

Meeting – July 25, 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

Glen Iris

ZBA2019-00035

Request: Variance
Applicant: Kee Ming Tan
Owner: Kee Ming Tan
Site Address: 617 19th Ct S
Zip Code: 35205
Description: Variance to allow an accessory structure in a yard other than the required rear yard pursuant to Title 1, Chapter 3, Article 1, Section 6.A.
Property Zoned: R3 Single Family District
Parcel Information: Parcel #012900111006006000, NE ¼ of Section 11, Township 18 S, Range 3 W

Variance

The applicant is requesting a variance to allow an accessory structure in a yard other than the required rear yard to allow an existing carport to remain in its current location. The 19' x 20' carport sits in front of the home setback 14 FT from the front property line. The applicant is also requesting a variance to allow parking in the required front yard. The existing driveway does not lead to a legal parking space.

Neighborhood

The Glen Iris Neighborhood Association has yet to respond to staff regarding this request.

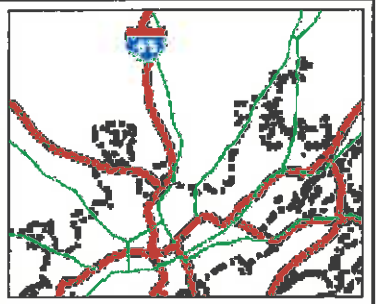
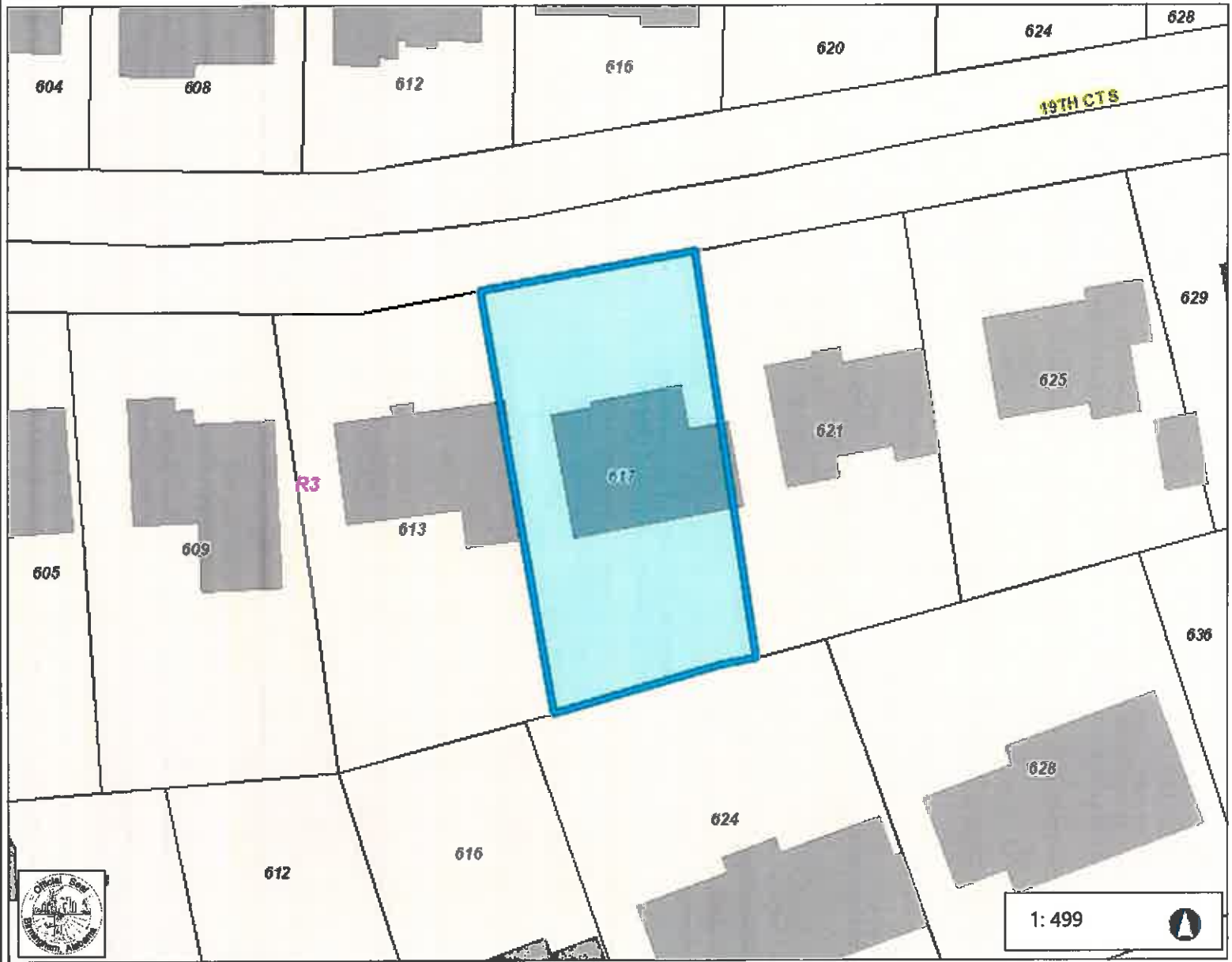
Applicant's Justification

The applicant stated that due to the layout of the house in relation to the property line, it was not possible to build a carport to the side or rear of the home. The applicant also stated that the home was negatively affected by flooding at the front entrance. The gutter attached to the carport has helped to divert rainwater and alleviate the flooding problem.

Staff Recommendation

Staff does not believe the applicant has submitted evidence that meets the variance standards of review. Staff has not seen evidence of a hardship and does not think this property differs from other properties in the general area. Therefore, staff believes these requests do not have merit for approval and as such, should be **DENIED**. If the Board chooses to grant these 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.

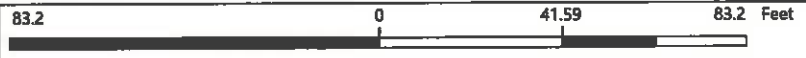


Legend

- 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)

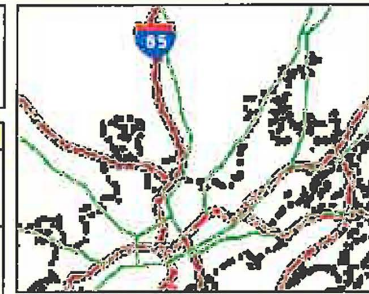
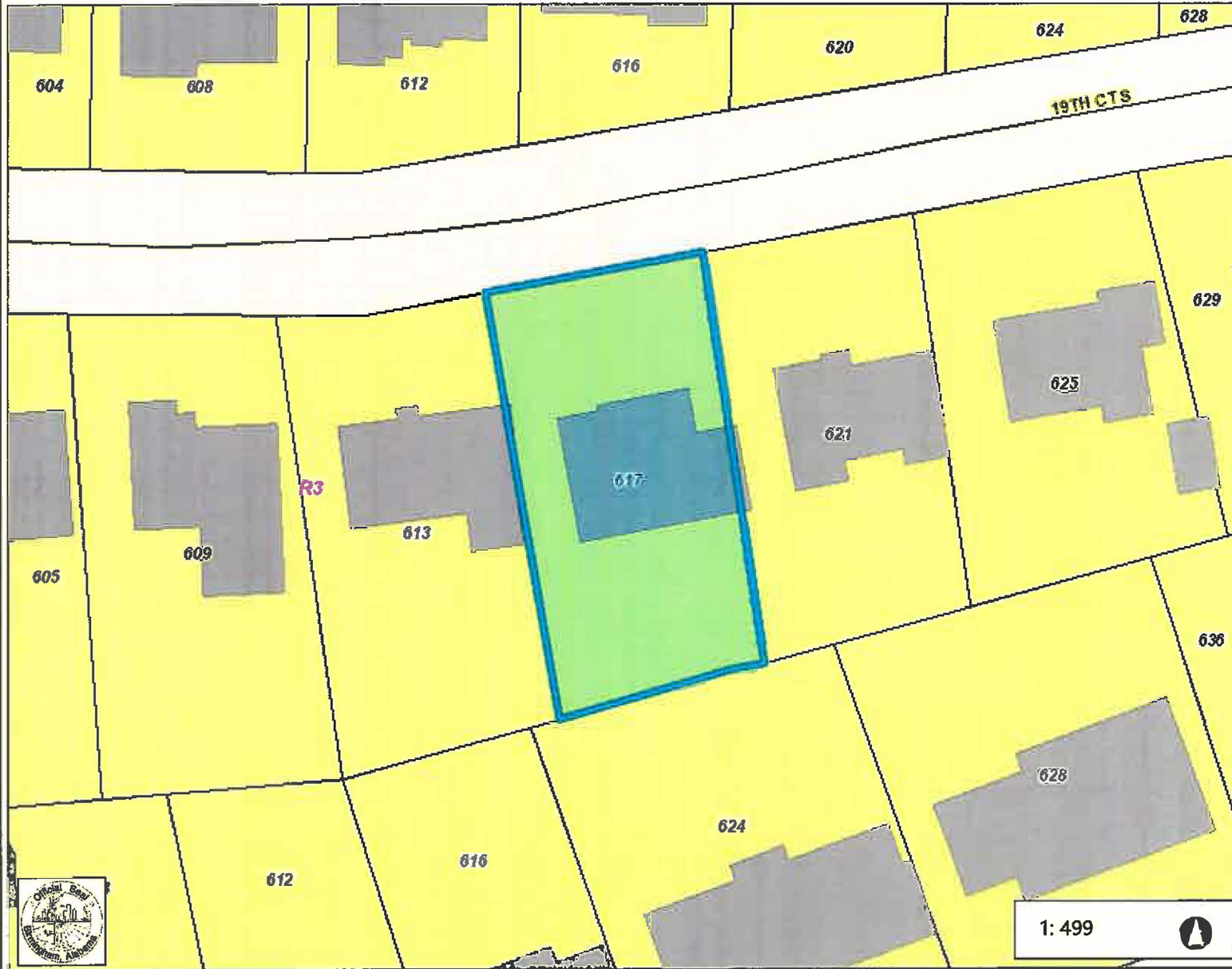


1: 499



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: 499



83.2 0 41.59 83.2 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

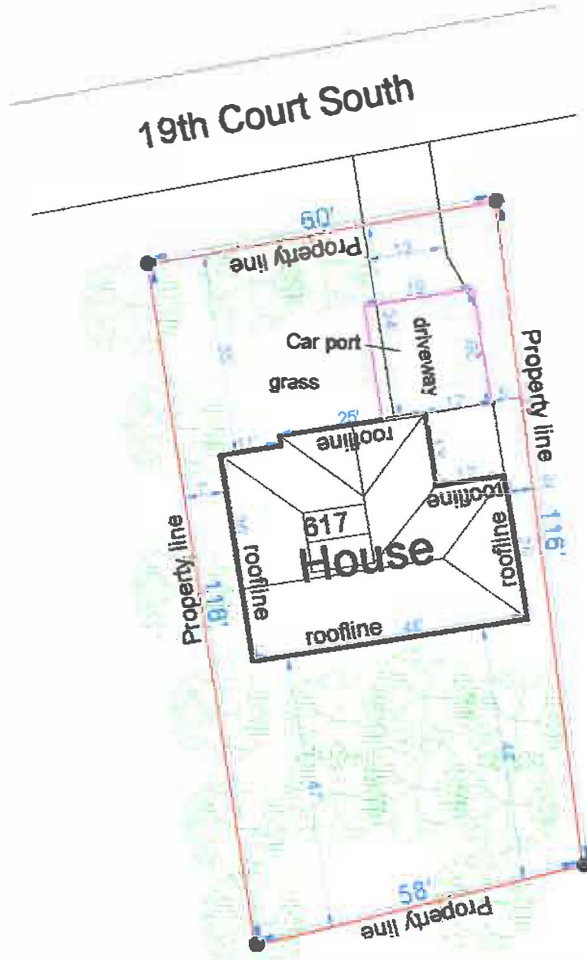
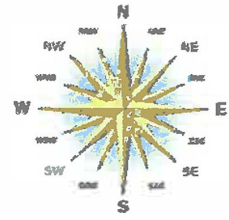
SITE PLAN

Address: 617 19th Court South

City, State, ZIP: Birmingham, Alabama, 35205

County: Jefferson

Scale 1":20'





08.06.2018 14:58

From: Kee Yahoo <keemingt@yahoo.com>
Sent: Tuesday, May 07, 2019 10:50 PM
To: Slaten, Tyler L
Subject: Kee Tan - 617 19th Court South

We have lived in the Glen Iris neighborhood for over 20 years, and in our current home for 15 years. We enjoy every aspect of our neighborhood; however, our current home was built in 1951 and was not built with many features in mind. We were at a point where a decision needed to be made, either to look for a different home or modify the current home to better fit our current needs, so we could continue to be part of the Glen Iris neighborhood.

1. **Physical characteristics of the property/Unique characteristics** - The house was originally built with a driveway on the right side of the house. The driveway was then converted into a den many years ago by the previous owner. The only entrance to the backyard now is through a side gate that is about 5 feet wide. Due to the layout of the house in relation to the property line, it was not possible to build a car port to the side or behind the house. The only ideal location to place the car port was on the existing concrete drive way. Please refer to the site plan
2. **Hardship not self imposed** - The carport does not only protect the vehicles from inclement weather, it also serves as a way to divert rain water away from the house. Our house/property line is located at the lowest part of the street, with a slight slope toward the house. Flooding at our front door entrance is a common problem during heavy rain. A French drain was installed to remove rain water, but it does not working well during heavy downpours, especially when debris carried by rain water blocks the French drain. The gutter attached to the car port is able to collect and divert some of the rain water away from the french drain/the front entrance, thus it helps to alleviate the flooding problem. The car port structure also allows the installation of motion detector lights, which helps increase visibility and safety when entering/ leaving the vehicles.
3. **Financial gain not only basis** - The home and the neighborhood have provided us many good memories and we wish to continue to create new memories with our current home/neighborhood for many more years to come. The process from planning to building the car port was stressful. At times we thought that finding a new, spacious home with a car port or garage on a flat property was an easier option, but we were afraid that we would not be able to find a neighborhood like ours on 19th Court south, where we all know each other and often get together for parties and cooking events.
4. **No injury to neighboring property/No harm to public welfare** - The structure was built within the property line and away from the neighboring homes (please refer to the site plan), and it has not created any issues among my neighbors. On the contrary, our neighbors have complimented the structure and thought it was a good improvement to our street and neighborhood overall. The car port was built to compliment the house esthetically and functionally, thus it will not diminish the property value. The car port is an open structure with no walls, so it does not block the view of the house or the street. Visibility of the house from the street or the visibility of the street from the house are not compromised. Two powerful solar lights were installed to ensure our safety and our neighbors' safety during evening hours. The car port was custom built with the mindset to last for many years, so good quality material, such as treated lumber and high grade shingles were used for construction. One of the reasons for constructing the car port is for the protection of the vehicles so it was build to withstand severe inclement weather, thus its a safe structure.

Forest Park

ZBA2019-00043

Request: Variance
Applicant: Blue Door Company Series LLC
Owner: Blue Door Company Series LLC
Site Address: 4404 6th Ave S
Zip Code: 35222
Description: Variance to allow the expansion of a legal non-conforming structure (home) pursuant to Title, I, Chapter 9, Article VII, Section 3.A.3
Property Zoned: R3 Single Family District
Parcel Information: Parcel #012300294013012000, SE ¼ of Section 29, Township 17 S, Range 2 W

Variance

The applicant is requesting a variance to allow for the expansion of a legal non-conforming structure to allow for a new addition to the rear of a home. The house currently has side setbacks of 4.2 and 4.8 FT. The proposed expansion would be in the rear yard.

Neighborhood

The Forest Park Neighborhood Association met on June 11th and voted 52-0 in support of this request.

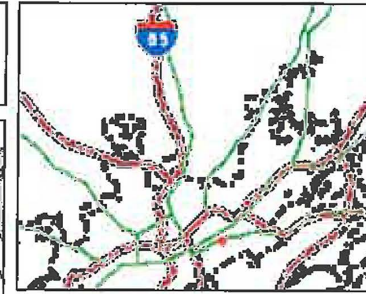
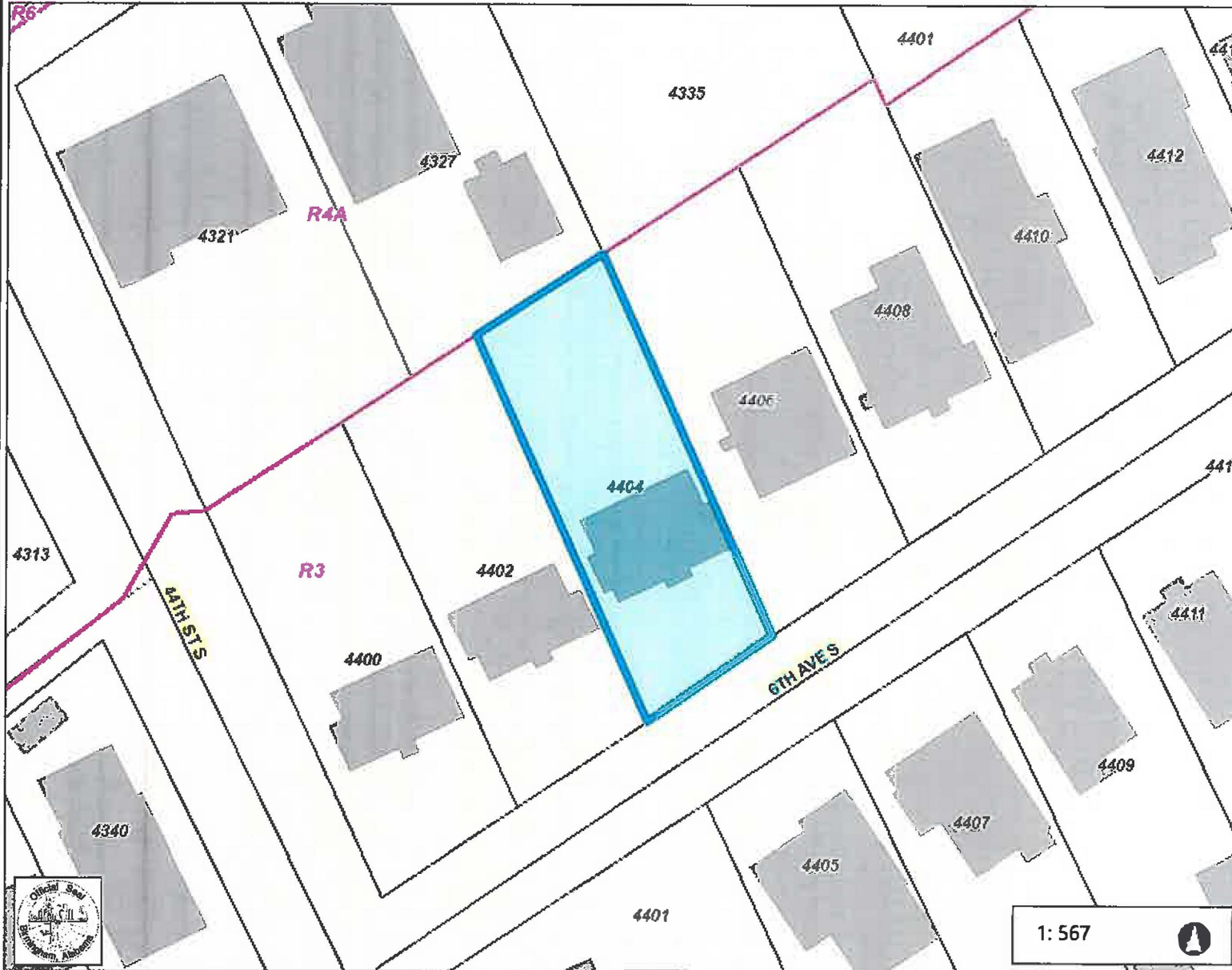
Applicant's Justification

The applicant stated that the home was built in the 1940s as it sits currently in its legal non-conforming state. The proposed addition will not add to the non-conformity or encroach more into the side yard.

Staff Recommendation

Staff believes that the applicant has provided sufficient evidence to support the request. The house was built to with its non-conforming side setbacks prior to zoning requirements. The proposed addition would not increase that non-conformity. Therefore, staff believes these requests do have merit for approval and as such, should be **GRANTED** subject to the following conditions:

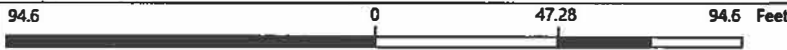
1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. Applicant must obtain all permits associated with the approval of this request within two years from the date of approval.
3. Approval based on site plan as submitted.



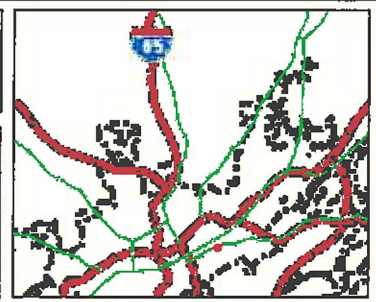
Legend

- 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)

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



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

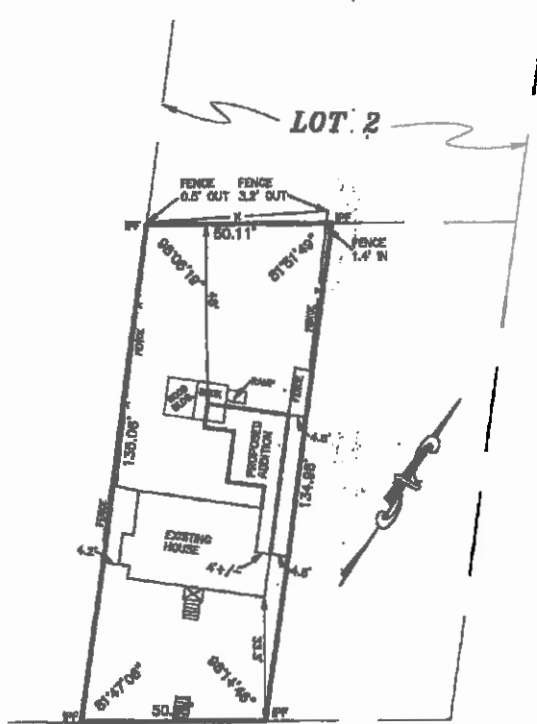


1: 567



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



6TH AVENUE SOUTH
 40' W.O.W.

SCALE: 1" = 30'

- EXISTING
- - - PROPOSED
- FENCE
- PROPERTY
- EASE
- EASE

LEGAL DESCRIPTION: WEST HALF OF THE SOUTH HALF OF LOT 2 EXCEPT THE SOUTH 15 FEET THEREOF, AUSTIN'S SUBDIVISION OF MORROW AND HICKMAN PROPERTY.



STATE OF ALABAMA
 JEFFERSON COUNTY

"PROPERTY SURVEY & PLOT PLAN"

I, Robert Reynolds, a Registered Surveyor, do hereby state that this is a true and correct plat or map of Lot SEE ABOVE, Block --- of SEE ABOVE LEGAL DESCRIPTION as recorded in Map Book 28, Page 18 in the Office of the Judge Of Probate in Jefferson County, Alabama. All parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Surveying in the State of Alabama to the best of my knowledge, information and belief. The improvements on said premises are as shown. There are no visible encroachments on over or across said lands except as shown. According to my survey this the 8th day of March, 2019.

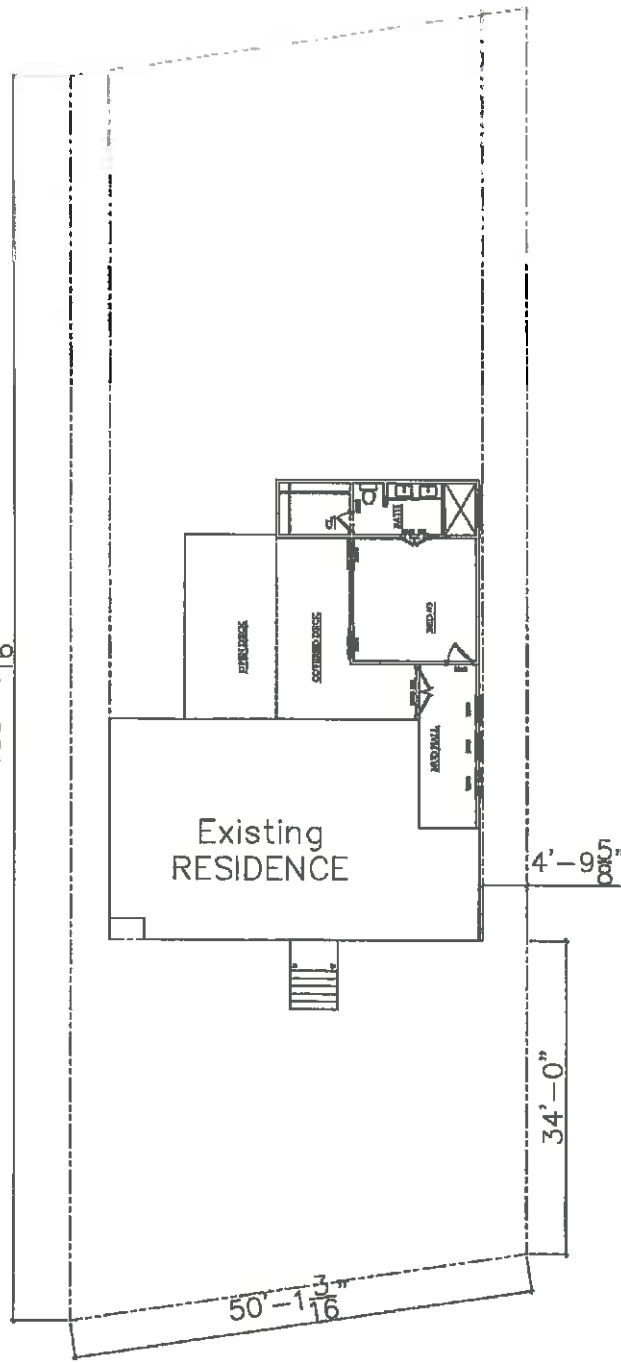
NOTE: This survey is not transferable to any additional institutions or subsequent owners.

Address: 4404 8th Ave. So.

Robert Reynolds
 Reg. No. 25857

B122/28-27

135'-1 $\frac{11}{16}$ "



Existing
RESIDENCE

4'-9 $\frac{9}{16}$ "

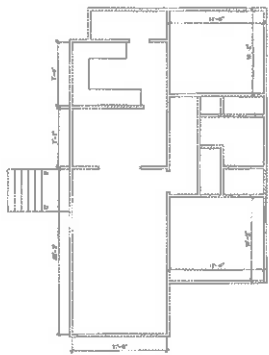
34'-0"

50'-1 $\frac{3}{16}$ "

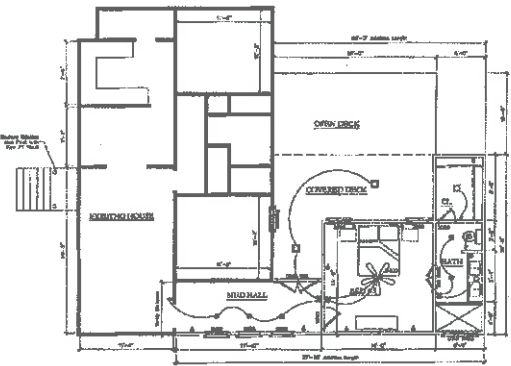


Optional Kitchen Layout
SCALE = 1/4" = 1'-0"

- Notes / Details:**
1. Existing floor plan shown in red.
 2. All dimensions are in feet and inches.
 3. All work is to be done in accordance with the latest building codes.
 4. All work is to be done in accordance with the latest building codes.
 5. All work is to be done in accordance with the latest building codes.
- Approved: *[Signature]*
ARCHITECT: *[Signature]*



Existing Floor Plan
SCALE = 1/4" = 1'-0"



New Floor plan
SCALE = 1/4" = 1'-0"



378405
10000 Road
48000 Ave. South
Birmingham, AL 35200

Project Code: 10000000

Lot Specific Plan	10000
10000	10000
10000	10000
10000	10000

10000	10000
10000	10000
10000	10000
10000	10000

Sheet No. **A2.1**

Slaten, Tyler L

From: JJ Thomas <jj@jjthomasesq.com>
Sent: Wednesday, June 05, 2019 5:02 PM
To: Slaten, Tyler L
Subject: Hardship for 4404 6th Ave S Addition

Tyler-

Regarding the justification statement for the variance being requested, the issue is the existing home, built in the 1940s, sits as-is legal non-conforming. We are seeking to leave the existing home as-is but add an addition on the back that keeps with the same existing, legal non-conforming, set backs. We are not seeking to increase or expand the non-conformity or encroach further in anyway. We want the proposed addition to match the existing, and that is it. The existing set backs can be best illustrated by the below image, where there is still plenty of space between the homes on either side and, further, the set backs match the other set backs of the nearby homes on the street.



J.J. Thomas, Esq.
o (205) 453-1379
c (205) 249-3757
email jj@jjthomasesq.com

CONFIDENTIALITY: This email and any attachments may be confidential and/or privileged and are therefore protected against copying, use, disclosure or distribution. If you are not the intended recipient, please notify us immediately by replying to the sender and deleting this copy and the reply from your system. Thank you for your cooperation.

Harriman Park

ZBA2019-00045

Request: Special Exception and Modification
Applicant: William and Linda Patrick
Owner: William and Linda Patrick
Site Address: 3635 42nd Ave
Zip Code: 35207
Description: Special exception to allow the transfer of ownership of a Communal Living Facility pursuant to Title 1, Chapter 4, Article III, Section 3.C; Modification to allow 4 off street parking spaces instead of the required 7 off street parking spaces pursuant to Title 1, Chapter 9, Article VI, Section 6.A.3
Property Zoned: D3
Parcel Information: Parcel #012300073014012001, SW ¼ of Section 07, Township 17 S, Range 2 W

Special Exception & Modification

The applicant is requesting a special exception to allow the transfer of ownership of a Communal Living Facility and a modification to allow 4 off-street parking spaces instead of the required 7 off-street parking spaces.

Neighborhood

The Harriman Park Neighborhood Association has yet to respond to staff.

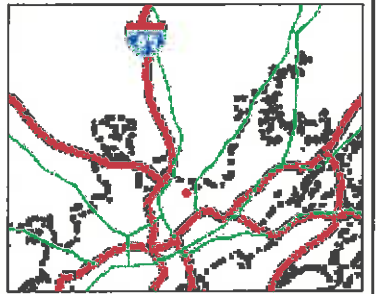
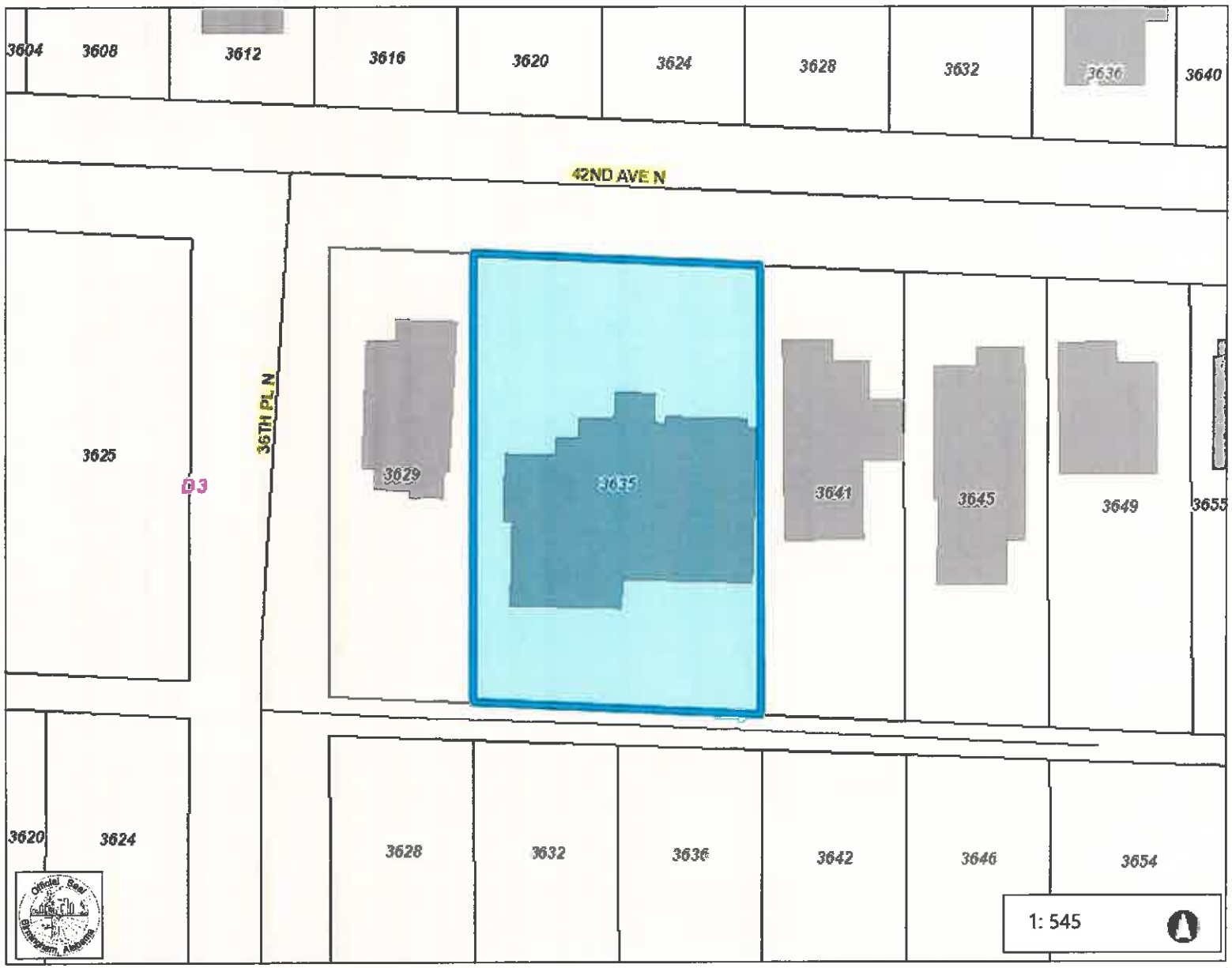
Applicant's Justification

The applicant stated that the facility will be geared towards military veterans and will not harm neighboring properties or harm the public welfare. The applicant also submitted documentation that shows 24 available on-street parking spaces within 491 FT of the property. There is also a BJCTA transit stop less than 230 FT from the subject location.

Staff Recommendation

Staff believes that the applicant has provided sufficient evidence to support the requests. The public transit stop and amount of on-street parking seems to be adequate to support this use. Therefore, staff believes these requests do have merit for approval and as such, should be **GRANTED** subject to the following conditions:

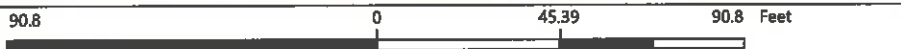
1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. Applicant must obtain all permits associated with the approval of this request within two years from the date of approval.
3. Approval based on site plan as submitted.



Legend

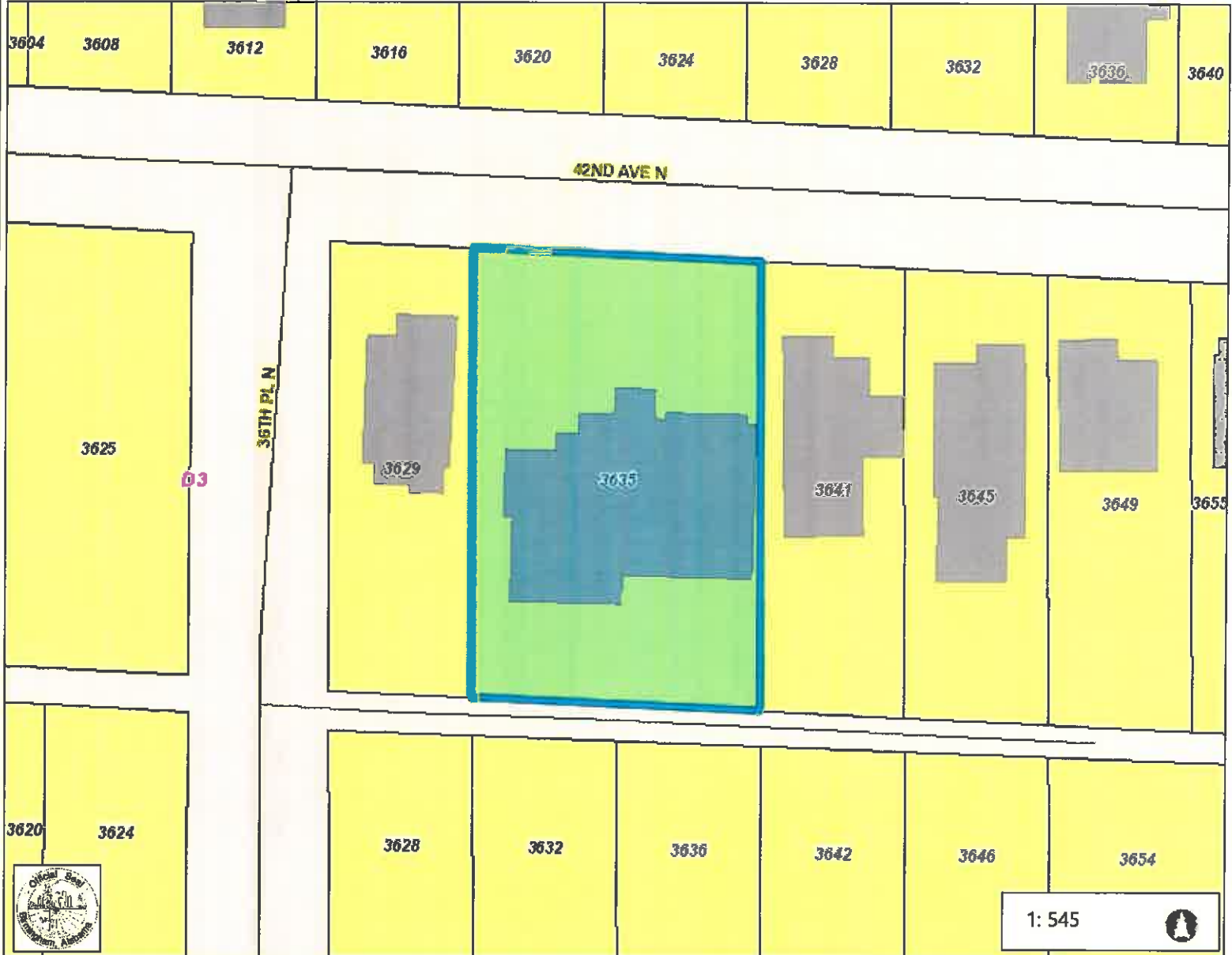
- Centerline Labels
- Zoning Outline
- Railroad
- Alleys
- Local Roads
- Arterials
- County Highways
- State Highways
- US Highways
- Interstates
- Limited Access
- Ramp
- Buildings
- Hydrology Lines
- Hydrology Areas
- Parcels
- City Parks
- Airport
- City Limits (solid)

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

1: 545



Legend

- Centerline Labels
- Zoning Outline
- Railroad
- Aileys
- 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



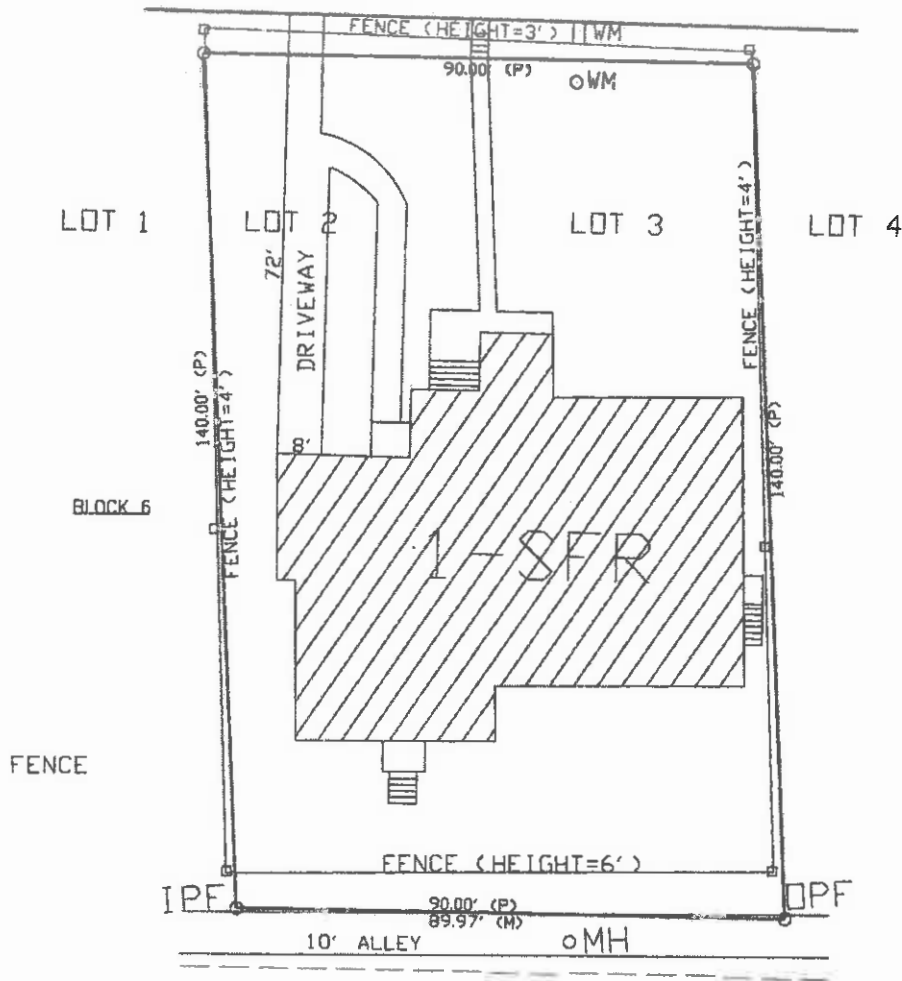
The City of Birmingham makes no warranty, expressed or implied, as to the accuracy of the information represented herein. This map is a user generated static output from an internet mapping site and is for general reference only.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 545



ASSUMED
SCALE: 1"=30'

42nd Avenue North (40' R.O.W.)



STATE OF ALABAMA
COUNTY OF JEFFERSON

LOT 2 AND LOT 3, BLOCK 6, ACCORDING TO THE SURVEY OF HARRIMAN
PARK, AS RECORDED IN MAP BOOK 16, PAGE 73, IN THE OFFICE OF THE
JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA.

SOURCE OF TITLE: BOOK 201513 PAGE 9650 (JEFFERSON CO.)

DATE: 7 JUNE 2019

"I hereby (or state) 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."

Surveyor's Signature:

Amos F. Reese

Alabama License No. 31576

Date

June 12, 2019

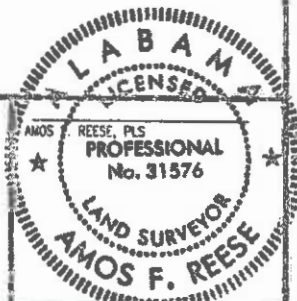
TYPE: AS-BUILT

3635 42nd Avenue North
Birmingham, AL 35207

AMOS F. REESE
3558 GREAT OAK LANE
BIRMINGHAM, AL 35223
PHONE: 205.276.5596

CIR - CAPPED IRON ROD
 IPS - 1/2" REBAR W/ CAP
 IPF - IRON PIN FOUND
 CALC - CALCULATED
 (P) - PLAT DIMENSION
 (M) - MEASURED DIMENSION
 ROW - RIGHT OF WAY
 MH - MANHOLE
 PP - POWER POLE
 FC - FENCE CORNER
 PED - PEDESTAL
 BM - BENCH MARK FOUND
 WM - WATER METER
 MB - MAILBOX

N - NORTH
 S - SOUTH
 W - WEST
 E - EAST
 POC - POINT OF COMMENCEMENT
 POB - POINT OF BEGINNING
 ⊙ - POINT SET
 ○ - POINT FOUND
 ⊠ - POINT CALC.
 Δ - POINT NOT SET
 --- - FENCE LINE
 --- - EASEMENT LINE
 --- OHP --- OVERHEAD POWER/TEL
 MH - Manhole



Google Maps



Imagery ©2019 Google, Map data ©2019 100 ft

Measure distance

Total distance: 491.44 ft (149.79 m)

Our property may prevent us from satisfying our parking needs onsite. Therefore, we have a map which shows available on-street parking. This analysis was performed on June 13, 2019 around 5:00 p.m. There were 24 on-street parking spaces available within a 491.44 ft distance of the subject property. Also available is BJCTA stop less than 230 ft of the subject property.

Eastwood

ZBA2019-00048

Request: Variance
Applicant: Gary Wyatt
Owner: Eddie Lumpkin
Site Address: 7500 Crestwood Blvd
Zip Code: 35210
Description: Variance to allow a 6 FT fence in a front yard of a commercially zoned property abutting a residential district pursuant to Title 1, Chapter 4, Article V, Section 5, Subsection 4.A.2; Variance to allow a chain link fence in a yard other than a rear or side yard pursuant to Title 1, Chapter 4, Article V, Section 5, Subsection 7.D.3,
Property Zoned: CB2 General Business District
Parcel Information: Parcel #012300262000002001, NW ¼ of Section 26, Township 17 S, Range 2 W

Variance

The applicant is requesting variances to allow a 6 FT chain link fence to remain around the perimeter around the site of the former Century Plaza Mall. The site is currently used as storage for Mercedes Benz.

Neighborhood

The Eastwood Neighborhood Association has yet to respond to staff.

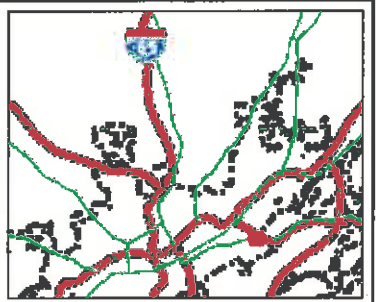
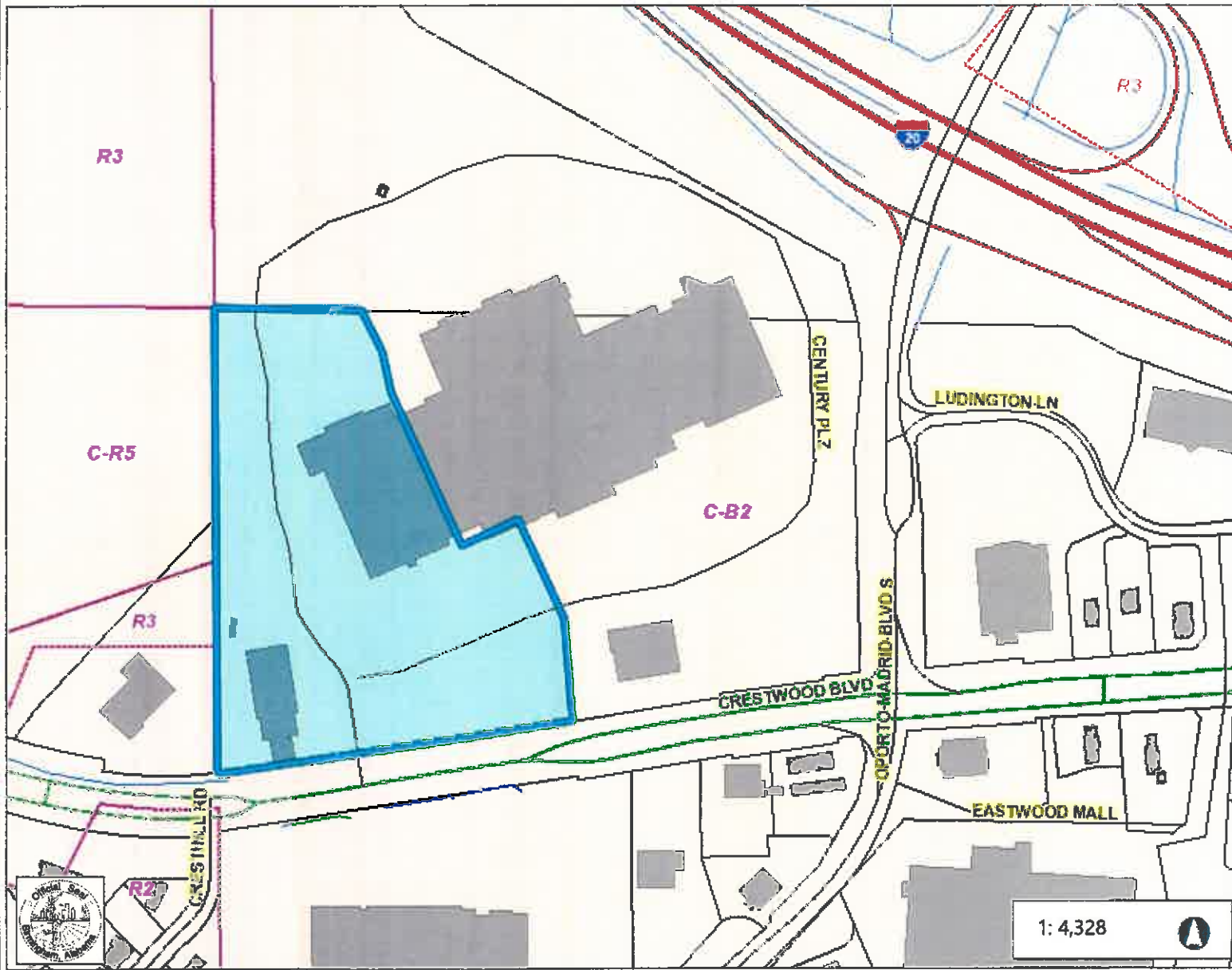
Applicant's Justification

The applicant stated that site is currently used for storing Mercedes Benz vehicles for indefinite periods of time. There are approximately 3,000 vehicles constantly moving in and out of inventory. Keys are left in the ignitions due to the constant flow of vehicles. The parking lot is lighted and has manned 24 hour security, but the fence is needed to secure the large property.

Staff Recommendation

Staff does not believe the applicant has submitted evidence that meets the variance standards of review. Staff believes the storage of vehicles requiring this type of fencing is a self-imposed hardship. Therefore, staff believes this request does not have merit for approval and as such, should be **DENIED**. 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

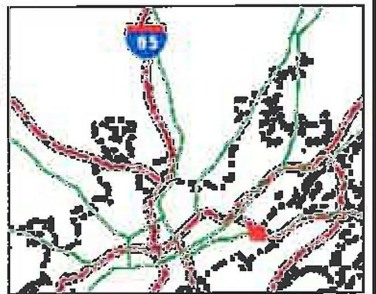
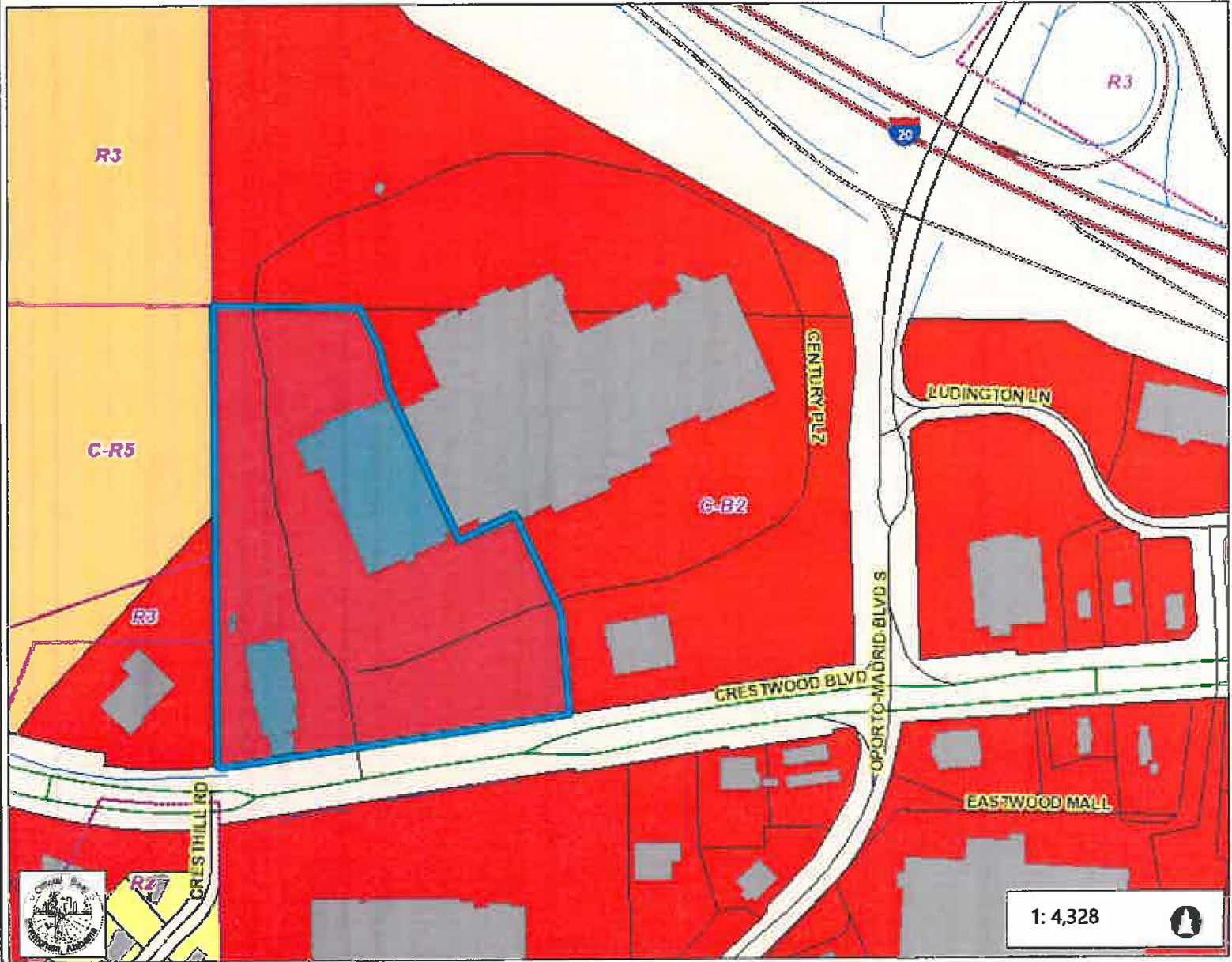
- Centerline Labels
- Zoning Outline
- Railroad
- Alleys
- Local Roads
- Arterials
- County Highways
- State Highways
- US Highways
- Interstates
 - Limited Access
 - Ramp
- Buildings
- Hydrology Lines
- Hydrology Areas
- Parcels
- City Parks
- Airport
- City Limits (solid)

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

1: 4,328



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: 4,328

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

Century Plaza Fence

6' galv , Top rail ,
2620 lf
Installation only











78



I 20
INTERSTATE
FENCING

OPORTO - MARYLAND

LUMPKIN
DEVELOPMENT

June 25, 2019

To Whom It May Concern:

I, Edwin B. Lumpkin, Jr., am submitting this fence variance to allow a 6' high chain link fence along sections of Crestwood Boulevard and Oporto Madrid Avenue for security purposes.

The Century Plaza has been dormant for over 10 years. I purchased this property 18 months ago in hopes of revitalizing this property. Our efforts have been extremely difficult but we are moving along diligently to achieve rehabilitation of this property.

In February, we were approached by Mercedes to park new vehicles on this property for an indefinite period of time. These approximately 3,000 vehicles are constantly moved in and out of their inventory. Therefore, the ignition keys are left in the vehicles. The parking area is lighted and has 24-hour manned security.

However, the insurance requirements for these vehicles requires us to have a 6' high fence around the accessible areas of parking. Please see photos of accessible areas.

Thank you for your help in keeping this area active and productive.

Gary Wyatt for Edwin B. Lumpkin, Jr., Owner
205-541-2664

100 METRO PARKWAY, PELHAM AL 35124
PHONE: 205-985-8701
FAX: 205-985-8710

Five Points South

ZBA2019-00049

Request: Modification
Applicant: Red Mountain Theater Company LLC
Owner: Henderson Ivy Wittichen
Site Address: 1600 3rd Ave S
Zip Code: 35233
Description: Modification to allow 50 off-street parking spaces instead of the required 98 off-street parking spaces pursuant to Title 1, Chapter 9, Article VI, Section 6.A.3
Property Zoned: M1 Light Industrial District
Parcel Information: Parcel #012200363023004000, SW ¼ of Section 36, Township 17 S, Range 3 W

Modification

The applicant is requesting a modification to allow 50 off-street parking spaces instead of the required 98 spaces for a new theater. The theater will feature 450 seats and have approximately 7,400 square feet of office space.

Neighborhood

The Five Points South Neighborhood Association meets on July 22nd.

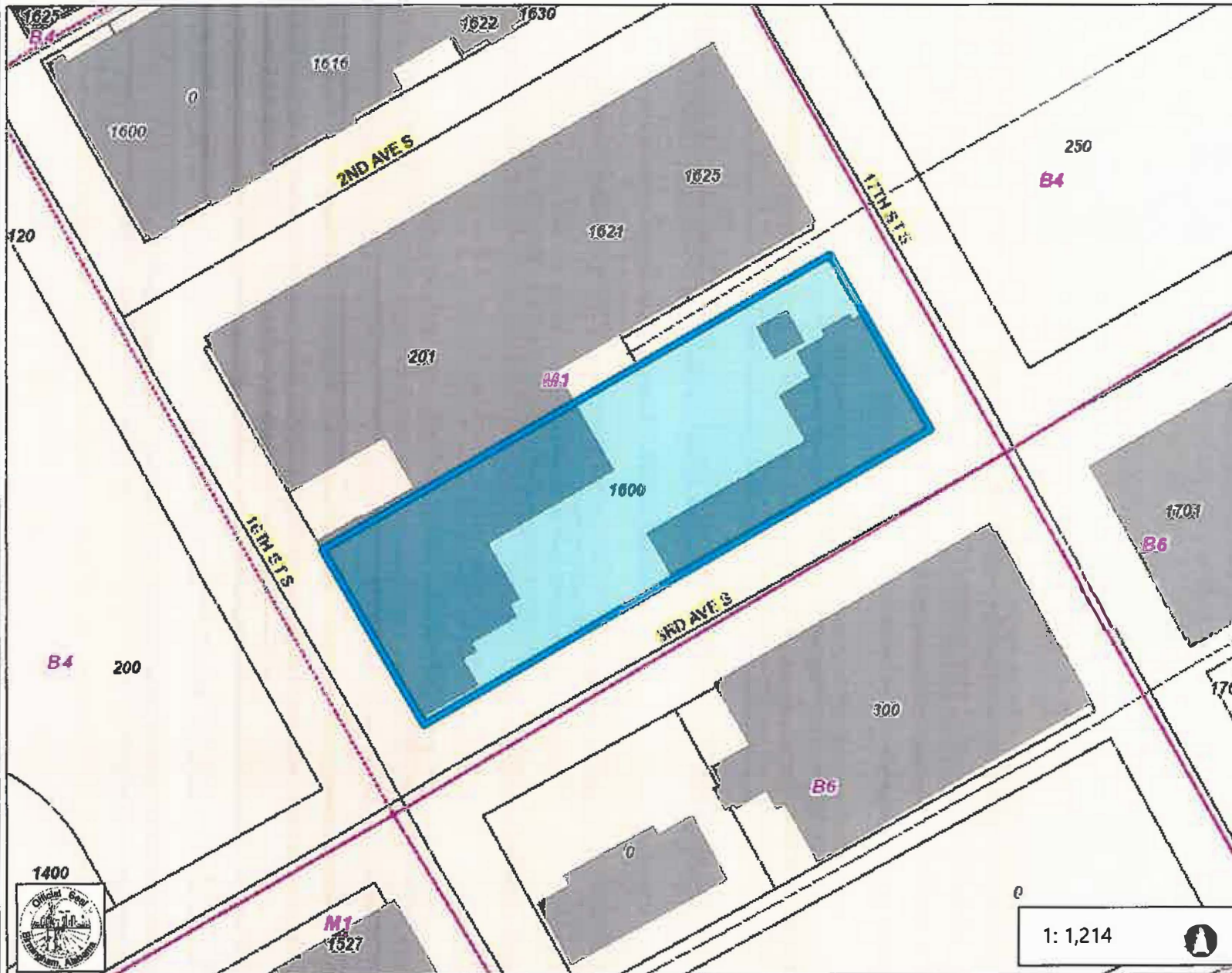
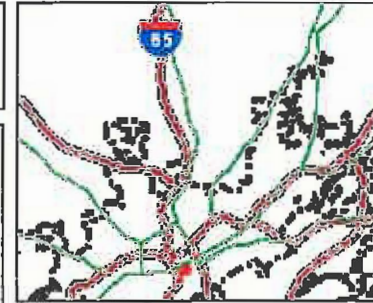
Applicant's Justification

The applicant stated submitted documentation showing 384 public on-street parking spaces existing within 1,320 feet of the site. The parking study completed between 6-7 pm, which would coincide with the expected peak usage hours for the development, showed that 138 of the total 384 spaces were available.

Staff Recommendation

Staff believes that the applicant has provided sufficient evidence to support this request. The amount of on-street parking seems to be adequate to support this use. 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.

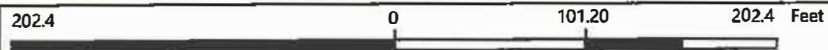


Legend

- 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)

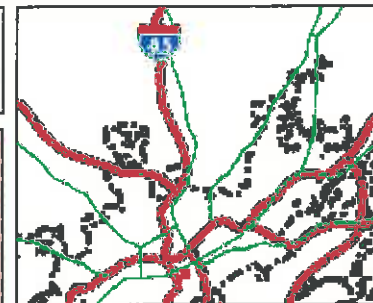


1: 1,214



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

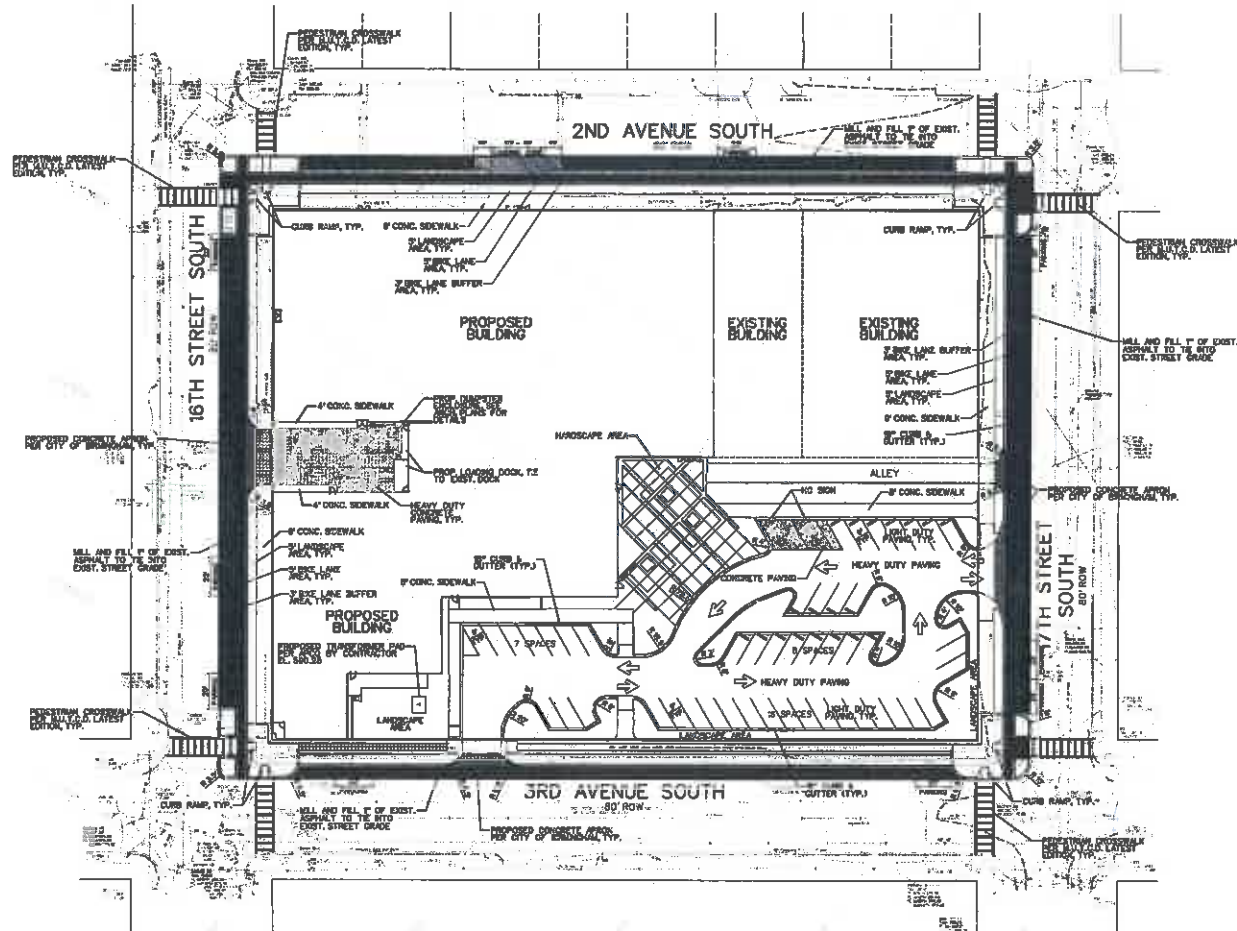
1: 1,214



202.4 0 101.20 202.4 Feet

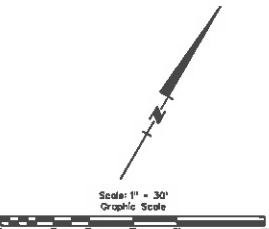
The City of Birmingham makes no warranty, expressed or implied, as to the accuracy of the information represented herein. This map is a user generated static output from an internet mapping site and is for general reference only.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



NOTE
1. ALL DIMENSIONS ARE TO THE FACE OF CURB.
2. ALL DIMENSIONS TO THE FACE OF CURB FOR EXISTING ARE TO BE VERIFIED BY THE CITY OF BIRMINGHAM TO THE LATEST EXISTING RECORDS.
3. ALL DIMENSIONS TO THE FACE OF CURB FOR PROPOSED ARE TO BE VERIFIED BY THE CITY OF BIRMINGHAM TO THE LATEST EXISTING RECORDS.
4. SEE ARCH PLANS FOR BUILDING LAYOUT.
5. IF THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE CITY OF BIRMINGHAM'S RECORDS OR TO THE EXISTING STRUCTURES, ALL REPAIRS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
6. ALL UTILITIES MUST BE IN HAND BEFORE CONSTRUCTION TO AVOID ALL NECESSARY REVISIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO THE CITY OF BIRMINGHAM'S RECORDS OR TO THE EXISTING STRUCTURES.
8. ALL UTILITIES SHALL BE IN HAND BEFORE CROSSING ANY EXISTING UTILITY.

NOTE
FOR HARDSCAPE FEATURES AND DETAILS WITHIN THE CITY RIGHT-OF-WAY, SEE LANDSCAPE PLANS.



UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM LOCAL UTILITY COMPANY RECORDS AND SHOULD BE FIELD VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
JOB SAFETY IS NOT THE RESPONSIBILITY OF THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.

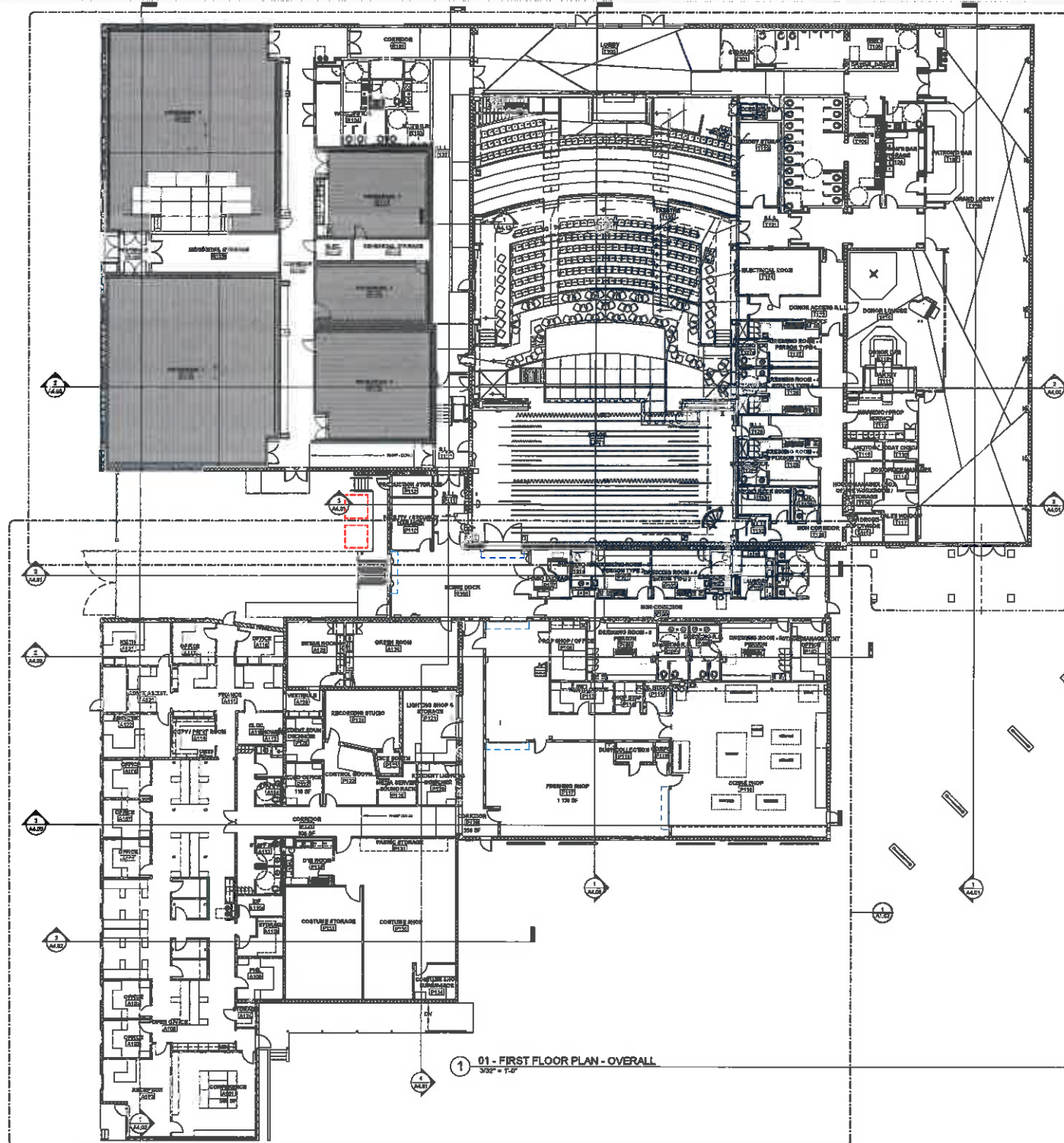
RMTC - ARTS CAMPUS
1600 3RD AVENUE SOUTH BIRMINGHAM, AL
05.28.19

100% DESIGN DEVELOPMENT
05.28.19
NOT FOR CONSTRUCTION
FOR RECORD AND REVISION

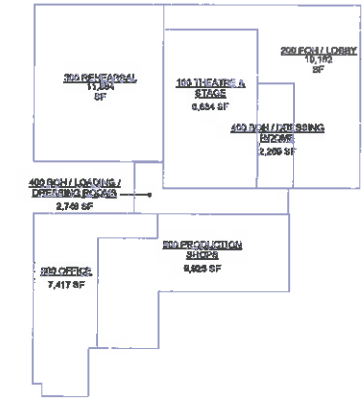
Revision	No.	Description	Date

RMTC - ARTS CAMPUS
RED MOUNTAIN THEATRE COMPANY
1600 3RD AVENUE SOUTH BIRMINGHAM, AL
Project Number: 18168
Date: 05.28.19
Street Name:

SITE LAYOUT PLAN
C3.000



1 01 - FIRST FLOOR PLAN - OVERALL
3/2" = 1'-0"



2 02 - FIRST FLOOR - THEATRE
1" = 40'-0"

PRGM - Area Schedule (Cross Building)

Building Number	Name	Area
0001	200 OFFICE	7,417 SF
0002	200 REHEARSAL	11,204 SF
0003	200 PRODUCTION STAGE	9,425 SF
0004	200 TECH / LOBBY	10,170 SF
0005	200 THEATRE & STAGE	6,854 SF
0006	200 TECH / LOBBY / DRESSING ROOMS	2,748 SF
0007	200 OFFICE	7,417 SF
0008	200 PRODUCTION STAGE	9,425 SF
0009	200 TECH / LOBBY	10,170 SF
0010	200 THEATRE & STAGE	6,854 SF
0011	200 TECH / LOBBY / DRESSING ROOMS	2,748 SF
0012	200 OFFICE	7,417 SF
0013	200 PRODUCTION STAGE	9,425 SF
0014	200 TECH / LOBBY	10,170 SF
0015	200 THEATRE & STAGE	6,854 SF
0016	200 TECH / LOBBY / DRESSING ROOMS	2,748 SF
0017	200 OFFICE	7,417 SF
0018	200 PRODUCTION STAGE	9,425 SF
0019	200 TECH / LOBBY	10,170 SF
0020	200 THEATRE & STAGE	6,854 SF
0021	200 TECH / LOBBY / DRESSING ROOMS	2,748 SF
0022	200 OFFICE	7,417 SF
0023	200 PRODUCTION STAGE	9,425 SF
0024	200 TECH / LOBBY	10,170 SF
0025	200 THEATRE & STAGE	6,854 SF
0026	200 TECH / LOBBY / DRESSING ROOMS	2,748 SF
0027	200 OFFICE	7,417 SF
0028	200 PRODUCTION STAGE	9,425 SF
0029	200 TECH / LOBBY	10,170 SF
0030	200 THEATRE & STAGE	6,854 SF
0031	200 TECH / LOBBY / DRESSING ROOMS	2,748 SF
0032	200 OFFICE	7,417 SF
0033	200 PRODUCTION STAGE	9,425 SF
0034	200 TECH / LOBBY	10,170 SF
0035	200 THEATRE & STAGE	6,854 SF
0036	200 TECH / LOBBY / DRESSING ROOMS	2,748 SF
0037	200 OFFICE	7,417 SF
0038	200 PRODUCTION STAGE	9,425 SF
0039	200 TECH / LOBBY	10,170 SF
0040	200 THEATRE & STAGE	6,854 SF
0041	200 TECH / LOBBY / DRESSING ROOMS	2,748 SF
0042	200 OFFICE	7,417 SF
0043	200 PRODUCTION STAGE	9,425 SF
0044	200 TECH / LOBBY	10,170 SF
0045	200 THEATRE & STAGE	6,854 SF
0046	200 TECH / LOBBY / DRESSING ROOMS	2,748 SF
0047	200 OFFICE	7,417 SF
0048	200 PRODUCTION STAGE	9,425 SF
0049	200 TECH / LOBBY	10,170 SF
0050	200 THEATRE & STAGE	6,854 SF
0051	200 TECH / LOBBY / DRESSING ROOMS	2,748 SF
0052	200 OFFICE	7,417 SF
0053	200 PRODUCTION STAGE	9,425 SF
0054	200 TECH / LOBBY	10,170 SF
0055	200 THEATRE & STAGE	6,854 SF
0056	200 TECH / LOBBY / DRESSING ROOMS	2,748 SF
0057	200 OFFICE	7,417 SF
0058	200 PRODUCTION STAGE	9,425 SF
0059	200 TECH / LOBBY	10,170 SF
0060	200 THEATRE & STAGE	6,854 SF
0061	200 TECH / LOBBY / DRESSING ROOMS	2,748 SF
0062	200 OFFICE	7,417 SF
0063	200 PRODUCTION STAGE	9,425 SF
0064	200 TECH / LOBBY	10,170 SF
0065	200 THEATRE & STAGE	6,854 SF
0066	200 TECH / LOBBY / DRESSING ROOMS	2,748 SF
0067	200 OFFICE	7,417 SF
0068	200 PRODUCTION STAGE	9,425 SF
0069	200 TECH / LOBBY	10,170 SF
0070	200 THEATRE & STAGE	6,854 SF
0071	200 TECH / LOBBY / DRESSING ROOMS	2,748 SF
0072	200 OFFICE	7,417 SF
0073	200 PRODUCTION STAGE	9,425 SF
0074	200 TECH / LOBBY	10,170 SF
0075	200 THEATRE & STAGE	6,854 SF
0076	200 TECH / LOBBY / DRESSING ROOMS	2,748 SF
0077	200 OFFICE	7,417 SF
0078	200 PRODUCTION STAGE	9,425 SF
0079	200 TECH / LOBBY	10,170 SF
0080	200 THEATRE & STAGE	6,854 SF
0081	200 TECH / LOBBY / DRESSING ROOMS	2,748 SF
0082	200 OFFICE	7,417 SF
0083	200 PRODUCTION STAGE	9,425 SF
0084	200 TECH / LOBBY	10,170 SF
0085	200 THEATRE & STAGE	6,854 SF
0086	200 TECH / LOBBY / DRESSING ROOMS	2,748 SF
0087	200 OFFICE	7,417 SF
0088	200 PRODUCTION STAGE	9,425 SF
0089	200 TECH / LOBBY	10,170 SF
0090	200 THEATRE & STAGE	6,854 SF
0091	200 TECH / LOBBY / DRESSING ROOMS	2,748 SF
0092	200 OFFICE	7,417 SF
0093	200 PRODUCTION STAGE	9,425 SF
0094	200 TECH / LOBBY	10,170 SF
0095	200 THEATRE & STAGE	6,854 SF
0096	200 TECH / LOBBY / DRESSING ROOMS	2,748 SF
0097	200 OFFICE	7,417 SF
0098	200 PRODUCTION STAGE	9,425 SF
0099	200 TECH / LOBBY	10,170 SF
0100	200 THEATRE & STAGE	6,854 SF

RMTC - ARTS CAMPUS
 1600 3RD AVENUE SOUTH BIRMINGHAM, AL
 06.27.19
 - PROCESS PRINT -
 06.27.19
NOT FOR CONSTRUCTION
 06.27.19
 06.27.19
 RMTC - ARTS CAMPUS
 1600 3RD AVENUE SOUTH BIRMINGHAM, AL
 06.27.19
 OVERALL FLOOR PLAN
A1.00

The drawings are property of URS Design Group, Inc. and shall not be reproduced, copied, or altered in whole or in part without the express written approval of URS Design Group, Inc. and shall be returned upon request. URS Design Group, Inc. is an Equal Opportunity Employer. URS Design Group, Inc. 1000 17th Street, Suite 1000, Birmingham, AL 35203 | 205.333.1000 | 1000170001 | www.urscorp.com

On-Street Parking Table		
Location	Public Parking	Public Parking Available During Evaluation
1st Avenue South; 14th Street South to 19th Street South	142	65
2nd Avenue South; 16th Street South to 19th Street South	51	25
3rd Avenue South; 14th Street South to 18th Street South	72	16
5th Avenue South; 15th Street South to 18th Street South	36	3
15th Street South; 4th Avenue South to 5th Avenue South	17	15
16th Street South; 1st Avenue South to 3rd Avenue South	33	7
17th Street South; 1st Avenue South to 3rd Avenue South	18	3
18th Street South; 1st Avenue South to 3rd Avenue South	15	4
Total	384	138