

Sec. 129-34. - Area and dimensional requirements applicable to permitted uses in section 129-31(a)-(c).

A. Minimum dimensions of parcel

- (1) Minimum area of parcel 30,000 square feet **17,845 Square Feet Lot Area**
- (2) Minimum width of parcel at all points between the street line and the front setback line 100 feet **Actual 70 Feet**
- (3) Minimum number of feet of the parcel which must abut a street 100 feet **Actual 70 Feet**

B. Minimum yards and building setbacks

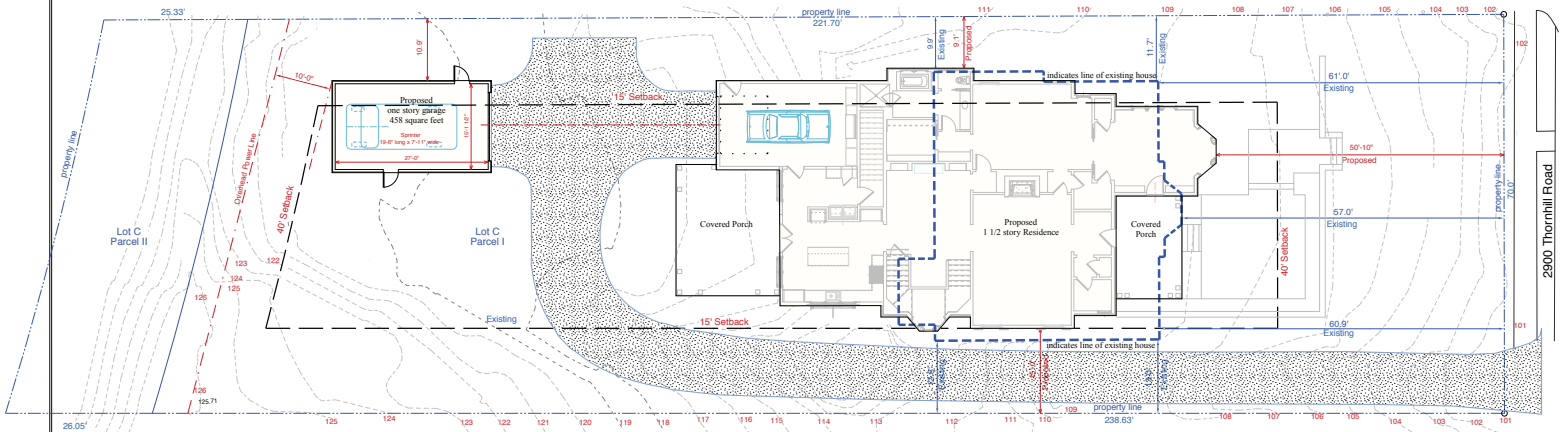
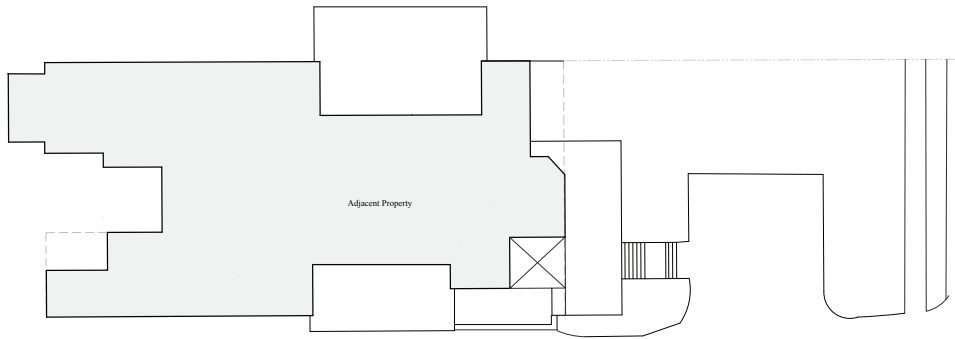
- (1) Minimum front yard setback 40 feet
- (2) Minimum rear yard setback 40 feet
- (3) Minimum side yard setback 15 feet **existing right side 9.9 feet proposed 9 feet 1 inch existing left side 12.8 feet proposed 15 feet 0 inches**

C. Building limitations

- (1) Maximum building area 25 percent of the total area of the parcel
 $17,845 \text{ square feet} \times 25\% = 4,461 \text{ square feet allowable}$
 $3791 \text{ square feet actual}$

Impervious surfaces are limited to 5 percent more than the allowed maximum building area, as specified in subsection 113-222(e) of chapter 113.
 4873 square feet impervious area allowable
 (4,461 x 1.05 = 4873)
 proposed impervious area = 3200 square feet

- (2) Maximum building height 35 feet **35'-0" or less Proposed**
- (3) Maximum number of stories 2 **One and One Half Stories**



Proposed Site Plan w Adjacent Property

Proposed Residence for
Caroline Clark
 Mountain Brook, Alabama

PROJECT NO.	1354	DATE	June 24, 2021
ARCHITECTURAL NO.	EGC		
	110		

CARRAWAY & ASSOCIATES INC. ARCHITECTS
 200 PARK LANE SUITE 1000 MOUNTAIN BROOK ALABAMA 35215
 205.975.0555
 carrawayarchitects.com