

Meeting – August 22, 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

Forest Park

ZBA2019-00030

Request: Modification
Applicant: Avondale Holdings, LLC
Owner: Orchestra Partners
Site Address: 4100 3rd Ave S
Zip Code: 35222
Description: Modification to allow 0 off street parking spaces instead of the required 59 off street parking spaces pursuant to Title 1, Chapter 9, Article VI, Section 6.A.3
Property Zoned: B2 General Business District
Parcel Information: Parcel #012300293008008000, SW ¼ of Section 29, Township 17 S, Range 2 W

Modification

The applicant is requesting a modification to allow 0 off street parking spaces to allow for the proposed Cantina restaurant development adjacent to the Avondale Common House. The modification request for 0 would apply to both restaurants on the lot. The project will not allow space to have parking on the same lot as the restaurant.

Neighborhood

The Forest Park Neighborhood Association refused to hear this case until the pending litigation on the property is resolved. The NA President emailed the following to staff: “I have been apprised this morning that legal rights to the subject property are pending in the Circuit Court of Jefferson County (see attached). To proceed with the zoning case prior to the Circuit Court ruling in the matter could result in the decision of the Neighborhood / City being utilized as prejudicial evidence in the pending litigation. I am of the opinion and recommend that the zoning case be continued until such time as the matter of the lawsuit is concluded.”

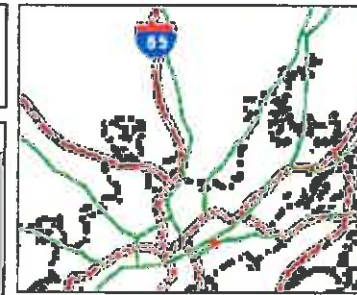
Applicant’s Justification

The applicant provided documentation that shows the Avondale Village parking lot located approximately 556 feet away. That lot has 160 parking spaces.

Staff Recommendation

Staff believes that the applicant has provided sufficient evidence to support this request. The amount of parking in the Avondale Village lot 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.



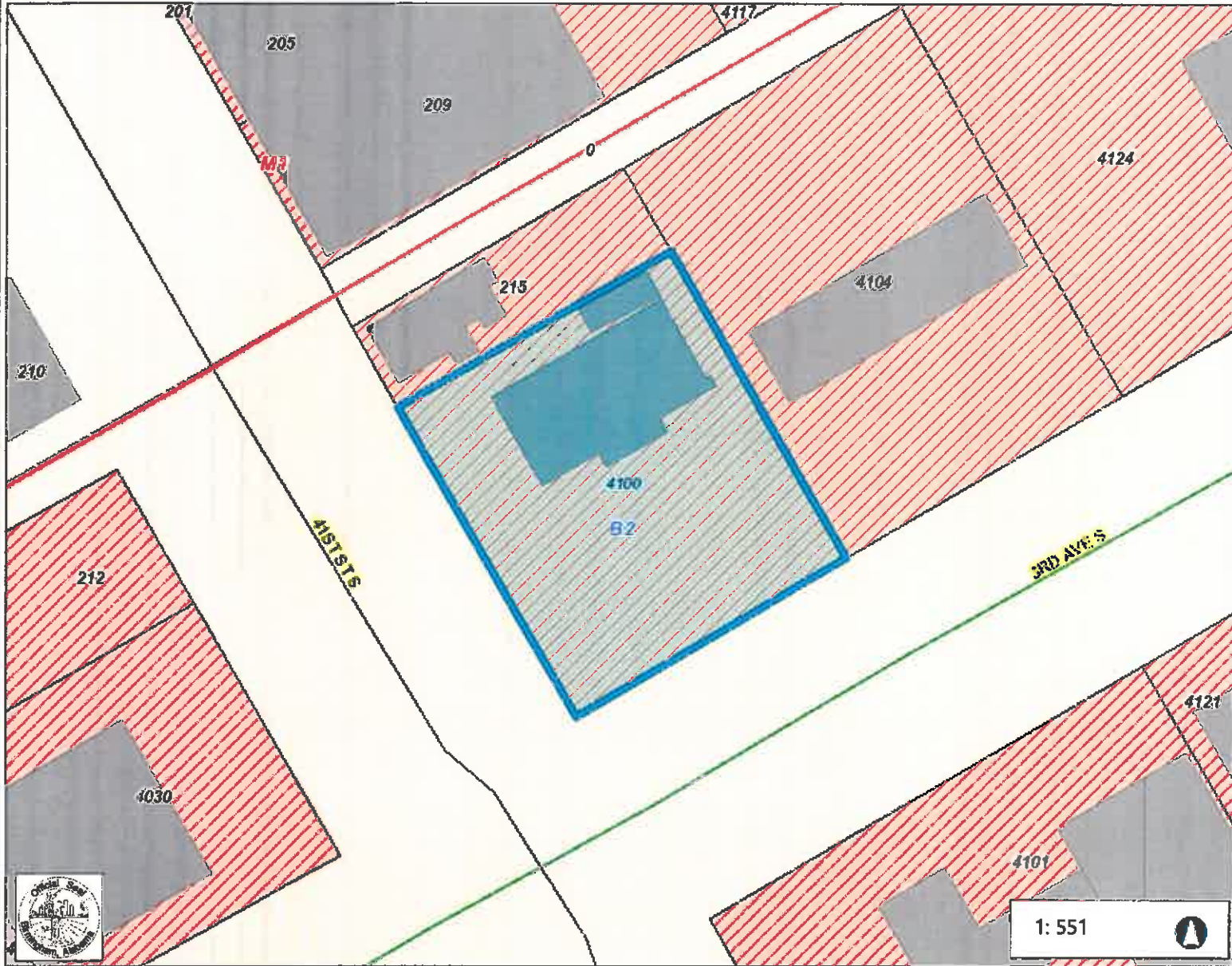
Legend

- 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)

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
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- Hydrology Areas
- Parcels
- City Parks
- Airport
- Adopted LandUse Plan
 - Residential-Low
 - Residential-Medium
 - Residential-High
 - Neighborhood Commercial
 - General Commercial
 - MXU-Low
 - MXU-Medium

1: 551



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Notes

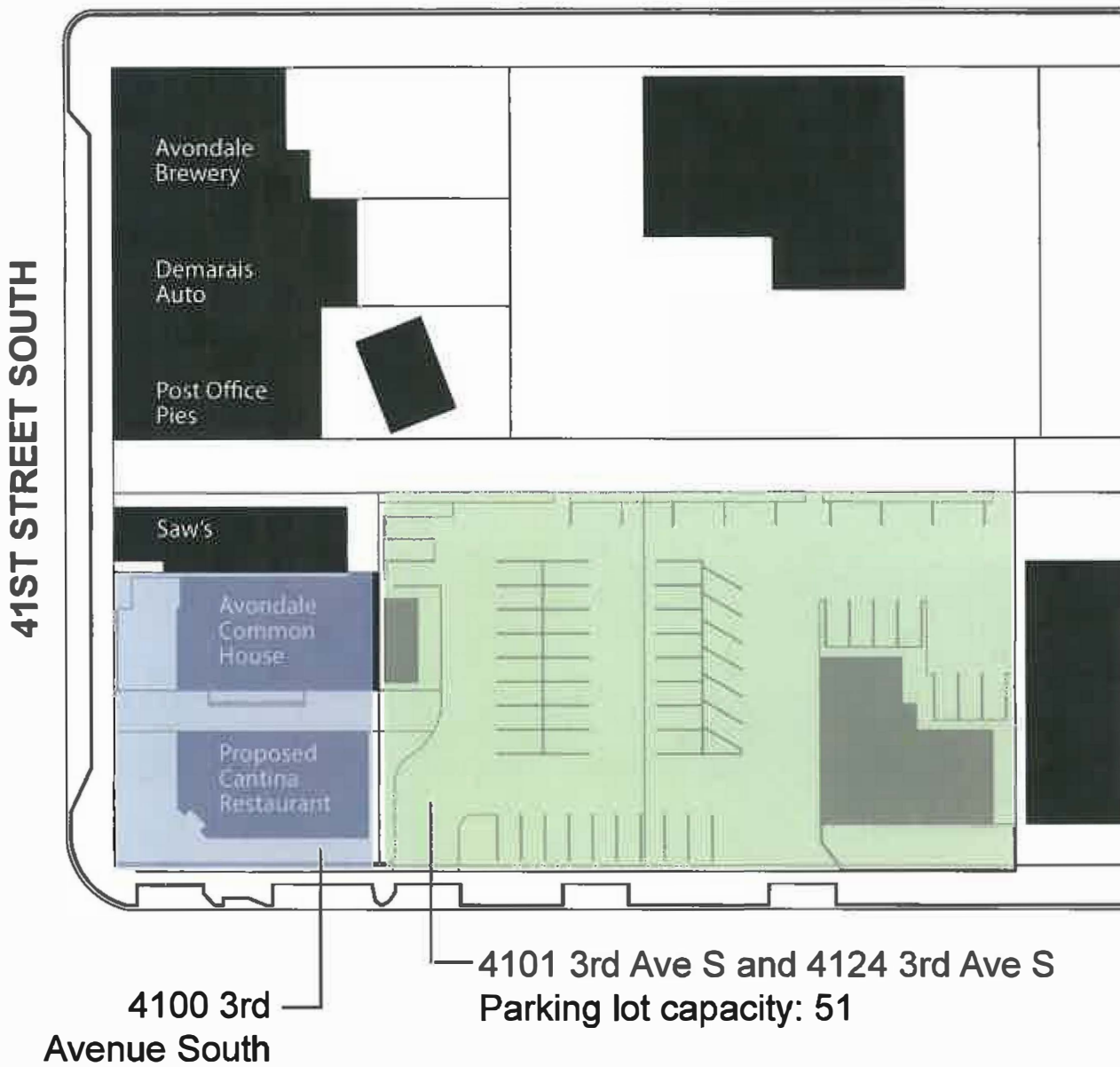
Parking Modification
for
4100 3rd Ave South
Birmingham, AL 35222
7/17/2019



Owner : Avondale Holdings, LLC
Address: 1820 3rd Ave N, Suite 301
Contact: jpearson@orchestra-partners.com



Site Plan - 4100 3rd Avenue South



Avondale Common House Parking Required:
 1 per 100 SF
 3,452 SF/100 = 34.5
 34.5 spaces minus 10% for transit proximity: **31**

Cantina Parking Required:
 1 per 100 SF
 3,100 SF/100 = 31 spaces
 31 spaces minus 10% for transit proximity: **28**

Avondale Village Public Parking Lot - Birmingham Parking Authority

Orchestra Partners is currently partnered with the Birmingham Parking Authority to pay for the public parking lot at 133 41st St S. The 160 spaces at this lot are 566 feet away, entrance-to-entrance, from 4100 1st Ave S.



ZBA2019-00030



Echo Highlands

ZBA2019-00047

Request: Special Exception and Variance
Applicant: Greg Spence
Owner: Winewood Baptist Church
Site Address: 1500 Lockridge Ln
Zip Code: 35215
Description: Special exception to allow a wireless communication tower in a D2 (R2) zoning district pursuant to Title 1, Chapter 4, Article V, Section 1, Subsection 6.A.1.a.ii; Variance to allow a 199 FT wireless communication monopole instead of the maximum allowed height of 60 FT in a D2 (R2) zoning district pursuant to Title 1, Chapter 4, Article V, Section 1, Subsection 6.B.1.a
Property Zoned: R2 Single Family District
Parcel Information: Parcel #011300233001001000, SW ¼ of Section 23, Township 16 S, Range 2 W

Special Exception and Variance

The applicant is requesting a special exception to allow a cell tower in a residentially zoned district and a variance to allow a 199 FT tower instead of the maximum allowed height of 60 FT in order to construct a new Verizon tower on a portion of the property located at 1500 Lockridge Ln. The property is a large wooded parcel owned by Winewood Baptist Church. The cell tower and compound will setback 242 FT from the front and 249 FT from the side property lines.

Neighborhood

The Echo Highlands Neighborhood Association met August 1st. The neighborhood vote was 6 in support and 6 in opposition to these requests.

Applicant's Justification

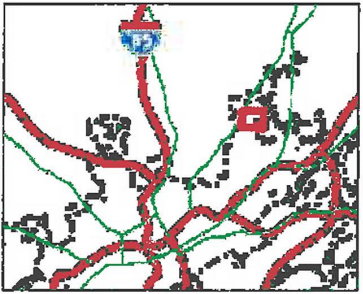
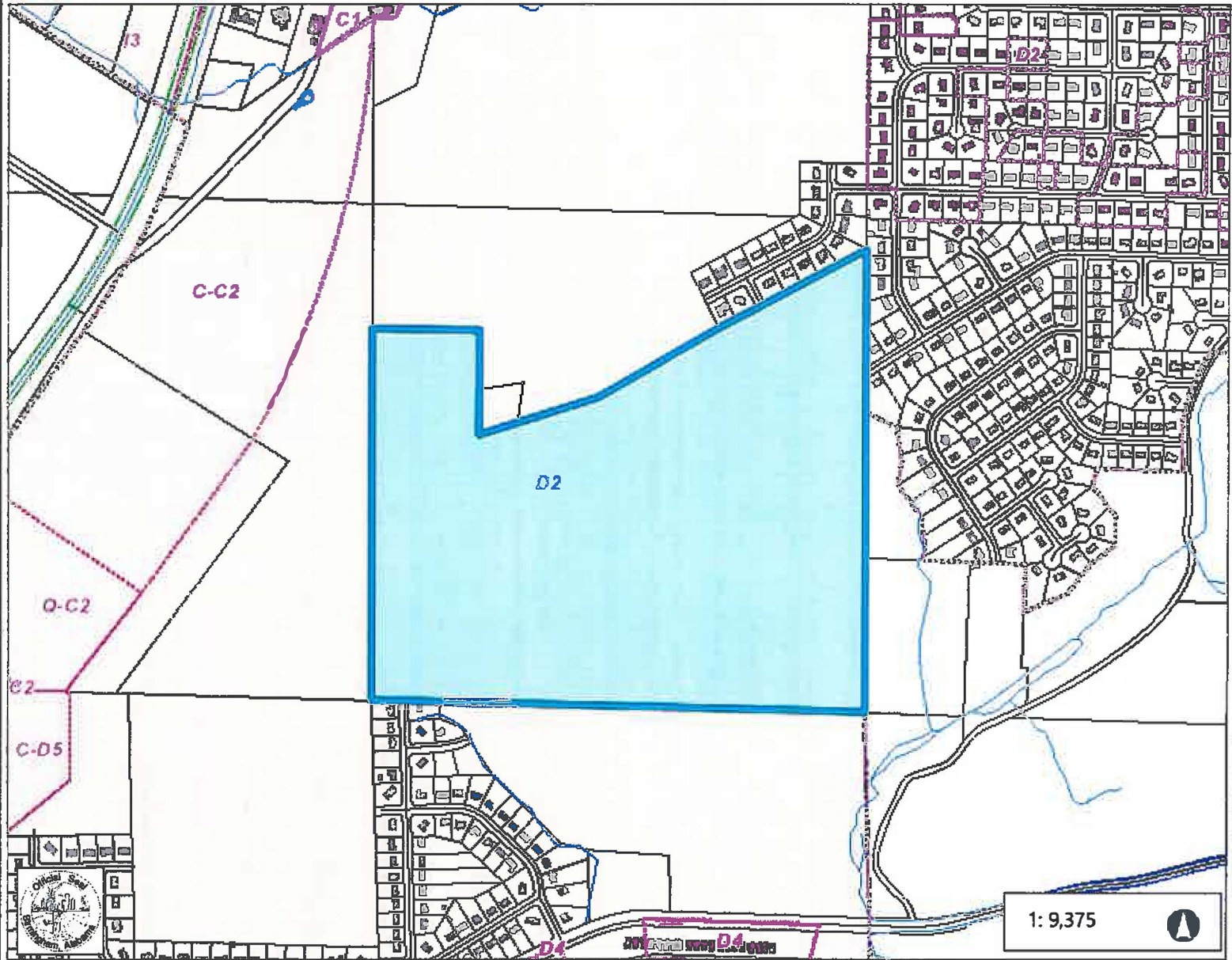
The applicant submitted documentation that stated that the existing wireless coverage signal level in the residential areas in Center Point is too weak, and is not adequate to provide acceptable "in-building" voice and data transmission speed to their customers. The proposed Pawnee site is designed to improve the in-building coverage for the residential areas. The new site will provide coverage at Sun Valley Elementary School, in the commercial areas along Pinson Valley Pkwy and in the adjacent shopping areas.

Staff Recommendation

Staff believes that the applicant has provided sufficient evidence to support the requested special exception to allow the cell tower in a residentially zoned district. 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.

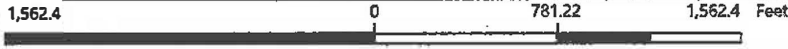
With regard to the variance request for height, staff does not believe the applicant has submitted evidence that meets the variance standards of review. Staff did not find evidence of a hardship. Therefore, staff believes this request does not have merit for approval and as such, should be **DENIED**. If the Board chooses to grant this request it should be subject to the conditions listed above.



Legend

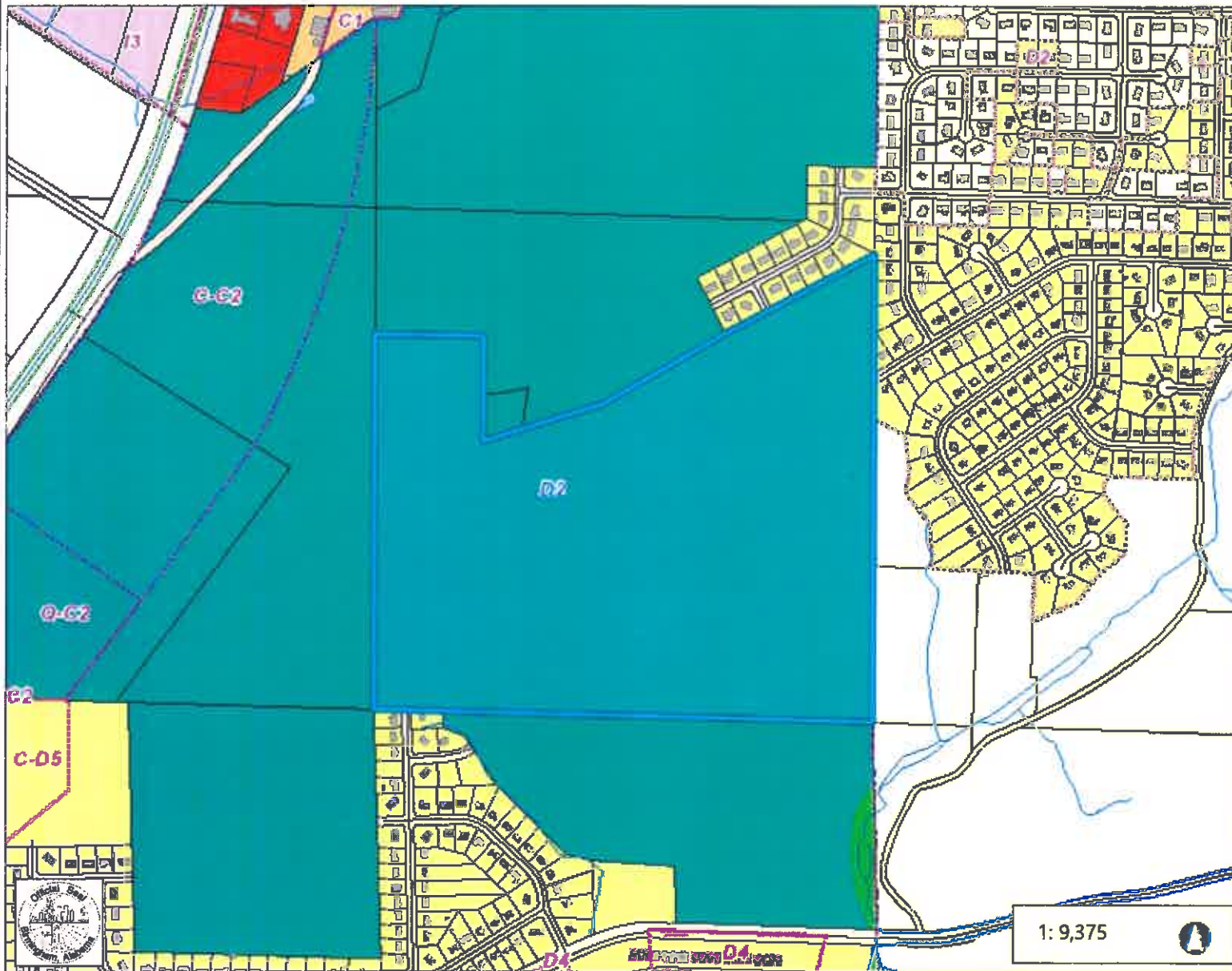
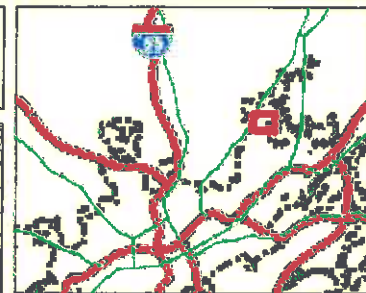
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Notes



1: 9,375

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

1: 9,375

1,562.4 0 781.22 1,562.4 Feet

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Notes



N/F
JOE ZHANG & CAI NENG
PARCEL: 13 00 22 4 000 001.000
INST. NO.: 200403-5455

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY 1ST EQUITY NATIONAL TITLE & CLOSING SERVICES, EFFECTIVE DATE OF AUGUST 23, 2018, 08:00 AM, BEING FILE NO. 119725-AL, FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

EXCEPTIONS/RESTRICTIONS

6. RIGHT OF WAY TO ALAGASCO, RECORDED IN VOLUME 6205, PAGE 414, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

DOCUMENT NOT PROVIDED.

N/F
VIRGIA T. WALLACE
PARCEL: 13 00 23 3 001 002.000
INST. NO.: 2017109169

N/F
BIRMINGHAM
WATER WORKS & SEWER
PARCEL: 13 00 23 3 001 002.001
INST. NO.: 2836-400

PARENT PARCEL
N/F
WINEWOOD BAPTIST
CHRISTIAN FELLOWSHIP
PARCEL: 13 00 23 3 001 001.000
ZONED: R2
INST. NO.: 200403-5457

LESSEE
PREMISES
SEE SHEET 2 FOR
DETAIL VIEW

C/L 30' LESSEE NON-
EXCLUSIVE ACCESS &
UTILITY EASEMENT
SEE SHEET 2 FOR DETAIL VIEW

N/F
BURCH FAULKNER
& JAMES GUNTER
PARCEL: 13 00 26 2 001 028.700
DB: 9314 PG: 7771

REDWOL DRIVE
50' PUBLIC R/W

ADJOINER TABLE

N/F	PARCEL	INSTRUMENT NO.
1	BENJAMIN CHILDRESS JR	5906-6251
2	CITIMORTGAGE INC	201461-263501
3	HOUSING URBAN DEVELOPMENT SEC	201412-20027
4	ALONZO & SHARON GREENHILL	4459-828
5	HEAVENLY PLACES LLC	201102-50049
6	ADRIAN V. GILBERT	200208-7798
7	JAMES & FLORENCE PRiddy	200505-8049
8	ADRIAN S. & PEGGY L. POLK	201512-2852
9	GLENN ARNOLD JONES	1407-2571
10	DOROTHY JEAN HALL	4295-468
11	KENNETH & MARLA FORBES	200210-6769
12	LEONNA POLNETT	9501-97
13	KEITH & DEBORAH BRADLEY	5414-2553
14	MICHAEL & BRENNE PENNINGTON	201258-10452
15	JOYCE L. RYAN	2212-581

LEGEND

PCB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CAF	CONCRETE FOUNDMENT FOUND
UP	UTILITY POLE
LP	LIGHT POLE
FP	FLAG POLE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
IN	INVERT
IV	IRE INVERT
EP	EDGE OF PAVEMENT
TC	TOP OF CURB
BC	BACK OF CURB
TV	TOP OF WALL
BM	BOTTOM OF WALL
CU	UNDERGROUND UTILITY
UE	UNDERGROUND UTILITY
CMP	CORRUGATED METAL PIPE
CCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
GW	CUT WIRE ANCHOR
TR	TRANSFORMER
JB	JUNCTION BOX
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
CLF	CHAIN LINK FENCE
WV	WATER VALVE
WM	WATER METER
CS	SEWER CLEANOUT
GV	GAS VALVE
NW	NOW OR FORMERLY
IS	ICE BRIDGE
BP	ICE BRIDGE POLE

GPS NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL.

POSITIONAL ACCURACY: 0.04 FEET
TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS
DATE OF SURVEY: JULY 26, 2018
DATUM / EPOCH: NAD 83 / 2011.11EPOCH: 2011.0.0000
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 128
COMBINED GRID FACTORS: 0.99996452



SUBJECT PROPERTY

OWNER: WINEWOOD BAPTIST CHRISTIAN FELLOWSHIP

SITE ADDRESS: REDWOL DRIVE, BIRMINGHAM, AL 35215

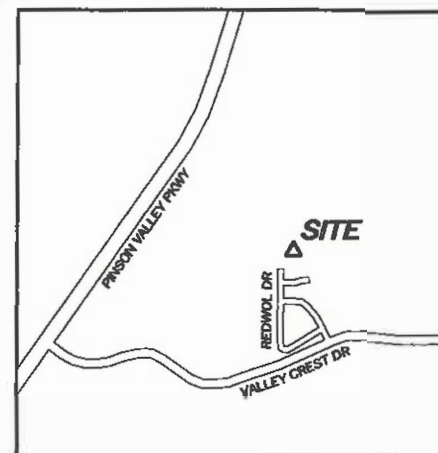
PARCEL ID: 13 00 23 3 001 001.000

AREA: 11.2 ACRES (PER TAX ASSESSOR)

ZONED: R2

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS

REFERENCE: INSTRUMENT NUMBER: 200403-5457



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF VERIZON WIRELESS AND EXCLUSIVELY FOR THE TRANSFER OF THE PROPOSED LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EVIDENCE OR EVIDENCE IN THE FEE SIMPLE TRANSFER OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS IS NOT A PROPERTY BOUNDARY SURVEY.

THE FIELD DATA UPON WHICH THIS SPECIFIC PURPOSE SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 5.0" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GEOMAX ZENITH 35 (DATE OF LAST FIELD VISIT: JULY 26, 2018)

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO MVD 88 DATUM (COMPILED USING GEOID 128) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON GRID NORTH (NAD 83) AL WEST ZONE.

NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.L.R.M. COMMUNITY PANEL NO. 01073C04016 DATED SEPTEMBER 29, 2006.

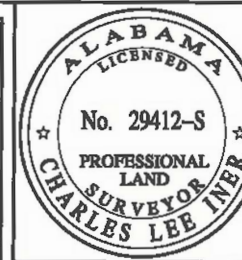
NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY. ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

SURVEYOR'S CERTIFICATION

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.

Charles Lee Iner
CHARLES LEE INER
AL LICENSE NO. 29412-S



NO.	DATE	REVISION
1	05/20/2019	ADDED TITLE - NRW

POINT TO POINT
LAND SURVEYORS
1010 Pennsylvania Avenue
McDonough, GA 30253
(p) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com
ALABAMA CERTIFICATE OF AUTHORIZATION NO. CANS-145



SPECIFIC PURPOSE SURVEY PREPARED FOR:

verizon
10300 OLD ALABAMA ROAD CONNECTOR
ALPHARETTA, GA 30022

PAWNEE

SW 1/4 - SW 1/4
SECTION 23,
TOWNSHIP 16 SOUTH, RANGE 2 WEST,
JEFFERSON COUNTY, ALABAMA

DRAWN BY: DRG

CHECKED BY: JKL

APPROVED: C. INER

DATE: AUGUST 1, 2018

P2P JOB #: 183308AL

SHEET:

1

OF 2

[SURVEY NOT VALID WITHOUT SHEET 2 OF 2]



SITE INFORMATION

LEASE AREA = 6,400 SQUARE FEET (0.1469 ACRES)

LATITUDE = 33°37'18.34" (NAD 83) (83.621761°)
 LONGITUDE = -86°43'31.99" (NAD 83) (-86.725553°)
 AT CENTER OF LEASE AREA

ELEVATION AT CENTER OF LEASE AREA = 788.0' A.M.S.L.

LESSEE PREMISES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA, AND BEING A PART OF THE LANDS OWNED BY WINEWOOD BAPTIST CHRISTIAN FELLOWSHIP AS RECORDED IN INSTRUMENT NUMBER 200403-5457, JEFFERSON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A RAILROAD SPIKE FOUND AT THE SOUTHWEST CORNER OF LANDS OWNED BY WINEWOOD BAPTIST CHRISTIAN FELLOWSHIP AS RECORDED IN INSTRUMENT NUMBER 200403-5457, JEFFERSON COUNTY RECORDS, SAID RAILROAD SPIKE ALSO BEING AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 2 WEST; THENCE RUNNING ALONG SAID SOUTHERLY SECTION LINE, SOUTH 88°16'26" EAST, 146.26 FEET TO A 2-INCH CRIMP-TOP PIPE, SAID CRIMP-TOP PIPE MARKING THE TERMINUS OF THE WEST RIGHT-OF-WAY LINE OF REDWOL DRIVE (HAVING A 50-FOOT RIGHT-OF-WAY) AS RECORDED IN MAP BOOK 134, PAGE 7; THENCE ALONG THE TERMINUS LINE OF REDWOL DRIVE, SOUTH 88°29'12" EAST, 25.00 FEET TO A POINT; THENCE LEAVING SAID SECTION LINE AND RIGHT-OF-WAY AND RUNNING, NORTH 27°10'17" EAST, 57.15 FEET TO A POINT; THENCE, NORTH 04°38'08" EAST, 97.77 FEET TO A POINT; THENCE, NORTH 03°09'44" EAST, 53.91 FEET TO A POINT; THENCE, NORTH 47°03'58" EAST, 16.72 FEET TO A POINT ON THE LESSEE PREMISES; THENCE RUNNING ALONG SAID LESSEE PREMISES, NORTH 43°14'15" WEST, 40.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE, NORTH 46°45'45" EAST, 80.00 FEET TO A POINT; THENCE, SOUTH 43°14'15" EAST, 80.00 FEET TO A POINT; THENCE, SOUTH 46°45'45" WEST, 80.00 FEET TO A POINT; THENCE, NORTH 43°14'15" WEST, 80.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

BEARINGS ARE BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM (NAD 83) WEST ZONE.

SAID TRACT CONTAINS 0.1469 ACRES (6,400 SQUARE FEET), MORE OR LESS.

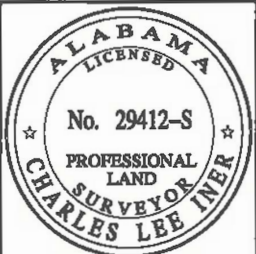
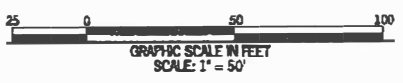
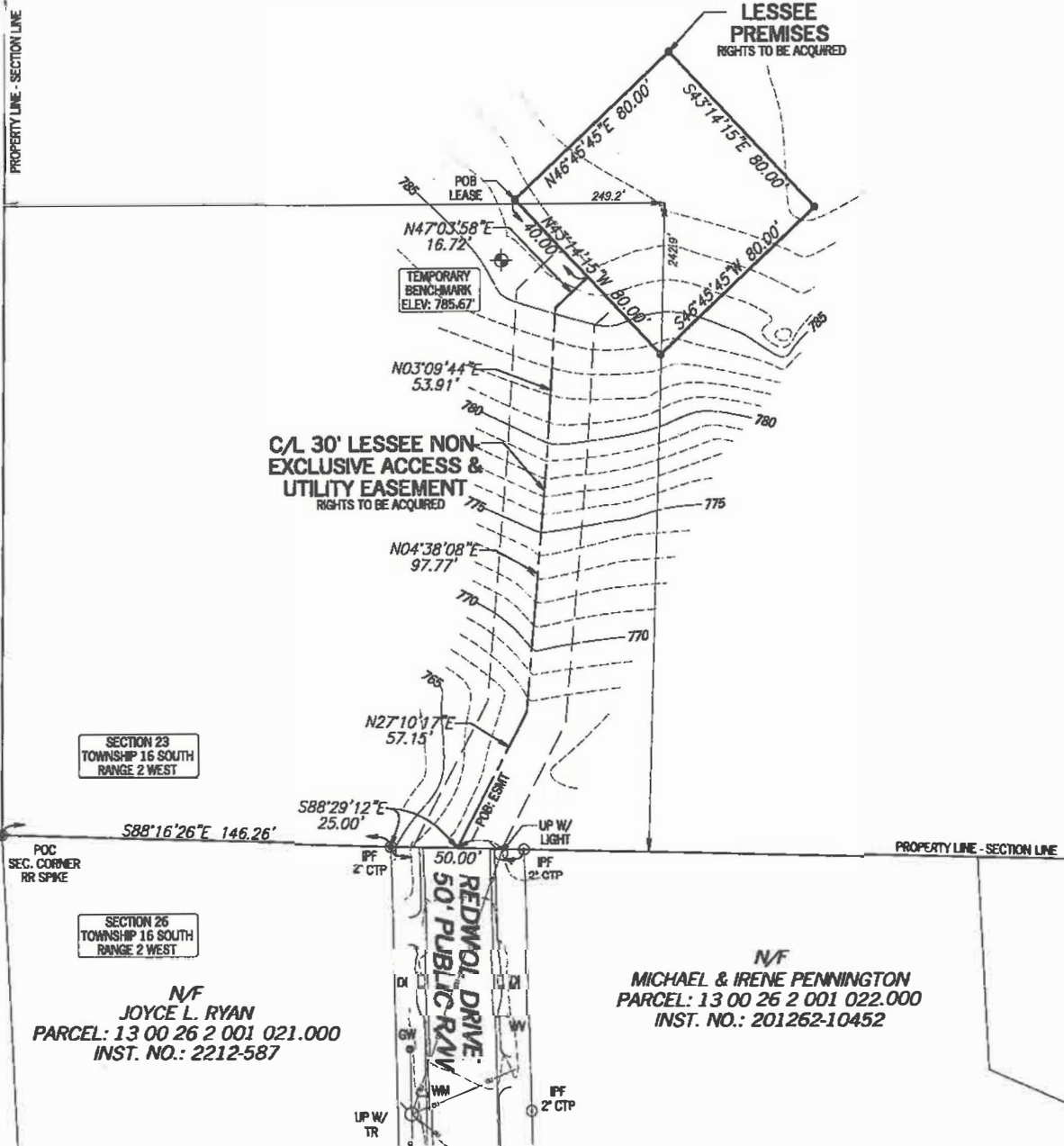
30' LESSEE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT

TOGETHER WITH AN EXISTING 30-FOOT WIDE (15 FEET EACH SIDE OF CENTERLINE) LESSEE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT LYING AND BEING IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA, AND BEING A PART OF THE LANDS OWNED BY WINEWOOD BAPTIST CHRISTIAN FELLOWSHIP AS RECORDED IN INSTRUMENT NUMBER 200403-5457, JEFFERSON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A RAILROAD SPIKE FOUND AT THE SOUTHWEST CORNER OF LANDS OWNED BY WINEWOOD BAPTIST CHRISTIAN FELLOWSHIP AS RECORDED IN INSTRUMENT NUMBER 200403-5457, JEFFERSON COUNTY RECORDS, SAID RAILROAD SPIKE ALSO BEING AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 2 WEST; THENCE RUNNING ALONG SAID SOUTHERLY SECTION LINE, SOUTH 88°16'26" EAST, 146.26 FEET TO A 2-INCH CRIMP-TOP PIPE, SAID CRIMP-TOP PIPE MARKING THE TERMINUS OF THE WEST RIGHT-OF-WAY LINE OF REDWOL DRIVE (HAVING A 50-FOOT RIGHT-OF-WAY) AS RECORDED IN MAP BOOK 134, PAGE 7; THENCE ALONG THE TERMINUS LINE OF REDWOL DRIVE, SOUTH 88°29'12" EAST, 25.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SECTION LINE AND RIGHT-OF-WAY AND RUNNING, NORTH 27°10'17" EAST, 57.15 FEET TO A POINT; THENCE, NORTH 04°38'08" EAST, 97.77 FEET TO A POINT; THENCE, NORTH 03°09'44" EAST, 53.91 FEET TO A POINT; THENCE, NORTH 47°03'58" EAST, 16.72 FEET TO THE ENDING AT A POINT ON THE LESSEE PREMISES.

BEARINGS ARE BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM (NAD 83) WEST ZONE.

LEGEND	OU OVERHEAD UTILITY
POB POINT OF BEGINNING	UE UNDERGROUND UTILITY
POC POINT OF COMMENCEMENT	CMP CORRUGATED METAL PIPE
IPS IRON PIP SET	RCF REINFORCED CONCRETE PIPE
IPF IRON PIP FOUND	PVC POLYVINYL CHLORIDE PIPE
CMF CONCRETE MONUMENT FOUND	GW GUY WIRE ANCHOR
UP UTILITY POLE	TR TRANSFORMER
LP LIGHT POLE	JB JUNCTION BOX
FP FLAG POLE	SWCB SINGLE WING CATCH BASIN
SSWB SQUANTARY SINKER MANHOLE	DWCB DOUBLE WING CATCH BASIN
SSWB SQUANTARY SINKER MANHOLE	CLF CHAIN LINK FENCE
IN INVERT	WM WATER METER
FP FIVE FOOT	WC WATER CLOSURE
EP EDGE OF PAVEMENT	GV GAS VALVE
TC TOP OF CURB	NV NEW OR FORMERLY
BC BACK OF CURB	SB SKE BRIDGE
TW TOP OF WALL	BP SKE BRIDGE POLE
EW BOTTOM OF WALL	



NO.	DATE	REVISION
1	05/20/2019	ADDED TITLE - MRW

SPECIFIC PURPOSE SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
 1010 Pennsylvania Avenue
 McDonough, GA 30253
 (p) 678.565.4440 (f) 678.565.4497
 (w) pointtopointsurvey.com
 ALABAMA CERTIFICATE OF AUTHORIZATION NO. CA6814-S



SPECIFIC PURPOSE SURVEY PREPARED FOR

verizon
 10300 OLD ALABAMA ROAD CONNECTOR
 ALPHARETTA, GA 30022

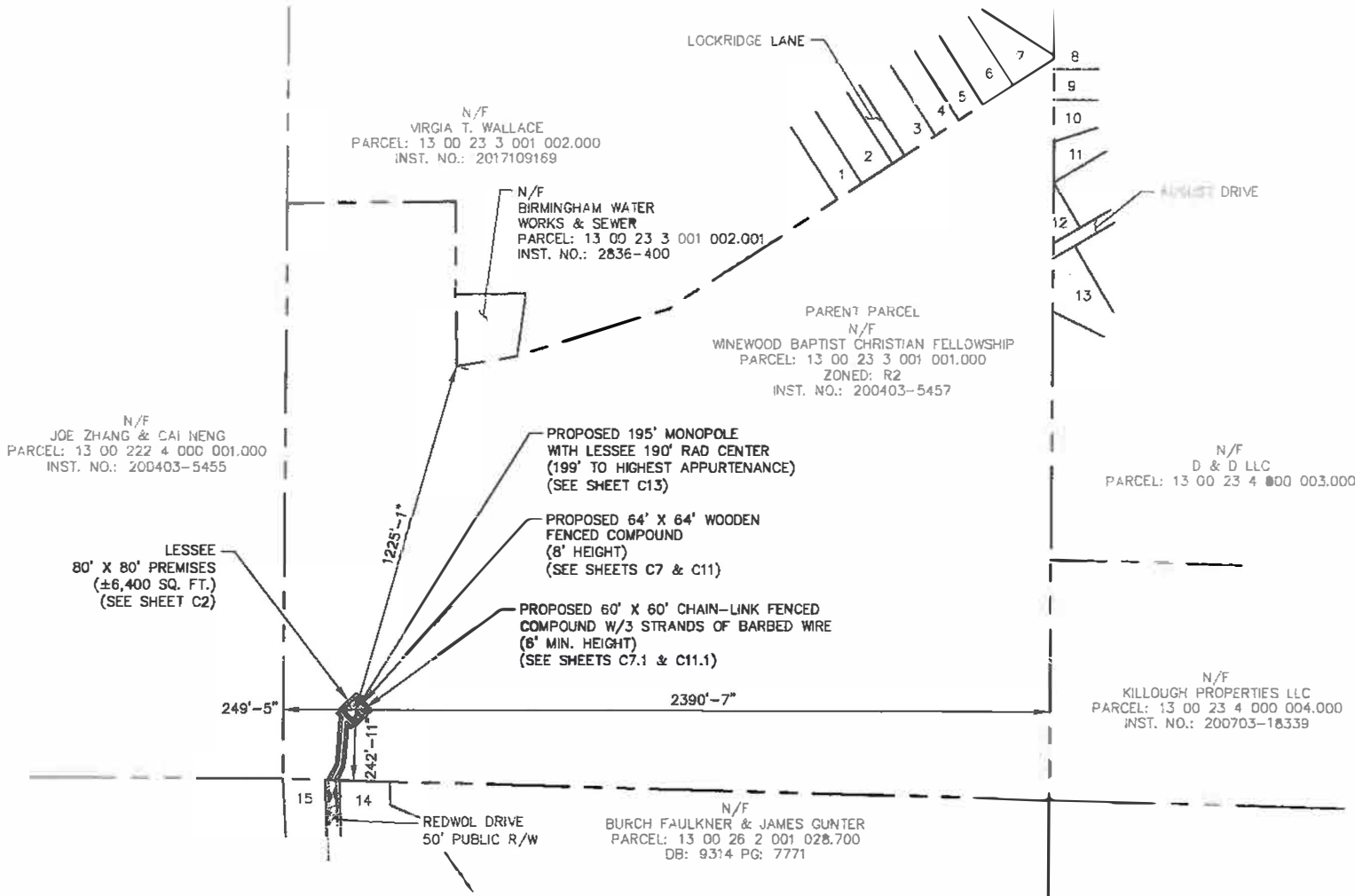
PAWNEE
 SW 1/4 - SW 1/4
 SECTION 23,
 TOWNSHIP 16 SOUTH, RANGE 2 WEST,
 JEFFERSON COUNTY, ALABAMA

DRAWN BY: LMC
 CHECKED BY: JKL
 APPROVED: C. INER
 DATE: AUGUST 1, 2018
 P2P JOB #: 183308AL OF 2

SHEET:
2

[SURVEY NOT VALID WITHOUT SHEET 1 OF 2]

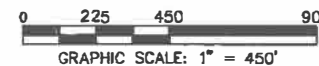
TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	1,225'-1"
SOUTH	242'-11"
EAST	2,390'-7"
WEST	249'-5"



K:\ATL_Wireless\000_Verizon_Verizon\2018_Sites\Paawee\CAD\GSA\EGor-CB.DWG 06/14/18 7:10 AM by: Kevin.Dovitt

- SURVEY NOTE:**
1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
 2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT DATED 08/01/18 AND SITE VISIT ON 07/23/18.

1 OVERALL SITE PLAN
C1 SCALE: 1" = 450'



PROJECT INFORMATION:
SITE NAME: PAWNEE
SITE No.: 299515
PROJECT #: 20181806220
 REDWOL DRIVE
 BIRMINGHAM, AL 35215
 JEFFERSON COUNTY

PLANS PREPARED BY:
Kimley»Horn
 11720 AMBER PARK DRIVE, SUITE 600
 ALPHARETTA, GA 30009
 PHONE: 770-818-4280
 WWW.KIMLEY-HORN.COM

REV.	DATE	ISSUED FOR	BY
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2	06/13/18	CONSTRUCTION	WCE
1	05/11/18	CONSTRUCTION	WCE
0	09/27/16	CONSTRUCTION	WCE

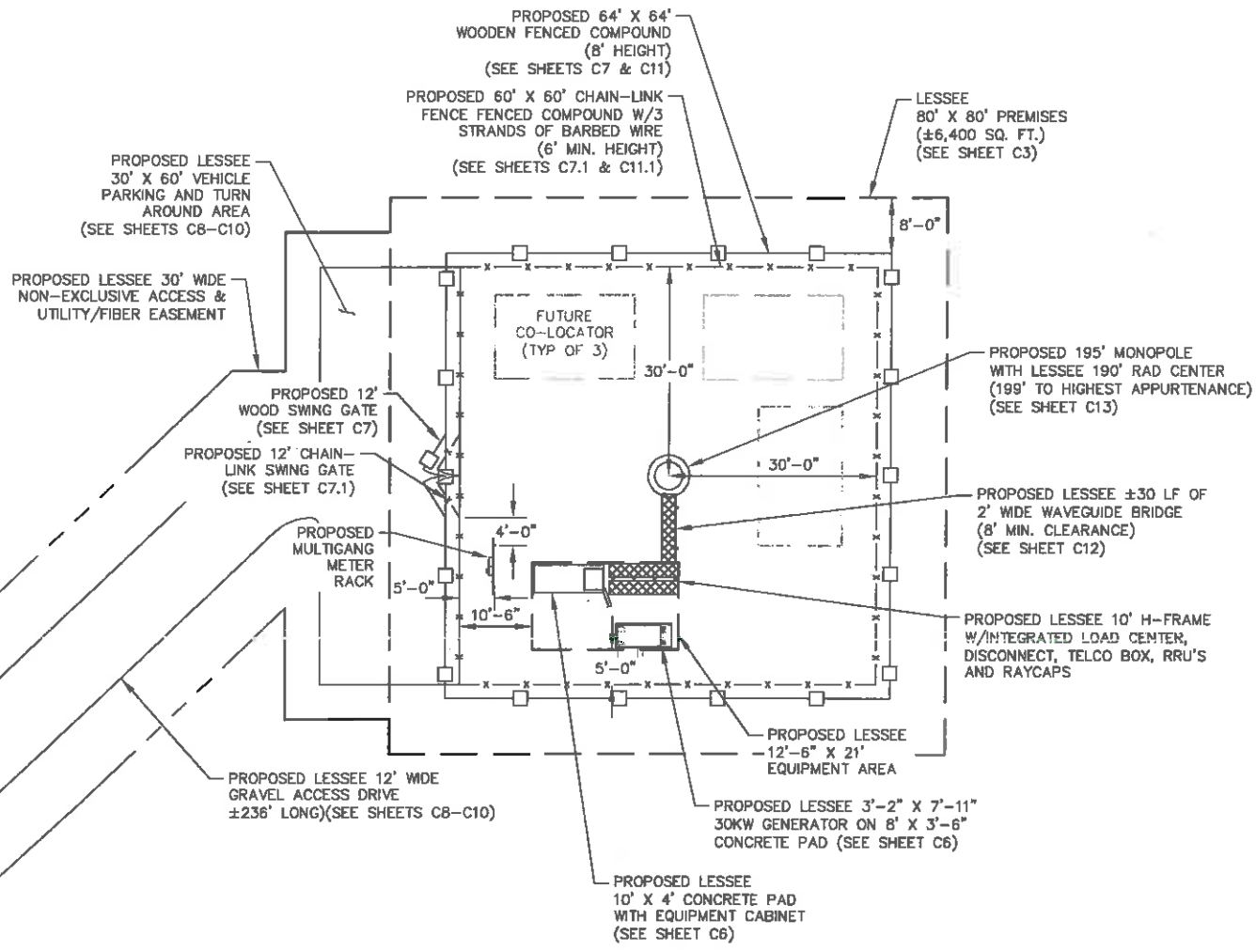


KHA PROJECT NUMBER: 018985731
DRAWN BY: KAB **CHECKED BY:** CDS

SHEET TITLE:
OVERALL SITE PLAN

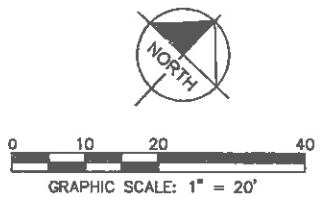
SHEET NUMBER:
C1

K:\VT... Wireless\000_Verizon\2018_Sites\Alabama\000_GB\ECor-GB.DWG 08/14/18 7:10 AM by: Xovlar,Devila



1 SITE PLAN
C2 SCALE: 1" = 20'

- SITE NOTES:**
- VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
 - PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT DATED 08/01/18 AND SITE VISIT ON 07/23/18.
 - CONTRACTOR TO CONFIRM WITH VERIZON CONSTRUCTION MANAGER THAT THE EQUIPMENT SHOWN HAS BEEN ORDERED/SCHEDULED FOR DELIVERY TO THIS SITE.
 - THE BASIS OF EQUIPMENT DESIGN INCLUDES ONE (1) RF CABINET, ONE (1) FUTURE BATTERY CABINET, AND ONE (1) FUTURE EXPANSION CABINET.
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND MODIFYING SCOPE OF WORK TO ACCOMMODATE ANY CHANGES IN THE EXACT EQUIPMENT PROCURED BY VERIZON WIRELESS. COORDINATE ANY CHANGES WITH VERIZON WIRELESS CONSTRUCTION MANAGER.
 - ROUTE COAX/FIBER UP TOWER PER STRUCTURAL ANALYSIS BY TOWER OWNER.
 - TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN COPY OF TOWER ERECTION DRAWINGS FROM VERIZON CONSTRUCTION MANAGER PRIOR TO DRILLING TOWER FOUNDATIONS. CASSIONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.



verizon
10000 OLD ALABAMA ROAD CONNECTOR
ALPHARETTA, GEORGIA 30022

PROJECT INFORMATION:

SITE NAME:
PAWNEE
SITE No.: 299515
PROJECT #: 20181806220
REDWOL DRIVE
BIRMINGHAM, AL 35215
JEFFERSON COUNTY

PLANS PREPARED BY:
Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-818-4280
WWW.KIMLEY-HORN.COM

REV: _____ DATE: _____ ISSUED FOR: _____ BY: _____

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1	06/11/19	CONSTRUCTION	WCE
0	08/27/18	CONSTRUCTION	WCE

LICENSER:

KHA PROJECT NUMBER:
018985731

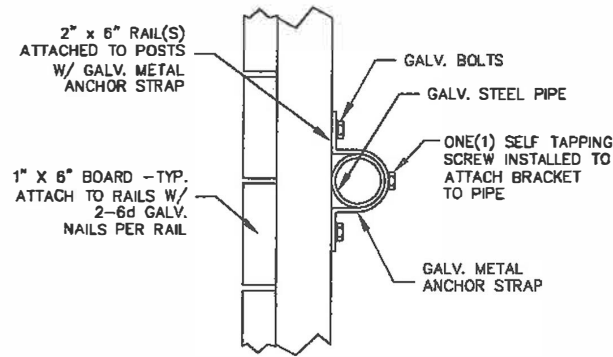
DRAWN BY: _____ CHECKED BY: _____
KAB CDS

SHEET TITLE:
SITE PLAN

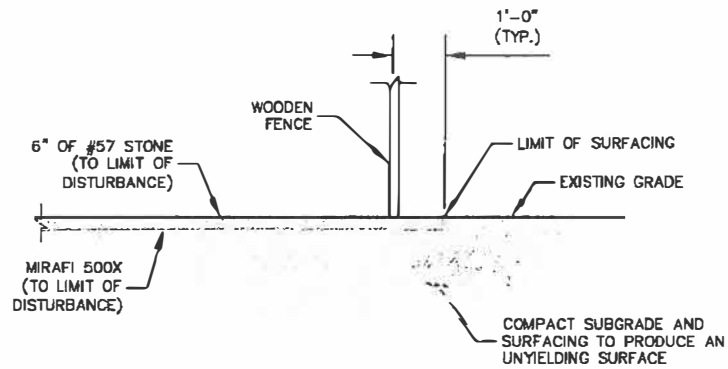
SHEET NUMBER:
C2

FENCE NOTES:

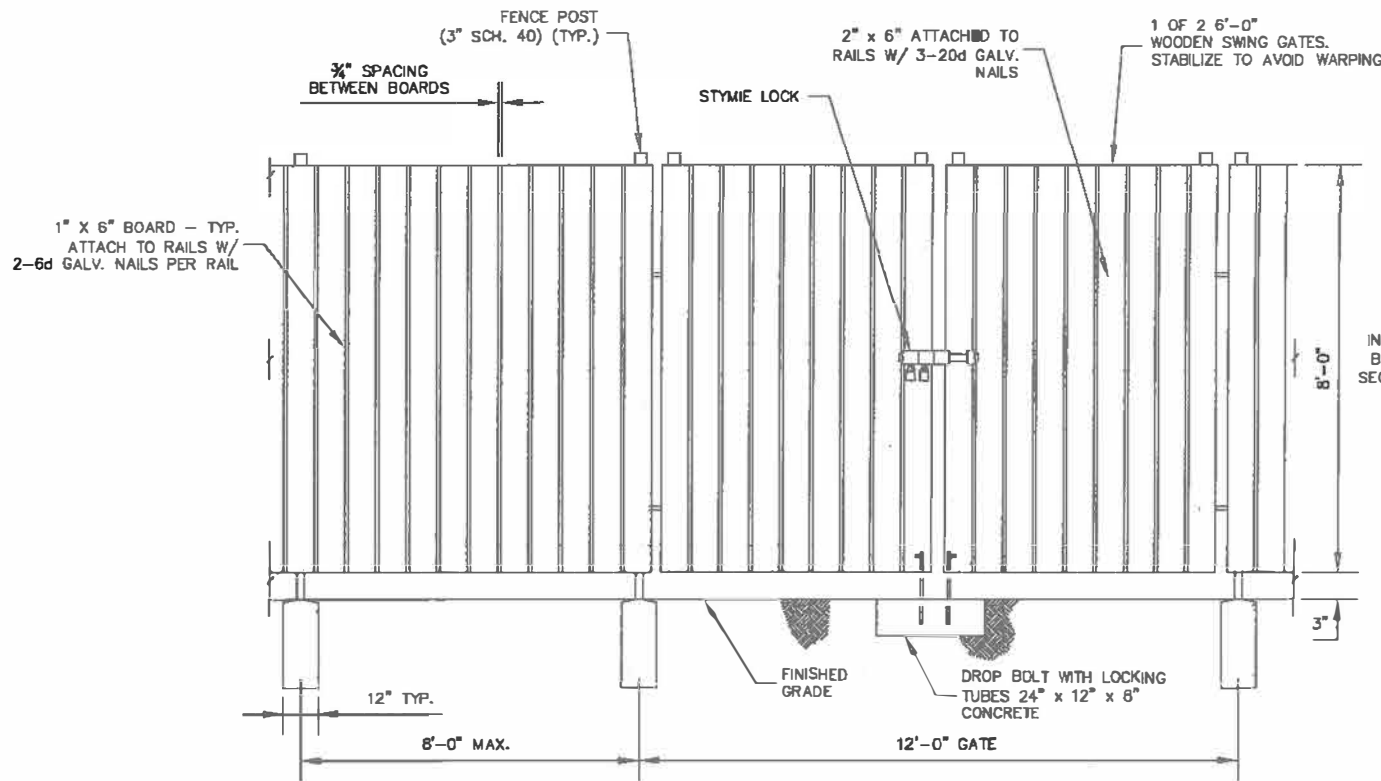
1. USE 3000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
4. CORNER AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
5. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
6. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 3" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
7. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.



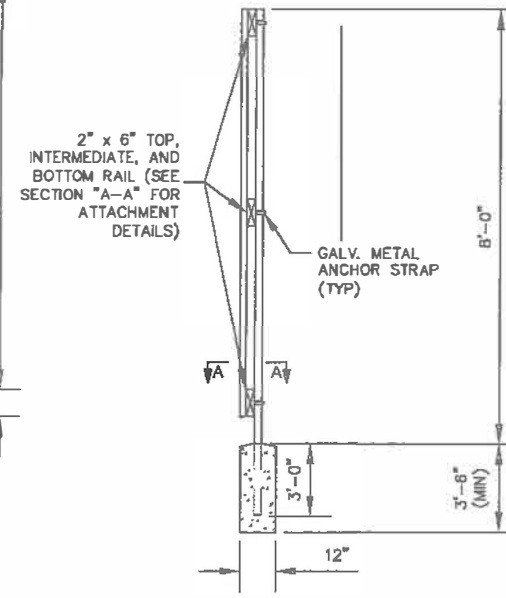
SECTION "A-A"
NOT TO SCALE



3 SITE COMPOUND SURFACE DETAIL
NOT TO SCALE



1 WOODEN FENCE AND GATE ELEVATION
NOT TO SCALE



2 SIDE ELEVATION VIEW
NOT TO SCALE

verizon

10300 OLD ALABAMA ROAD CONNECTOR
ALPHARETTA, GEORGIA 30022

PROJECT INFORMATION:

SITE NAME:
PAWNEE
SITE No.: 299515
PROJECT #: 20181806220
REDWOL DRIVE
BIRMINGHAM, AL 35215
JEFFERSON COUNTY

PLANS PREPARED BY:

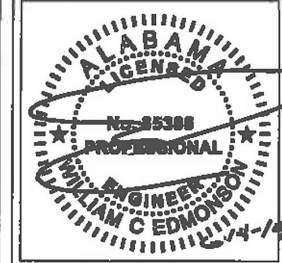
Kimley Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30008
PHONE: 770-819-4280
WWW.KIMLEY-HORN.COM

REV. DATE ISSUED FOR BY:

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2	06/13/19	CONSTRUCTION	WCE
1	06/11/19	CONSTRUCTION	WCE
0	09/27/18	CONSTRUCTION	WCE

LICENSER:



KHA PROJECT NUMBER:

018985731

DRAWN BY: CHECKED BY:

KAB CDS

SHEET TITLE:

FENCE, GATE, AND COMPOUND DETAILS

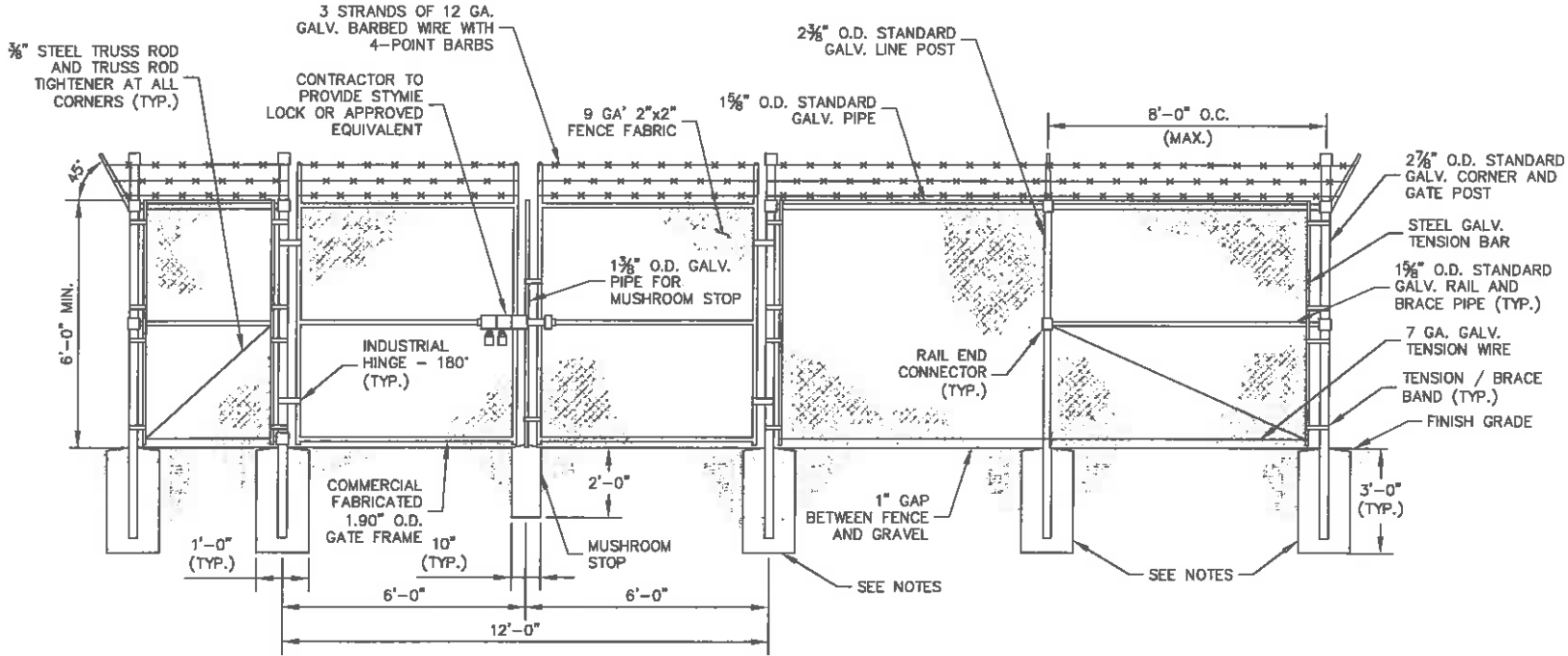
SHEET NUMBER:

C7

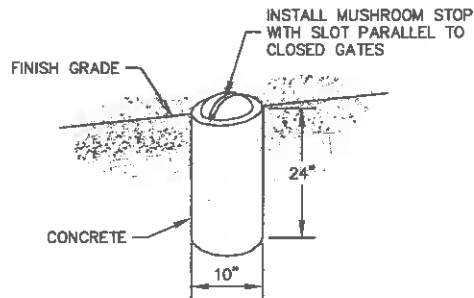
K:\ATL\Whitlock\000_Verizon\2018_Silva\Forms\CD\061\ECr-GB.DWG 06/14/19 7:10 AM by: Xavier Devila

FENCE NOTES:

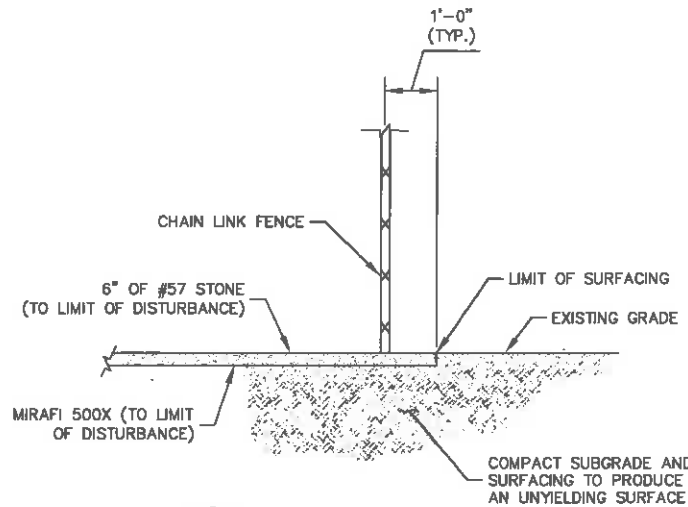
- USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
- WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
- ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
- CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
- PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
- THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
- CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
- CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.



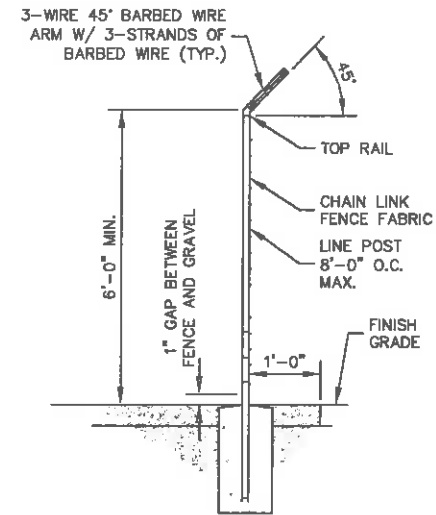
1 CHAIN LINK FENCE AND GATE ELEVATION
 C7.1 NOT TO SCALE



2 MUSHROOM STOP
 C7.1 NOT TO SCALE



3 SIDE ELEVATION VIEW
 C7.1 NOT TO SCALE



4 SECTION AT FENCE
 C7.1 NOT TO SCALE



16300 OLD ALABAMA ROAD CONNECTOR
 ALPHARETTA, GEORGIA 30122

PROJECT INFORMATION:

SITE NAME:
 PAWNEE
SITE No.: 299515
PROJECT #: 20181806220
 REDWOL DRIVE
 BIRMINGHAM, AL 35215
 JEFFERSON COUNTY

PLANS PREPARED BY:

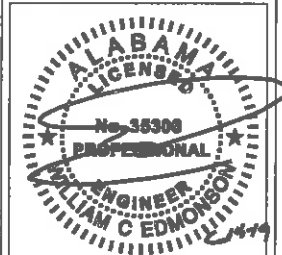


11720 AMBER PARK DRIVE, SUITE 600
 ALPHARETTA, GA 30009
 PHONE: 770-618-4280
 WWW.KIMLEY-HORN.COM

REV. DATE ISSUED FOR BY:

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2	06/13/19	CONSTRUCTION	WCE
1	06/11/19	CONSTRUCTION	WCE
0	09/27/18	CONSTRUCTION	WCE

LICENSER:



KHA PROJECT NUMBER:

018965731

DRAWN BY: CHECKED BY:

KAB CDS

SHEET TITLE:

**FENCE, GATE, AND
 COMPOUND
 DETAILS**

SHEET NUMBER:

C7.1

NOTE:
CURRENT DESIGN ANTICIPATES APPROXIMATELY 13,479± SQ. FT. (0.31 ACRES) OF CLEARING AND GRADING FOR THE PROPOSED PROJECT. IF ADDITIONAL CLEARING IS REQUIRED BEYOND WHAT IS SHOWN IN THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR PROJECT MANAGER. IF DURING THE BID WALK OR CONSTRUCTION IT IS DETERMINED THAT MORE THAN (1) ACRE OF LAND IS TO BE DISTURBED FOR CONSTRUCTION AN EROSION AND SEDIMENTATION CONTROL PLAN MUST BE FILED 30 DAYS PRIOR TO CONSTRUCTION.

GRADING NOTES:

- THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEERS SPECIFICATIONS. FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES. CONTRACTOR SHALL BLEND EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
- PORTIONS OF THE SITE NOT SPECIFICALLY MENTIONED WITHIN THE GEOTECHNICAL REPORT SHALL BE COMPACTED TO 95 PERCENT OF THE MATERIALS MAXIMUM DRY DENSITY WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
- FILL SHALL BE PLACED IN MAXIMUM 8 INCH LOOSE LIFTS.
- UNDISTURBED AREAS WITHIN 30' INGRESS/EGRESS EASEMENT NOT NEEDED FOR UTILITY ROUTING TO BE LEFT UNDISTURBED.
- GROUND WATER SHOULD BE REASONABLY EXPECTED. ANY DE-WATERING OR MOISTURE CONDITIONING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE INCLUDED IN THE CONTRACT PRICE.
- SEED ALL DISTURBED AREAS NOT TOPPED WITH GRAVEL PER SEEDING SCHEDULE ON DETAIL ON SHEET C9.
- MAXIMUM CUT SLOPE = 2H:1V UNLESS OTHERWISE NOTED.
- MAXIMUM FILL SLOPE = 3H:1V UNLESS OTHERWISE NOTED.

LEGEND

EXISTING CONTOURS

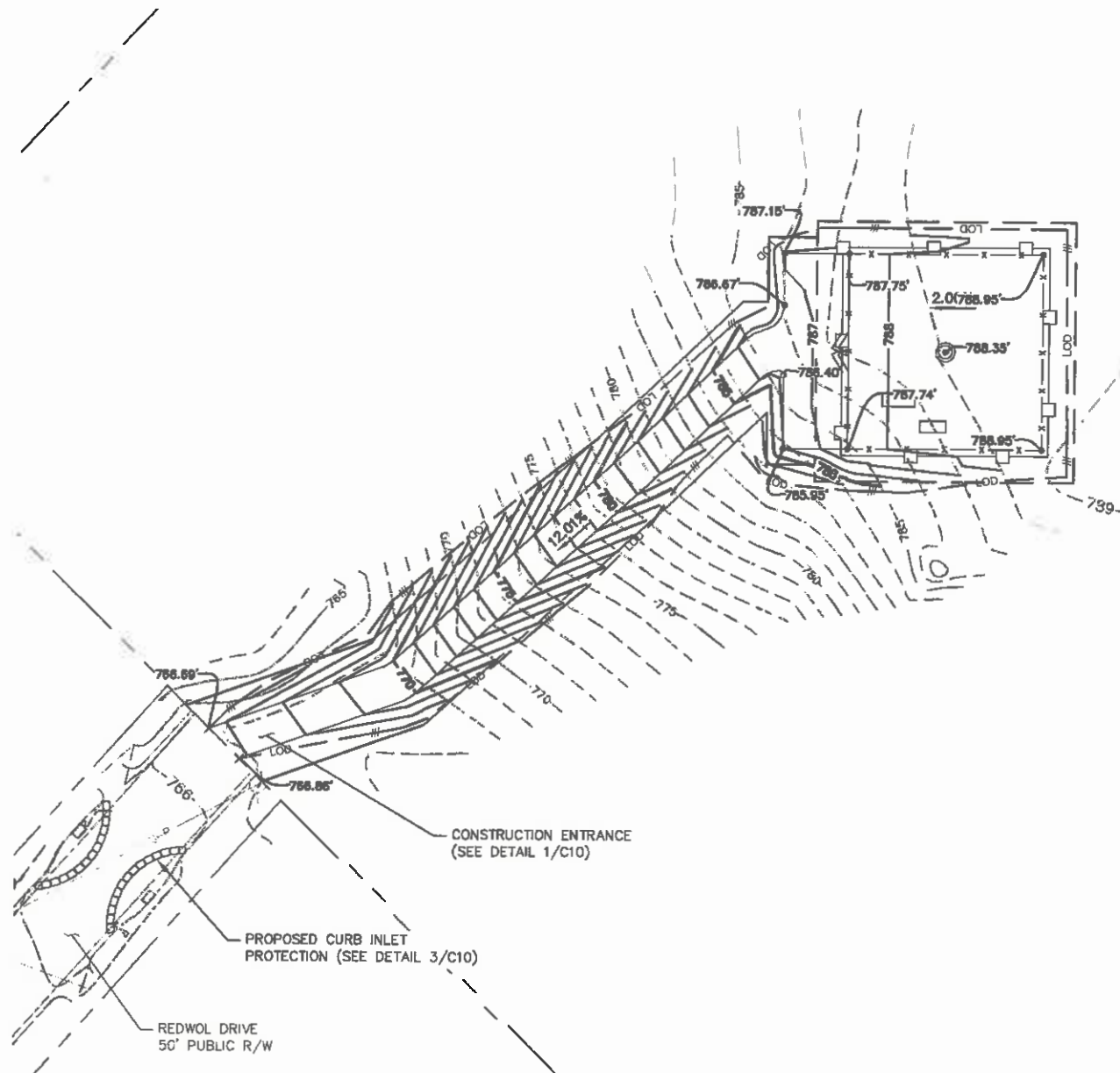
PROPOSED CONTOURS

LOD/SILT FENCE

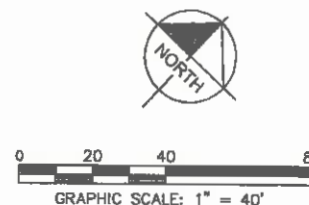
TPF

EXISTING SPOT ELEVATION

PROPOSED SPOT ELEVATION



1 GRADING & EROSION CONTROL PLAN
C8 SCALE: 1" = 40'



verizon
10300 OLD ALABAMA ROAD CONNECTOR
ALPHARETTA, GEORGIA 30022

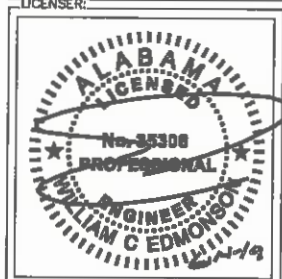
PROJECT INFORMATION:
SITE NAME:
PAWNEE
SITE No.: 299515
PROJECT #: 20181806220
REDWOL DRIVE
BIRMINGHAM, AL 35215
JEFFERSON COUNTY

PLANS PREPARED BY:
Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE 770-619-4380
WWW.KIMLEY-HORN.COM

REV. DATE ISSUED FOR BY:

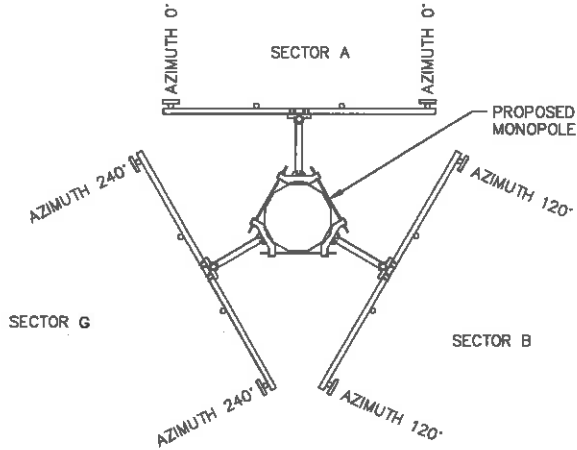
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1	06/11/19	CONSTRUCTION	WCE
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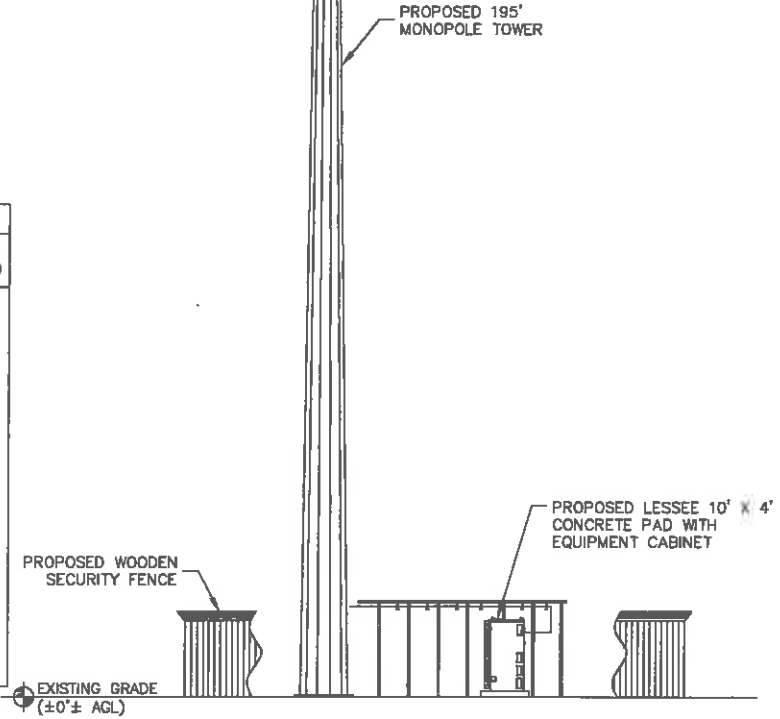
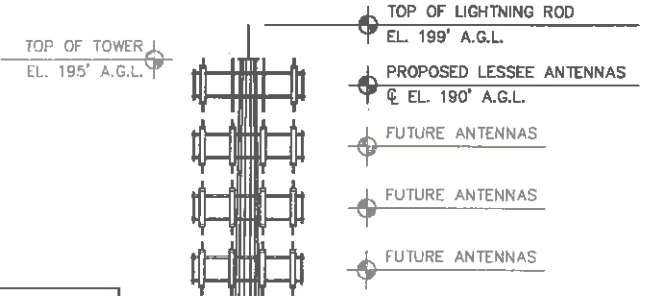
KHA PROJECT NUMBER:
018985731
DRAWN BY: CAB CHECKED BY: CDS

SHEET TITLE:
GRADING AND EROSION CONTROL PLAN
SHEET NUMBER:
C8



1 ANTENNA ORIENTATION PLAN (NOT TO SCALE, FOR ILLUSTRATIVE PURPOSES ONLY, SEE STRUCTURAL ANALYSIS BY OTHERS TO CONFIRM ANTENNA MOUNT TYPE)

NOTE: MOUNT MODEL TO BE SPECIFIED BY MOUNT MANUFACTURER AND SHALL BE SPECIFIED IN ACCORDANCE WITH NSTD_445 FOR THE PROPOSED RF LOADING.



2 MONOPOLE TOWER ELEVATION - NW VIEW (FACING SW)

NOT TO SCALE
NOTES:
1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON TOWER DESIGN DRAWINGS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).
2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
3. COAX/FIBER CABLE LENGTHS ARE APPROXIMATE. CONTRACTOR TO VERIFY CORRECT LENGTH IN FIELD AT TIME OF CONSTRUCTION.
4. PROPOSED TOWER WILL BE GALVANIZED STEEL-GRAY IN COLOR.

Table with columns: ANTENNA SECTOR, AZIMUTH IN DEGREES, MECHANICAL DOWN TILT, LICENSED FREQUENCY, ANTENNA* (QTY) MAKE/MODEL, REMOTE RADIO UNIT, RAYCAP (QTY.) MAKE/MODEL, COMPOSITION CABLES (LENGTH, COAX QTY, COAX SIZE, TOTAL HYBRID).

NOTES:
1. ALL INFORMATION ON THIS PAGE IS PROVIDED BY VERIZON WIRELESS AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE VERIZON WIRELESS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, AND COAX CABLE INFORMATION.
2. REFER TO STRUCTURAL ANALYSIS BY TOWER OWNER FOR ANALYSIS OF PROPOSED TOWER.
3. IT IS UNDERSTOOD THAT KIMLEY-HORN MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE RELATING TO THE STRUCTURAL ADEQUACY OF THE PROPOSED TOWER OR ATTACHMENT OF ANTENNAS OR OTHER APPURTENANCES.



PROJECT INFORMATION:
SITE NAME: PAWNEE
SITE No.: 299515
PROJECT #: 20181806220
REDWOL DRIVE
BIRMINGHAM, AL 35215
JEFFERSON COUNTY

PLANS PREPARED BY:
Kimley Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-613-4280
WWW.KIMLEY-HORN.COM

Revision table with columns: REV, DATE, ISSUED FOR, BY. Includes revisions for 06/13/19, 06/11/19, and 09/27/18.

LICENSER:
FOR ILLUSTRATIVE PURPOSES ONLY- NO SIGNATURE REQUIRED

KHA PROJECT NUMBER: 018985731
DRAWN BY: KAB CHECKED BY: CDS

SHEET TITLE: ANTENNA AND TOWER ELEVATION DETAILS

SHEET NUMBER: C13

09/14/19 7:11 AM by: Xowlar, David

Section 4

RF Justification Materials

****Please treat as PROPRIETARY AND CONFIDENTIAL**

Cell Site Justification for PAWNEE

Design Objectives Technology Information

Adrian Iftime

Radio Frequency Engineer



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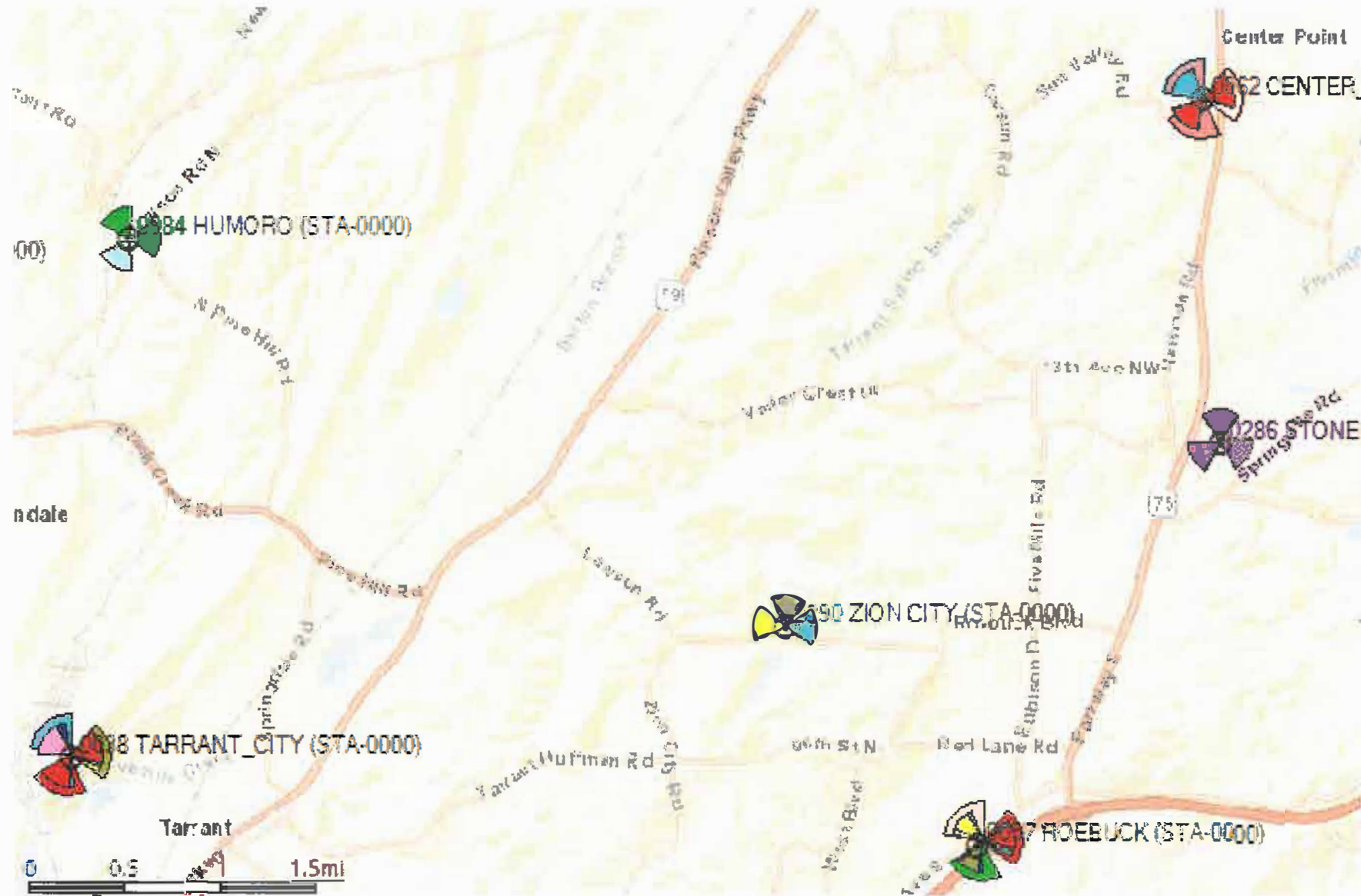
March 11, 2019

Location Map - Planned new site PAWNEE



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Existing Verizon Sites In the Center Point area



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Technology

The existing sites are using CDMA and 4G LTE technology for wireless voice and data services. The frequency bands used at existing sites are:

Frequency Band	Tx (MHz)	Rx (MHz)
850 MHz	869-880, 890-891.5	824-835, 845-846.5
700 MHz	746 - 757	776 - 787
AWS 2100	2120-2130, 2145-2155	1720-1730, 1745-1755
PCS 1900	1975-1982.5	1895-1902.5

Technology

The planned new site will use 4G LTE technology for wireless voice and data services. The frequency bands to be used at this site are:

Frequency Band	Tx (MHz)	Rx (MHz)
850 MHz	869-880, 890-891.5	824-835, 845-846.5
700 MHz	746 - 757	776 - 787
AWS 2100	2120-2130, 2145-2155	1720-1730, 1745-1755
PCS 1900	1975-1982.5	1895-1902.5



Proposed Verizon Site: **PAWNEE**

Cell Name	Latitude	Longitude	Street Address	City	County	State	Zip Code	Site Type
PAWNEE	33.62176111	-86.72555278	Redwol Drive	Birmingham	Jefferson	AL	35215	Monopole

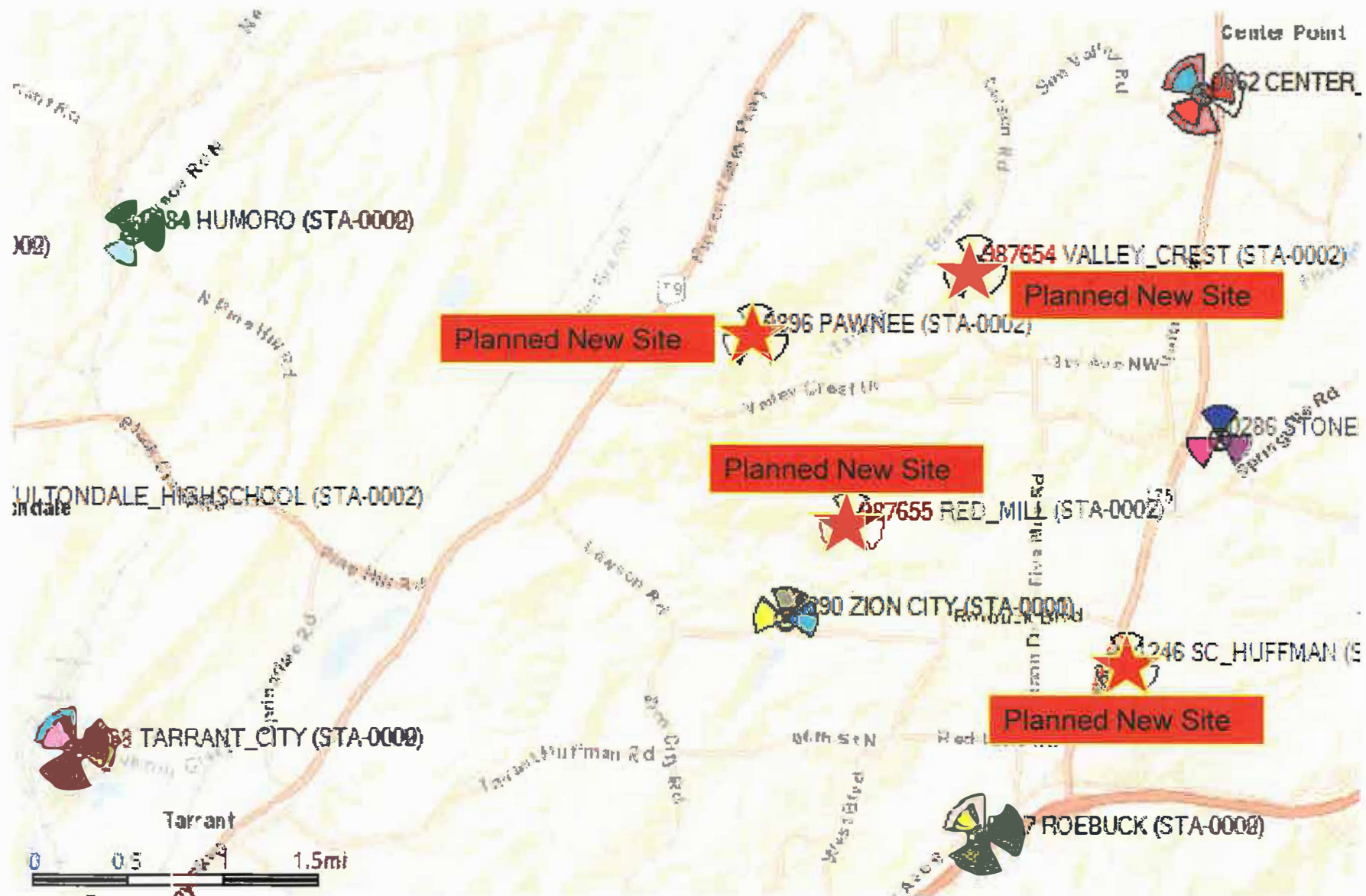


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Design Objectives

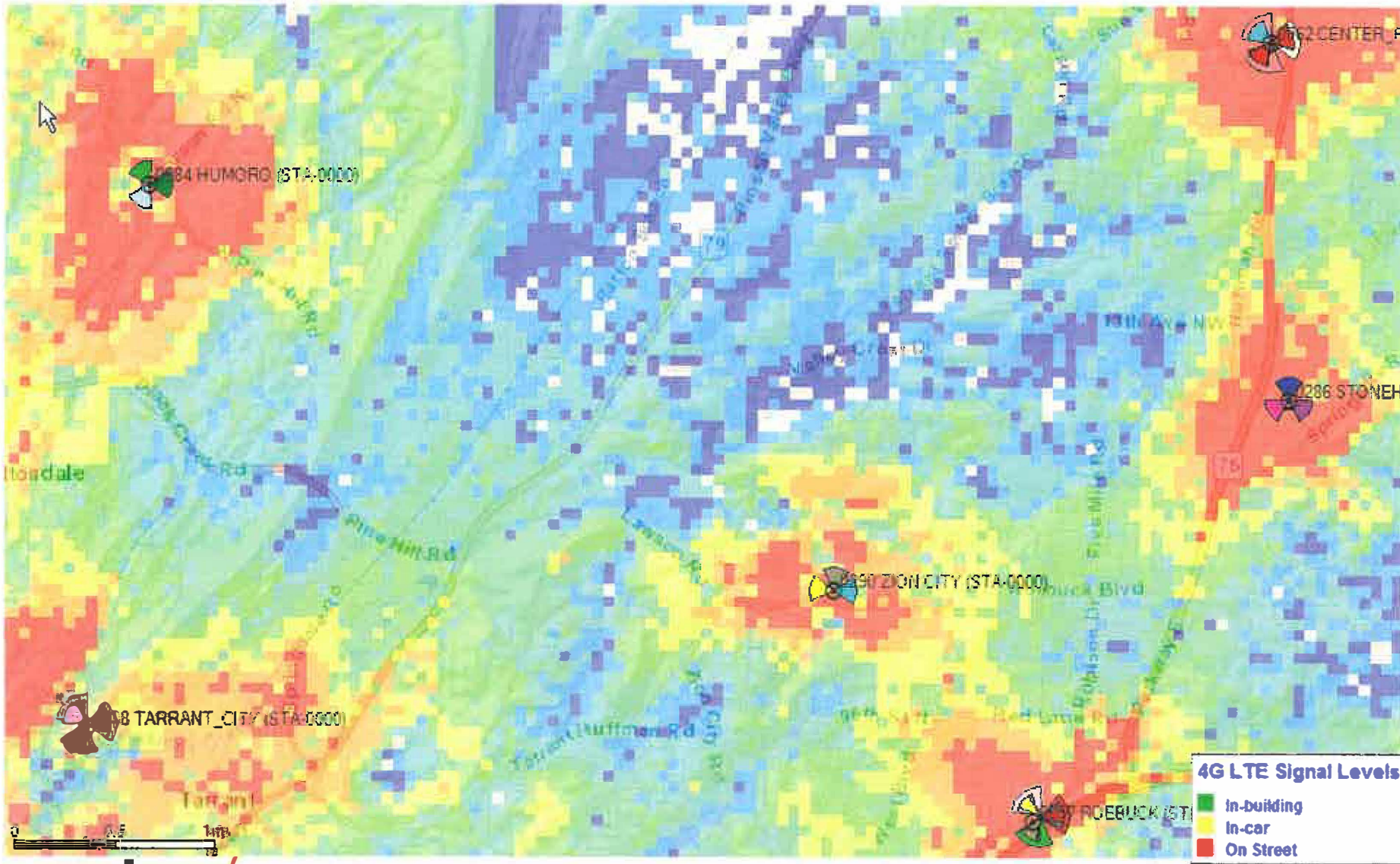
- The existing Verizon Wireless coverage signal level in the residential areas in Center Point is too weak, and is not adequate to provide acceptable “In-building” voice and data transmission speed to our customers.
- The proposed PAWNEE site is designed to improve the in-building coverage for the residential areas. The new site will provide coverage at Sun Valley Elementary School, in the commercial areas along Pinson Valley Pkwy and in the adjacent shopping areas.

Planned New Verizon Sites in the Center Point area



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Existing coverage, without the proposed site, Pawnee



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Registration Search Results**ADVANCED SEARCH** **HELP**
[New Search](#)
[Refine Search](#)
[Printable Page](#)
[Query Download](#)
[Map Result\(s\)](#)
Displayed Results

Matches 1-4 (of 4)

PA = Pending Application(s)

1

Specified Search

Latitude='33-37-18.3 N', Longitude='86-43-31.9 W', Radius=1.9 Kilometers

Display: Basic View

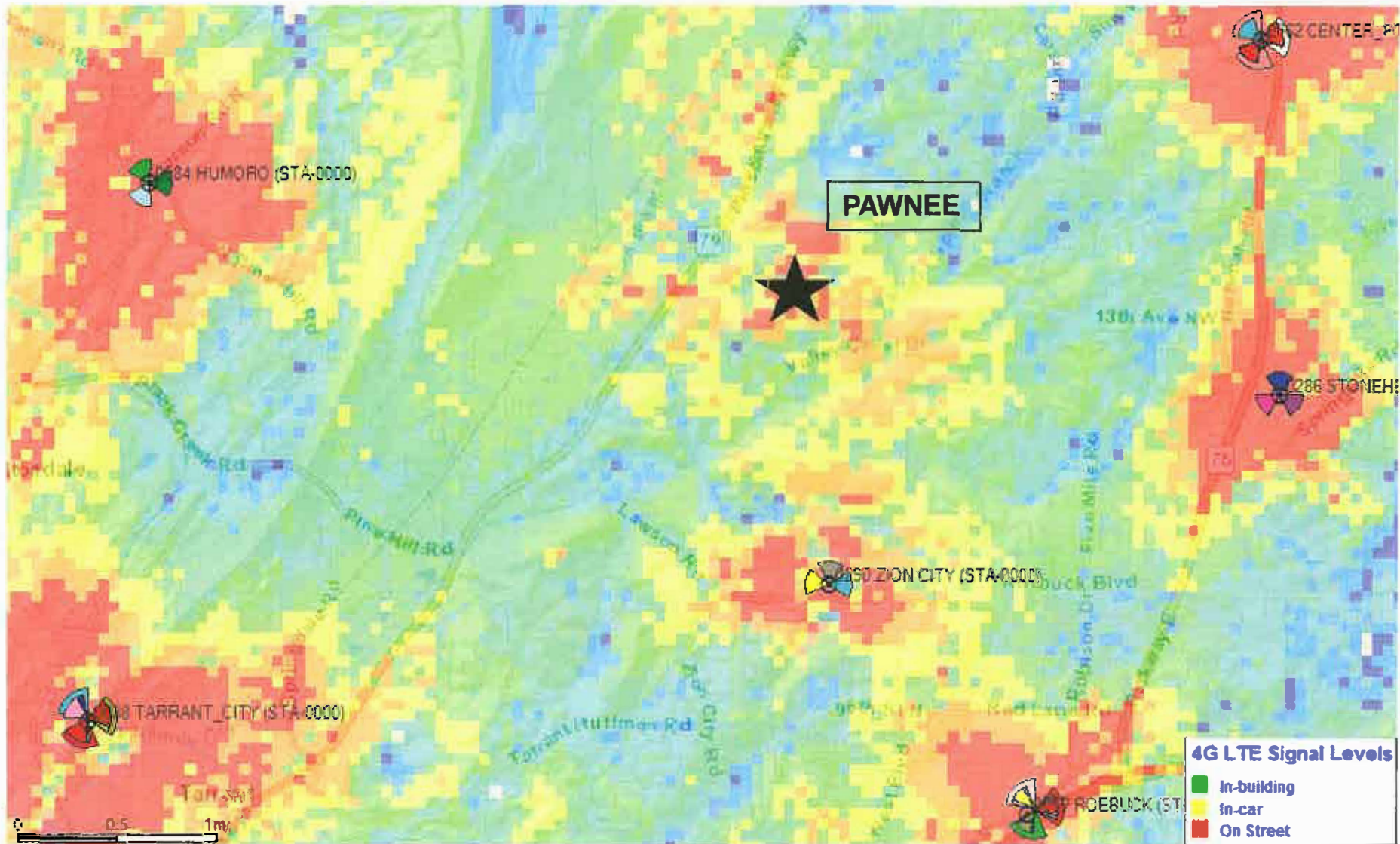


	Registration Number	Status	File Number	Owner Name	Latitude/Longitude	Structure City/State	Overall Height Above Ground (AGL)
1	1053114	Constructed	A1085713	Kimtron Inc	33-37-26.0N 086-44-45.0W	FULTONDALE, AL	108.8
2	1293851	Constructed	A1089498	American Towers LLC	33-36-24.9N 086-43-01.3W	Birmingham, AL	42.6
3	1295241	Cancelled	A1088120	Cellco Partnership	33-37-49.3N 086-43-42.8W	Birmingham, AL	39.6
4	1310333	Granted	A1116857	Verizon Wireless of the East LP	33-37-18.3N 086-43-31.9W	Birmingham, AL	60.9

Matches 1-4 (of 4)

1

FUTURE coverage, with the proposed site, Pawnee



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Verizon Legal Disclaimer

These maps are not a guarantee of coverage and may contain areas with no service. These maps reflect a depiction of predicted and approximate wireless coverage of the network and is intended to provide a relative comparison of coverage. The depictions of coverage do not guarantee service availability as there are many factors that can influence coverage and service availability. These factors vary from location to location and change over time. The coverage areas may include locations with limited or no coverage. Even within a coverage area shown, there are many factors, including but not limited to, usage volumes, service outages, customer's equipment, terrain, proximity to buildings, foliage, and weather that may impact service ("Factors"). The representations of "on-street", "in-car" and "in-building" are qualitative representations of relative wireless outdoor signal strength at the network facilities level. Generally, calls can be made and received within all three categories, however, these Factors will likely have greater impact in areas of "on-street" coverage. You can only make and receive calls when digital service is available. [When digital service is not available your device will not operate or be able to make 911 calls.]

Inglenook

ZBA2019-00050

Request: Variance
Applicant: Kirby Sexton
Owner: Buckroe Corp
Site Address: 4601 Inglenook Ln
Zip Code: 35217
Description: Variance to allow a 6 FT fence in a front yard of a industrially 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, Variance to allow a fence to be topped with barbed wire in a yard other than a rear yard only pursuant to Title 1, Chapter 4, Article V, Section 5, Subsection 7.D.4
Property Zoned: M3 Planned Industrial District
Parcel Information: Parcel #012300084002002001, SW ¼ of Section 29, Township 17 S, Range 2 W

Variance

The applicant is requesting variances to allow a 6 FT chain link fence topped with barbed wire to be placed on the interior of the subject location. The site is home to a UPS distribution facility.

Neighborhood

The Inglenook Neighborhood Association has yet to respond to staff.

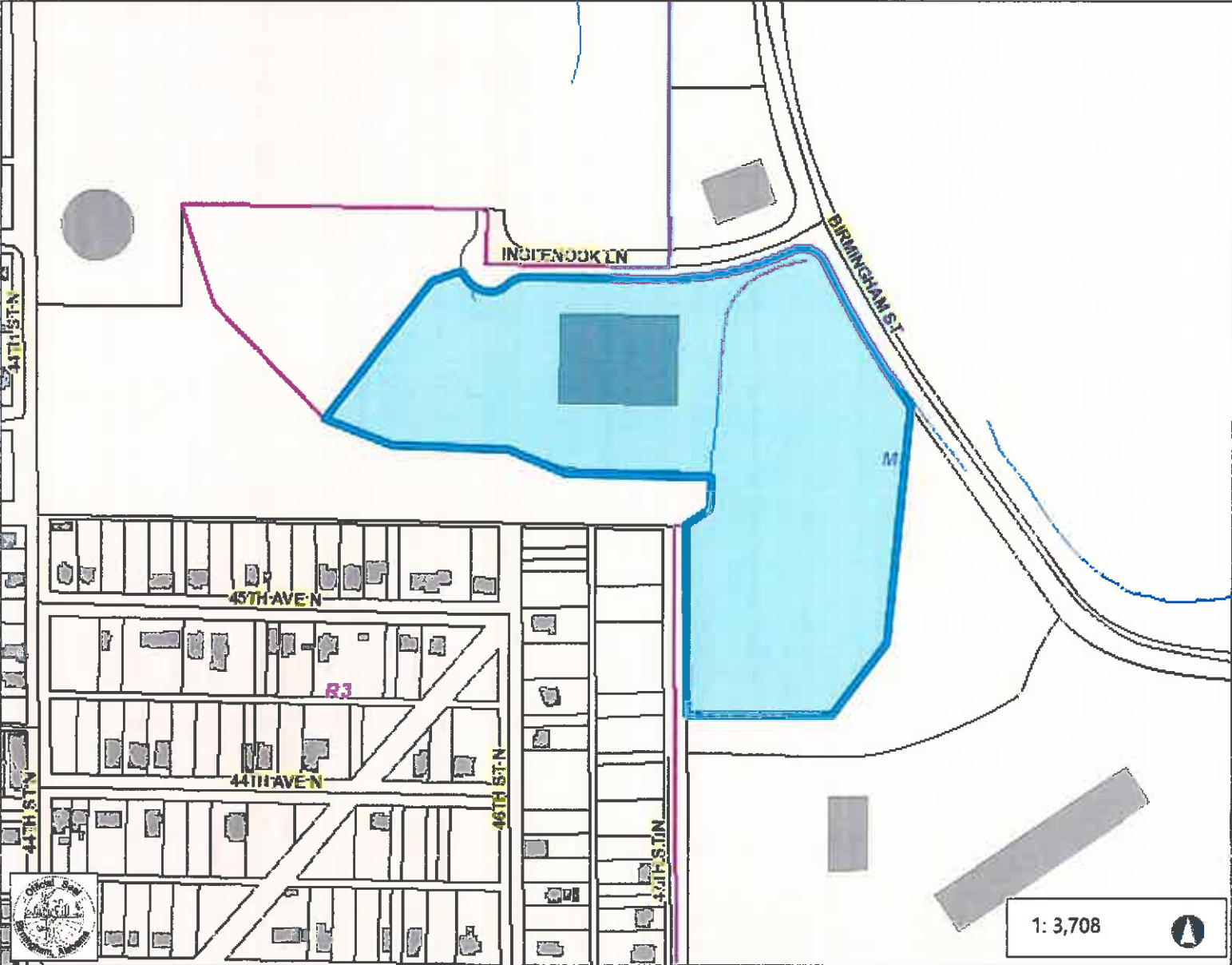
Applicant's Justification

The applicant stated that a portion of the interior fencing must be modified due to a building expansion. The primary objective of the fencing is security. The applicant also stated that the residential area the property abuts is separated by both topography and a large amount of foliage. No residences can be seen from UPS and UPS cannot be seen from the residences.

Staff Recommendation

Staff does not believe the applicant has submitted evidence that meets the variance standards of review. Staff did not find evidence of a 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.



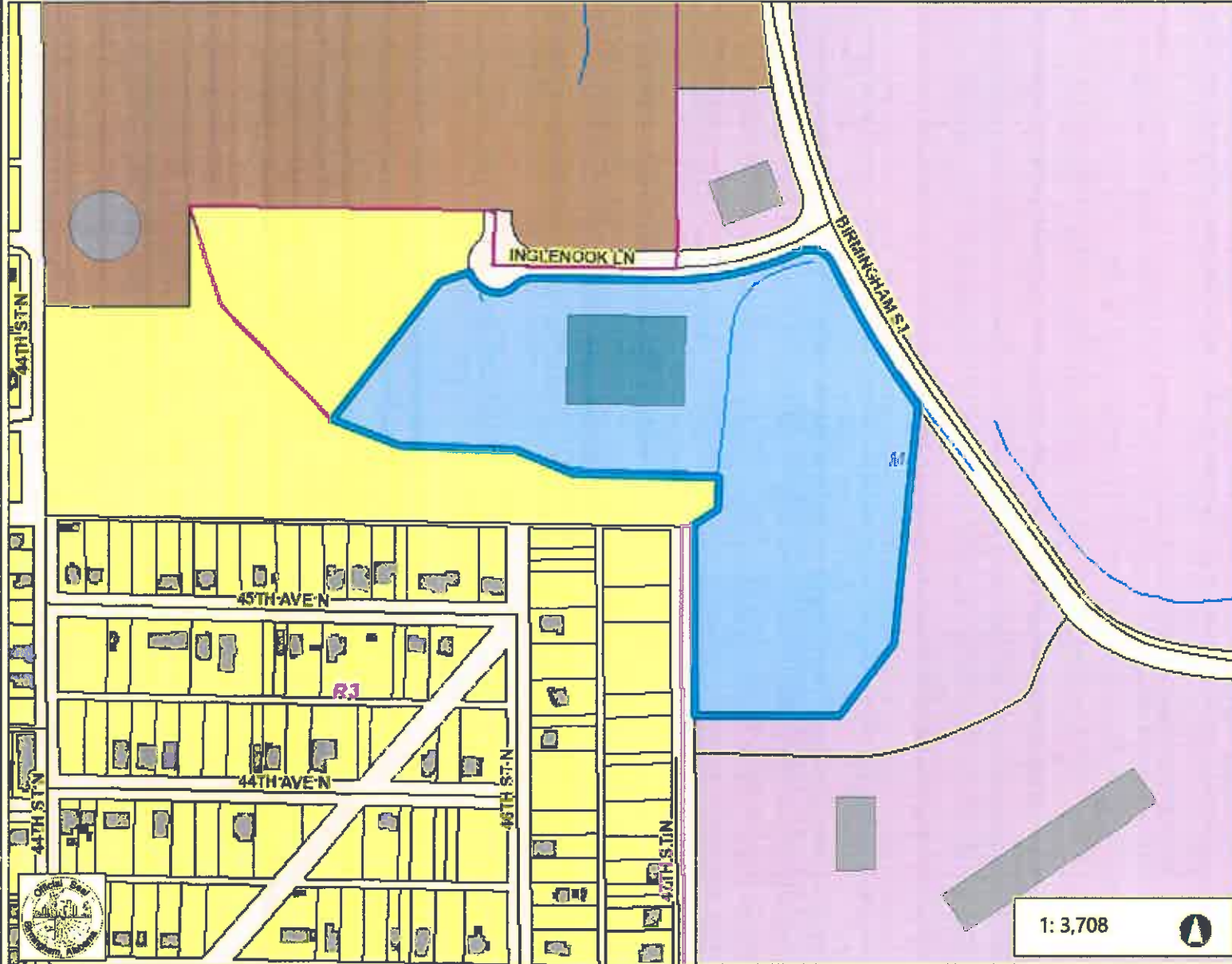
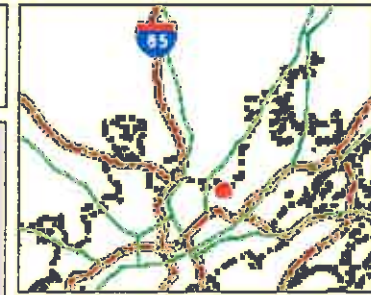
Legend

- Centerline Labels
- Zoning Outline
- Railroad
- Alleys
- Local Roads
- Arterials
- County Highways
- State Highways
- US Highways
- Interstates
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- Hydrology Areas
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- Airport
- City Limits (solid)

Notes



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 - General Commercial
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1: 3,708



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Notes

SEE SHEETS:
C-103 (SITE PLAN)
C-106 (GRADING PLAN)

SEE SHEET
C-105 (SITE AND GRADING PLAN)

SEE SHEETS:
C-104 (SITE PLAN)
C-107 (GRADING PLAN)

OVERALL SITE PLAN

0 50 100'
SCALE: 1" = 50'



LEGAL ENTITY:
ARCADIS OHIO OF OHIO
ARC, LLC

NO. 1

UPS

UPS ROEBUCK
BIRMINGHAM,
ALABAMA

ARCADIS PROJ. NO. 70000821.0001

NO.	DATE	ISSUED FOR	BY

NO. DATE ISSUED FOR BY

ISSUED FOR
PERMIT SUBMITTAL

COPYRIGHT: ARCADIS OHIO OF OHIO
2018
ARC, LLC

DATE: 08/01/2018

PROJECT NO.: T0000821.0001

DESIGNED BY: SHH

DRAWN BY: SHH

CHECKED BY: JRV

SHEET TITLE

CIVIL

OVERALL SITE
PLAN

C-102

8/1/2018 10:00 AM C:\PROJ\180821\180821_0001\180821_0001_0001.dwg

To:
City of Birmingham

Copies:
Lamar Reed, UPS

Arcadis U.S., Inc.
1728 3rd Avenue North
Suite 300
Birmingham
Alabama 35203
Tel 205 930 5700
Fax 205 930 5707

From:
Kirby Sexton, Arcadis

Date:
June 27, 2019

Arcadis Project No.:
CI005077.0010

Subject:
UPS Roebuck Fence Variance

OVERVIEW

As part of a building expansion at the existing UPS distribution facility at 4601 Inglenook Lane, a portion of existing interior fence line must be modified. UPS is requested a fencing variance for height, material/style, and barbed wire for this fence. The requested variance would allow a 6 foot high chain link fence topped with barbed wire to match that previously existing. Due to the parcel situation, approximately half of the perimeter is considered front yard.

The primary objective of this fencing is to maintain security for materials stored on the property. The installation of a four foot high fence permitted by current zoning will not provide the security needed by UPS.

SITE PLAN OF AREA AFFECTED

The site is neighbored on the southwest by a residential neighborhood, with commercial and industrial property on all other sides. This residential area is separated from the UPS site by both topography and a large amount of trees and other foliage. No residences can be seen from UPS, and UPS cannot be seen from the residences.

Currently, a grandfathered six foot high chain link fence with razor/barbed wire surrounds the entire property. In the below diagram, red represents existing chain link and barbed wire fencing that is not included in this variance request. It is existing and will remain present regarding of outcome. This request

MEMO

pertains only to fencing within the property and entirely within the existing fencing, as show in green on the below diagram. In addition, the interior fence to be replaced is shown in gray.

Due to these facts, the adjacent residential properties will not be harmed with the granting of this variance request. It will also not negatively affect the public entering, driving by, or using adjacent properties.



Existing Fencing Present

PHOTOGRAPHS



Existing Fence at Front of Property



Existing Fence at Front of Property



Existing Fence at Side of Property



Existing Fence at Rear of Property



Existing Fence at Rear of Property

ZBA2019-00050



Southside

ZBA2019-00056

Request: Modification
Applicant: Callan Childs
Owner: Sloss Family Investments LLC
Site Address: 2901 2nd Ave S
Zip Code: 35233
Description: Modification to allow 98 off street parking spaces instead of the required 137 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 #012300312008003000, NW ¼ of Section 31, Township 17 S, Range 2 W

Modification

The applicant is requesting a modification to allow 98 off street parking spaces instead of the required 137 off street parking spaces. The current parking lot has 104 spaces and serves the multi-tenant Martin Biscuit building (as approved by a previous parking variance). The modification is needed to allow for a proposed walk up pavilion with 2 small tenant spaces under it. The new pavilion tenants add to the required parking and the pavilion itself will be placed in part of the existing parking lot removing 6 spaces.

Neighborhood

The Southside Neighborhood Association did not respond to staff.

Applicant's Justification

The applicant has submitted documentation showing street parking in the area as well as a plan that includes the construction of a new 50 space surface parking lot in the area.

Staff Recommendation

Staff believes that the applicant has provided sufficient evidence to support this request. The amount of parking in the area in addition to the new parking lot seems sufficient to support these uses. 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

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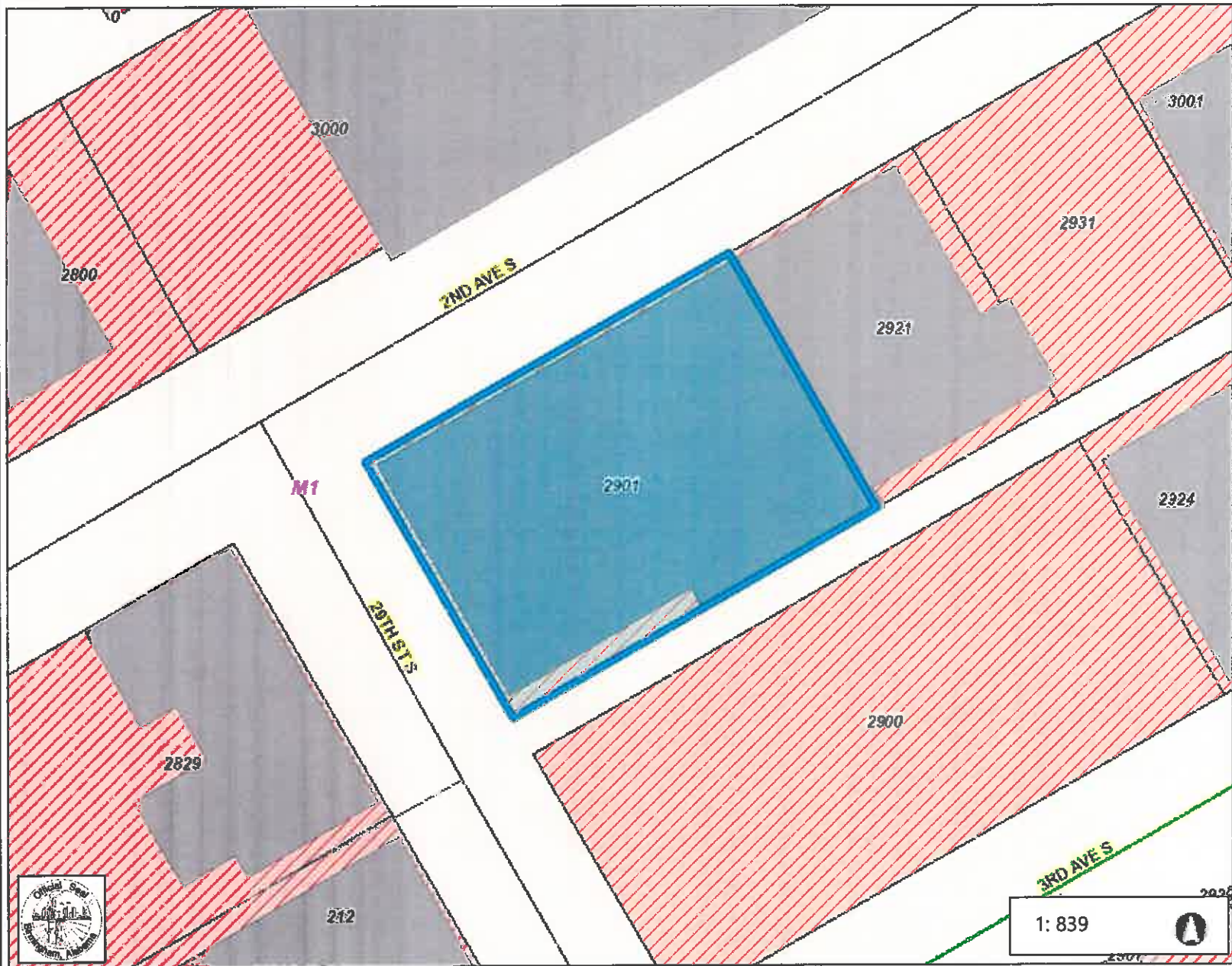
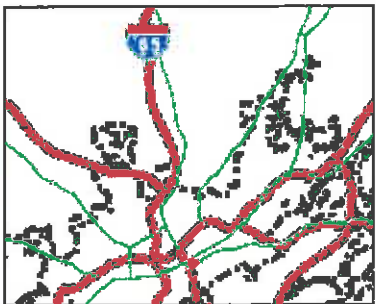


1: 839



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Notes



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139.8 0 69.89 139.8 Feet

1: 839

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Notes

2ND AVENUE SOUTH
80' PUBLIC R.O.W.



ALTA / ACSM Land Title Survey of
Part of Block 437
Birmingham Survey

Situated in the Northwest 1/4 of Section 31, Township 17 South, Range 2 West,
Jefferson County, Alabama



SURVEY CERTIFICATION

The undersigned, being a duly licensed and qualified surveyor in and for the State of Alabama does hereby certify to (a) Countywide Commercial Real Estate Finance, Inc., its successors and/or assigns, (b) Walker Partners, LTD, an Alabama limited partnership and (c) Lawyers Title Insurance Corporation ("Title Company"), as follows:

- This survey was prepared by me and was actually made upon the ground on January 20, 2006, and is based on a re-plot of the following described real estate (the "Property"):
 - Parcel I:** Lots 8 thru 10, in Block 437, according to the Elyton Land Company's Survey of the City of Birmingham.
 - Parcel II:** Lots 11 thru 17, in Block 437, according to the Elyton Land Company's Survey of the City of Birmingham.
 The above mentioned survey is not of record and a copy thereof is not available for recotation.
- That I and the information, courses and distances shown thereon have been measured and calculated within the precision and positional tolerance requirements stated in the 2005 ALTA/ACSM Minimum Standard Detail Requirements;
- That the life lines and lines of actual possession are the same, except as shown;
- That the size, location and type of buildings and improvements are as shown and all are within its boundary lines and applicable setback lines of the Property, except as shown;
- That the Property described herein is the same as the property described in Title Company's Commitment No. AP00786494, dated December 9, 2005 (the "Commitment");
- That the location and recording data of all easements, rights-of-way and other matters of record located on or otherwise affecting the Property and shown in the Commitment, or apparent from a physical inspection of the Property or otherwise known to me, have been plotted hereon or otherwise noted as to their effect on the Property, that there are no visible party walls, encroachments or overhangs affecting the Property, except as shown;
- That all utility services required for the operation of the Property either under the Property through adjoining public streets, or the survey shows the point of entry and location of any utilities which cross through or are located on adjoining private land;
- That the Property does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (the Property lies within (Zone) "X" of the Flood Insurance Rate Map identified as Community Panel No. 010730018 E, bearing no effective date of January 20, 1986;
- That the Property has direct access to 2nd Avenue South, 3rd Avenue South, and 29th Street South, all dedicated public streets or highways;
- That the total number of striped parking spaces on the Property is 105 including 5 designated handicap spaces, all of which have been properly located and shown on the survey.

This survey and any survey upon which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" adopted by the American Land Title Association on October 5, 2006, and the National Society of Professional Surveyors on October 24, 2005, and meets the requirements contained therein, including Table A, Optional Items 1-4, 6, 7(a), 7(b), 8-11, 13-14 and 17-18.

Joseph A. Miller, II
Alabama PLS #17654
Date: _____
Notes concerning easements relating to matters of survey on Schedule "B" Part 2 of Lawyers Title Insurance Corporation commitment number AP00786494, dated December 9, 2005. (Paragraph number corresponds to easement number)

- Volume 1618, Page 04 is an agreement between Seaboard Airline Railway Company and Birmingham Realty Company for a reduced track spur that extended into the alley of Block 437. The track spur no longer exists.
- Instrument number 0016 / 2001 is a blanket Alabama Power Company right of way on lots 11 thru 17 (parcel II) and is unable to be plotted.
- Instrument Number 200002 / 050 is a blanket Alabama Power Company right of way on lots 11 thru 17 (parcel II) and is unable to be plotted.

- Notes:
- Utility locations are from field locations of observed utilities and maps from utility companies, underground utility lines should be field checked before beginning any construction.
 - Site is not in a flood hazard area according to F.L.R.M. Panel #010730018 E dated January 20, 1986. Site is in Zone "X".
 - No subsurface investigation has been done by Miller, Triplett and Miller Engineers, Inc. A geotechnical engineer should review the site before beginning construction.
 - All parts of this survey and drawing have been completed in accordance with the requirements of the standards of practice for land surveying in the state of Alabama.
 - Alta is zoned M-1 (light industrial district), city of Birmingham, Alabama. There are no front, side or rear setbacks for this zoning classification.
 - Subsurface storm sewer locations not located by MTM.

Zoning Chart

Site is zoned M-1
City of Birmingham, Alabama

Setbacks:

Front	0 Feet
Rear	0 Feet
Side	0 Feet

Maximum Height of Structure
100 Feet



SYMBOL LEGEND

⊕ FH	FIRE HYDRANT	○ MW	MONITORING WELL
○ STORM MH	STORM MANHOLE	○ TEL. R	TELEPHONE RISER
○ SAN MH	SANITARY MANHOLE	●	BOLLARD
○ S.C.	SANITARY CLEAN OUT	⊠ ICV	IRRIGATION CONTROL VALVE
⊠	LIGHT POLE	— a —	SANITARY SEWER MAIN
△ UP	UTILITY POLE	— z —	OVERHEAD UTILITY LINES
⊠ WM	WATER METER	— w —	WOODEN FENCE
○ G.I.	GRATE INLET	— g —	GAS MAIN
⊠ WV	WATER VALVE	— w —	WATER MAIN
⊠ GM	GAS METER	— c —	CONCRETE PAVEMENT
⊠ PM	POWER METER	— b —	BRICK PAVEMENT

MILLER, TRIPLETT AND MILLER
ENGINEERS, INC.
CONSULTING ENGINEERS-LAND SURVEYORS
3020 7TH AVENUE SOUTH, BIRMINGHAM, ALABAMA 35203
TELEPHONE (205) 320-0114



ALTA / ACSM Land Title Survey of
Part of Block 437
Birmingham Survey
Situated in the Northwest 1/4 of Section 31, Township 17 South, Range 2 West,
Jefferson County, Alabama

PROJECT: _____

ENGINEER: _____

DATE: _____

REVISIONS:

NO.	DATE	DESCRIPTION

Surveyor's Seal:

FILE NAME: ALTA.dwg

DATE: February 10, 2008

DRAWN: BSM

CHECKED: JAM III

SCALE: 1" = 20'

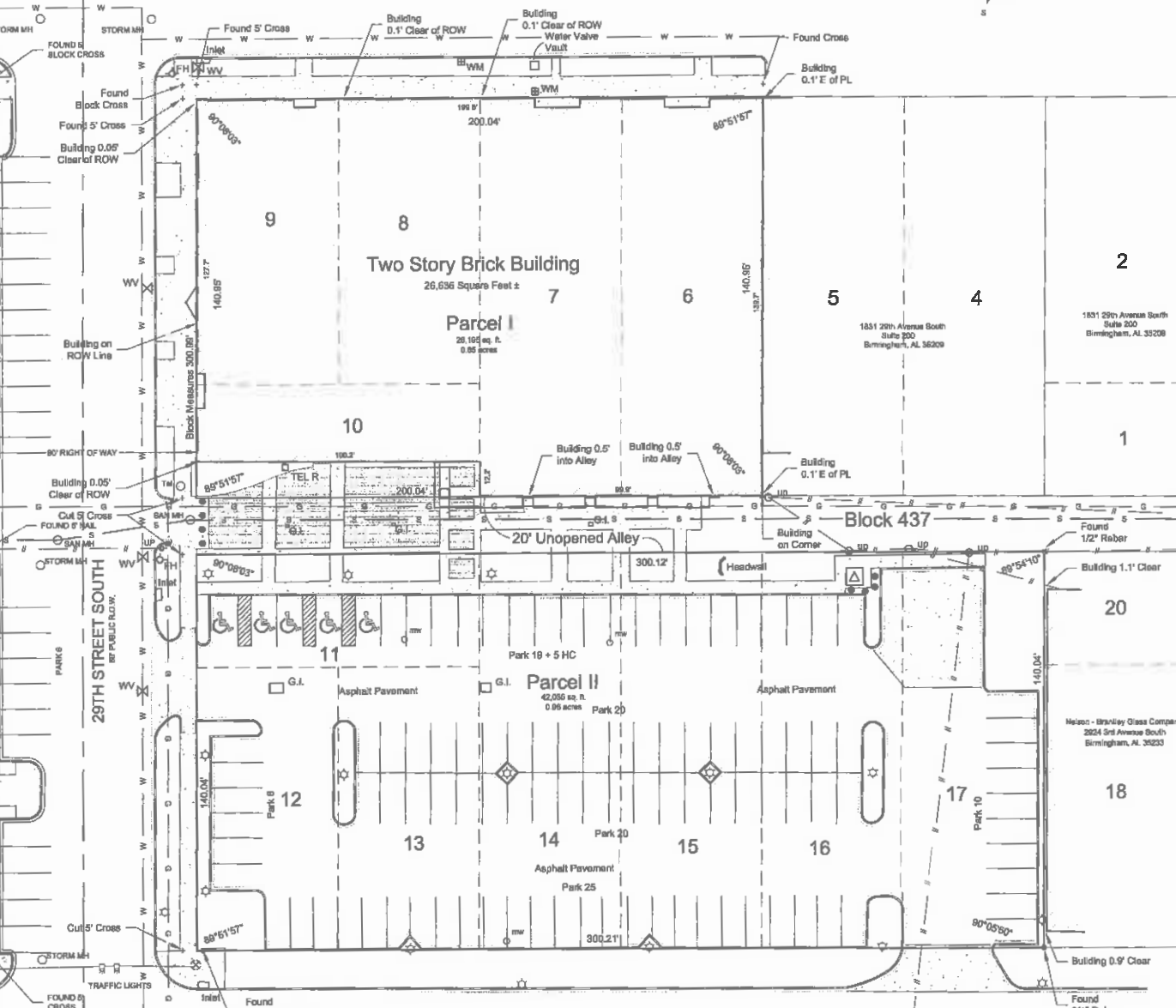
SHEET: 1

3RD AVENUE SOUTH
80' PUBLIC R.O.W.

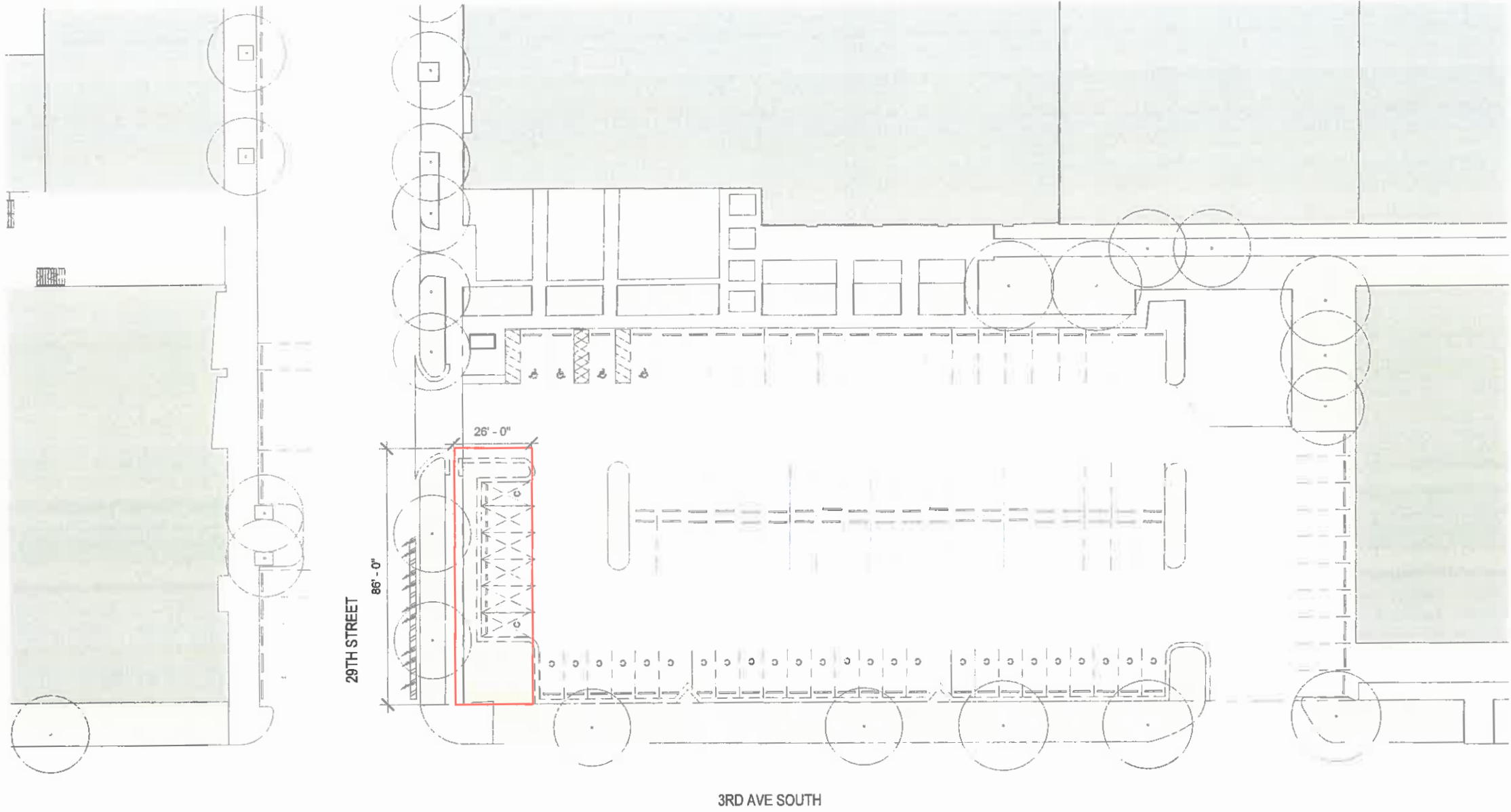
1-B
Resurvey of Block 416
Birmingham Survey
Map Book 213, Page 23

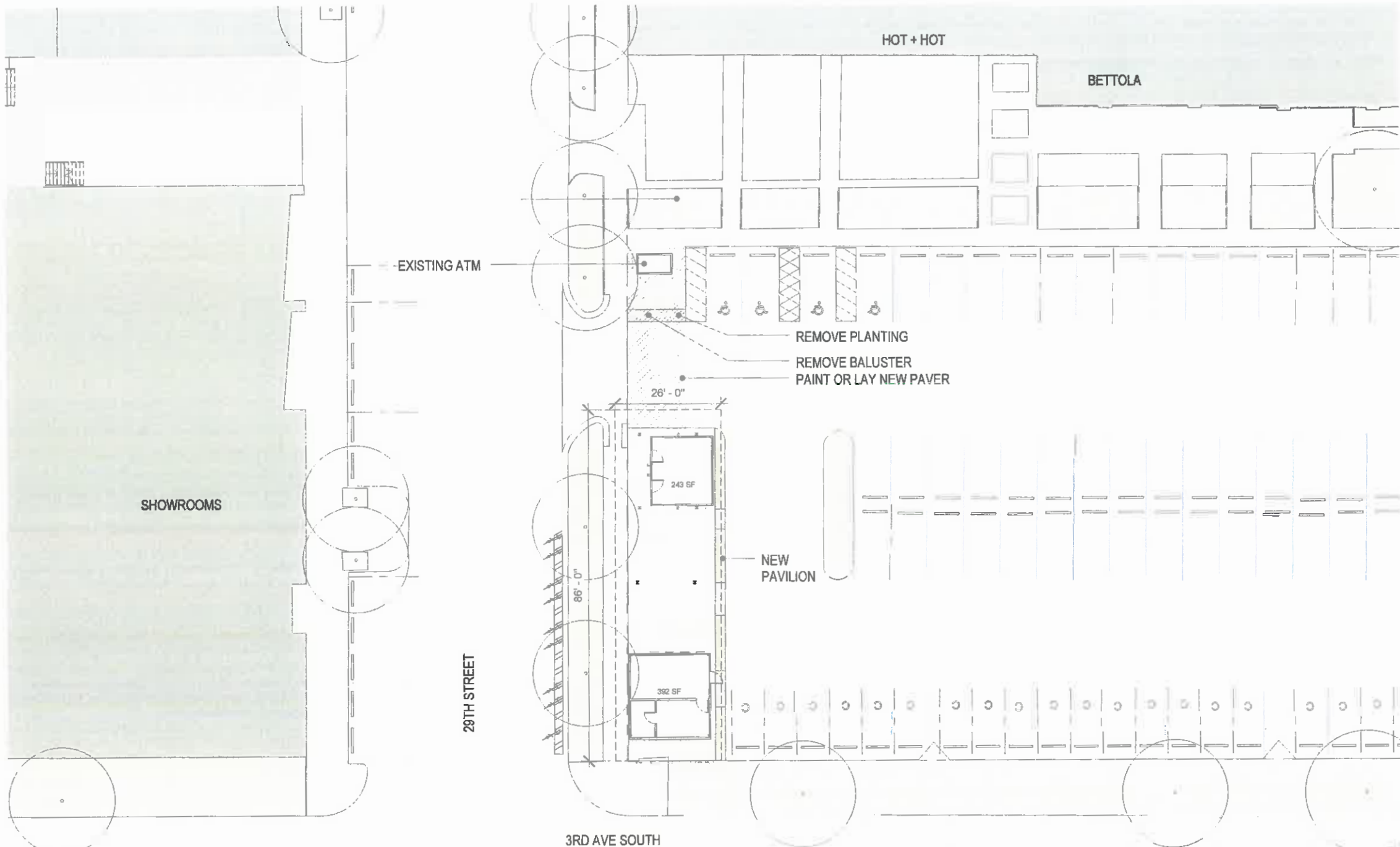
Block 416

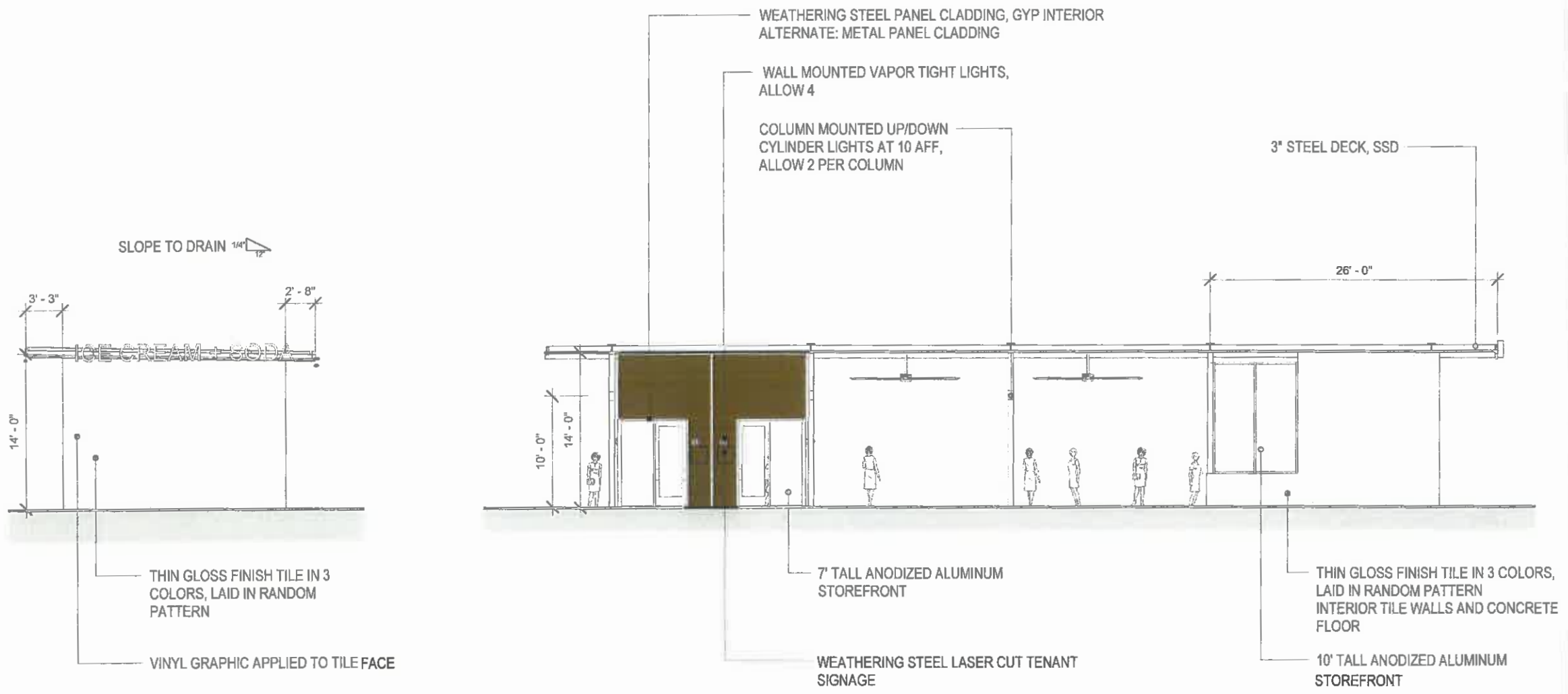
16-B



2006/02/10 10:00 AM - Miller, Triplett and Miller Engineers, Inc. 3020 7th Avenue South, Birmingham, AL 35203

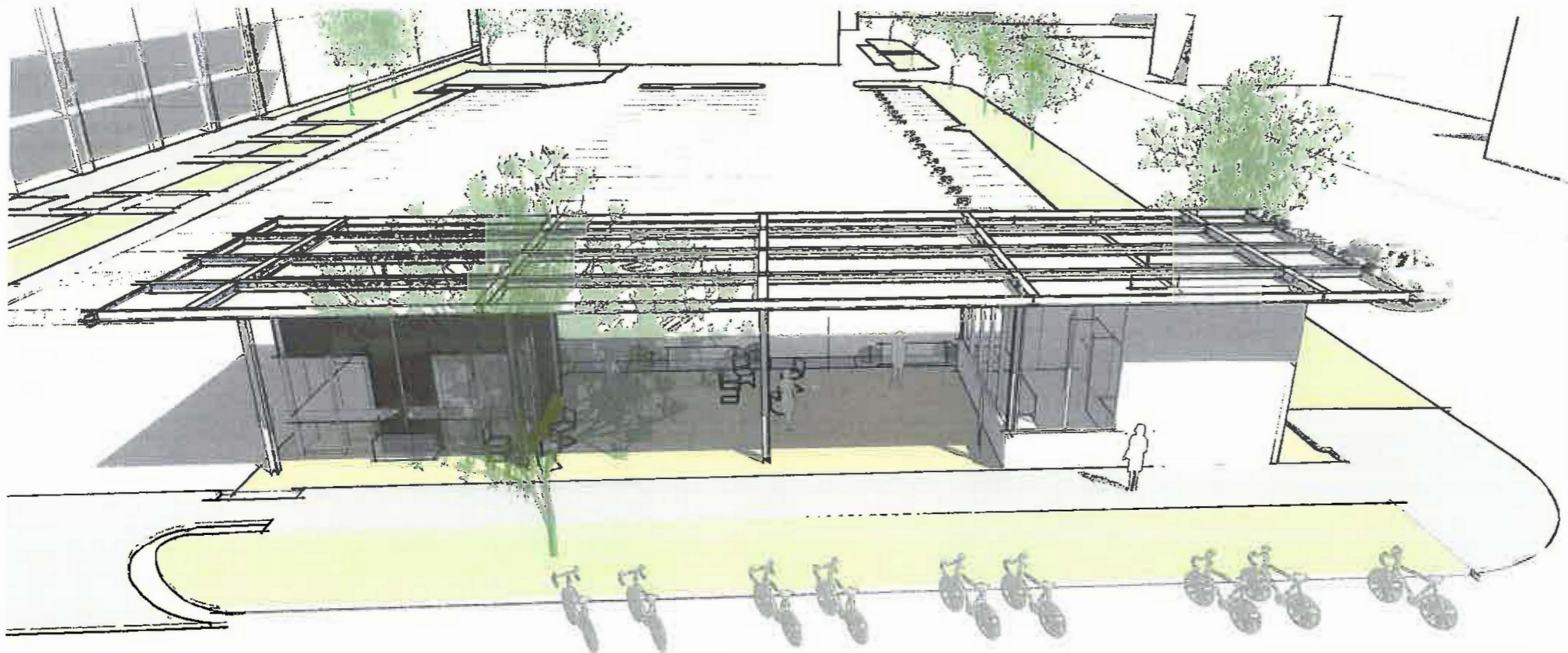






PAVILLION SOUTH
1/8" = 1'-0"

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

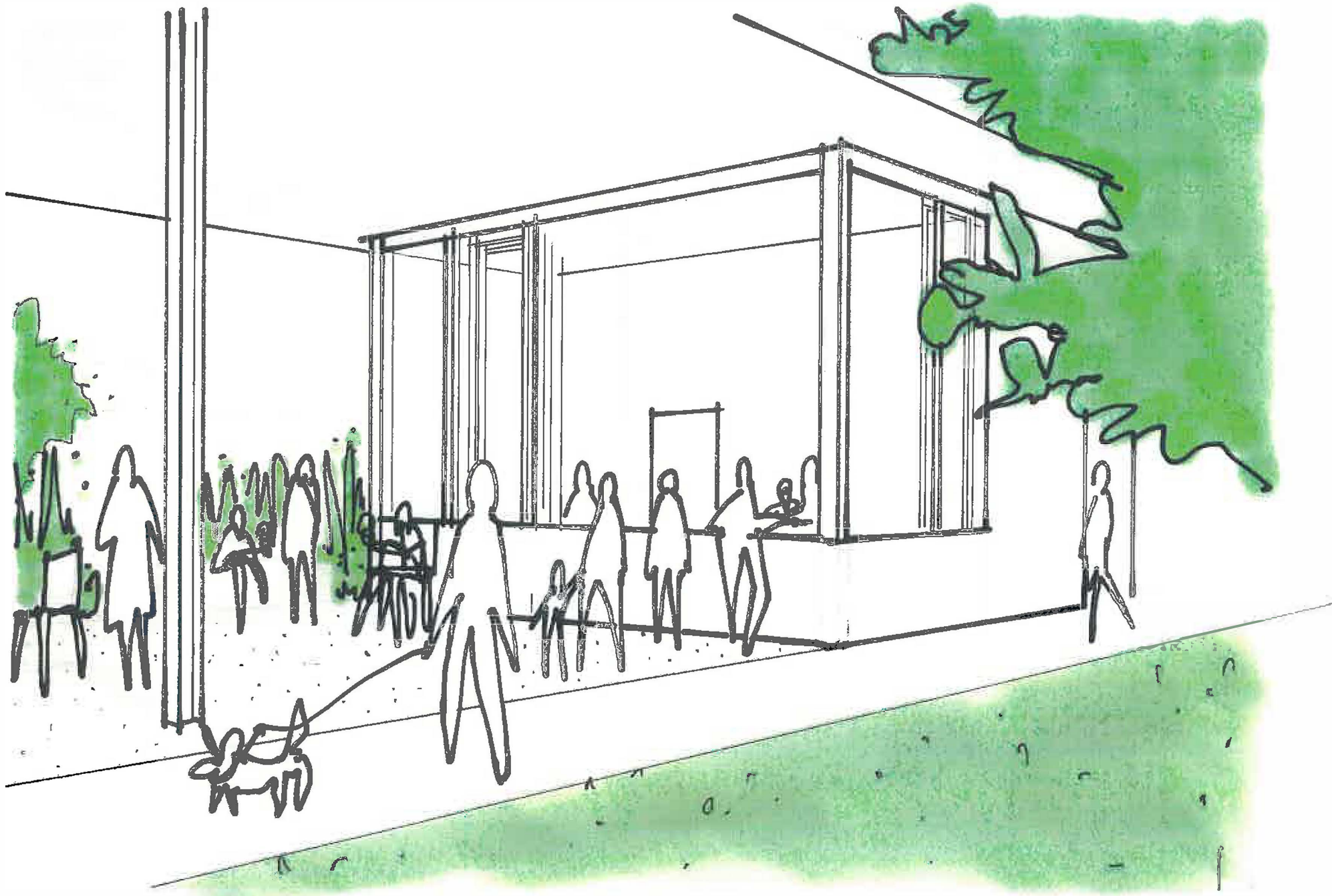


David Baker Architects | Sloss Real Estate

Pavilion @ Pepper Place | AERIAL

scale:
date: 04/30/2019

A901





1ST AVE S

NEW 50 SPOT PARKING LOT

2ND AVE S

15 FT MIN. CLEARANCE

PROPOSED PAVILION

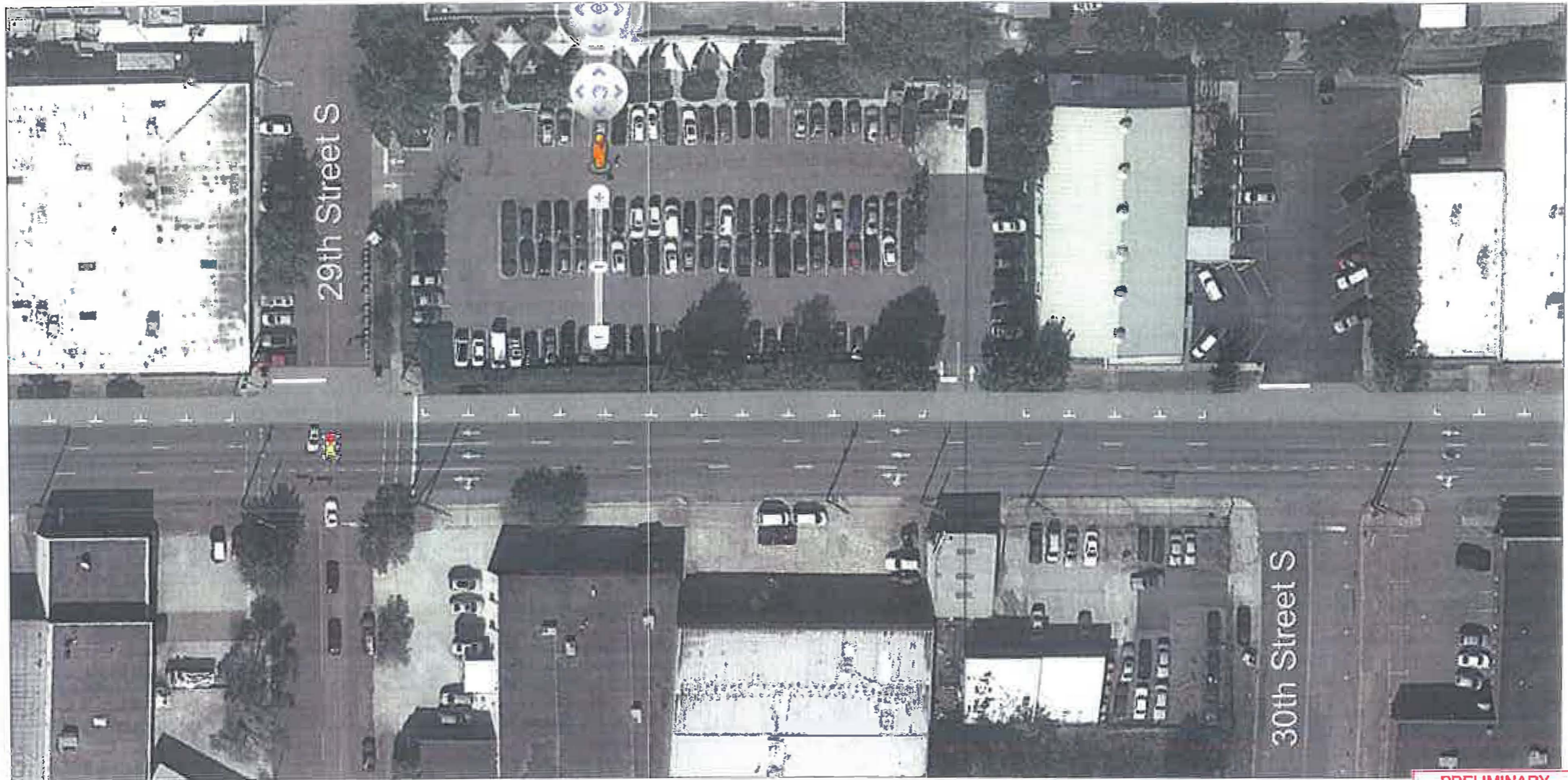
3RD AVE S

20TH ST

Google Earth

© 2018 Google

3rd Avenue On Street Parking Plan



Legend



Existing Traffic Signal



PRELIMINARY
NOT FOR CONSTRUCTION,
RECORDING OR IMPLEMENTATION

Figure 6
On Street Parking Plan
3rd Avenue South
Birmingham, Alabama

Woodlawn

ZBA2019-00057

Request: Variance
Applicant: Nikki Huggins
Owner: TBS Real Estate
Site Address: 4600 1st Ave N
Zip Code: 35203
Description: Variance to allow an electrified fence pursuant to Title 1, Chapter 4, Article IV, Subsection 7.D.5
Property Zoned: M1 Light Industrial District
Parcel Information: Parcel #012300291001004000, NE ¼ of Section 29, Township 17 S, Range 2 W

Variance

The applicant is requesting a variance to allow electrified fencing to allow for the installation of the Electric Guard Dog system at Truckworkx located at 4600 1st Ave N.

Neighborhood

The property falls in the Woodlawn and North Avondale Neighborhood Associations. The Woodlawn NA met on August 12th and voted 10-0 in support of this request. The North Avondale NA meets on August 15th.

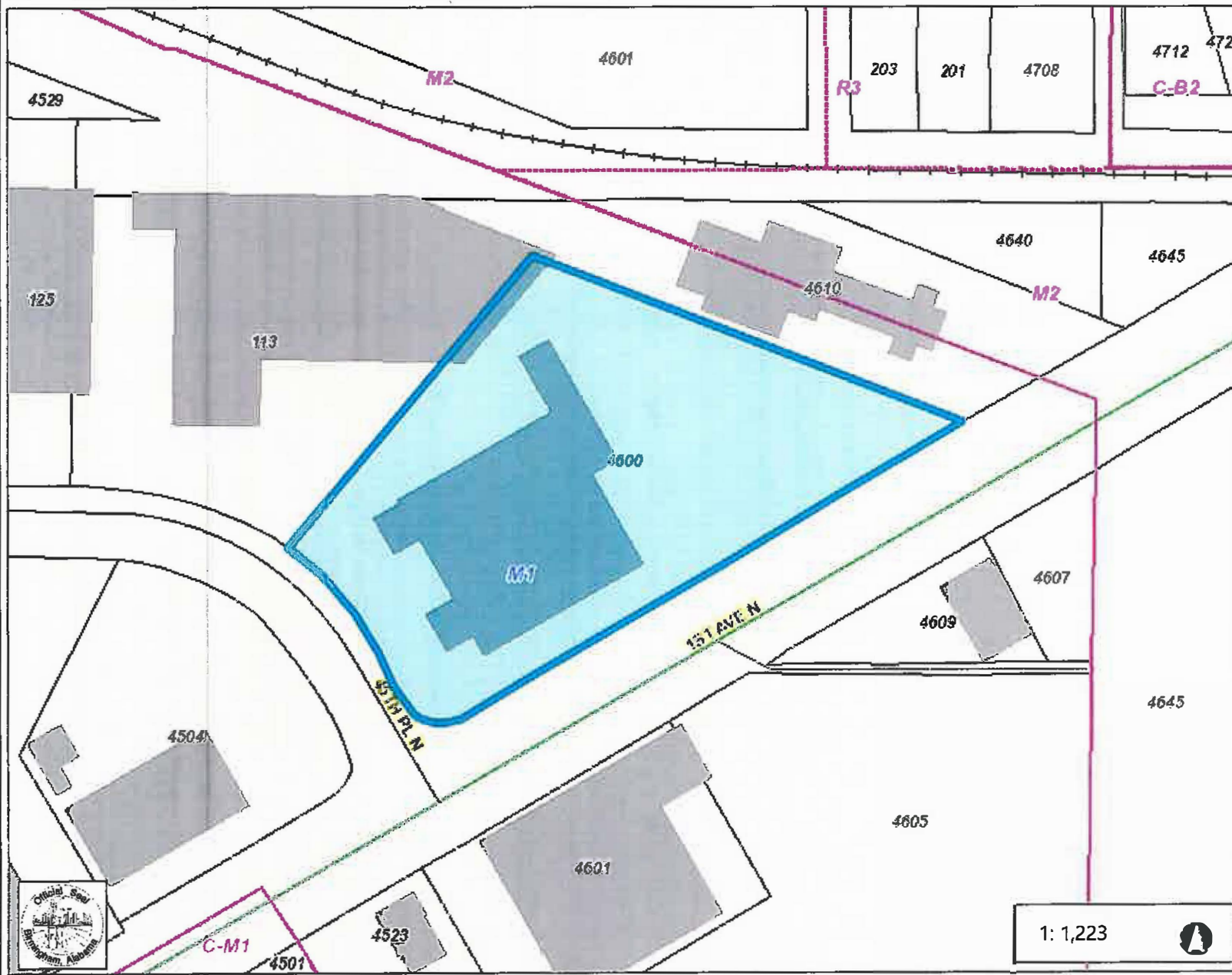
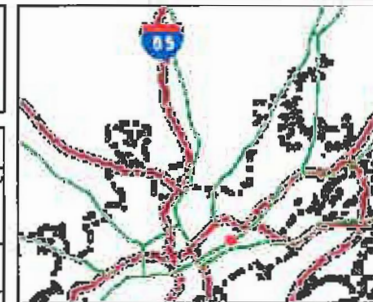
Applicant's Justification

The applicant stated that Truckworx has high value inventory that must be stored on an outside lot. The applicant also stated that this business has had recent break-ins. The perimeter fence has not been able to keep people out and it is not possible for security guards to effectively and constantly monitor the entire lot due to its size

Staff Recommendation

Staff does not believe the applicant has submitted evidence that meets the variance standards of review. Staff did not find evidence of a 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

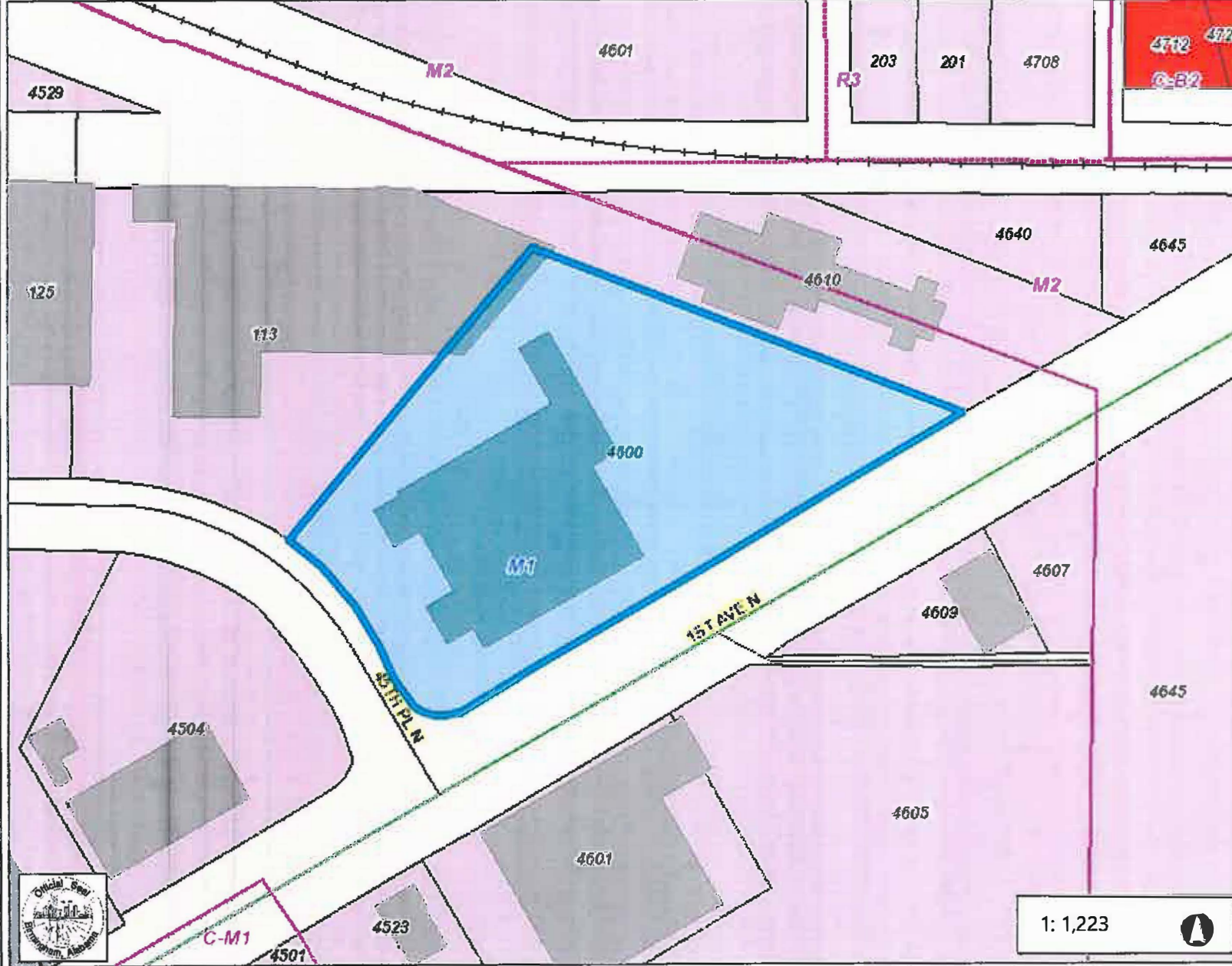
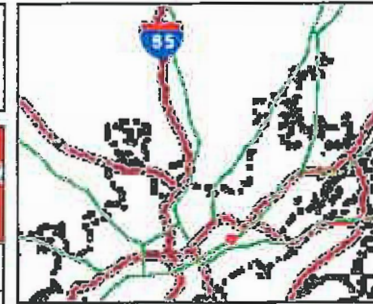
- Centerline Labels
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1: 1,223

203.8 0 101.91 203.8 Feet

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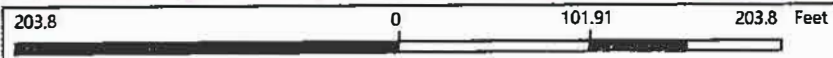
Notes



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Notes

2.A Gates

Use splices on jumpers on gates, all other jumpers use joint clamps not splices.

2.B Gates

Back side of roll gate must use steel pole not fiberglass pole. Gate must slide between electric and perimeter fence.

2.C Gates

Gates should close tightly without play. If customer closes his gate with a chain, ask to cut off any excess length, so chain only meets using last two links. This will avoid chain tail shorting out gate and close tight enough to avoid wind pushing it open and losing contact.

POOR GATE CONNECTIONS ARE A COMMON CAUSE OF FENCE ALARMS.

2.D Gates

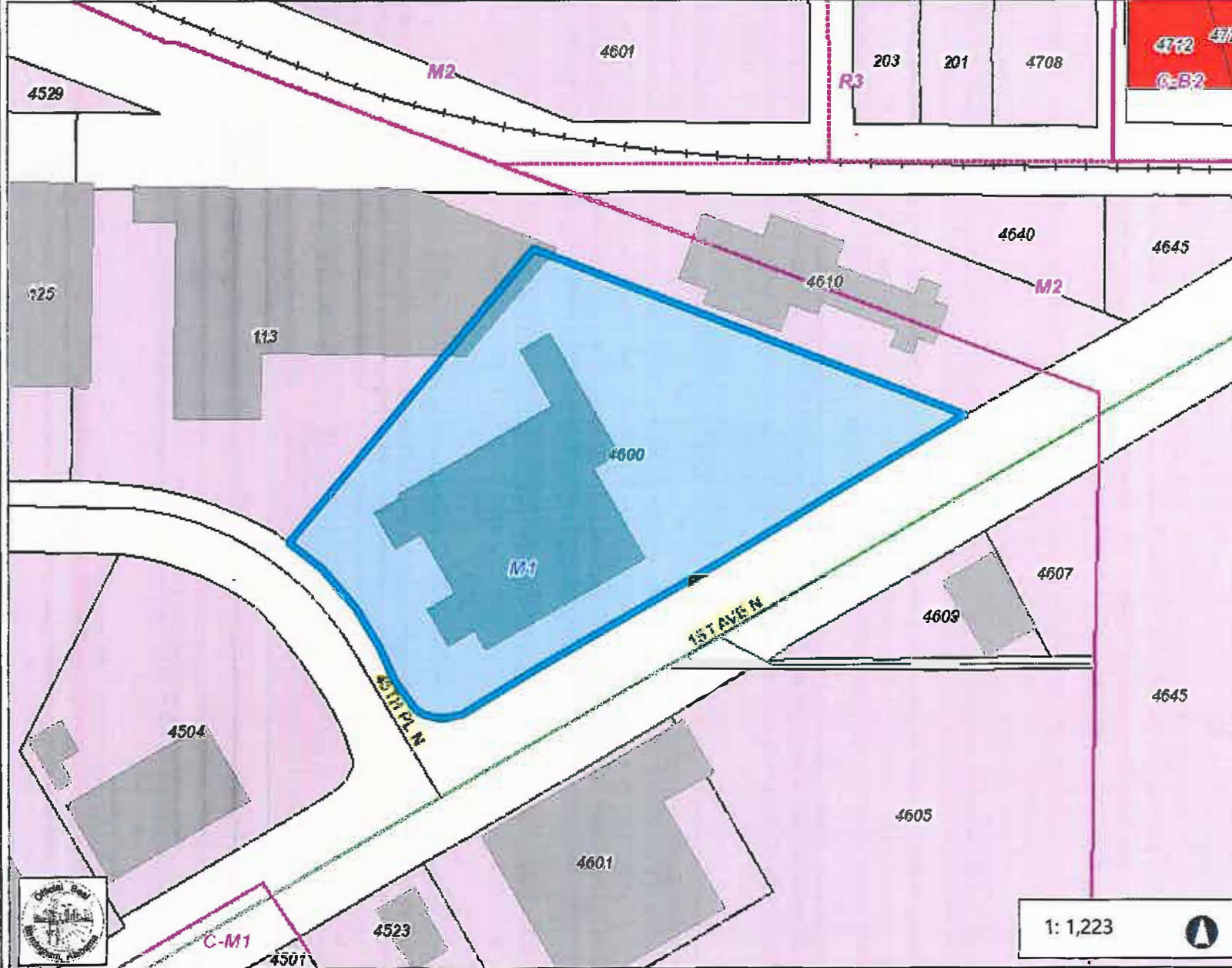
Current travels only one way through the gate. If it returns, then trench under gate wire #19 to 19 with weather heads on each side.

2.2 Double Panel



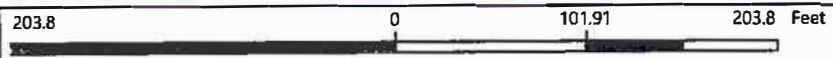
2.3 Bypass Gates



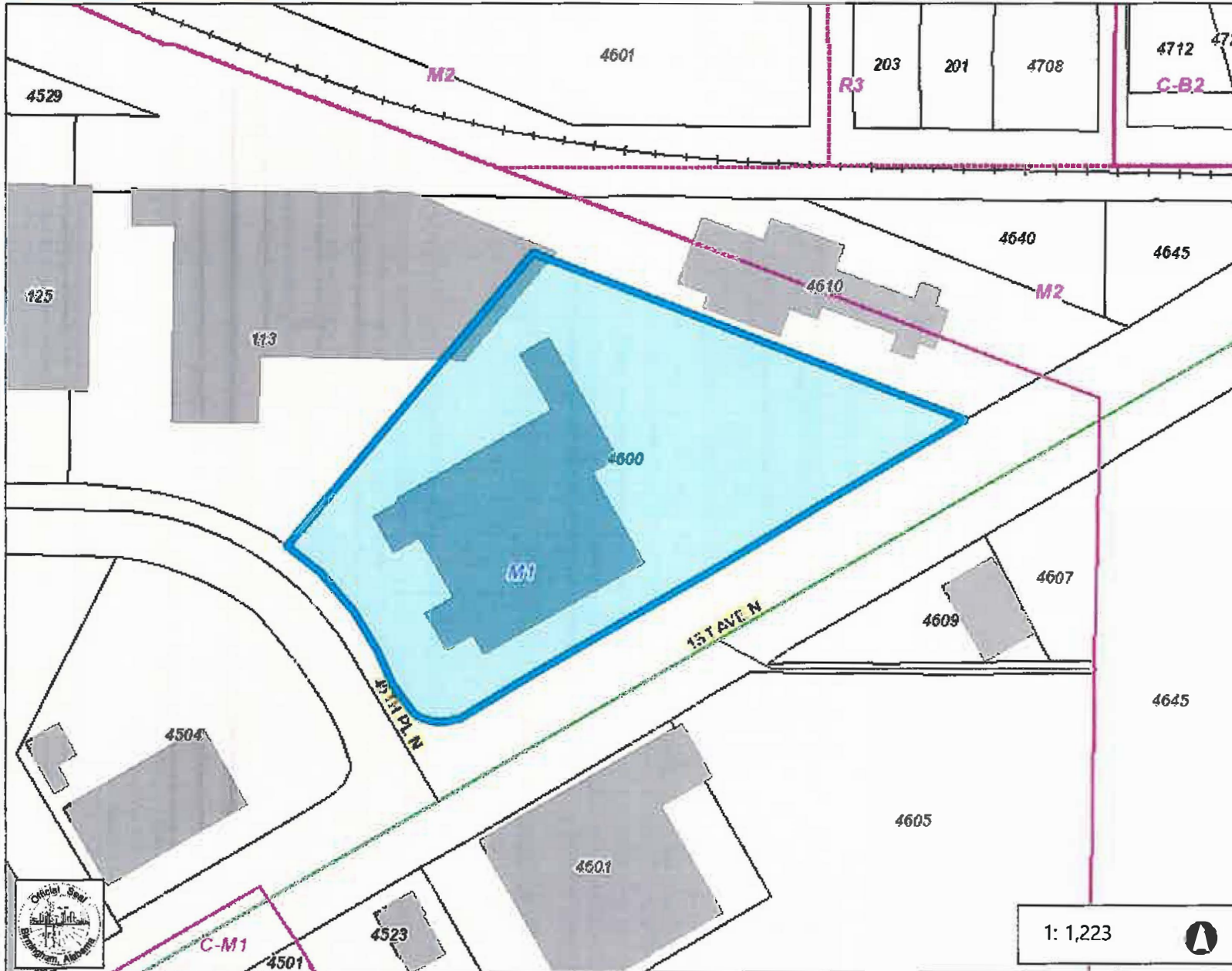
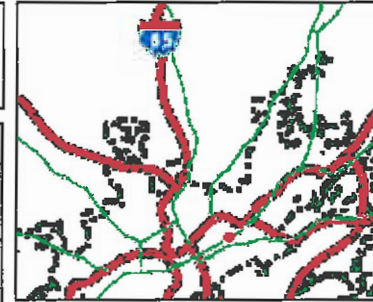


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Notes

The Electric Guard Dog system is a monitored alarm system. It is comprised of 20, 12.5 gauge, galvanized steel wires which are run horizontally to the height of 10' (or 2' taller than the perimeter fence). The poles that these strands are attached to are steel. This component of the alarm system detects perimeter breach by touch and motion. It is installed 6-12" inside of the property's existing perimeter fence. Our system is operated by a 12V/DC battery and is 100% independent of the electrical grid (non-metered). The system does deliver a medically safe, pulsed shock which has a duration of four-ten-thousandths of a second every 1.3 seconds. Again, our system is 100% battery operated.

The site is completely in an industrial area. The site is abutting 2 other industrial properties. That means this criminal activity could also affect these other businesses. The perimeter fence has not been able to keep them out and it is not possible for security guards to effectively and constantly monitor the entire lot due to its size. There have been recent break-ins.

The request is to grant a variation to the code which will allow the installation of a low voltage, battery powered, electric fence in order to effectively secure the property.

1. Truckworx is a commercial truck, trailer, and school bus dealer. They have highly desirable supplies, inventory and equipment onsite. We believe hardships to be:
 - a. High value of inventory – parts, trucks, trailers
 - b. Due to size and nature of items, they must be stored in outside lot and cannot be protected inside a building
 - c. As the storage area is 1057 linear feet in perimeter, it is not possible for security guards to effectively and constantly monitor the entire lot.

The high value targets secured in the yard are an open invitation to the criminal class. The only system that actually PREVENTS crime and break-ins is the Electric Guard Dog security system

2. Presently the code does not allow for electrified fencing. The business is currently using a perimeter fence which has proven ineffective, resulting in recent theft.
 3. The variance authorized will not be injurious to adjacent properties or the surrounding neighborhood or otherwise be detrimental to public welfare. It is installed completely inside the existing perimeter, non-electrified fence and therefore not exposed to the public. To come in contact with the EGD, one would have to be trespassing and illegally entering the property.
 4. This variance is in harmony with and serves the general intent and purpose of the City of Birmingham Code because it enhances the community by effectively deterring crime. It is not exposed to the public so there is no danger or nuisance. Much more effective and reliable than security guards, Electric Guard Dog will provide Truckworx with an affordable means to protect their assets and employees, allowing them to invest monies into growth, resulting in continued employment and continued or increased tax base for the county. With the recent crime, they require our more effective security system to remain a viable business. This security system requires the fence to be 10' to be most effective.
 5. This variance is not being sought to relieve illegal acts or self-imposed hardships. The business is a reputable business, located in the appropriate zoning and complies with all other county ordinances. The variance authorized will be consistent with the general purpose and intent of the
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provision from which the variance is sought as the general safety and welfare of the public is maintained, crime is prevented, and the City can husband police resources toward crime other than property break-ins and vandalism. The variance is the minimum necessary to relieve a practical difficulty and resulting hardship, cameras record crime and don't prevent it, guards are unreliable (don't show up for work, sleep on the job, and at times are complicit in the criminal action). The EGD is the most reliable, most economical, and safest security application available. In actuality the installation of the EGD will secure the variance property and increase the security of the surrounding properties and the immediate area by deterring the criminal element.

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