

Meeting – February 27, 2020
Location - City Council Chambers, Third Floor, City Hall
Time - 2:00PM
Pre-Meeting - 1:00PM
Department of Planning Engineering & Permits Conference Room, Fifth Floor

Neighborhood: Five Points South

Staff Planner Moton

ZBA2020-00007

Request: Special Exception to allow a communal living facility within one mile of a college campus. Title 1, Chapter 4, Article I, section C.4 page 125

Applicant: Charlie Beavers

Owner: B'HAM 5th Ave S Holdings LLC

Site Address: 1300 5th Ave S and 430 14th St S

Zip Code: 35233

Description: Special exception to permit up to 59 four-bedroom units within a multifamily development as part of a communal living facility within one mile of a college campus

Property Zoned: M-1 Light Manufacturing District

Parcel Information: Parcel #: 012900012013005000, NW of Section 1, Township 18 S, Range 3 W

Special Exception:

Special Exception to allow a communal living facility within one mile of a college campus

Neighborhood Meeting:

The Five Points South Neighborhood Association meets on February 24th, 2020.

Public Notices:

Public notices were mailed on February 18, 2020.

History:

The parcel is located at 1300 5th Ave S and 430 14th St S resides within the M-1 Light Manufacturing District which is located within Midtown Historic Districts. The proposal is for a new construction of a communal living facility within the 1,000ft of another communal living facility.

Staff Analysis:

The proposed communal living facility is for new construction. The subject property is zoned M-1 and does not abut residential area, therefore it does not have any setbacks other than maximum height of 100ft. The subject property does meet parking requirements. Due to the property being located within the commercial revitalization district, development and/or expansion of an existing development, including any exterior changes must be reviewed and approved by the City's Design Review Committee.

Staff Recommendation

Staff believes the request has 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. Review and approved by the City's Design Review Committee.

ONE STOP PERMITTING

CITY OF BIRMINGHAM
DEPARTMENT OF PLANNING, ENGINEERING & PERMITS
710 20th Street, North
ROOM 210, CITY HALL
BIRMINGHAM, ALABAMA 35203

Randall L. Woodfin, Mayor

Edwin Revell, Director

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT		Date: <u>1-15-2020</u> Case No. <u>ZBA2020-00007</u> Master No. _____ Project No. _____
P.I.D. No. <u>01290601201300500</u> Address Verified By: <u>DTW</u>		Modified Address: _____
Please print or type legibly and fill in all that apply		
Site Address: <u>1300 5th Avenue South and 430 14th Street South</u> Zip Code: <u>35233</u>		Location: <u>5th Avenue South between 13th Street and 14th Street</u>
Project Name: <u>Multifamily Development on 5th Avenue South</u>		
Lot(s) <u>11-20, inclusive</u> Block(s) <u>155</u> Survey <u>Birmingham</u>	Lot(s) _____ Block(s) _____ Survey _____	
Lot(s) _____ Block(s) _____ Survey _____	<input type="checkbox"/> Metes and Bounds Attached	
OWNER NAME: <u>BHM 5TH AVE S HOLDINGS LLC **</u> ADDRESS: <u>1939 Waukegan Road, Suite 105</u> CITY/STATE/ZIP: <u>Glenview, IL 60025</u> PHONE: (217) <u>621-9811</u> CELLULAR: () _____ FAX: () _____ PAGER: () _____ EMAIL: <u>cnewman@nextcpd.com</u>	APPLICANT* NAME: <u>Charles A. J. Beavers, Jr.</u> COMPANY NAME: <u>Beavers Law, LLC</u> ADDRESS: <u>4301 Dolly Ridge Road</u> CITY/STATE/ZIP: <u>Birmingham, AL 35243</u> PHONE: (205) <u>580-1185</u> CELLULAR: (205) <u>567-2252</u> FAX: () _____ PAGER: () _____ EMAIL: <u>cbeavers@beaverslawllc.com</u> <small>*Applicant is required to be authorized by owner to undertake work</small>	
TYPE OF REQUEST		
Under the following provisions of the Zoning Ordinance of the City of Birmingham, Alabama, the Zoning Board of Adjustment is hereby requested to:		
<input type="checkbox"/> Hear an Appeal from a decision of the Director of the Department of Planning, Engineering and Permits Department (Article VIII, Sec. 5.3)		
<input type="checkbox"/> Modification – Modify the strict application of the provisions of the Zoning Ordinance (Article VIII, Sec. 5.3)		
<input type="checkbox"/> Variance – Authorize a variance from the terms of the Zoning Ordinance (Article VIII, Sec. 5.2)		
<input type="checkbox"/> Accessory Structure <input type="checkbox"/> Adult Establishments <input type="checkbox"/> Child/Adult Care <input type="checkbox"/> Communal Living Facility <input type="checkbox"/> Fences <input type="checkbox"/> Flood Hazard <input type="checkbox"/> Height <input type="checkbox"/> Manufactured Housing <input type="checkbox"/> Non-Conforming Uses <input type="checkbox"/> Parking <input type="checkbox"/> Public <input type="checkbox"/> Signs <input type="checkbox"/> Yards <input type="checkbox"/> Other _____		
<input checked="" type="checkbox"/> Special Exception – Cause a permit to be issued for a special exception (Article VIII, Sec. 5.4 or Article V, Sec. 1)		
<input type="checkbox"/> Accessory Structure <input type="checkbox"/> Adult Establishments <input type="checkbox"/> Child/Adult Care <input checked="" type="checkbox"/> Communal Living Facility <input type="checkbox"/> Fences <input type="checkbox"/> Flood Hazard <input type="checkbox"/> Height <input type="checkbox"/> Manufactured Housing <input type="checkbox"/> Non-Conforming Uses <input type="checkbox"/> Parking		
Description of Work or Request: <u>Special exception to permit multifamily units to include four bedrooms within the units. See attached plans.</u>		
If you have a hardship/practical difficulty, please explain.		
** SEE ATTACHED		
FOR STAFF USE		
SECTION II TEXT CHANGE		
Amendment to: Title: _____ Article: _____ Title: _____		
<input type="checkbox"/> See Attachment		
<input type="checkbox"/> In words substantially as follows: _____		
PLANS REQUIRED PERMIT FEE WAIVED REFERENCE CASES:		
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No _____		
COMMENTS		
CERTIFICATION		
I fully understand that, upon the filing of this application and the payment of the filing fee to defray the expenses of investigation and processing this application, there shall be no refunds made to me and that the payment of said filing fee shall in no way entitle me to the change, amendment, supplement, modification or repeal as herein applied for. If an amendment to text of Zoning Ordinance is proposed, please complete applicant data. I hereby certify that I have read this application and that all information contained herein is true. If any portion of this information, either intentionally or unintentionally, is false or is a misrepresentation of the material facts, the permit or process granted will be void. I further certify that if I am not the owner, I have proper authorization from the owner to act as representative on his/her behalf and that I may be required to provide written documentation of such authorization to the City of Birmingham.		
Signature (Owner) _____ Date _____		Signature (Owner) <u>[Signature]</u> Date <u>1-15-20</u>
Hearing Date: <u>2-13-20</u> Hearing Time: <u>2:00 pm</u> Location: <u>Room 300, City Hall</u>		
Filing Fees: Single Family Residential Zone District - \$100.00 Multi-Family Residential and Commercial Zone District - \$500.00 Appeals - \$300.00		

A portion of the property to be included in the project is owned by Harvelle B. Goodwin, III, as Trustee of the Harvelle B. Goodwin Living Trust dated March 11, 2003, and Harvelle B. Goodwin, III, Gwendolyn Reynolds, and Katherine Morgan as Co-Personal Representatives of the Estate of Harvelle B. Goodwin, Jr.; and is subject to contract for sale for inclusion in the project.

PARCEL ID: 012900012013005000

SOURCE: TAX ASSESSOR RECORDS **TAX YEAR:** 2018

DATE: Monday, January 27, 2020 1:28:59 PM

OWNER: STEIN JOYCE GROSSMAN

ADDRESS: 3721 WIMBLETON DR

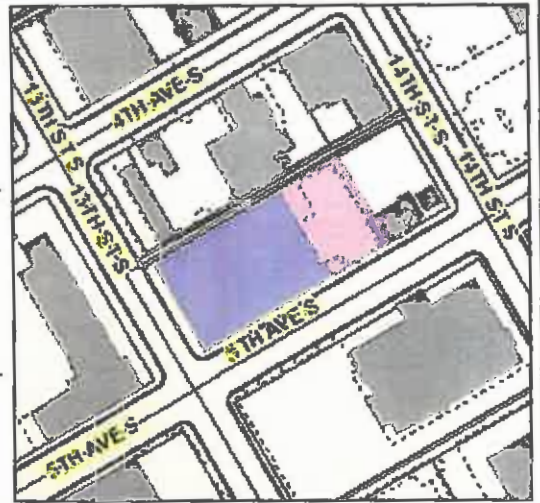
CITY/STATE: BIRMINGHAM AL

ZIP+4: 35223

SITE ADDR: 1300 5TH AVE S

CITY/STATE: , AL

ZIP: 35233



LAND: \$1,344,000.00

BLDG: \$189,600.00

OTHER: \$0.00

AREA: 41,994.06

ACRES: 0.96

SUBDIVISION INFORMATION:

NAME BIRMINGHAM BLOCKS

BLOCK: 0155

LOT: 11&

Section: 1-18-3W

Land Slide Zones: Not in Land Slide Zones

Historic Districts: Not in Historic Districts

Commercial Revitalization District: Midtown

Fire District: In Fire District

Flood Zones: Not in Flood Zones

Tax Increment Financing District: In Tax Increment Financing District

Neighborhoods: Five Points South (1701)

Communities: SOUTHSIDE (17)

Council Districts: District - 6 (Councilor: Crystal Smitherman)

Zoning Outline: M1

Demolition Quadrants: DEM Quadrant - 1

Impaired Watersheds: Not in Impaired Watersheds

Strategic Opportunity Area: Not in Strategic Opportunity Area

RISE Focus Area: In RISE Focus Area

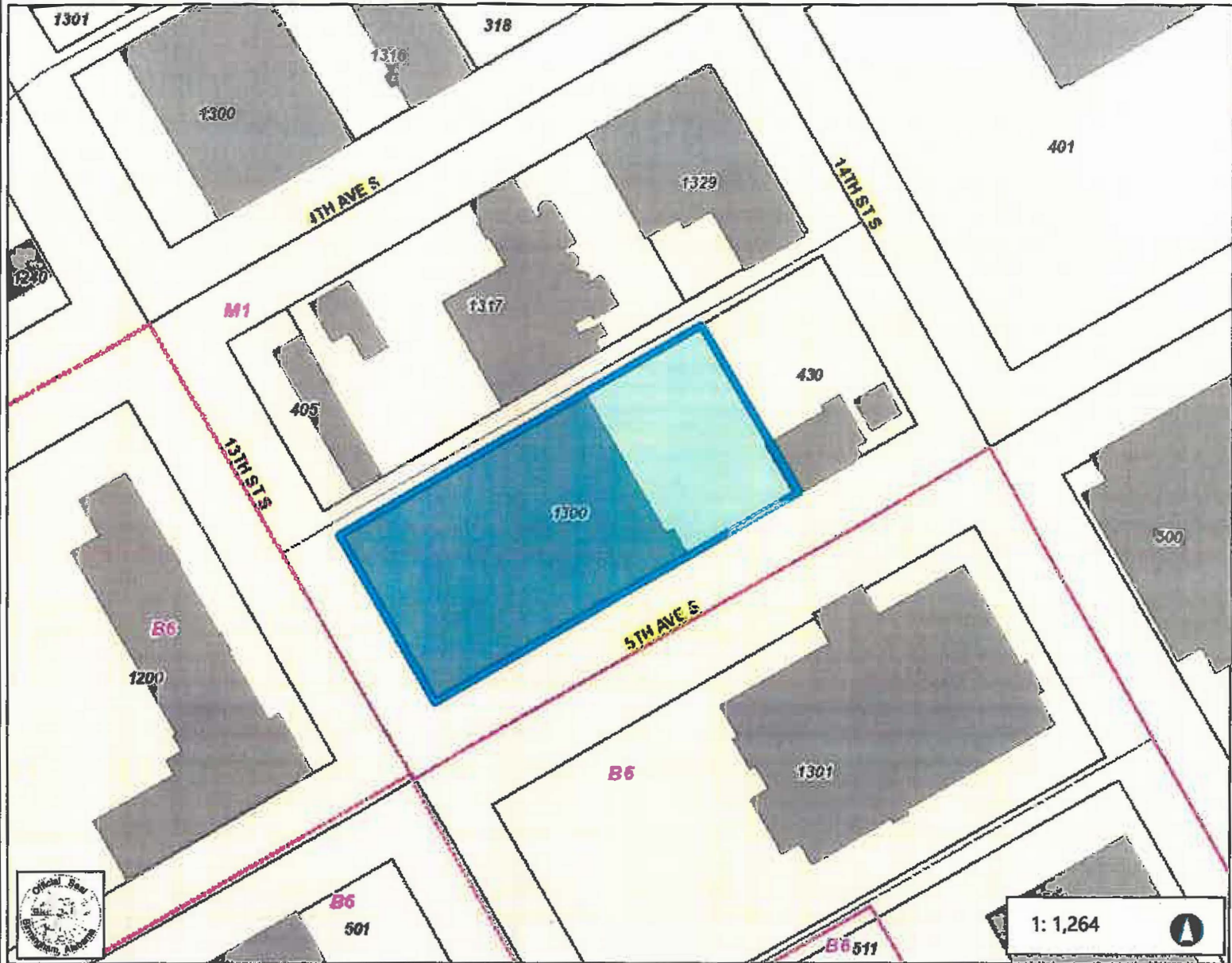
Tax Delinquent Property: Not in Tax Delinquent Property

EPA Superfund: Not in EPA Superfund

Opportunity Zones: In Opportunity Zones

Judicial Boundaries: JEFFERSON

Parcel mapping and description information is obtained from the Jefferson County Tax Assessor's Office. This site does not provide real-time information and may contain errors. All data should be verified with the official source. The City of Birmingham makes no warranty as to the accuracy of the data and assumes no responsibility for any errors. Data from the Tax Assessor's Office may not be available for all parcels.

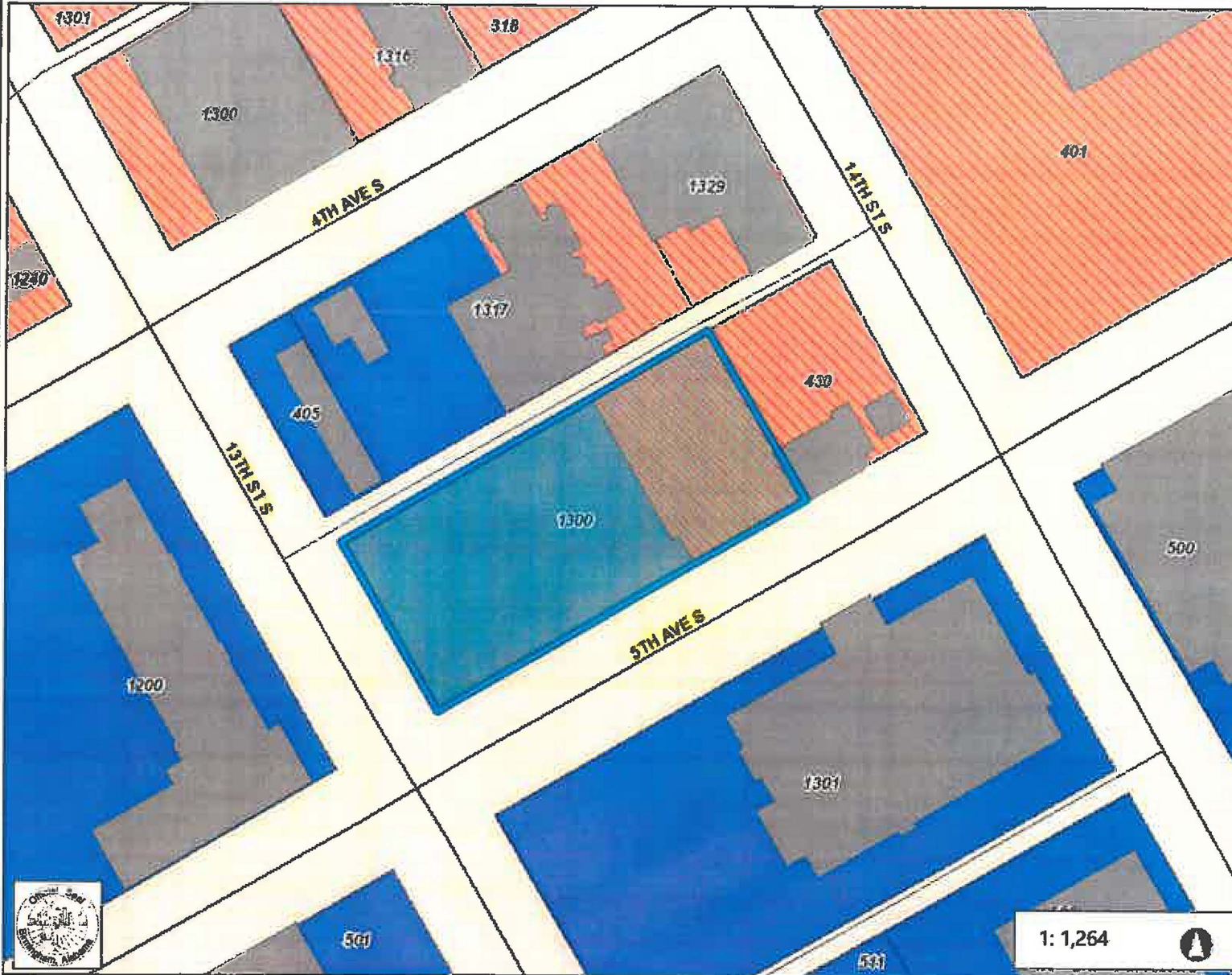
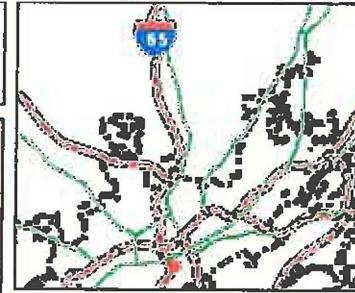


Legend

- 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

210.6 0 105.31 210.6 Feet



Legend

- Centerline Labels
- + 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
 - MXU-High



1: 1,264

210.6 0 105.31 210.6 Feet

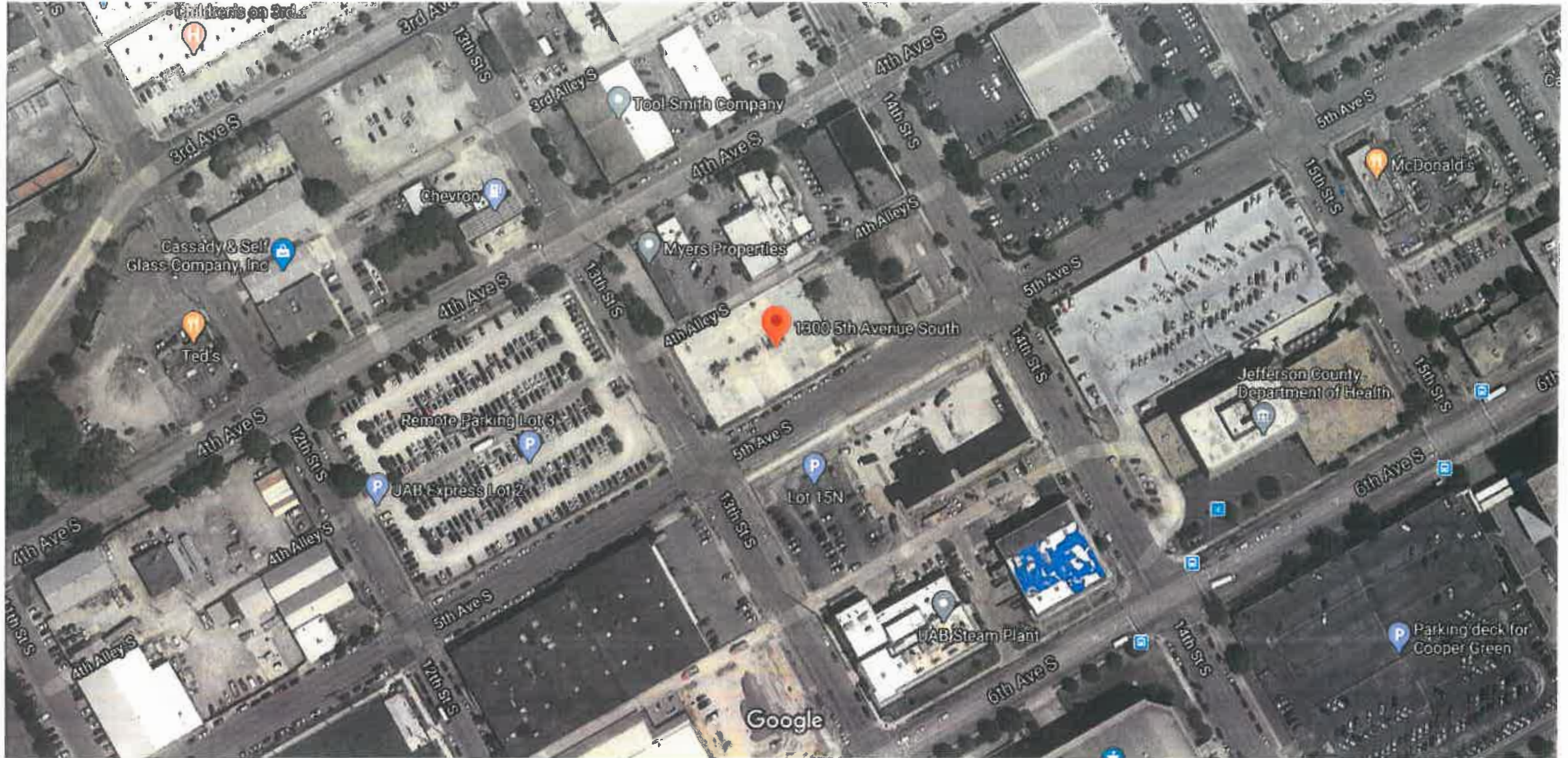
The City of Birmingham makes no warranty, expressed or implied, as to the accuracy of the information represented herein. This map is a user generated static output from an internet mapping site and is for general reference only.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

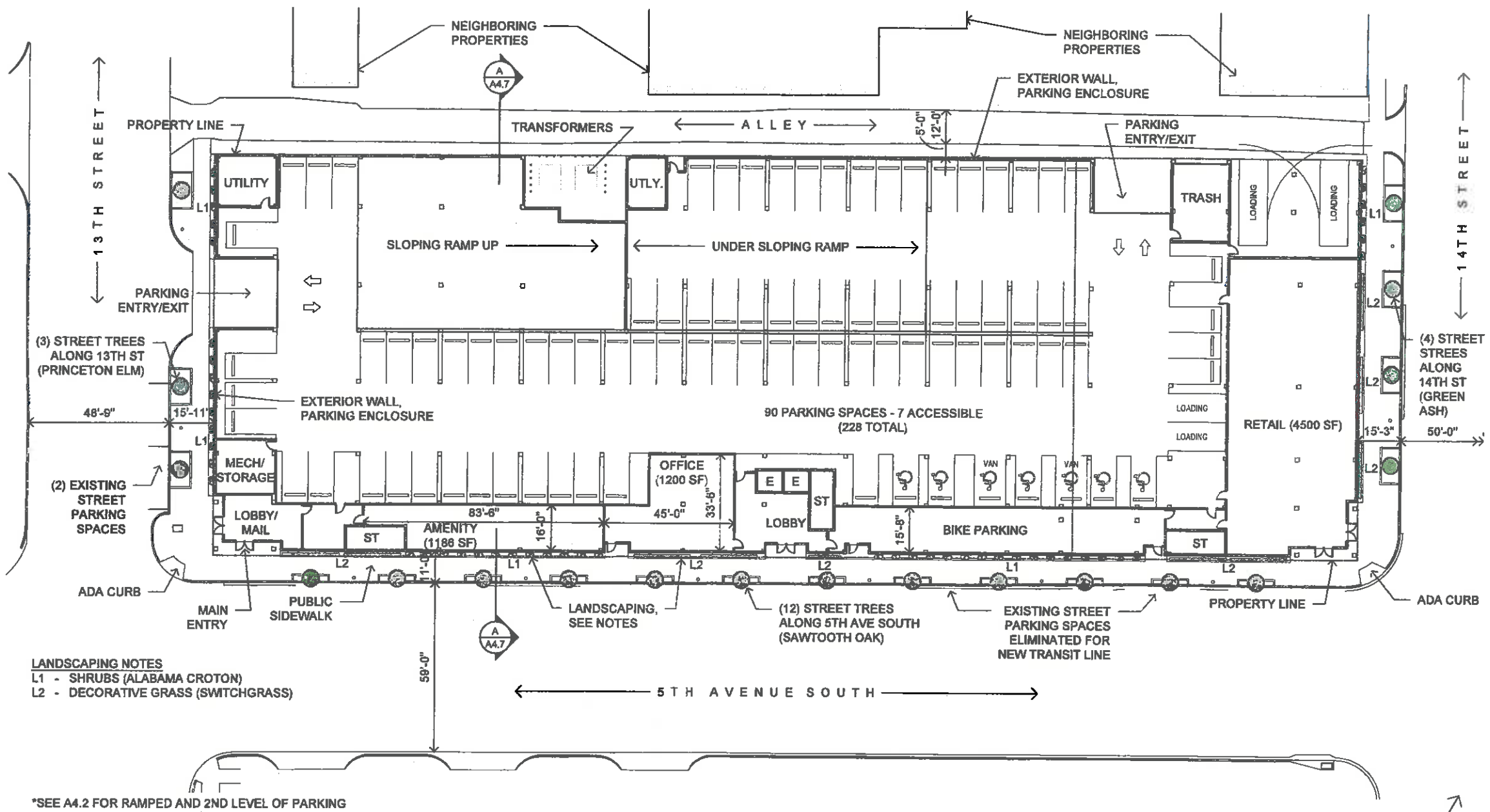


1300 5th Ave S

ZBA2020-00007 Ariel MAP



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 100 ft

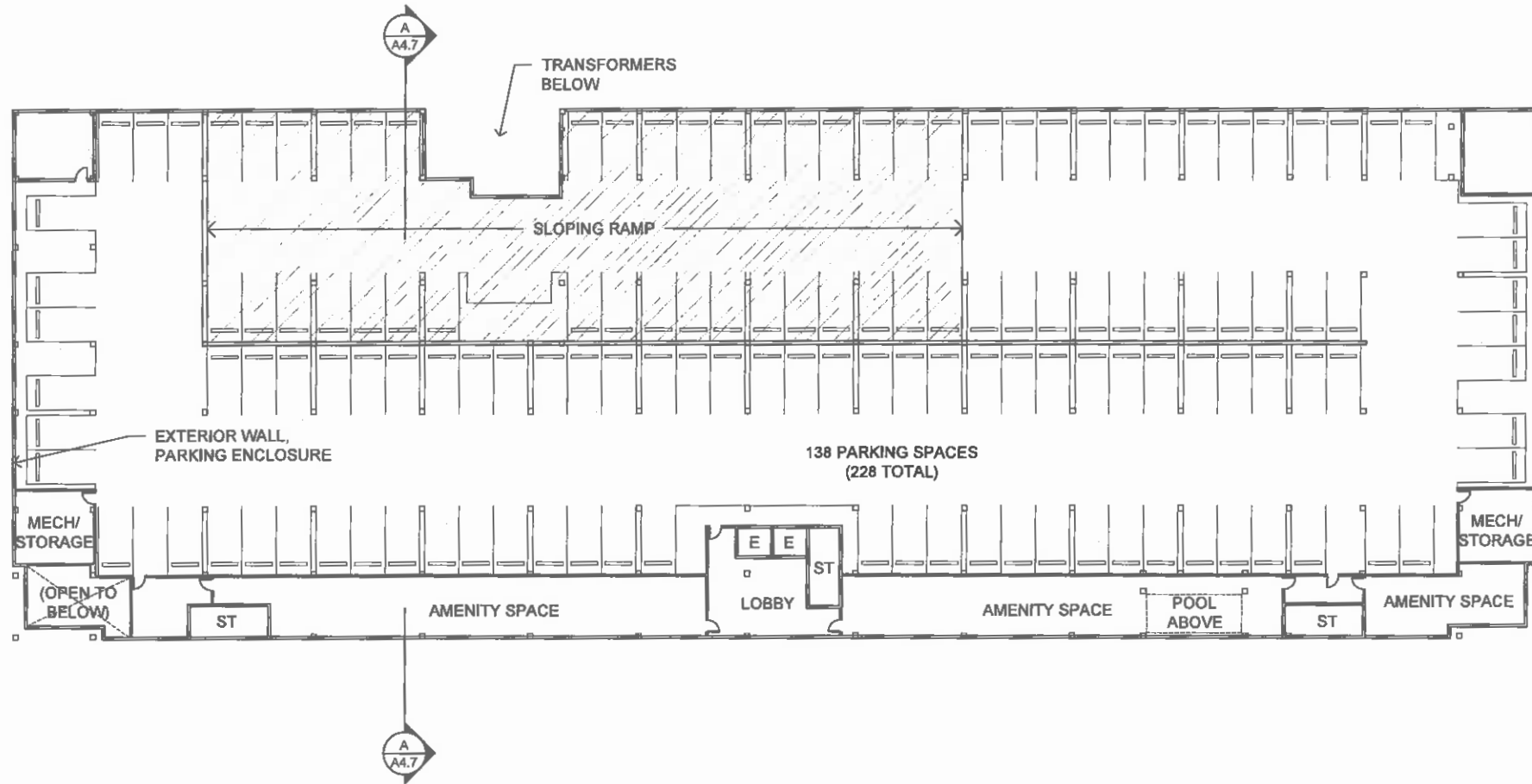


GROUND FLOOR PLAN

SCALE: 1/32" = 1'-0"
 JANUARY 31, 2020

A4.1

SCHEMATIC DESIGN



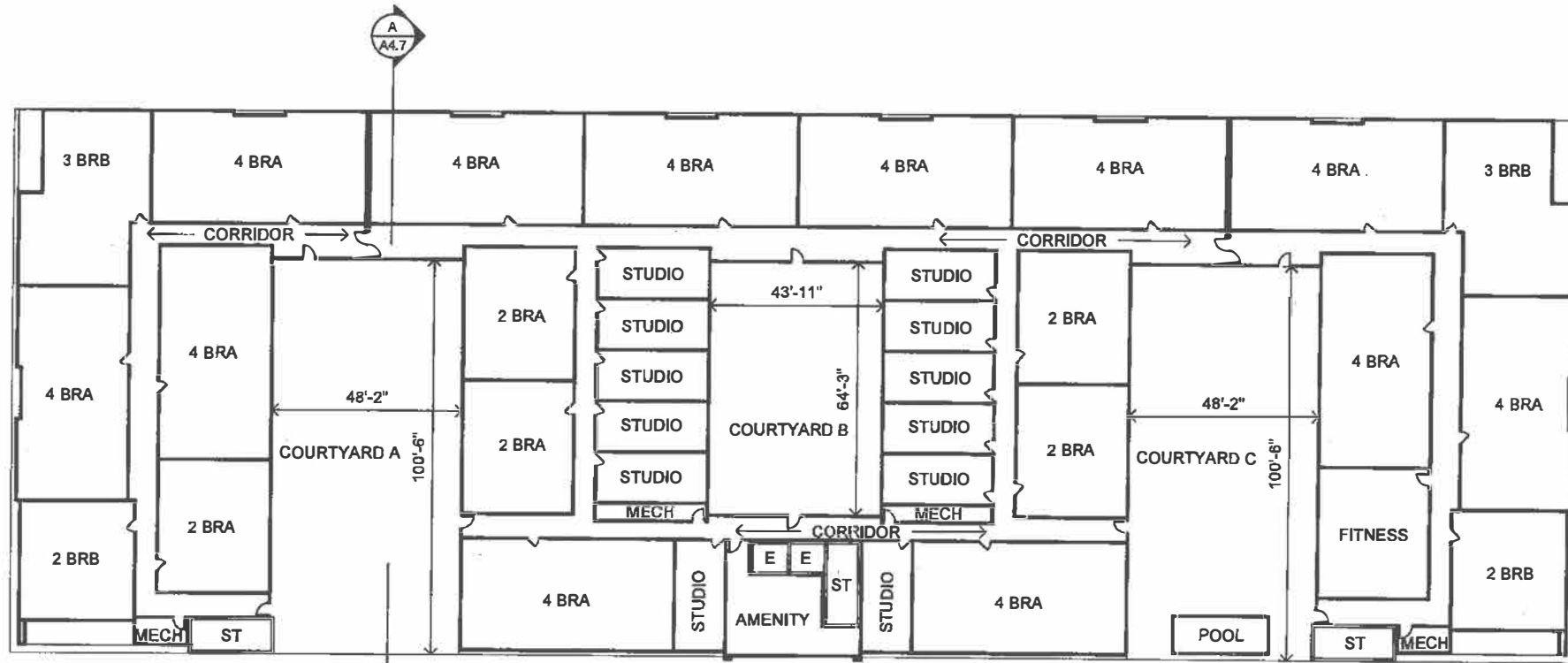
*SEE A4.1 FOR GRADE LEVEL PARKING

NORTH ↗

SECOND FLOOR PLAN

SCALE: 1/32" = 1'-0"
JANUARY 31, 2020

A4.2



UNIT MATRIX

Unit Matrix

Type	Beds	Baths	Floor					Unit Total	Bed Total	Net Rentable	Total Area	%			
			3	4	5	6	7					Unit Area			
STUDIO	A	1	1	12	12	12	12	12	60	60	377	22820	35.50%	35.50%	Studio
2 BR	A	2	2	5	8	8	8	7	30	60	988	29580	17.75%	23.67%	2 beds
2 BR	B	2	2	2	2	2	2	2	10	20	988	9880	0.59%	5.82%	3 beds
3 BR	A	3	3	0	0	0	0	1	1	3	1284	1284	5.33%	5.82%	4 beds
3 BR	B	3	3	2	2	2	2	1	9	27	1348	12132	34.81%	34.81%	
4 BR	A	4	4	12	12	12	12	11	59	236	1583	93367			
									189	406		168863			

PARKING MATRIX ** PER TABLE 1.05.101 BIRMINGHAM ZONING ORDINANCE **

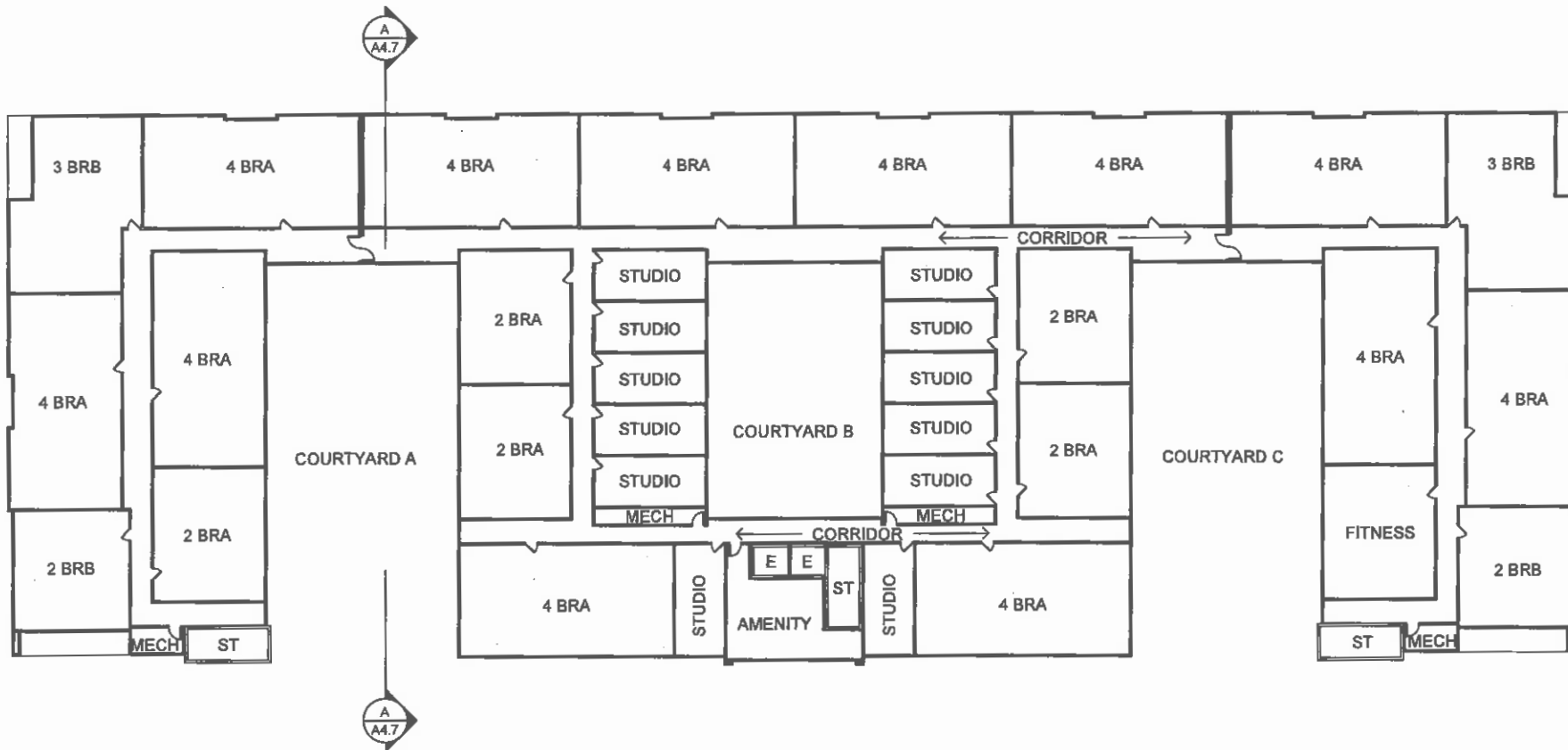
1 BED/STUDIO - (85 UNITS) (x1.0)	=	80 SPACES
2 BEDROOM - (54 UNITS) (x1.5)	=	80 SPACES
3 BEDROOM - (15 UNITS) (x1.5)	=	15 SPACES
4 BEDROOM - (38 UNITS) (x2.0)	=	118 SPACES
SUBTOTAL	=	253 SPACES
OFFICE - 1200 SF / 400	=	3 SPACES
RETAIL - 4500 SF / 300	=	15 SPACES
SUBTOTAL	=	18 SPACES
TOTAL	=	271 SPACES
BICYCLE PARKING REDUCTION (10%)	=	(28) SPACES
TRANSIT REDUCTION (10%)	=	(28) SPACES
TOTAL REQUIRED WITH REDUCTIONS	=	215 SPACES
228 SPACES PROVIDED [OK]		
NUMBER OF VAN ACC. SPACES	=	2 SPACES
NUMBER OF TYP. ACC. SPACES	=	5 SPACES
TOTAL OF ACCESSIBLE SPACES	=	7 SPACES

THIRD FLOOR PLAN

SCALE: 1/32" = 1'-0"
JANUARY 31, 2020



A4.3



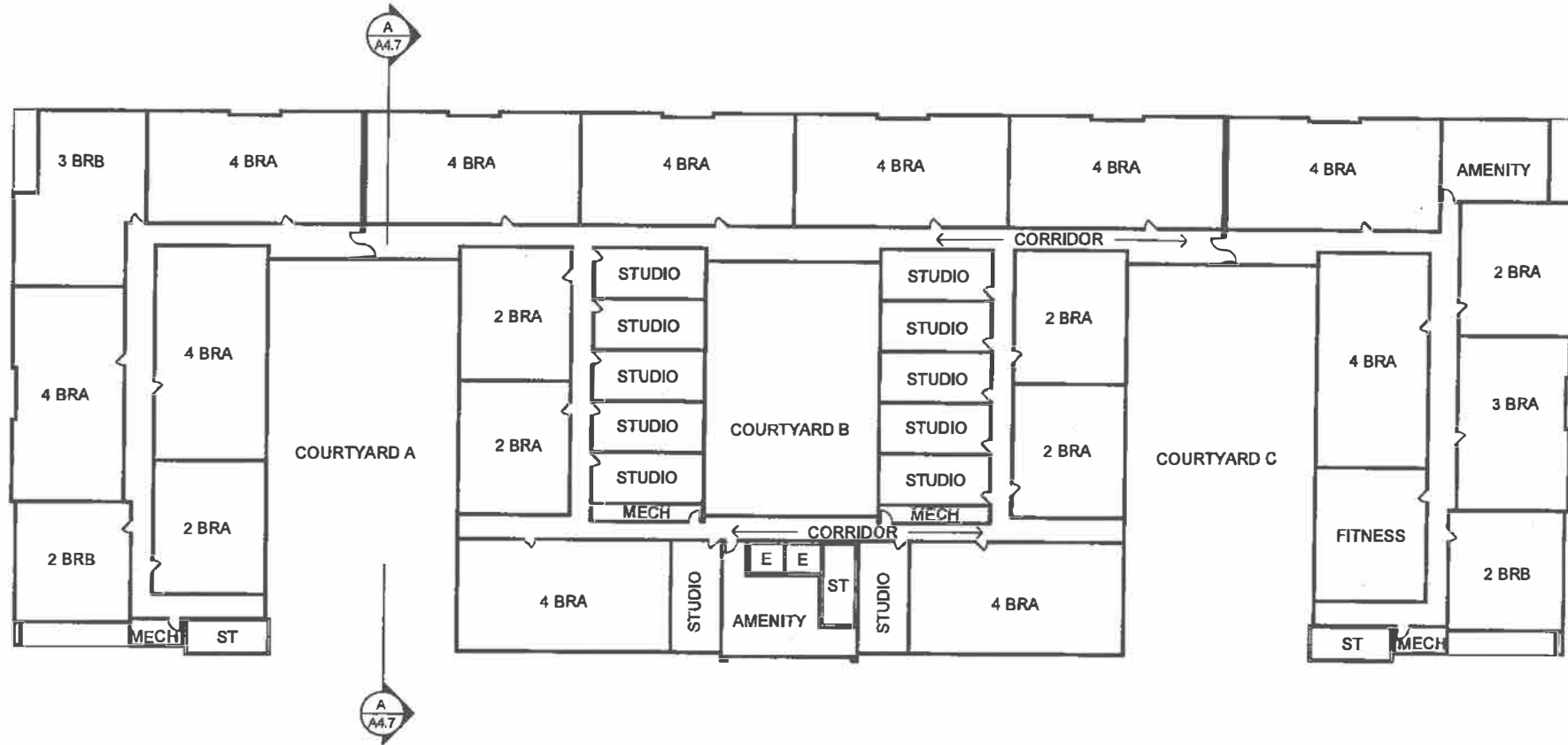
NORTH ↗

FOURTH THRU SIXTH FLOOR PLAN

SCALE: 1/32" = 1'-0"
 JANUARY 31, 2020

A4.4

SCHEMATIC DESIGN

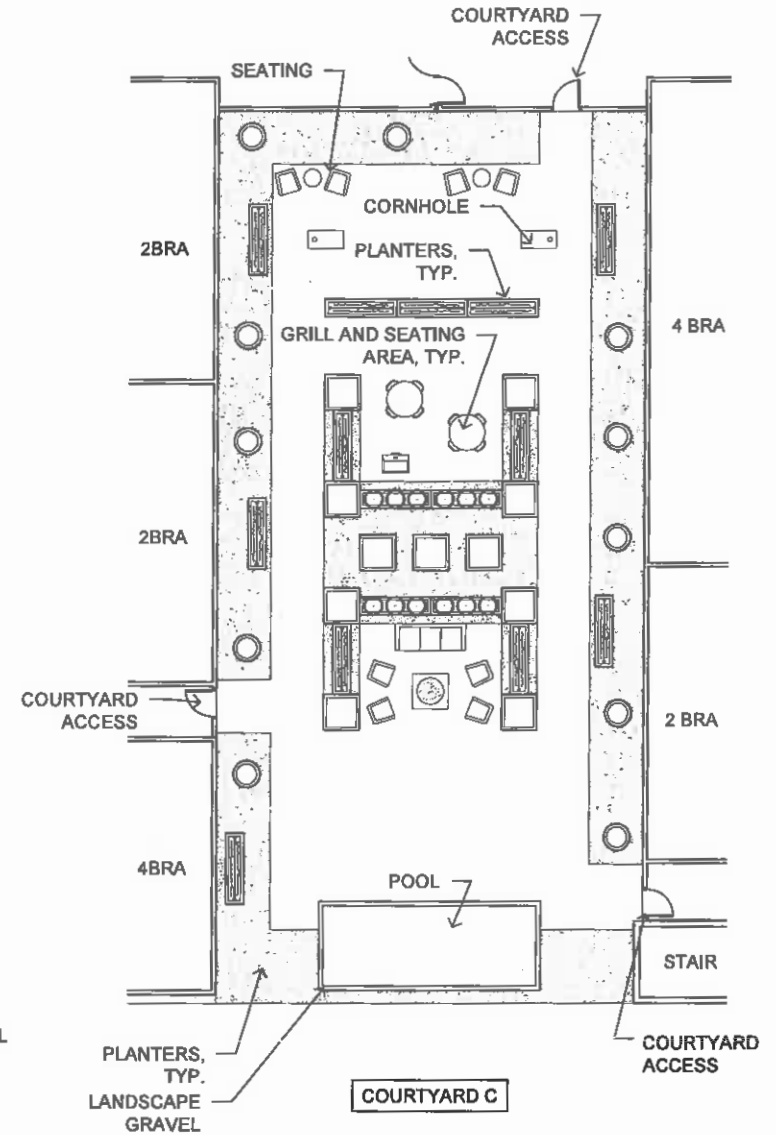
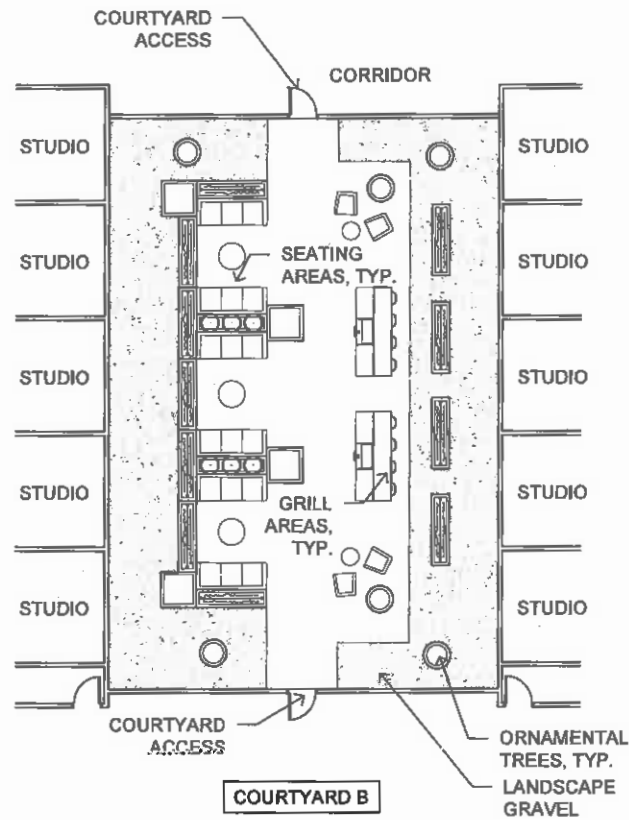
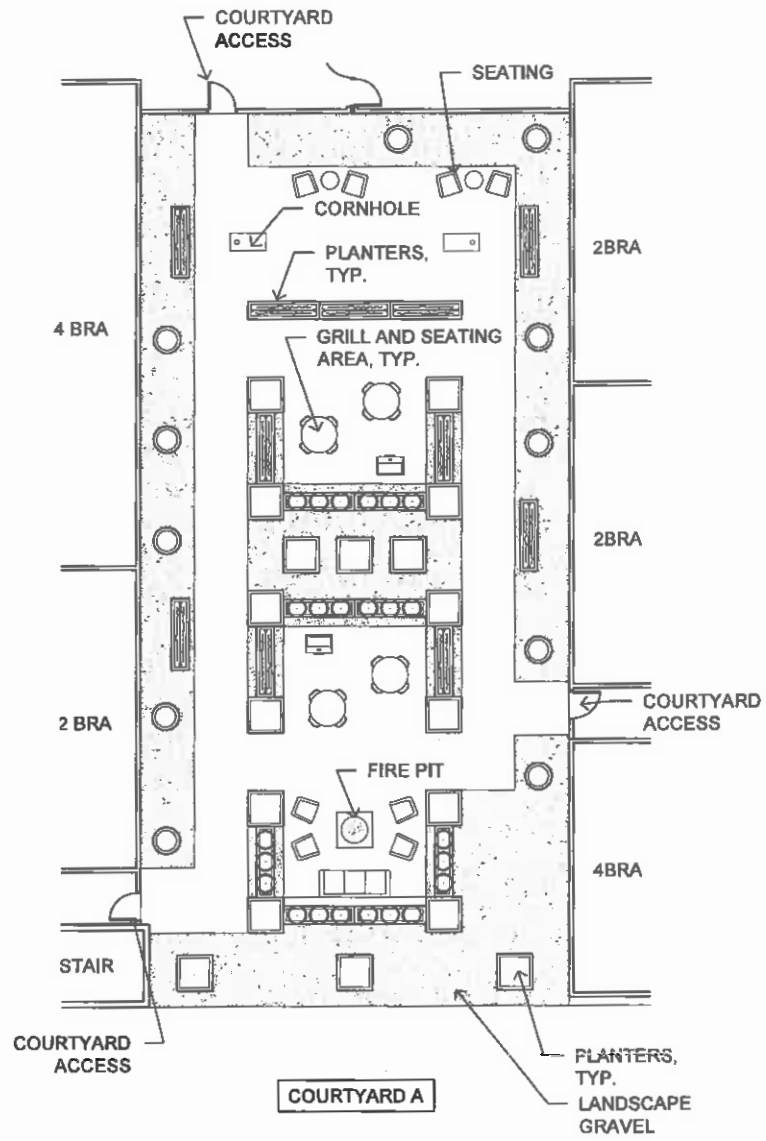


NORTH ↗

SEVENTH FLOOR PLAN

SCALE: 1/32" = 1'-0"
 JANUARY 31, 2020

A4.5



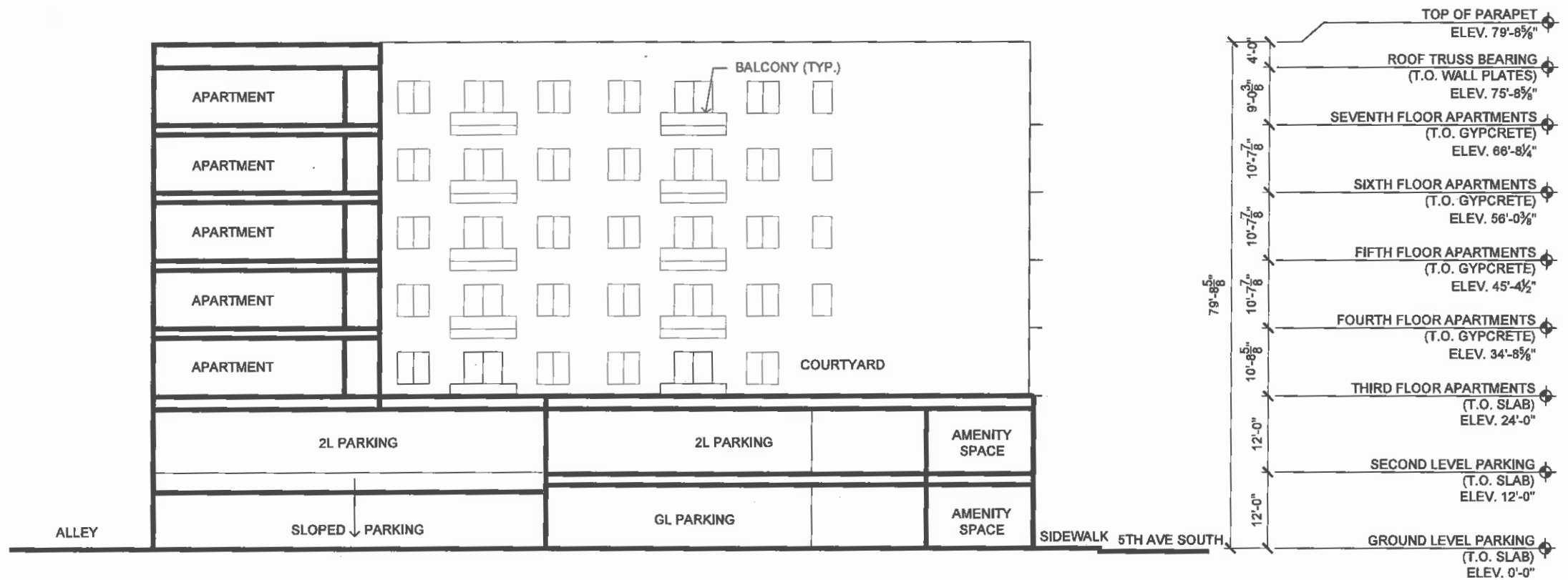
NORTH ↗

ILLUSTRATIVE PLAN FOR COURTYARDS

SCALE: 1/16" = 1'-0"
JANUARY 31, 2020

A4.6

SCHEMATIC DESIGN



ILLUSTRATIVE SECTION A

SCALE: 1/16" = 1'-0"
 JANUARY 31, 2020

A4.7

SCHEMATIC DESIGN



13TH & 5TH - LOOKING NORTHEAST
JANUARY 31, 2020

A4.8

SCHEMATIC DESIGN

13TH AND 5TH BIRMINGHAM
SCHEMATIC DESIGN
BIRMINGHAM, AL



14TH & 5TH - LOOKING NORTHWEST
JANUARY 31, 2020

A4.9

13TH AND 5TH BIRMINGHAM
SCHEMATIC DESIGN
BIRMINGHAM, AL

SCHEMATIC DESIGN



ALLEY - LOOKING EAST **A4.10**
JANUARY 31, 2020

SCHEMATIC DESIGN

13TH AND 5TH BIRMINGHAM
SCHEMATIC DESIGN
BIRMINGHAM, AL

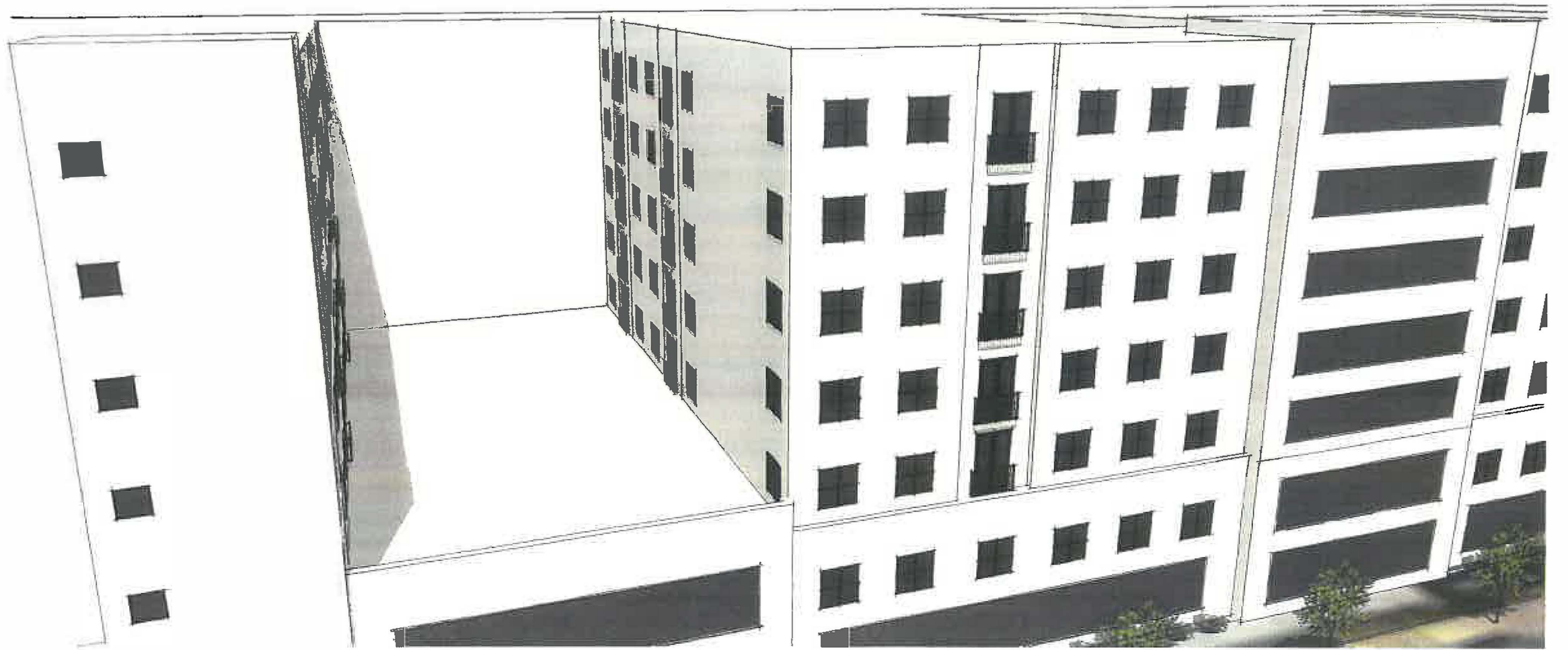


AERIAL - LOOKING NORTH
JANUARY 31, 2020

A4.11

13TH AND 5TH BIRMINGHAM
SCHEMATIC DESIGN
BIRMINGHAM, AL

SCHEMATIC DESIGN



AMENITY AREA **A4.12**
JANUARY 31, 2020

13TH AND 5TH BIRMINGHAM
SCHEMATIC DESIGN
BIRMINGHAM, AL

SCHEMATIC DESIGN



AERIAL - LOOKING NORTHWEST **A4.13**
JANUARY 31, 2020

13TH AND 5TH BIRMINGHAM
SCHEMATIC DESIGN
BIRMINGHAM, AL

SCHEMATIC DESIGN



AERIAL - LOOKING SOUTHWEST **A4.14**
JANUARY 31, 2020

13TH AND 5TH BIRMINGHAM
SCHEMATIC DESIGN
BIRMINGHAM, AL

SCHEMATIC DESIGN



AERIAL - LOOKING SOUTHEAST **A4.15**
JANUARY 31, 2020

13TH AND 5TH BIRMINGHAM
SCHEMATIC DESIGN
BIRMINGHAM, AL

SCHEMATIC DESIGN

Birmingham_Unit Count

Unit Matrix

Type		Beds	Baths	Floor					Unit Total		Net Rentable	
				3	4	5	6	7			Unit Area	Total Area
STUDIO	A	1	1	12	12	12	12	12	60	60	377	22620
2 BR	A	2	2	5	6	6	6	7	30	60	986	29580
2 BR	B	2	2	2	2	2	2	2	10	20	988	9880
3 BR	A	3	3	0	0	0	0	1	1	3	1284	1284
3 BR	B	3	3	2	2	2	2	1	9	27	1348	12132
4 BR	A	4	4	12	12	12	12	11	59	236	1583	93397
									169	406	168893	

%		
35.50%	35.50%	Studio
17.75%	23.67%	2 beds
5.92%		
0.59%	5.92%	3 beds
5.33%		
34.91%	34.91%	4 beds

Parking Matrix

Type	Total Units	Multiplier	Total Spaces
1 BR	60	1	60
2 BR	40	1.5	60
3 BR	10	1.5	15
4 BR	59	2	118

253	Spaces Required (apts)
271	Including Office (3) + Retail (15) Parking
243	Spaces Required with 10% Reduction
215	Spaces Required with 20% Reduction
228	Actual Spaces Provided In Building
210	Apartments
3	Office
15	Retail

Meeting – February 27, 2020
Location - City Council Chambers, Third Floor, City Hall
Time - 2:00PM
Pre-Meeting - 1:00PM
Department of Planning Engineering & Permits Conference Room, Fifth Floor

Neighborhood: Crestwood Staff Planner Moton ZBA2020-00011

Request: Variance to allow the expansion of a legal non-conforming structure with a current side yard setback at 6.3 FT and 7.1 FT to remain pursuant to Title 1, Chapter 9, Article VII, section 3.A.3. page 370
Applicant: Cooper Bennett
Owner: Cooper Bennett
Site Address: 125 Montevallo LN
Zip Code: 35213
Description: The applicant is adding an addition to the rear of the property while using the existing side yard setbacks of 6.3 FT and 7.1 FT instead of the minimum required one side 7 FT and both sides totaling 16 FT.
Property Zoned: R-2 Single Family Residential District
Parcel Information: Parcel #: 012300281028006000, NE of Section 28, Township 17 S, Range 2 W

Variance:
The applicant is requesting a variance to allow an expansion into the rear yard of a legal non conforming structure while maintaining the existing side yard setbacks of 6.3 FT on the west and 7.1 FT on the east side of the property.

Neighborhood Meeting:
The Crestwood South Neighborhood meets on February 24, 2020.

Public Notices:
Public notices were mailed on February 18, 2020.

Applicant's Justification:
The applicant provided documentation of the six (6) variance standard request questions. The information has been submitted as part of the ZBA Packet.

1. Physical Characteristics of the Property: This parcel is 70' wide x 182' in length. This is narrower than the minimum 75' width for current D-2 zoning.
2. Unique Characteristics: The only place that a new bathroom can be built that will adjoin the existing master bathroom is to place the addition on the left rear corner of the home. Nearly all of the surrounding homes already have 2 or more bathrooms.
3. Hardship Not Self-Imposed: The existing structure has not been altered or extended since it was built 1955.
4. Financial Gain Not Only Basis: The addition will allow for a master bathroom as well as additional closet space which will increase the usability and enjoyment of the home.
5. No Injury to Neighboring Property: The addition will not encroach any closer towards the adjacent home than the existing home. The addition will not have any effect on the supply of light or air to the adjacent property.
6. No Harm to Public Welfare: The granting of this variance will not have any detrimental effect on public welfare. The addition will be built to meet current building codes, which will be a vast improvement in safety relative to the order portion of the existing structure or the surrounding older homes.

History:

The parcel is located at 5421 10th Ave S and it resides within the R-2 Single Family District which is located. The property was built in 1955 prior to the current zoning ordinance side yard setbacks; therefore, it is considered a legal nonconforming structure. The proposed addition in the west rear corner of the property will include a bathroom.

Staff Analysis:

The minimum required setbacks for 5421 10th Ave S is one side 7 FT and both sides totaling 16 FT. The addition to the property is in the west rear of the property and will only effect the side yard setback of 6.3ft of the west of the property. It appears that the other properties in the same block face similar side yard setbacks.

The applicant does meet requirements of the Variance review standards.

Staff Recommendation

Staff believes the applicant has provided sufficient evidence to support the variance request. Therefore, staff believes the request has 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.

ONE STOP PERMITTING

CITY OF BIRMINGHAM
DEPARTMENT OF PLANNING, ENGINEERING & PERMITS
 710 20th Street, North
 ROOM 210, CITY HALL
 BIRMINGHAM, ALABAMA 35203

Randall L. Woodfin, Mayor

Edwin Revell, Director

<div style="border: 1px solid black; padding: 5px; text-align: center; font-weight: bold;">APPLICATION TO THE ZONING BOARD OF ADJUSTMENT</div>	Date <u>2/6/20</u> Case No. _____ Master No. _____ Project No. _____
P.I.D. No.: _____ Address Verified By: _____ Modified Address: _____	

Please print or type legibly and fill in all that apply

Site Address: 5421 10th Ave S Zip Code: 35222

Location: _____

Project Name: _____

Lot(s) _____	Block(s) _____	Survey _____
Lot(s) _____	Block(s) _____	Survey _____
Lot(s) _____	Block(s) _____	Survey _____

Metes and Bounds Attached

<p>OWNER</p> <p>NAME: <u>Nest Properties LLC (Cooper Bennett)</u> ADDRESS: <u>125 Montevallo Ln</u> CITY/STATE/ZIP: <u>B'ham AL 35213</u> PHONE: <u>(205) 746-3417</u> CELLULAR: () <u>same</u> FAX: () PAGER: () EMAIL: <u>cooper.bennett@gmail.com</u></p>	<p>APPLICANT*</p> <p>NAME: <u>Cooper Bennett</u> COMPANY NAME: _____ ADDRESS: <u>125 Montevallo Ln</u> CITY/STATE/ZIP: <u>B'ham AL 35213</u> PHONE: <u>(205) 746-3417</u> CELLULAR: () FAX: () PAGER: () EMAIL: <u>cooper.bennett@gmail.com</u> *Applicant is required to be authorized by owner to undertake work</p>
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TYPE OF REQUEST

Under the following provisions of the Zoning Ordinance of the City of Birmingham, Alabama, the Zoning Board of Adjustment is hereby requested to:

Hear an Appeal from a decision of the Director of the Department of Planning, Engineering and Permits Department (Article VIII, Sec. 5.3)

Modification – Modify the strict application of the provisions of the Zoning Ordinance (Article VIII, Sec. 5.3)

Variance – Authorize a variance from the terms of the Zoning Ordinance (Article VIII, Sec. 5.2)

<input type="checkbox"/> Accessory Structure	<input type="checkbox"/> Adult Establishments	<input type="checkbox"/> Child/Adult Care	<input type="checkbox"/> Communal Living Facility	<input type="checkbox"/> Fences
<input type="checkbox"/> Flood Hazard	<input type="checkbox"/> Height	<input type="checkbox"/> Manufactured Housing	<input type="checkbox"/> Non-Conforming Uses	<input type="checkbox"/> Parking
<input type="checkbox"/> Public	<input type="checkbox"/> Signs	<input checked="" type="checkbox"/> Yards - Setbacks	<input type="checkbox"/> Other _____	

Special Exception – Cause a permit to be issued for a special exception (Article VIII, Sec. 5.4 or Article V, Sec. 1)

<input type="checkbox"/> Accessory Structure	<input type="checkbox"/> Adult Establishments	<input type="checkbox"/> Child/Adult Care	<input type="checkbox"/> Communal Living Facility	<input type="checkbox"/> Fences
<input type="checkbox"/> Flood Hazard	<input type="checkbox"/> Height	<input type="checkbox"/> Manufactured Housing	<input type="checkbox"/> Non-Conforming Uses	<input type="checkbox"/> Parking

Description of Work or Request: Seeking a variance for side set-back requirement to build an addition on left rear corner of home. Addition will be in-line with existing house which is non-conforming. if you have a hardship/practical difficulty, please explain: Existing home is already non-conforming. Lot is only 70' wide. The addition for a master bath needs to be on left rear corner to adjoin the master bedroom.

FOR STAFF USE

SECTION II TEXT CHANGE

Amendment to: Title: _____ Article: _____ Title: _____

See Attachment

In words substantially as follows: _____

PLANS REQUIRED	PERMIT FEE WAIVED	REFERENCE CASES:
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____

COMMENTS _____

CERTIFICATION

I fully understand that, upon the filing of this application and the payment of the filing fee to defray the expenses of investigation and processing this application, there shall be no refunds made to me and that the payment of said filing fee shall in no way entitle me to the change, amendment, supplement, modification or repeal as herein applied for. If an amendment to text of Zoning Ordinance is proposed, please complete applicant data. I hereby certify that I have read this application and that all information contained herein is true. If any portion of this information, either intentionally or unintentionally, is false or is a misrepresentation of the material facts, the permit or process granted will be void. I further certify that if I am not the owner, I have proper authorization from the owner to act as representative on his/her behalf and that I may be required to provide written documentation of such authorization to the City of Birmingham.

Signature (Owner) [Signature] Date 2/6/20

Signature (Owner) _____ Date _____

Hearing Date: _____ Hearing Time: _____ Location: **Room 300, City Hall**

Filing Fees:	Single Family Residential Zone District	-	\$100.00
	Multi-Family Residential and Commercial Zone District	-	\$500.00
	Appeals	-	\$300.00

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Nest Properties LLC

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$165,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Christopher Vickers, an unmarried person** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Nest Properties LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Jefferson**, State of Alabama, to-wit:

Lot 6, in Block 4, according to the Survey of Monroe's Addition to Crestwood, as recorded in Map Book 36, Page 65, in the Probate Office of Jefferson County,, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

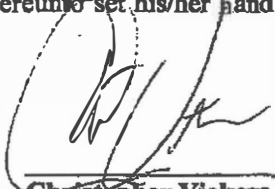
Property Address: **5421 10th Avenue South, Birmingham, AL 35222**

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set his/her hand and seal this 30th day of January, 2020.

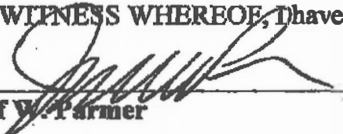


Christopher Vickers

STATE OF ALABAMA-)
: COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Christopher Vickers whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of January, 2020.



Jeff W. Farmer

NOTARY PUBLIC
My Commission Expires: 09/13/2020



Cooper Bennett
February 6, 2020
Reference: ZBA2020-00011

c/o Angelica Moton
City of Birmingham
Department of Planning, Engineering, & Permits

To Whom It May Concern:

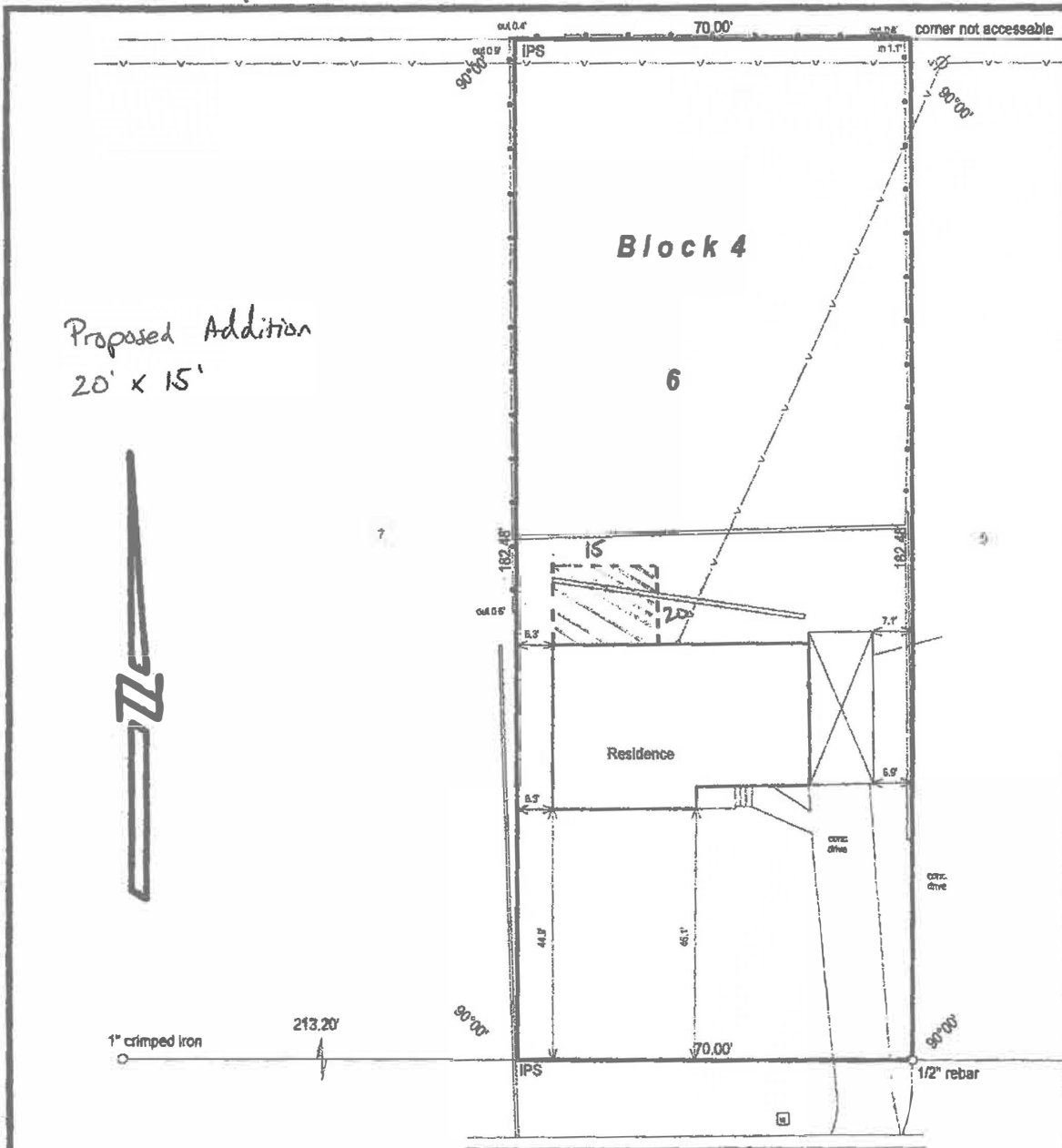
This letter serves to address the standards of review for a variance in case ZBA2020-00011 for the property at 5421 10th Ave S, Birmingham, AL 35210. I am seeking the variance to build an addition on the left rear corner of the home for a second bathroom. The existing home is already legal non-conforming with respect to the minimum side setback (total of both sides), and the addition will not extend any further towards the side of the property than the existing home already does.

1. **Physical Characteristics of the Property:** This parcel is 70' wide x 182' in length. This is narrower than the minimum 75' width for current D-2 zoning.
2. **Unique Characteristics:** The only place that a new bathroom can be built that will adjoin the existing master bedroom is to place the addition on the left rear corner of the home. Nearly all of the surrounding homes already have 2 or more bathrooms.
3. **Hardship Not Self-Imposed:** The existing structure has not been altered or extended since it was built in 1955.
4. **Financial Gain Not Only Basis:** The addition will allow for a master bathroom as well as additional closet space which will increase the usability and enjoyment of the home.
5. **No Injury to Neighboring Property:** The addition will not encroach any closer towards the adjacent home than the existing home. The addition will not have any effect on the supply of light or air to the adjacent property.
6. **No Harm to Public Welfare:** The granting of this variance will not have any detrimental effect on public welfare. The addition will be built to meet current building codes, which will be a vast improvement in safety relative to the older portion of the existing structure or the surrounding older homes.

Sincerely,

Cooper Bennett
(205) 746-3417

Proposed



10th Avenue South

54' R.O.W.

STATE OF ALABAMA
JEFFERSON COUNTY

I, Steven H. Gilbert, a Professional Land Surveyor in the State of Alabama, hereby certify to the parties listed below that the following is a true and correct copy of a map or plat of a survey made by me of the following described property:

Lot 6, Block 4, Monroe's Addition to Crestwood as recorded in Map Book 36, Page 65, in the Probate Office of Jefferson County, Alabama.

I further certify that the building(s) now erected on said property are within the boundaries of same except as may be shown; that there are no encroachments from adjacent property except as shown; that there are no rights-of-way, easements, or joint driveways over or across said land visible on the surface, except as shown; that there are no utility poles, guy wires, lines, structures, or supports therefor (excepting those that serve the premises only), except as shown; that I have consulted the Federal Insurance Administration Flood Hazard boundary maps and found this property IS NOT located in a Flood Hazard Area (as determined by graphic plotting); and 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.

FIRM Map No. 01073 0413 G September 29, 2006

This survey was performed with conventional equipment and techniques. Horizontal and vertical control was established by GPS observations using NAVD 1988 vertical and NAD 83 horizontal datum. Bearings are based on Alabama State Plane Coordinates, West Zone. Corrections were obtained from the ALDOT CORS network.

This survey is invalid unless sealed in red ink.

Legend

○ iron boundary marker	⊗ utility pole
⊕ open pipe ind.	⊗ fire hyd.
⊖ power box	⊗ tree
⊙ capped pipe ind.	⊗ TV/tel. box
⊕ water valve	⊕ offset cross
⊕ guy anchor	⊕ commencing point
PS 60' rebar est 17507	⊕ gas valve
⊕ Drain Manhole	⊕ Sanitary manhole
⊕ Tel. Manhole	⊕ Sign
⊕ measured dlm.	⊕ plated dlm.
⊕ water meter	⊕ gas meter
⊕ power meter	⊕ Sign
— chain link fence	
— gas line	
— water line	
— overhead utility line	
— wire fence	
— wood fence	
— center line	

Project No. 2020202
Cooper Bennett
As built Survey
5421 10th Avenue South
Birmingham, Alabama
February 3, 2020



Scale 1" = 20 feet
SOUTHEASTERN SURVEYORS, INC.
Steven H. Gilbert, P.L.S.
Alabama Reg. Land Surveyor No. 17507
5160 Scenic View Drive
Birmingham, Alabama 35210
(205) 956-7125 Fax(205) 956-7146

PARCEL ID: 012300281028006000

SOURCE: TAX ASSESSOR RECORDS **TAX YEAR:** 2018

DATE: Thursday, February 6, 2020 11:11:43 AM

OWNER: VICKERS CHRISTOPHER

ADDRESS: 5421 10TH AVE S

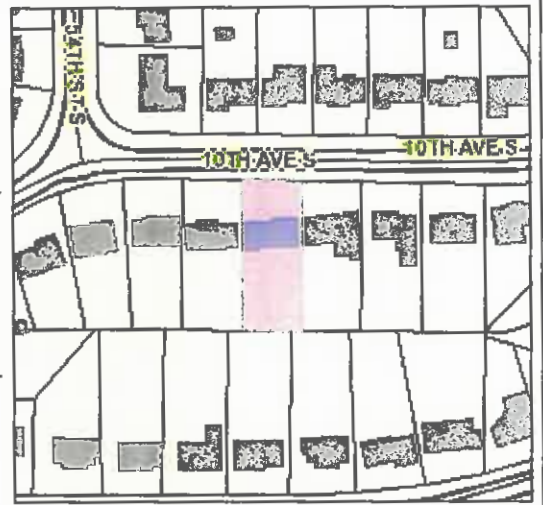
CITY/STATE: BIRMINGHAM AL

ZIP+4: 35222--4011

SITE ADDR: 5421 10TH AVE S

CITY/STATE: BHAM, AL

ZIP: 35222



LAND: \$78,700.00

BLDG: \$84,600.00

OTHER: \$0.00

AREA: 12,454.70

ACRES: 0.29

SUBDIVISION INFORMATION:

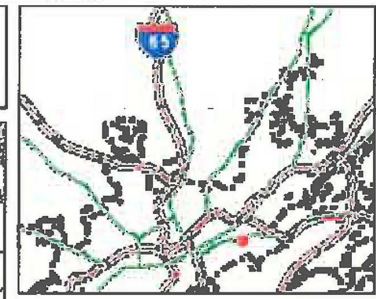
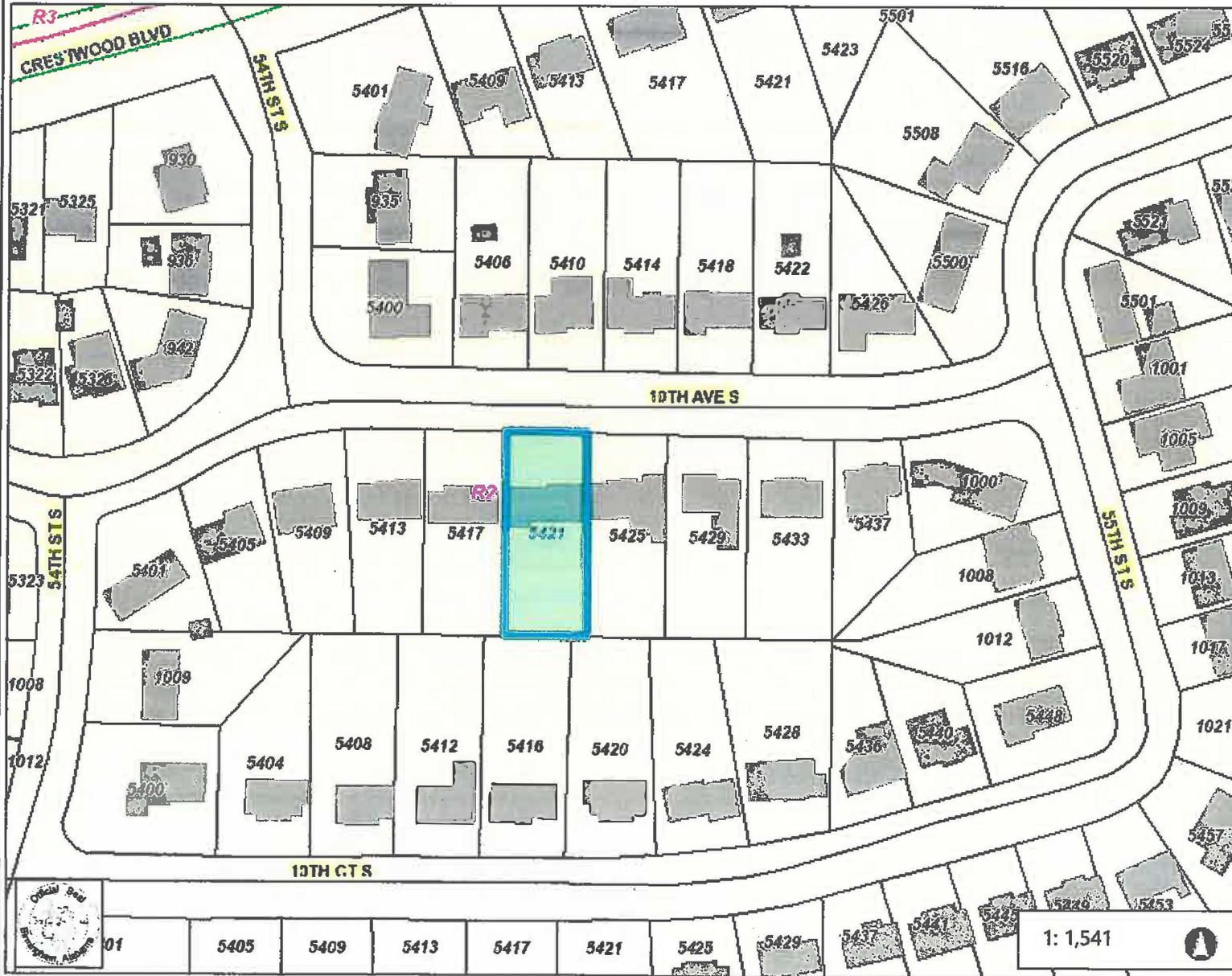
NAME MONROES-CRESTWOOD 23-28-1

BLOCK: 4

LOT: 6

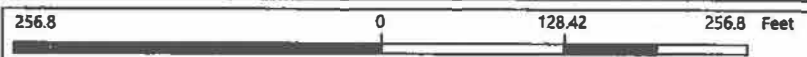
Section: 28-17-2W
Land Slide Zones: In Land Slide Zones
Historic Districts: Not in Historic Districts
Commercial Revitalization District: Not in Commercial Revitalization District
Fire District: Not in Fire District
Flood Zones: Not in Flood Zones
Tax Increment Financing District: Not in Tax Increment Financing District
Neighborhoods: Crestwood South (402)
Communities: CRESTWOOD (4)
Council Districts: District - 2 (Councilor: Hunter Williams)
Zoning Outline: R2
Demolition Quadrants: DEM Quadrant - 4
Impaired Watersheds: Impaired Watershed - Upper Village Creek
Strategic Opportunity Area: Not in Strategic Opportunity Area
RISE Focus Area: In RISE Focus Area
Tax Delinquent Property: Not in Tax Delinquent Property
EPA Superfund: Not in EPA Superfund
Opportunity Zones: Not in Opportunity Zones
Judicial Boundaries: JEFFERSON

Parcel mapping and description information is obtained from the Jefferson County Tax Assessor's Office. This site does not provide real-time information and may contain errors. All data should be verified with the official source. The City of Birmingham makes no warranty as to the accuracy of the data and assumes no responsibility for any errors. Data from the Tax Assessor's Office may not be available for all parcels.



Legend

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

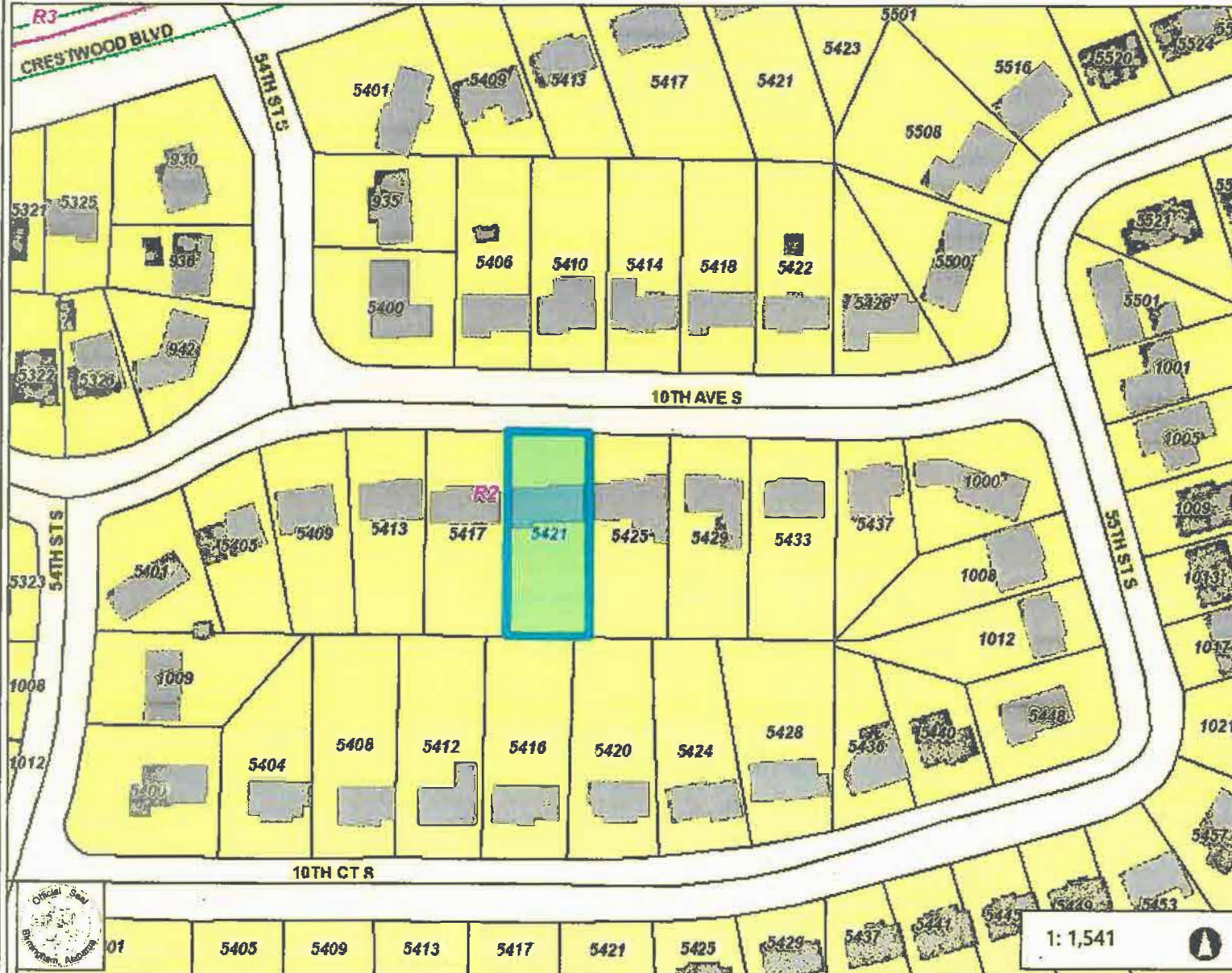


The City of Birmingham makes no warranty, expressed or implied, as to the accuracy of the information represented herein. This map is a user generated static output from an internet mapping site and is for general reference only.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



ZBA2020-00011 ADOPTED LAND USE MAP



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 Land Use Plan

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



1:1,541

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

Notes



5421 10th Ave S

ZBA2020-00011 Ariel Map



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020 50 ft



5421 10th Ave S

Street View



Image capture: Aug 2013 © 2020 Google

Meeting – February 27, 2020
Location - City Council Chambers, Third Floor, City Hall
Time - 2:00PM
Pre-Meeting - 1:00PM
Department of Planning Engineering & Permits Conference Room, Fifth Floor

Neighborhood: Woodlawn Staff Planner Moton ZBA2020-00012

Request: Parking Special Exception
Applicant: D' Andre Green
Owner: Michael J. Antonio Jr
Site Address: 4847 Richard Arrington Jr Blvd N
Zip Code: 35212
Description: Special exception to allow remote parking for 20 required off-street parking within 1,000 feet Title 1, Chapter 5, Article I, Section 8 A.3 page 249
Property Zoned: CB-2 Contingency General Business District and R-3 Single Family District
Parcel Information: Parcel #:012300201024009000, NE of Section 20, Township 17 S, Range 2 W

Special Exception:

The applicant is requesting a special exception to allow remote parking for 20 required off-street parking within 1,000 feet for "D-Icon Bar and Lounge."

Neighborhood Meeting:

The Woodlawn Neighborhood Association met on February 17, 2020 and voted to support the request of the applicant 12-0.

Public Notices:

Public notices were mailed on February 19, 2020.

Applicant's Justification:

The applicant proposed to use the vacant lot, also owned by Michael Antonio, located at 974 50th St N for a parking; however, that property is zoned residential and does not allow for the use of a parking lot. Therefore, the applicant must utilize off street parking.

History:

The parcel is located at 4847 Richard Arrington Jr Blvd N and the building itself resides within the Contingency B-2 (General Business) District. The applicant purchased the commercial structure and repurposed it to be used as a Bar and Lounge; however, as the applicant pursued the necessary permits and licensing for the business, it was identified that remote off-street parking should be considered for the location. The applicant is requesting relief from the parking requirements as identified in this staff report.

Staff Analysis:

The use of a bar and lounge is permitted in the C-B2 zoning district. The property is located within the Woodlawn historic district and is subject to the rules and regulations of the Design Review Committee. The property is 2,000 square feet and per table 1.05.101 of required off-street parking spaces, a bar is required 1 parking spaces per 100sqft of the GFA, totaling 20 required parking spaces. The applicant provided a written parking agreement with Greystone Legal Clinic located at 1004 50th St N, Birmingham AL 35212 which is located within approximately 200ft of the subject property. The attorney office is within 3,000sqft building and the use of office requires 1 parking space per 400sqft of the GFA, totaling 8 required parking

spaces. This property contains 40 paved and stripe parking spaces with a surplus of 32 parking spaces, which allows for D-Icon to utilize 20 of the paved off-street parking spaces.

Staff Recommendation

Staff believes the applicant has provided sufficient evidence to support the special exception request. Therefore, staff believes the request has 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.

ONE STOP PERMITTING

CITY OF BIRMINGHAM
DEPARTMENT OF PLANNING, ENGINEERING & PERMITS
710 20th Street, North
ROOM 210, CITY HALL
BIRMINGHAM, ALABAMA 35203

Randall L. Woodfin, Mayor

Edwin Revell, Director

<div style="border: 1px solid black; padding: 5px; text-align: center; font-weight: bold;">APPLICATION TO THE ZONING BOARD OF ADJUSTMENT</div>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black;">Date</td> <td style="border-bottom: 1px solid black;">_____</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Case No.</td> <td style="border-bottom: 1px solid black;">_____</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Master No.</td> <td style="border-bottom: 1px solid black;">_____</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Project No.</td> <td style="border-bottom: 1px solid black;">_____</td> </tr> </table>	Date	_____	Case No.	_____	Master No.	_____	Project No.	_____
Date	_____								
Case No.	_____								
Master No.	_____								
Project No.	_____								
P.I.D. No.: _____ Address Verified By: _____ Modified Address: <u>4847 R.A. Jr Blvd Bham AL 35212</u>									

Please print or type legibly and fill in all that apply

Site Address: 4847 Richard Arrington Jr Blvd Zip Code: 35212
 Location: _____
 Project Name: D-Kon
 Lot(s) _____ Block(s) _____ Survey _____
 Lot(s) _____ Block(s) _____ Survey _____
 Lot(s) _____ Block(s) _____ Survey _____
 Metes and Bounds Attached

OWNER NAME: <u>Michael J. Antonio Jr</u> ADDRESS: <u>2516 Eleventh Ave N, Ste 101</u> CITY/STATE/ZIP: <u>Birmingham, AL 35234</u> PHONE: <u>(205) 323-0111</u> CELLULAR: () FAX: <u>(205) 252-3838</u> PAGER: () EMAIL: _____	APPLICANT* NAME: <u>DAndre Green</u> COMPANY NAME: <u>D-Kon Bar & Lounge</u> ADDRESS: <u>4847 Richard Arrington Jr Blvd</u> CITY/STATE/ZIP: <u>Birmingham, AL 35212</u> PHONE: <u>(205) 925-6146</u> CELLULAR: <u>(404) 961-8137</u> FAX: <u>(404) 445-8504</u> PAGER: () EMAIL: <u>dandregreen@gmail.com</u> *Applicant is required to be authorized by owner to undertake work
--	--

TYPE OF REQUEST

Under the following provisions of the Zoning Ordinance of the City of Birmingham, Alabama, the Zoning Board of Adjustment is hereby requested to:

Hear an Appeal from a decision of the Director of the Department of Planning, Engineering and Permits Department (Article VIII, Sec. 5.3)

Modification – Modify the strict application of the provisions of the Zoning Ordinance (Article VIII, Sec. 5.3)

Variance – Authorize a variance from the terms of the Zoning Ordinance (Article VIII, Sec. 5.2)

<input type="checkbox"/> Accessory Structure	<input type="checkbox"/> Adult Establishments	<input type="checkbox"/> Child/Adult Care	<input type="checkbox"/> Communal Living Facility	<input type="checkbox"/> Fences
<input type="checkbox"/> Flood Hazard	<input type="checkbox"/> Height	<input type="checkbox"/> Manufactured Housing	<input type="checkbox"/> Non-Conforming Uses	<input type="checkbox"/> Parking
<input type="checkbox"/> Public	<input type="checkbox"/> Signs	<input type="checkbox"/> Yards	<input type="checkbox"/> Other _____	

Special Exception – Cause a permit to be issued for a special exception (Article VIII, Sec. 5.4 or Article V, Sec. 1)

<input type="checkbox"/> Accessory Structure	<input type="checkbox"/> Adult Establishments	<input type="checkbox"/> Child/Adult Care	<input type="checkbox"/> Communal Living Facility	<input checked="" type="checkbox"/> Fences
<input type="checkbox"/> Flood Hazard	<input type="checkbox"/> Height	<input type="checkbox"/> Manufactured Housing	<input type="checkbox"/> Non-Conforming Uses	<input type="checkbox"/> Parking

Description of Work or Request: Parking agreement approval.

If you have a hardship/practical difficulty, please explain: Note No parking for a bar/lounge use.

FOR STAFF USE

SECTION II TEXT CHANGE

Amendment to: Title: _____ Article: _____ Title: _____

See Attachment

In words substantially as follows: _____

PLANS REQUIRED	PERMIT FEE WAIVED	REFERENCE CASES:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u>Liquor license</u>

COMMENTS _____

CERTIFICATION

I fully understand that, upon the filing of this application and the payment of the filing fee to defray the expenses of investigation and processing this application, there shall be no refunds made to me and that the payment of said filing fee shall in no way entitle me to the change, amendment, supplement, modification or repeal as herein applied for. If an amendment to text of Zoning Ordinance is proposed, please complete applicant data. I hereby certify that I have read this application and that all information contained herein is true. If any portion of this information, either intentionally or unintentionally, is false or is a misrepresentation of the material facts, the permit or process granted will be void. I further certify that if I am not the owner, I have proper authorization from the owner to act as representative on his/her behalf and that I may be required to provide written documentation of such authorization to the City of Birmingham.

Signature (Owner) [Signature] Date 02/04/2020

Signature (Owner) _____ Date _____

Hearing Date: _____ Hearing Time: _____ Location: **Room 300, City Hall**

Filing Fees:

Single Family Residential Zone District	\$100.00
Multi-Family Residential and Commercial Zone District	\$500.00
Appeals	\$300.00

Parking Agreement

This Parking Agreement is made and entered into the 20th day of January, 2020, by and between D'Andre Green d/b/a D-Icon Bar and Michael J. Antonio Jr. d/b/a GreyStone Legal Clinic

Recitals

Whereas, D'Andre Green d/b/a D-Icon Bar and Lounge desires to operate a bar at 4847 Richard Arrington Jr. Blvd N, Birmingham, Alabama 35212, within a 2000 square foot building, and

WHREAS, that Bar and Lounge will require a total of 20 paved and striped parking spaces, and

Whereas, the property at 1004 50th Street North, Birmingham, AL 35212 only contains 40 paved and striped parking spaces, and

WHEREAS Michael J. Antonio Jr. d/b/a GreyStone Legal Clinic operates a attorney office at 1004 50th Street North, Birmingham, AL 35212, and that business is located within a 3,000 square foot building and therefore requires a total of 20 parking spaces and the property contains 40 paved and striped parking spaces, resulting in a surplus of 20 paved and strip parking spaces, and

WHEREAS Michael J. Antonio Jr. d/b/a GreyStone Legal Clinic is within 500 feet of D-Icon Bar and Lounge and is willing to allocate and provide 20 paved and striped parking spaces to D'Andre D. Green d/b/a D-Icon Bar and Lounge

NOW, THEREFORE, D'Andre D. Green d/b/a D-Icon Bar and Lounge and Michael Antonio Jr. and GreyStone Legal Clinic agree to the following items.

1. Michael Antonio Jr. and GreyStone Legal Clinic shall provide D'Andre D. Green d/b/a D-Icon Bar and Lounge 20 paved and striped parking spaces (shown on attached diagram), to be available 24 hours a day/7 days a week.
-

2. This agreement cannot be terminated by either property owner, unless there is a material default on the lease of the property located at 4847 Richard Arrington Jr. Blvd N, Birmingham, Alabama 35212 as verified by their signatures within this document, without the prior approval and consent of the Zoning Board of Adjustment of the City of Birmingham.
3. This agreement must be recorded in the Office of the Probate Judge for Jefferson County for the locations listed in this agreement in order for it to be valid.
4. A copy of the recorded agreement shall be given to the planning staff of the Department of Planning Engineering and Permits.

IN WITNESS WHEREOF, the property owners, as listed below and by their signatures, have caused this parking agreement to be duly executed as of the day and year listed in the "Parking Agreement" section of this agreement.

D-Icon Bar and Lounge

Grey Stone Legal Clinic

D'Andre D. Green

Michael J Antonio Jr.

CITY OF BIRMINGHAM
DEPARTMENT OF PLANNING, ENGINEERING & PERMITS
710 North 20th Street
ROOM 210 CITY HALL
BIRMINGHAM, ALABAMA 35203



Zoning Board of Adjustment (ZBA) Neighborhood Notification Form

NOTICE to the Woodlawn Neighborhood Association Date: February 6, 2020

Case: ZBA2020-00012

ZBA meeting date: February 27, 2020

Site: 4847 Richard Arrington Jr Blvd N

Applicant: D'Andre Green
205-825-6146

Request: Special exception to allow remote parking for 20 required off-street parking within 1,000 feet Title 1, Chapter 5, Article I, Section 8 A.3

When you receive this notice, please have a neighborhood officer contact Angelica Moton, Room 210 City Hall, (205) 279-8917, (205) 254-2111 FAX, angelica.moton@birminghamal.gov

The neighborhood has the following 3 options (please select one):

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.

The neighborhood Advisory Committee SUPPORTS REQUEST -or- OPPOSES REQUEST
Because: _____

The Neighborhood Association requests a ONE ZBA MEETING continuation to allow the neighborhood to discuss this ZBA request at the regularly scheduled neighborhood meeting or a special called meeting before _____ (Please list the meeting date, time, and place of meeting)

NA Meeting Location: _____ Address: _____

Date: _____

NA Contact Person: _____ Telephone: _____

Neighborhood Officer Signature

Date: 2/17/2020

Neighborhood Response Form – (if the APPLICANT attends the NA meeting)

RE: ZBA2020-00012

Date: 2/17/2020

To: Angelica Moton, Room 210, 2nd Floor City Hall (205) 279-8917. FAX: (205)254-2111
Angelica.moton@birminghamal.gov

From: Woodlawn N.A. President, Vice President, Secretary
(Please indicate the Officer who chaired the meeting when this request was heard)

On Feb. 17, 2020, the request was heard by our Neighborhood Association and we took the following action:

SUPPORT (# of votes) 12

OPPOSE (# of votes) 0

The decision of the Neighborhood Association was to (circle one) support / not support) the request for the following reasons:

We support D-I con with the provision he stated in WNA meeting.

The Neighborhood Association understands that its opinion is only advisory and that this form will be given to ZBA members. Representatives from the Association or its members can attend the ZBA meeting to personally express concerns and requests.

Neighborhood Officer Signature: Valencia King
(Officer who chaired or presided over the meeting when the case was presented should sign above)

NOTE:

The Woodlawn NA meetings are held on the Second Monday of each month at the Woodlawn Library 5709 1st Ave N 6:00pm. Please contact Valencia King 205-777-3398 to attend the meeting.

PARCEL ID: 012300201024009000

SOURCE: TAX ASSESOR RECORDS **TAX YEAR:** 2018

DATE: Wednesday, February 19, 2020 7:49:42 AM

OWNER: ANTONIO MICHAEL J

ADDRESS: 1004 50TH STREET NORTH

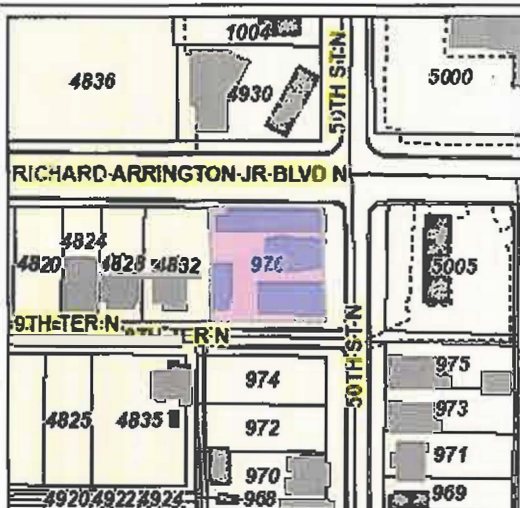
CITY/STATE: BIRMINGHAM AL

ZIP+4: 35212

SITE ADDR: 976 50TH ST N

CITY/STATE: , AL

ZIP: 35212



LAND: \$49,900.00

BLDG: \$69,600.00

OTHER: \$0.00

AREA: 14,607.80

ACRES: 0.34

SUBDIVISION INFORMATION:

NAME

BLOCK:

LOT:

Section: 20-17-2W

Land Slide Zones: Not in Land Slide Zones

Historic Districts: Woodlawn

Commercial Revitalization District: Not in Commercial Revitalization District

Fire District: Not in Fire District

Flood Zones: Not in Flood Zones

Tax Increment Financing District: Not in Tax Increment Financing District

Neighborhoods: Woodlawn (2104)

Communities: WOODLAWN (21)

Council Districts: District - 4 (Councilor: William Parker)

Zoning Outline: R3; CB2

Demolition Quadrants: DEM Quadrant - 4

Impaired Watersheds: Impaired Watershed - Upper Village Creek

Strategic Opportunity Area: In Strategic Opportunity Area

RISE Focus Area: In RISE Focus Area

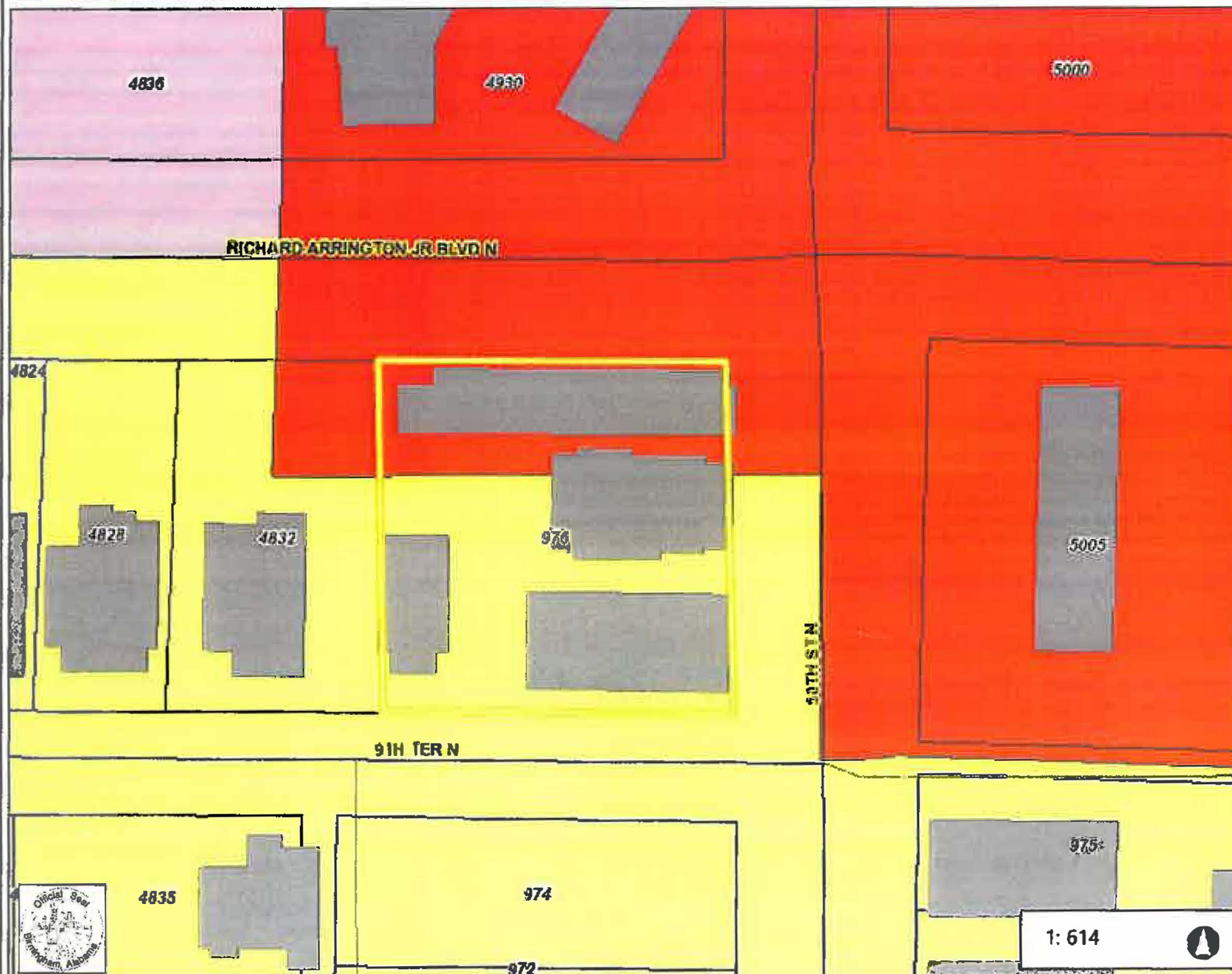
Tax Delinquent Property: Not in Tax Delinquent Property

EPA Superfund: Not in EPA Superfund

Opportunity Zones: In Opportunity Zones

Judicial Boundaries: JEFFERSON

Parcel mapping and description information is obtained from the Jefferson County Tax Assessor's Office. This site does not provide real-time information and may contain errors. All data should be verified with the official source. The City of Birmingham makes no warranty as to the accuracy of the data and assumes no responsibility for any errors. Data from the Tax Assessor's Office may not be available for all parcels.



Legend

- Centerline Labels
- + Railroad
- Alleys
- Local Roads
- Arterials
- County Highways
- State Highways
- US Highways
- Interstates
 - Limited Access
 - Ramp
- Buildings
- Hydrology Lines
- Hydrology Areas
- Parcels
- City Parks
- Airport
- Zoning Shaded
 - R1; D1 - Single Family District - Cla
 - R2; D2 - Single Family District - Cla
 - R3; D3 - Single Family District; R3
 - R4; D4 - Two Family District; R4
 - R4A - Multiple Dwelling District
 - R5; D5 - Multiple Family District; D5
 - R6; D6 - Multiple Family District
 - R7 - Multiple Family District

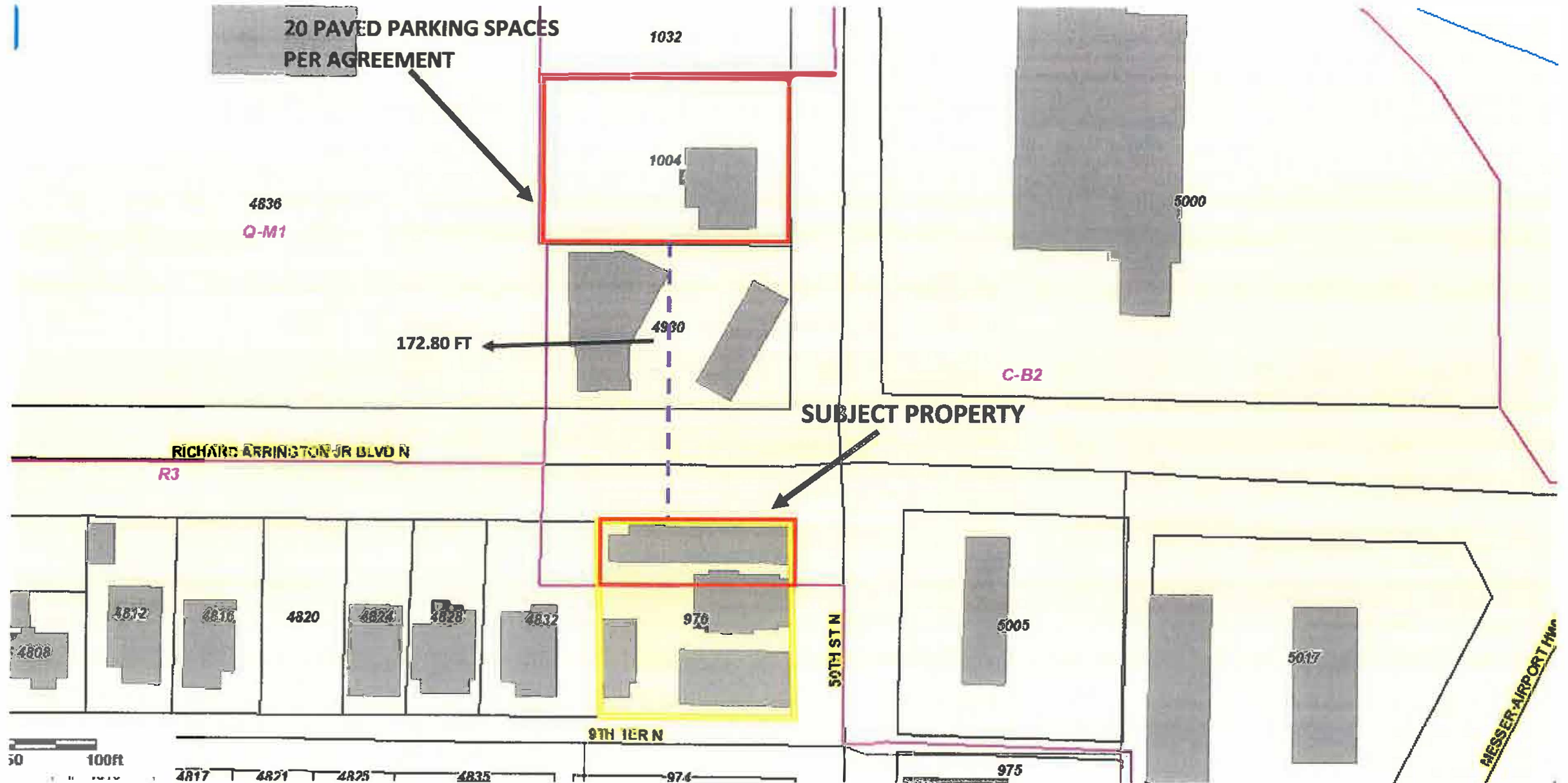
102.3 0 51.13 102.3 Feet

<http://gisweb.birminghamal.gov> Map Created: 02/06/2020

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

Notes

4847 Richard Arrington Blvd N



ZBA2020-00012 Ariel Map



Google Maps 4930 Richard Arrington Jr Blvd N



Image capture: Oct 2018 © 2020 Google