warehouse portions of the building
- Installing a new exterior canopy along the front of the building (Richard Arrington side) for aesthetics and weather protection
- Replacing the existing electrical service for owner's needs
- Adding new HVAC ventilation for owner's needs
- Replacing all fixtures and finishes in the existing bathrooms and offices to bring them back operational
- Adding bollards at the new overhead doors to protect the building from future damage
- New landscaping at 37th Place and Richard Arrington to make the site more visually appealing

It has come to our attention that the current building is in the Floodplain (the building FFE is 586.74' and the Floodplain Elevation is 587.2') and we are requesting a variance to allow RaderMcCary (on behalf of Southland International Trucks) to modify the existing site/building to bring it back into working order for the new owner while updating and improving the site and building aesthetics.

Thank you for your consideration,



John McCary
Vice President
(205) 597-4493
jmccary@radermccary.com

RADERMcCARY - 7051 Meadowlark Dr. #201, Birmingham, AL 35242 - (205) 597-4493 - radermccary.com

Case ZBA2019-00016
11109 37th PI N 35234

Subject: Variance to allow the wet flood-proofed construction and/or placement of a warehouse building at an elevation approximately 1.8 feet below the required flood protection elevation, variance of Article VI Section 10, pursuant to Article VIII Section 5.2

1. Submission to and approval of the Flood Plain Administrator or designee of a completed application for development in a flood hazard area to supplement required permit application;
 2. Submission to and approval of the Flood Plain Administrator or designee of a company adopted flood emergency preparedness plan outlining procedures, resources, and actions required to recognize as well as respond to a potential flood threat. This plan must be signed by a company officer and must account for all required human intervention efforts in the event of a flood;
 3. Submission to and approval of the Flood Plain Administrator or designee of flood protection design plans for the warehouse that detail the wet flood-proofing protection to be provided. At the very least, the flood protection design plan should address the following: clearly show that all interior building areas subject to flooding are to be wet flood-proofed, through use of flood resistant or unfinished materials, up to an elevation of 588.2 feet above mean sea level; that all attendant electrical components and/or utilities are to be ground fault protected; and clearly show A minimum of one square inch of net open area for each square foot of enclosed area for non-engineered openings OR A minimum of ONE engineered inch for each square foot of enclosed area for an engineered foundation wall openings are to be provided for automatic entry and exit of floodwaters for all areas subject to wet flood-proofing;
 4. The warehouse interior building areas subject to flooding shall be left unfinished or made flood resistant through the use of flood resistant materials and utilities shall be ground fault protected; no other utilities shall be permitted;
 5. A certificated of Occupancy (CO) or Certificate of Completion (CC) must be issued. Prior to issuance of a CO or CC, the following as-built certifications shall be submitted to the Flood Plain Administrator, or designee, for approval: for the warehouse, an Elevation Certificate certifying the elevation of the lowest finished floor and all attendant utilities and the number and area foundation wall openings. An as-built wet flood-proofing certification statement with approved flood protection design plan and subject to a Flood Plain Administrator or designee review and approval; all as-built certifications shall be performed by licensed/registered professionals.
-

Case ZBA2019-00016
11109 37th PI N 35234

Subject: Variance to allow the wet flood-proofed construction and/or placement of a warehouse building at an elevation approximately 1.8 feet below the required flood protection elevation, variance of Article VI Section 10, pursuant to Article VIII Section 5.2

1. Submission to and approval of the Flood Plain Administrator or designee of a completed application for development in a flood hazard area to supplement required permit application;
 2. Submission to and approval of the Flood Plain Administrator or designee of a company adopted flood emergency preparedness plan outlining procedures, resources, and actions required to recognize as well as respond to a potential flood threat. This plan must be signed by a company officer and must account for all required human intervention efforts in the event of a flood;
 3. Submission to and approval of the Flood Plain Administrator or designee of flood protection design plans for the warehouse that detail the wet flood-proofing protection to be provided. At the very least, the flood protection design plan should address the following: clearly show that all interior building areas subject to flooding are to be wet flood-proofed, through use of flood resistant or unfinished materials, up to an elevation of 588.2 feet above mean sea level; that all attendant electrical components and/or utilities are to be ground fault protected; and clearly show A minimum of one square inch of net open area for each square foot of enclosed area for non-engineered openings OR A minimum of ONE engineered inch for each square foot of enclosed area for an engineered foundation wall openings are to be provided for automatic entry and exit of floodwaters for all areas subject to wet flood-proofing;
 4. The warehouse interior building areas subject to flooding shall be left unfinished or made flood resistant through the use of flood resistant materials and utilities shall be ground fault protected; no other utilities shall be permitted;
 5. A certificated of Occupancy (CO) or Certificate of Completion (CC) must be issued. Prior to issuance of a CO or CC, the following as-built certifications shall be submitted to the Flood Plain Administrator, or designee, for approval: for the warehouse, an Elevation Certificate certifying the elevation of the lowest finished floor and all attendant utilities and the number and area foundation wall openings. An as-built wet flood-proofing certification statement with approved flood protection design plan and subject to a Flood Plain Administrator or designee review and approval; all as-built certifications shall be performed by licensed/registered professionals.
-