

M I C H A E L E R I C D A L E
RESIDENCE DESIGN
INTERIOR DESIGN

September 23, 2016

Board of Zoning Adjustment
City of Mountain Brook, Alabama

Re: 908 Sheridan Drive

Dear Board Members:

We are planning additions and alterations to an existing cottage. We want to add a partial second floor and also raise the pitch of the existing roof where there is only attic space.

The problem we have encountered is that the side property lines were skewed, yet the house is parallel with the street. The 50 foot wide house appears to have been centered on the front property line, allowing the 12.5 feet required on each side. The angled side lines, however, meant that the right side setback got smaller toward the rear of the house- 9.1 at the right rear corner.

We are not asking to lessen the right setback; but only approval to alter the house along the existing setback line. Please note that we are planning small additions to the rear that would conform to the current setback requirements.

Another problem is 34.7 feet from the front setback for the line of existing brick veneer on the center portion of the house. We would like to be able to continue the brick up the wall at this dimension, plus another few inches for brick/ stone accents and window sills. Thus, we ask for 34.0 for random finish work, keeping the actual foundation and frame wall in their existing locations. Although this is less than the 35 feet required by the code, we are planning on the removal of a front porch that is presently only 28.9 feet from the front setback.

Thanks you for your consideration,



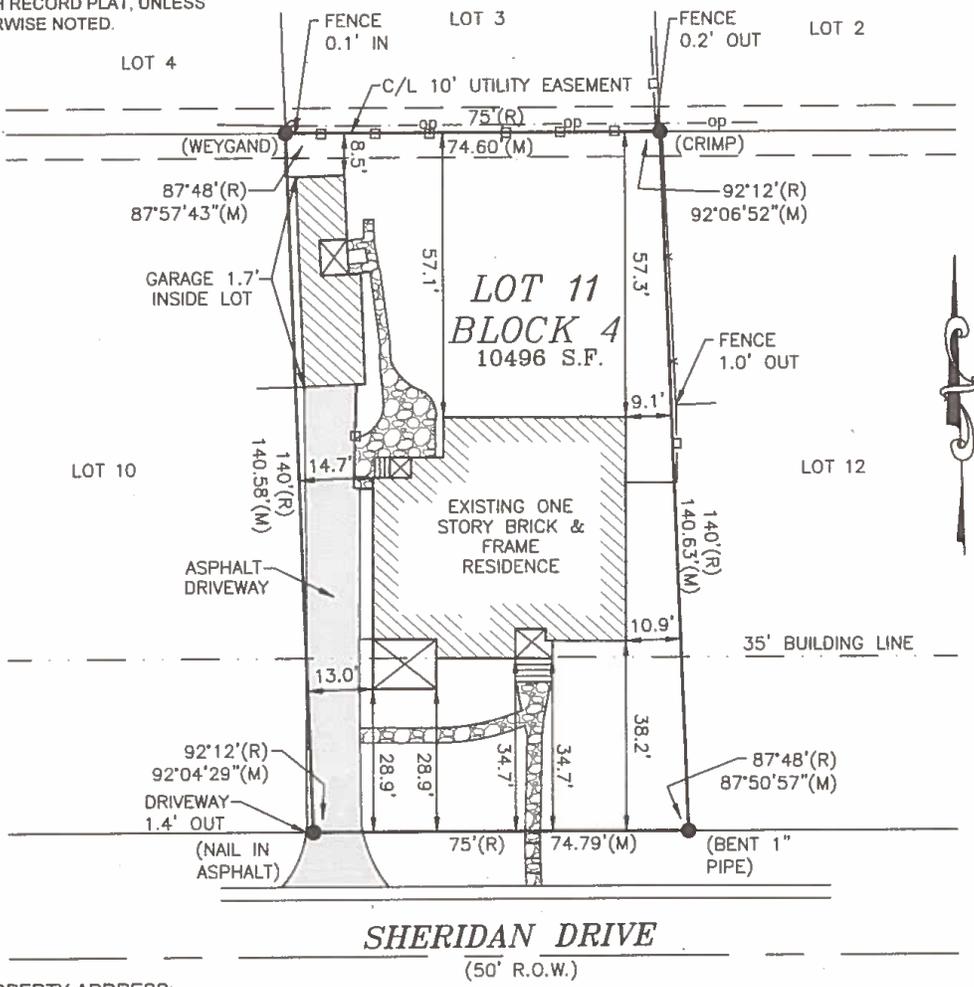
Eric Dale

935 LANDALE ROAD
BIRMINGHAM, AL 35222
VOICE: 205.599.6949
TEXTS: 205.873.1676
ERIC@ERICDALE.COM

Existing A-16-46

NOTE:
PROPERTY DIMENSIONS
MATCH RECORD PLAT, UNLESS
OTHERWISE NOTED.

PROJECT # 16-09015



SHERIDAN DRIVE
(50' R.O.W.)

PROPERTY ADDRESS:
908 SHERIDAN DRIVE
MOUNTAIN BROOK, AL 35213

Lot Survey
STATE OF ALABAMA
JEFFERSON COUNTY

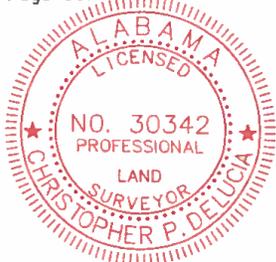


TO ALL INTERESTED PARTIES:
SCALE: 1" = 30'

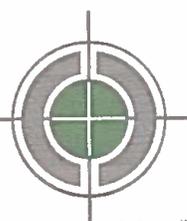
I hereby state that this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Lot 11, Block 4, according to the survey of Euclid Estates, First Sector, as the same appears of record in the Office of the Judge of Probate, Jefferson County, Alabama, in Map Book 31, Page 35.

That there are no rights-of-way, easements, joint driveways or encroachments, over or across said land, visible on the surface or shown on recorded map, except as shown; that this survey shows the improvements located on said property; and that there are no electrical or telephone wires, (excluding wire which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said property, except as shown; and that the property is not located in a special hazard area and is shown in Zone "X" on the Flood Insurance Rate Map for this area (Map No. 01073C0413G, dated September 29, 2006).



GIVEN UNDER MY HAND AND SEAL, this the 27th day of September, 2016.



Christopher P. Delucia
CHRISTOPHER P. DELUCIA ALABAMA REG. NO. 30342

CLIENT:
HARRIET COCHRANE
Field Survey: 09-27-2016

Landmark Professionals, Inc.
RESIDENTIAL & COMMERCIAL LAND SURVEYING

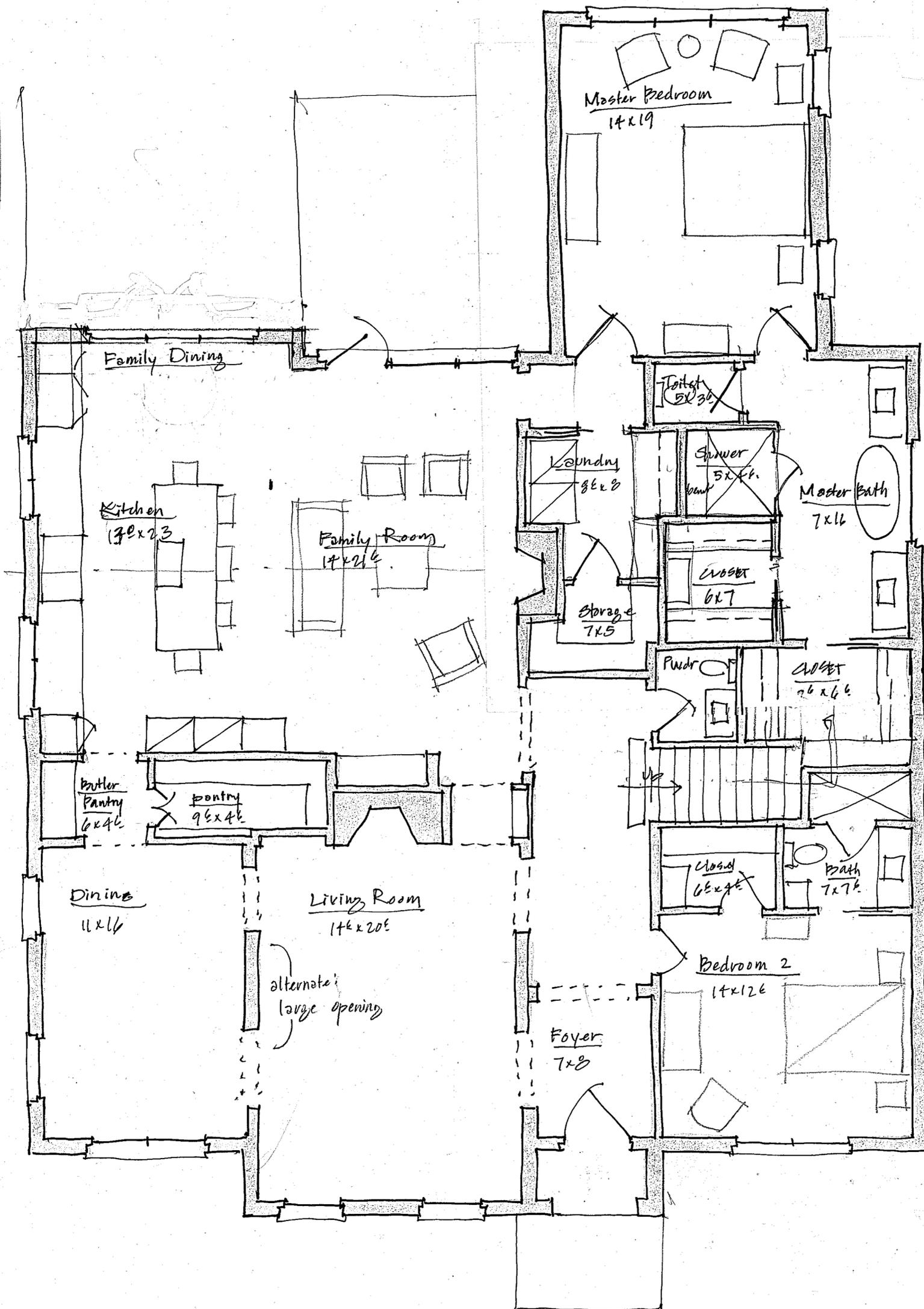
1072 DUNNAVANT PLACE
BIRMINGHAM, ALABAMA 35242
PHONE: (205) 515-7210

- = WOOD FENCE
- = CHAIN LINK FENCE
- = CONCRETE
- = COVERED PORCH / PATIO
- U.T.S. = UNABLE TO SET
- (R) = RECORDED
- (M) = MEASURED
- M.B.L. = MINIMUM BUILDING LINE
- = CAPPED REBAR SET
- = IRON FOUND (DESCRIPTION)
- ASPH = ASPHALT
- op— = OVERHEAD POWER
- ⊕ = POWER POLE

Michael Eric Dale

935 Landale Road, South
Birmingham, Alabama 35222
205.599.6949

eric@ericdale.com

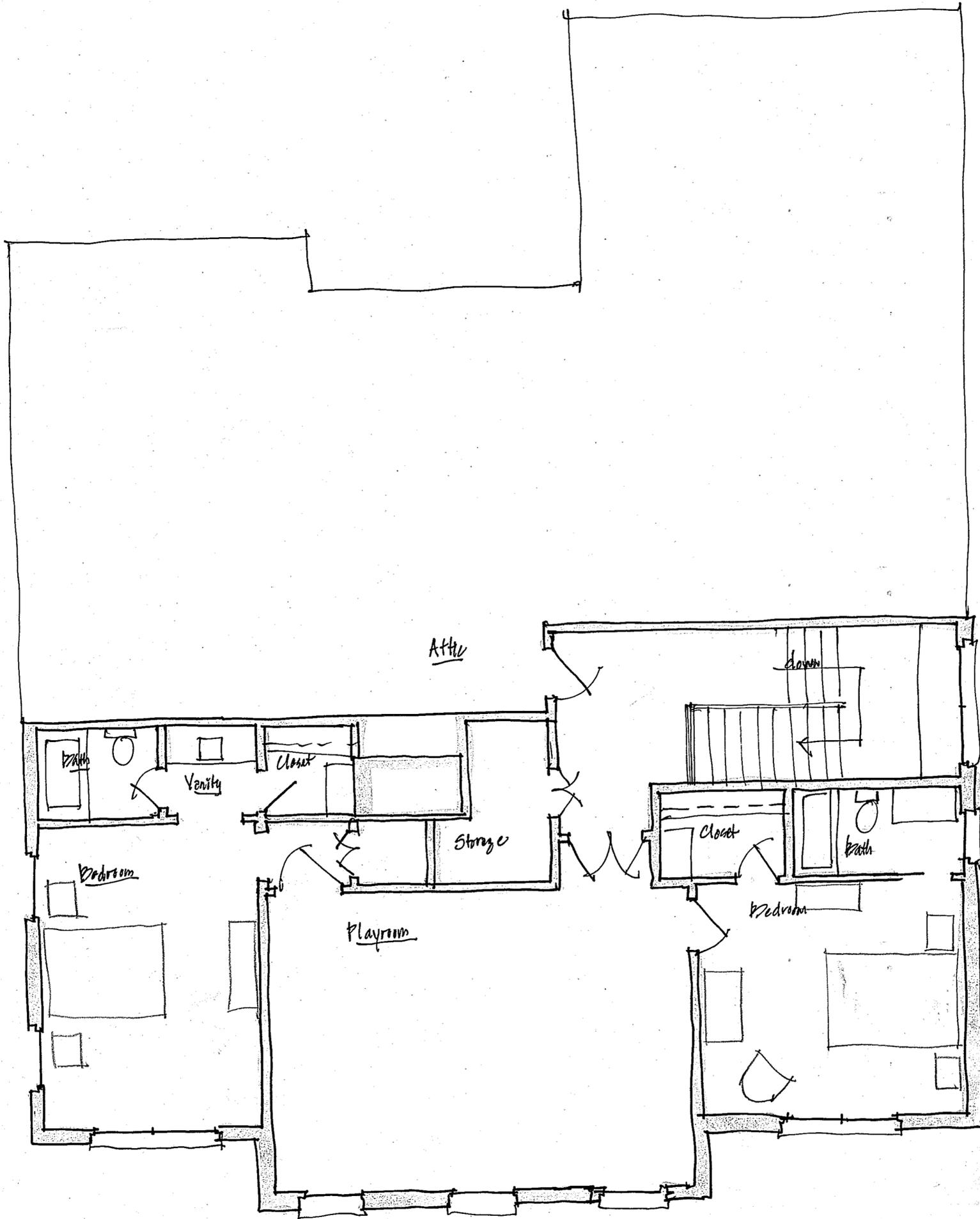


2300
2350

2300
285
2585
50
2635
463
3098 struct
1000 drive
4100

4200 allowed

Date Issued	Description
Project	Additions & Alterations 308 Sheridan Drive Mountain Brook, AL
Date	October 3, 2016
Description	First Floor Plan
Scale	1/4"=1'-0"
Reference North	Drawing #
	DD.1
<p>Note to Contractor: Contractor must verify all dimensions & conditions at the site, without exception. Report any discrepancies to the Designer and Owner before proceeding with any related work.</p>	



Date Issued	Description
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Project

Additions & Alterations
308 Sheridan Drive
Mountain Brook, AL

Date

October 3, 2016

Description

Second Floor Plan

Scale

1/4"=1'-0"

Reference North

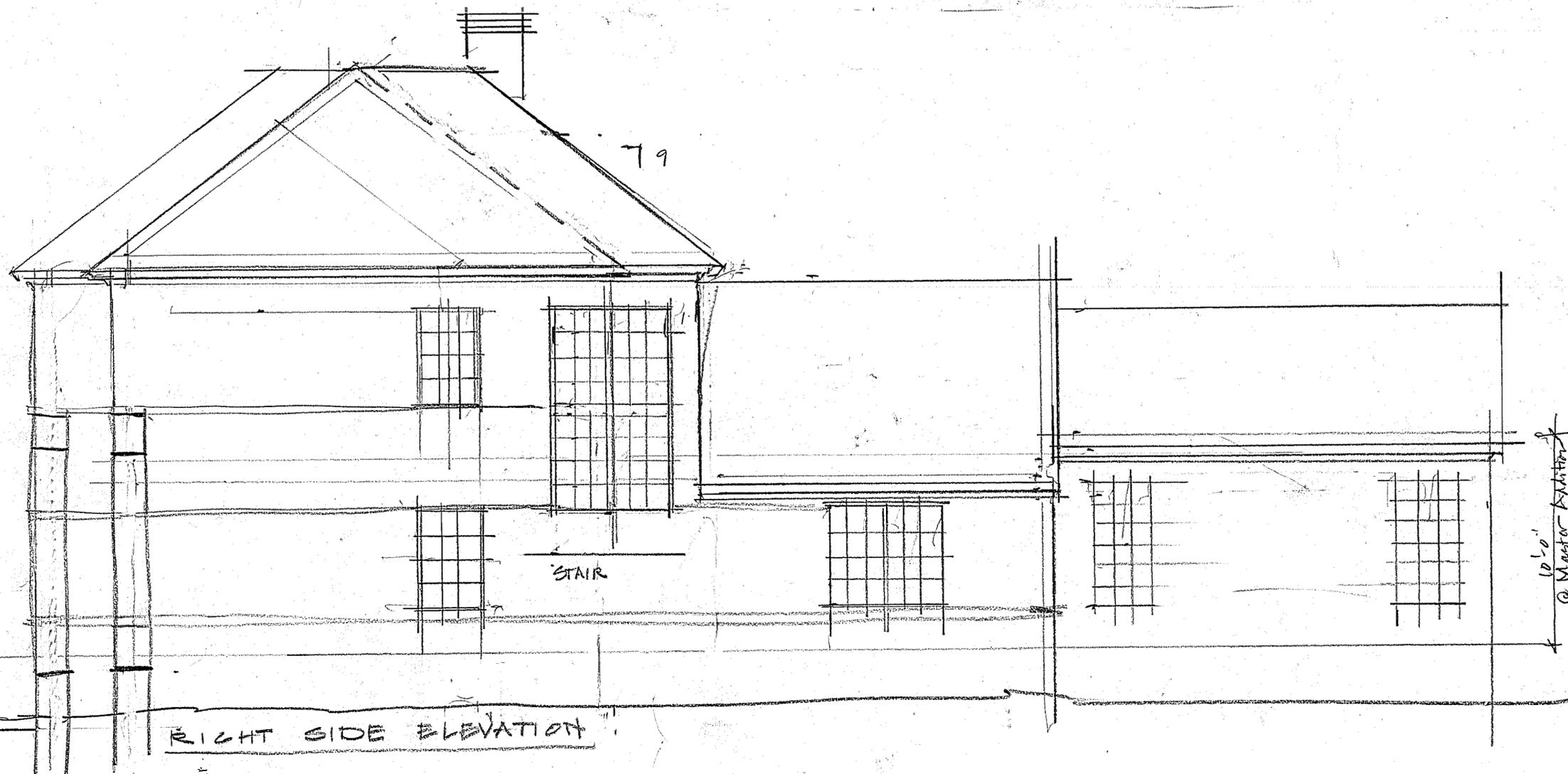
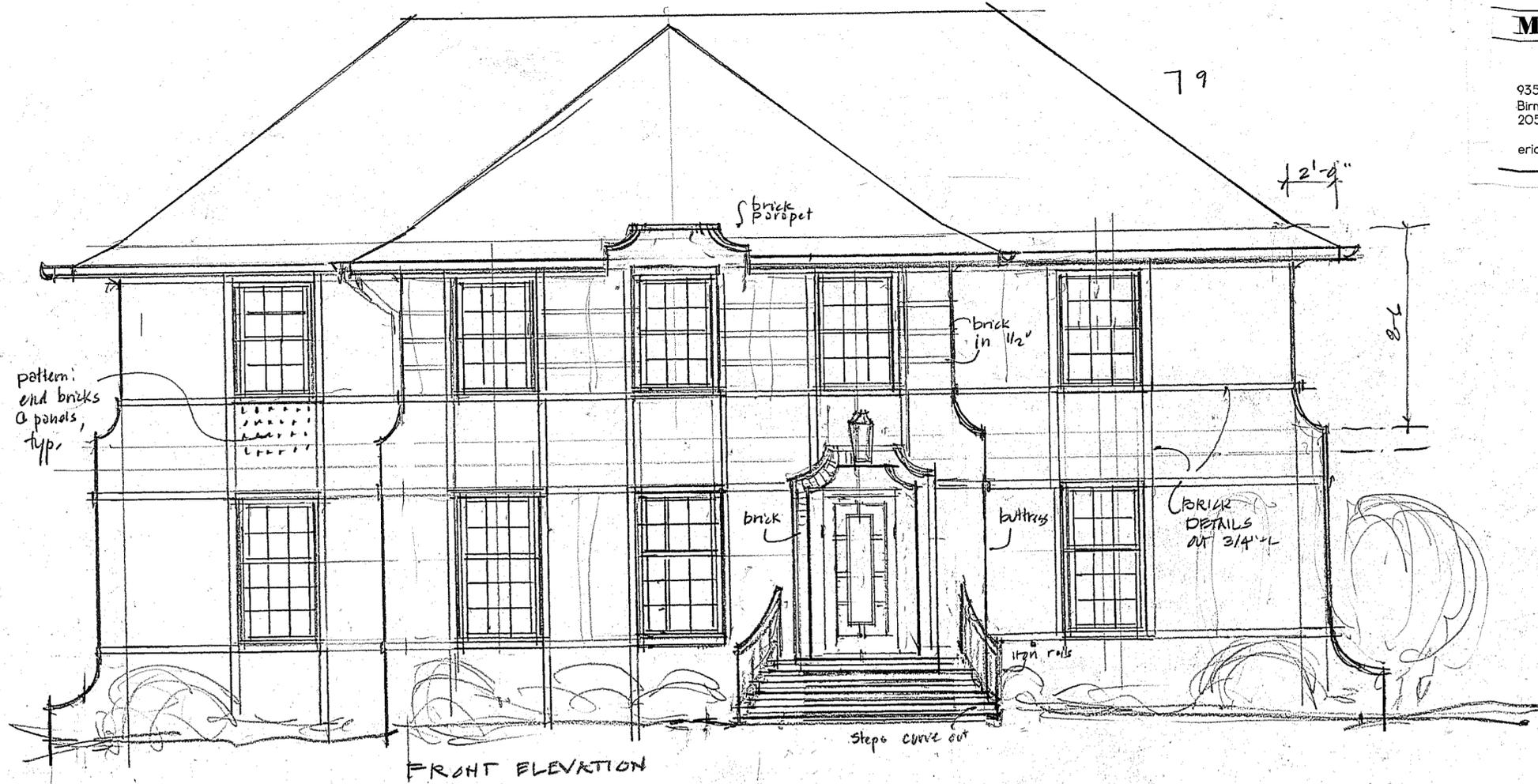
Drawing #



DD.2

Note to Contractor:

Contractor must verify all dimensions and conditions at the site, without exception. Report any discrepancies to the Designer and Owner before proceeding with any related work.



Date Issued

Project

Additions & Alterations
308 Sheridan Drive
Mountain Brook, AL

Date

October 3, 2016

Description

Exterior Elevations

Scale

1/4"=1'-0"

Reference North



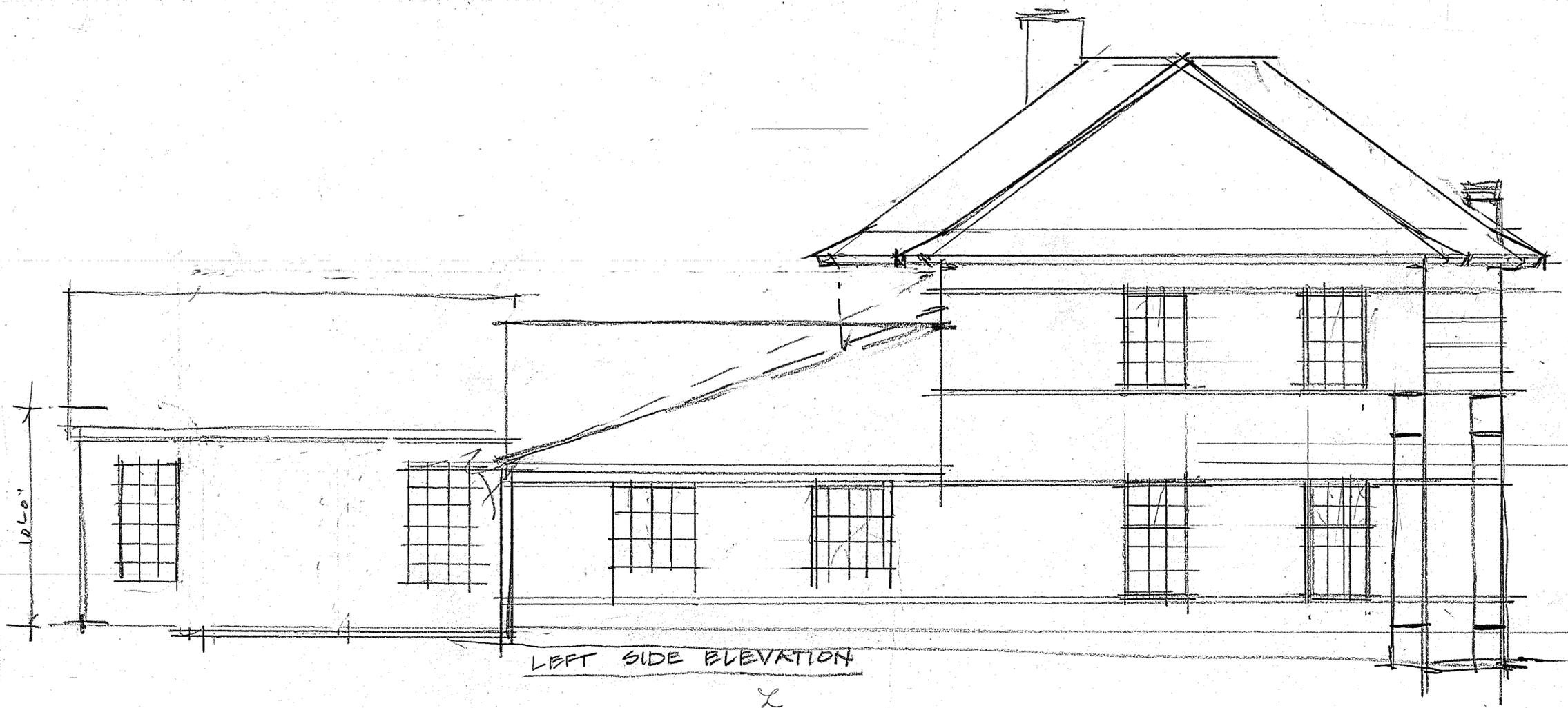
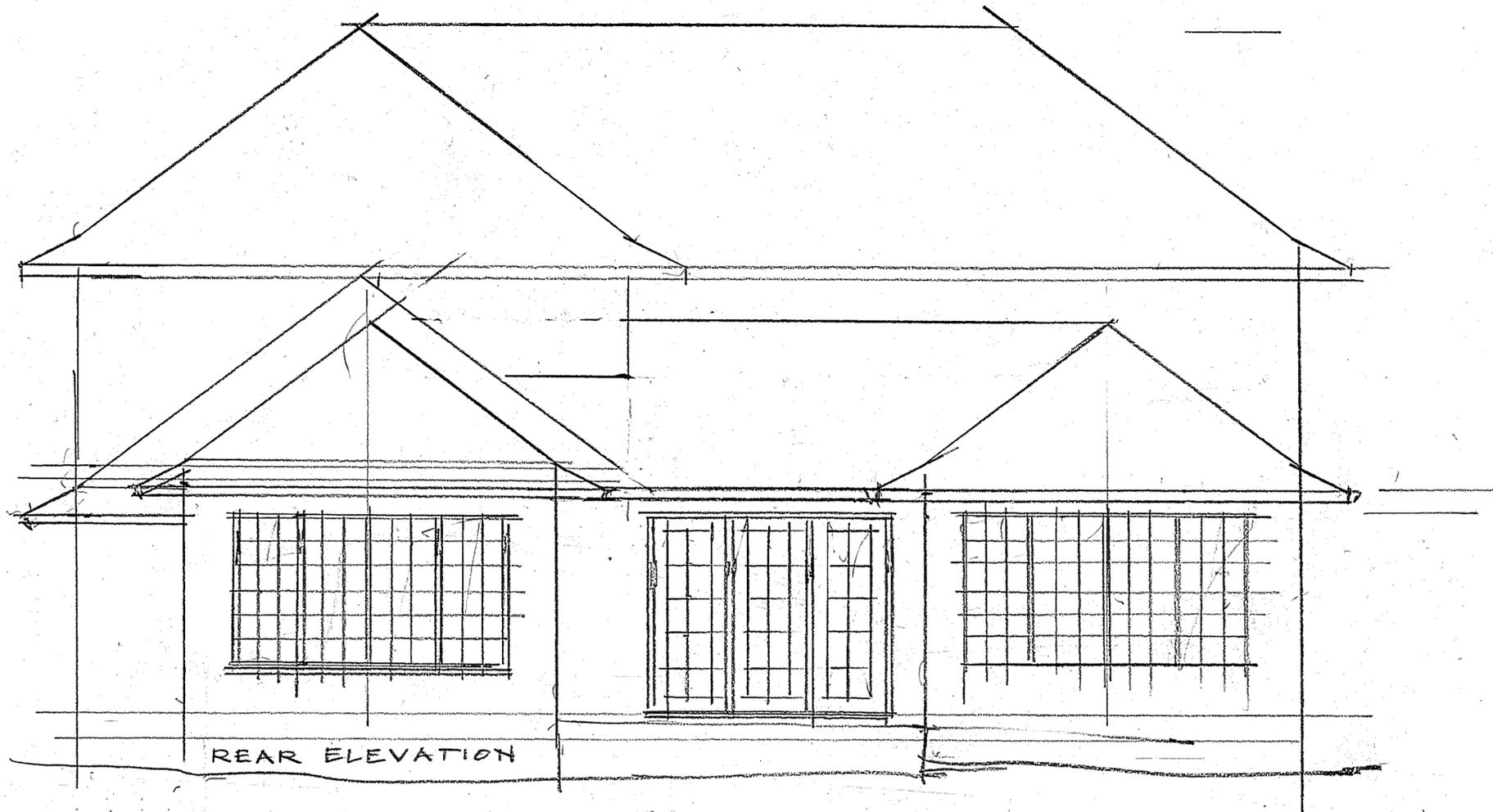
Drawing #

DD.4

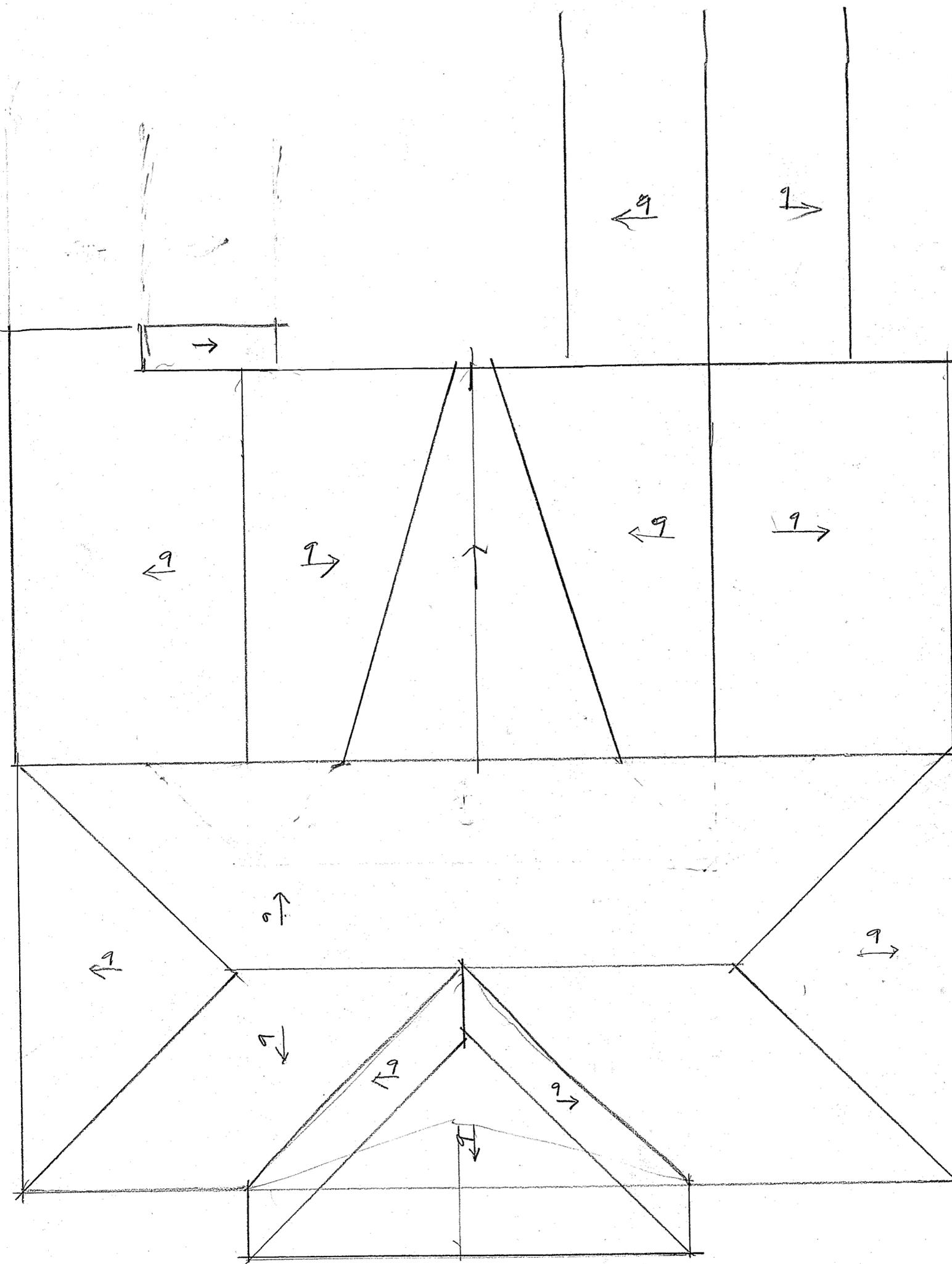
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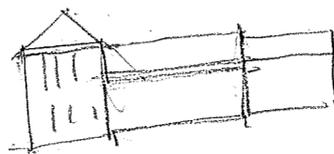
eric@ericdale.com



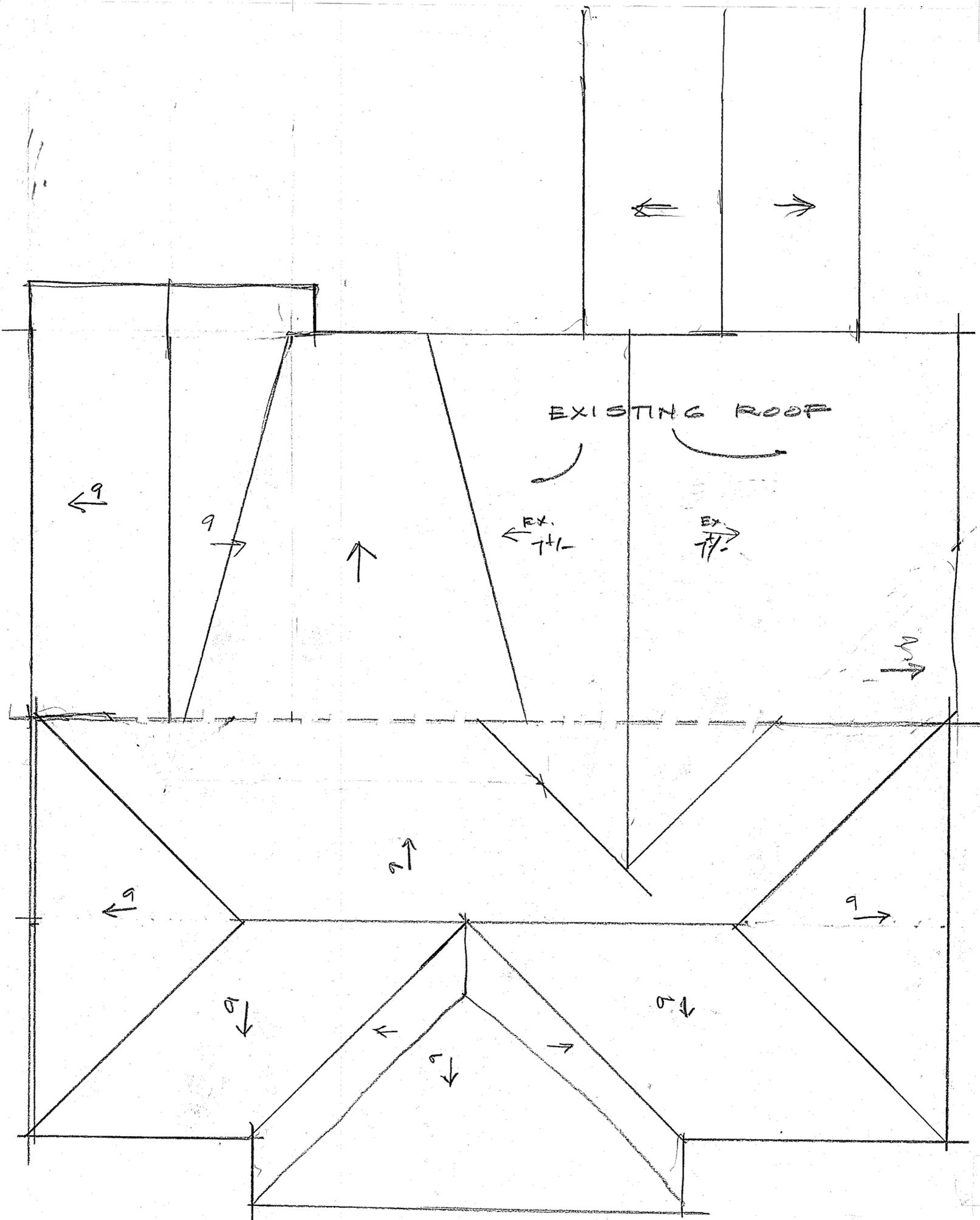
Date	Description
Issued	
Project	Additions & Alterations 308 Sheridan Drive Mountain Brook, AL
Date	October 3, 2016
Description	Exterior Elevations
Scale	1/4"=1'-0"
Reference North	Drawing #
⊕	DD.5



ROOF PLAN - ALL NEW



Date	Description
Issued	
Project	Additions & Alterations 308 Sheridan Drive Mountain Brook, AL
Date	October 3, 2016
Description	Roof Plan
Scale	1/4" = 1'-0"
Reference North	⊕
Drawing #	DD.3a
Note to Contractor: Contractor must verify all dimensions & conditions at the site, without exception. Report any discrepancies to the Designer and Owner before proceeding with any related work.	



ROOF PLAN
IF PORTION OF EXISTING IS USED

Date	Description
ISSUED	
Project	Additions & Alterations 308 Sheridan Drive Mountain Brook, AL
Date	October 3, 2016
Description	Alternate Roof Plan
Scale	1/4"=1'-0"
Reference North	Drawing #
	DD.3b
Note to Contractor: Contractor must verify all dimensions and conditions at the site, without exception. Report any discrepancies to the Designer and Owner before proceeding with any related work.	