

Meeting – February 11, 2021
Location - City Council Chambers, Third Floor, City Hall
Time - 2:00PM
Pre-Meeting - 1:00PM
Webex

Neighborhood: Redmont Park Staff Planner Moton ZBA2021-00001

Request: Special Exception & Modification
Applicant: C. Randall Minor, ESQ
Owner: 2222 Arlington Company, L.L.C
Site Address: 2222 Arlington Ave
Zip Code: 35205
Description: Special exception to allow remote parking for 56 off-street parking within 1,000 feet Title 1, Chapter 5, Article I, Section 8 A.3 page 249 and a modification to allow 104 off-street parking spaces instead of the required 124 off-street parking spaces pursuant to Title I, Chapter 9, Article VI, Section 6.A.3
Property Zoned: O & I, Office and Institutional District
Parcel Information: Parcel #:012800062023007000, NW of Section 06, Township 18 S, Range 2 W

Special Exception:

Special exception to allow remote parking for 56 off-street parking within 1,000 feet Title 1, Chapter 5, Article I, Section 8 A.3 page 249

Modification:

A modification to allow 104 off-street parking spaces instead of the required 124 off-street parking spaces pursuant to Title I, Chapter 9, Article VI, Section 6.A.3

Neighborhood Meeting:

The Redmont Park Neighborhood Association met on February 9, 2021; waiting on vote.

Public Notices:

Public notices were mailed on January 20, 2021.

Staff Analysis:

The parcel is located at 2222 Arlington Ave and the building itself resides within the O&I, Office and Institutional District. The applicant is purposing to use an existing office space. According to Title 1 Chapter 5 Section 4.O, it requires 1 parking space per 400sqft of GFA for an office. The office is 55,000sf which requires 138 parking spaces. However, with the 10% deduction for a nearby transit and deductions for bike racks leaves them with 124 required parking spaces. There are 48 existing parking spaces on the site and 56 parking spaces available on an existing parking deck located on property 1204 22nd St S. The parking deck has the same owner as the office; therefore, a parking covenant recorded with the Jefferson County probate office would be required to account for the 56 parking spaces. With the 48 off-street parking spaces on the site and the 56 parking spaces on the parking deck, brings the total to 104 parking spaces. There is a 20-parking space deficit and a parking modification would be required.

The applicant provided a site plan that shows 61 on-street parking spaces within a 500' feet radius and an additional 130 spaces within 1000' feet radius. There are no existing parking modification cases within 1,320' feet radius.

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.
2. All permits and certificate of completion should obtain within two years of approval from the Board.
3. A written parking covenant for 56 off-street spaces recorded with the probate court within 30days of approval.

PARCEL ID: 012800062023007000

SOURCE: TAX ASSESOR RECORDS **TAX YEAR:** 2019

DATE: Wednesday, January 20, 2021 12:46:24 PM

OWNER: 2222 ARLINGTON COMPANY LLC

ADDRESS: 2222 ARLINGTON AVE S

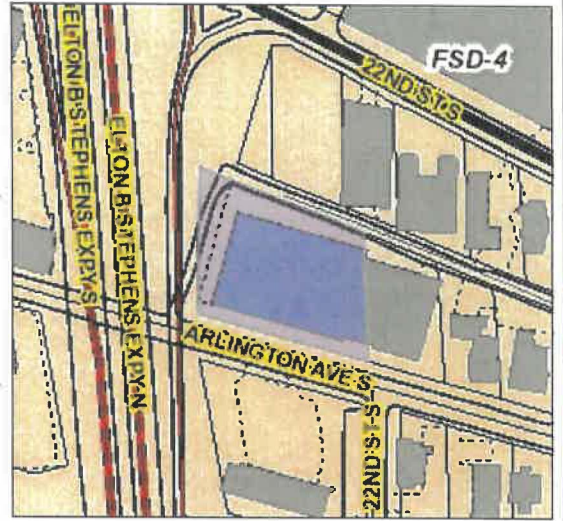
CITY/STATE: BIRMINGHAM AL

ZIP+4: 35205--4004

SITE ADDR: 2222 ARLINGTON AVE S

CITY/STATE: BIRMINGHAM, AL

ZIP: 35205



LAND: \$1,071,900.00

BLDG: \$2,545,400.00

OTHER: \$0.00

AREA: 37,977.00

ACRES: 0.87

SUBDIVISION INFORMATION:

NAME BIRMINGHAM BLOCKS

BLOCK: 847

LOT: 15

Section: 6-18-2W

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: In Tax Increment Financing District

Neighborhoods: Redmont Park (1403)

Communities: Red Mountain (14)

Council Districts: District - 3 (Councilor: Valerie A. Abbott)

Zoning Outline: O&I

Demolition Quadrants: DEM Quadrant - 3

Impaired Watersheds: Not in Impaired Watersheds

Strategic Opportunity Area: Not in Strategic Opportunity Area

RISE Focus Area: In RISE Focus Area

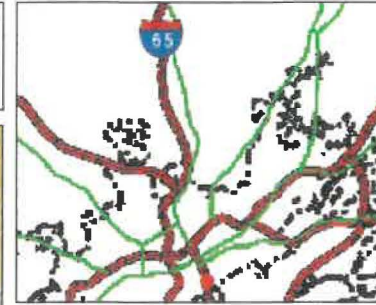
Tax Delinquent Property: Not in Tax Delinquent Property

EPA Superfund: Not in EPA Superfund

Opportunity Zones: Not in Opportunity Zones

Judicial Boundaries: JEFFERSON

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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

317.8 0 158.90 317.8 Feet

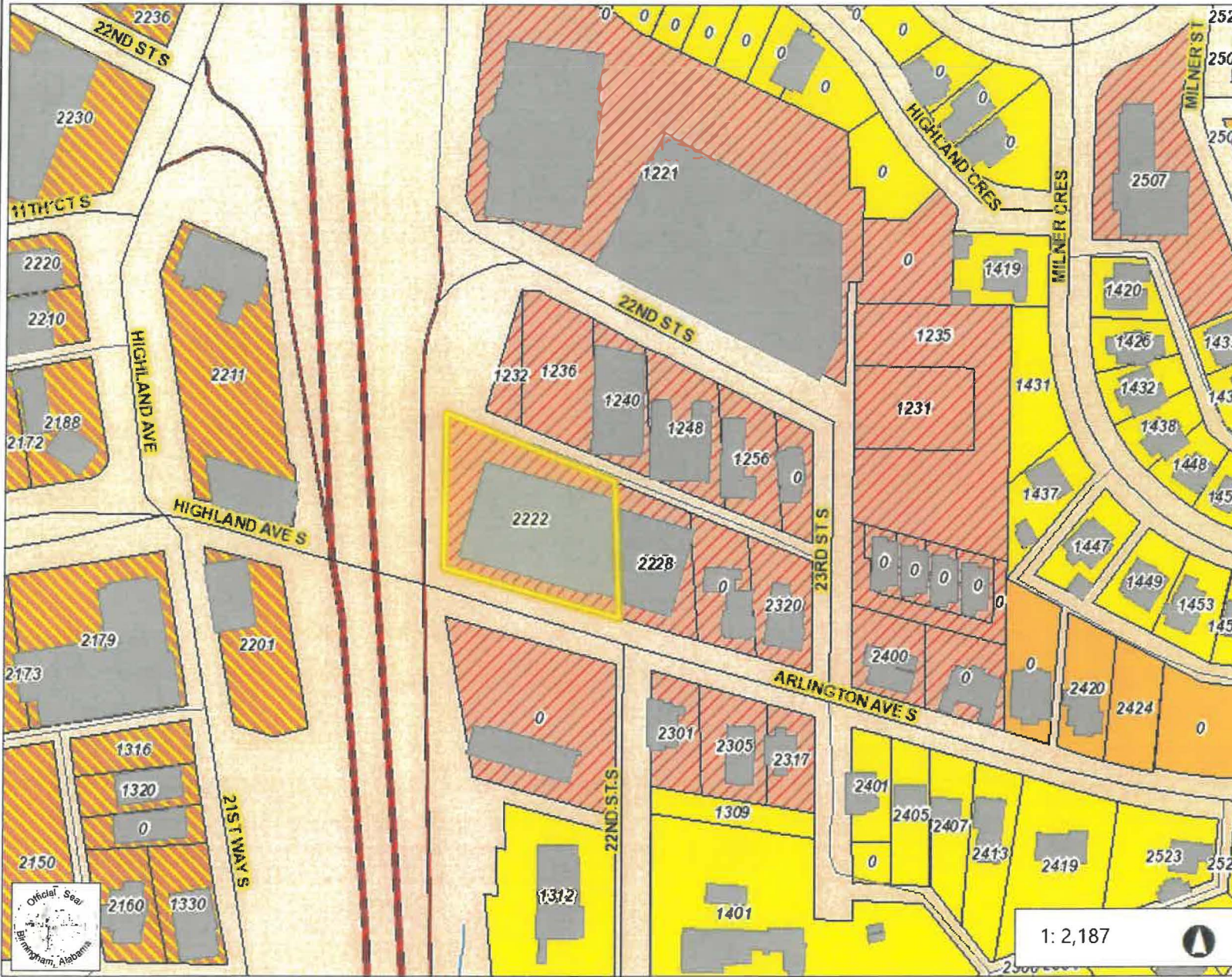
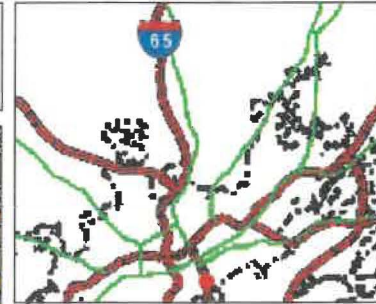
1: 1,907

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



ZBA2021-00001 ADOPTED LAND USE MAP



Legend

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- 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: 2,187



364.4 0 182.21 364.4 Feet

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Notes

Google Maps 2222 Arlington Ave S



Image capture: Mar 2019 © 2021 Google

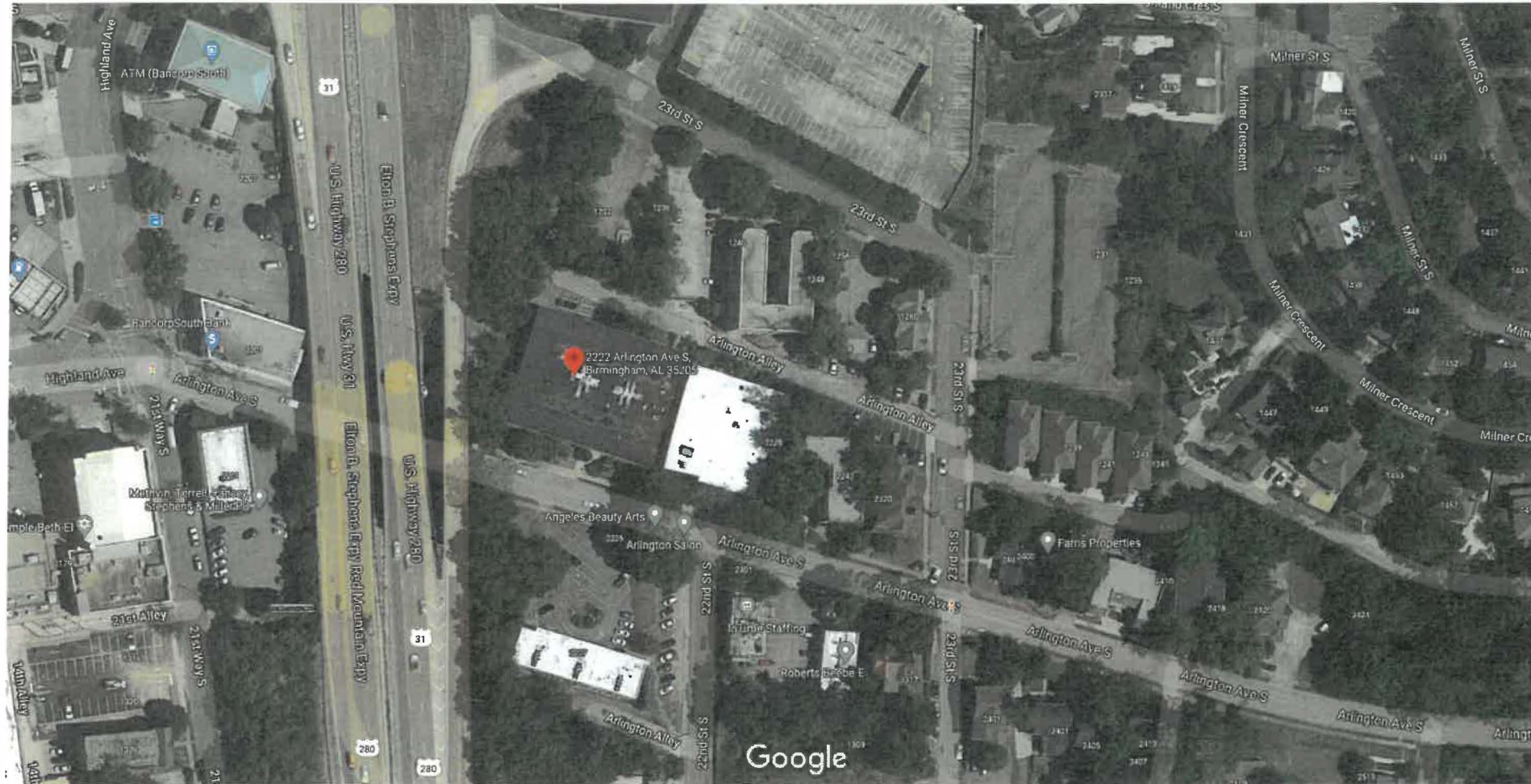
Birmingham, Alabama



Street View



Google Maps 2222 Arlington Ave S



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021 50 ft

Parking Modification Application for the Redevelopment of 2222 Arlington Avenue

This is an application on behalf of 2222 Arlington Company, L.L.C. (the “Owner”) for a parking modification pursuant to Section 6 of Article VI of Chapter 9 of Title 1 of the Zoning Ordinance. If granted, the modification would allow the approximately 55,000 square foot building (the “Existing Building”), located on Parcel III depicted on the annotated survey included with this application as **Exhibit A** (the “Annotated Survey”)¹ and known by the street address of 2222 Arlington Ave., to satisfy its required parking for an office use in an O&I (Office and Institutional) district through the provision of 104 off-street parking spaces as follows:

- (i) 48 surface parking spaces on Parcel III, which is improved with the Existing Building, and
- (ii) 56 parking spaces on Parcel II, which is improved with a 2-story parking structure (the “Existing Parking Deck”).

A companion application for a special exception has been filed pursuant to Section 6(A) of Article III of Chapter 4 of Title 1 of the Zoning Ordinance to allow, pending approval of this application, a portion of the modified parking requirement for the Existing Building to be satisfied with parking spaces, if and when constructed, in the lowest level of a mid-rise, residential condominium building proposed for development on Parcel I and Parcel VI, both of which parcels are zoned R-6 (Multiple Dwelling) and adjacent to the alley that separates those parcels from the Existing Building.

Legal Non-Conforming Use of the Existing Parking Deck

The use of the Existing Parking Deck in conjunction with the Existing Building is permitted as a legal, non-conforming use, which use was most recently formally confirmed by the City in a letter dated December 13, 2012 (see **Exhibit B**). Until recently, the Existing Building was occupied by Bayer Properties.

Review Standards

The Board may modify the strict application of the provisions of this Ordinance and cause a permit to be issued upon such reasonable condition as it may prescribe in the following cases:

- 1. *The extension of a district for a distance of not more than 50 feet where the boundary line of a district divides a lot or tract held in single ownership at the time of the passage of this Ordinance.*

N/A

¹ All references to “Parcel ___” are intended to refer to the correspondingly named parcel as depicted on the Annotated Survey.

2. *The determination of the proper district applicable to particular land in cases of ambiguity or doubt arising from a difference between the street layout actually on the ground and the street layout as shown on the zone map.*

N/A

3. *Reduction in the parking and loading requirements of this Ordinance whenever the character or use of a building or premises is such as to make unnecessary the full provision of parking or loading facilities, or where a designated public parking lot or deck is available within walking distance, equal to 1,320 feet, or where the applicant can demonstrate that a surplus of on-street parking, in a commercial, mixed-use, manufacturing or industrial district, exists and is within walking distance of the subject use.*

As shown in the Annotated Survey, there are 61 on-street parking spaces within walking distance of the Existing Building and an additional 130 off-site parking within 1000 feet of the subject use. As shown in the parking compliance analysis on Exhibit C, the Existing Building would have a parking deficit of 20 parking spaces under current zoning. Because 61 is greater than 20, there is a surplus of on-street parking.

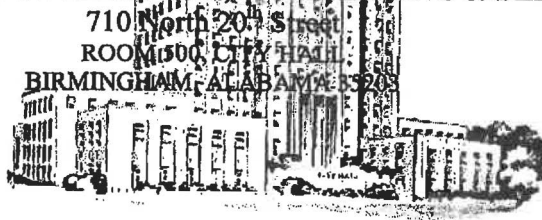
Exhibit A
Annotated Survey
(immediately follows)

Exhibit B

Zoning Confirmation Letter

05741123.7

CITY OF BIRMINGHAM
DEPARTMENT OF PLANNING, ENGINEERING & PERMITS



William A. Bell, Sr.
Mayor

Andre V. Bittas
Director

December 13, 2012

First Commercial Bank,
a division of Synovus Bank
800 Shades Creek Parkway
Birmingham, AL 35209

2222 Arlington Company, LLC
2222 Arlington Avenue
Birmingham, AL 35205

RE: 2222 Arlington Avenue and related properties

Dear Sirs:

The property located at 2222 Arlington Avenue, shown as Parcel III on the as-built survey dated December 7, 2012 prepared by Walter Schoel Engineering Company, Inc. (the "Survey") (parcel ID numbers 28-06-2-023-007.000 and 28-06-2-023-008.000) is zoned O&I, Office and Institutional District (Article 2, Section 7 of the Zoning Ordinance). This zoning classification allows an office use as a permitted use.

The adjacent properties located at 1232 22nd Street, South, shown as Parcel 1 on the Survey (parcel ID# 28-06-2-023-006.000), 1236 22nd Street, South, shown as Parcel VI on the Survey (parcel ID# 28-06-2-023-005.000), and 1240 22nd Street, South, shown as Parcel II on the Survey (parcel ID# 28-06-2-023-004.000) are all zoned R-6, Multiple Dwelling District (Article 1, Section 8 of the Zoning Ordinance). The parking structure and use that is located on Parcel II is a legal non-conforming use as this property was previously zoned B-1, Neighborhood Business District (Article 2, Section 1 of the Zoning Ordinance) which allowed a parking facility as a permitted use.

The properties located at 1231 23rd Street, South, shown as Parcel IV on the Survey (parcel ID# 28-06-1-019-021.001) and 1235 23rd Street, South, shown as Parcel V on the Survey (parcel ID# 28-06-1-019-021.002) are also zoned R-6, Multiple Dwelling District. The use of these properties for a parking lot is also a legal nonconforming use as these properties were also previously zoned B-1.

If the building located at 2222 Arlington Avenue is damaged to the extent that the cost of the repair and/or reconstruction of that building would equal or exceed 50% of the assessed value of that structure, certain regulatory issues would have to be resolved. The lots that comprise Parcel III (Lots 13, 14, 15, and 16) would need to be resurveyed into one lot and a variance for the existing rear and side yard setbacks would have to be granted. The current O&I zoning classification requires a side yard setback of a minimum of 10 feet and an 8 foot side yard setback is shown on the as-built survey. A minimum 20 foot rear yard setback is also required and even though one-half of the adjoining alley right-of-way (which is shown as 20 feet) may be used for this measurement, the least rear yard setback appears to be only 18.5 feet.

December 13, 2012
First Commercial Bank
Page 2

Attached is a copy of the section of the Zoning Ordinance that addresses the limitations of a legal non-conforming use or structure.

Please review this letter carefully and do not hesitate to call me at (205)-254-2562 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil Turkett", with a long horizontal stroke extending to the right.

Phil Turkett
Zoning Administrator

Nonconforming Uses.

Section 1. When continuance of use permitted; change in use.

The lawful use of a structure or the lawful use of land existing at the time of the effective date of this Ordinance may be continued although such use does not conform to the provision hereof. If no structural alterations are made, a nonconforming use of a structure may be changed to another nonconforming use of the same or more restrictive classification or to a conforming use, but such use shall not thereafter be changed to a less restrictive classification.

Section 2. Structures or premises vacant for two years.

In the event that a structure or premise occupied by a nonconforming use becomes and remains vacant for a continuous period of two years or more, the use of the same shall thereafter conform to the use regulations of the district in which such structure or premises is located.

Section 3. Enlargement, etc., of structure or premises.

No structure or premises occupied by a nonconforming use shall be enlarged, extended, reconstructed or structurally altered, unless such use is changed to a use which conforms to the use regulations of the district in which such structure or premise is located; provided, however, that structure or premise may be physically enlarged, extended, reconstructed or structurally altered to the extent necessary for compliance with any existing and applicable law or ordinance specifying minimum standards of health or safety.

Section 4. Enlargement, etc., of nonconforming use.

No nonconforming use shall be enlarged, extended or expanded unless such use is changed to a use which conforms to the use regulations of the district in which such use is located.

Section 5. Structures conforming to district regulations but not other regulations.

A structure or building conforming to the use regulations of the district in which it is located, but not conforming to any other provision of this Ordinance, may be enlarged, extended or expanded; provided, that such enlargement, extension or expansion conforms to the provisions of this Ordinance.

Section 6. Restoration of damaged buildings.

Any building or structure damaged by explosion, fire, act of God, or public enemy, to the extent of more than fifty (50%) percent of its appraised value immediately prior to said damage, shall not be restored except in conformity with the regulations of this Ordinance; provided however, any taking of a part of the land

upon which said building or structure is situated, by the exercise of the power of eminent domain by a governmental or public agency, or by a deed in lieu of the exercise of said power, shall not be considered in determining whether the restoration of the building or structure will be in conformity with the regulations of this ordinance, and said land or premises shall be regarded for such purposes as if the taking had not occurred.

Meeting – February 11, 2021
Location - City Council Chambers, Third Floor, City Hall
Time - 2:00PM
Pre-Meeting - 1:00PM
Webex

Neighborhood: Redmont Park Staff Planner Moton ZBA2021-00002

Request: Special Exception
Applicant: C. Randall Minor, ESQ
Owner: 2222 Arlington Company, L.L.C
Site Address: 1232 & 1236 22nd St S
Zip Code: 35203
Description: Special Exception to allow automobile parking pursuant to Title 1,
Chapter 4, Section 6.A. page 131
Property Zoned: R-6, Multiple Dwelling District
Parcel Information: Parcel #:012800062023006000 & 012800062023005000, NW of Section
06, Township 18 S, Range 2 W

Special Exception:

Special Exception to allow automobile parking pursuant to Title 1, Chapter 4, Section 6.A.

Neighborhood Meeting:

The Redmont Park Neighborhood Association met on February 9, 2021; waiting on vote.

Public Notices:

Public notices were mailed on January 20, 2021.

Staff Analysis:

The parcel is located at 1232 & 1236 22nd St S and the building itself resides within the O R-6, Multiple Dwelling District. The applicant is purposing to build a new residential building that will consist of a two level of parking deck. The applicant is requesting that the lowest level of the parking deck that will consist of 16 parking spaces be used for the existing office building located at 2222 Arlington Ave. This would be only if the applicant meets the following conditions:

1. Parking area shall adjoin a commercial, manufacturing or industrial district.
2. All of the adjoining parking area is owned by and for the benefit of the adjoining commercial, manufacturing or industrial use only.
3. When a parking area is located adjacent to a dwelling district, a landscape buffer shall be required per Chapter 6, Article III of this Ordinance.

The proposed parking deck will be constructed so that it abuts the alley that separates the residential district from the adjoining commercial district. If approved, the developer would convert the subject property and the existing parking structure into the condominium form of ownership with the lowest parking levels being a sperate condominium unit owned by the owner of the existing office building. Landscaping staff has reviewed the plans and stated there are no landscaping requirements; however, suggest placing landscaping in the island portion shown on the plan.

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.
2. All permits and certificate of occupancy should obtain within two years of approval from the Board.
3. Resurvey of the lot within 90 days of the approval date.
4. A written parking covenant for the lower level of the parking deck recorded with the probate court within 30days of approval.

PARCEL ID: 012800062023006000

SOURCE: TAX ASSESSOR RECORDS **TAX YEAR:** 2019

DATE: Wednesday, January 20, 2021 1:57:49 PM

OWNER: 2222 ARLINGTON COMPANY LLC

ADDRESS: 2222 ARLINGTON AVE S

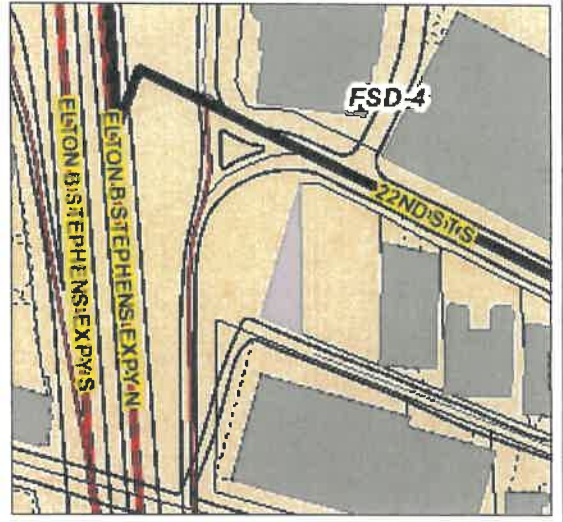
CITY/STATE: BIRMINGHAM AL

ZIP+4: 35205--4004

SITE ADDR: 1232 22ND ST S

CITY/STATE: BIRMINGHAM, AL

ZIP: 35205



LAND: \$37,200.00

BLDG: \$2,800.00

OTHER: \$0.00

AREA: 3,693.83

ACRES: 0.08

SUBDIVISION INFORMATION:

NAME BIRMINGHAM BLOCKS

BLOCK: 847

LOT: 7

Section: 6-18-2W

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: In Tax Increment Financing District

Neighborhoods: Redmont Park (1403)

Communities: Red Mountain (14)

Council Districts: District - 3 (Councilor: Valerie A. Abbott)

Zoning Outline: R6

Demolition Quadrants: DEM Quadrant - 3

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: Not in Opportunity Zones

Judicial Boundaries: JEFFERSON

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PARCEL ID: 012800062023005000

SOURCE: TAX ASSESSOR RECORDS **TAX YEAR:** 2019

DATE: Wednesday, January 20, 2021 1:56:56 PM

OWNER: 2222 ARLINGTON COMPANY

ADDRESS: 2222 ARLINGTON AVE S

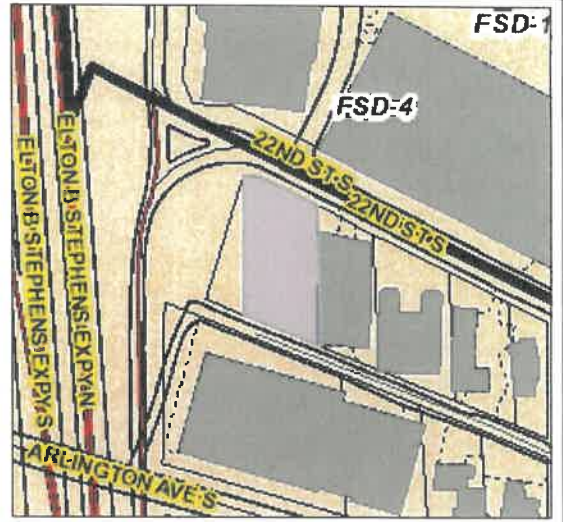
CITY/STATE: BIRMINGHAM AL

ZIP+4: 35205--4004

SITE ADDR: 1236 22ND ST S

CITY/STATE: BIRMINGHAM, AL

ZIP: 35205



LAND: \$406,400.00

BLDG: \$0.00

OTHER: \$0.00

AREA: 15,265.71

ACRES: 0.35

SUBDIVISION INFORMATION:

NAME BIRMINGHAM BLOCKS

BLOCK: 847

LOT: 8

Section: 6-18-2W

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

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Neighborhoods: Redmont Park (1403)

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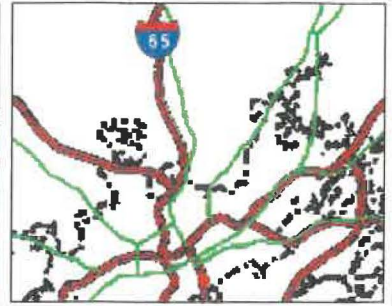
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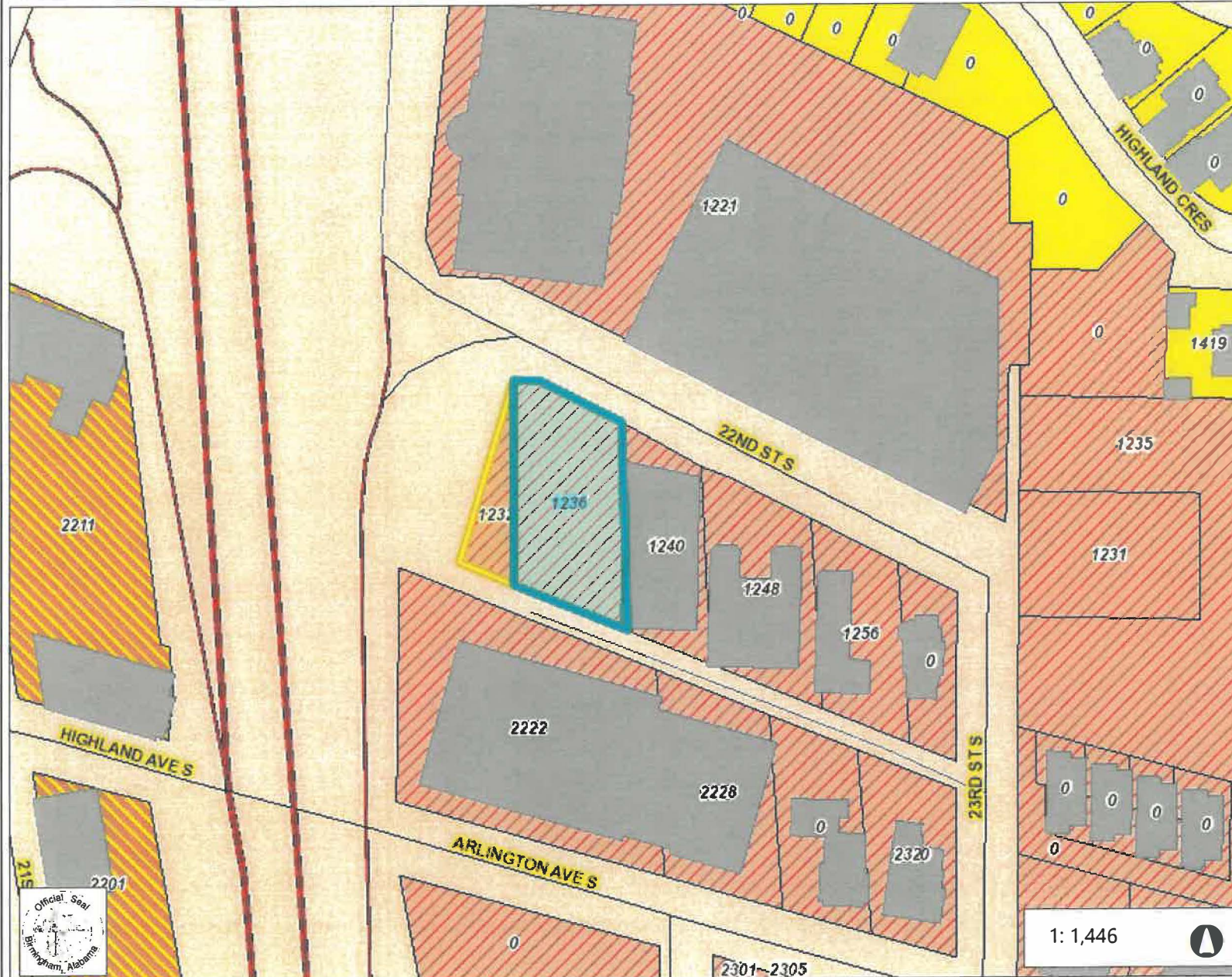
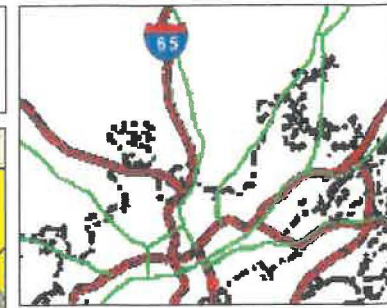
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 - R4A - Multiple Dwelling District
 - R5; D5 - Multiple Family District; D5
 - R6; D6 - Multiple Family District
 - R7 - Multiple Family District

Notes



Legend

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



1: 1,446

241.1 0 120.54 241.1 Feet

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Notes

Google Maps 1232 23rd St S



Image capture: Mar 2017 © 2021 Google

Birmingham, Alabama



Street View

Google Maps 1236 22nd St S



Imagery ©2021 Maxar Technologies, Map data ©2021 20 ft

Special Exception Application for Automobile Parking

This is an application on behalf of 2222 Arlington Company, L.L.C. (the “Owner”) for a special exception application pursuant to Section 6(A) of Article III of Chapter 4 of Title 1 of the Zoning Ordinance. If granted, the special exception would allow automobile parking on “Parcel I” and “Parcel VI” (collectively, the “Subject Property”) depicted on the annotated survey included with this application as **Exhibit A** (the “Annotated Survey”).¹

The Subject Property is located on the south side of 22nd Street South in an R-6 (Multiple Dwelling) district. It is currently vacant and undeveloped.

Project Description

The Owner has entered into a purchase and sale agreement with WDP Arlington Avenue LLC (the “Developer”) to sell the following: (i) the Subject Property, (ii) the land and building known as 2222 Arlington Avenue (the “Existing Office Building”) located on the opposite side of the alley immediate south of the Subject Property on “Parcel III” in an O&I (Office and Institutional) district and (iii) the land and existing 2-story parking structure located adjacent to the Subject Property on “Parcel II” (the “Existing Parking Deck”) in an R-6 (Multiple Dwelling) district.

The Developer contemplates constructing a new, as of right residential condominium building on the Subject Property (the “New Residential Building”) and an upgrade/refresh of the Existing Office Building. As currently planned, the New Residential Building would be constructed such that its lowest two parking levels of structured parking (the “Proposed Parking Deck” and together with the Existing Parking Deck, the “Parking Decks”) would align with the levels of the Existing Parking Deck. Additional surface parking would be provided on “Parcel I”.

Due to the location of the Proposed Parking Deck entirely within an R-6 district, the Developer has filed this application in order to obtain approval for up to [16] parking spaces in the lowest level of the Proposed Parking Deck to be used in conjunction with the Existing Office Building.²

Review Standards

In the D-1, D-2, D-3, D-4, D-5 and D-6, a special exception may be granted by the Board provided that the following conditions are met:

- 1. Parking area shall adjoin a commercial, manufacturing or industrial district.*

The Proposed Parking Deck will be constructed so that it abuts the alley that separates the residential district from the adjoining commercial district.

¹ All references to “Parcel ___” are intended to refer to the correspondingly named parcel as depicted on the Annotated Survey.

² The use of the lowest level of the Existing Parking Deck in conjunction with the Existing Office Building is currently permitted as a legal, non-conforming use.

- 2. All of the adjoining parking area is owned by and for the benefit of the adjoining commercial, manufacturing or industrial use only.*

If approved, the Developer would convert the Subject Property and the Existing Parking Structure into the condominium form of ownership with the lowest parking levels being a separate condominium unit owned by the owner of the Existing Office Building.

- 3. When a parking area is located adjacent to a dwelling district, a landscape buffer shall be required per Chapter 6, Article III of this Ordinance.*

N/A

Exhibit A

Annotated Survey

(immediately follows)

Special Exception Request to Allow Parcel I & VI to Contribute Parking to 2222 Arlington Ave.

Proposed residential development on Parcel I and Parcel VI built upon a parking structure.

The lower parking level will contain 16 spaces for 2222 Arlington Ave. and the upper level will contain 28 spaces for the residence.

Parcel	Zoning
I	R-6
II	R-6
III	O&I
IV & V	R-6
VI	R-6

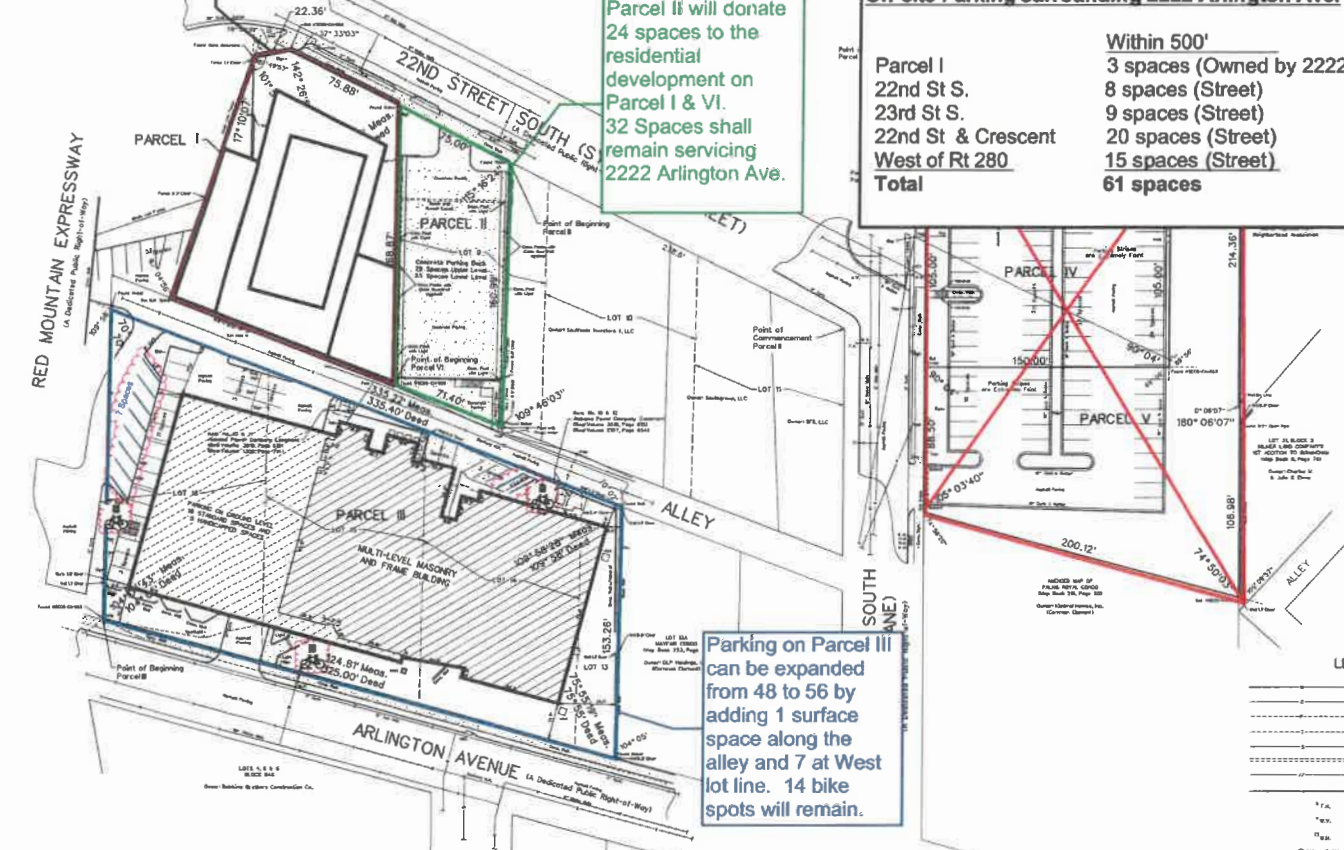
Parcel Parking Committed to 2222 Arlington Ave.

Parcel	Existing	New
I & VI	0 spaces	16 spaces
II	56 spaces	32 spaces
III	62 spaces (48 vehicle, 14 bike)	70 spaces (56 vehicle, 14 bike)
IV & V	0 spaces	0 spaces
Total	118 spaces	118 spaces

Parcel II will donate 24 spaces to the residential development on Parcel I & VI. 32 Spaces shall remain servicing 2222 Arlington Ave.

Off-site Parking surrounding 2222 Arlington Ave.

Parcel	Within 500'	Additional Within 1000'
Parcel I 22nd St S. 23rd St S. 22nd St & Crescent West of Rt 280	3 spaces (Owned by 2222) 8 spaces (Street) 9 spaces (Street) 20 spaces (Street) 15 spaces (Street)	>100 (Street) >30 (Street) >130 Additional spaces
Total	61 spaces	



Parking on Parcel III can be expanded from 48 to 56 by adding 1 surface space along the alley and 7 at West lot line. 14 bike spots will remain.

NOTES:
 1. The corner plat for the property are as follows: Parcel I - 1322 22nd Street South, Parcel II - 1322 22nd Street South, Parcel III - 2222 22nd Street South, Parcel IV - 1322 22nd Street South, Parcel V - 1322 22nd Street South, Parcel VI - 1322 22nd Street South.
 2. This survey is not intended to be a subdivision of land.
 3. The survey is based on the best available information.
 4. The survey is based on the best available information.
 5. The survey is based on the best available information.
 6. The survey is based on the best available information.
 7. The survey is based on the best available information.
 8. The survey is based on the best available information.
 9. The survey is based on the best available information.
 10. The survey is based on the best available information.
 11. The survey is based on the best available information.

LEGAL DESCRIPTION

Parcel I, in Block 847 of Elyton Land Company's Addition No. 1 to the City of Birmingham, Alabama, being more particularly described as follows:
 Parcel II, in Block 847 of Elyton Land Company's Addition No. 1 to the City of Birmingham, Alabama, being more particularly described as follows:
 Parcel III, in Block 847 of Elyton Land Company's Addition No. 1 to the City of Birmingham, Alabama, being more particularly described as follows:
 Parcel IV, in Block 847 of Elyton Land Company's Addition No. 1 to the City of Birmingham, Alabama, being more particularly described as follows:
 Parcel V, in Block 847 of Elyton Land Company's Addition No. 1 to the City of Birmingham, Alabama, being more particularly described as follows:
 Parcel VI, in Block 847 of Elyton Land Company's Addition No. 1 to the City of Birmingham, Alabama, being more particularly described as follows:

LEGEND

- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND POWER
- UNDERGROUND TELEPHONE
- SANITARY SEWER
- STORM SEWER
- OVERHEAD UTILITIES
- FENCE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- POWER METER
- TELEPHONE PULL BOX
- AIR CONDITIONING UNIT
- CONCRETE
- WALL
- WALTER SCHEOL ENGINEERING COMPANY 5/8" CAPPED REBAR

ALTA/ACSM LAND TITLE SURVEY OF 2222 ARLINGTON PROPERTY

WALTER SCHEOL ENGINEERING COMPANY, INC.
 CONSULTING ENGINEERS

DATE: NOVEMBER 1, 2023