



## Variance Application - Part I

### Project Data

Address of Subject Property 3 MOORE DRIVE

Zoning Classification RESIDENCE A

Name of Property Owner(s) MEYNOWS AND HAMILTON THOMPSON

Phone Number 404.684.5550 (C) Email MNORTH@BELL-SOUTH.NET

Name of Surveyor WEYGAND

Phone Number 992.0086 Email \_\_\_\_\_

Name of Architect (if applicable) BILL HERAM ARCHITECT

Phone Number 205.324.5599 Email BILL@BILLHERAMARCHITECT.COM

Property owner or representative agent must be present at hearing

Please fill in only applicable project information (relating directly to the variance request(s):

	Zoning Code Requirement	Existing Development	Proposed Development
Lot Area (sf)		28,000 SF ±	
Lot Width (ft)		125' ±	
Front Setback (ft) <i>primary</i>	40'		75'
Front Setback (ft) <i>secondary</i>			
Right Side Setback	15'		10' AT ACC. STRUCTURE
Left Side Setback	15'		15'
Right Side Setback (ft): For non-conforming narrow lots in Res-B or Res-C: Less than 22' high → 22' high or greater →			
Left Side Setback (ft): For non-conforming narrow lots in Res-B or Res-C: Less than 22' high → 22' high or greater →			
Rear Setback (ft)	40'		25' AT ACC. STRUCTURE
Lot Coverage (%)		4131 ±	4131 SF ±
Building Height (ft)	35'		34' MAIN HOUSE
Other			
Other			



## Variance Application Part II

### Required Findings (Sec. 19.26.5 of the Zoning Ordinance)

To aid staff in determining that the required hardship findings can be made in this particular case, please answer the following questions with regard to your request. **These findings must be made by the Board of Zoning Adjustment in order for a variance to be granted** (please attach a separate sheet if necessary).

What special circumstances or conditions, applying to the building or land in question, are peculiar to such building or land, and do not apply generally to other buildings or land in the vicinity (including size, shape, topography, location or surroundings)?

STEEP TOPOGRAPHY AND MAJOR ROCK OUTCROPPINGS IN FRONT. SEPTIC FIELD LINE IN REAR AT SE SIDE.

Why is the granting of a variance necessary to preserve property rights on the subject property and not be the granting of a special privilege for the applicant's convenience?

TO RELOCATE POOL HOUSE LOWER THAN CLOSEST SIDE NEIGHBOR AND PRESERVE VIEW FROM OWNER'S HOUSE WHILE NOT INTERFERING WITH SEPTIC LINES.

Was the condition from which relief is sought a result of action by the applicant? (i.e., *self-imposed hardship* such as: "...converted existing garage to living space and am now seeking a variance to construct a new garage in a required setback...")

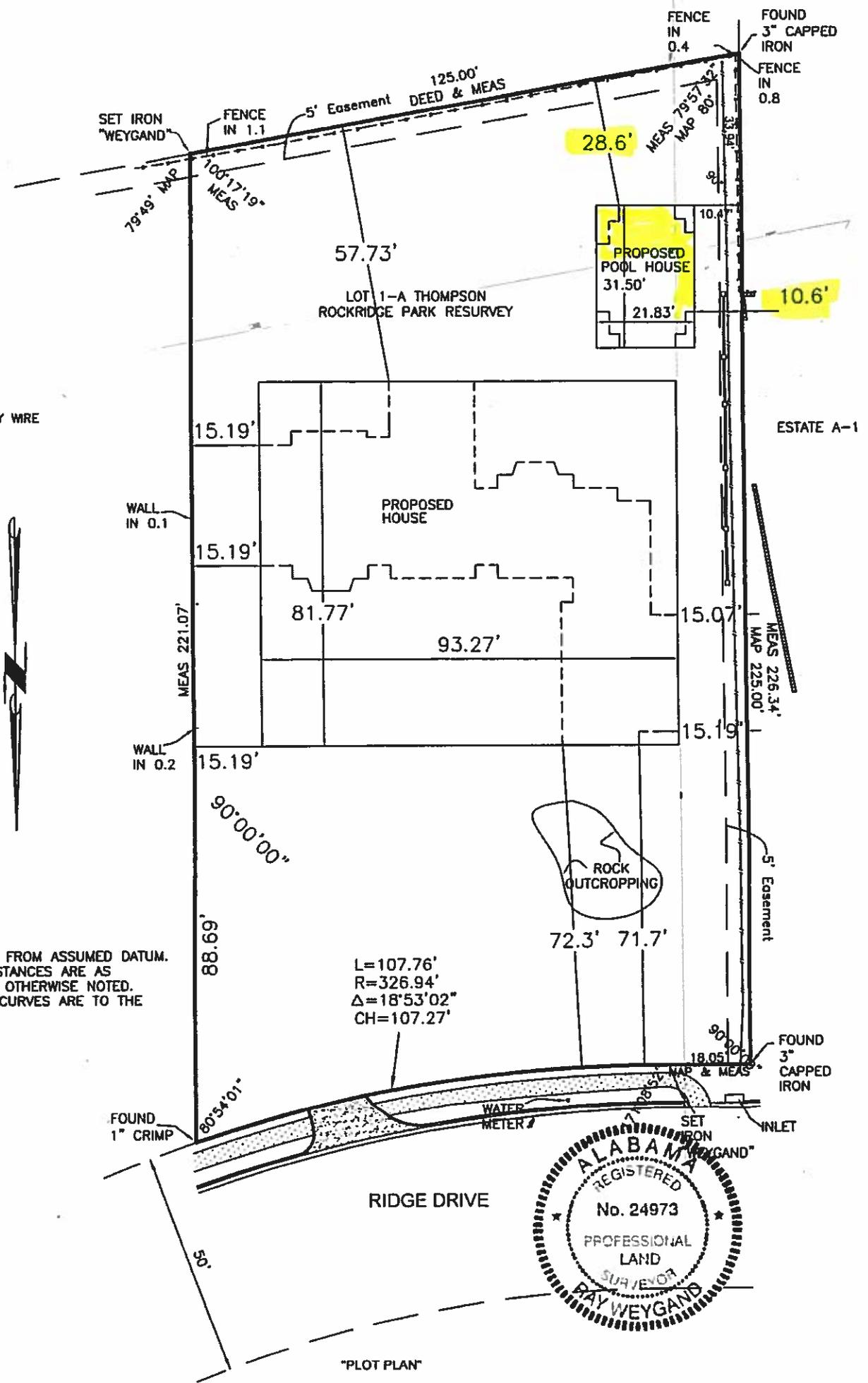
CONSTRUCTION.

How would the granting of this variance be consistent with the purpose and intent of the Zoning Regulations?

POOL HOUSE ISNT VISIBLE FROM STREET OR SIDE NEIGHBOR. IT WILL BE IN CLOSE LOCATION OF EXISTING RAISED TERRACE AND THIS FURTHER AWAY FROM REAR NEIGHBOR THAN MOUNDING IT OVER.

**LEGEND**

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG	LONG CHORD
d	DEFLECTION
Δ	DELTA
ESMT	EASEMENT
HW	HEADWALL
MIN	MINIMUM
MH	MANHOLE
OH	OVERHANG
POR	PORCH
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTIL	UTILITY
AC	ACRES
S.F.	SQUARE FEET
CL	CENTERLINE
A/C	AIR CONDITIONER
°	POLE
—	ANCHOR
-x-	FENCE
—/—	OVERHEAD UTILITY WIRE
PVMT	PAVEMENT
W/TAN	WITH TANGENT
RES	RESIDENCE
oLGT	LIGHT
COV	COVERED
▨	DECK
○	CONCRETE
▭	WALL
□	COLUMN



NOTES:  
 1. ELEVATIONS ARE FROM ASSUMED DATUM.  
 2. ANGLES AND DISTANCES ARE AS MEASURED UNLESS OTHERWISE NOTED.  
 3. ANGLES ALONG CURVES ARE TO THE CHORD.

SCALE: 1"=30'  
 STATE OF ALABAMA)  
 JEFFERSON COUNTY)

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 1-A, THOMPSON ROCKRIDGE PARK RESURVEY, as recorded in Map Volume 241, Page 78, in the Office of the Judge of Probate, Jefferson County, Alabama; 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 electric or telephone wires (excluding wires which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, (visible on the surface) on or over said premises except as shown; that there are no encroachments on said lot except as shown and that improvements are located as shown above. I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, according to my survey of AUGUST 24, 2015. Survey invalid if not sealed in red.

Order No.:  
 Purchaser: THOMPSON  
 Address: 3 RIDGE DRIVE

*[Signature]*

Ray Weygand, Reg. L.S. #24973  
 188 Oxmoor Road, Homewood, AL 35209  
 Phone: (205) 942-0088 Fax: (205) 942-0087

Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. We do not look for underground sewers or flip manhole covers. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable and is only good for 6 years and only good to the person/co. that pays for it at time of survey. (f) Easements not shown on record map are not shown above.

**MOUNTAIN BROOK BOARD OF ZONING ADJUSTMENT  
56 CHURCH STREET  
MOUNTAIN BROOK, ALABAMA**

**NOTICE TO OWNERS OF ADJACENT PROPERTY**

A request for variances in the Zoning Ordinance, as applied to the property located at **3 Ridge Drive**, has been filed by **Reynolds & Hamilton Thompson**.

The requested variances would authorize the construction of a pool house as part a new home as per plot plan on file at Mountain Brook City Hall.

The property is located in the **Res-A Zoning District**, and requires approval by the Board of Zoning Adjustment for the following variances from the terms of the Zoning Regulations:

**Case A-15-14: Reynolds & Hamilton Thompson**, owners, request variances from the terms of the Zoning Regulations to allow a new pool house to the rear of a new single family dwelling, to be 10.6 feet from the side property line (west) in lieu of the required 15 feet, and 28.6 feet from the rear property line (south) in lieu of the required 40 feet.  
**- 3 Ridge Drive**

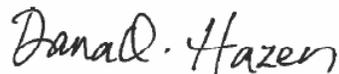
A public hearing will be held by the Board of Zoning Adjustment on **MONDAY, November 16, 2015 at 5:00 p.m.** in Mountain Brook City Hall, at which time you may appear, if you so desire, either in person or by agent or by attorney.

**The application and related material are available for inspection during regular business hours at City Hall, 56 Church Street or by viewing:**

[www.mtnbrook.org](http://www.mtnbrook.org)

- Government
- Other Meeting Agendas
- Board of Zoning Adjustment
- November 16, 2015 *(to view survey select link associated with the case number on the agenda)*

Sincerely,



Dana O. Hazen, MPA, AICP  
Director of Planning, Building & Sustainability  
(205) 802-3821  
[hazend@mtnbrook.org](mailto:hazend@mtnbrook.org)

A-15-14

VARIANCE REQUEST  
CITY OF MOUNTAIN BROOK

BOARD OF ZONING ADJUSTMENT

PROJECT STATEMENT:

A NEW HOUSE AND POOL HOUSE LOCATED  
AT N. 3 MOORE DRIVE - MOUNTAIN BROOK,  
ALABAMA

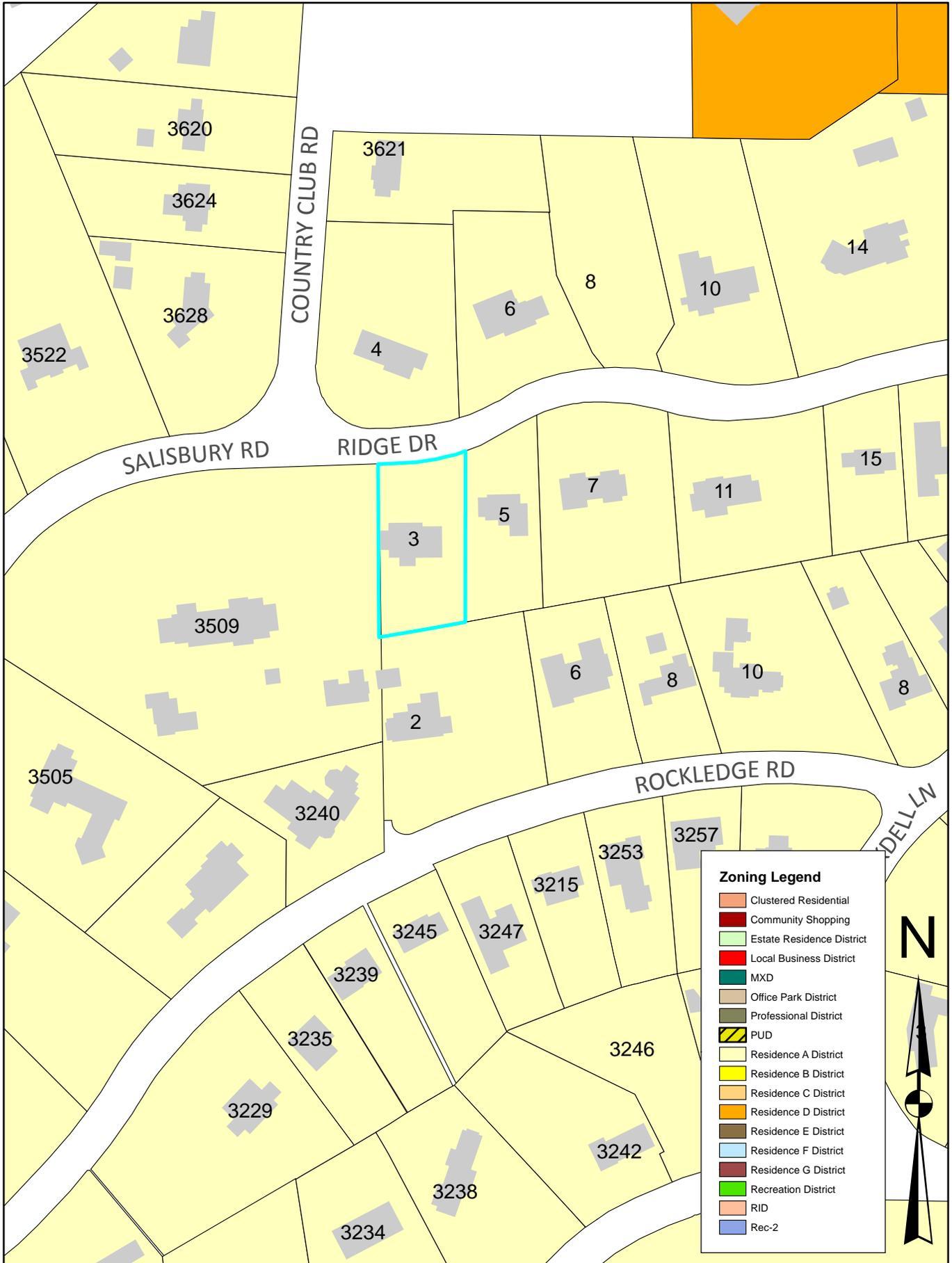
SUBMITTED FOR  
MR. AND MRS. C. REYNOLDS THOMPSON

BY  
BILL INGRAM ARCHITECT  
MOUNTAIN BROOK, ALABAMA

A-15-14 (Aerial2)



# A-15-14 (Zoning)



SQ. FT. SQUARE FEET  
 AC. ACRES  
 +/- MORE OR LESS  
 Δ DELTA ANGLE  
 δ DEFLECTION ANGLE  
 T TANGENT  
 R RADIUS  
 CH CHORD  
 L LENGTH  
 ESMT EASEMENT  
 EX EXISTING  
 M.B. MAP BOOK  
 PG. PAGE  
 FND. FOUND  
 ROW. RIGHT-OF-WAY  
 O. OBLIQUE  
 MIN. MINIMUM  
 C. CENTERLINE  
 D.B. DEED BOOK  
 NOT TO SCALE



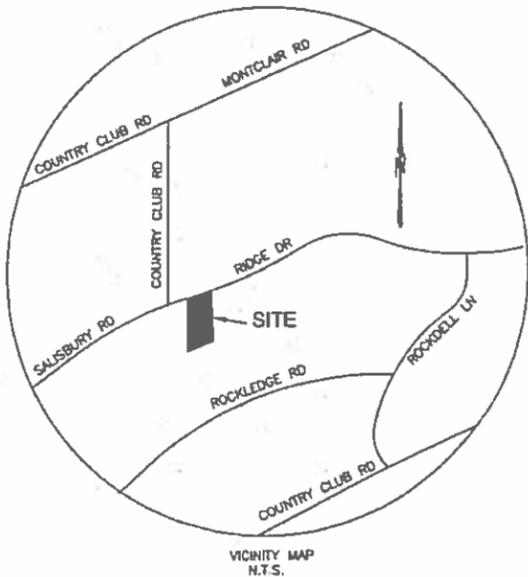
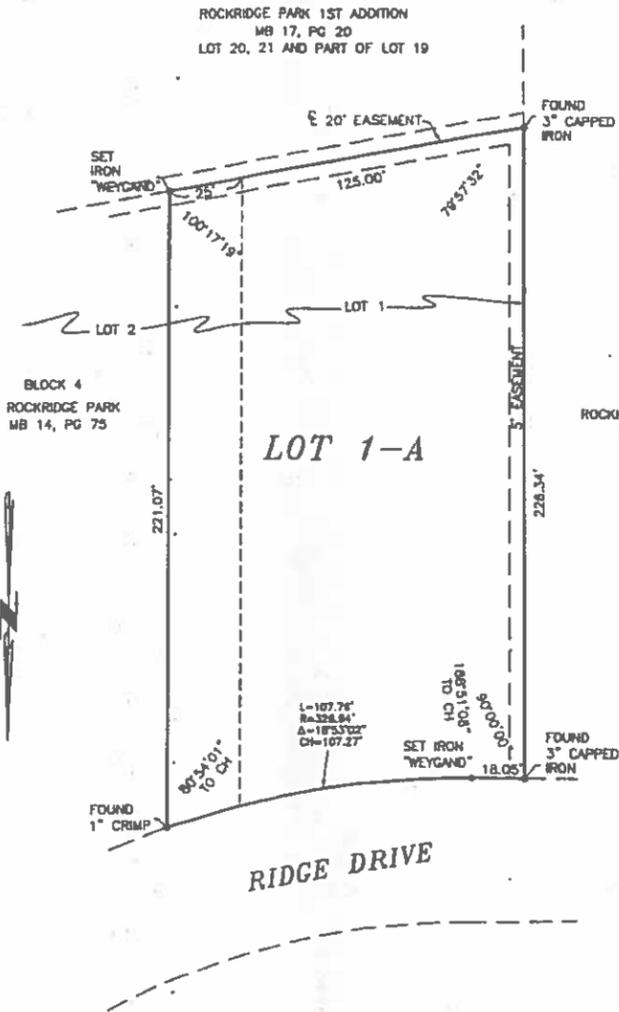
# THOMPSON ROCKRIDGE PARK RESURVEY

BEING A RESURVEY OF LOT 1 AND THE EAST 25 FEET OF LOT 2, BLOCK 4 OF  
 ROCKRIDGE PARK AS RECORDED IN MAP BOOK H, PAGE 78 IN THE  
 OFFICE OF THE JUDGE OF PROBATE  
 JEFFERSON COUNTY, ALABAMA  
 SITUATED IN THE SW ¼ OF THE NE ¼ OF  
 SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 WEST,  
 JEFFERSON COUNTY, ALABAMA

SCALE: 1"=30'

DATE: MARCH 2015

**WEYGAND SURVEYORS, INC.**  
 Ray Weygand, Reg. L.S. #24973  
 169 Oxmoor Road, Homewood, AL 35209  
 Phone: (205) 942-0086 Fax: (205) 942-0087



ZONING: RESIDENCE "A"

**SETBACKS**  
 FRONT = 40 FEET  
 REAR = 40 FEET  
 SIDE = 15 FEET

STATE OF ALABAMA  
JEFFERSON COUNTY

The undersigned, Roy Weygand, Registered Land Surveyor, State of Alabama, and C. Reynolds Thompson, III and wife Hamilton N. Thompson, Owner, whose names are signed to this certificate, do hereby certify that this is a true and correct map of a survey made by Roy Weygand, Land Surveyor, of the property shown on this map with the dimensions of the lots together with the streets, avenues, alleys and other public ways shown thereon and giving the name and width of each street and avenue and the number and dimensions of each lot and block and showing the relation of the land so plotted to the map of THOMPSON ROCKRIDGE PARK RESURVEY and to the government survey of Section 8, Township 18 South, Range 2 West. I, Roy Weygand, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama. Said owners also certify that they are owners of said land and that the same is not subject to any mortgage.

IN WITNESS WHEREOF, we have hereunto set our hands this the 26<sup>th</sup> day of MARCH 2015.

By: [Signature]  
Roy Weygand  
Reg. L.S. #24973

By: [Signature]  
C. Reynolds Thompson, III - Owner

By: [Signature]  
Hamilton N. Thompson - Owner

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Jamie J. Neely, a Notary Public in and for said County and State hereby certify that Roy Weygand, whose name is signed to the foregoing certificate as Land Surveyor and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 26<sup>th</sup> day of MARCH 2015.

By: [Signature]  
Notary Public - My commission expires: 7-7-18

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Jamie J. Neely, a Notary Public in and for said County and State hereby certify that C. Reynolds Thompson, III, and wife Hamilton N. Thompson, whose names are signed to the foregoing certificate as, Owners, and who are known to me, acknowledged before me, on this day, that, being informed of the contents of the certificate, they executed same voluntarily on the day the same bears date.

Given under my hand and seal this 26<sup>th</sup> day of MARCH 2015.

By: [Signature]  
Notary Public - My commission expires: 7-7-18

APPROVED: [Signature]  
Chairman, Mountain Brook Planning Commission

DATE: August 13, 2015

APPROVED: [Signature]  
Secretary, Mountain Brook Planning Commission

DATE: August 3, 2015

NOTE: ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT EASEMENTS HAVE BEEN DEDICATED FOR FUTURE JEFFERSON COUNTY SANITARY SEWERS. HOWEVER, THIS DOES NOT MEAN SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGE IN THE RIGHT OF WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

By: [Signature]  
DIRECTOR OF ENVIRONMENTAL SERVICES

DATE: 4/2/15

NOTES: ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED). NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.

BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.

THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.

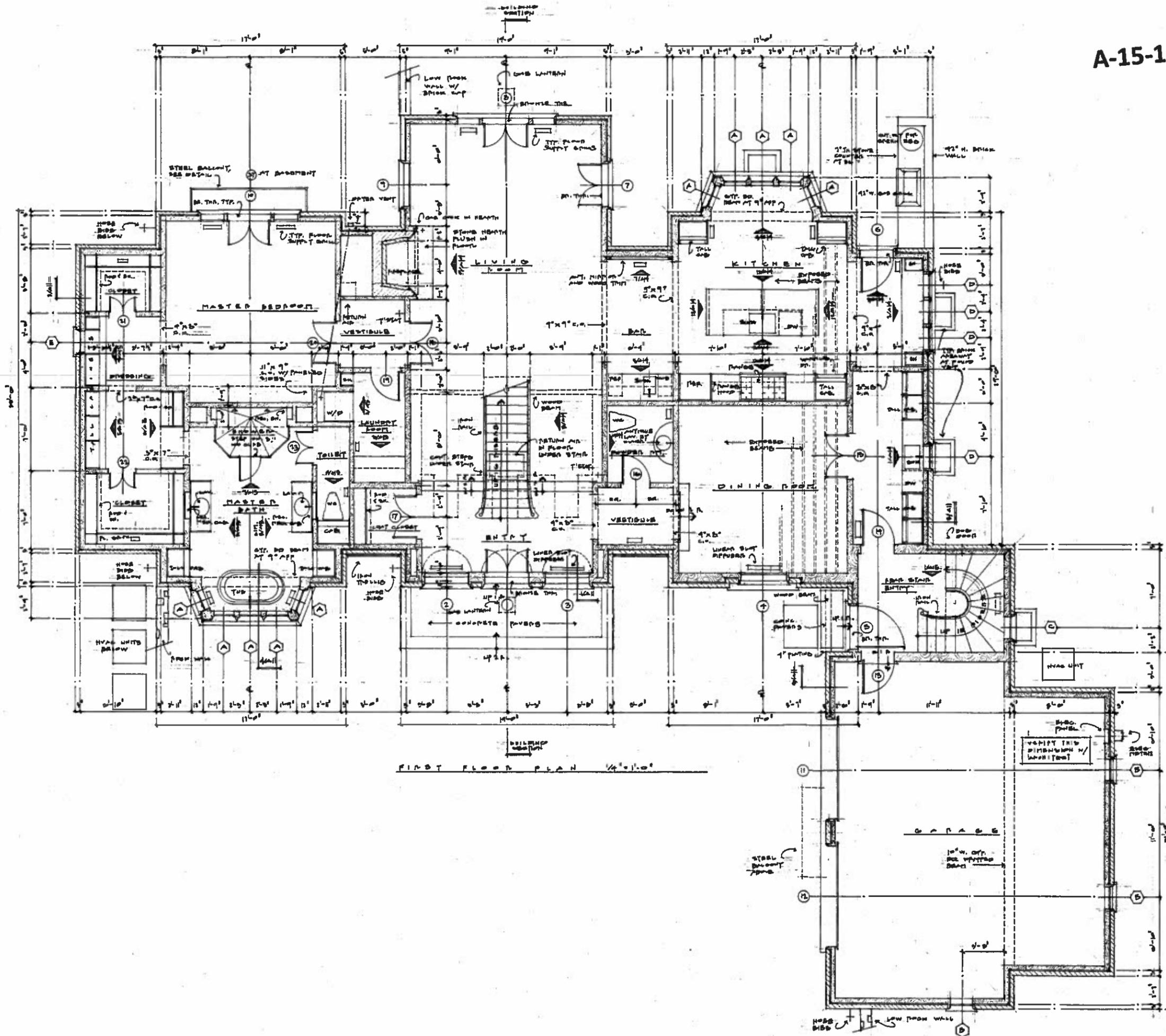
NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

NOTE:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 81073C0394G, DATED SEPTEMBER 29, 2006.







FIRST FLOOR PLAN 1/4" = 1'-0"

HILL, TOWNSON  
 ARCHITECTS  
 2737 UNIVERSITY AVENUE  
 BIRMINGHAM, ALABAMA  
 35203  
 PHONE 252-324-2377

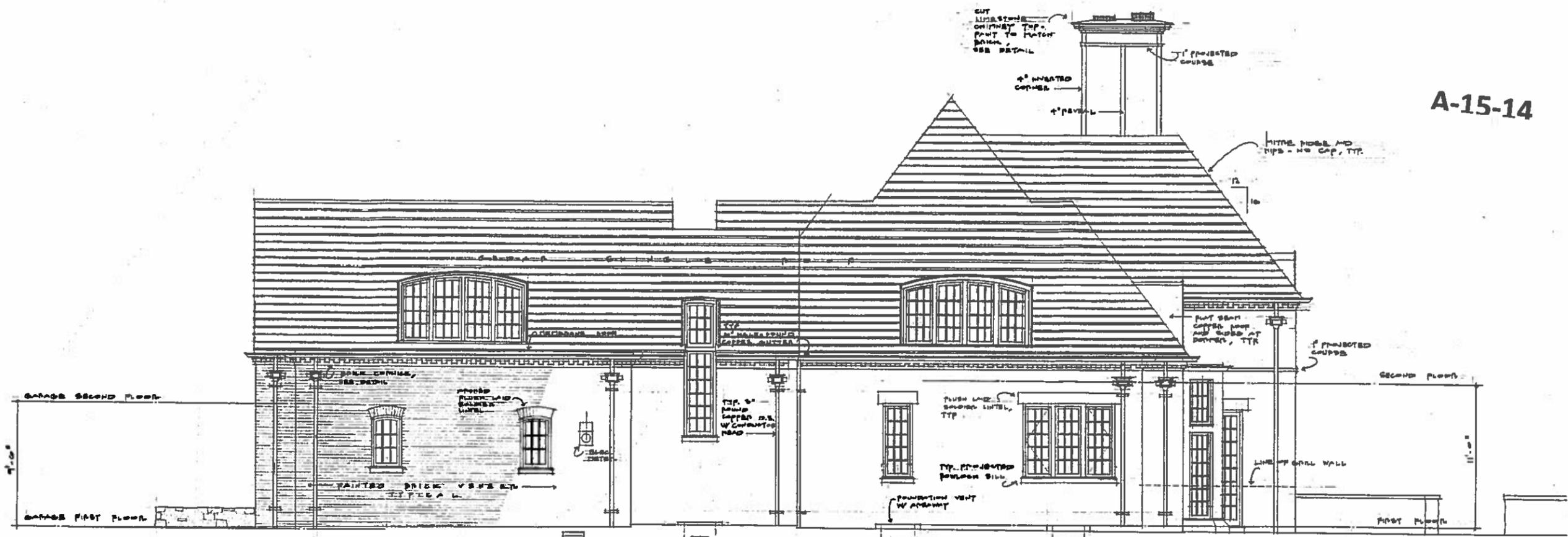
A NEW HOUSE FOR  
 HAMILTON AND  
 RAYMOND THOMPSON  
 1735 MOUNTAIN BROOK, AL

FIRST FLOOR PLAN

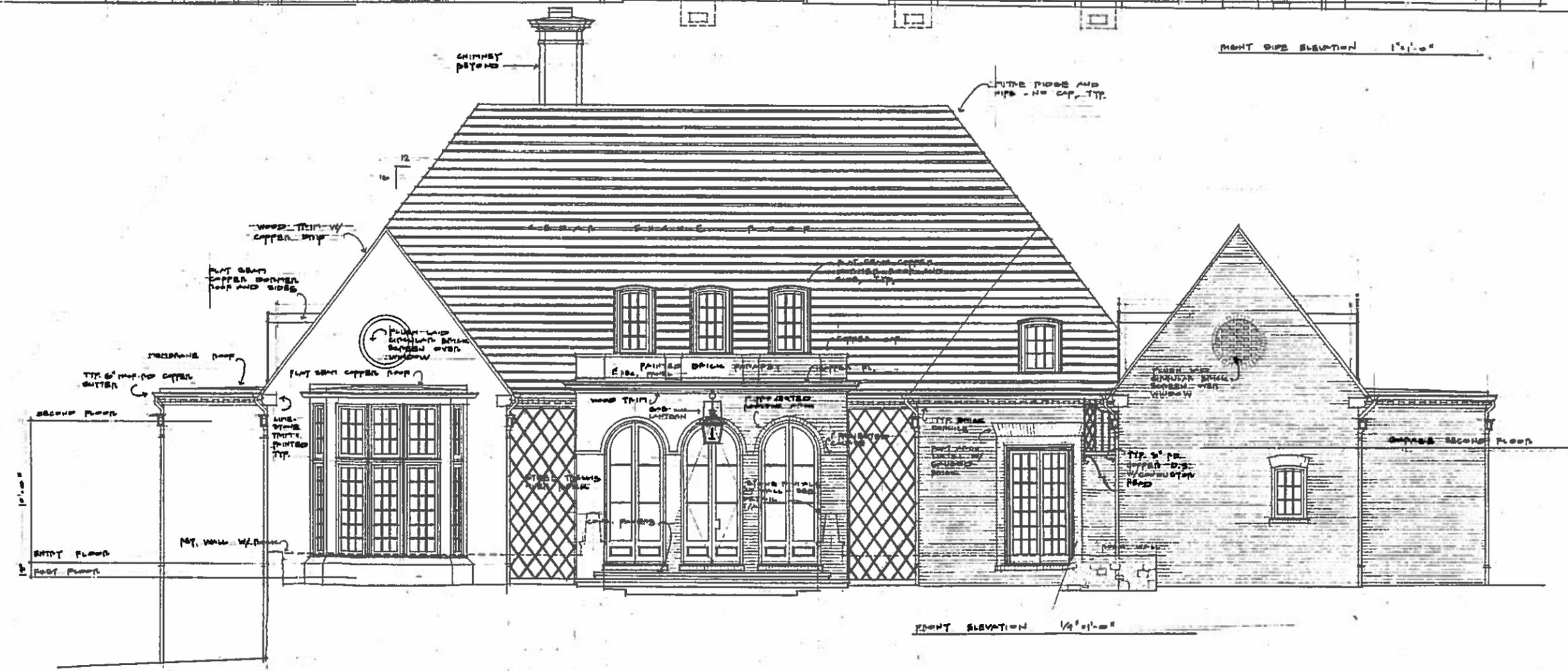
MARCH 20, 1915

A5

A-15-14



REAR SIDE ELEVATION 1/4" = 1'-0"



FRONT ELEVATION 1/4" = 1'-0"

**BILL INGRAM ARCHITECT**

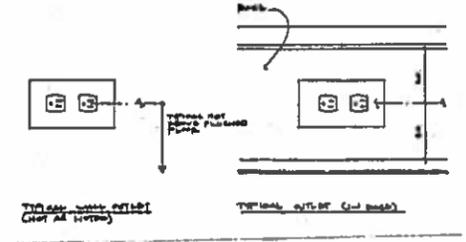
3722 SHELBY ROAD  
BIRMINGHAM, ALABAMA 35223  
PHONE 205.324.5577

A NEW HOUSE FOR  
HAMILTON AND  
RENEE THOMPSON  
173 MOUNTAIN BROOK, AL

EXTERIOR  
ELEVATIONS

MARCH 20, 2015

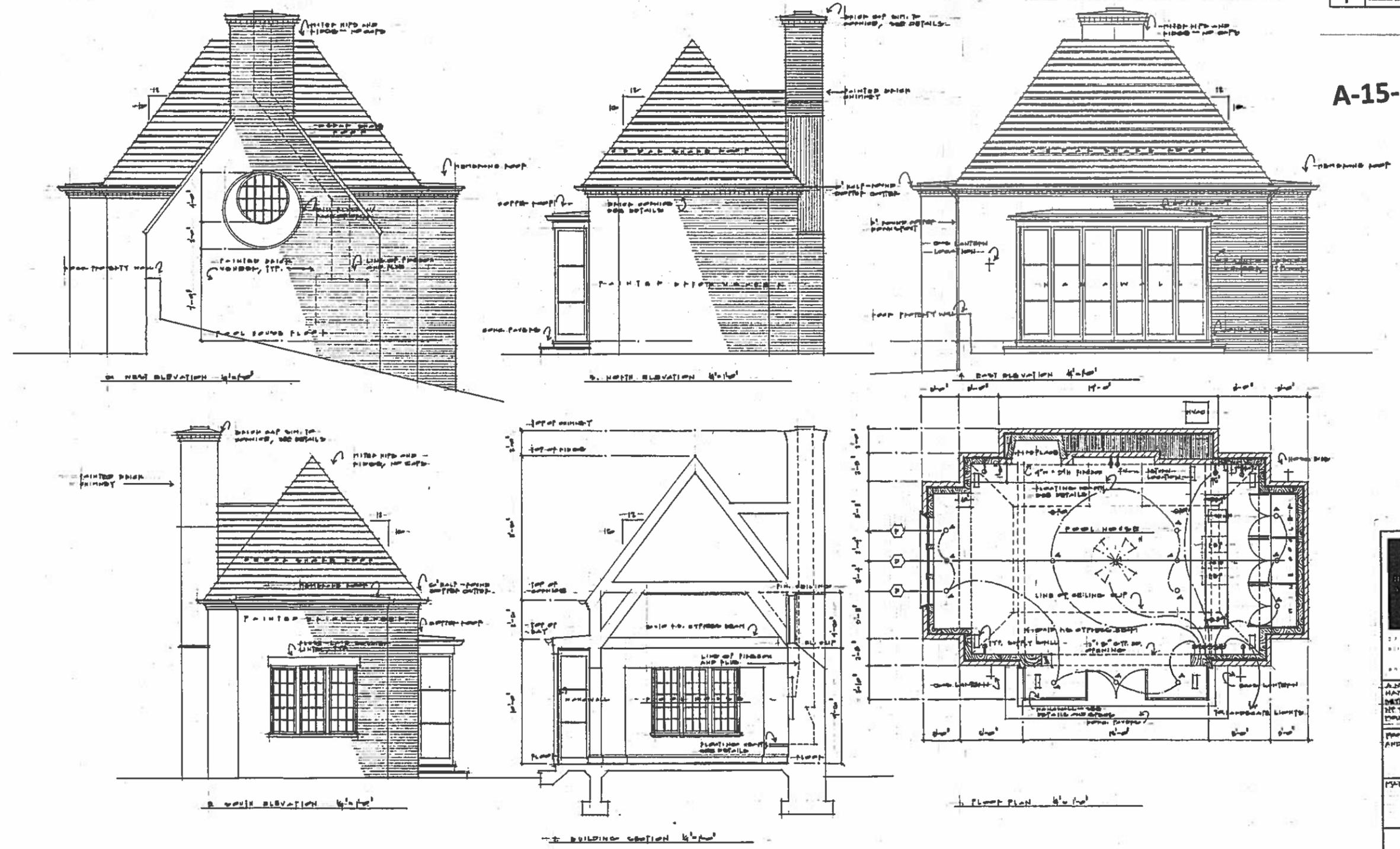
A7



- electrical and lighting notes**
1. mount all electrical outlets horizontally 6" A.F.F. unless noted otherwise.
  2. all light switches are to be mounted at 36" A.F.F. - verify switch type.
  3. most fixtures are located by center lines, bridge frames if necessary for correct fixture location, joints and rafters to be laid out with spans on center line of rooms, doorways, eaved openings, and windows to allow for fixtures to be centered.
  4. all floor outlets are to be located by interior designer and/or architect, verify locations prior to installation.
  5. verify location of all phone and cable television outlets with owner.
  6. for clarity, no outlets are shown on plan for kitchen, butler's pantry, or laundry room appliances or whirlpool tubs. see floor plans and specifications for locations and requirements.
  7. landscape lighting to be located by architect.
  8. door bell and door bell chime-Nutone PB-11L and LB-14.

- lighting schedule**
- A. small aperture, low voltage, recessed down light:  
Halo H1499T w/ pinhole aperture 1419, 50w, MR16
  - B. slot aperture, low voltage, recessed down light:  
Halo H1499T, 1420 w/50w MR16 lamp
  - C. small aperture, incandescent, recessed down light:  
Halo H99T w/black baffle 993P 55w, PAR 16 halogen lamp
  - D. chandelier or pendant fixture:  
by owner, installed by contractor
  - E. interior wall sconce, mount between 5'-4" & 5'-8" A.F.F. (verify height):  
by owner, installed by contractor
  - F. exterior wall sconce, verify mounting height:  
by owner, installed by contractor
  - G. shower light:  
Halo H27T w/ 71 drop opal lens
  - H. ceiling fan:  
Hunter "original", 4 blade w/black housing, paint blades black, no light
  - I. exhaust fan:  
Nutone #BR14
  - J. porcelain one piece keyless incandescent lampholder
  - K. closet light:  
Progress Lighting P2524-60
  - L. step light:  
verify fixture
  - M. under cabinet continuous halogen lighting:  
Sore Task by Cal HCS4W
  - N. hockey puck light:  
Progress Lighting P7520-30
  - O. dome light:  
Progress Lighting P5711-31
  - P. well light by owner

○	recessed or surface mounted fixture
○	wall mounted fixture
⊗	exhaust fan
⊗	ceiling fan
⊕	chandelier or pendant fixture
⊖	under cabinet or corner fixture
⊕	switch
⊕	three way switch
⊕	switch with rheostat
⊕	three way switch with rheostat
⊕	outlet
⊕	floor mounted outlet
⊕	weather proof outlet
⊕	outlet mounted at varied height c.f.f.
⊕	door switch, Leviton only
⊕	recessed clock outlet



A-15-14

**HELI DESIGN ARCHITECTURE**

3732 CONROE ROAD  
DUBLIN, GA 30128  
337.221  
800.470.3241

A POOL HOUSE FOR  
HAMILTON AND  
KATHERINE THOMPSON  
IN MOUNTAIN VIEW, AL

**POOL HOUSE PLAN  
AND ELEVATIONS**

MARCH 20, 2015

A15