

Meeting – September 26, 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

Crestwood South

ZBA2019-00044

Request: Variance
Applicant: Lisa Grupe
Owner: Alabama Waldorf School Association
Site Address: 5901 Crestwood Blvd
Zip Code: 35212
Description: Variance to allow a 6 FT fence in the required front yard instead of the 4 FT maximum front yard fence height pursuant to Title 1, Chapter 4, Article V, Section 5, Subsection 3.A.1; Variance to allow a chain link fence in the required front yard instead of the side or rear yard only pursuant to title 1, Chapter 4, Article V, Section 5, Subsection 7.D.3
Property Zoned: R2 Single Family District
Parcel Information: Parcel #012300272010002000, NW ¼ of Section 27, Township 17 S, Range 2 W

Variance

The applicant is requesting variance to allow a chain link fence in the required front yard of the Alabama Waldorf School. The variance request for the 6 FT fence in the front yard was approved on July 11th. The request for chain link material in the required front yard was continued.

Neighborhood

The Crestwood South Neighborhood Association responded that “The neighborhood Advisory Committee OR Neighborhood Association has met and determined this request will not impact the neighborhood beyond the adjacent property owners and, therefore has no position”.

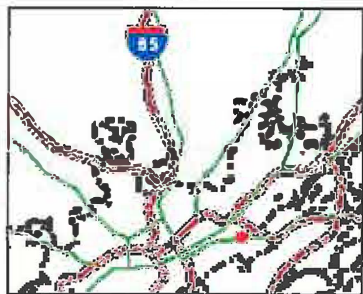
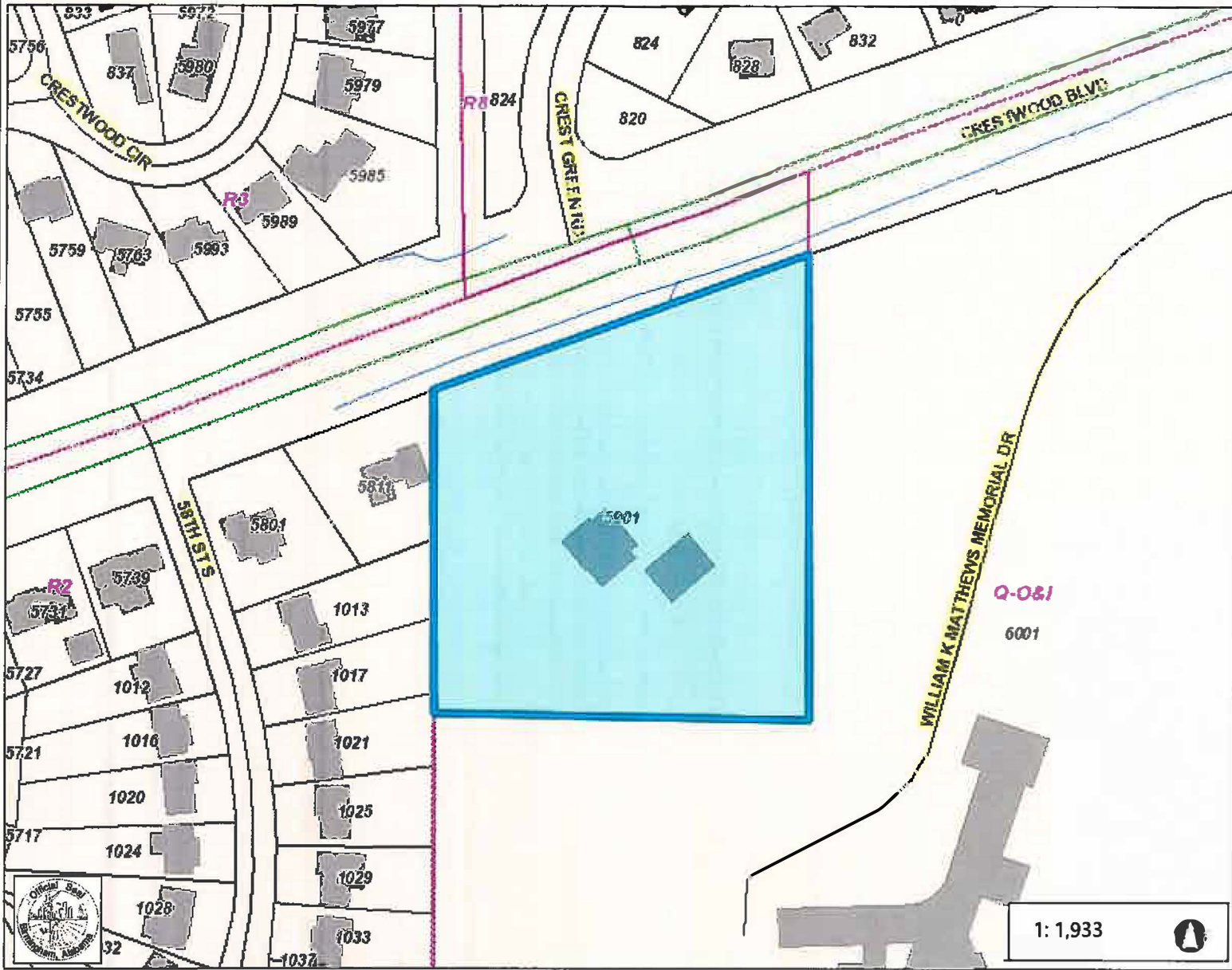
Applicant’s Justification

The applicant stated that the fence is needed for safety at the school. The property has been breached by outside persons on more than once occasion. The property is also very hilly making it easy to jump a 4 FT fence in certain places.

Staff Recommendation

Staff does not believe the applicant has submitted evidence that meets the variance standards of review as it pertains to the requested chain link fence in the required front yard. 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

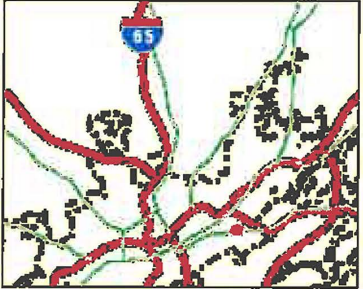
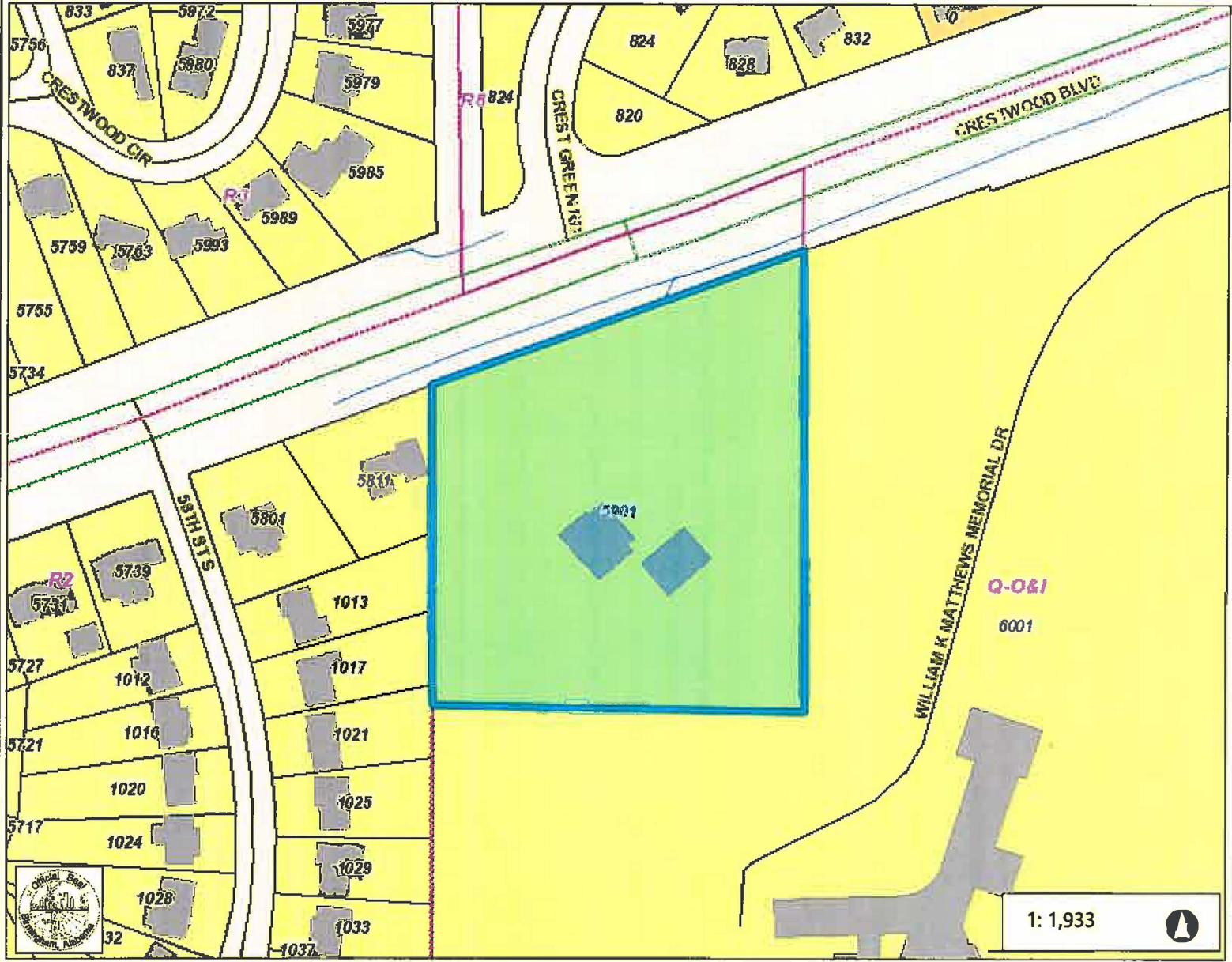
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- Hydrology Areas
- Parcels
- City Parks
- Airport
- City Limits (solid)

Notes



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1: 1,933



Legend

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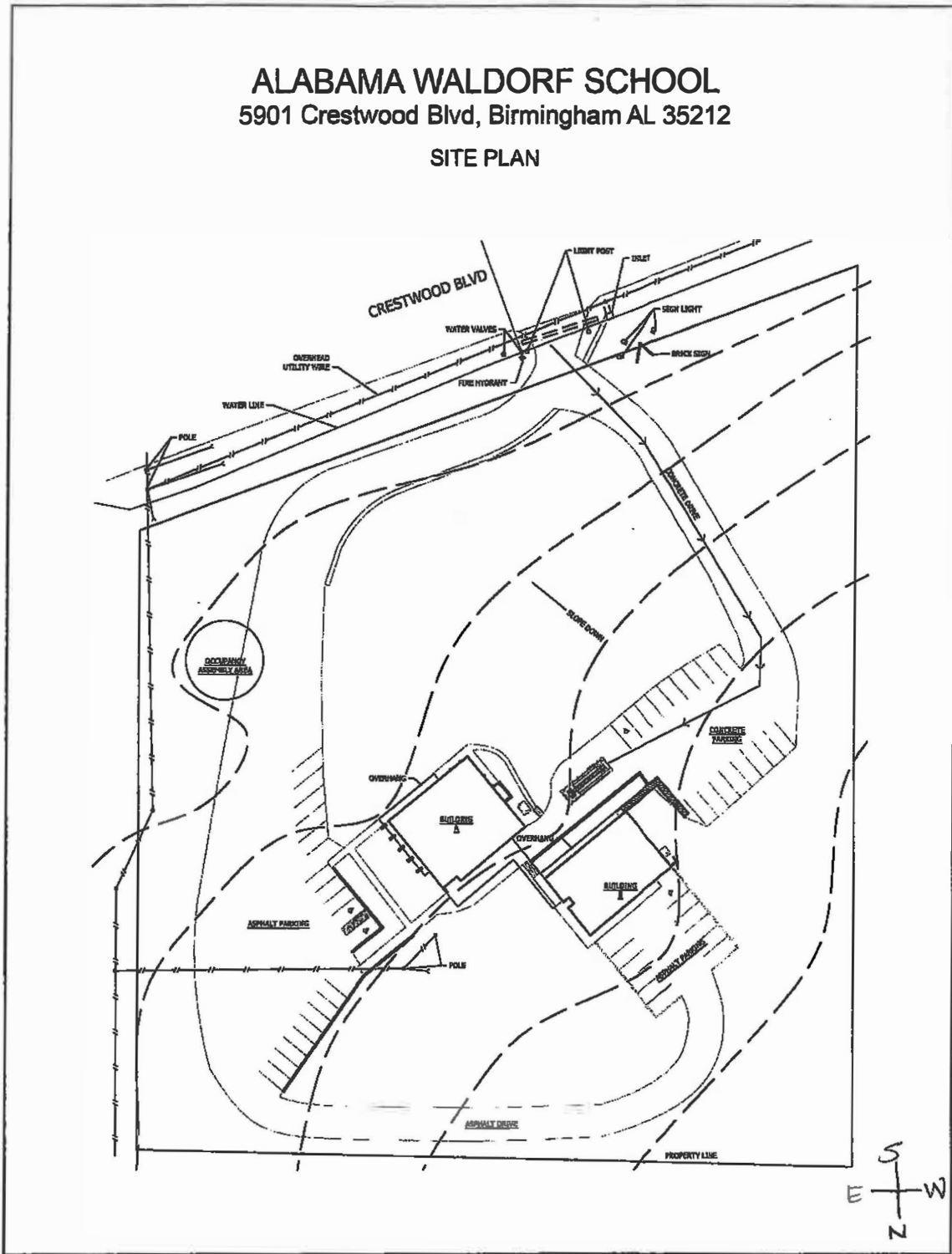
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Notes

1: 1,933

ALABAMA WALDORF SCHOOL
5901 Crestwood Blvd, Birmingham AL 35212

SITE PLAN

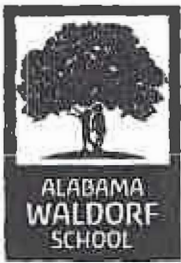




North - Hwy 78 E (bottom of property)



N - Hwy 78E



5901 Crestwood Blvd.
Birmingham, AL 35212
205.592.0541
AlabamaWaldorf.org

Justification Statement – Fence Height

Alabama Waldorf School is located at 5901 Crestwood Blvd., Birmingham, AL in the 35212 zipcode and on the Crestwood South side. It is situated on a 4 acre wooded, hillside property that was formerly Crestwood Christian Church. It has play yards in the front of the lower of 2 buildings that occupy the property and serves children 18 months of age through 8th grade. It is dually accredited by the Association of Waldorf Schools of North America (AWSNA) and the Southeastern Association of Independent Schools (SAIS). It has been in operation since 1987 and was located at the old Comer School from 1995-2016.

Upon moving into the campus in October of 2016, many unforeseen expenses took priority over a desire to repair/extend an existing fence on the property bordered by woods on the East, South, and West sides and by U.S. Hwy 78 to the North. Our neighbor to the Southeast is ARC of Jefferson County with whom we have an amiable relationship. However, one of the day-boarders with mental retardation climbed the existing ARC fence to get onto our property on 1/12/18 and again on 9/12/18, this time entering a classroom and injuring our Admissions Director and a Nursery teacher. After working with ARC, he was relocated to another ARC facility. On another occasion in 2018 (4/18/2018), we arrived at 7:15 am to find a stranger in our school play yard. Police were summoned, and the stranger was taken into custody. These events combined to make extending the fencing a safety priority.

We contacted two fence contractors for quotes and chose Daniel Sims of South Gate Fence. Discussion ensued. He and the Campus Master Planning Committee suggested we match the existing 6' fence height, and because of our experience with the ARC visitor and the stranger in the play yard AND because we have expert climbers in our student body, we agreed! The fact that we are a school with young children serves as a unique characteristic in the variance standards of review as we cannot enjoy our campus if it is not safe. Also, the physical characteristics of our hilly terrain make jumping a 4' fence easy if you stand in the right place (please see photos).

Further, the hardships that have created the need for this variance were not self-imposed, nor is financial gain the sole basis for granting the variance. Lastly, there is no injury to neighboring property as the lot is densely wooded on all three sides with a generous power easement on the west which is the closest to a neighboring house (please see photos). The 6' fence has not caused harm to public welfare and, in fact, has created both a perception and the reality of safety on our school campus.

As novice property owners, I regret to say it never occurred to the school's Director or Board of Trustees to obtain a fence variance, especially since we were repairing/extending an existing 6' fence. We offer our most sincere and humble apologies.

It is our wish to appeal to the ZBA for this variance on fence height on the grounds of safety aforementioned in this justification. Thank you for this opportunity.


Lisa Grupe, Ph.D.
Director

Slaten, Tyler L

From: Lisa Grupe <lgrupephd@gmail.com>
Sent: Wednesday, September 04, 2019 2:56 PM
To: Slaten, Tyler L
Subject: Chain link justification for Alabama Waldorf School - do I need to follow up with hard copy or any forms?

Alabama Waldorf School humbly **requests a variance to allow chain link fencing in the required front yard.**

This variance is **not contrary to the public interest**; in fact, our ownership of the property has benefitted the public interest over the past 4 years by occupying and vastly improving a dilapidated, vacant 4-acre property. The fact that we are **a school with safety concerns is the driving force behind our desire to have the chain link variance.**

The exceptional topography of the front hill results in practical difficulties for installing wood fencing (see photo 1 and 2). However, we believe **a more flexible fence material such as a beautiful bamboo fence could be implemented over the existing chain-link fence** (see photo 3). As you can see from the included photos, this area is already nicely wooded and landscaped. Our 3-year proposal is to **add year-round plantings of confederate jasmine (aka star jasmine) to cover the chain link.** At the time when the plants adequately cover the chain link, the bamboo fence could be eliminated (see photo 4).

The unique characteristics of our school include **safety** as a primary consideration for 140 school children and 25 staff members. We hired School Safety Consultants from Invicta to create a safety plan in August of 2019 (see photos 5 and 6) for our particular property. They came to our school for 3 days, and in their report (See Page Two in the 6th photo - 5th typed line), they specifically point out that **chain link across the front of the school is superior for safety** as wooden fences can easily be kicked in. For this reason, we propose to add the bamboo fence and year-round green plantings to the existing chain link fence. **This solution maintains our safety requirement and is aesthetically pleasant for the neighborhood.**

As observed by the ZBA at our last hearing in July, much of the chain link fence is covered by trees (see photos 7 and 8). The slide gate (see photo 9) is also a safety feature of our property. Early Morning Child Care arrived to find an intruder in the school play yard on 4/18/2018; police were summoned, and the stranger was taken into custody. Having the slide gate closed overnight gives Early Morning Child Care staff some sense of security upon arriving each day. Our location on AL Hwy 78 subjects Alabama Waldorf School to a certain amount of vulnerability to passers by, especially those that are on foot. Anything we can do to deter unauthorized entry is helpful to maintain a sense of safety and security on our campus. **The flexible bamboo fencing could be easily attached to the slide gate, creating a cohesive look for the neighborhood and projecting warmth.**

This safety concern was not created by the previous actions of any person having an interest in the property.

Financial gain is not the motivation for Alabama Waldorf School to seek the variance.

Granting the variance with the proposed solutions herein for softening the look but not compromising safety will not be injurious to other property in the area nor will it impair an adequate supply of light and air to adjacent property, or substantially diminish or impair property values within the area.

The granting of the variance with the proposed solutions herein for softening the look but not compromising safety will not be detrimental to the public welfare, increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of the City of Birmingham, and will not substantially impair the intent and purpose of this Ordinance.

It is our belief that granting the variance with the proposed solutions herein helps to ensure the safety of the population of the Alabama Waldorf School campus and beautifies the neighborhood.

THANK YOU for your consideration.







invictaschoolsafety.com
info@invictaschoolsafety.com

August 7, 2019

Recommendations from School Assessment
August 5-6, 2019

Facility

Building A

Storage door (room) - make sure this door is lockable in an emergency and that the key is located near the door

HVAC room - Change lock so that room is lockable from the inside as well

Preschool - curtains (window coverings) above all windows facing playground

Teacher Lounge - should have lockable door with window covering

Classrooms - install slide bolts or another type of mechanism on the interior to prevent door from being able to be opened easily due to exterior lock type

Remove clutter from storage areas / lounge / bathrooms to allow more capacity for shelter in place

Building B

Kindergarten bathrooms - install slide bolts or another type of mechanism on the interior to prevent door from being able to be opened easily due to exterior lock type

Movement Room - needs to be on master key - needs to have lockable from the inside

Labeling Room - curtain or window covering on door

Class 1-2 and 5-6 rooms - always push out if possible - then look for possible ways to reinforce door with bolt or bar for shelter in place as option 2

"Extra" room - curtain for window in door

Class 7-8 curtain for door

Back doors / Gate - change lock to a key that all staff have. All yard duty staff should have with them at all times. If left as a combination lock, all staff must know the combination. Upper gate of AHC should be locked at all times. Again with all staff having key or combination.

Chain link fencing - Chain link fencing is far more secure than wooden pickets which can be kicked in or more easily removed. To comply with county ordinance, perhaps a climbing vine (real or plastic) can be incorporated.

Signage in parking lot or front of driveway stating this is a gun free zone.

POLICY / PROCEDURES

Communications - Intercom system

Look at possibilities for 2 way communications - is this by upgrading intercom having teachers carry cells, or radio walkie talkies.

Install audibles on exterior of buildings so intercom can be heard all over campus (parking lot playgrounds etc.)

Test intercom volume at intercom to make sure it is loud enough in all rooms.

Look at additional ways to incorporate security alarm system into critical incident procedures.

Have video surveillance monitors in a place they can be monitored in administration area (remove from HVAC rooms).

Conduct a morning sweep of the campus to detect any hazards or contraband.

Safety Committee

Look at specific situations in after school and before school care - how do we adapt our plan to these situations.

Review Safety Assessment - Review and provide

PRACTICE DRILLS - choose different times of the day and different scenarios. Have at least 7 people identified as a back up for point person.





-
Lisa Grupe, Ph.D.

Administrative Director

[Alabama Waldorf School](http://alabamawaldorf.com)

Check out our blog at <https://alabamawaldorf.wordpress.com/>

205.592.0541

205.999.9965 (cell)

Five Points South

ZBA2019-00053

Request: Modification
Applicant: David Diciara
Owner: Thomas and Grace Talbot
Site Address: 1524 6th Ave S
Zip Code: 35233
Description: Modification to allow 29 off street parking spaces instead of the required 33 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 #01900012003003000, NW ¼ of Section 01, Township 18 S, Range 3 W

Modification

The applicant is requesting modification to allow 29 off street parking spaces instead of the required 33 spaces for the proposed Burger King restaurant located at 1524 6th Ave S. This will be a rebuild of the old Burger that existed there previously.

Neighborhood

The Five Points South Neighborhood Association met on August 26 and voted 7-0 in support of this request.

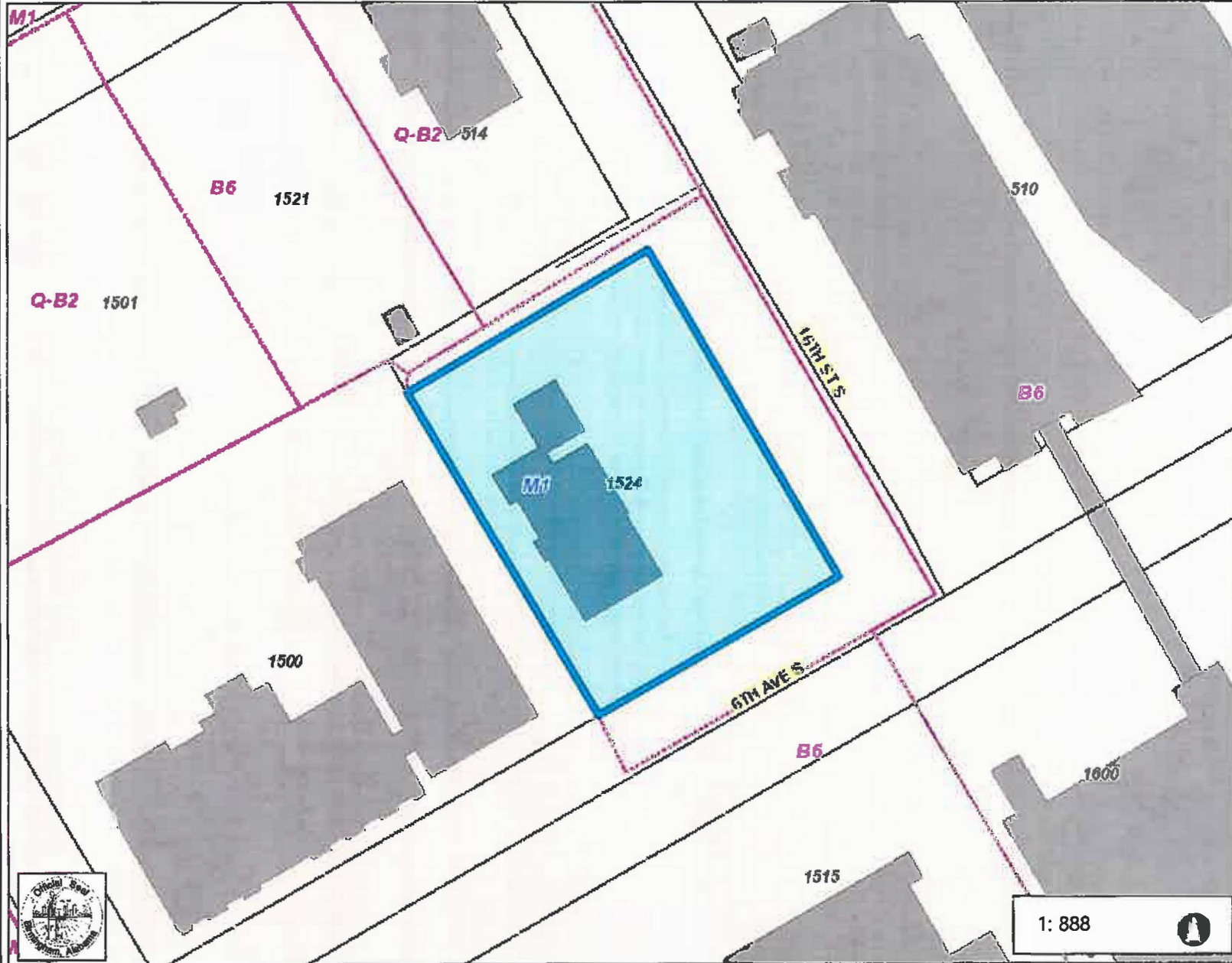
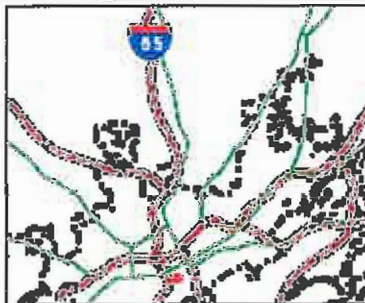
Applicant's Justification

The applicant submitted documentation of a parking study that was performed at 1 pm on Tuesday July 23rd. The study showed 601 on-street spaces existing within 1,320 FT of the site and 99 of those spaces were available at the time.

Staff Recommendation

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

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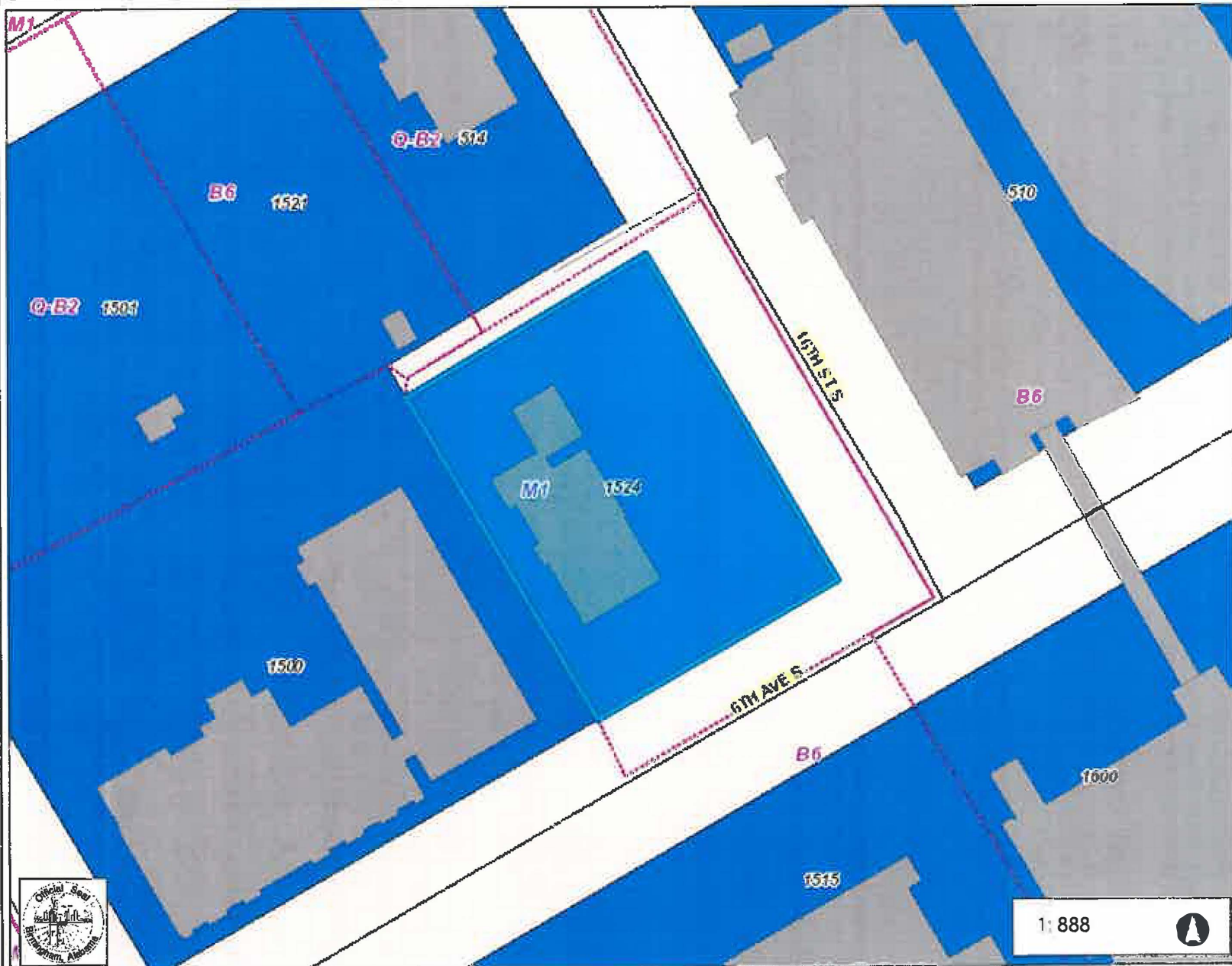
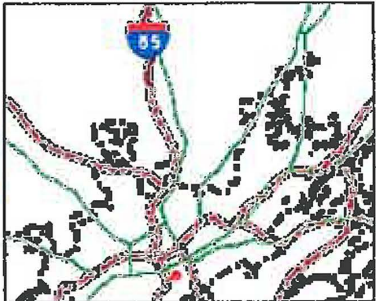


1: 888



147.9 0 73.96 147.9 Feet

Notes



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147.9 0 73.96 147.9 Feet

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Notes

LBYD, Inc.
Civil and Structural Engineers
880 Montclair Road, Suite 600
Birmingham, AL 35213
(205) 251-4500



07/24/2019

710 North 20th St
Birmingham, AL 35203

Attention: Tyler Slaten

Reference: Burger King – 6th Avenue South
LBYD # 102-19-087

Tyler,

The proposed restaurant will be located on the corner of 6th Avenue South and 16th Street and will include rebuilding of an existing Burger King restaurant. The subject property is ±28,500 sq. ft. with access from both 16th Street and 6th Avenue South. The proposed building will utilize the slab of the existing building to rebuild the ±3,650 SF building which requires 37 parking spaces. The existing site provides 31 parking spaces which does not meet the current code requirements of 1 parking space per 100 SF. The proposed layout contains 29 parking spaces. With a 10% reduction in required onsite spaces due to the proximity of the site to public transportation, the site will require 5 additional spaces.

Due to the size of the existing parcel, existing access, and building slab re-use, we are requesting a parking modification to allow patrons to use the public on-street parking located on the surrounding streets and avenues. Per a field parking count taken at 1PM on Tuesday, July 23rd, the surrounding streets and avenues provide 601 total on-street parking spaces with 99 available spaces at the time of the count.

Sincerely,

A handwritten signature in black ink that reads "D. Dichiara".

David Dichiara, PE
Senior Project Manager

Fountain Heights

ZBA2019-00061

Request: Special Exception
Applicant: Deonika Anchrum
Owner: Deonika Anchrum
Site Address: 1625 11th Ct N
Zip Code: 35204
Description: Special exception to allow the resumption of a legal non-conforming use Communal Living Facility pursuant to Title 1, Chapter 9, Article V, Section 4.A
Property Zoned: R3 Single Family District
Parcel Information: Parcel #012200264018001001, NW ¼ of Section 26, Township 17 S, Range 3 W

Special Exception

The applicant is requesting special exception to allow the resumption of a legal non-conforming Communal Living Facility. This property was previously Crim's Boarding Home founded in 1979 and existed for over 30 years. The use was discontinued in 2012.

Neighborhood

The Fountain Heights Neighborhood Association has yet to respond to staff.

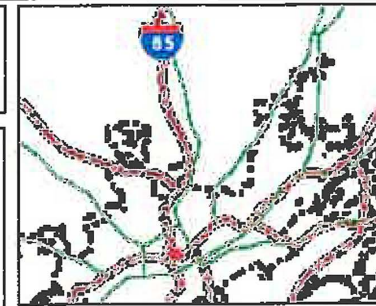
Applicant's Justification

The applicant stated that the facility has not been operating since 2012, but has not converted or conformed to its current zoning classification nor has there been an attempt to abandon the legal nonconforming use since the business discontinued. The applicant also stated that the granting of this request will not tend to impair the health, safety, convenience or comfort of the public or its residents.

Staff Recommendation

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

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

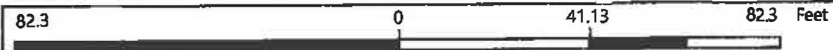


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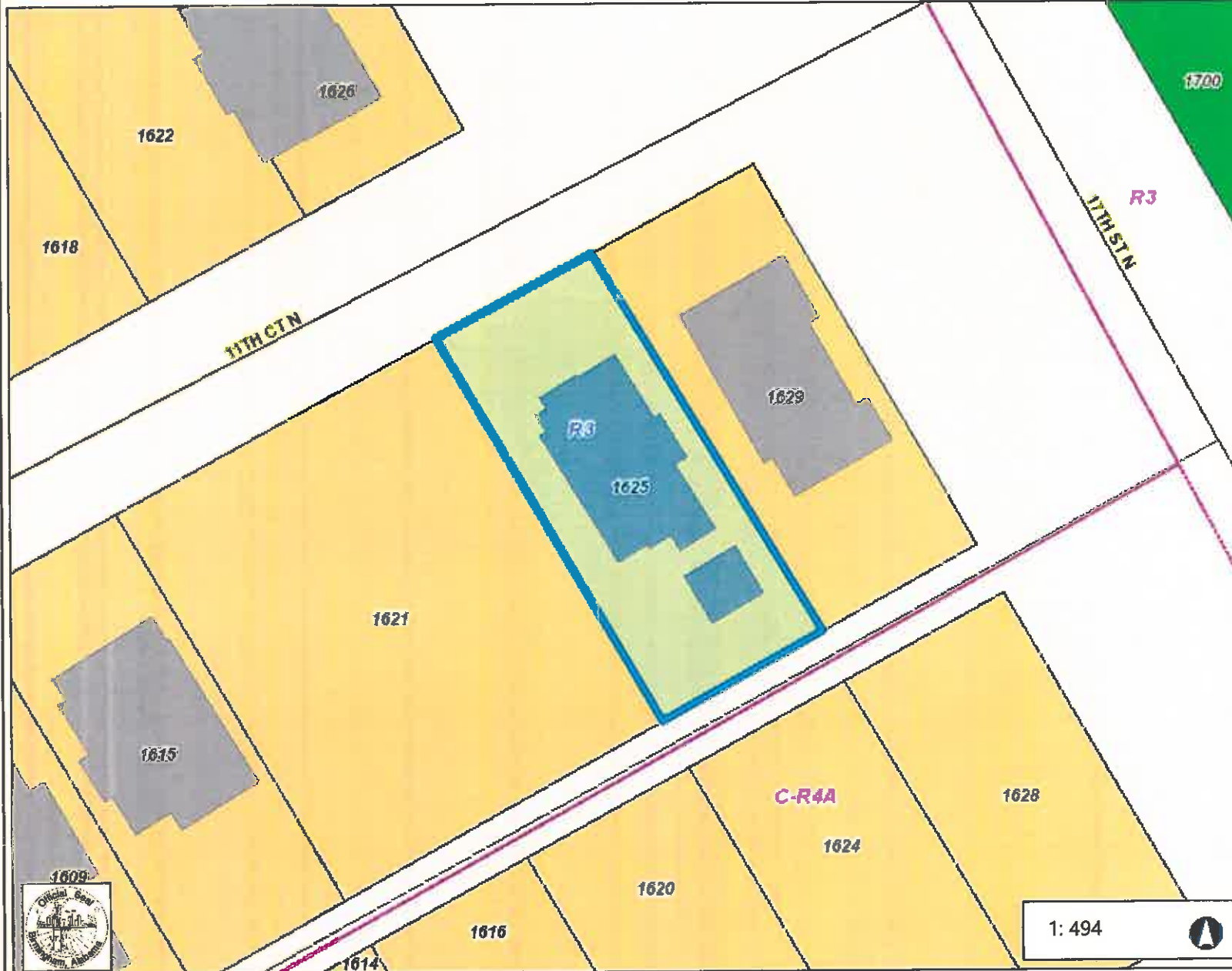
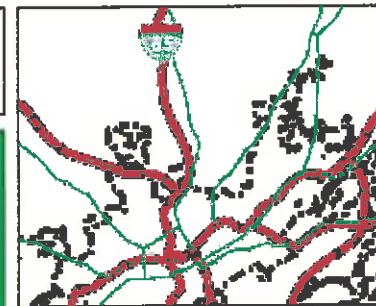


1: 494



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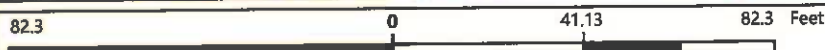


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1: 494



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Notes

1625 11th COURT
NORTH 49 ft.

28ft 7 inches

10ft 3 inches

6ft 7 inches

9ft 1 inches

24ft 3 inches

24 ft ~~24 ft~~ 3 inches

6ft 7 inches

7ft 7 inches

69ft 4 inches

39ft 6 inches

Storage
no longer
Here

ALL
EY

47 ft

August 20, 2019

City of Birmingham
Department of Planning, Engineering & Permits
710 20th Street North
Room 210, City Hall
Birmingham, Alabama 35203

Dear Board of Directors,

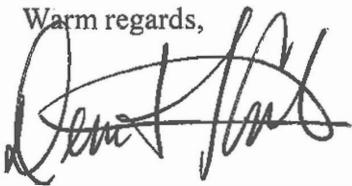
My name is Deonika Anchrum. I am writing to you to request consideration to resume the legal nonconforming use of my property located at 1625 11th Court North, Birmingham, Alabama 35204. The above mentioned address was once an operable Community Living Facility named Crim's Boarding Home, Mary R. Crim, Owner. The Boarding Home was founded in 1979 and remained in business at this location for over 30 years.

In 2012, Mrs. Crim, my grandmother passed away and due to unforeseen circumstances, the business was discontinued. I am now the owner of the property located on 11th Court North. Since her demise, the property has remained vacant and has not converted to a rental property or any other business. For this reason, I am asking the Board to grant me a special exception to reestablish the legal nonconforming use of the listed property. Enclosed I have provided the following supporting documents: the Jefferson County Department of Health Communal Living Facility Inspection Report, the City of Birmingham Business License, and the JT Smallwood Tax Year 2018 receipt, to reveal the property was a legal nonconforming use and that the property has not converted or conformed to its current zoning classifications requirements. There was absolutely no intent to abandon the legal nonconforming use since the business discontinued, thereby losing its legal nonconforming status.

Additionally, as you take into consideration to grant me a special exception, I hereby promise that the legal nonconforming use of the said property will not tend to impair the health, safety, convenience or comfort of the public or its residents. As this location once operated as business for over thirty years and during the said time the residents never complained about the clients, have any disputes, break ins or caused any danger to anyone. Often times the residents would volunteer their time in addition to allowing clients to assist them with yard work or carry their groceries. When the Board grants an exception, this business will not only bring growth and innovation to the community, it will also help fuel economic growth by providing employment opportunities.

Thank you kindly for your consideration. If additional information is requested, please contact me at 205.566.7690.

Warm regards,



Deonika Anchrum

CITY OF BIRMINGHAM, ALABAMA
BUSINESS LICENSE - YEAR 2009

Taxpayer Acct. No. 37966
Date issued 3-20-2009

NOT A BILL
THIS LICENSE MUST BE POSTED
MUST BE RENEWED ANNUALLY

Serial No. 019621
Business Location 002

CRIM BOARDING HOUSE INC
1221 16TH ST N
BIRMINGHAM AL 35204

CRIM BOARDING HOUSE INC
1625 11TH CT N
BIRMINGHAM AL 35204

The licensee named herein is authorized to do business at the above specified *Business Location* as provided for in the License Schedules listed below:

NAICS Code	Schedule No.	NAICS Title	Amount
721	151	ACCOMODATIONS	\$ 32.00

DECEMBER 31, 2009

This license expires

IMPORTANT NOTICE: Pursuant to Section 29, Ordinance No. 97-183, as amended, all business locations are required to be approved by the Department of Planning, Engineering and Permits. Pursuant to Sections 2.5 and 2.6, Ordinance No. 97-183, as amended, the issuance of a license for a business shall not be deemed a permit to conduct the same in an unlawful manner or on premises where such business activity is prohibited by law, ordinance, rule or regulation, including, but not limited to, zoning regulations. Licenses paid by check are void if check is not honored upon first presentation to bank.

chk # 3666 (1)

Total License	\$ 32.00
Penalty	\$ 9.60
Interest	\$.96
Total Payment	\$ 42.56

DIRECTOR OF FINANCE

Steve Sawyer



JEFFERSON COUNTY DEPARTMENT OF HEALTH

COMMUNAL LIVING FACILITIES

INSPECTION REPORT

SCORE 90

CLASSIFICATION: _____ LEGAL NOTICE TO THE PROPRIETOR OR MANAGER: In accordance with Jefferson County Department of Health Regulations Governing Communal Living Facilities, you are hereby notified to correct the violations circled by _____. You are also notified that you have the right to request a hearing, regarding this matter, before the Health Officer of Jefferson County. Such request must be submitted in writing, stating the grounds for such request and shall be made within ten (10) days from this date.

ESTABLISHMENT NAME CRIMS (Rooming Home) #1				OWNER OR MANAGER NAME				KITCHEN SCORE 0				
ADDRESS 1625 11TH COURT NORTH BIRMINGHAM AL								ZIP CODE 35204				
PERMIT NUMBER 158	MO 6	DAY 20	YEAR 2012	TIME IN 11:05	TIME OUT 11:55	INSP. TIME 50	TYPE INSP. 1-REG. INSPECTION 2-COMPLIANCE INSP. 3-CONST. INSP. 4-OTHER	LEGAL NOTICE YES	RESIDENTS NUMBER APPROVED 7	RESIDENTS NUMBER THIS DATE 5		
LAST INSPECTION DATE/SCORE		PERMIT EXPIRATION		AREA		GRID NO.	EXEMPT STATUS YES NO		24 HOUR SUPERVISION YES NO	ADMISSIONS SUSPENDED YES NO	REFERRAL YES NO	TRAINING REQUIRED YES NO

General Provisions			WT.
1	1.4	Right to Entry	2
2	1.5	Inspection Sheets Posted	1
Level of Care Requirements			
3	3.1	Improper Residents	
	3.2	Assistive Devices, Residents Ambulatory	
	3.3	Persons with (a) communicable disease, (b) chronic health condition requiring nursing care or daily medical supervision, (c) Persons requiring assistance in an emergency, (d) Persons requiring restraint or confinement, (e) Persons who require treatment for addiction to alcohol or drugs (f) Persons with severe symptoms of senility.	
	8.10	Medications	5

Safe and Sanitary Maintenance			WT.
25	6.1&5	Floors, walls, ceilings, interior doors	2
26	6.2	Windows, exterior doors	1
27	6.3	Stairs, porches, sills, joists, foundations	1
28	6.4	Plumbing fixtures, sewer connections	4
29	6.6&8	General maintenance	2
30	6.7	Discontinuance of service	1
31	6.9	Fire detection and protection: smoke detectors, fire extinguishers, evacuation plan posted, fire district dues paid	3
		Fire Extinguisher Recharge Date: <u>Jan 12</u>	

Minimum Standards for Basic Requirements			
4	4.1	Proper toilets and bath	2
5	4.2	Required number of fixtures	2
6	4.3	Bathroom supplies	2
7	4.4	Water supply	5
8	4.5	Rubbish storage and disposal	1
9	4.6	Garbage disposal and storage	2
10	4.7	Water heating facilities	2
11	4.8	Means of egress	2
12	4.9	Protective railings	1
13	4.11	Requirements for handicapped met	2
14	4.12	Rooming unit furnishings (a) chest of drawers, (b) chair, (c) table, (d) proper bed, (e) pillow, (f) sheets, (g) pillow cases, (h) clean linens, (i) cover.	5
15	4.13	Telephone accessible <u>PHONE USED IN THE BOARDING HOUSE</u>	2
16	4.14	Emergency number posted	2

Minimum Space, Use and Location			
32	7.1	Floor space as required	
	7.3	Use of basement, all requirements met	3

Minimum Standard for Light, Ventilation & Heating			
17	5.1	Windows and skylights	1
18	5.2	Lights and ventilation in bathroom <u>Not Ventilated</u>	2
19	5.3	Electrical outlets: adequate number, safe wiring. no extension cords, light in rooming unit.	2
20	5.4	Connection with heating facilities	1
21	5.5	Light in halls and stairway	1
22	5.6	Screens	1
23	5.7	Maximum rooming unit temperature	1
24	5.8	Emergency lighting	1

Responsibility of Owner			
33	8.1	Maintain facility and premises clean and sanitary	3
34	8.2	Insect, rodent and pest control	3
35	8.3	Kind and considerate treatment	1
36	8.4	Residents rights: (a) not restricted in right to leave and return, (b) free to receive visitors, (c) right to use telephone, (d) mail rights, (e) religious activities rights, (f) relocation rights, (g) citizenship rights, (h) compensation for work rights, (i) right to privacy, (j) humane care and environment, (k) right to dignity and respect.	5
37	8.5&8	Rights to be posted, house rules posted	1
38	8.6	Records: all required records kept	2
39	8.10	Medications Safely Stored and Handled	2

Food Service Requirements (Rooming Homes exempt from 9.2 & 9.3)			
40	9.1	No cooking except in kitchen.	2
41	9.2	Compliance with Food Service Requirement (Deduct each demerit from Food Inspection Report up to 5)	5
42	9.3	At least three (3) meals of sufficient quality and quantity served daily.	5
43	9.3(a,d)	Menu posted, menu recorded, meal time posted	1
44	9.3(b)	No more than 14 hours between evening meal and breakfast. Other meals not less than 4 hours, not more than 6 hours	2
45	9.3(h)	3 day food supply on hand	2

Received by: Name Monika [unclear] Title MANAGER Inspected by: Name Robin K. [unclear]

REMARKS: 11 Road Exit is inside a Bedroom, THE Bedroom door looks from the inside. door also blocks the view of the emergency exit sign.

For Rooming Homes use the phone in CHS Boarding.



J.T. Smallwood
Tax Collector
Birmingham, AL
RECEIPT - TAX YEAR 2018

Room 160 Courthouse 716 Richard
Arrington Jr Blvd
Birmingham, AL 35203
TEL:(205) 325-5500
PRINTED ON: 7/25/2019

TO WHOM ASSESSED



ANCHRUM DEONIKA FAYE
1221 16TH ST N
BIRMINGHAM AL 35204



PARCEL INFORMATION

PARCEL NUMBER: 22 00 26 4 018 001.001
RECEIPT NUMBER: 5208205
ACCOUNT NUMBER: 443605
TAX YEAR: 2018
TAX & COST: \$349.93
ESCAPED TAXES DUE: \$0.00
AMT. PAID: \$349.93
TOTAL DUE: \$0.00

LEGAL DESCRIPTION

MAP NUMBER: 22 00 26 4 018 CODE1: 0 CODE2: 0
SUB DIVISION1:

SECTION1: 26 TOWNSHIP1: 17S RANGE1: 03W
LOT DIM1: 50.00 LOT DIM2: 120.70 ACRES: 0.000

METES AND BOUNDS: LOT 3 INVESTMENT REAL ESTATE OF ALABAMAS AMENDMENT OF PETTYJOHNS SUB DIV BLK 14 PB 8 PG 24 SEC 26
TWSP 17S R3W

ACCOUNT TYPE: REAL

MAP BOOK: 8 PAGE: 24

SQ FT: 0.000

MUN CODE 30 FIRE DIST 00 ABATE CODE 00 TIF DIST 00 EXMT CODE

TOTAL MILLAGE: 0.0725

ASSESSED VALUE: 4,460.00
LAND VALUE (2): \$4,600.00
IMPROVEMENT VALUE (2): \$17,700.00
APPR. VALUE \$22,300.00

	GROSS	EXMT	NET
STATE TAX	28.99	0.00	28.99
COUNTY TAX	60.21	0.00	60.21
SCHOOL TAX	36.57	0.00	36.57
DIST SCHOOL TAX	0.00	0.00	0.00
CITY TAX 30	127.11	0.00	127.11
FOREST TAX	0.00	0.00	0.00
HOSPITAL TAX	0.00	0.00	0.00
AMD778 TAX	0.00	0.00	0.00
SPC SCHOOL1 TAX	25.42	0.00	25.42
SPC SCHOOL2 TAX	45.05	0.00	45.05
FIRE TAX	0.00	0.00	0.00
TOTAL TAX	323.35	0.00	323.35
DELINQUENT			5.00
CITATION			5.00
INTEREST			7.97
SWMA FEE			8.61

AMOUNT PAID: \$349.93 BALANCE: \$0.00

PAID BY: ANCHRUM DEONIKA FAYE
PAID DATE: 3/18/2019
TELLER: J S 8830

PROPERTY LOCATED AT
1625 11TH CT N
BHAM AL 35204

CASH: \$349.93
CHECK: \$0.00
OTHER: \$0.00

TOTAL: \$349.93

CURRENT TAX & COST: \$349.93

Batch No: DEFAULT

DUPLICATE

Overton

ZBA2019-00063

Request: Variance
Applicant: Jeremy Graham
Owner: Sicard Hollow Group
Site Address: 4425 Sicard Hollow Rd
Zip Code: 35242
Description: A variance to allow the creation a lot not having its principal frontage on a street pursuant to the definition of a lot in Title 1, Chapter 1, Article 3, Section 1.110
Property Zoned: HZD Holding Zone District
Parcel Information: Parcel #012700184000002001, SE ¼ of Section 18, Township 18 S, Range 1 W

Variance

The applicant is requesting variance to allow the creation of a lot not having its principal frontage on a street per the definition of a lot.

Neighborhood

The Overton Neighborhood Association has yet to respond to staff.

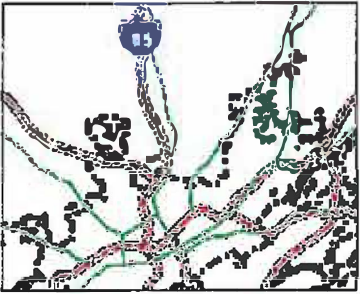
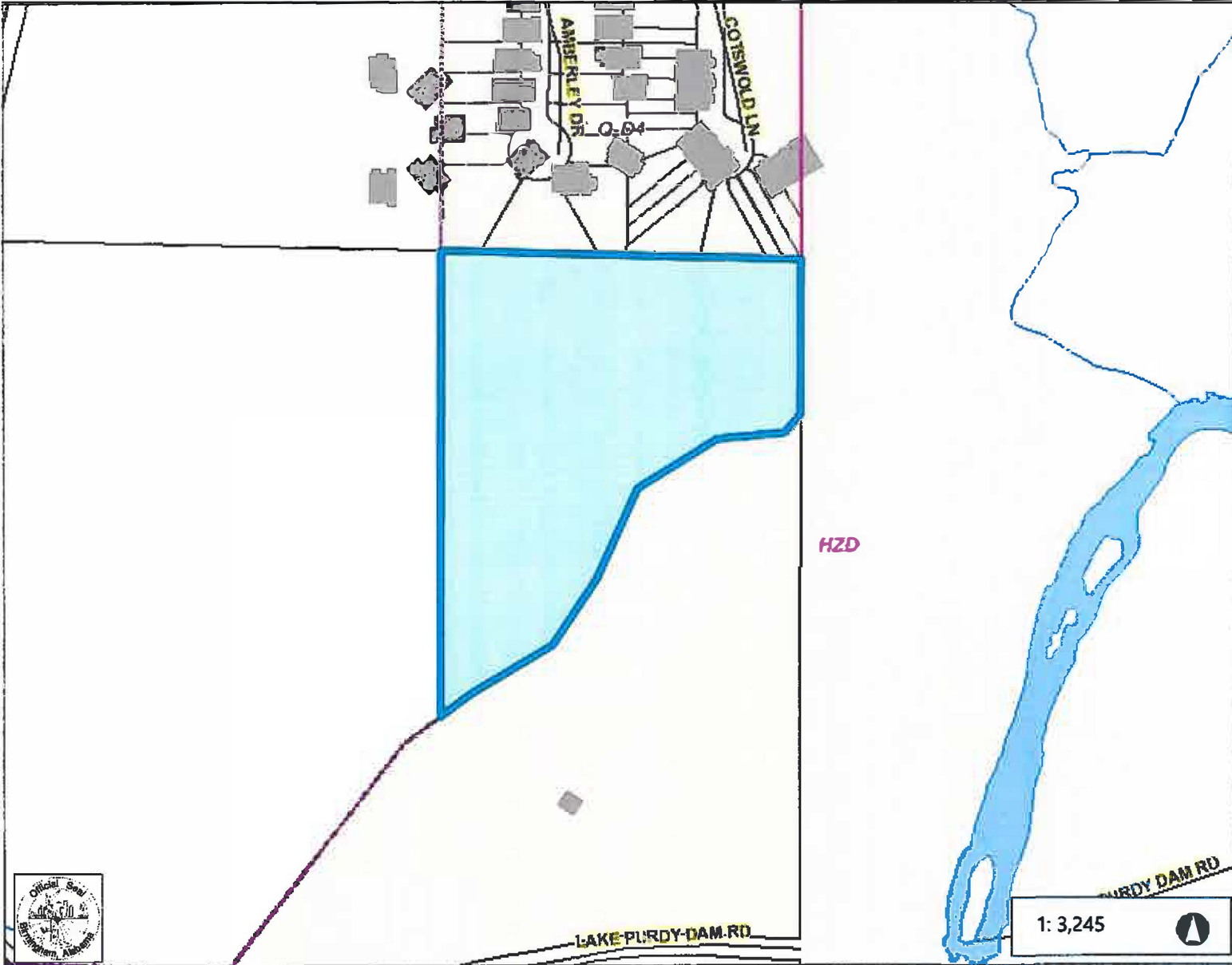
Applicant's Justification

The applicant stated that lot 8 does not currently have frontage on a public road. It has access via a private drive in the Sicard Hollow Farms subdivision and deeded easement.

Staff Recommendation

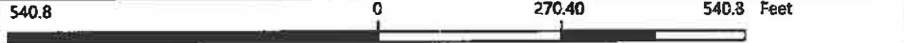
Staff believes the applicant has submitted evidence that meets the variance standards of review. Therefore, staff believes this request does have merit for approval and as such, should be **GRANTED** subject to the following conditions:

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)

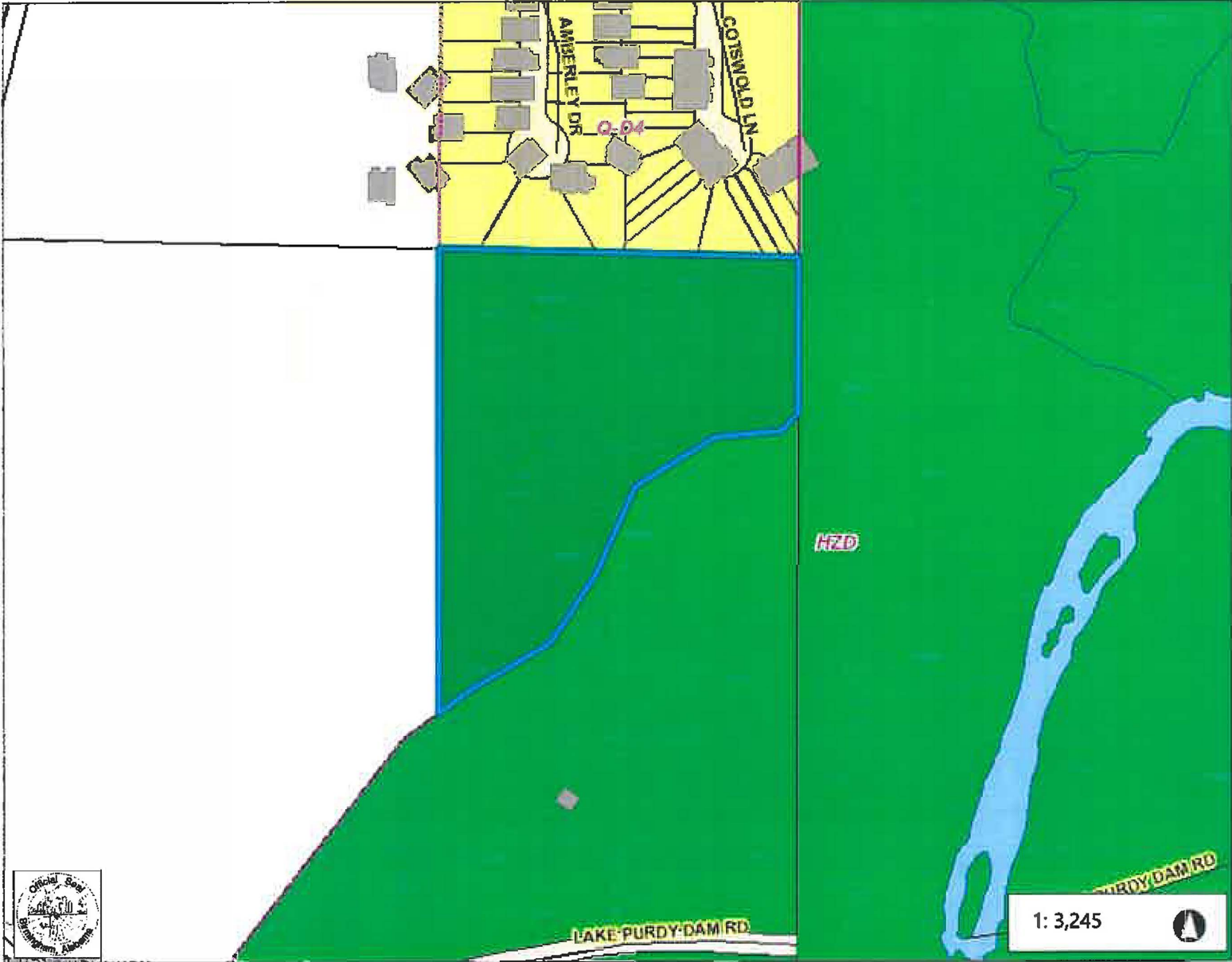
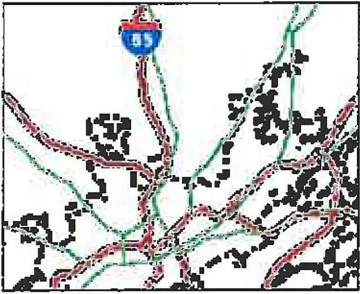


1: 3,245



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



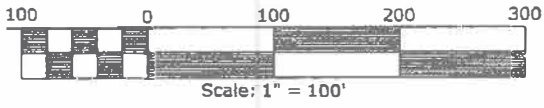
Legend

- 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



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



COTSWOLD SUBDIVISION PHASE 1-A
MAPBOOK 225, PAGE 44 A & B

720
15' EASEMENT

431

430

429
S 89°56'29" E
650.00'

428

427

426

425

FND 3" CAP PIPE
NE CORNER
SE 1/4-SE 1/4
18-18-1 WEST

N 00°45'42" W
274.79'

6.73 Acres

S 00°41'07" E
549.2948 FT
BIRMINGHAM CITY LIMITS

PROPOSED HOUSE

279.69'

PROPOSED DRIVE

N 56°15'46" E
176.52'

N 83°26'27" E
120.18'

S 89°18'37" E
290.43'

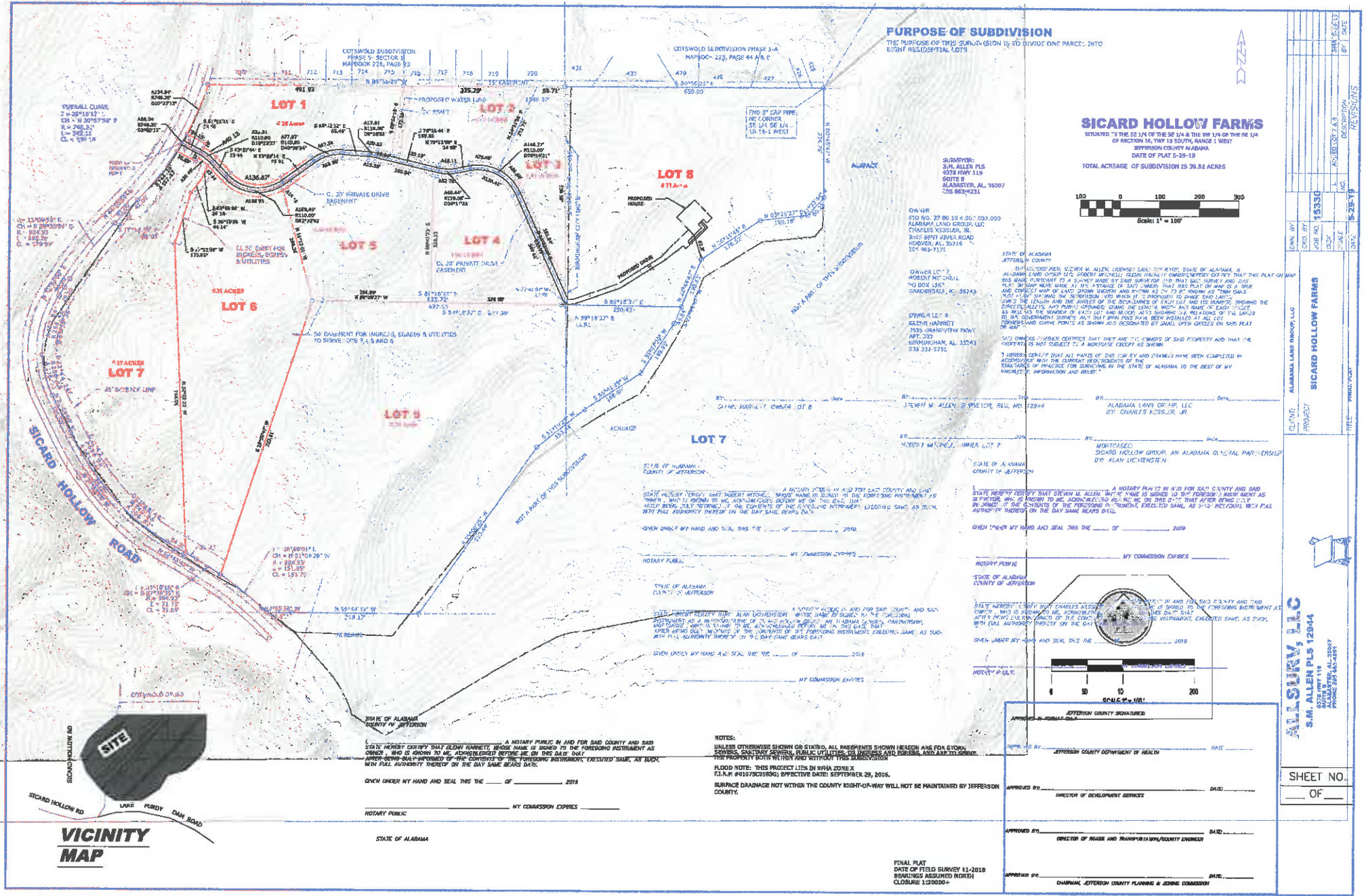
N 22°44'47" E
130.63'
S 22°44'47" W
45.84'

DRAWN BY: SMA
DATE: 7-8-19
DWG. NO.: 1523A
APPROVED BY: SMA

REVISIONS

PLOT PLAN 6.73 ACRES
SECOND HOLLOW ROAD
SITUATED IN SECTION 18, T4P 18
SOUTH, RANGE 1 WEST
JEFFERSON COUNTY ALABAMA

ALLSURV, LLC
S.M. ALLEN PLS 17444
#378 HIGHWAY 119
SUITE 6
ALABASTER, AL. 35007
205 663-4251

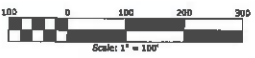


PURPOSE OF SUBDIVISION
 THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE ONE PARCEL INTO EIGHT RESIDENTIAL LOTS

SICARD HOLLOW FARMS

SITUATED IN THE SE 1/4 OF THE SE 1/4 & THE SW 1/4 OF THE SE 1/4 OF SECTION 16, TWP 18 SOUTH, RANGE 1 WEST
 JOFFERSON COUNTY ALABAMA
 DATE OF PLAT 08-28-19

TOTAL ACRESAGE OF SUBDIVISION IS 39.92 ACRES



SUBDIVIDER:
 S.M. ALLEN PLS
 9378 HWY 119
 SUITE B
 ALABASTER, AL, 35007
 TNS 9634231

OWNER:
 PID NO. 27 00 18 4 00 002 000
 ALABAMA LAND GROUP, LLC
 CHARLES KESSLER, JR.
 3805 BEPT RIVER ROAD
 HOUSTON, AL 35216
 TNS 9634721

OWNER LOT 7:
 ROBERT MITCHELL
 40 DICK LANE
 GRANDVILLE, AL 35243

OWNER LOT 8:
 STEPHAN HANFRET
 7505 HANFRET PARK
 APT. 202
 BIRMINGHAM, AL 35243
 TNS 333 9726

STATE OF ALABAMA
 JEFFERSON COUNTY

I, CHARLES KESSLER, JR., ALABAMA LAND GROUP, LLC, OWNER OF THE ABOVE DESCRIBED SECTION 16, ALLEN, LICENSED LAND SURVEYOR, STATE OF ALABAMA, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PARCEL IS OWNED BY CHARLES KESSLER, JR. AND THAT THE ABOVE DESCRIBED PARCEL IS BEING SUBDIVIDED INTO EIGHT RESIDENTIAL LOTS. THE ABOVE DESCRIBED PARCEL IS BEING SUBDIVIDED INTO EIGHT RESIDENTIAL LOTS. THE ABOVE DESCRIBED PARCEL IS BEING SUBDIVIDED INTO EIGHT RESIDENTIAL LOTS.

I, STEPHAN HANFRET, ALABAMA LAND GROUP, LLC, OWNER OF THE ABOVE DESCRIBED SECTION 16, ALLEN, LICENSED LAND SURVEYOR, STATE OF ALABAMA, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PARCEL IS OWNED BY STEPHAN HANFRET AND THAT THE ABOVE DESCRIBED PARCEL IS BEING SUBDIVIDED INTO EIGHT RESIDENTIAL LOTS. THE ABOVE DESCRIBED PARCEL IS BEING SUBDIVIDED INTO EIGHT RESIDENTIAL LOTS. THE ABOVE DESCRIBED PARCEL IS BEING SUBDIVIDED INTO EIGHT RESIDENTIAL LOTS.

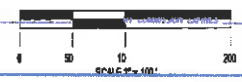
I, ROBERT MITCHELL, ALABAMA LAND GROUP, LLC, OWNER OF THE ABOVE DESCRIBED SECTION 16, ALLEN, LICENSED LAND SURVEYOR, STATE OF ALABAMA, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PARCEL IS OWNED BY ROBERT MITCHELL AND THAT THE ABOVE DESCRIBED PARCEL IS BEING SUBDIVIDED INTO EIGHT RESIDENTIAL LOTS. THE ABOVE DESCRIBED PARCEL IS BEING SUBDIVIDED INTO EIGHT RESIDENTIAL LOTS. THE ABOVE DESCRIBED PARCEL IS BEING SUBDIVIDED INTO EIGHT RESIDENTIAL LOTS.

BY: STEPHAN HANFRET, OWNER LOT 8
 JEFFERSON COUNTY, ALABAMA
 DATE: 08/28/19

BY: ROBERT MITCHELL, OWNER LOT 7
 JEFFERSON COUNTY, ALABAMA
 DATE: 08/28/19

BY: CHARLES KESSLER, JR., ALABAMA LAND GROUP, LLC
 JEFFERSON COUNTY, ALABAMA
 DATE: 08/28/19

NOTARY PUBLIC: ALAN LINDENSTEIN
 STATE OF ALABAMA
 COUNTY OF JEFFERSON
 DATE: 08/28/19



APPROVED BY: JEFFERSON COUNTY DEPARTMENT OF HEALTH
 DATE: _____

APPROVED BY: DIRECTOR OF DEVELOPMENT SERVICES
 DATE: _____

APPROVED BY: DIRECTOR OF ROAD AND TRANSPORTATION/COUNTY ENGINEER
 DATE: _____

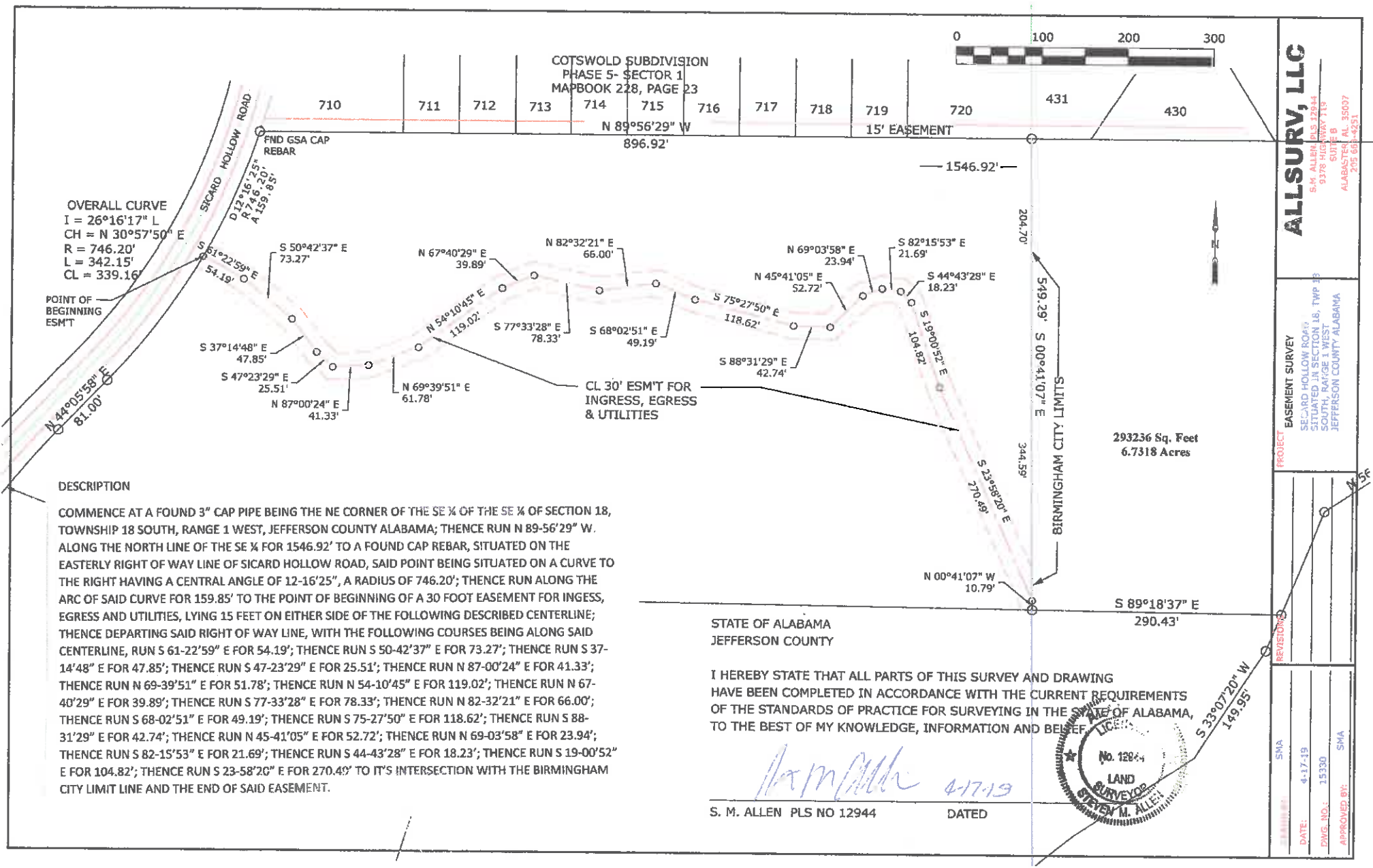
APPROVED BY: CHAIRMAN, JEFFERSON COUNTY PLANNING & ZONING COMMISSION
 DATE: _____

NO.	DATE	BY	DESCRIPTION
1	08/28/19	S.M. ALLEN PLS	PRELIMINARY PLAT
2	08/28/19	S.M. ALLEN PLS	FINAL PLAT

SHEET NO. _____ OF _____

VICINITY MAP

FINAL PLAT
 DATE OF FIELD SURVEY 03-2018
 BEARINGS ASSUMED NORTH
 CLOSURE 120000+



OVERALL CURVE
 I = 26°16'17" L
 CH = N 30°57'50" E
 R = 746.20'
 L = 342.15'
 CL = 339.16'

POINT OF BEGINNING ESM'T

DESCRIPTION

COMMENCE AT A FOUND 3" CAP PIPE BEING THE NE CORNER OF THE SE ¼ OF THE SE ¼ OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY ALABAMA; THENCE RUN N 89-56'29" W ALONG THE NORTH LINE OF THE SE ¼ FOR 1546.92' TO A FOUND CAP REBAR, SITUATED ON THE EASTERLY RIGHT OF WAY LINE OF SICARD HOLLOW ROAD, SAID POINT BEING SITUATED ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12-16'25", A RADIUS OF 746.20'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 159.85' TO THE POINT OF BEGINNING OF A 30 FOOT EASEMENT FOR INGESS, EGRESS AND UTILITIES, LYING 15 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE DEPARTING SAID RIGHT OF WAY LINE, WITH THE FOLLOWING COURSES BEING ALONG SAID CENTERLINE, RUN S 61-22'59" E FOR 54.19'; THENCE RUN S 50-42'37" E FOR 73.27'; THENCE RUN S 37-14'48" E FOR 47.85'; THENCE RUN S 47-23'29" E FOR 25.51'; THENCE RUN N 87-00'24" E FOR 41.33'; THENCE RUN N 69-39'51" E FOR 51.78'; THENCE RUN N 54-10'45" E FOR 119.02'; THENCE RUN N 67-40'29" E FOR 39.89'; THENCE RUN S 77-33'28" E FOR 78.33'; THENCE RUN N 82-32'21" E FOR 66.00'; THENCE RUN S 75-02'51" E FOR 49.19'; THENCE RUN S 75-27'50" E FOR 118.62'; THENCE RUN S 88-31'29" E FOR 42.74'; THENCE RUN N 45-41'05" E FOR 52.72'; THENCE RUN N 69-03'58" E FOR 23.94'; THENCE RUN S 82-15'53" E FOR 21.69'; THENCE RUN S 44-43'28" E FOR 18.23'; THENCE RUN S 19-00'52" E FOR 104.82'; THENCE RUN S 23-58'20" E FOR 270.49' TO IT'S INTERSECTION WITH THE BIRMINGHAM CITY LIMIT LINE AND THE END OF SAID EASEMENT.

COTSWOLD SUBDIVISION
 PHASE 5- SECTOR 1
 MAPBOOK 228, PAGE 23



ALLSURY, LLC
 S.M. ALLEN PLS 12944
 9378 HUGSBY PK
 SUITE B
 ALABASTER, AL 35037
 205.668.4231

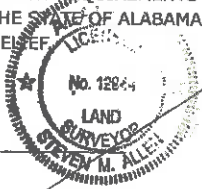
EASEMENT SURVEY
 SICARD HOLLOW ROAD
 SITUATED IN SECTION 18, TWP 18
 SOUTH, RANGE 1 WEST
 JEFFERSON COUNTY ALABAMA

293236 Sq. Feet
 6.7318 Acres

STATE OF ALABAMA
 JEFFERSON COUNTY

I HEREBY 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.

S. M. Allen 4-17-19
 S. M. ALLEN PLS NO 12944 DATED



DATE:	4-17-19
DWG. NO.:	15330
APPROVED BY:	SMA

DESCRIPTION

COMMENCE AT A FOUND 3" CAP PIPE BEING THE NE CORNER OF THE SE ¼ OF THE SE ¼ OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY ALABAMA; THENCE RUN N 89-56'29" W. ALONG THE NORTH LINE OF THE SE ¼ FOR 1546.92' TO A FOUND CAP REBAR, SITUATED ON THE EASTERLY RIGHT OF WAY LINE OF SICARD HOLLOW ROAD, SAID POINT BEING SITUATED ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12-16'25", A RADIUS OF 746.20'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 159.85' TO THE POINT OF BEGINNING OF A 30 FOOT EASEMENT FOR INGESS, EGRESS AND UTILITIES, LYING 15 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE DEPARTING SAID RIGHT OF WAY LINE, WITH THE FOLLOWING COURSES BEING ALONG SAID CENTERLINE, RUN S 61-22'59" E FOR 54.19'; THENCE RUN S 50-42'37" E FOR 73.27'; THENCE RUN S 37-14'48" E FOR 47.85'; THENCE RUN S 47-23'29" E FOR 25.51'; THENCE RUN N 87-00'24" E FOR 41.33'; THENCE RUN N 69-39'51" E FOR 51.78'; THENCE RUN N 54-10'45" E FOR 119.02'; THENCE RUN N 67-40'29" E FOR 39.89'; THENCE RUN S 77-33'28" E FOR 78.33'; THENCE RUN N 82-32'21" E FOR 66.00'; THENCE RUN S 68-02'51" E FOR 49.19'; THENCE RUN S 75-27'50" E FOR 118.62'; THENCE RUN S 88-31'29" E FOR 42.74'; THENCE RUN N 45-41'05" E FOR 52.72'; THENCE RUN N 69-03'58" E FOR 23.94'; THENCE RUN S 82-15'53" E FOR 21.69'; THENCE RUN S 44-43'28" E FOR 18.23'; THENCE RUN S 19-00'52" E FOR 104.82'; THENCE RUN S 23-58'20" E FOR 270.49' TO IT'S INTERSECTION WITH THE BIRMINGHAM CITY LIMIT LINE AND THE END OF SAID EASEMENT.

Justification Statement

Lot 8 does not currently have frontage on a public road. It has access via a private drive in the Sicard Hollow Farms subdivision and deeded easement.