BZA Packet

August 8, 2019

Hello All,

Enclosed please find your packet for the meeting of August 19, 2019.

We have:

- 7 new cases

If you receive any citizen inquiries regarding these cases the proposed plans may be viewed by going to:
www.mtnbrook.org
- Calendar (upper right corner)
- Board of Zoning Adjustment (August 19, 2019)
- Meeting Information (for agenda) and Supporting Documents (to view proposed plans and/or survey select link associated with the case number)

If you have any questions about the cases please don't hesitate to give me a call at 802-3816 or send me an email at hazend@mtnbrook.org …

Looking forward to seeing you on Monday!

Dana

MEETING AGENDA
CITY OF MOUNTAIN BROOK
BOARD OF ZONING ADJUSTMENT
AUGUST 19, 2019
PRE-MEETING: (ROOM A106) 4:20 P.M.
REGULAR MEETING: (ROOM A108) 5:00 P.M.
CITY HALL, 56 CHURCH STREET, MOUNTAIN BROOK, AL 35213

NOTICE

Any variance which is granted today expires and becomes null and void one year from today unless construction is begun in less than one year from today on the project for which the variance is granted. If construction will not be started within one year from today, the applicant may come back in 11 months and ask for a six-month extension, which the Board normally grants.

Any variance which is granted, regardless of the generality of the language of the motion granting the variance, must be construed in connection with, and limited by, the request of the applicant, including all diagrams, plats, pictures and surveys submitted to this Board before and during the public hearing on the variance application.

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1. Approval of Minutes: May 20, 2019 and July 15, 2019

2. **Case A-19-22** - Ann Thomas, property owner, requests variances from the terms of the Zoning Regulations to allow a new single family dwelling to be 15 feet from the rear property line (north) in lieu of the required 40 feet; also for the lot coverage to be 37% in lieu of the maximum allowable 25%. - **2504 Country Club Circle.**

3. **Case A-19-27:** Michael and Elizabeth Choy**,** property owners, request a variance from the terms of the Zoning Regulations to allow the construction of a new single family dwelling to be 27.9 feet from the rear property line (south) in lieu of the required 35 feet. **– 817 Beech Court.**

4. **Case A-19-28:** Clayton and Blair Trotter, property owners, request a variance from the terms of the Zoning Regulations to allow a covered porch and chimney to be 30 feet from the rear property line (west) in lieu of the required 35 feet. **- 104 Lake Drive.**

5. **Case A-19-29:** Clark and Carra Trimmer, property owners, request variances from the terms of the Zoning Regulations to allow additions and alterations to an existing single family dwelling to be 32.3 feet from the secondary front property line (Azalea Road) and 18.6 feet from the rear property line (north), both in lieu of the required 35 feet. **742 Euclid Avenue**.

6. **Case A-19-30:** Richard Abernethy, property owner, requests variances from the terms of the Zoning Regulations to allow a new screened porch to be 24.43 feet from the rear property line in lieu of the required 25 feet. **-2312 Brookshire Place**.

7. **Case A-19-31:** Peyton and Kim Paisley, property owners, request a variance from the terms of the Zoning Regulations to allow a new ADA accessible ramp and related walls to be 33 feet 3 inches from the front property line (Rock Brook Lane) in lieu of the required 40 feet. **- 3744 Rock Brook Lane.**

8. **Case A-19-32**: Larry and Kathryn Lavender, property owners, request variances from the terms of the Zoning Regulations to allow additions and alterations to an existing single family dwelling to be 29 feet from the front property line (in lieu of the required 35 feet), and 7.7 feet from the right side property line (northeast) and 8.7 feet from the left side property line (southwest), both in lieu of the required 9 feet (for portions less than 22 feet high) and 13 feet (for portions exceeding 22 feet high). **-2106 English Village Lane.**

9. Next Meeting: September 16, 2019

10. Adjournment

Variance Application - Part I

Project Data

Address of Subject Property 2504 Country Club Dr.

Zoning Classification RES-A

Name of Property Owner(s) Ann Thomas

Phone Number 205-862-2013 Email athomas@raypoyner.com

Name of Surveyor Weygand

Phone Number 205 942-0086 Email ray@weygandsurveyor.com

Name of Architect (if applicable) _____

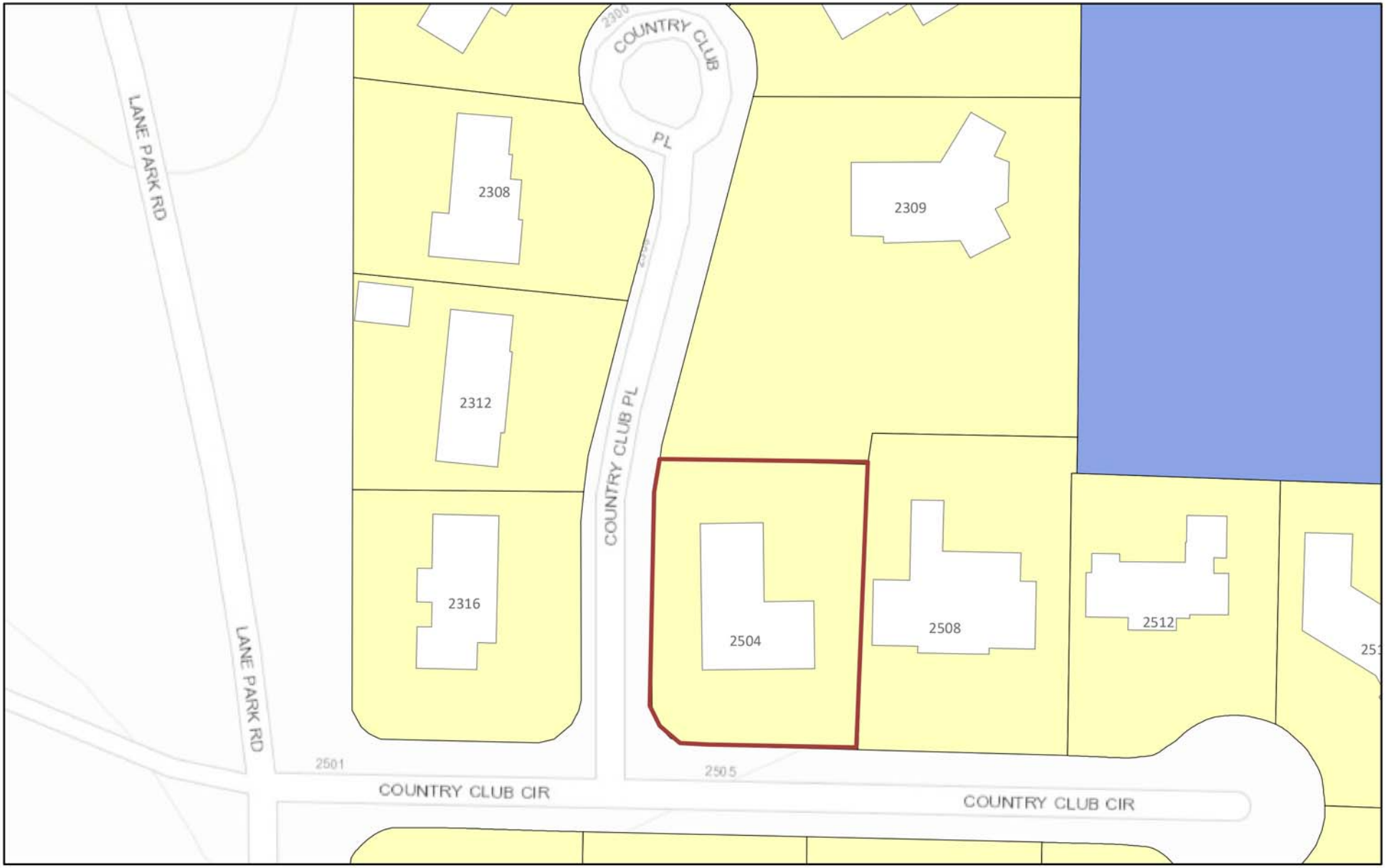
Phone Number _____ Email _____

☒ 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)			
Lot Width (ft)			
Front Setback (ft) *primary*			
Front Setback (ft) *secondary*			
Right Side Setback			
Left Side Setback			
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	43	15
Lot Coverage (%)			
Building Height (ft)			
Other			
Other			

A-19-22 Zoning



8/8/2019, 11:03:46 AM

Tax_Parcels

0

Residence A District

Rec-2

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

Web AppBuilder for ArcGIS

Hunter Simmons | Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

A-19-22 Aerial

8/8/2019, 11:06:40 AM

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Web AppBuilder for ArcGIS
Hunter Simmons | DigitalGlobe, Microsoft |

Report to the Board of Zoning Adjustment

A-19-22

Petition Summary
Request to allow a new single family dwelling to be 15 feet from the rear property line (north) in lieu of the required 40 feet; also for the lot coverage to be 37% in lieu of the maximum allowable 25%.

Analysis
The hardship in this case is the corner lot configuration. The applicant in this case is under contract for the subject property, and, therefore has not developed precise plans for the new house. As such, the request is for a "box," or buildable area wherein the north (rear) setback is proposed to be 15 feet.

As may be seen on the attached aerial, the house on the adjoining property to the north is located to the north*east* of the subject house (approx. 100 feet separation), such that the entire subject lot is forward/west of the house on the adjoining lot. As such, any approval of this variance request would not hinder the flow of light and air to the adjoining property as presently developed.

Alternately, the property to the north could be developed to within 15 feet of the subject property, so the common property line between it and the subject property "acts" more like a side property line than a rear. The required side setback for Res-A is 15 feet.

Impervious Area and Lot Coverage
The proposed buildable area "box," as drawn, would exceed the maximum allowable 25% lot coverage, up to 37%. In turn, the maximum impervious area would be exceeded (max allowed is 30%). There is no apparent hardship that would warrant approval of the request to exceed the allowable lot coverage; however, the proposed setbacks could be approved such that a house be designed within the buildable area, but not to exceed the allowable lot coverage and buildable area.

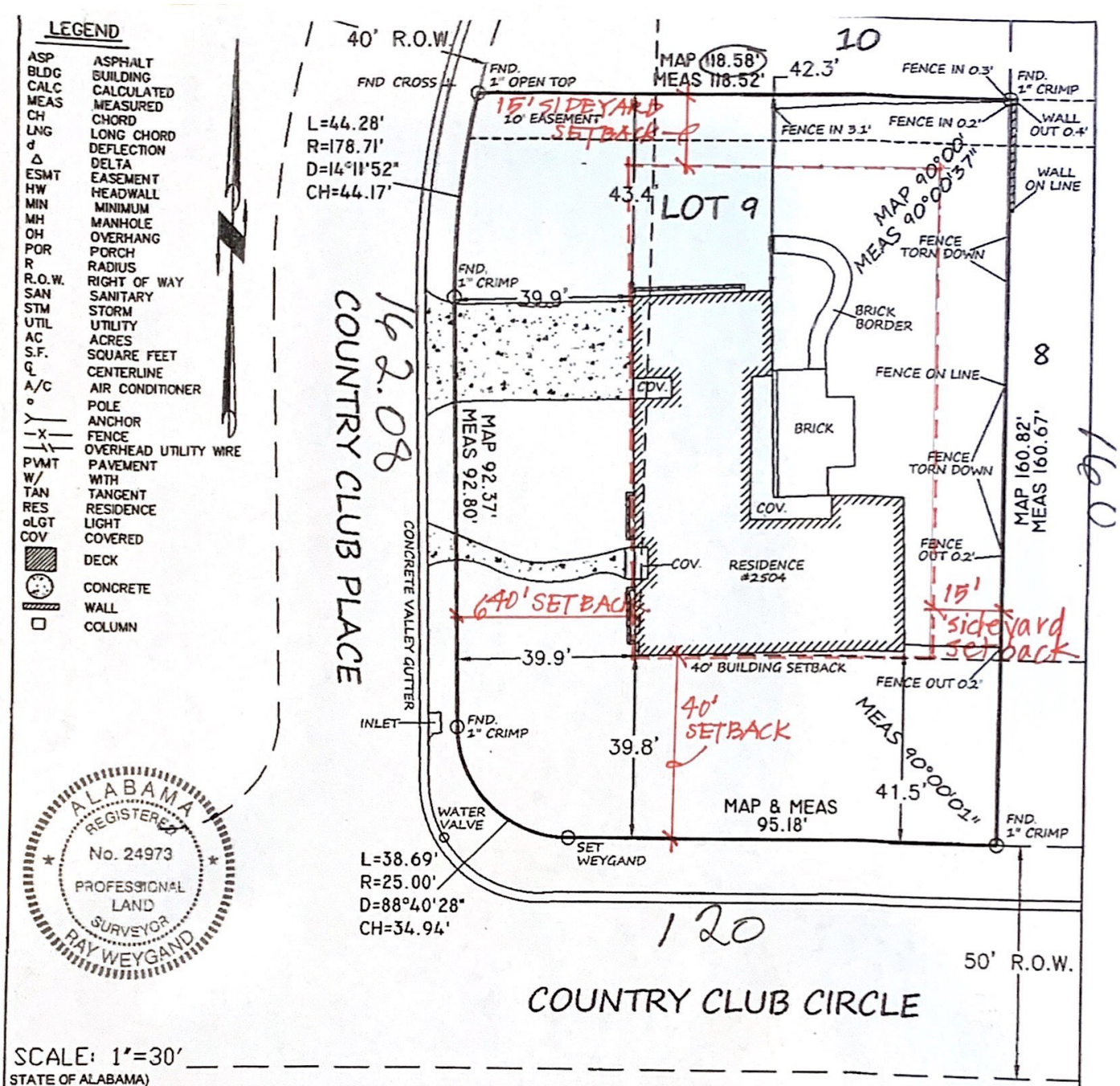
Subject Property and Surrounding Land Uses
The property contains a single-family dwelling, and is surrounded by same.

Affected Regulation
Article III, Residence A District; Section 129-34, Area and Dimensional Requirements

Appends
LOCATION: 2504 Country Club Drive

ZONING DISTRICT: Res-A

OWNER: Ann Thomas



SCALE: 1"=30'

STATE OF ALABAMA)
JEFFERSON COUNTY)

"Property Boundary Survey"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 9, GRASSMERE ESTATES BEING A RESURVEY OF LOTS 1, 2 AND 3, GRASSMERE SURVEY, as recorded in Map Volume 51, Page 22, in the Office of the Judge of Probate, Jefferson County, Alabama. 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 MARCH 3, 2019. Survey invalid if not sealed in red.

Order No.: 2832
Purchaser: _____
Address: 2504 COUNTRY CLUB CIRCLE

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

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. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.

Variance Application - Part I

Project Data

Address of Subject Property 817 Beech Court, Mountain Brook, 35213

Zoning Classification Residential

Name of Property Owner(s) Elizabeth Choy and Michael Choy

Phone Number 205/401-2389 Email mchoy@burr.com

Name of Surveyor Ray Weygand

Phone Number 205/942-0086 Email ray@weygandsurveyor.com

Name of Architect (if applicable) _____

Phone Number _____ Email _____

☒ 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)			
Lot Width (ft)			
Front Setback (ft) *primary*			
Front Setback (ft) *secondary*			
Right Side Setback			
Left Side Setback			
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)	35'		27'9"
Lot Coverage (%)			
Building Height (ft)			
Other			
Other			

Variance Application
Part II

Required Findings (Sec. 129-455 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)?

We are requesting a variance to the current building setback (35') at 817 Beech Court. The current setback requirement of (35') prohibits/restricts the depth of the design of the proposed house to be built on this lot. We propose a variance on the rear setback of (27'9"). We propose to built a 3500 square foot, 4BR, 4BA house at 817 Beech Court. Michael Choy 7/26/2019

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...")

No.

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

It is my understanding that similar variances have been granted in the past under substantially similar circumstances.

A-19-27 Zoning

8/8/2019, 11:48:21 AM

Tax_Parcels

Residence B District

Residence C District

Residence D District

1:1,128

0 0.01 0.01 0.03 mi

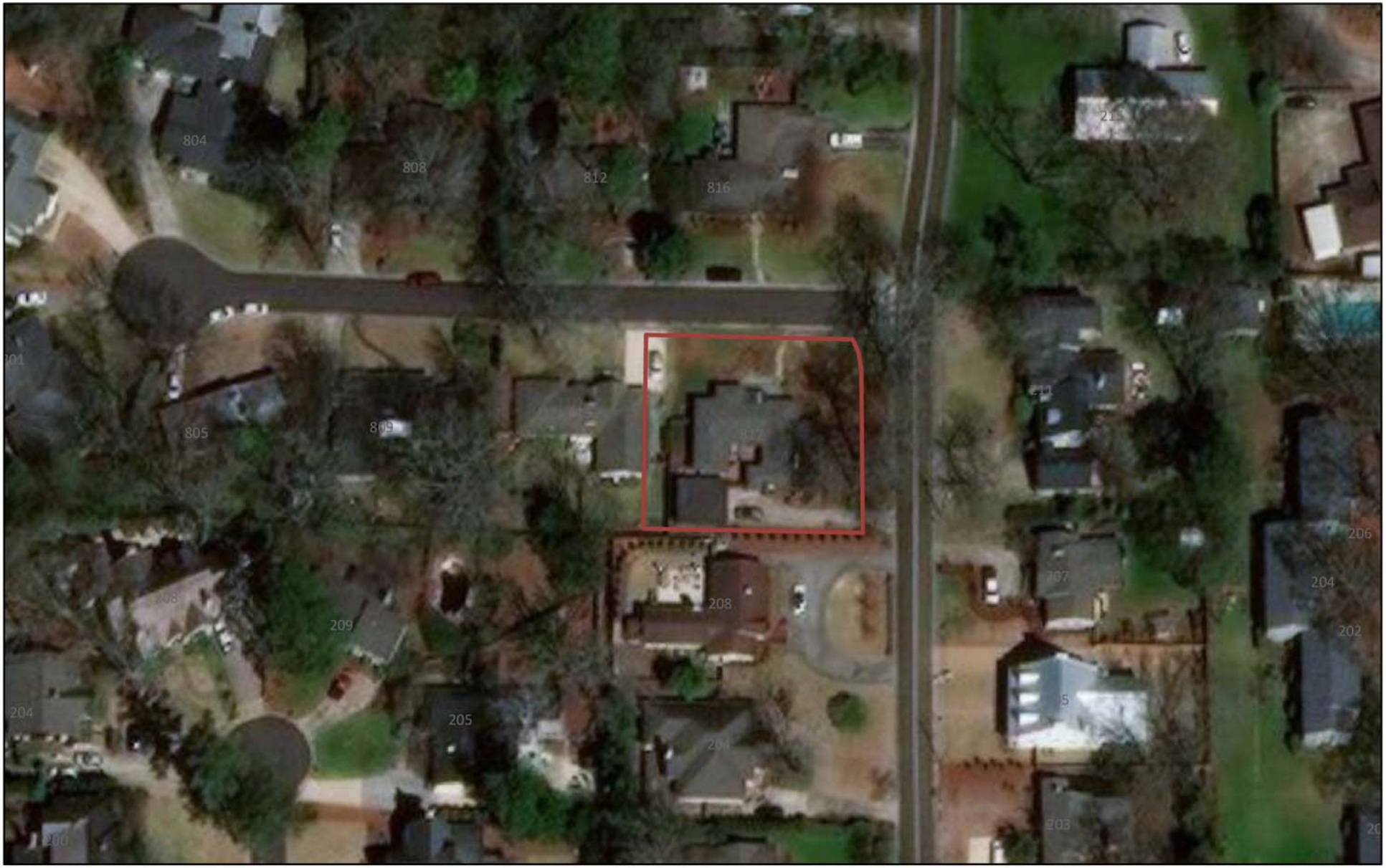
0 0.01 0.03 0.05 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS

Hunter Simmons | Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

A-19-27 Aerial



8/8/2019, 11:52:06 AM

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0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Web AppBuilder for ArcGIS
Hunter Simmons | DigitalGlobe, Microsoft |

Report to the Board of Zoning Adjustment

A-19-27

Petition Summary
Request to allow the construction of a new single family dwelling to be 27.9 feet from the rear property line (south) in lieu of the required 35 feet.

Analysis
The hardships in this case are the corner lot configuration and the shallowness of the lot (112 feet). The existing house encroaches into the primary front (Beech Court), the rear and the right side setbacks (see existing survey). The proposed new house is to encroach only into the rear; an improvement from the existing setback configuration. Also, a larger than required right side setback is proposed (16 feet in lieu of the required 12.5 feet).

Subject Property and Surrounding Land Uses
The property contains a single-family dwelling, and is surrounded by same.

Affected Regulation
Article IV, Residence B District; Section 129-52, Area and Dimensional Requirements

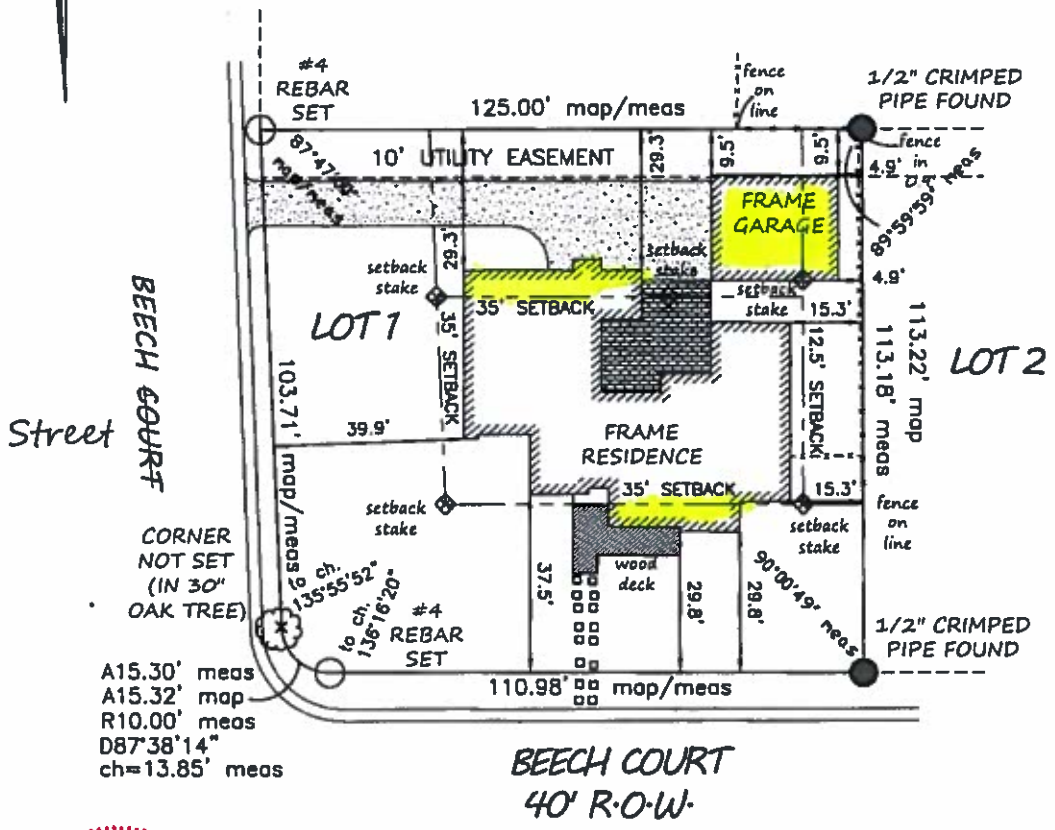
Appends
LOCATION: 817 Beech Court

ZONING DISTRICT: Res-B

OWNERS: Michael and Elizabeth Choy

LEGEND

ASP	ASPHALT	HW	HEADWALL	oLGT	LIGHT		ANCHOR
BLDG	BUILDING	MIN	MINIMUM	COV	COVERED	R	RADIUS
CALC	CALCULATED	MH	MANHOLE		DECK	R.O.W.	RIGHT OF WAY
MEAS	MEASURED	OH	OVERHANG		CONCRETE	SAN	SANITARY
CH	CHORD		POWER LINE		WALL	STM	STORM
LNG	LONG CHORD	PVMT	PAVEMENT			UTIL	UTILITY
d	DEFLECTION	W/	WITH	—X—	FENCE	AC	ACRES
Δ	DELTA	TAN	TANGENT	POR	PORCH	S.F.	SQUARE FEET
ESMT	EASEMENT	RES	RESIDENCE			℄	CENTERLINE



ALABAMA REGISTERED No. 24973 PROFESSIONAL LAND SURVEYOR RAY WEYGAND

SCALE: 1"=30'

STATE OF ALABAMA)
JEFFERSON COUNTY)

"Closing Survey"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 1, BEECH COURT as recorded in Map Volume 38 Page 38, in the Office of the Judge of Probate, Jefferson County, Alabama. 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 JULY 8, 2019. Survey invalid if not sealed in red.

Order No 3236
Purchaser CHOY
Address. 817 BEECH COURT

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

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WEYGAND SURVEYORS

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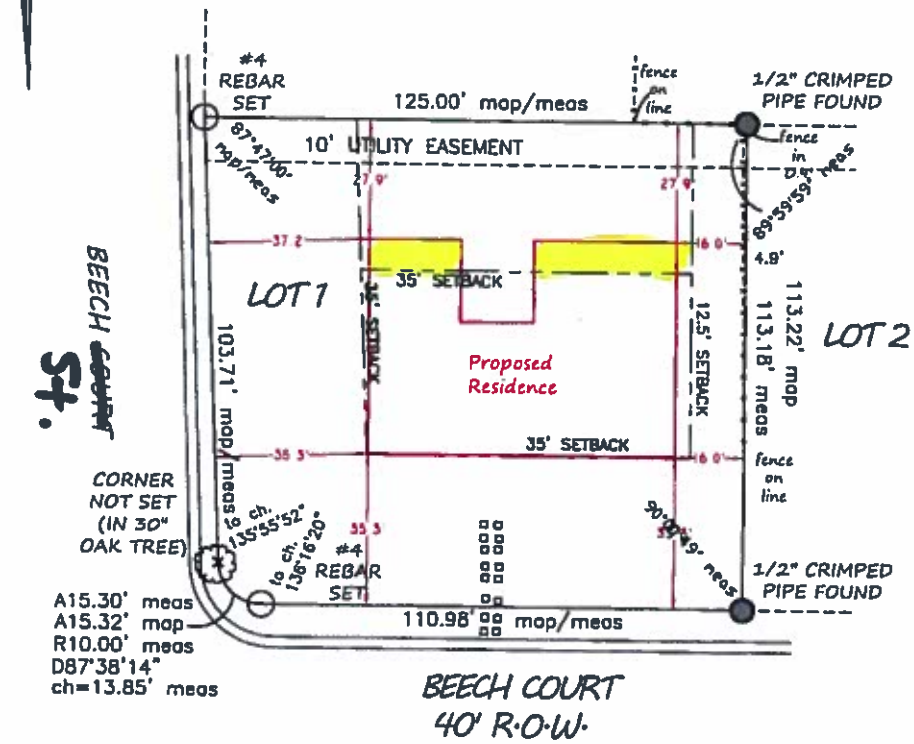
LEGEND

ASP	ASPHALT	HW	HEADWALL	oLGT	LIGHT		ANCHOR
BLDG	BUILDING	MIN	MINIMUM	COV	COVERED	R	RADIUS
CALC	CALCULATED	MH	MANHOLE		DECK	R.O.W.	RIGHT OF WAY
MEAS	MEASURED	OH	OVERHANG			SAN	SANITARY
CH	CHORD		POWER LINE		CONCRETE	STM	STORM
LNG	LONG CHORD	PVMT	PAVEMENT			UTIL	UTILITY
d	DEFLECTION	W/	WITH		WALL	AC	ACRES
Δ	DELTA	TAN	TANGENT	—X—	FENCE	S.F.	SQUARE FEET
ESMT	EASEMENT	RES	RESIDENCE	POR	PORCH	℄	CENTERLINE



ALABAMA REGISTERED No. 24973 PROFESSIONAL LAND SURVEYOR RAY WEYGAND

STATE OF ALABAMA)
JEFFERSON COUNTY)

"Plot Plan"

SCALE: 1"=30'

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 1, BEECH COURT, as recorded in Map Volume 39 Page 38, in the Office of the Judge of Probate, Jefferson County, Alabama. 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 July 29, 2019. Survey invalid if not sealed in red.

Order No. 3736
Purchaser: CHOY
Address: 817 BEECH COURT

Ray Weygand, Reg. L.S. #24973
169 Cinmoor Road Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087
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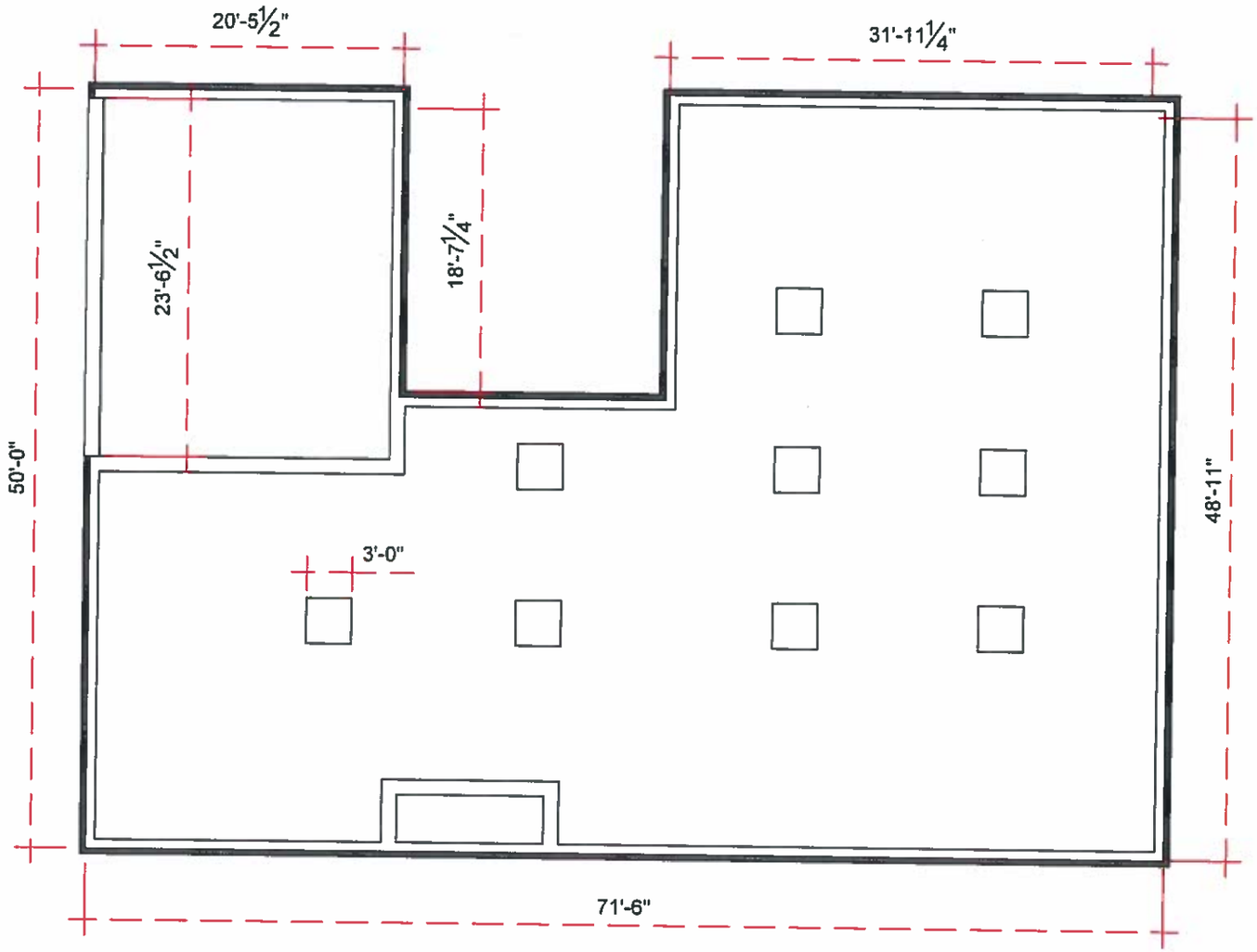
A-19-27



Foundation Plan for proposed House on
Beech Court

GCS
Ted Gibbs
205-503-3830

Choy Foundation
817 Beech Court

Variance Application - Part I

Project Data

Address of Subject Property 104 Lake Drive

Zoning Classification B

Name of Property Owner(s) Clayton and Blair Trotter

Phone Number 205-585-3694 Email bt@jlhbuilding.com

Name of Surveyor Weygand

Phone Number 205-942-0086 Email

Name of Architect (if applicable) Eric Smelcer

Phone Number 205-761-0308 Email eric@esmelcer.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)			
Lot Width (ft)			
Front Setback (ft) *primary*			
Front Setback (ft) *secondary*			
Right Side Setback			
Left Side Setback			
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)	35'	31.5'	30'
Lot Coverage (%)			
Building Height (ft)			
Other			
Other			

July 17, 2019

Board of Zoning Adjustment
City of Mountain Brook, Alabama

Dear Board Members:

We are planning on demolishing the existing house and rebuilding a new home on this shallow lot in Zone B. This variance request is for a five foot (5') encroachment into the thirty-five foot (35') rear setback as required in Residential-B Zoning.

This variance is requested due to the shallowness of the lot. The lot, measuring 90' wide and 112' deep and totaling 10,060 square feet.

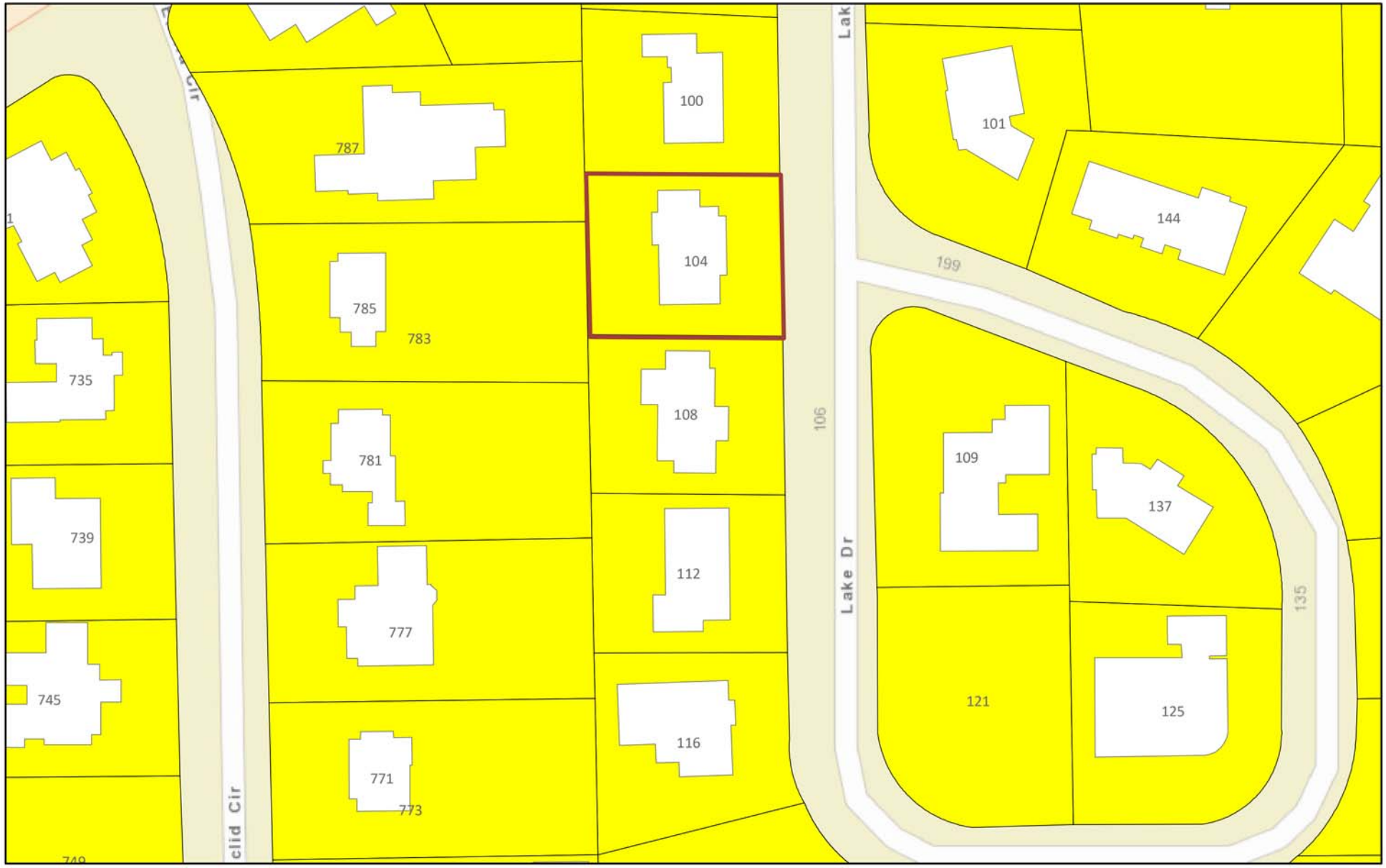
I have enclosed, along with the Variance Request Form, a copy of a 2019 survey. The new residence is depicted in red and the area encroaching on the rear setback is shaded in yellow.

Please feel free to contact me with any questions or concerns.

Sincerely,

Blair Trotter

A-19-28 Zoning



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Tax_Parcels

Residence B District

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS

Hunter Simmons | Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

Report to the Board of Zoning Adjustment

A-19-28

Petition Summary
Request to allow a covered porch and chimney to be 30 feet from the rear property line (west) in lieu of the required 35 feet.

Analysis
The hardship in this case is the shallow depth of the lot. The proposed rear yard encroachment is for a covered porch and chimney (17 feet 8 inches wide). Given that the encroachment is open in nature, it does not appear that an approval of this request would be detrimental to the adjoining property to the rear. Also, it appears that all other houses on this same side of Lake Drive encroach in at least an equal amount into the required rear setback (see attached zoning map).

Subject Property and Surrounding Land Uses
The property contains a single-family dwelling, and is surrounded by same.

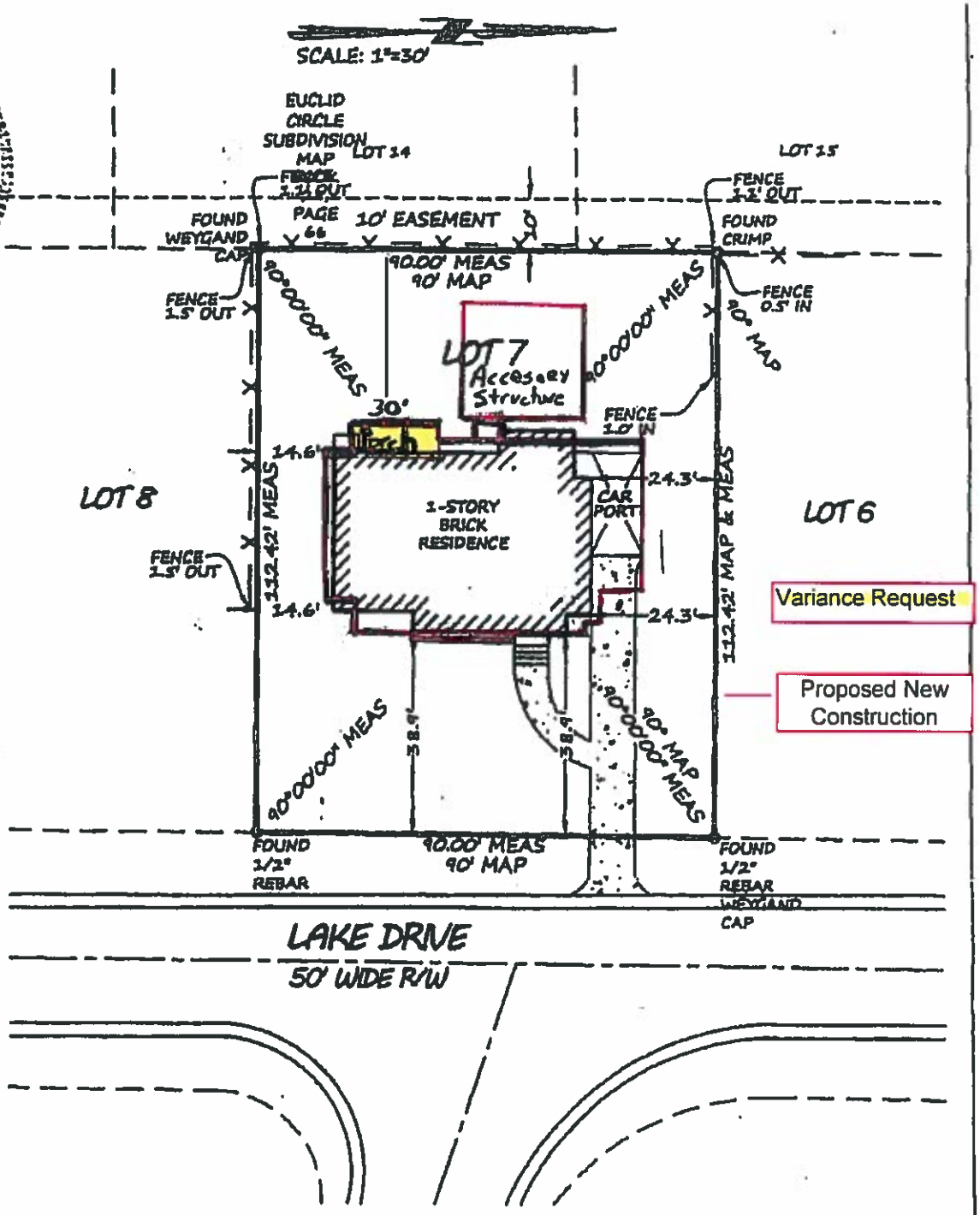
Affected Regulation
Article IV, Residence B District; Section 129-52, Area and Dimensional Requirements

Appends
LOCATION: 104 Lake Drive

ZONING DISTRICT: Res-B

OWNERS: Clayton and Blair Trotter

A-19-28



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
℄	CENTERLINE
A/C	AIR CONDITIONER
●	POLE
>——	ANCHOR
—x—	FENCE
—\\—	POWER LINE
PVMT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
oLGT	LIGHT
COV	COVERED
	DECK
	CONCRETE
	WALL

STATE OF ALABAMA)
JEFFERSON COUNTY)

"Closing Survey"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 7, BENTLEY HILLS-FIFTH SECTOR, as recorded in Plat Book 38, Page 86, in the Office of the Judge of Probate, Jefferson County, Alabama. 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 JANUARY 15, 2019. Survey invalid if not sealed in red.

Order No: 1850
Purchaser
Address 104 LAKE DRIVE

Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road Homewood AL 35209
Phone. (205) 942-0088 Fax. (205) 942-0087
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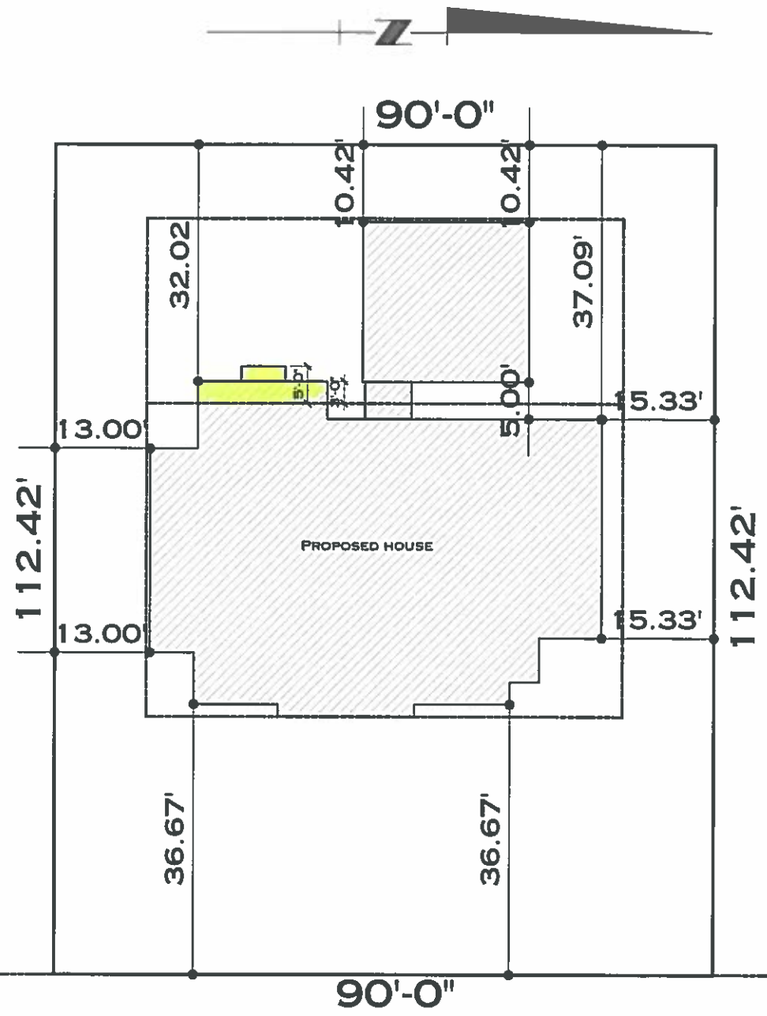
125-536



LAKE DRIVE

1 A1 Site Plan
1" = 20'-0"
0 10'-0" 20'-0" 40'-0" 60'-0"

Plan Information

Project Name: Trotter #19-10

Community: --

Lot Number: --

Client Name: Blair and Clayton Trotter

PDF Creation Date: 7/12/19 - 7:47am

Smelcer Designed
erismelcer@gmail.com
205.751.0308

Smelcer Designed

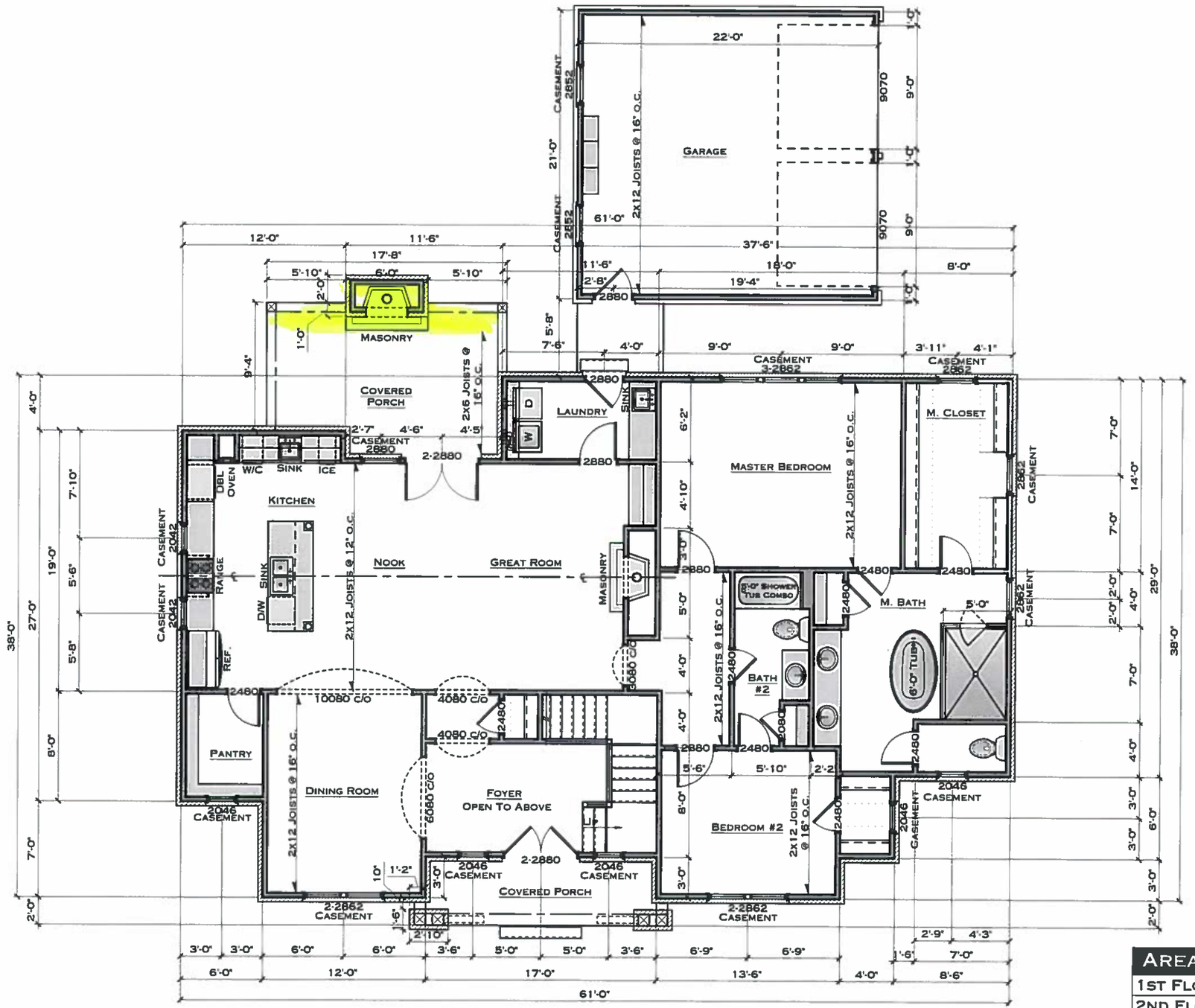
Sheet Index

#	Name
A0	Title Sheet
A1	Site Plan
A2.1	Foundation Plan
A2.2	1st Floor Plan
A2.3	2nd Floor Plan
A2.4	Roof Plan
A3.1	Exterior Elevations
A3.2	Exterior Elevations
A3.3	Exterior Elevations
A3.4	Exterior Elevations
A4.1	Detail Sheet
E1.1	Electrical Sheet
E1.2	Electrical Sheet
Total Sheets: 13	

Sheet Information

A1.1
Site Plan

A-19-28



AREA SCHEDULE	
1ST FLOOR	2020 SQFT
2ND FLOOR	1340 SQFT
TOTAL	3360 SQFT

1 A2.2 1st Floor Plan

1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0" 24'-0"

PLAN INFORMATION

PROJECT NAME: TROTTER #19-10

COMMUNITY: --

LOT NUMBER: --

CLIENT NAME: BLAIR AND CLAYTON TROTTER

PDF CREATION DATE: 7/12/19 - 7:47AM

SMELCER DESIGNED
ERISMELCER@GMAIL.COM
205.761.0306

Smelcer Designed

SHEET INDEX

#	NAME
A0	TITLE SHEET
A1	SITE PLAN
A2.1	FOUNDATION PLAN
A2.2	1ST FLOOR PLAN
A2.3	2ND FLOOR PLAN
A2.4	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	EXTERIOR ELEVATIONS
A3.4	EXTERIOR ELEVATIONS
A4.1	DETAIL SHEET
E1.1	ELECTRICAL SHEET
E1.2	ELECTRICAL SHEET
TOTAL SHEETS: 13	

SHEET INFORMATION

A2.2

1st Floor Plan

A-19-28

1 A3.3 Rear Elevation
1/8" = 1'-0"
0 4'-0" 8'-0" 16'-0" 24'-0"

Plan Information

Project Name:
Trotter #19-10

Community:

Lot Number:

Client Name:
Blair and Clayton Trotter

PDF Creation Date:
7/12/19 - 7:47am

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Smelcer DesigneD

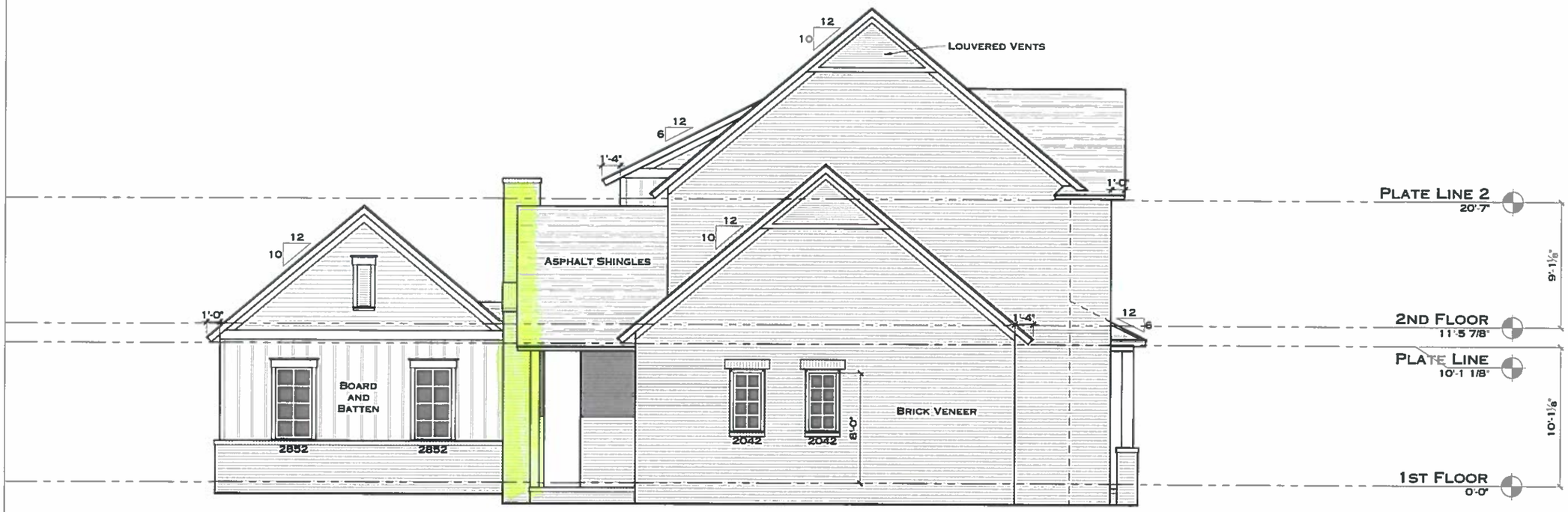
Sheet Index

#	Name
A0	Title Sheet
A1	Site Plan
A2.1	Foundation Plan
A2.2	1st Floor Plan
A2.3	2nd Floor Plan
A2.4	Roof Plan
A3.1	Exterior Elevations
A3.2	Exterior Elevations
A3.3	Exterior Elevations
A3.4	Exterior Elevations
A4.1	Detail Sheet
E1.1	Electrical Sheet
E1.2	Electrical Sheet
Total Sheets 13	

Sheet Information

A3.3
Exterior Elevations

A-19-28



1 A3.2 Left Elevation

1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0" 24'-0"

Plan Information

Project Name: Trotter #19-10

Community: --

Lot Number: --

Client Name: Blair and Clayton Trotter

PDF Creation Date: 7/12/19 - 7:47am

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Sheet Index

#	Name
A0	Title Sheet
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A2.1	Foundation Plan
A2.2	1st Floor Plan
A2.3	2nd Floor Plan
A2.4	Roof Plan
A3.1	Exterior Elevations
A3.2	Exterior Elevations
A3.3	Exterior Elevations
A3.4	Exterior Elevations
A4.1	Detail Sheet
E1.1	Electrical Sheet
E1.2	Electrical Sheet
Total Sheets: 13	

Sheet Information

A3.2

Exterior Elevations

Drawing Notes

1. These drawings are designed to be legible and scalable on 11x17 (Ledger) size paper, which significantly reduces the builder's overhead printing costs. The drawings will be the indicated scales if they are printed at 100% on 11x17 size paper. If the builder requires a larger scale, the drawings can be printed at 200% on 22x34 (ANSI D) or larger size paper, and the indicated scales will be doubled (i.e. 1/8"=1'-0" scale will become 1/4"=1'-0" scale).
2. All framing dimensions are typically to the outside face of stud on exterior walls, or to the center of interior walls, windows, & doors, unless noted otherwise.
3. All slab dimensions are to outer most edge of slab (or brick ledge if applicable), or to centerline of a footing, plumbing fixture, or electrical fixture unless noted otherwise.
4. Beam and joist notes are referencing the joist system above the referenced floor plan (i.e. the ceiling joists) unless stated otherwise.
5. Walls are drawn at modular sizes. (4", 6", 8" etc.) Brick veneer stud walls are drawn with a 4" brick pocket to accommodate a queen size brick thickness. Adjust accordingly if using a thicker modular size brick which may end up overhanging a 4" brick ledge to accommodate a 1" air space. (See wall material key.)
6. Finished floor areas are counted to the outside edge of the load bearing material unless noted otherwise.
7. All fixtures, appliances, cabinets, built-ins, and other symbols drawn in this set of plans are representational in nature. They are used to show design intent only. Refer to your contractor's specification sheet for actual conditions, details and specs. (i.e., a typical kitchen sink shown in the drawings may be specified as a farm sink.)
8. Locate interior doors so that door casing abuts sheetrock of adjacent wall. In cases where a door is shown in the approximate center of a wall, locate door in the exact center of the wall.
9. The Designer shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.

Key to Graphic Symbols

1 / A1.1 — View Name — 1/8" = 1'-0"

View Title. This symbol indicates that the drawing above it is Drawing 1 of Sheet A1.1. The scale is 1/8" = 1'-0" if printed at 100%.

SHEET A3.1 / 1

Elevation Symbol. The right arrow indicates Elevation Number 1 on Sheet A3.1.

PLATE LINE 9'-0"

Level Elevation Symbol. This symbol shows the name of the level and the elevation height above or below the 1st floor (the origin).

2 / A4.2 SIM

Section Callout. The section this symbol is pointing to is shown on Drawing 2 of Sheet A4.2. If "SIM" is written, it will indicate that the section may be similar in nature, but may not be an exact condition of the reference.

1 / A4.2 SIM

Detail Callout. The detail this symbol is pointing to is shown on Drawing 1 of Sheet A4.2. If "SIM" is written, it will indicate that the detail may be similar in nature, but may not be an exact condition of the reference.

2862

3068

Door & Window Tags. The upper tag notates a window that is 2'-8" wide by 6'-2" tall. The lower tag notates a door that is 3'-0" wide by 6'-8" tall. Rough opening sizes should be verified by the manufacture.

Common Abbreviations

±	approximately	nts	not to scale
@	at	oc	on center
aff	above finished floor	ph	telephone jack
b.o.	bottom of...	pt	pressure treated
bd.	board	r/a	return air
bsmt	basement	ref.	refrigerator
cl	centerline	req'd	required
cmu	concrete masonry unit	sd	smoke detector
d/w	dishwasher	sim.	similar
eq.	equal	sqft	square feet
fc	flex conduit	t&g	tongue and groove
hb	hose bibb	t.o.	top of...
k/s	knee space	tv	cable television
kp	keypad	typ.	typical
m/w	microwave oven	w/	with
max.	maximum	w/c	wine cooler
min.	minimum	wh	water heater
n/a	not applicable	wp	waterproof

Wall Material Key

- 8" Block
- 12" Block
- 8" Block w/ 4" Brick Ledge
- 10" Formed Concrete
- 10" Formed Concrete w/ 4" Brick Ledge
- Stud Wall (drawn at 4" nominal size)
- Interior Load Bearing Stud Wall
- Stud Wall w/ Brick Veneer (drawn at 8" nominal size)
- Concrete footing (see detail drawings for size)

The Trotter Residence

Plan Information

Project Name: Trotter #19-10

Community: --

Lot Number: --

Client Name: Blair and Clayton Trotter

PDF Creation Date: 7/12/19 - 7:47AM

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Sheet Index

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A2.3	2nd Floor Plan
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A3.2	Exterior Elevations
A3.3	Exterior Elevations
A3.4	Exterior Elevations
A4.1	Detail Sheet
E1.1	Electrical Sheet
E1.2	Electrical Sheet

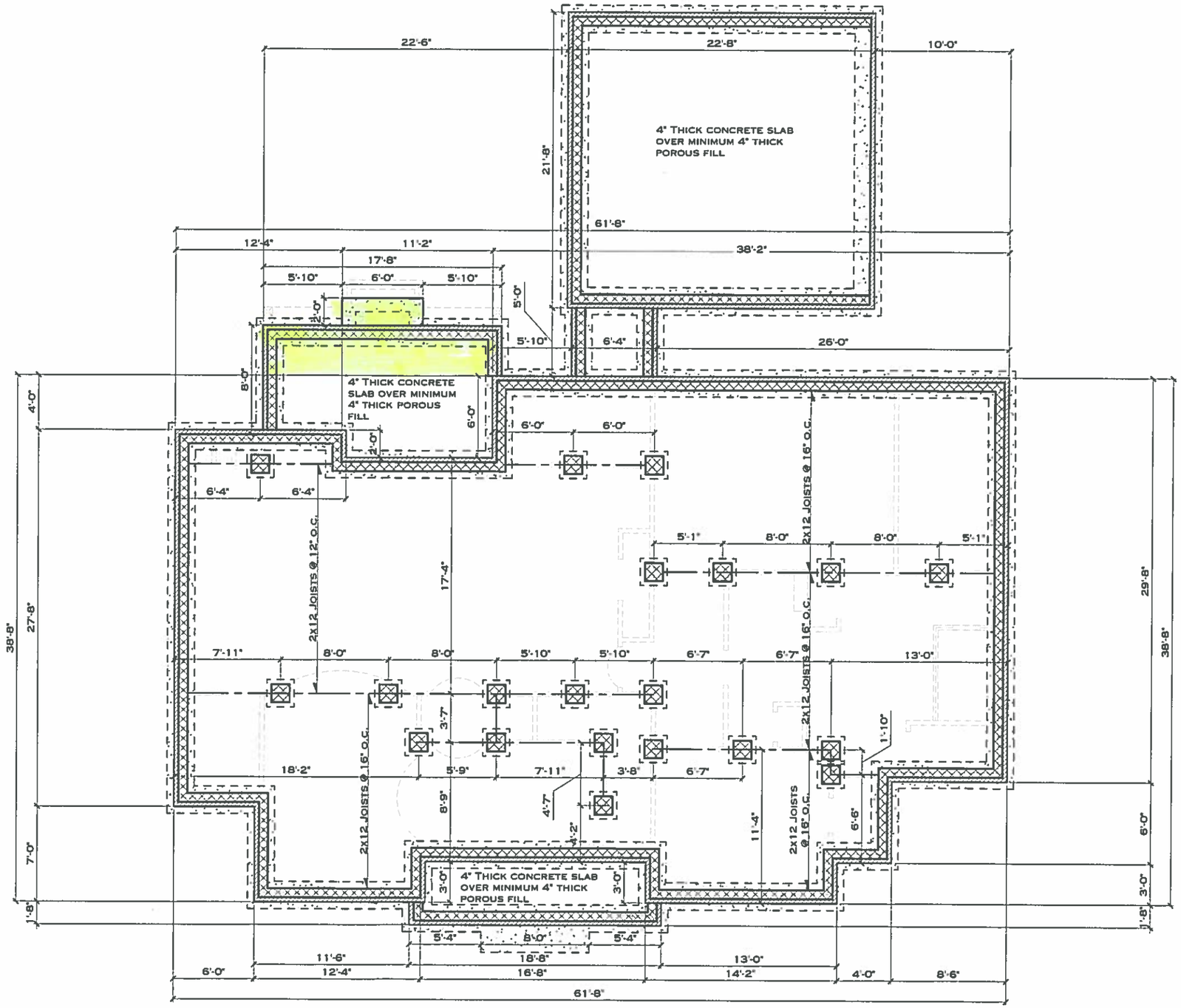
Total Sheets: 13

Sheet Information

A0

Title Sheet

A-19-28



1 A2.1 Foundation Plan

1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0" 24'-0"

Plan Information

Project Name: Trotter #19-10

Community: --

Lot Number: --

Client Name: Blair and Clayton Trotter

PDF Creation Date: 7/12/19 - 7:47AM

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Sheet Index

#	Name
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A2.1	Foundation Plan
A2.2	1st Floor Plan
A2.3	2nd Floor Plan
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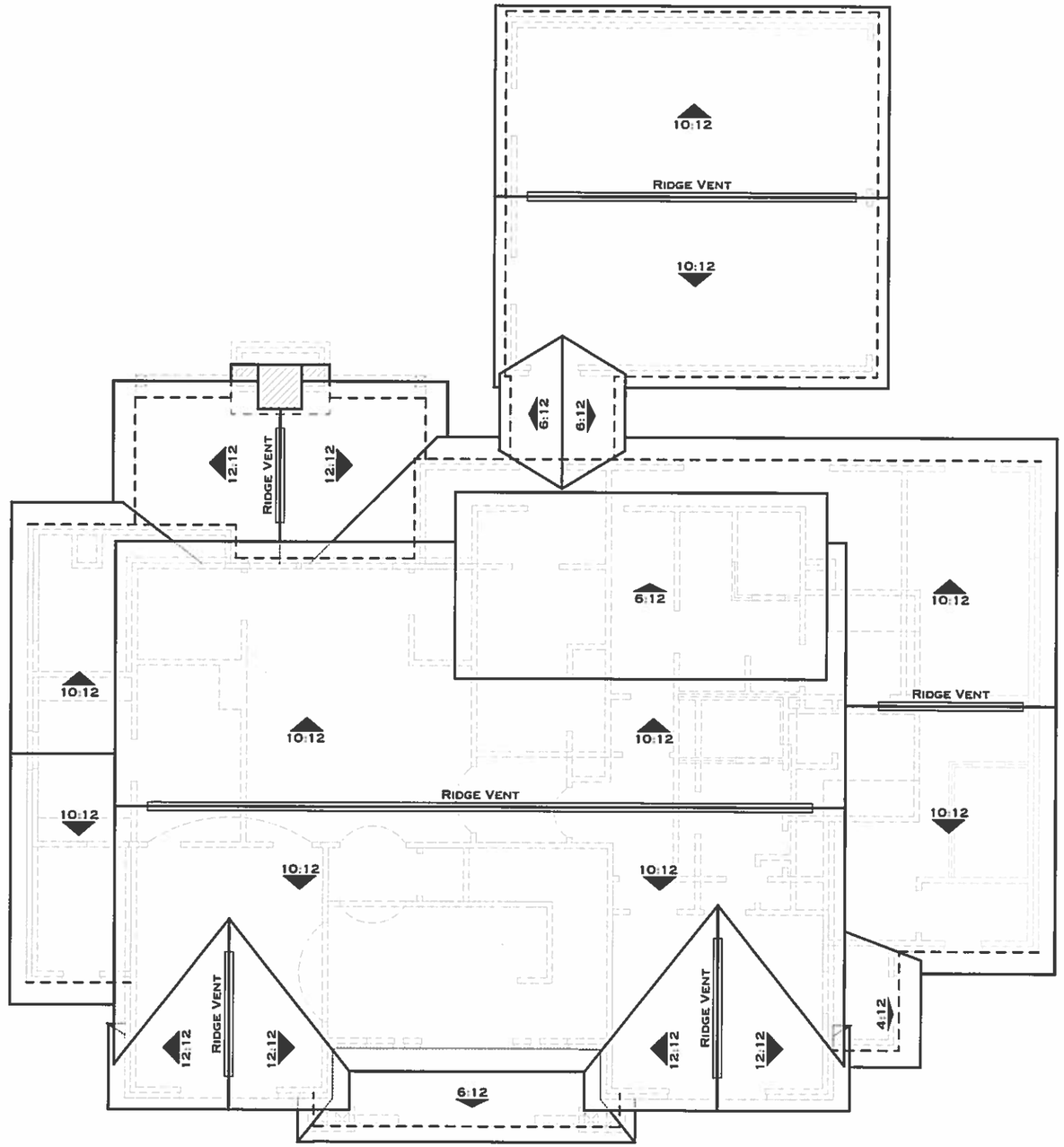
A3.1	Exterior Elevations
A3.2	Exterior Elevations
A3.3	Exterior Elevations
A3.4	Exterior Elevations
A4.1	Detail Sheet
E1.1	Electrical Sheet
E1.2	Electrical Sheet
Total Sheets: 13	

Sheet Information

A2.1

Foundation Plan



1 A2.4 Roof Plan

1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0" 24'-0"

Plan Information

Project Name: Trotter #19-10

Community: ---

Lot Number: ---

Client Name: Blair and Clayton Trotter

PDF Creation Date: 7/12/19 - 7:47AM

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Sheet Index

#	Name
A0	Title Sheet
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A2.3	2nd Floor Plan
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A3.2	Exterior Elevations
A3.3	Exterior Elevations
A3.4	Exterior Elevations
A4.1	Detail Sheet
E1.1	Electrical Sheet
E1.2	Electrical Sheet

Total Sheets: 13

Sheet Information

A2.4

Roof Plan

A-19-28 Aerial

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0 0.01 0.03 0.05 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Web AppBuilder for ArcGIS

Hunter Simmons | DigitalGlobe, Microsoft |

Variance Application
Part II

Required Findings (Sec. 129-455 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)?

This is a shallow lot. The depth is only 112'.The lots to the rear of the parcel are greater than 190' deep.

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…")

No

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

For a narrow lot with same conditions or alley at rear, 30' setback is recognized in Res C zoning. Existing house is 31.5' and the proposed covered porch would be 30', which is similar to the neighbors.

Variance Application - Part I

Project Data

Address of Subject Property 742 Euclid Ave, Mountain Brook AL 35213

Zoning Classification Residence B

Name of Property Owner(s) Clark + Carra Trimmer

Phone Number 202-262-0881 Email clark.trimmer@gmail.com

Name of Surveyor Weygand Surveyors

Phone Number 205-942-0086 Email ray@weygandsurveyor.com

Name of Architect (if applicable) Adams Gerndt Design Group

Phone Number 205-939-1113 Email adam@adams-gerndt.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)			
Lot Width (ft)			
Front Setback (ft) *primary*			
Front Setback (ft) *secondary*			
Right Side Setback			
Left Side Setback	35'	32.3'	32.3'
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)	35'	18.6'	18.6'
Lot Coverage (%)			
Building Height (ft)			
Other			
Other			

ADAMS
GERNDT
DESIGN GROUP

July 24, 2019

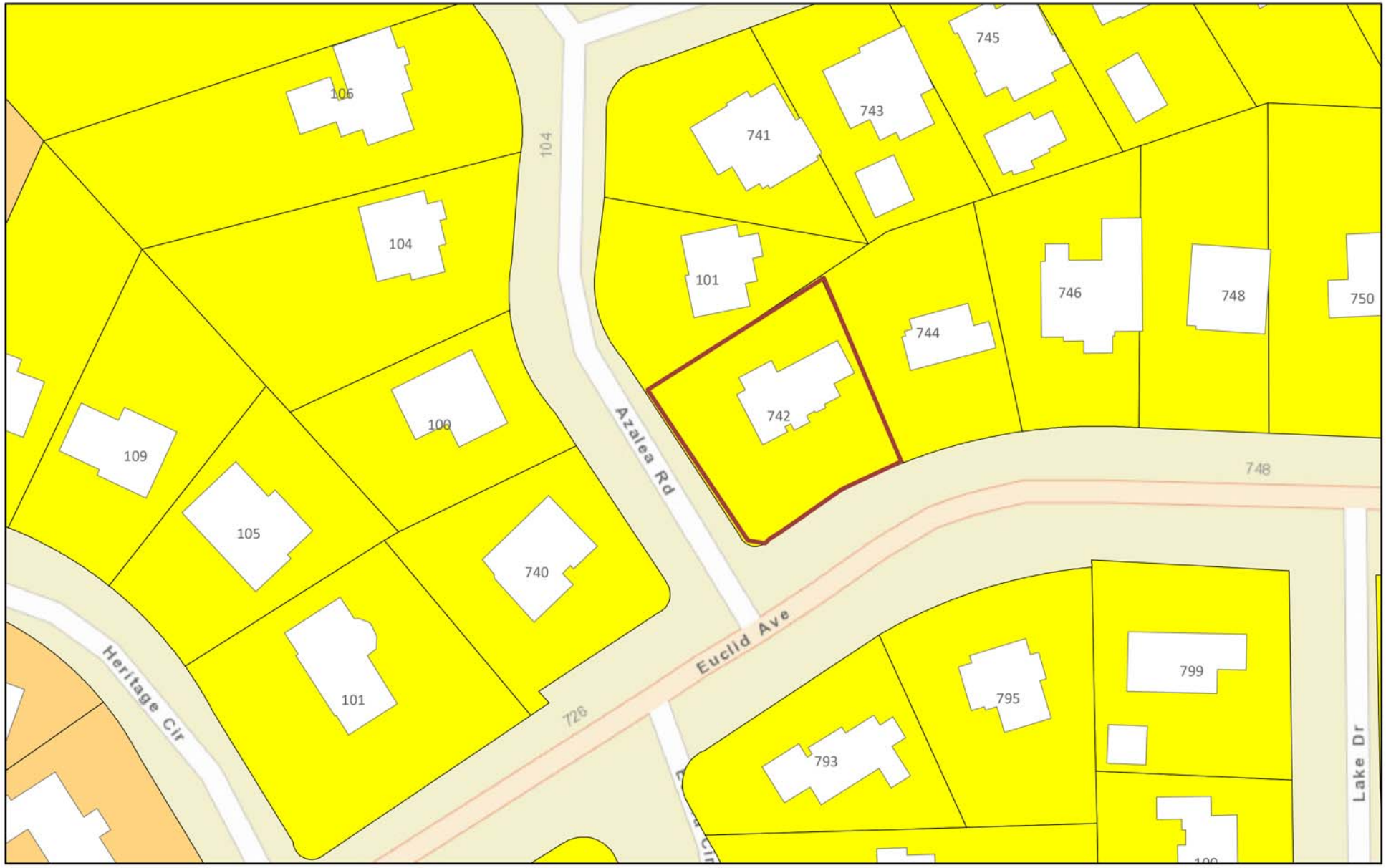
City of Mountain Brook
Variance Review

VARIANCE REQUEST FOR THE HOME AT 742 EUCLID AVENUE

The owners of the home located at 742 Euclid Avenue would like to renovate their existing one-story home and add a second level addition to the home. The scope of the project includes a full renovation of the existing main level space, the addition of three bedrooms and two bathrooms in an upper level expansion, and a small addition to the main level. The goal is to utilize as much of the existing home as possible with minimal additional foundation being added to the structure. It has been determined that the existing home does not comply with the setbacks per the current zoning. The property is a corner lot so there are two front yard set backs. The second front yard set back is 35 feet and the existing property is located 32 feet 4 inches from the property line. The side yard is designated as a rear yard setback also at 35 feet. The existing structure is located 18 feet 6 inches off the property line. As the current set back requirements are 35 feet from the property line on three sides of the property and the existing structure is not located within those setbacks we are requesting two variances to allow for the renovation of the existing structure including a second level addition and a small main level expansion as shown on the attached site plan.

Adam Gerndt
Adams Gerndt Design Group
Representative for owners Clark and Carra Trimmer

A-19-29 Zoning



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Tax_Parcels

Residence C District

Residence B District

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS

Hunter Simmons | Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

Report to the Board of Zoning Adjustment

A-19-29

Petition Summary
Request to allow additions and alterations to an existing single family dwelling to be 32.3 feet from the secondary front property line (Azalea Road) and 18.6 feet from the rear property line (north), both in lieu of the required 35 feet.

Analysis
The hardships in this case are the corner lot configuration, irregular lot shape, and existing design constraints. Although the proposal is a complete renovation of the main level (and addition of second level), it is proposed that the existing foundation and basement level will be retained.

The foundation and basement level currently encroach into the required secondary front setback (Azalea Road) and the rear setback (north). The house exists well behind the required front yard setback (approx 45 feet in lieu of the required 35 feet); aligning with the other houses along this same block of Euclid.

Attached is a map showing the proximity of the subject house with those adjoining on either side along Euclid and Azalea, indicating that it is in-line with both. It is not anticipated that an approval of this request would be detrimental to adjoining properties nor to the streetscape.

Subject Property and Surrounding Land Uses
The property contains a single-family dwelling, and is surrounded by same.

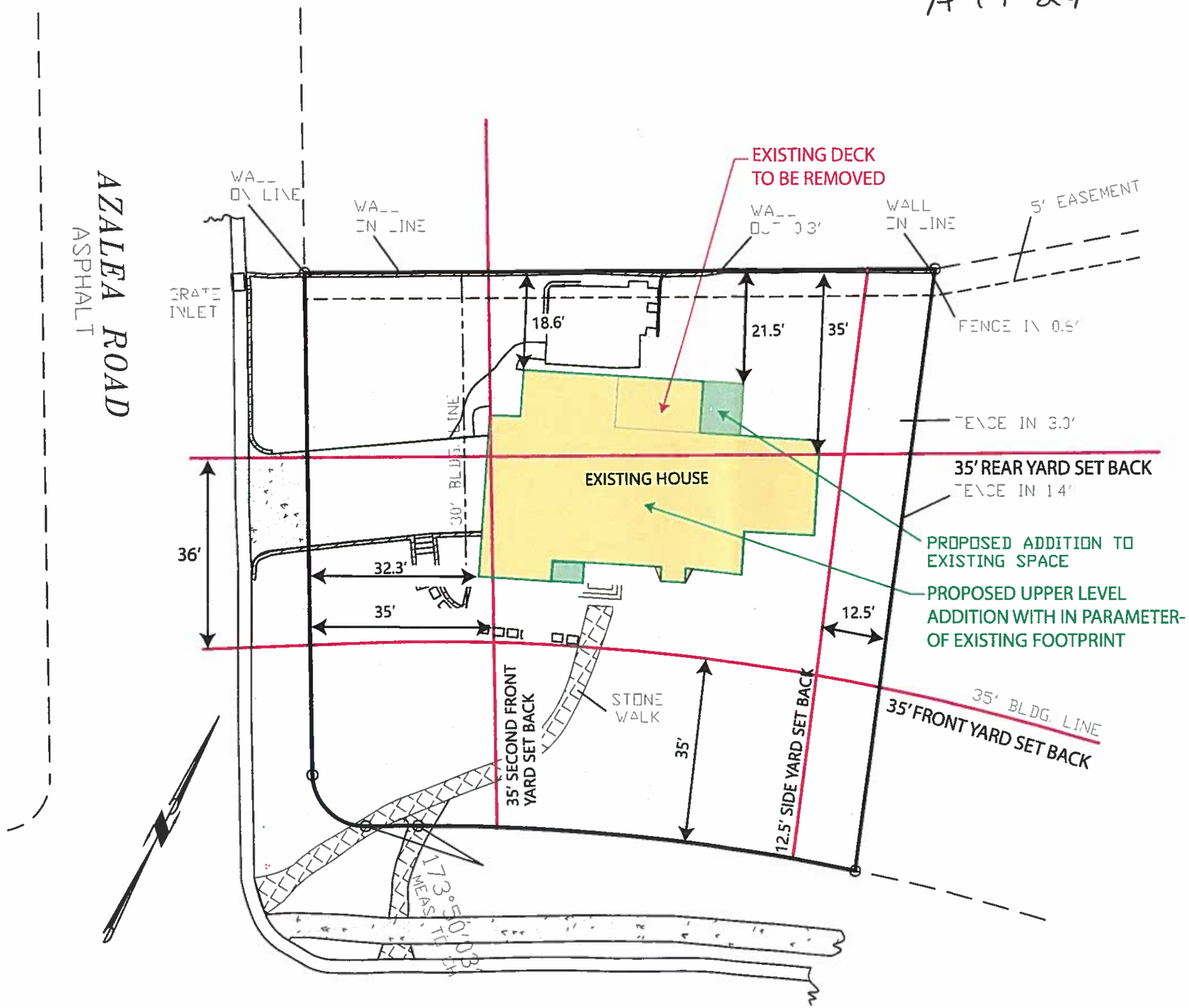
Affected Regulation
Article IV, Residence B District; Section 129-52, Area and Dimensional Requirements

Appends
LOCATION: 742 Euclid Avenue

ZONING DISTRICT: Res-B

OWNERS: Clark and Carra Trimmer

A-19-29



SITE PLAN
SCALE: 1"= 20'
VARIANCE SUBMITTAL

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 8 , Block 1, BENTLEY HILLS FIRST SECTOR , as recorded in Map Volume 29 , Page 78 , in the Office of the Judge of Probate, Jefferson County, Alabama. 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 JANUARY 9, 2019 Survey invalid if not sealed in red.

"Topographic Survey"

Order No. 1763
Purchaser:
Address: 742 EUCLID AVENUE

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

WEYGAND
SURVEYORS

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. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.

ADAMS
GERNDT
DESIGN GROUP

PAGE: 2

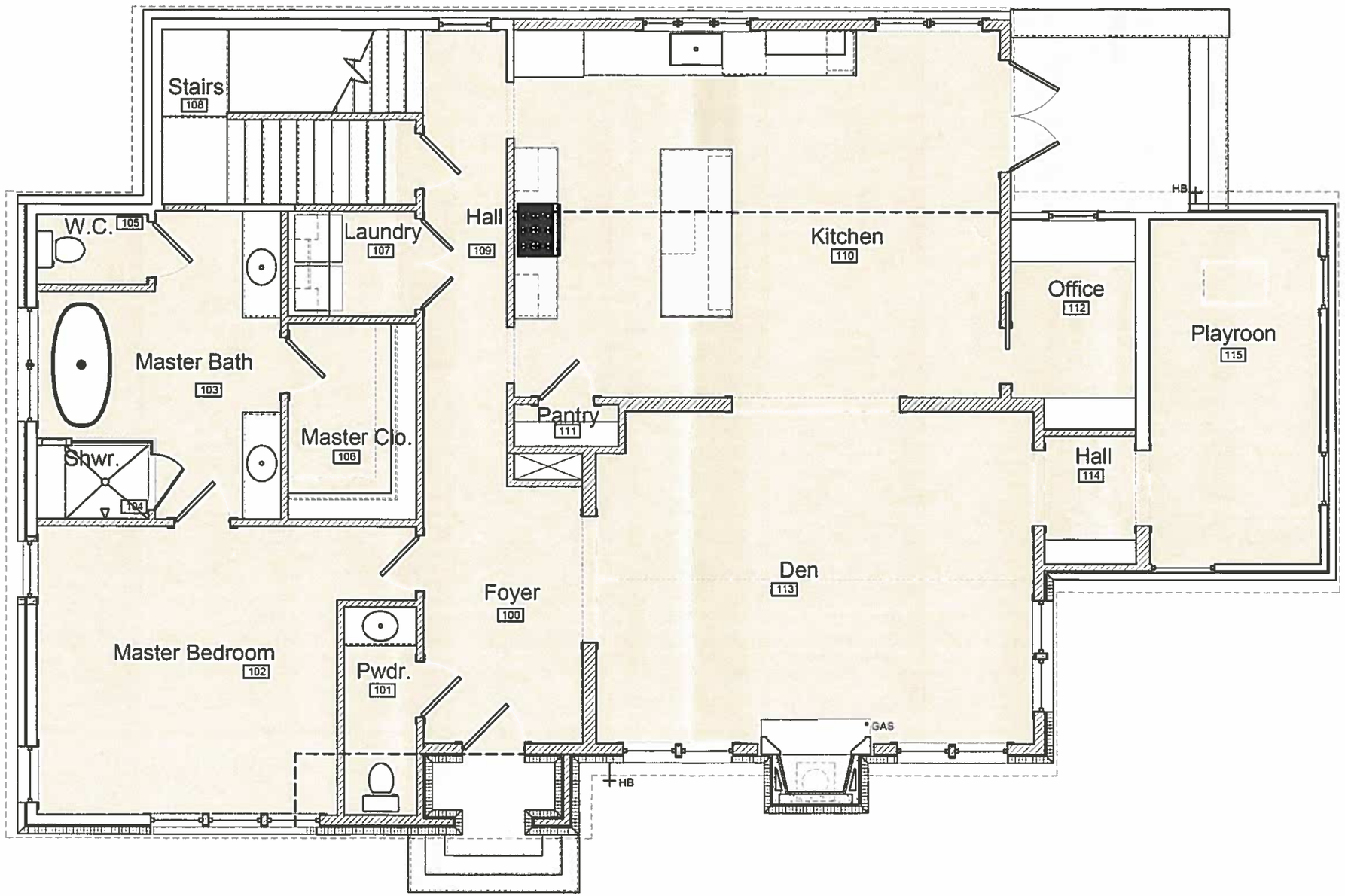
Proximity to Neighboring Structures Diagram

Scale: None

VARIANCE SUBMITAL
742 EUCLID AVENUE, MOUNTAIN BROOK, AL 35213
JULY 26, 2019

ADAMS
GERNDT
DESIGN GROUP

A-19-29



Main Level Floor Plan

Scale: 3/16"=1'-0"

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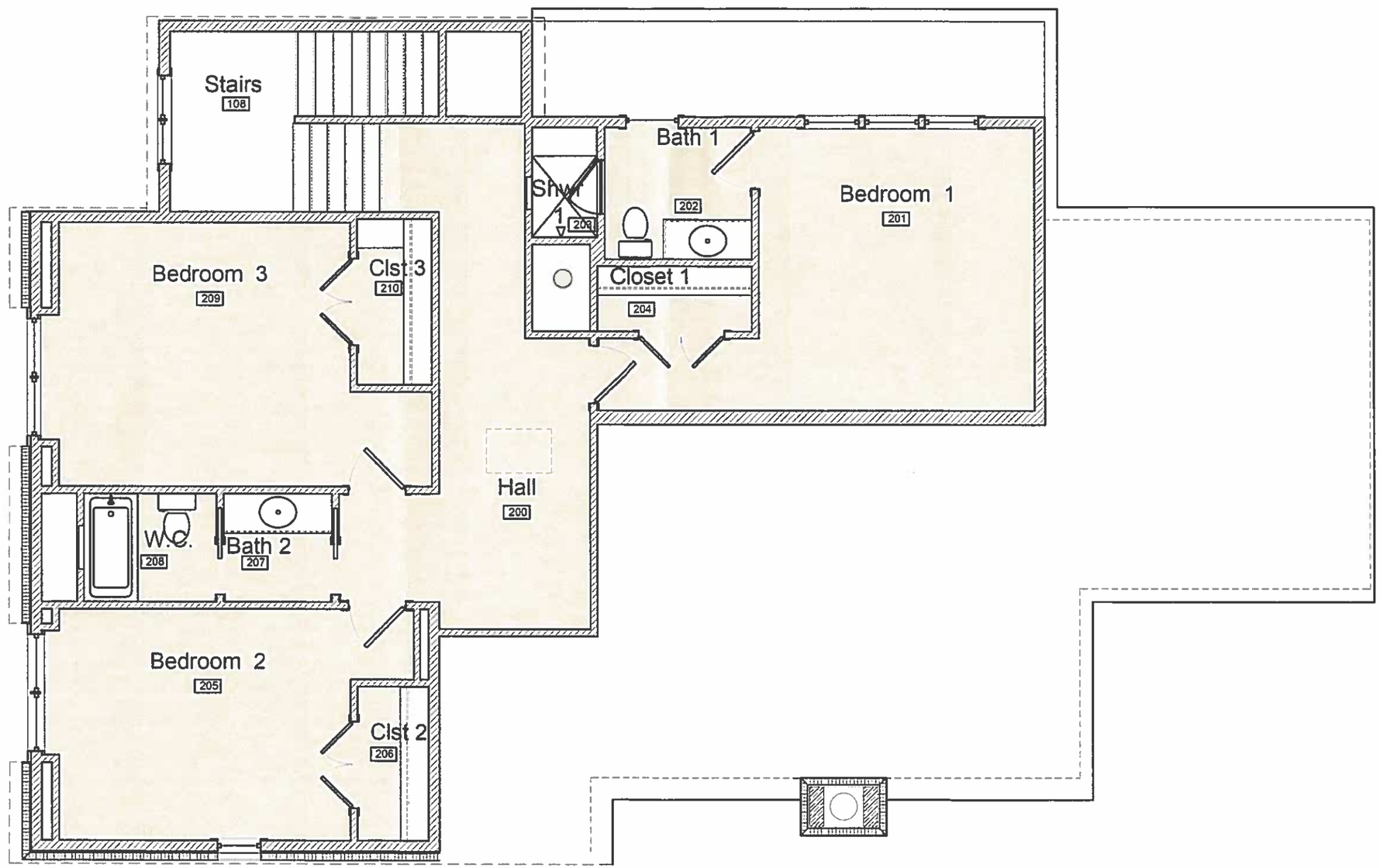
A-19-29



Upper Level Floor Plan

Scale: 3/16"=1'-0"

ADAMS GERNDT DESIGN GROUP

Front Elevation

Scale: 3/16"=1'-0"

ADAMS GERNDT DESIGN GROUP

A-19-29

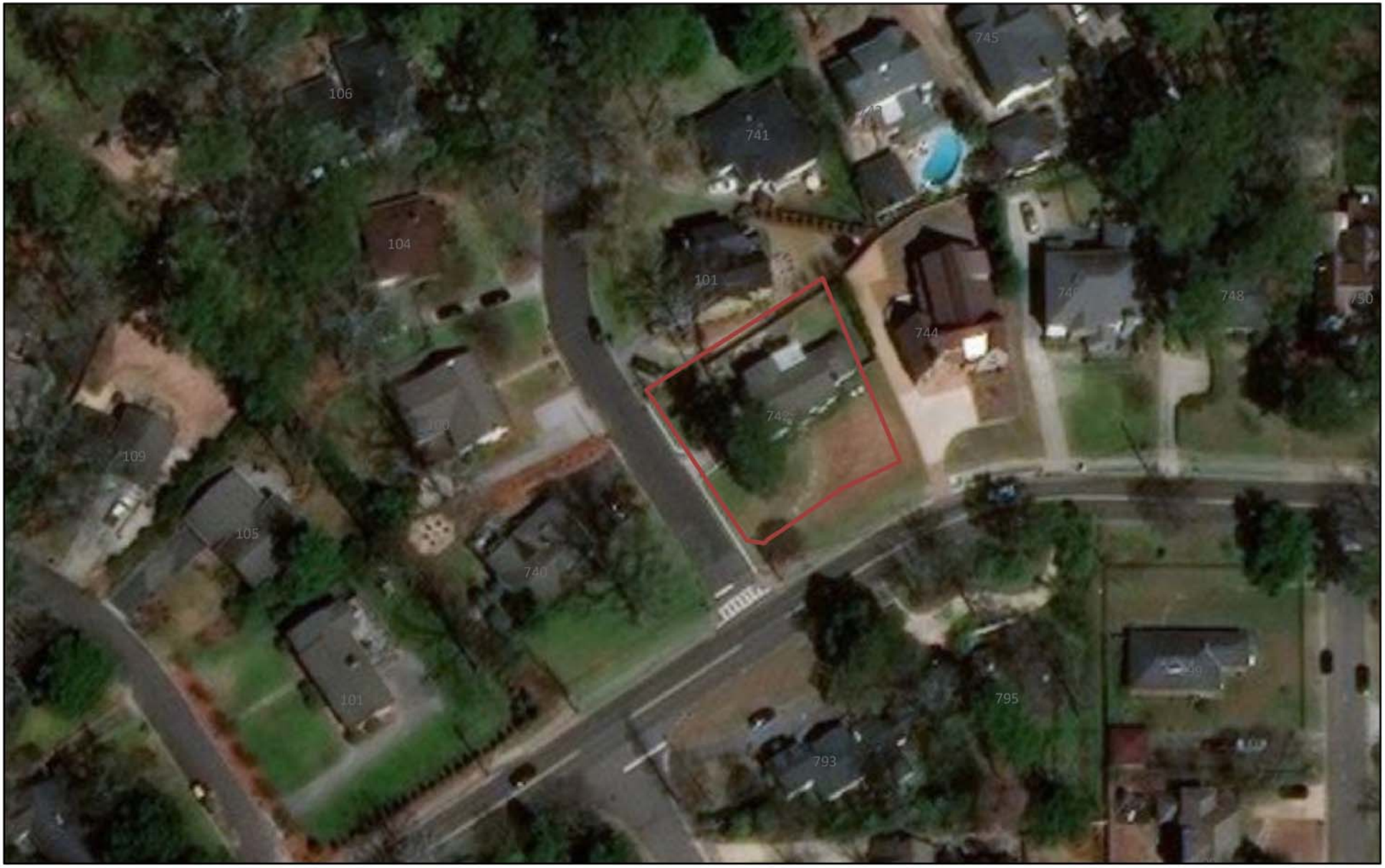
1) Exisiting Front Elevation (View From Euclid)

2) Neighboring Property (View From Euclid)

3) Existing Rear Elevation

4) Existing Side Elevation (View From Azalea)

A-19-29 Aerial



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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Web AppBuilder for ArcGIS
Hunter Simmons | DigitalGlobe, Microsoft |

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Question #1

The hardships are

1. The property is a corner lot with 2 front yards setbacks
2. The property is an irregular shaped lot
3. The existing home is not located within the setbacks based on the current zoning so any modifications to the existing structure make it non-compliant. Specifically, the existing home is located 2.5 over the current second front yard setback. The rear of the existing home is 16.5 over the current rear yard setback.

Question #2

The homeowners' goal is to put an upper level addition on their home without significant additions to the footprint of the home. As the existing home is not located within the current setbacks the issue is primarily based on a conflict between the location of the existing structure and current zoning for the property.

Question #3

1. The front of the existing house aligns with the front of the neighbor's home on Euclid Avenue. We would need to move the front of the house forward 16.5 feet so the new structure would be located a significant distance in front of the neighbor's home. If the intent of the front yard setback is to maintain continuity with the front façade of homes the variance with allow us to accomplish this.
2. The property directly behind the home on Azalea has a side yard property line that backs up to this property. The side of their home is approximately 12 feet off the property line. The requested rear yard variance will allow the back of the structure to have a more consistent relationship to the property line as see from Azalea.

Adam Gerndt
Adams Gerndt Design Group

Abernethy Construction, LLC **A-19-30**
John Abernethy (205) 914-4666 Contact Person
johna8282@gmail.com

Variance Application - Part I

Project Data

Address of Subject Property 2312 Brookshire Place

Zoning Classification _____

Name of Property Owner(s) Richard Abernethy

Phone Number (205)504-3381 Email rabernethye@mobileatticmss.com

Name of Surveyor Weygand surveyors

Phone Number 205-942-0087 Email rayweygand@bellsouth.net

Name of Architect (if applicable) _____

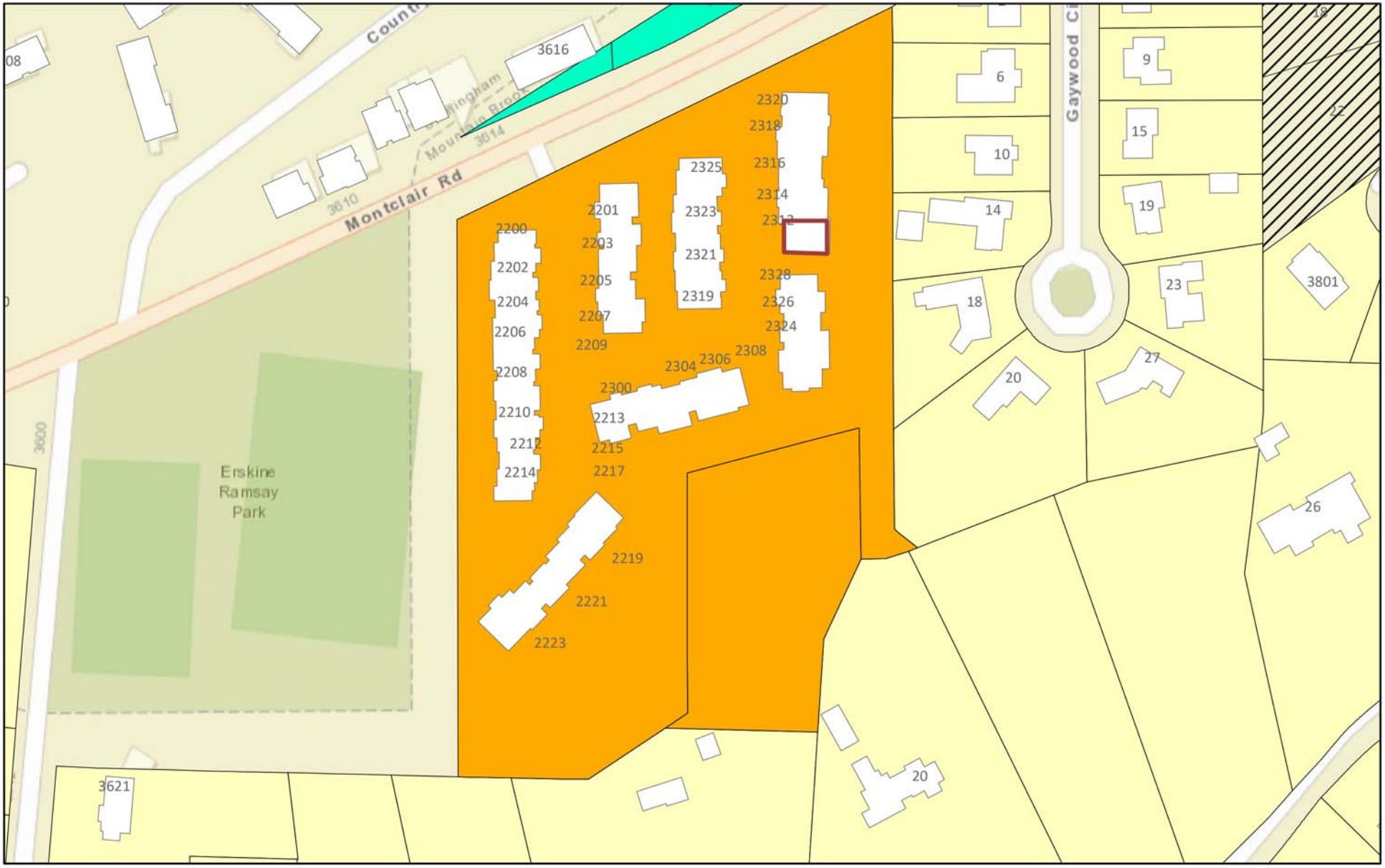
Phone Number _____ Email _____

☒ 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)			
Lot Width (ft)			
Front Setback (ft) *primary*			
Front Setback (ft) *secondary*			
Right Side Setback			
Left Side Setback			
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)	25'	25' 7 7/16"	25' 7 7/16"
Lot Coverage (%)			
Building Height (ft)			
Other			
Other			

A-19-30 Zoning



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PUD

Residence A District

Residence D District

Residence Legacy F District

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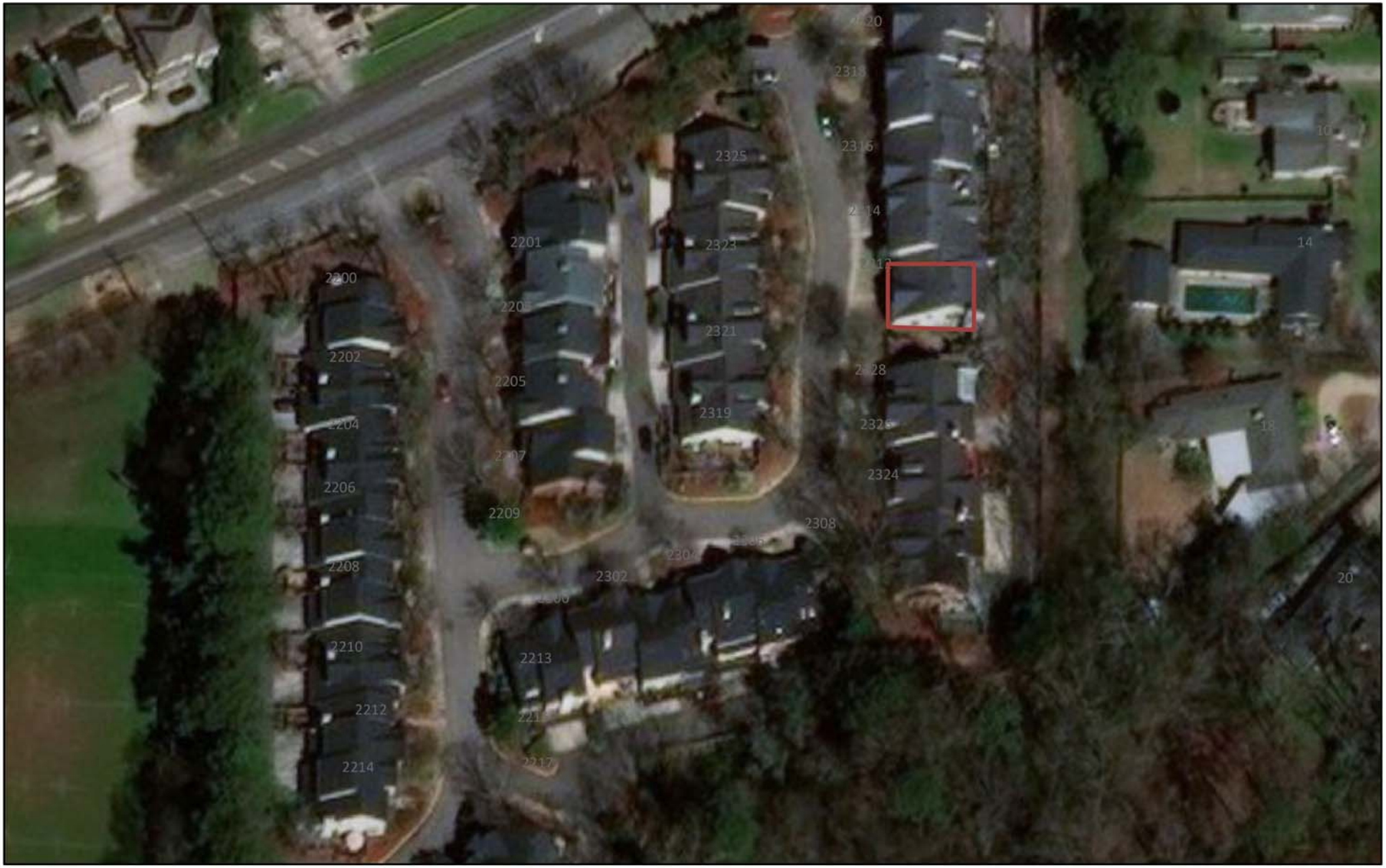
0 0.03 0.05 0.1 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS

Hunter Simmons | Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

A-19-30 Aerial



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0 0.01 0.03 0.05 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

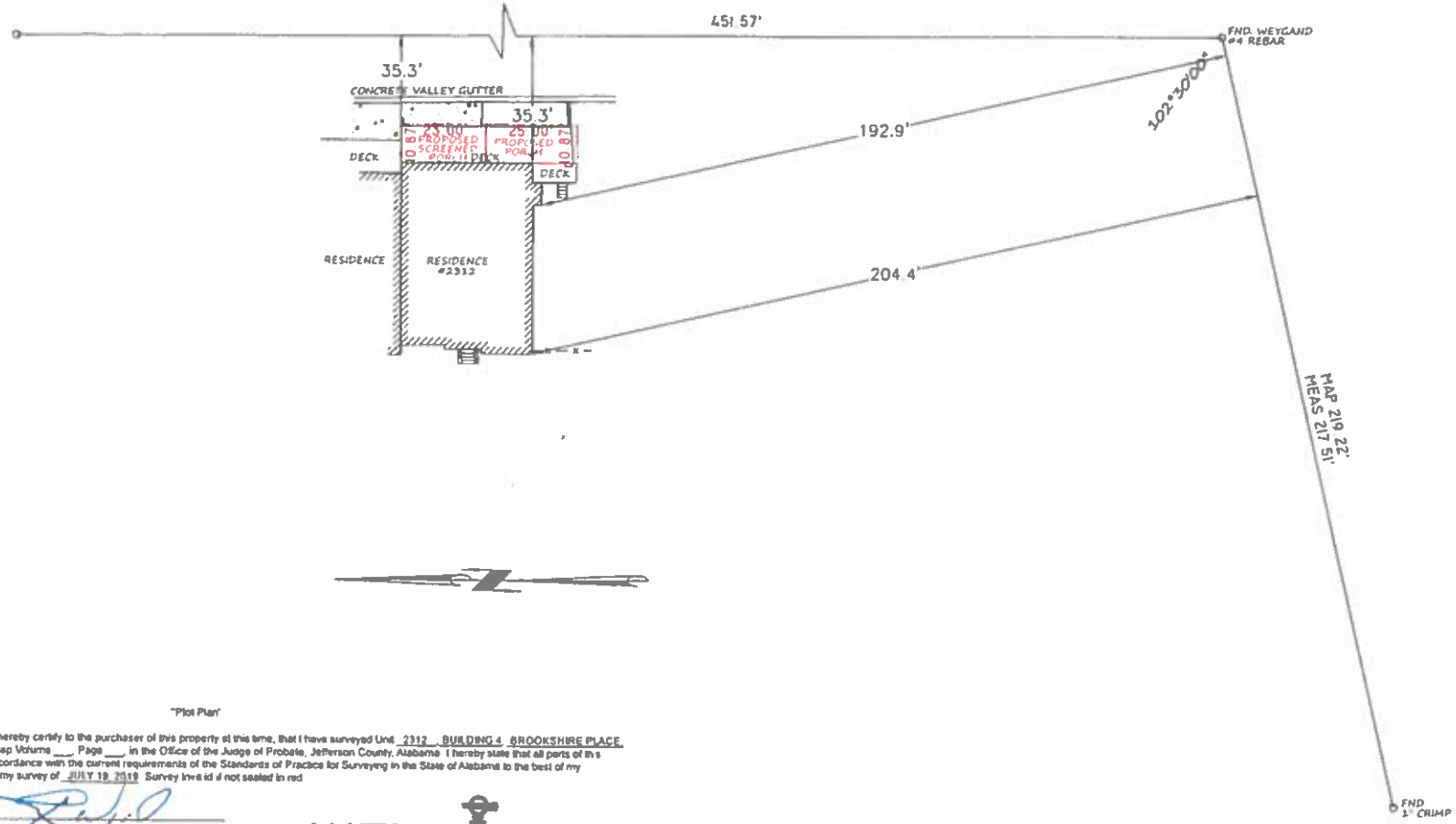
Web AppBuilder for ArcGIS

Hunter Simmons | DigitalGlobe, Microsoft |

A-19-30

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
℄	CENTERLINE
A/C	AIR CONDITIONER
•	POLE
>——	ANCHOR
—x—	FENCE
—\\—	OVERHEAD UTILITY WIRE
PVMT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
oLGT	LIGHT
COV	COVERED
	DECK
	CONCRETE
	WALL
□	COLUMN



ALABAMA REGISTERED No. 24973 PROFESSIONAL LAND SURVEYOR RAY WEYGAND

SCALE: 1"=30'

STATE OF ALABAMA)
JEFFERSON COUNTY)

"Plot Plan"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Unit 2312 BUILDING 4 BROOKSHIRE PLACE, A CONDOMINIUM, PHASE V, as recorded in Map Volume ___ Page ___ in the Office of the Judge of Probate, Jefferson County, Alabama. 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 JULY 19, 2019. Survey lines id if not sealed in red.

Order No. 3405
Purchaser ___
Address 2312 BROOKSHIRE PLACE

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

Copyright ©

WEYGAND SURVEYORS

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. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.

Report to the Board of Zoning Adjustment

A-19-30

Petition Summary
Request to allow a new screened porch to be 24.43 feet from the rear property line in lieu of the required 25 feet.

Analysis
The hardship in this case is the existing design constraint. The townhome development is closer than 25 feet to the exterior boundary line for the development (required by the Res-D district); it may have been constructed prior to annexation into the city of Mountain Brook.

The proposal is to cover and screen-in an existing second floor deck. The encroachment in minor in nature, an approval of which is not anticipated to be detrimental to the adjoining single family property.

Subject Property and Surrounding Land Uses
The property contains a multi-family development, and is surrounded by a mixture of single family, multi-family, and park properties.

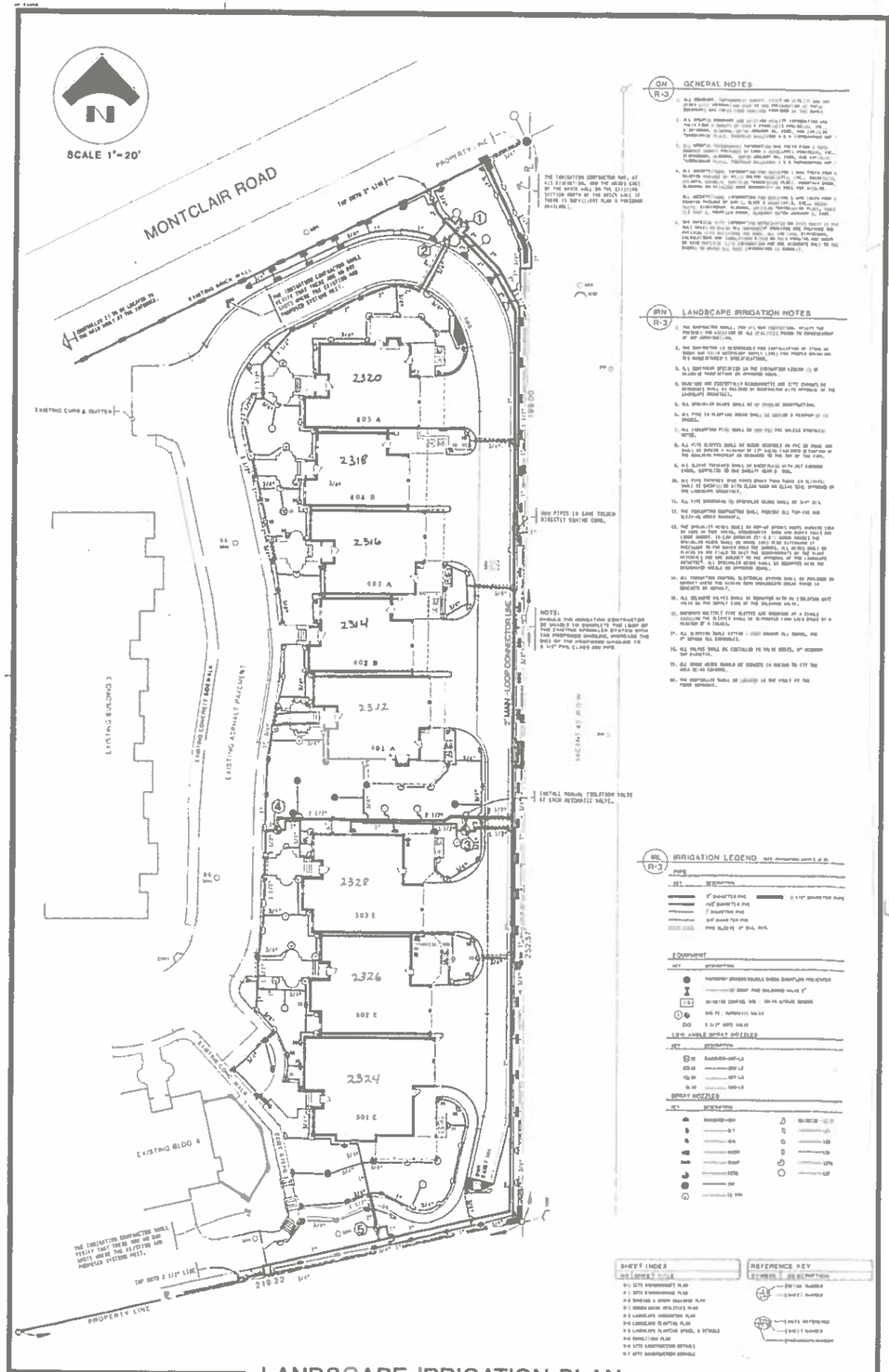
Affected Regulation
Article VII, Residence D District; Section 129-92, Area and Dimensional Requirements

Appends
LOCATION: 2312 Brookshire Place

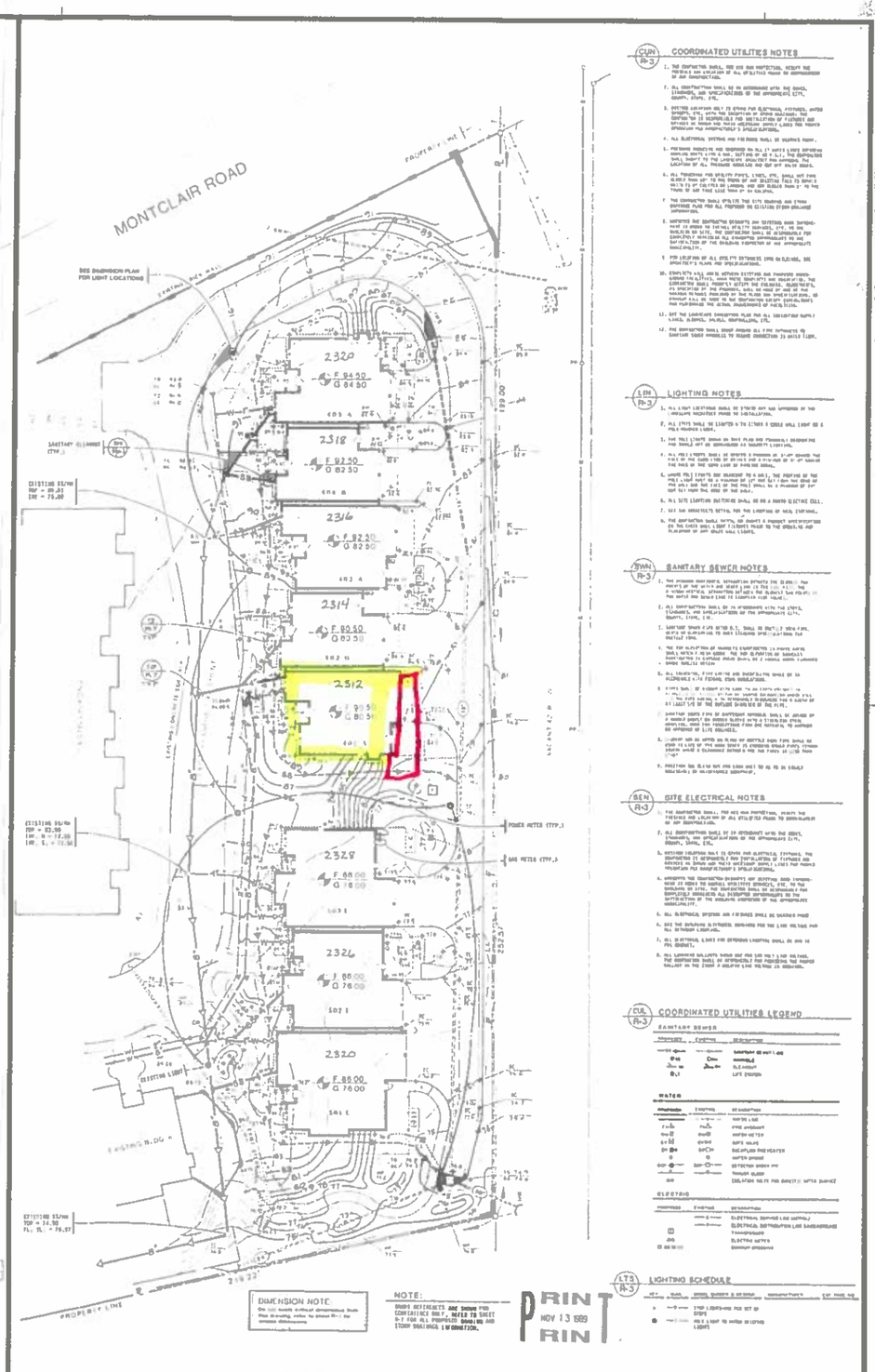
ZONING DISTRICT: Res-D

OWNER: Richard Abernathy

A-19-30



LANDSCAPE IRRIGATION PLAN



COORDINATED UTILITIES PLAN

Brookshire
ENOCH & ASSOCIATES
LAND PLANNERS (C) LANDSCAPE ARCHITECTS (C) CITY PLANNERS
10 Bon Air Boulevard · Hoboken · 201/963-0500 · Fax: 201/659-9.5

REGISTERED LANDSCAPE ARCHITECT No. 142

No.	DATE	REVISIONS
1	4-12-89	GENERAL NOTES, PLANS, REFERENCE KEY, SHEET INDEX, LANDSCAPE IRRIGATION PLAN, LANDSCAPE PLANTING PLAN, BLDG 3 ISSUED FOR CONSTRUCTION
2	4-21-89	LANDSCAPE IRRIGATION PLAN, COORDINATED UTILITIES PLAN, PROPERTY LINE, TREATED AS ACT PLUMBING FOR CONSTRUCTION (7-19-89) (TM)

This drawing is the property of Enoch and Associates, Brookshire Enterprises and is not to be used for any other purpose than that for which it was prepared and shall not be used for any other purpose unauthorized by the principals of Enoch and Associates.

SHEET TITLE
LANDSCAPE IRRIGATION PLAN AND COORDINATED SITE UTILITIES PLAN

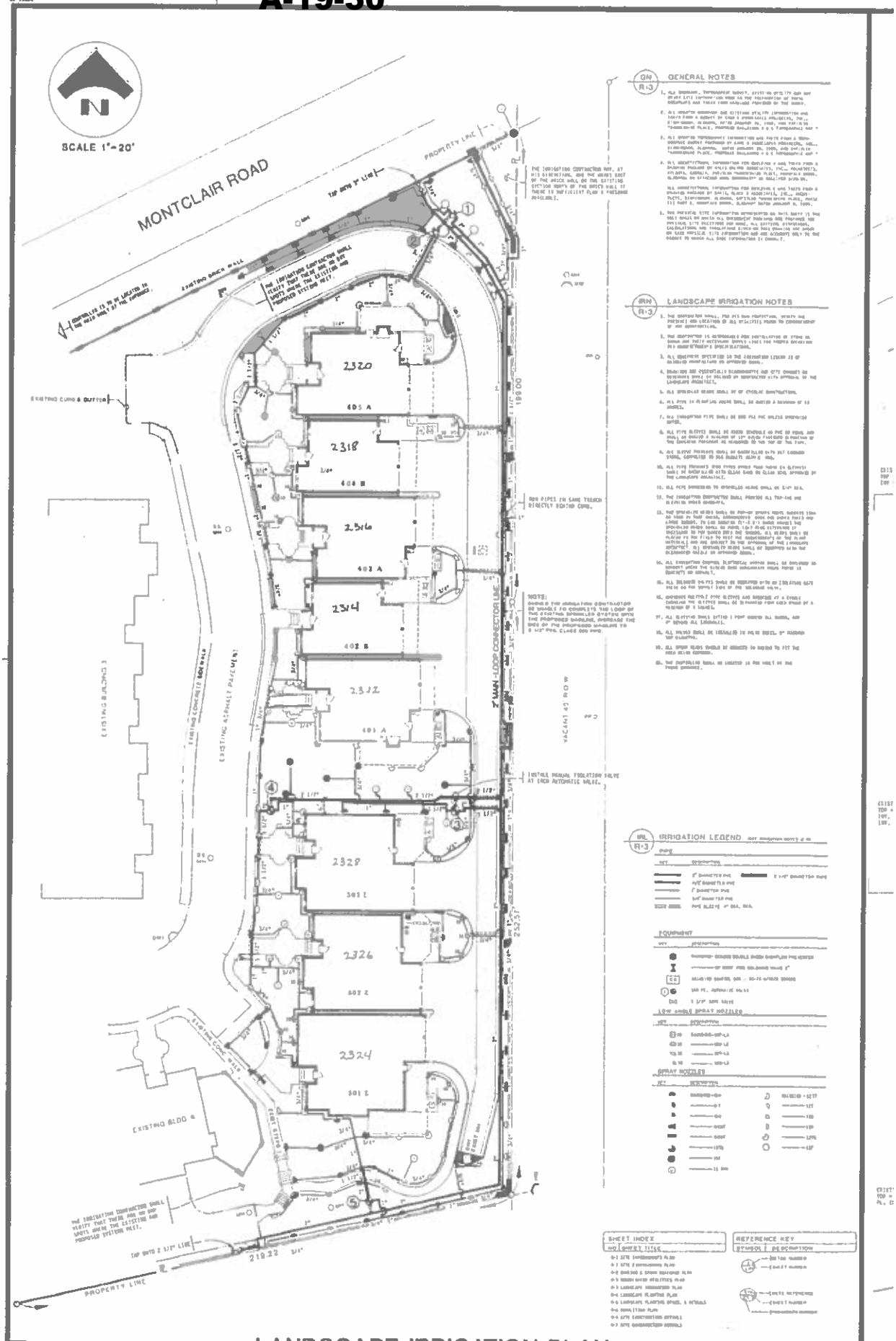
SCALE	DRAWN	CHECKED	DATE
1"=20'			3/14/89

BUILDINGS 4 & 5 – REVISIONS
BROOKSHIRE PLACE
A CONDOMINIUM DEVELOPMENT
Montclair Street, Aldan
Prepared for
AFTED PROPERTIES

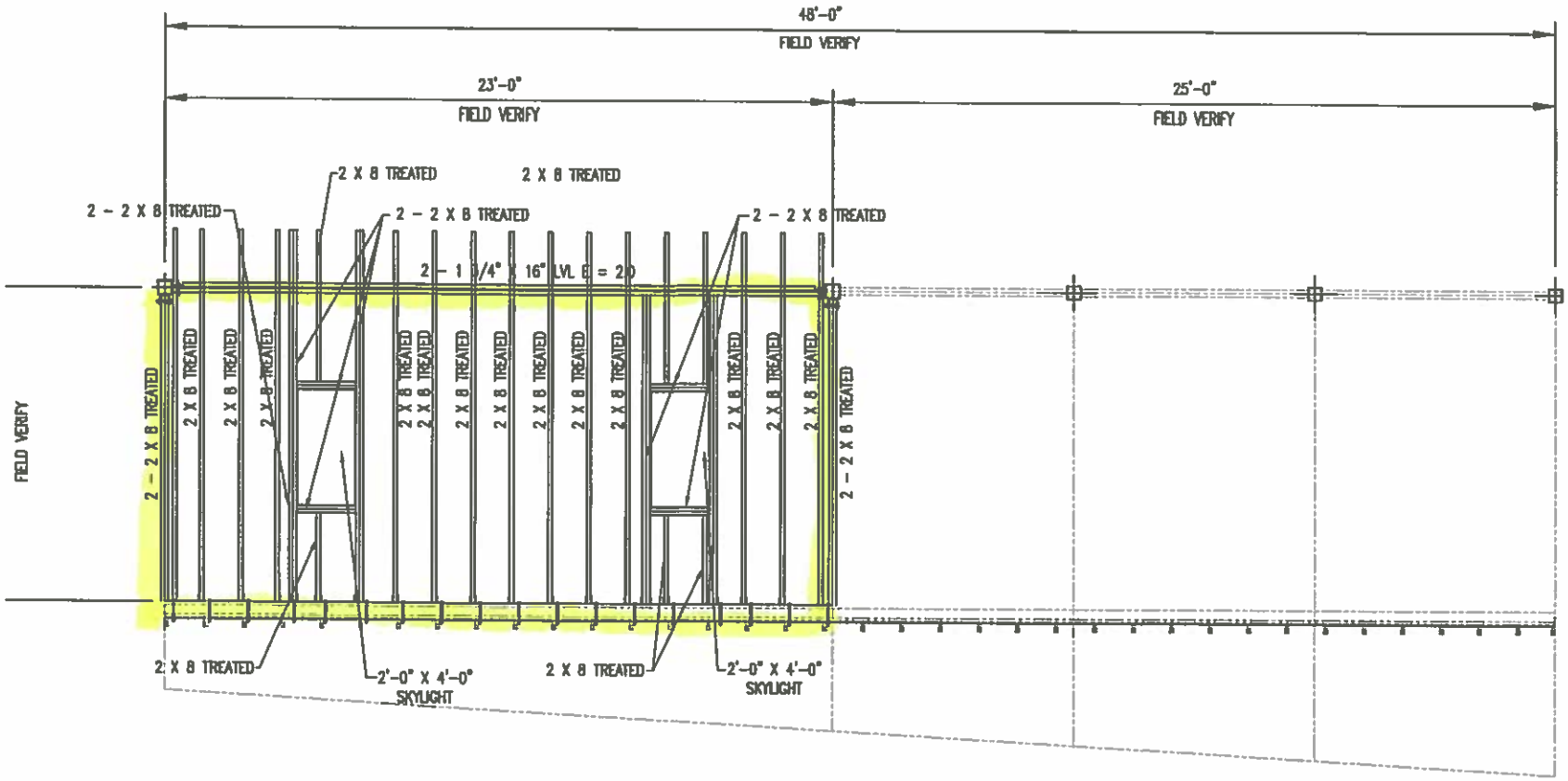
Project No. 8316C

Sheet No. R-3 of 7

A-19-30


SCALE 1"=20'
MONTCLAIR ROAD
PROPERTY LINE
EXISTING CURB & GUTTER
EXISTING ASPHALT PARKING
EXISTING CONCRETE SIDEWALK
EXISTING BUILDING 3
EXISTING BLDG 4
2320
2318
2316
2314
2312
2328
2326
2324
2" WATER LOOP CONNECTOR LINE
VACANT 40 ROW
219.22
GENERAL NOTES
LANDSCAPE IRRIGATION NOTES
IRRIGATION LEGEND
EQUIPMENT
LOW GAGE SPRAY NOZZLES
SPRAY NOZZLES
SHEET INDEX
REFERENCE KEY
LANDSCAPE IRRIGATION PLAN

A-19-30



NEW SCREENED PORCH ROOF FRAMING

NO.	DATE	BY	DESCRIPTION
△			
△			
△			

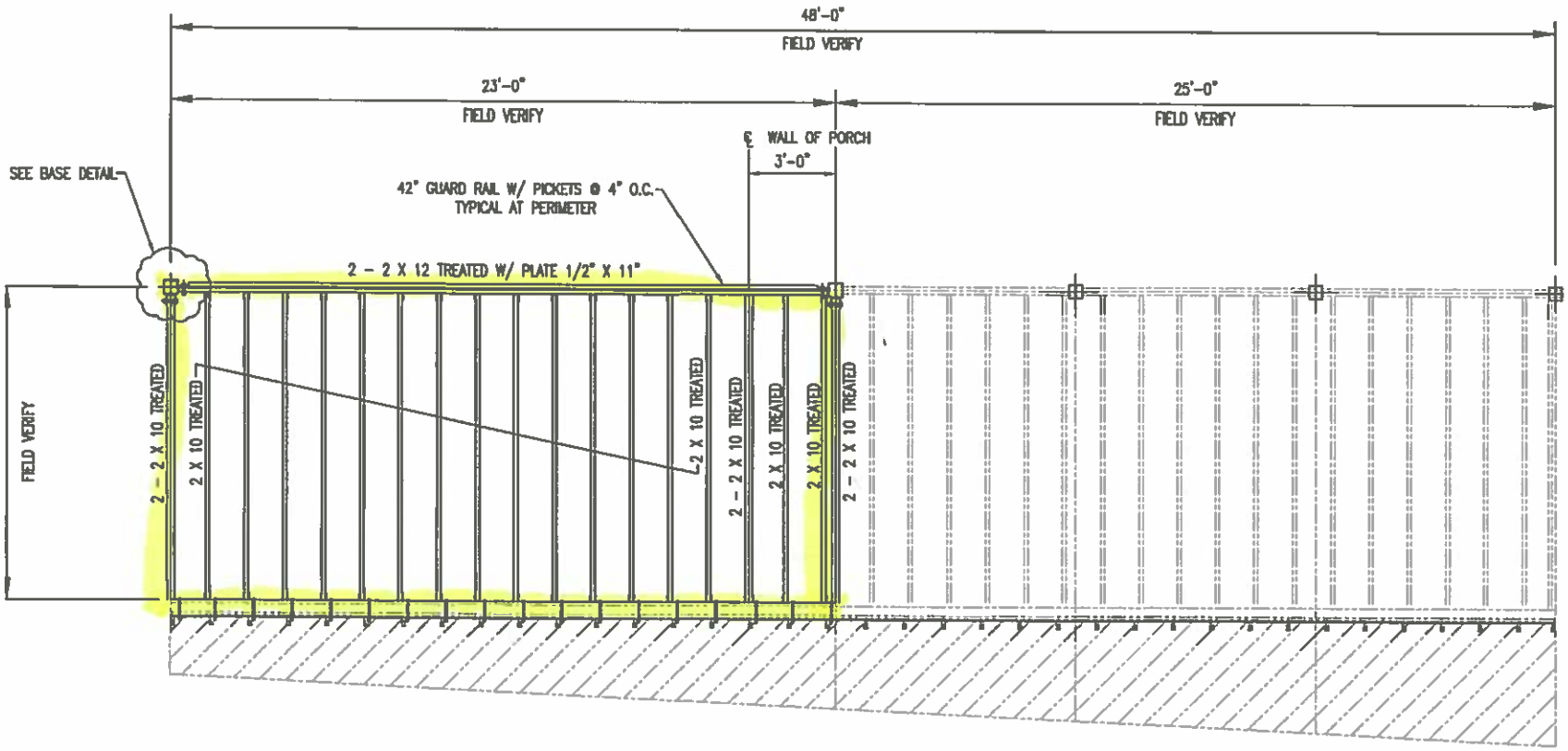
Ritchie and Montgomery
CONSULTING ENGINEERS, P.C.
SUITE 214, BUILDING 9
OFFICE PARK CIRCLE
BIRMINGHAM, AL 35223
PHONE(205)879-8601

CLIENT: RICHARD ABERNATHY
2312 BROOKSHIRE PLACE
BIRMINGHAM, ALABAMA 35213

JOB DESCRIPTION: DESIGN OF NEW PORCH AND DECK FRAMING FOR THE RESIDENCE LOCATED AT 2312 BROOKSHIRE PLACE BIRMINGHAM, ALABAMA

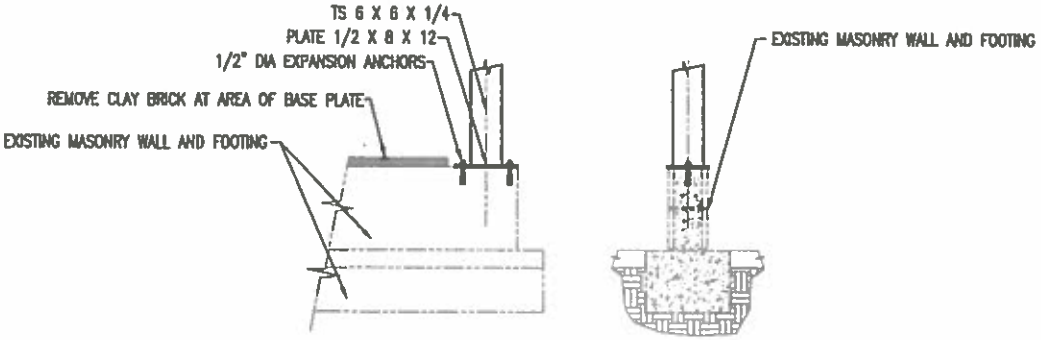
DRAWN: BDM	DATE: 05/23/19	SCALE: NONE	
CHECKED: BDM	DATE: 05/27/19		
APPROVED:	DATE:	SHEET 2 OF 3	

A-19-30



NEW SCREENED PORCH FLOOR FRAMING

EXISTING DECK



BASE DETAIL

REVISIONS

NO.	DATE	BY	DESCRIPTION
△			
△			
△			

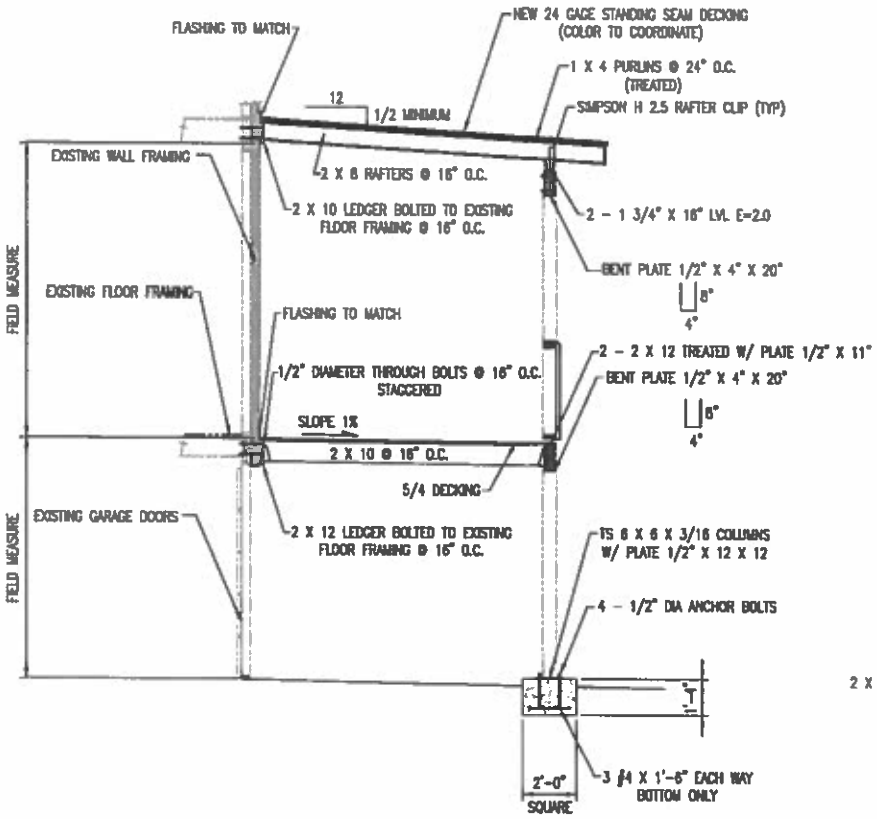
Ritchie and Montgomery
CONSULTING ENGINEERS, P.C.
SUITE 214, BUILDING 9
OFFICE PARK CIRCLE
BIRMINGHAM, AL. 35223
PHONE(205)879-8801

CLIENT: RICHARD ABERNATHY
2312 BROOKSHIRE PLACE
BIRMINGHAM, ALABAMA 35213

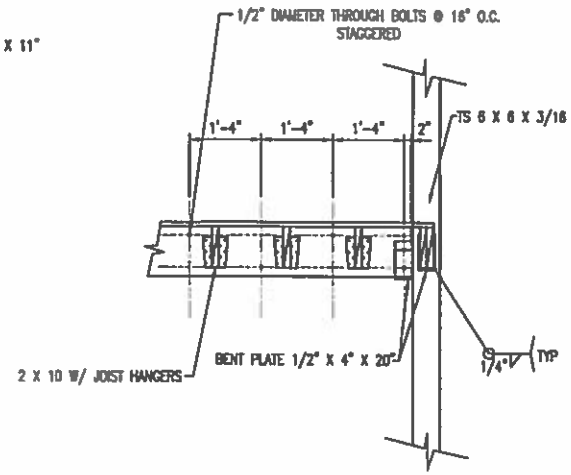
JOB DESCRIPTION: DESIGN OF NEW PORCH AND DECK FRAMING FOR THE RESIDENCE LOCATED AT 2312 BROOKSHIRE PLACE BIRMINGHAM, ALABAMA

DRAWN: BDM	DATE: 05/23/19	SCALE: NONE	
CHECKED: BDM	DATE: 05/27/19		
APPROVED:	DATE:	SHEET 1 OF 3	

A-19-30



SECTION THROUGH SCREENED PORCH



CONNECTION DETAIL AT STEEL COLUMNS

GENERAL NOTES

1. Footings shall rest on compacted soil capable of supporting 2 kips per square foot. After the footing excavation is made the footing excavation must be kept dry. If there are soft spots in the subgrade these areas must be excavated and concrete used as a fill.
2. Fill and backfill material shall be compacted in six inch layers. Compact material to 98% dry density at optimum moisture in accordance with ASTM D698.
3. The structural concrete of the footings and slab shall have a min. compressive stress of 4000 lbs. per sq. inch in 28 days. At placing the slump of concrete shall be four inches. A plasticizer may be used as an admixture to facilitate finishing. Concrete shall be air entrained and the design mix shall contain 4% air with a maximum allowable air entrainment of 6%. Concrete shall be vibrated but the concrete shall not be moved laterally by vibrators.
4. All reinforcing shall conform to ASTM A615, A616 or A617 with a minimum yield strength of 60 kips per square inch. The placing of reinforcing steel shall be in accordance with "ACI Specification 318-02". Field bent reinforcing must be bent around a suitable ACI pin. Bar laps and bar clearance shall be strictly followed. All bars shall be tied in place and positioned on concrete bricks or chairs. Welding of reinforcing shall be strictly prohibited.
5. It is the contractors responsibility to fulfill all the requirements of the U. S. Government Occupation Safety and Health Act.

Ritchie and Montgomery	CONSULTING ENGINEERS, P.C. SUITE 214, BUILDING 9 OFFICE PARK CIRCLE BIRMINGHAM, AL. 35223 PHONE(205)879-8801		
CLIENT:	RICHARD MERRITT 2312 BROOKSHIRE PLACE BIRMINGHAM, ALABAMA 35213		
JOB DESCRIPTION:	DESIGN OF NEW PORCH AND DECK FRAMING FOR THE RESIDENCE LOCATED AT 2312 BROOKSHIRE PLACE BIRMINGHAM, ALABAMA		
DRAWN: BDM	DATE: 05/23/19	SCALE: NONE	
CHECKED: BDM	DATE: 05/27/19		
APPROVED:	DATE:	SHEET 3 OF 3	

REVISIONS

NO	DATE	BY	REVISIONS
△			
△			
△			

Variance Application
Part II

Required Findings (Sec. 129-455 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)?

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…")

No, Deck Location has not been altered since original built date.

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

Variance Application - Part I

Project Data

Address of Subject Property 3744 ROCK BROOK LANE

Zoning Classification RESIDENCE A

Name of Property Owner(s) PEYTON & KIM PAISLEY

Phone Number (205) 514-4008 Email PPAISLEY01@gmail.com

Name of Surveyor WEYGAND

Phone Number (205) 942-0086 Email

Name of Architect (if applicable) DESIGNER: JESSICA CONNER

Phone Number (205) 213-0716 Email DESIGN@JESSICACONNER.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)	30,000	34,510	34,510
Lot Width (ft)	100'	145'	145'
Front Setback (ft) *primary*	40'	43'	33'3"
Front Setback (ft) *secondary*			
Right Side Setback	15'	27'	27'
Left Side Setback	15'	31.1'	31.1
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	114'	114'
Lot Coverage (%)	25%	14%	15%
Building Height (ft)	35'	35'	35'
Other			
Other			

Jessica Conner
DESIGN & INTERIORS

A-19-31

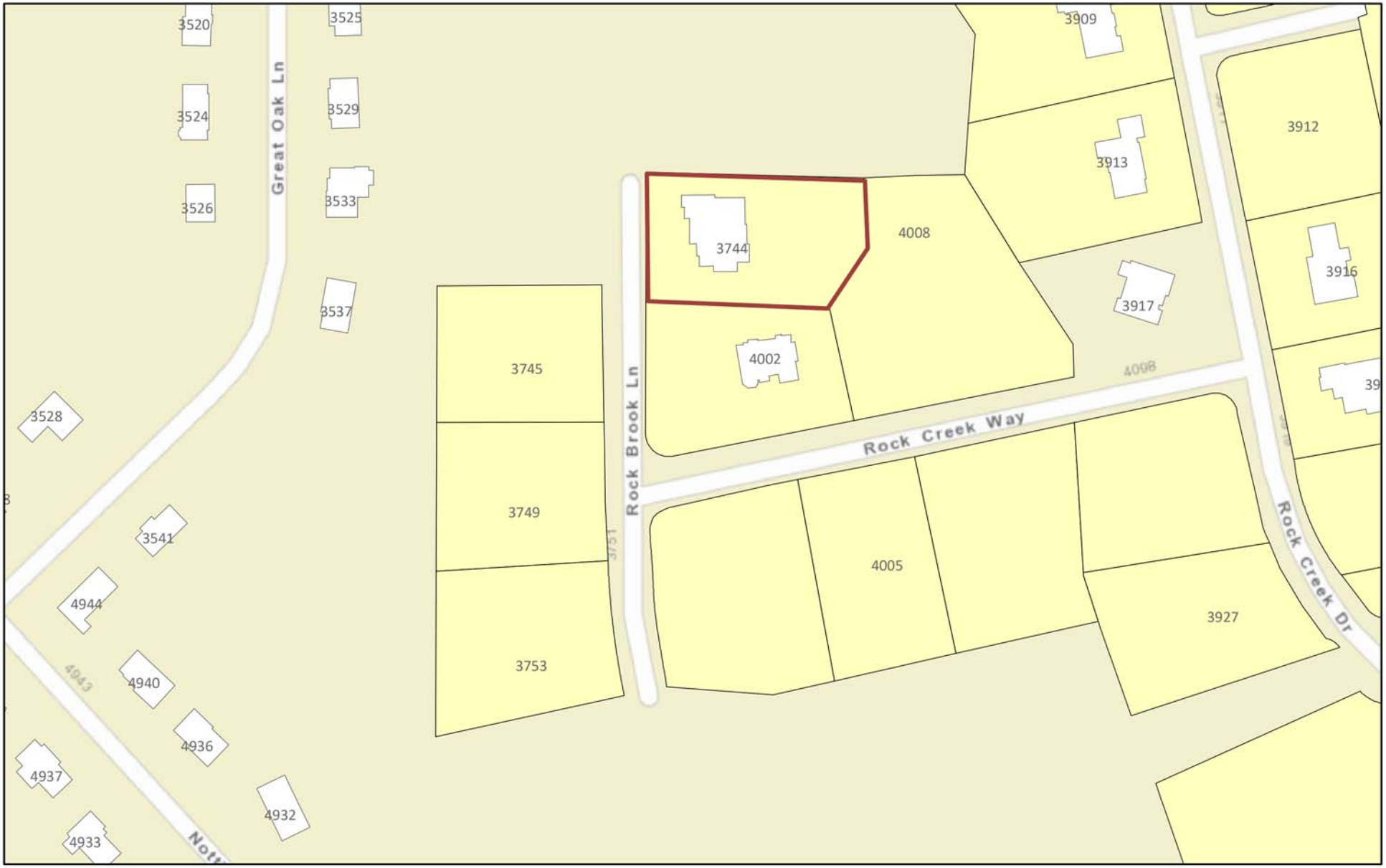
Scope of Work at 3744 Rock Brook Lane

The homeowners are planning an addition to the front porch of their home in order to add an ADA accessible ramp from their driveway to their front door. The ramp would start approximately 13 feet from the driveway and extend 27 feet at a 1/12 slope. The 5 foot wide ramp would finish at a tiled patio area with a compliant turn radius. The existing front stairs would be moved approximately 6 feet forward and extend down to a new concrete pathway. The entire addition will be clad with brick that matches the existing homes brick and the surface will be a slip resistant porcelain tile that will not impede the use of a wheelchair. The homeowners are seeking to complete this ramp in order to give their six year old daughter with cerebral palsy, who is bound to a motorized wheelchair, the ability to enter and exit their home on a regular basis but also to not impede her exit from the home in the event of a fire or other act of God.

Homeowner:_____

Designer: _____

A-19-31 Zoning



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Tax_Parcels Residence A District

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0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS

Hunter Simmons | Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

Report to the Board of Zoning Adjustment

A-19-31

Petition Summary
Request to allow a new ADA accessible ramp and related walls to be 33 feet 3 inches from the front property line (Rock Brook Lane) in lieu of the required 40 feet.

Analysis
The hardship in this case is the existing design constraint of the existing front setback (43 feet). The proposal is to add an ADA ramp and associated walls. The wall height ranges from 5 feet 3 inches to 6 feet 9 inches within the front setback, where the maximum wall height is 4 feet.

Given that the other houses on this short block are built far behind the 40-foot front setback allowance (approx. 100 feet) it is not anticipated that the proposed wall height and encroachment would be detrimental to the streetscape.

Subject Property and Surrounding Land Uses
The property contains a single-family dwelling, and is surrounded by same.

Affected Regulation
Article III, Residence A District; Section 129-34, Area and Dimensional Requirements

Appends
LOCATION: 3744 Rock Brook Lane

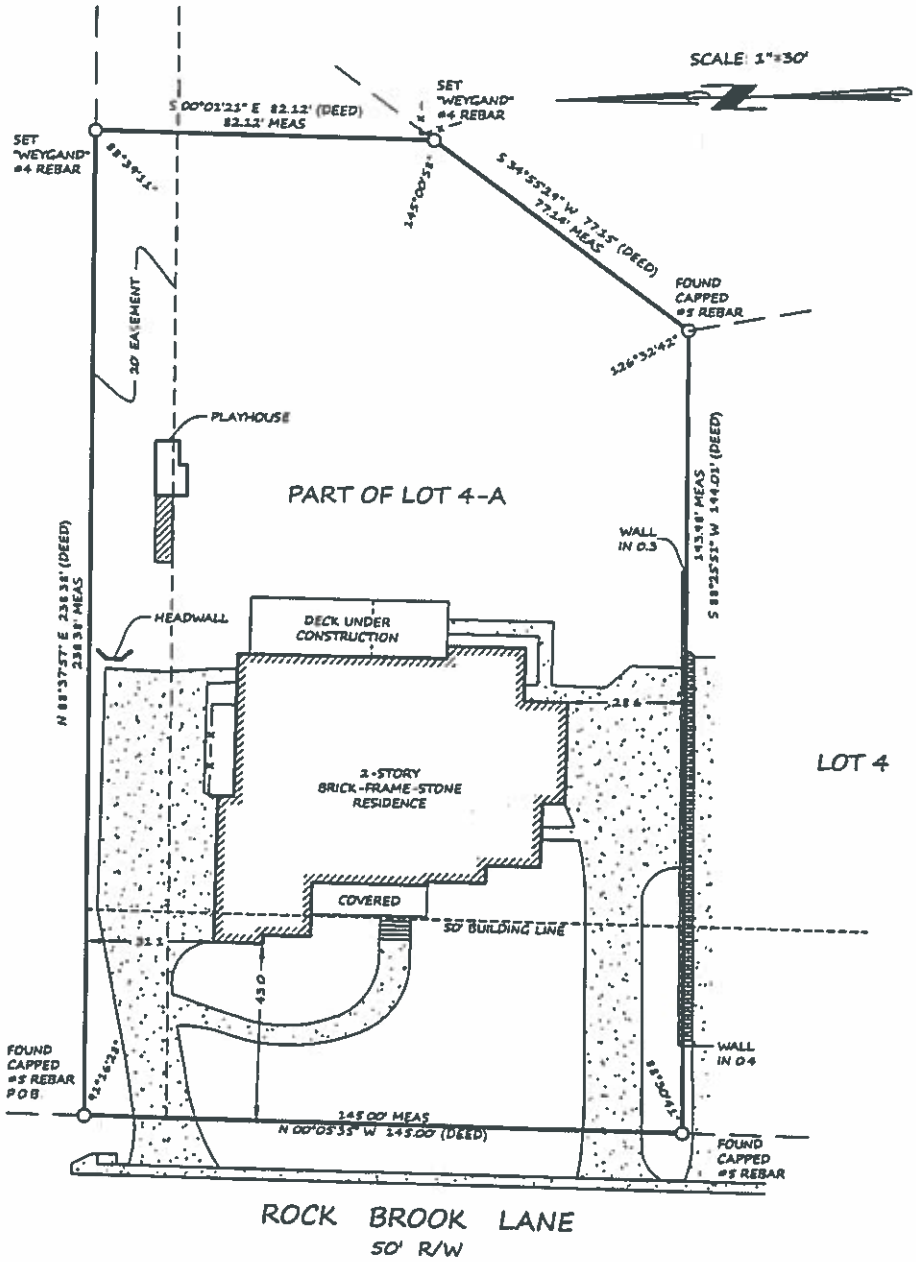
ZONING DISTRICT: Res-A

OWNERS: Peyton and Kim Paisley

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
℄	CENTERLINE
A/C	AIR CONDITIONER
●	POLE
>——	ANCHOR
—x—	FENCE
—\/—	OVERHEAD UTILITY WIRE
PVMT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
eLCT	LIGHT
COV	COVERED
	DECK
	CONCRETE
	WALL
□	COLUMN

A PART OF LOT 4A, CHEROKEE BEND, SOUTH SECTOR, SECOND ADDITION, AS RECORDED IN MAP BOOK 197, PAGE 54, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID LOT 4A, THENCE RUN NORTH 88 DEGREES 37' 57" EAST FOR 238.38 FEET; THENCE RUN SOUTH 00 DEGREES 01'21" EAST FOR 82.12 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 4A; THENCE RUN SOUTH 34 DEGREES 55' 29" WEST FOR 77.15 FEET; THENCE RUN SOUTH 88 DEGREES 25' 51" WEST FOR 194.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4A; THENCE RUN NORTH 00 DEGREES 05' 36" WEST FOR 145.00 FEET TO THE POINT OF BEGINNING. SITUATED IN JEFFERSON COUNTY, ALABAMA, BIRMINGHAM DIVISION.



ALABAMA REGISTERED No. 24973 PROFESSIONAL LAND SURVEYOR RAY WEYGAND

STATE OF ALABAMA)
JEFFERSON COUNTY)

"Property Boundary Survey"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at the time, that I have surveyed the real property as shown hereon in Jefferson County, Alabama. 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 July 10, 2019. Survey invalid if not sealed in red.

Order No. 3331
Purchaser
Address 3744 Rock Brook Lane

Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road, Homewood, AL 35209
Phone (205) 942-0086 Fax (205) 942-0097
Copyright ©

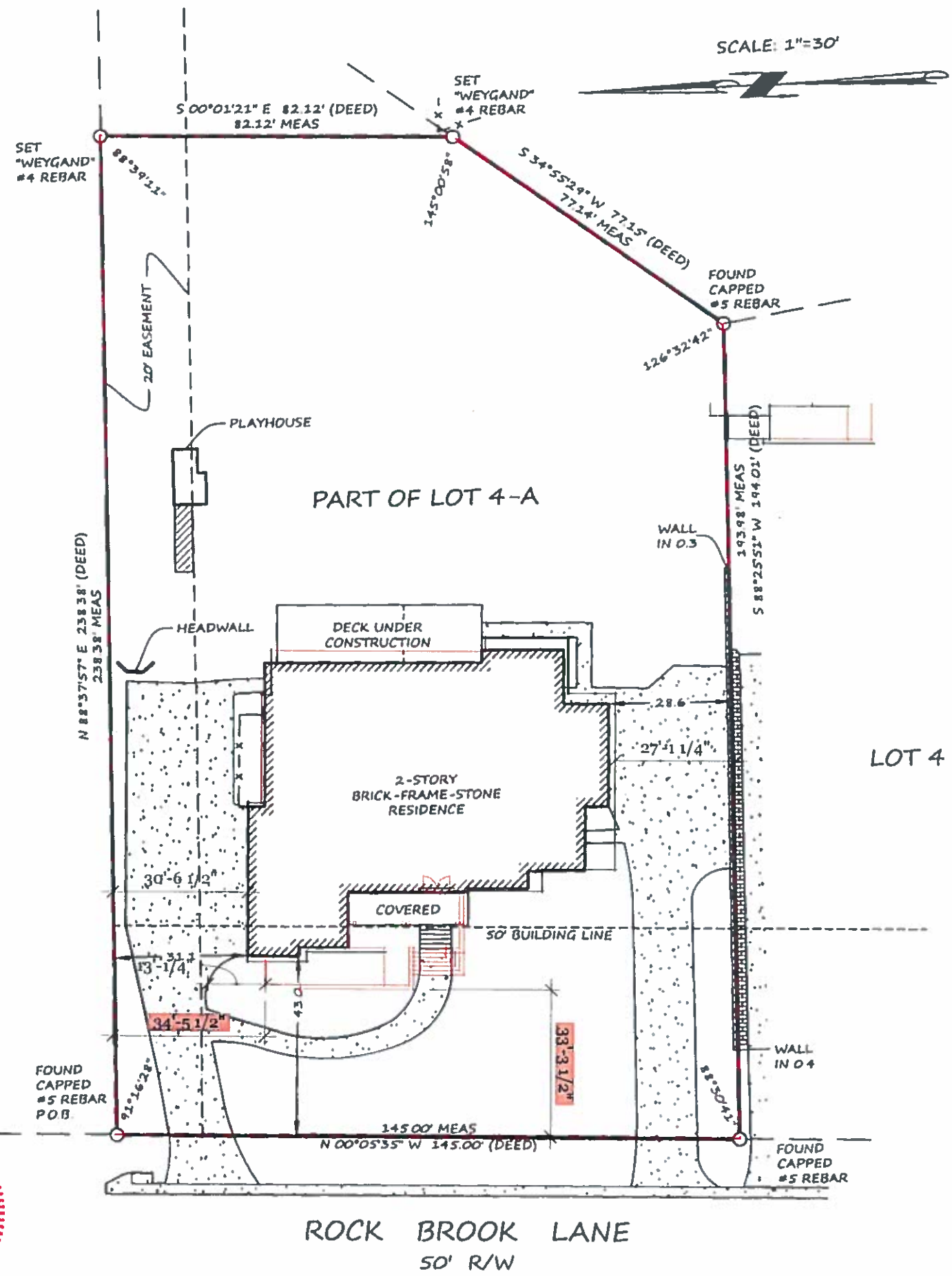
WEYGAND SURVEYORS

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. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.

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
℄	CENTERLINE
A/C	AIR CONDITIONER
●	POLE
>—	ANCHOR
—x—	FENCE
—\/—	OVERHEAD UTILITY WIRE
PVMT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
oLGT	LIGHT
COV	COVERED
	DECK
	CONCRETE
	WALL
	COLUMN

A PART OF LOT 4A, CHEROKEE BEND, SOUTH SECTOR, SECOND ADDITION, AS RECORDED IN MAP BOOK 197, PAGE 54, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID LOT 4A, THENCE RUN NORTH 88 DEGREES 37' 57" EAST FOR 238.38 FEET; THENCE RUN SOUTH 00 DEGREES 01'21" EAST FOR 82.12 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 4A; THENCE RUN SOUTH 34 DEGREES 55' 29" WEST FOR 77.15 FEET, THENCE RUN SOUTH 88 DEGREES 25' 51" WEST FOR 194.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4A; THENCE RUN NORTH 00 DEGREES 05' 36" WEST FOR 145.00 FEET TO THE POINT OF BEGINNING. SITUATED IN JEFFERSON COUNTY, ALABAMA, BIRMINGHAM DIVISION.



ALABAMA REGISTERED No. 24973 PROFESSIONAL LAND SURVEYOR RAY WEYGAND

STATE OF ALABAMA)
JEFFERSON COUNTY)

"Property Boundary Survey"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed the real property as shown hereon in Jefferson County, Alabama. 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 July 10, 2019. Survey invalid if not sealed in red

Order No. 3331
Purchaser:
Address: 3744 Rock Brook Lane

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

WEYGAND SURVEYORS

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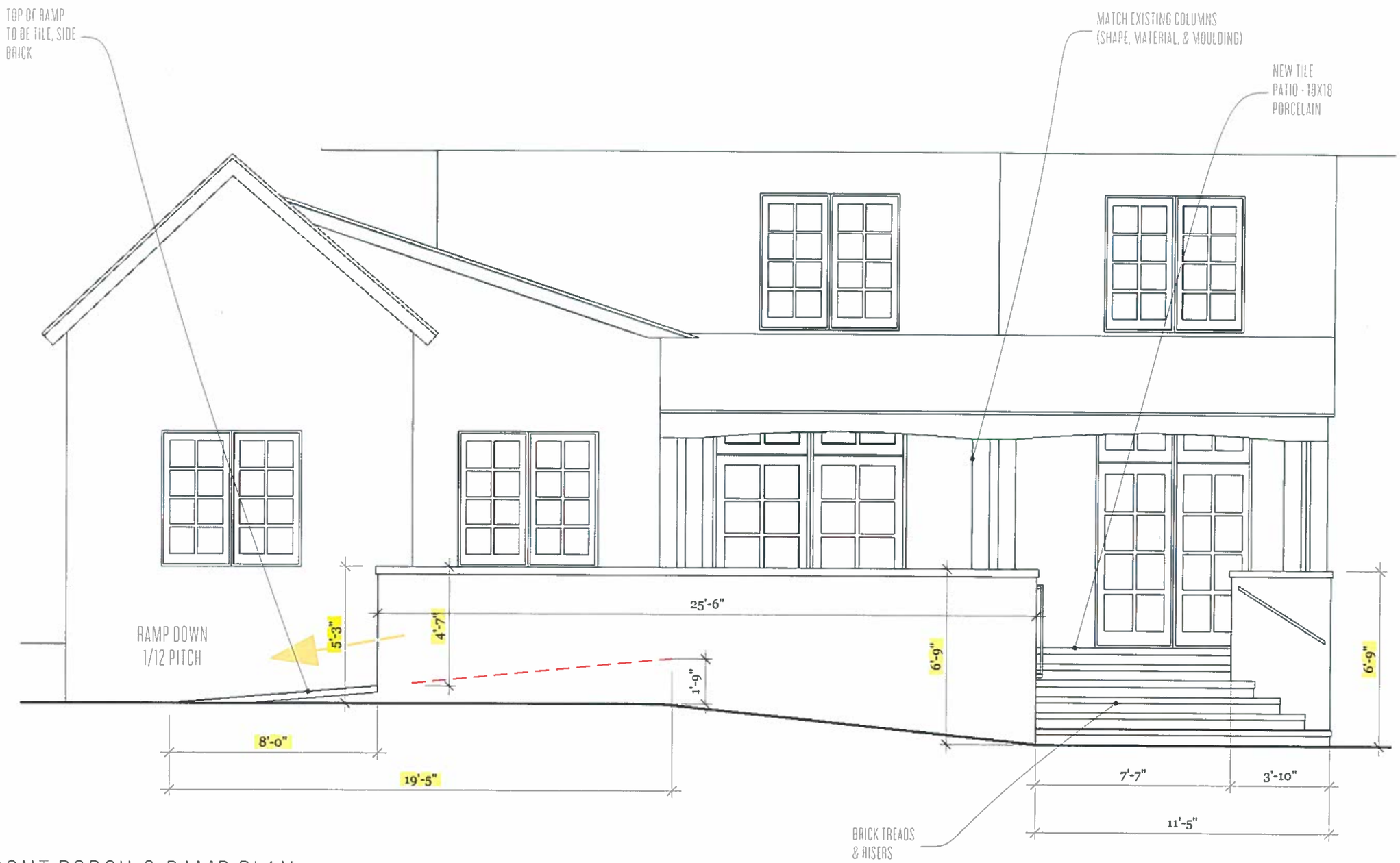
A-19-31



FRONT PORCH & RAMP PLAN

SCALE: 1/4" = 1'0"

JESSICA COWAN DESIGN & INTERIORS

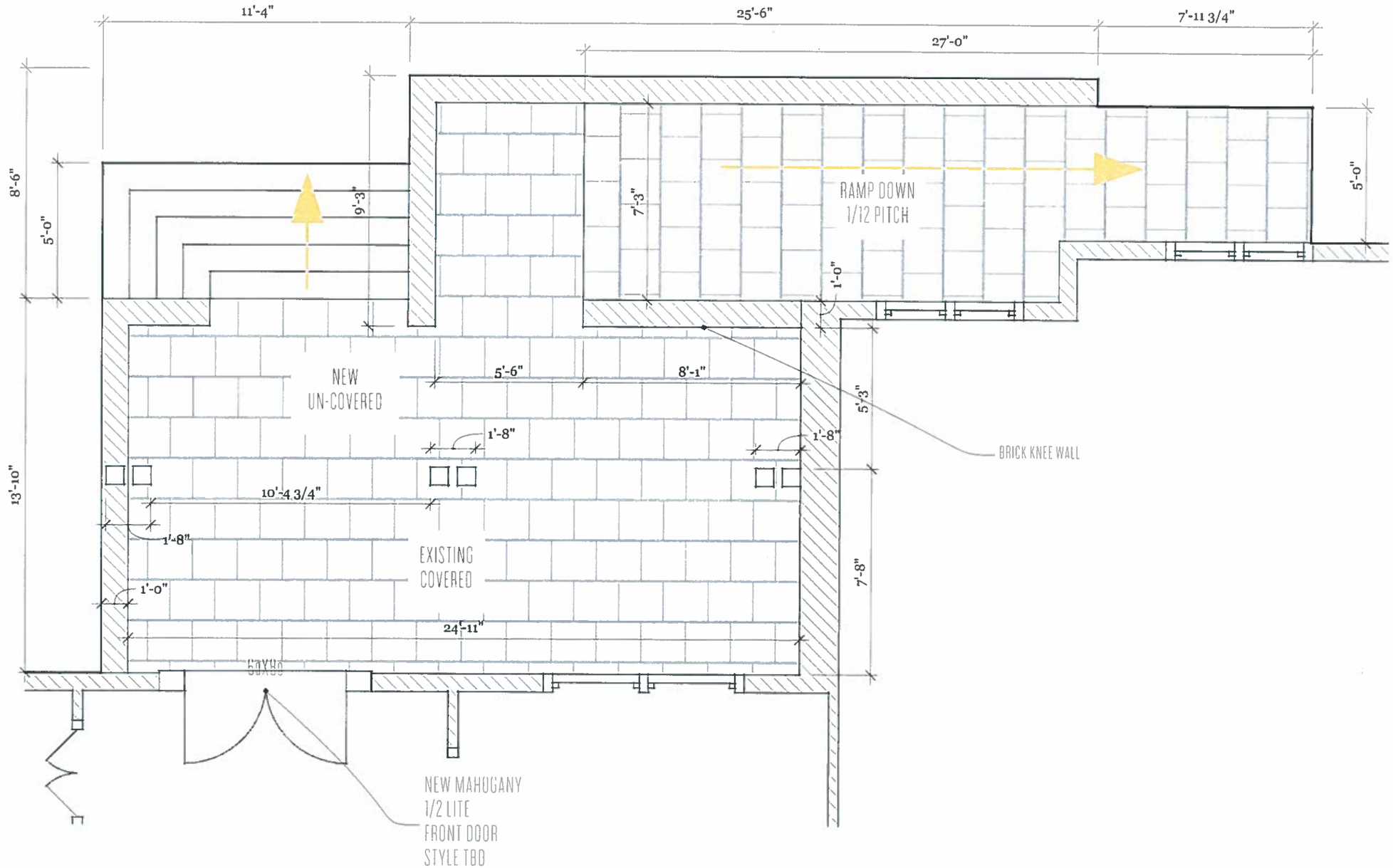
PAISLEY FRONT PORCH & RAMP ADDITION

3744 ROCKBROOK LANE MOUNTAIN BROOK, AL 35223

07.23.2019

PG. 02

A-19-31



FRONT PORCH & RAMP PLAN

SCALE: 1/4" = 1'0"

PAISLEY FRONT PORCH & RAMP ADDITION

3744 ROCK BROOK LANE, MOUNTAIN BROOK, AL 35223

07.23.2019

PG. 01

A-19-31

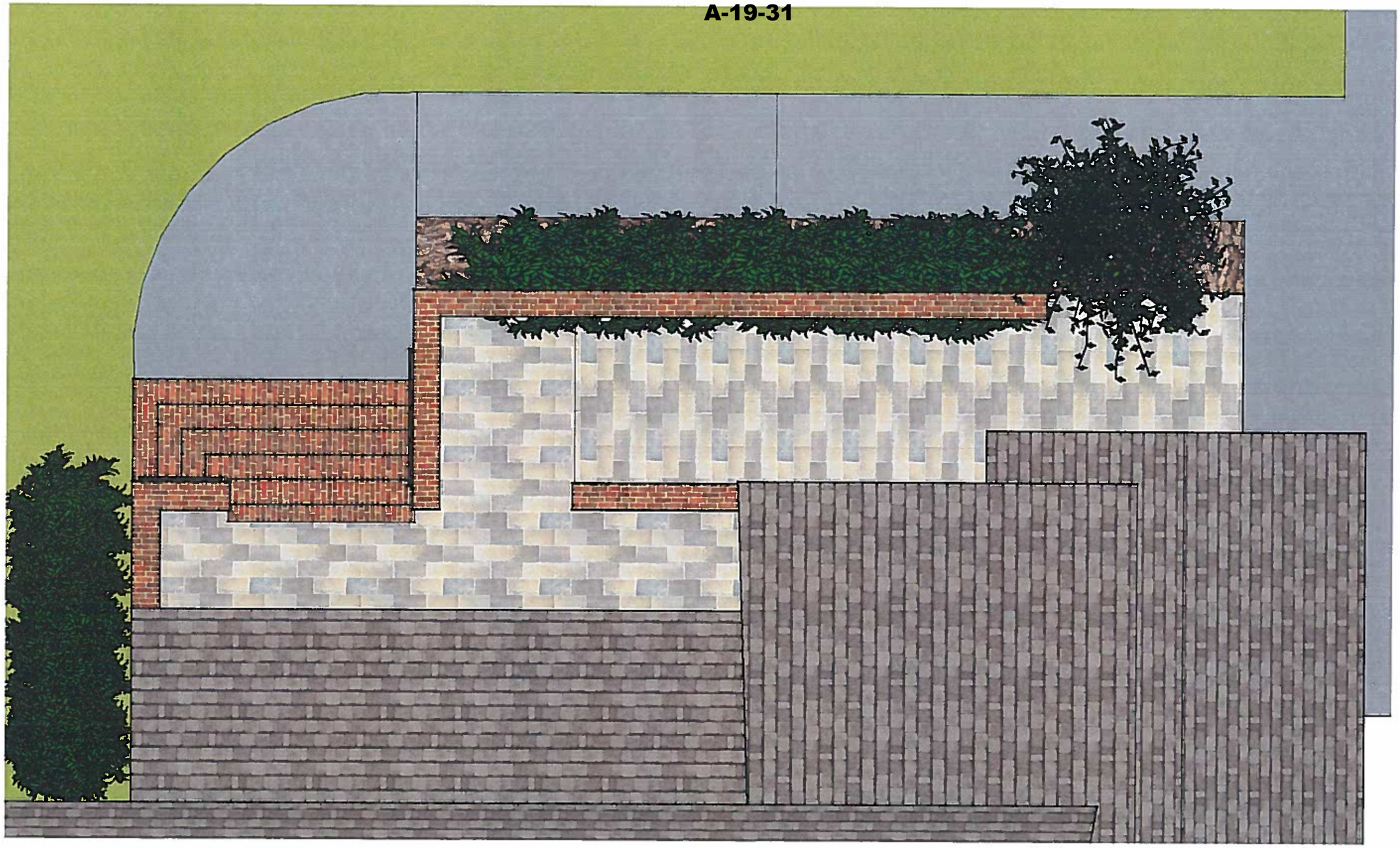
GENERAL
3D RENDERINGS

SCALE: NOT TO SCALE
FOR DESIGN PURPOSES ONLY

PAISLEY FRONT PORCH & RAMP ADDITION
3744 ROCK BROOK LANE, MOUNTAIN BROOK, AL 35223

07.23.2019

A-19-31



TOP VIEW
RENDERING

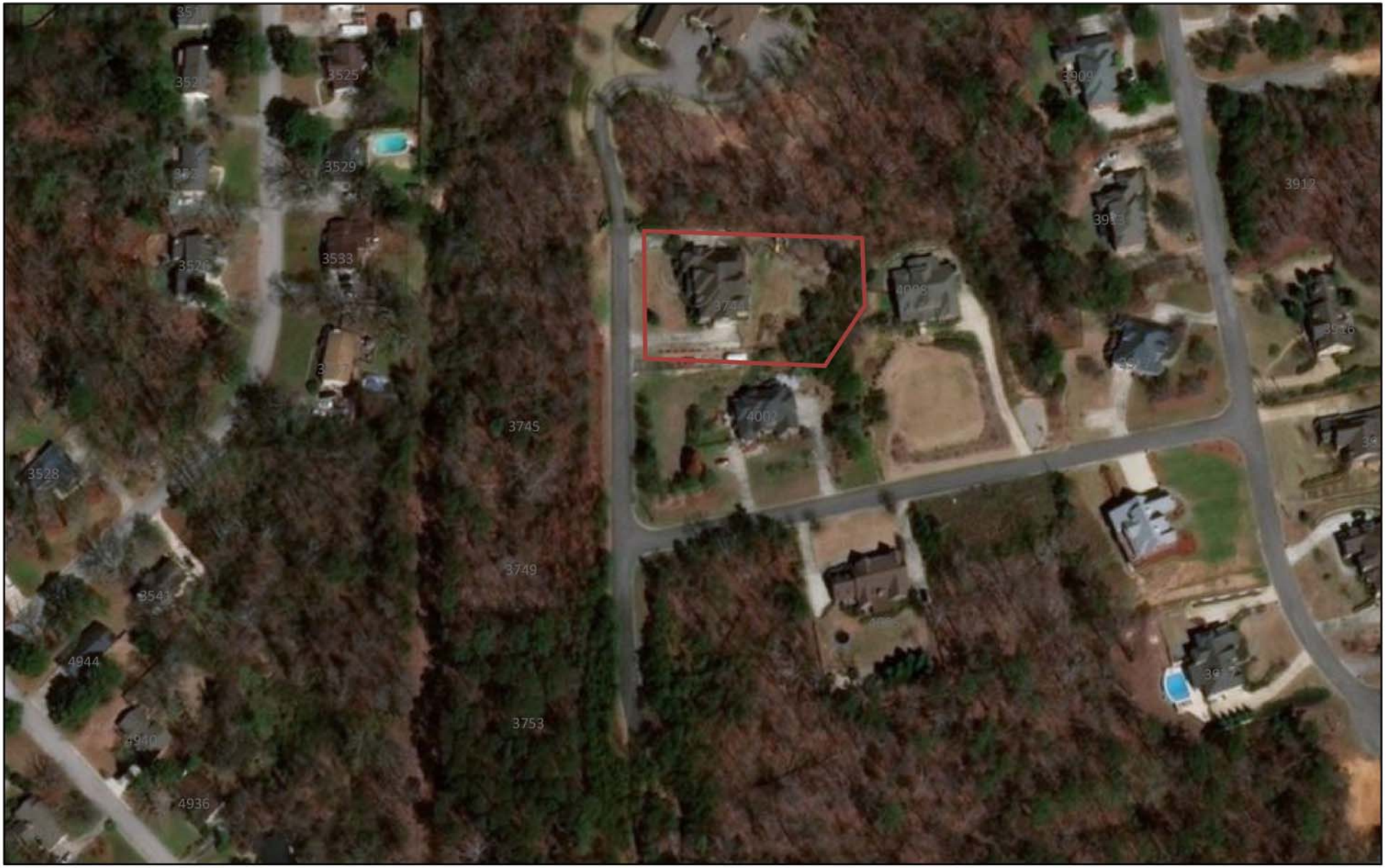
SCALE: NOT TO SCALE

PAISLEY FRONT PORCH & RAMP ADDITION
3744 ROCK BROOK LANE MOUNTAIN BROOK, AL 35223

07.23.2019

PG 03

A-19-31 Aerial



8/8/2019, 2:24:12 PM

1:2,257

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0 0.03 0.05 0.1 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Web AppBuilder for ArcGIS
Hunter Simmons | DigitalGlobe, Microsoft |

Variance Application
Part II

Required Findings (Sec. 129-455 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)?

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…")

HOMEOWNERS ARE SEEKING A VARIANCE TO THE FRONT SETBACK IN ORDER TO BUILD A COMPLIANT RAMP TO THEIR FRONT DOOR FOR EGRESS FOR THEIR SIX YEAR OLD DAUGHTER THAT IS WHEELCHAIR BOUND.

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

Variance Application - Part I

Project Data

Address of Subject Property 2100 ENGLISH VILLAGE LN. 35223

Zoning Classification Res - C

Name of Property Owner(s) KATHRYN & LARRY LAVENDER

Phone Number (205) 790-0688 Email klavender958@gmail.com

Name of Surveyor RAY WEYGAND

Phone Number (205) 942-0086 Email lillian@weygandsurveyor.com

Name of Architect (if applicable) SHEPARD AND DAVIS

Phone Number (205) 322-7770 Email shepardanddavis@bellsouth.net

☒ Property owner or representative agent must be present at hearing Ben Shepard - 205 222-0092

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

	Zoning Code Requirement	Existing Development	Proposed Development
Lot Area (sf)			
Lot Width (ft)		63.05	
Front Setback (ft) *primary*	35	32.9	30.9
Front Setback (ft) *secondary*			
Right Side Setback			
Left Side Setback			
Right Side Setback (ft): For non-conforming narrow lots in Res-B or Res-C: Less than 22' high → 22' high or greater →	9 13	7.7 –	7.7 16.5
Left Side Setback (ft): For non-conforming narrow lots in Res-B or Res-C: Less than 22' high → 22' high or greater →	9 13	8.7 –	8.7 8.7
Rear Setback (ft)			
Lot Coverage (%)			
Building Height (ft)	35	16	25
Other			
Other			

1102D 20th Street South Birmingham Alabama 35205 | 205.322.7770 | shepardanddavis.com

A-19-32

Shepard
&
Davis
architecture

July 25, 2019

City of Mountain Brook
Board of Zoning Adjustment
56 Church Street
Mountain Brook, AL 35213

Subject: Written Statement

Katherine and Larry Lavender have engaged Shepard and Davis to assist with the renovation and second floor addition to their home located at 2106 English Village Lane, Mountain Brook, AL 35223.

Ben Shepard
Darla Davis

A-19-32 Zoning

8/8/2019, 2:37:01 PM

Tax_Parcels Residence C District

0

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS

Hunter Simmons | Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

Report to the Board of Zoning Adjustment

A-19-32

Petition Summary
Request to allow additions and alterations to an existing single family dwelling to be 29 feet from the front property line (in lieu of the required 35 feet), and 7.7 feet from the right side property line (northeast) and 8.7 feet from the left side property line (southwest), both in lieu of the required 9 feet (for portions less than 22 feet high) and 13 feet (for portions exceeding 22 feet high).

Analysis
The hardships in this case are the narrow lot width, existing design constraints, and steep topography in the rear. The proposal involves renovations to the main level (which currently encroaches into both required side setbacks and the front setback) as well as an addition of a second floor and an addition to the rear of the house. See attached elevations for highlighted sections of proposed encroachments.

Subject Property and Surrounding Land Uses
The property contains a single-family dwelling, and is surrounded by same.

Affected Regulation
Article V, Residence C District; Section 129-63, Special Provisions for Nonconforming Residence C Lots

Appends
LOCATION: 2106 English Village Lane

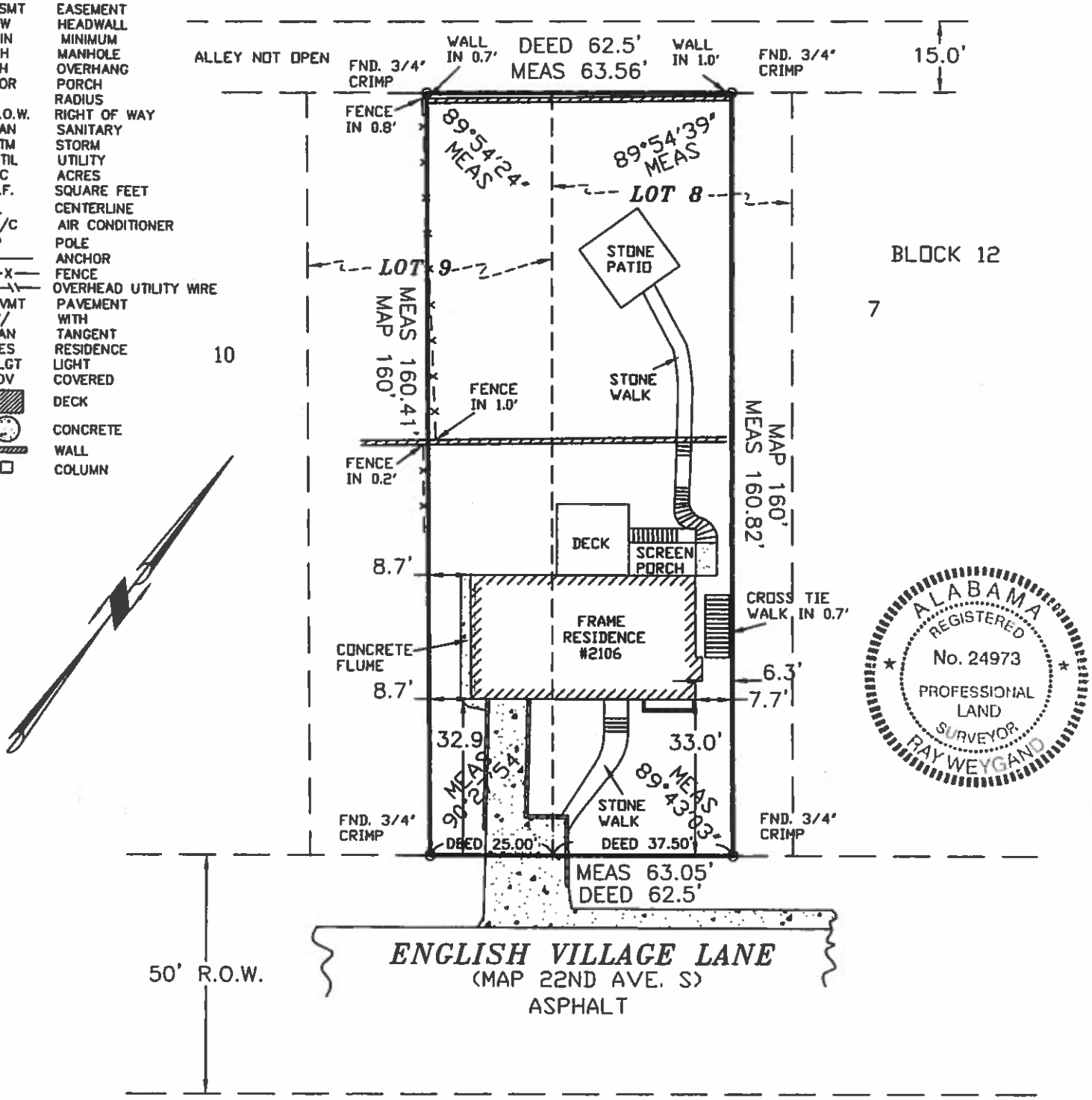
ZONING DISTRICT: Res-C

OWNERS: Larry and Kathryn Lavender

A-19-32

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
℄	CENTERLINE
A/C	AIR CONDITIONER
●	POLE
>——	ANCHOR
—x—	FENCE
—\\—	OVERHEAD UTILITY WIRE
PVMT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
oLGT	LIGHT
COV	COVERED
	DECK
	CONCRETE
	WALL
	COLUMN



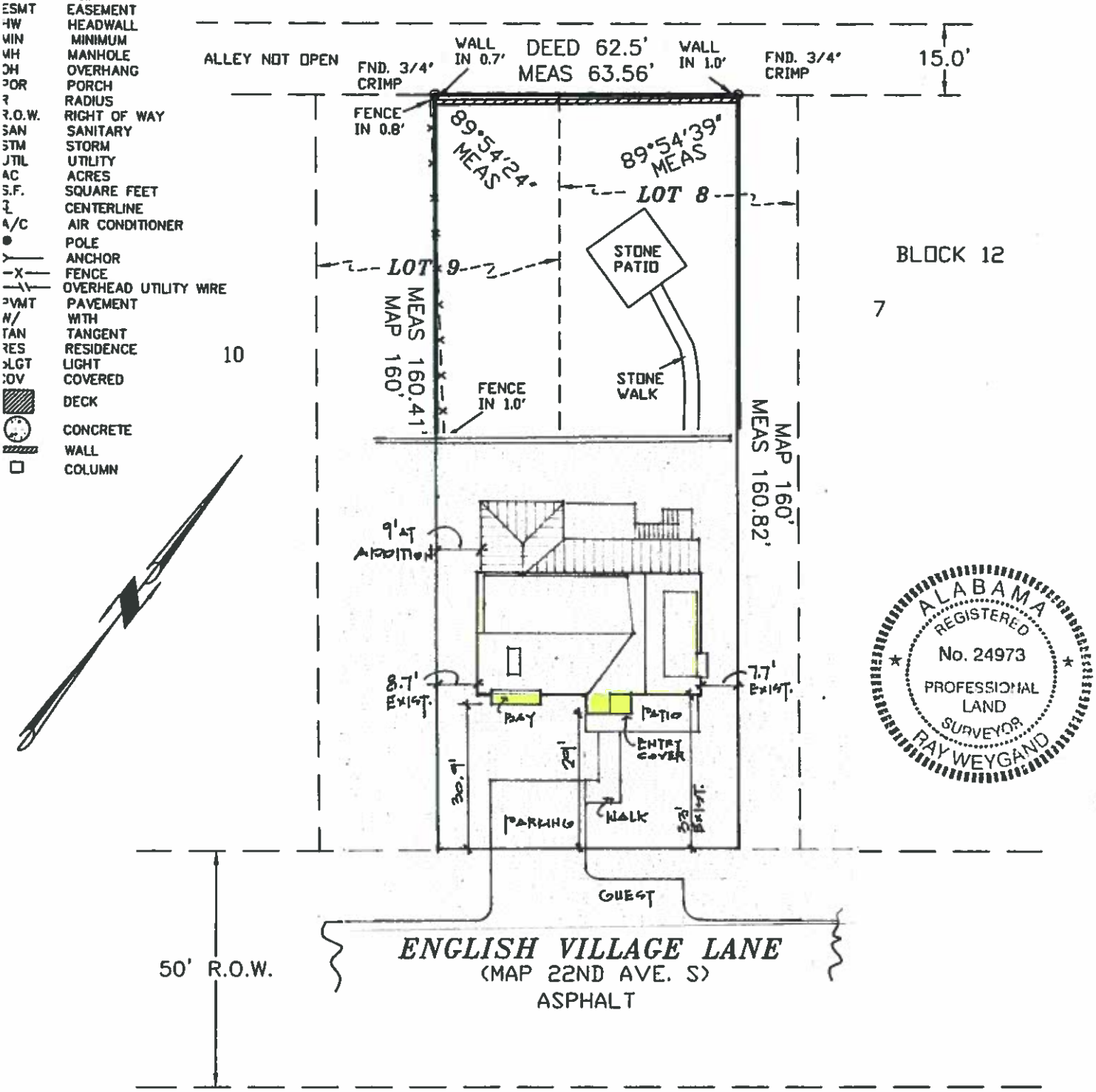
SCALE= 1"=30'

STATE OF ALABAMA)

** WEST 37.5' OF LOT 8 AND THE EAST 25' OF LOT 9

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
℄	CENTERLINE
A/C	AIR CONDITIONER
●	POLE
>—	ANCHOR
—X—	FENCE
—\\—	OVERHEAD UTILITY WIRE
PVMT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
LGT	LIGHT
COV	COVERED
▨	DECK
⊙	CONCRETE
▭	WALL
□	COLUMN

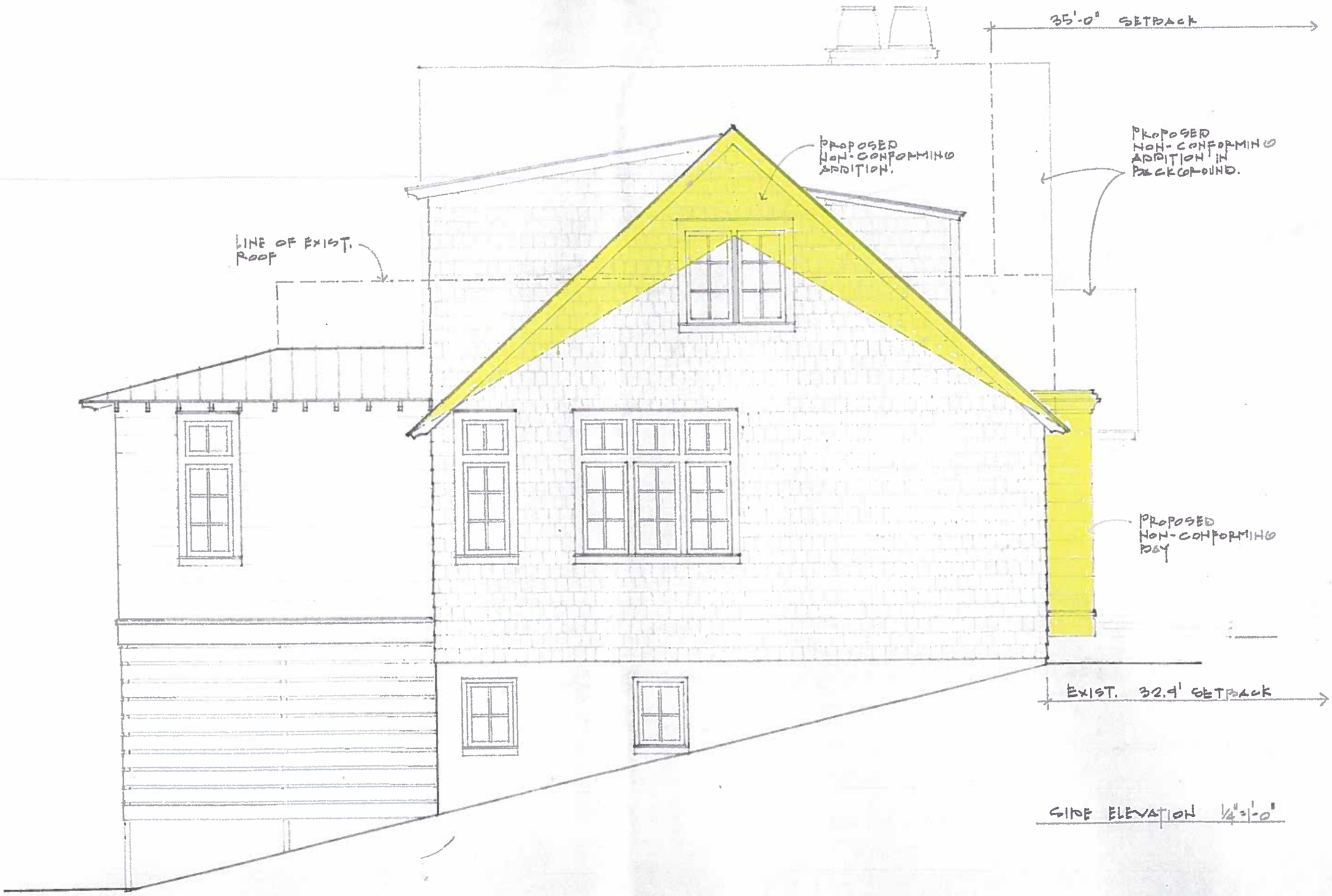


SCALE= 1"=30'

** WEST 37.5' OF LOT 8 AND THE EAST 25' OF LOT 9

A-19.32

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



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

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

A-19-32 Aerial

8/8/2019, 2:38:30 PM

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

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Variance Application
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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)?

1. THE EXISTING STRUCTURE IS IN CONFLICT WITH THE FRONT SETBACK AND BOTH SIDEYARD SETBACKS.

2. THIS IS A NARROW LOT WITH EXTREME GRADE CHANGE TO THE REAR.

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…")

No.

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

THE PROPOSED CHANGES WOULD BE AN IMPROVEMENT TO THIS PROPERTY'S VALUE AND WOULD MAINTAIN THE NEIGHBORHOOD STYLE.