

**PRE-MEETING AGENDA
MOUNTAIN BROOK CITY COUNCIL**

**CITY HALL COUNCIL CHAMBER (A108)
56 CHURCH STREET
MOUNTAIN BROOK, AL 35213**

AUGUST 22, 2022, 6:15 P.M.

As a matter of convenience, members of the public are invited to listen, observe and participate in public meetings by Internet video conference. Presenters and others interested in a particular matter for discussion are encouraged to attend the meeting in-person. The City is not responsible for technical issues that may occur that interfere with the virtual meeting. The City Council, at its sole discretion, may proceed with its in-person business meeting regardless of whether virtual attendees can hear and/or observe the proceedings. The City intends to make the meeting available by way of the Zoom app (re: Meeting ID 801-559-1126, password 08222022). Unvaccinated in-person attendees are asked to mask.

1. Animal Control Ordinance amendments-Shanda Williams
2. Proposed Highway 280 project from Hollywood Blvd to I-459-Sam Gaston
3. Conditional Use application for Grisham Tolbert Interiors located at 2402 Canterbury Lane in Mountain Brook Village-Tyler Slaten (See attached information. This item may be added to the formal agenda.)
4. Conditional Use application for MPower located at 2419 Canterbury Road-Tyler Slaten (See attached information. This item may be added to the formal agenda.)
5. Conditional Use application for a lunchtime operation for Rougaroux located at 2716 Culver Road-Tyler Slaten (See attached information. This item may be added to the formal agenda.)
6. BZA reappointment-Tyler Slaten (See attached information. This item may be added to the formal agenda.)
7. Change order for the Caldwell Mill Road bridge project-Sammy Harton of Gresham Smith (See attached information. This item may be added to the formal agenda.)

RESOLUTION NO. 2022-

BE IT RESOLVED by the City Council of the City of Mountain Brook, Alabama that the City Council hereby approves the conditional service use application submitted by Virginia Grisham and Eleanor Tolbert (Grisham Tolbert Interiors) for property at 2402 Canterbury Lane.

ADOPTED: This 22nd day of August, 2022.

Virginia C. Smith, Council President

APPROVED: This 22nd day of August, 2022.

Stewart Welch III, Mayor

CERTIFICATION

I, Heather Richards, City Clerk of the City of Mountain Brook, Alabama hereby certify the above to be a true and correct copy of a resolution adopted by the City Council of the City of Mountain Brook at its regular meeting held on August 22, 2022, as same appears in the minutes of record of said meeting.

Heather Richards, City Clerk



CITY OF MOUNTAIN BROOK

Dana O. Hazen, AICP
Director of Planning, Building & Sustainability
56 Church Street
Mountain Brook, Alabama 35213
Telephone: 205/802-3816
Fax: 205.879.6913
hazend@mtnbrook.org
www.mtnbrook.org

DATE: August 22, 2022

TO: Mayor, City Council & City Manager

FROM: Dana Hazen, City Planner

RE: Grisham Tolbert Interiors – 2402 Canterbury Lane

Grisham Tolbert Interiors is seeking approval for an interior design studio in Mountain Brook Village. The proposed site is zoned Local Business. The site is non-conforming with regard to on-site parking; but has two on-site spaces for the use of the two employees. It is anticipated that 1-2 clients may be on the site at any given time; however, the designers typically meet clients in their homes.

The zoning ordinance requires council approval of service uses as a conditional use, and states that any proposed conditional use will be reviewed as to the following:

- Whether the use would disparately impact public parking in the area;
- Whether vehicular or pedestrian circulation would be impacted by the use;
- Whether the use is compatible with surrounding existing uses;
- Whether the hours of operation or peak traffic times would impact existing uses.

GRISHAM TOLBERT

I N T E R I O R S

August 9, 2022

Dear Mountain Brook City Council,

We are writing this letter to ask permission to use 2402 Canterbury Lane for conditional use. We have rented this property from Banks Robertson and our lease starts in August of 2022. We are using this space for office space for our interior design firm, Grisham Tolbert Interiors.

- We have 2 employees, Virginia Grisham and Eleanor Tolbert.
- Our hour of operations will be 9:00-4:30 on Monday-Friday
- We have two parking spots in the back of our shop so employees will not be using retail parking spots.
- We will possibly have 1 to 2 patrons during peak hours for meetings. However, we typically go to the clients home to meet.

We are hoping that this location will help us generate more business which in return will help bring more sales tax and local tax use for the city. We also are hoping that our clients that come in to the shop will leave our shop and continue to shop in neighboring stores. A lot of our clients have expressed their excitement for our new location for those reasons.

We were both born and raised in Mountain Brook and both currently resided here! Eleanor's children are in Mountain Brook City Schools, as well.

We are very excited for this opportunity and what it will bring for our business and the community!

Virginia Grisham and Eleanor Tolbert
Grisham Tolbert Interiors

RESOLUTION NO. 2022-

BE IT RESOLVED by the City Council of the City of Mountain Brook, Alabama that the City Council hereby approves an amendment to the conditional service use which was approved by Resolutions 2016-041, and amended by Resolutions 2018-005, and 2020-046 (applications submitted by Emma Suttles to allow pilates and spinning classes at 2419 Canterbury Road) as follows:

In addition to the group class schedule previously approved in the adoption of Resolution 2016-041 (closed between 10:30 a.m. and 4:30 p.m.), MPower shall be approved to offer two additional group sessions (as temporarily provided in Resolution 2020-046) on weekdays, one at 10:30 a.m. and one at 1:30 p.m., but on a permanent basis, provided no music is played.

An amendment to Resolution 2018-005 which allows for private lessons (no more than three clients and one instructor at a time; no music) between the hours of 10:30 a.m. and 1:30 p.m. such that private instruction is to be allowed between 11:40 a.m. and 1:30 p.m.; no music.

ADOPTED: This 22nd day of August, 2022.

Council President

APPROVED: This 22nd day of August, 2022.

Mayor

CERTIFICATION

I, Heather Richards, City Clerk of the City of Mountain Brook, Alabama hereby certify the above to be a true and correct copy of a resolution adopted by the City Council of the City of Mountain Brook at its regular meeting held on August 22, 2022, as same appears in the minutes of record of said meeting.

Heather Richards, City Clerk

April 13, 2020

TO: Mayor, Council, and City Manager

FROM: Dana Hazen, City Planner

SUBJECT: Conditional Use for MPower Fitness, 2419 Canterbury Road

Attached please find background resolutions from 2016 and 2018, whereby the council approved fitness classes in the mornings and late afternoons only, and then later approved private instruction between the hours of 10:30 and 4:30, with the conditions that the instructions be limited to no more than 3 clients and 1 instructor at any given time, that there be no music during the private instructions, and that the level of noise be acceptable to the adjoining tenants.

At this time, the applicant requests to add in two group classes, one at 11:00 a.m. and one at noon, M-F. The proposed number of clients per class is ten. Music is proposed in conjunction with these two classes. The proposed classes are to be offered from such time the COVID-19 restrictions are lifted until public schools resume operation.



CITY OF MOUNTAIN BROOK

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DATE: August 22, 2022

TO: Mayor, City Council & City Manager

FROM: Dana Hazen, City Planner

RE: MPower Fitness – 2419 Canterbury Lane

A request to amend previously approved conditional fitness use applications, as outlined in the applicant's letter of proposed operational characteristics.

The zoning ordinance requires council approval of fitness uses as a conditional use, and states that any proposed conditional use will be reviewed as to the following:

- Whether the use would disparately impact public parking in the area;
- Whether vehicular or pedestrian circulation would be impacted by the use;
- Whether the use is compatible with surrounding existing uses;
- Whether the hours of operation or peak traffic times would impact existing uses.

July 15, 2022

Dear Members of the City Council,

I am writing to address and amend two (2) previously approved hours allocations for my business to operate, including the number of clients that I may have on premises during the applicable time.

For purposes of clarity, I will refer to the area where classes take place as "the studio" and the former Village Poodle space as "the retail shop".

1. I was granted a temporary extension of the morning hours to run until 11:20 a.m. and resume for one class at 1:30 p.m. in April of 2020, and I would like to make the extension permanent.

Current Studio Approval without extension:

In the studio, we are currently approved to be open for group classes of ten clients and two staff members from 5:00 a.m. -10:30 a.m. and 4:30 p.m.- 7:30 p.m. In 2018 the council also approved the hosting of private lessons in the middle of the day, which consisted of three clients and staff.

Background on current studio hours:

When our hours of operation were approved in 2016, we were across the street from another assembly usage space (Mountain Brook Yoga), which subsequently changed to The Dandelion Shop (with no complaints about my business) and now to another retail space, Ex Voto. Without another assembly usage space on my block of Canterbury, we do not experience parking issues until close to 11:30 a.m. M-F when the work week lunch crowd arrives.

Studio proposal:

I would like to request that my hours of operation be permanently extended to 5:00 a.m. -11:20 a.m. for group classes with the addition of the afternoon class at 1:30 p.m.

2. I expanded into the adjoining Village Poodle space (also in 2020), which allowed me to move my check-in area as well as my retail shop so that I could better practice social distancing with my equipment to adhere to Covid-19 recommendations. Based on this expansion, I would like to request approval to have up to six clients and a 2 staff members on premises from 11:20 a.m.- 4:30 p.m Monday - Friday.

Current Retail Approval:

As with other retailers on the street, I am approved to host 3 shoppers/clients and one staff member between 10:00 a.m. - 5:00 p.m. Currently we close the retail space completely as soon as our final morning class begins, leaving that space vacant with no staff or clients until the afternoon.

Retail Proposal:

Since I now have two storefronts with only one staying open during the hours of 11:15 a.m. - 4:30p.m., I would like to extend my midday/afternoon hours of operation to be approved to host six clients and 2 staff members.

I have included a previous resolution approvals from June of 2020, January 8th, 2018 with further references dating back as early as March 2016 for you.

Thank you in advance for your time.


Best,
Emma S. Curtin

RESOLUTION NO. 2020-046

BE IT RESOLVED by the City Council of the City of Mountain Brook, Alabama that the City Council hereby approves the [modified] conditional use application for MPower Fitness located at 2419 Canterbury Road (from such time the COVID19 non-essential business restrictions are lifted until public schools resume operations) as follows:

In addition to the group class schedule previously approved upon the adoption of Resolution No. 2016-041, MPower shall be permitted to offer two additional group sessions weekdays, one at 10:30 a.m. and one at 1:30 p.m., provided no music is played. This conditional use approval runs from such time that the COVID19 nonessential business operation restrictions are lifted until public school operations resume (summer session of 2020). Future operations for these class times is subject to City Council approval.

ADOPTED: This 13th day of April, 2020.



Council President

APPROVED: This 13th day of April, 2020.



Mayor

CERTIFICATION

I, Steven Boone, City Clerk of the City of Mountain Brook, Alabama hereby certify the above to be a true and correct copy of a resolution adopted by the City Council of the City of Mountain Brook at its regular meeting held on April 13, 2020, as same appears in the minutes of record of said meeting.



City Clerk

April 3, 2020

**Mountain Brook City Council
56 Church St. Mountain Brook, AL 35213**

Dear Members of the City Council,

I hope you and your family members are all well during the time.

Under the current conditions and business closures due to Covid-19, I am concerned for the well-being of my business and am working on ideas that will help me reopen my doors in a realistic way under new community conditions.

We are currently approved to open for classes, our primary source of income, from 5am-10:30am and 4:30p-7:30p. Due to our community demographic, pre-Covid our busiest classes are the 8a and 9a time frame when stay at home mothers have dropped kids at school/daycare.

With the closure of schools for at least 5.5 months of 2020 at this point, in order to keep my business afloat, I will need to request an amendment in my allowed class times while the community is under crisis as these times will no longer work for our demographic.

I am writing you to request a temporary allowance to teach classes at 11a and 12p Monday through Friday when my clients will have assistance from a partner at lunchtime hours to leave the children for a class. The studio will have no more than 10 spaces available for clients under these proposed class times and the music will remain low as to not bother my neighboring businesses.

I have included a previous resolution approval from January 8th, 2018 with further references dating back as early as March 2016 for you.

Thank you in advance for your time and stay well.

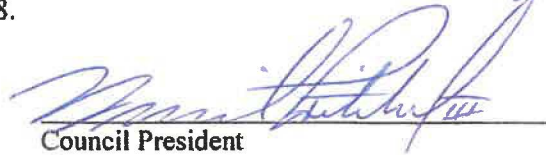
**Emma Suttles
Owner, MPower Pilates**

RESOLUTION NO. 2018-005

BE IT RESOLVED by the City Council of the City of Mountain Brook, Alabama that the City Council hereby approves an amendment to the conditional service use which was approved by Resolution 2016-041 on March 28, 2016, (an application submitted by Emma Suttles to allow pilates and spinning classes at 2419 Canterbury Road), to include private instruction between the hours of 10:30 and 4:30, subject to the following conditions:

1. That private instruction be limited to no more than 3 clients and 1 instructor at any given time.
2. That no music be played in conjunction with the private instruction *and* ①

ADOPTED: This 9th day of January, 2018.


Council President

APPROVED: This 9th day of January, 2018.


Mayor

CERTIFICATION

I, Steven Boone, City Clerk of the City of Mountain Brook, Alabama hereby certify the above to be a true and correct copy of a resolution adopted by the City Council of the City of Mountain Brook at its regular meeting held on January 9, 2018, as same appears in the minutes of record of said meeting.


City Clerk

① *level of noise acceptable to adjoining tenants.*



CITY OF MOUNTAIN BROOK

Dana O. Hazen, AICP
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DATE: January 9, 2018
TO: Mayor, City Council & City Manager
FROM: Dana Hazen, City Planner
RE: Conditional Use – MPower (Pilates) 2419 Canterbury Road

On March 28, 2016, the City Council approved a conditional service use for MPower Pilates, subject to the condition that classes times be limited to that proposed in conjunction with the application (see attached Council Resolution).

A key factor in the approval of this use was that the pilates studio would be closed from 10:30 – 4:30 (M-F), thereby not conflicting with the parking needs of surrounding retailers. The applicant is now requesting to add private instruction from 10:30 – 4:30, with no more than 3 clients and 1 instructor at any time.

Given that the same parking demand would probably be generated by a retail use in this same location, it does not appear to be an unreasonable request to allow the proposed private instruction during typical retail hours, perhaps with the additional condition that no music be permitted during the private instruction hours, in that the city has received numerous complaints over the past 2 years from adjoining tenants of the MPower studio regarding loud music.

MPOWER Pilates + Cycle Studio
2419 Canterbury Road
Mountain Brook, AL 35223
205-518-5676



December 22, 2017

Mountain Brook City Council
56 Church St, Mountain Brook, AL 35213

Dear Members of the City Council,

I am writing with a request to amend my current Conditional Use to include the ability to conduct private lessons (with no more than 3 attendees and one employee) from the hours of 10:30a-4:30p.

Sincerely,

Emma Suttles

RESOLUTION NO. 2016-041

BE IT RESOLVED by the City Council of the City of Mountain Brook, Alabama that the City Council hereby approves the conditional service use application submitted by Emma Suttles to allow pilates and spinning classes at 2419 Canterbury Road, subject to the following condition:


- That class sizes and times be limited to that presented by the applicant in conjunction with the conditional use request (see Exhibit A attached hereto).

ADOPTED: This 28th day of March, 2016.



Council President


APPROVED: This 28th day of March, 2016.



Mayor

CERTIFICATION

I, Steven Boone, City Clerk of the City of Mountain Brook, Alabama hereby certify the above to be a true and correct copy of a resolution adopted by the City Council of the City of Mountain Brook at its regular meeting held on March 28, 2016, as same appears in the minutes of record of said meeting.



City Clerk

MPOWER

MPOWER Fitness is interested in the retail space located at 2419 Canterbury Road, currently Mulberry Heights Antiques, and is seeking conditional use approval from Mountain Brook City Council. MPOWER is owned and will be operated by Emma Suttles.

MPOWER will focus on Reformer Pilates classes, but will also offer early morning and evening spin classes Monday-Friday. Each class is extremely small with only 10 available spaces. Realizing parking is at a premium in the area, the proposed class times illustrated in the below table are designed to avoid the peak operating hours of most neighboring businesses. When no classes are scheduled, the studio will be closed.

One of MPOWER's three core principles is giving back to our community. MPOWER is excited to provide a portion of proceeds from every class a student takes to local charities. MPOWER yourself. MPOWER the Community.

EXHIBIT A

Day of Week	Class Time	Type of Class	Maximum Attendance	Anticipated/Average Attendance	Number of Employees
Monday-Friday	6a	Pilates and Spin	20	12-16 students	3
Monday-Friday	7a	Pilates and Spin	20	12-16 students	3
Monday-Friday	8:30a	Pilates	10	6-8 students	2
Monday-Friday	9:30a	Pilates	10	6-8 students	2
Monday-Friday	Studio closed from 10:30a- 4:30p		0	0	0
Monday-Friday	4:30p	Pilates	10	6-8 students	2
Monday-Friday	5:30p	Pilates and Spin	20	12-16 students	3
Monday-Friday	6:30p	Pilates	10	6-8 students	2
Saturday	8a	Pilates	10	6-8 students	2
Saturday	9a	Pilates	10	6-8 students	2
Saturday	10a	Pilates	10	6-8 students	2
Saturday	11a	Pilates	10	6-8 students	2
Sunday	12:30p	Pilates	10	6-8 students	2
Sunday	1:30p	Pilates	10	6-8 students	2
Sunday	2:30p	Pilates	10	6-8 students	2

Contact Information:
 Emma Suttles
emsuttles@gmail.com
 213-258-7566

CITY OF MOUNTAIN BROOK

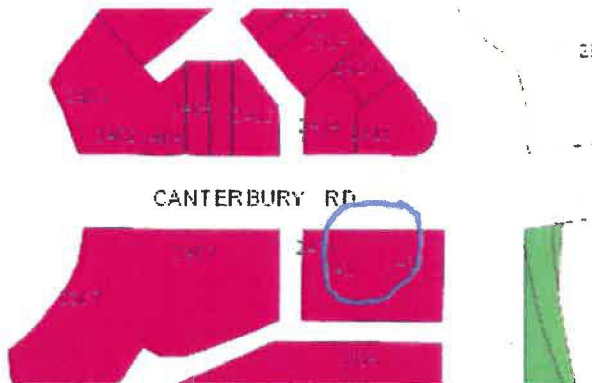


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DATE: March 24, 2016
TO: Mayor, City Council & City Manager
FROM: Dana Hazen, City Planner
RE: Conditional Use – MPower (Pilates)
2419 Canterbury Road (currently Mulberry Heights Antiques)

The proposed conditional use is a pilates/spinning studio. The pilates method to be employed is reformer pilates, which utilizes large reformer equipment, and the spinning classes utilize stationary bicycles, both of which serve to limit class size.

The attached letter from the applicant details the proposed class schedule and number of instructors/students for each session. Classes will last 45-50 minutes, which will serve to alleviate some potential “stacking” of cars and clients as they exit and enter back-to-back sessions. The applicant has made a commendable attempt to conduct classes during non-business hours Mon-Fri; however some classes are offered on weekends that may compete with neighboring merchants for parking.



The applicant has been encouraged to contact the neighboring Canterbury merchants to let them know the details of the proposal.

For reference:

Neighboring conditional use, Mountain Brook Yoga (2414 Canterbury Road), was approved by the council on April 27, 2015 with the following conditions:

Monday-Saturday

- Before 9 a.m. <= 25 clients
- Between 9:30 a.m. – 10:30 p.m. <= 15 clients
- Between 11 a.m. – 4 p.m. 1-2 private sessions
- Between 4 p.m. – 5 p.m. <= 15 clients
- After 5 p.m. <= 30 clients

Sunday

<= 30 clients (30 minutes between classes)

RESOLUTION NO. 2022-

BE IT RESOLVED by the City Council of the City of Mountain Brook, Alabama that the City Council hereby approves the conditional use application (lunchtime operation for Rougaroux at 2716 Culver Road).

ADOPTED: This 22nd day of August, 2022.

Council President

APPROVED: This 22nd day of August, 2022.

Mayor

CERTIFICATION

I, Heather Richards, City Clerk of the City of Mountain Brook, Alabama hereby certify the above to be a true and correct copy of a resolution adopted by the City Council of the City of Mountain Brook at its regular meeting held on August 22, 2022, as same appears in the minutes of record of said meeting.

Heather Richards, City Clerk



CITY OF MOUNTAIN BROOK

Dana Hazen
56 Church Street
Mountain Brook, Alabama 35213
Telephone: 205/802-3816
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hazend@mntnbrook.org

DATE: August 22, 2022

TO: Mayor, City Council & City Manager FROM: Dana Hazen, Director of PB&S
RE: Conditional Lunchtime Food Use – Rougaroux (previous Sneaky Pete's) 2716 Culver Road

Rougaroux is a food concept to be located in the previous Sneaky Pete's space in Mountain Brook Village. Rougaroux has another location in Forest Park, the operational characteristics of which are used as a basis for this concept model in the proposed location.

The zoning code allows food uses (by right) in the LB District without any special approval (except for the hours of 11:00a-1:00p). Due to the high parking demand on the streets during the lunchtime hours, council approval of a conditional use is required for lunchtime food service operation.

Please see the attached letter from the applicant as to the details of the proposed use. The proposed indoor dining contains 42 seats, and the proposed outdoor patio (at the rear) contains 22 seats (for a total of 64 patrons during the lunchtime period). It is anticipated by the applicant that diners will remain on the premises for 40-60 minutes.

On August 15, 2022, the Board of Zoning Adjustment approved a reduction in the required on-site parking from 7 spaces to one space. The site is presently non-conforming with regard to parking in that it contains only 2 spaces. The BZA approval of a parking reduction will result in there being one on-site parking space; the reduction/rearrangement of which is to allow the 22-seat outdoor dining at the rear of the building (see attached BZA staff report for summary of the variance request).

The applicant's letter indicates that 5 employees will be on-site during the daytime operations as well as 5 during the nighttime operations. One employee is to park in the space to the rear of the outdoor patio, and the other 4 are to park in the all-day parking along the perimeter of the village. Proposed hours of operation are Monday-Saturday from 11:00am – 9:00pm.

It should be noted that a pedestrian pick-up window is proposed along the side of the building (facing the alley). As may be seen on the attached plans, there is a narrow strip of pavement along the side of the building that is on private property, and this is where it is proposed that people que to pick-up carry out order. The attached plans show an overhead awning along this strip, but it has also been suggested that a sidewalk may be built by the applicant (on private property) to accommodate this activity.

The plans show that mechanical equipment that is currently housed on the ground (rear corner of the building) is to be relocated to the rooftop (with a screen to shield it from view from Culver Road). Also, the applicant intends to seek a variance from the sign ordinance (to be approved by VDR) to allow the use of a rooftop sign.

It is difficult to anticipate how many of the proposed 64 patrons will walk from other locations within the village, how many may be destination travelers who will need to park in the vicinity for 40-60 minutes, or how many auto travelers may arrive and park as individuals or how many might come in groups. The question before the council is whether or not the street parking and vehicular circulation systems in the vicinity can handle the proposed dining room capacity as well as the additional capacity (at least 22 people in the new outdoor patio) as anticipated by the applicant.

The zoning ordinance requires council approval of a lunchtime conditional use, and states that any proposed conditional use will be reviewed as to the following:

- Whether the use would disparately impact public parking in the area;
- Whether vehicular or pedestrian circulation would be impacted by the use;
- Whether the use is compatible with surrounding existing uses;
- Whether the hours of operation or peak traffic times would impact existing uses.



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July 26, 2022

Mountain Brook City Council
Dana Hazen
Hazend@mtnbrook.org
Sent Via E-Mail

RE: Conditional Use Application
2716 Culver Road
Mountain Brook, Alabama 35213

To the Mountain Brook City Council,

We hope this letter finds you well. Please allow this letter to serve as a formal conditional use application to serve lunch on behalf of future tenant of 2716 Culver Road, Mountain Brook, Alabama 35223—The Rougaroux. 2716 Culver Road is the former home of Sneaky Pete’s hot-dog restaurant, which operated from 1986 until it closed in the spring of 2020. Rougaroux is owned and operated by successful local Birmingham-based restaurateurs Ed Stacey and Ryan Champion. Rougaroux, as proposed, is in keeping with the historical use of the property and would be a tremendous addition Mountain Brook Village.

I. The Rougaroux at 2716 Culver Road.

A. The Concept

Rougaroux is a fast-casual counter-service restaurant concept that serves authentic New Orleans po-boys, gumbo, house-made boudin, muffuletta, burgers, and other classic takes on Cajun dishes. The atmosphere is laid-back, offering authentic Cajun food in a relaxed setting. The aesthetic is kitschy and quirky, paying tribute to casual and relaxed creole culture as well as Bywater shotgun-style architecture of the French Quarter. Rougaroux sources fresh, authentic ingredients. For example, Rougaroux sources bread from the Leidenheimer, a classic New Orleans bakery, meats from Cochon, a classic New Orleans butcher shop, and only serves fresh wild-caught Gulf seafood. Rougaroux’s food travels well, allowing Rougaroux to offer an array of to-go and catering options, meeting a need for those who wish to enjoy their food at home. A menu is attached hereto as Exhibit “A.”

B. Design and Build

1. Davis Architects

Architect Andrew Taylor of Davis Architects (“Davis”) will serve as the lead architect on the project. Davis is a nationally recognized architecture, design, and planning studio located in Birmingham, Alabama. Davis has been involved in many transformative projects, such as the Alys B. Stephens Center, the Bryant-Denny Stadium endzone expansions, the Brock School of Business at Samford University, and numerous others, both locally and nationally.

2. Hallmark Builders

Hallmark Builders, Inc. (“Hallmark”) is a commercial contractor that has been in business for more than sixty years. Hallmark has completed many notable projects, including work for Altec Industries, Burr & Forman, P.C., Barber Advanced Design Center, and many others. Hallmark has also been involved with several build-outs in both phases of the Lane Parke development. Hallmark will serve as the general contractor for the construction of Rougaroux.

C. The Rougaroux Team

1. Ed Stacey

Mr. Stacey is a restaurateur that specializes in concept development, restaurant operations, and sourcing fresh seafood and meats. Mr. Stacey worked a fresh seafood distributor for many years, requiring much travel back and forth from New Orleans. He opened the first Rougaroux in Forest Park, repurposing a 19th century house into the restaurant. He also developed Hotbox at Parkside with co-owner Ryan Champion.

2. Ryan Champion

Mr. Champion is a professional chef with experience in working in elite restaurants all over the United States. Mr. Champion has worked in Michelin star restaurants. Locally he has served as a chef at Bottega under renowned chef Frank Stitt III. Mr. Champion also spent years as a chef at Commander’s Palace in New Orleans. Mr. Champion has worked alongside Mr. Stacey to develop successful local concepts Rougaroux and the Hotbox at Parkside.

D. Operations

1. Site and Business Specifics

- a. Zoning: Local Business
- b. Site Size: .05 Acres
- c. Tenant Space Size: 1,269 Square Feet
- d. Proposed Use of Tenant Space: Fast-Casual Restaurant
- e. Existing Parking Spaces: 2
- f. Proposed Parking Spaces: 0 Additional Spaces

g. Proposed Hours of Operation:

- Monday—Saturday 11:00 AM to 9:00 PM
- Sunday—Closed (except when the Saints are playing)

h. Number of Employees: 5

- Daytime Employees: 5
- Nighttime Employees: 5

2. Conformance with Master Plan

The Property is zoned for Local Business, which prefers retail and restaurant uses. Rougaroux, as proposed, is in keeping with this zoning designation, and in keeping with the vision, values, and goals set forth in Mountain Brook’s Village Master Plan (“the Plan”). The Plan contemplates preserving Mountain Brook’s unique character, facilitating eclectic complementary architecture while preserving the past, and promoting independent and local businesses to ensure a unique and local flavor. *See* § 3.1, Vision. Rougaroux also meets the stated goal of seeking more opportunities for evening business activity. *Id.*

Furthermore, Rougaroux also satisfies the land use policy set forth in the Plan. *See generally* Section 3.2. Pursuant to the Land Use Policy Map, the Property’s recommended land use is General Commercial—Retail Dominant. This particular use prefers ground level activity which generates a high degree of pedestrian activity and are generally retail and restaurant type uses. This particular category of land use disfavors ground level service and office uses at these key locations.

Rougaroux fits squarely within the narrow zoning window and preferred uses as contemplated by the Plan. Rougaroux, as proposed, is consistent with the goals set forth in the Plan to promote independent local businesses and preserve Mountain Brook’s character. In short, Rougaroux is a great fit for Mountain Brook Village and the 2716 Culver Road location.

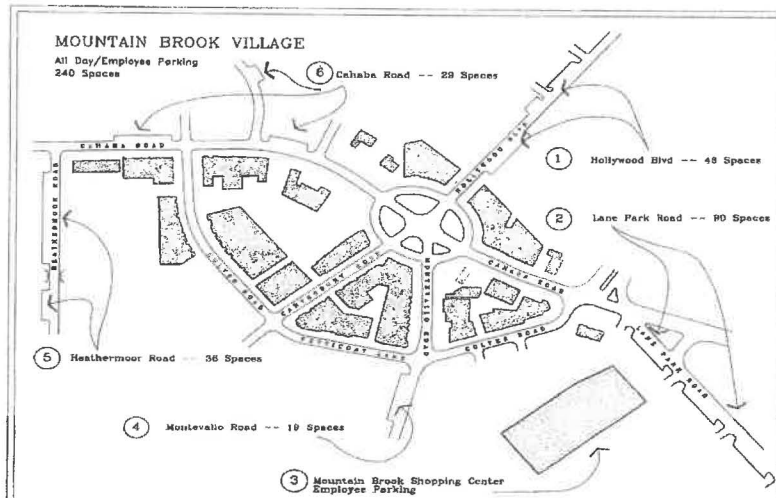
3. Number of Tables and Breakdown of Seating

The proposed restaurant will be housed in 1,269 square feet of space. The restaurant dining room as proposed is 602 square feet and features forty-two (42) seats total. Eleven (11) of these seats will be bar seating. The design, as proposed, also calls for a small outdoor dining area capable of seating twenty-two (22) patrons at full capacity.¹ The Rougaroux site plan and layout is attached hereto as Exhibit “B,” pp. 5-6. The economics of Rougaroux depend on the ability to maximize the outdoor seating and to serve lunch.

¹ The plan for the patio is not yet finalized due to zoning regulations governing on-site parking requirements. The patio as proposed requires the Board of Zoning Adjustment (“BZA”) to grant a variance. The hearing on this matter is set to go forward on August 15, 2022.

4. Employee Parking

There will be one on-site parking space located directly behind the building. This spot will be utilized for staff parking. Rougaroux anticipates needing just five (5) employees to operate the restaurant at full capacity. Four staff members will park around the perimeter of Mountain Brook Village in accordance with the parking strategy set forth in the Mountain Brook Village Master Plan, shown below.



5. Rate of Turnover

Lunch time turnover is usually less than an hour. The average patron stays between forty (40) and sixty (sixty) minutes. Please note that this is premised on traffic to Rougaroux existing location in Forest Park (817 39th St. S., Birmingham, Alabama 35222). Rougaroux anticipates the rate of turnover to be greater at the Property due to pedestrian circulation in Mountain Brook Village. The pick-up window will also facilitate quicker service and pedestrian circulation.

6. Destination Use

Given the fast-casual nature of Rougaroux's offerings, Rougaroux anticipates that it will cater primarily to existing foot-traffic at its lunchtime service. Rougaroux will also provide another quick, casual option for patrons and employees of Mountain Brook Village. Though the food will be elevated from Sneaky Pete's, the fast-casual, counter-service Rougaroux concept is consistent with the historical use of the Property. Rougaroux anticipates much of its lunchtime service will be generated from foot traffic versus destination use.

E. Impacts

1. Fast-casual food service is consistent with the previous use of the Property.

The former Sneaky Pete's opened in 1986 until it closed in 2020 due to the pandemic. Sneaky Pete's featured counter-service hotdogs and hamburgers as well as grab and go drinks.

The footprint of the restaurant was approximately 1,300 square feet. Sneaky Pete’s was one of the few places in Mountain Brook Village where one could grab a casual lunch. While Rougaroux’s food is elevated in comparison to Sneaky Pete’s, the overall fast-casual nature of the concept remains. Rougaroux’s primary offerings are po-boys, gumbo, muffuletta sandwiches, and house ground brisket hamburgers ordered at the counter and served on disposable picnic ware and cutlery. Rougaroux’s fast casual nature is very similar to that of Sneaky Pete’s.

The Rougaroux, as proposed, will keep the same dining room footprint and cater to a similar sector of consumer as Sneaky Pete’s. The counter service concept is also in keeping with previous fast-casual concept Sneaky Pete’s. Like Sneaky Pete’s, there will be no table wait service. The fast-casual style is consistent with the historical use of the property and will have similar benefits and parking burdens.

2. No disparate impacts to vehicle circulation or pedestrian circulation as compared to historical uses.

The fast-casual nature of Rougaroux’s service and proposed pick-up window lends itself to pedestrian circulation and vehicular circulation. Furthermore, this protects against patrons of the Rougaroux occupying prime parking spots in Mountain Brook Village for excessive periods of time. As proposed, the Rougaroux will not significantly change the traffic operations at nearby intersections because the three parking spots in front of the restaurant will remain unchanged. The service area for Rougaroux will remain behind the Property where it was when Sneaky Pete’s was in business. The service area is accessible via alleyway which prevents traffic from being frustrated on Culver Road. Vehicle circulation and pedestrian circulation will be in keeping with the historical use of the Property as a fast-casual, counter-service restaurant.

3. The proposed use is compatible with surrounding existing uses.

Rougaroux’s offerings are completely unique to Mountain Brook Village. Rougaroux as proposed will not compete with existing food service businesses and will enhance retail businesses by increasing foot traffic in the area. As illustrated below, there is no restaurant with similar offerings to what is proposed by Rougaroux.

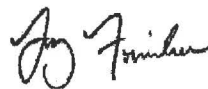
Address	Tenant	Food Offering
2418 Montevallo Road	Another Broken Egg	Breakfast and brunch focused foods including omelets, eggs benedicts, pancakes, waffles, and some burger, sandwich, and salad offerings.
2708 Culver Road	Watkins Branch Bourbon and Brasserie	Food inspired by traditional French brasserie, robust plates and concentrated craft cocktails
2837 Culver Road	Daniel George	Fine dining, white table-cloth offerings featuring a daily changing menu of seafood, wild and domestic game,

		meats, poultry, and fresh produce.
2805 Cahaba Road	Gilchrist	Old-fashioned soda fountain featuring simple sandwiches, chicken/tuna salads, and milkshakes.
900 Jemison Lane	Char Bar No. 7	Sports Bar and Grill featuring steaks, burgers, sandwiches, and salads.
291 Rele Street	Chop N Fresh	Gourmet salads, greens, and grains, with made-from-scratch dressings.
920 Lane Parke Ct.	Sol Y Luna	Mexican restaurant featuring unique tapas, tacos, flautas, and more.
2838 Culver Road	Olexa's	European style bakery featuring crepes, sandwiches, salads, and baked goods.
2400 Montevallo Road	Carrigan's Public House	Gastropub featuring American fare and craft cocktails.

IV. CONCLUSION

In consideration of the foregoing, Rougaroux respectfully requests that the Mountain Brook City Council to approve Rougaroux's conditional use application to allow for lunchtime service. Please let us know if there is anything else you would like to know, and we will provide it. We are excited for the opportunity to bring Rougaroux to Mountain Brook Village.

Sincerely,



Jay Friedman

Enclosures:

- (A) Rougaroux Menu
- (B) 2716 Culver Road Renovation & Addition Conditional Use Application Drawing Set
- (C) 2716 Culver Road Existing Conditions

Report to the Board of Zoning Adjustment

A-22-23

Petition Summary

Request to allow one onsite parking space in lieu of the required seven spaces, in conjunction with the remodel and expansion (outdoor seating) of a previous restaurant space (Sneaky Pete's).

Scope of Work

The subject site is non-conforming with regard to on-site parking, wherein it contains two parking spaces while the zoning code requires seven parking spaces. With regard to on-site parking, the code allows uses of the same parking requirement to be replaced with like uses without having to bring on-site parking up to code. So, a food service may be replaced with another food service as long as the existing on-site parking is maintained.

The proposed scope of work involves the removal of one of the existing two on-site parking spaces to allow the construction of an outdoor patio at the rear of the property. As may be seen on the attached proposed floor plans, the proposed indoor capacity is 42 seats, and the additional (new) patio seating contains 22 seats. Given the seating increase over and above that of the previous Sneaky Pete's it is apparent that the on-site parking demand would increase with the addition of the subject outdoor seating.

Variance Request for Parking Reduction

If approved, the proposed variance would allow the reduction of required onsite parking from seven spaces to one space. The Zoning Ordinance states the following as it relates to the Board of Zoning Adjustment's authority to reduce required parking:

"The board shall not grant a variance to allow a structure or use in a district restricted against such structure or use except as specifically provided in the following subsections (1) and (2).

1. (e)The reduction in the parking space requirements of this chapter *whenever the character or use of a building or a parcel makes unnecessary the required number of parking spaces*, or where such regulations would impose an unreasonable hardship, such as structural difficulties, upon the use of the premises." Given the proposed increase in parking demand (associated with the proposed outdoor seating) the above finding for the number of on-site parking spaces does not appear to be made unnecessary for the proposed use of the building.

Hardship

In the Applicant Statement of Hardship, the applicant cites the irregular lot shape which creates an existing design constant and precludes efficient utilization of the building area. However, the existing design constraint and lot shape presently contain two existing parking spaces.

Nexus: None. The lot irregular lot shape and design constraints are not hardships as it relates to the reduction of existing non-conforming parking. Those arguments are not

reasonably related to the request which requires evidence that the use renders the required parking unnecessary. The additional seating area of the outdoor patio would increase the actual on-site parking demand while, at the same time, reducing the amount of parking that is inadequate and non-conforming in its current state.

Potential Findings for Denial

1. That the proposed use of the building and parcel does not make unnecessary the required number of parking spaces.
2. That the granting of the variance would be detrimental to the surrounding area as it relates to parking (in that the expansion of usable restaurant space would coincide with a reduction of onsite parking, which would add additional parking demand to the surrounding area).

Subject Property and Surrounding Land Uses

The property contains a commercial building, and is surrounded by same.

Affected Regulation

Article XII, Sec. 129-555, Parking, vehicle and pedestrian access standards
Article XXVI, Sec 129-456 Granting of Variances, 1. (e) Reduction in Parking Spaces.

Appends

LOCATION: 2716 Culver Road

ZONING DISTRICT: Local Business District

OWNER: Jay and Theresa Friedman

rougaroux

<u>GUMBO</u> - check board for today's offering	cup \$7 / bowl \$11 add potato salad \$2
<u>HOUSEMADE BOUDIN LINKS</u>	\$5 each
<u>MUFFULETTA</u> - served warm on Gambino's Italian Bread cochon butcher mortadella + genoa salami + capicola + provolone + olive salad	quarter / half / whole \$10 / \$17 / \$28
<u>HOUSEGROUND BRISKET BURGER</u> - served with fries, check board for today's offering	MP
<u>TRADITIONAL PO'BOYS</u> - 8" on Leidenheimer Baking Company Bread	
fried gulf shrimp \$15	fried bon secour oysters \$16
roast beef debris \$14	fried alabama catfish \$15
seasonal veggies \$12	fried eggplant \$12
rougaroux dressed = shredded lettuce, seasoned tomatoes, shaved red onions, dill pickles, duke's mayo & crystal hot sauce add ons = provolone \$1 - remoulade \$.50 - spicy horseradish cocktail sauce \$.50	
<u>SPECIALTY PO'BOYS</u> - 8" on Leidenheimer Baking Company Bread	
Oysters Rockefeller	\$18
fried bon secour oysters + bacon + spinach + parmigiano reggiano + lemon zest + red pepper flakes	
Ferdi Special	\$15
roast beef debris + ham + provolone + shredded cabbage + shaved onions + duke's mayo + hot sauce	
Blackened Catfish	\$16
creole spice seared alabama catfish + corn & red pepper relish + smoked tomato aioli + charred lemon	
Smoked Chicken & Bacon	\$15
springer mtn chicken + voodoo bbq sauce + white cheddar pimento cheese + candied jalapenos	
BBQ Shrimp	\$17
large gulf shrimp + abita beer crustacean butter + rosemary + cracked peppercorns + worcestershire	
Surf & Turf	\$15
half dressed roast beef debris with provolone + half dressed fried gulf shrimp with remoulade	
Viet Cajun Seafood	\$18
breaux bridge crawfish + gulf shrimp + cajun spices + garlic butter + ginger + lemongrass + chilies	
<u>KIDS w/ fries & drink</u> - fried boneless chicken, french bread grilled cheese, fried shrimp	\$8
<u>SIDES</u> - creole fries, red beans & rice, pasta salad, collard greens, potato salad, zapp's chips	\$4
<u>SWEETS</u> - white chocolate bread pudding with pecan praline rum sauce	\$7

IG: @therougarouxbhm 205-518-6677

2716 CULVER RD RESTAURANT RENOVATIONS & ADDITION

JAY & THERESA FRIEDMAN; BIRMINGHAM, ALABAMA

DAI PROJECT # 3982
BC# TBD

CONDITIONAL USE APPLICATION

JUNE 23, 2022



PRELIMINARY
NOT FOR CONSTRUCTION

2716 CULVER RD, RENOVATION
& ADDITION

JAY & THERESA FRIEDMAN;
MOUNTAIN BROOK, AL

DAVIS

OWNER:
Jay & Theresa Friedman
234 English Village Ln
Birmingham, AL 35220
205-988-9892
ATTN: Jay Friedman

ARCHITECT:
Davis Architects, Inc.
139 2nd Street South
Birmingham, AL 35205
205-988-9892
ATTN: Andrew Taylor

GENERAL CONTRACTOR:
Hammill Builders, Inc.
2049 West Lakes Dr, East
Birmingham, AL 35214
205-875-1320
ATTN: Lynn Hammill

CASE CONTRACTOR:
M&M Engineers, Inc.
300 20th St, 1st Floor
Birmingham, AL 35203
205-988-4337
ATTN: Tom Collins

STRUCTURAL ENGINEER:
M&M Engineers, Inc.
300 20th St, 1st Floor
Birmingham, AL 35203
205-988-4337
ATTN: John Brown

MECHANICAL ENGINEER:
Zimbrick Engineering
2000000 10th Ave S.W. 300
Birmingham, AL 35214
205-988-3300
ATTN: Chris Robinson

PLUMBING ENGINEER:
Colquhoun Engineering
2000000 10th Ave S.W. 300
Birmingham, AL 35214
205-988-3300
ATTN: Chris Robinson

ELECTRICAL ENGINEER:
M&M Engineering LLC
300 20th Street
Birmingham, AL 35203
205-988-4337
ATTN: Joseph Adams



JUNE 23, 2022
CONDITIONAL USE APPLICATION
DAVIS ARCHITECTS 2022

COVER SHEET

G100

PRELIMINARY
NOT FOR CONSTRUCTION

2716 CULVER RD, RENOVATION & ADDITION

JAY & THERESA FRIEDMAN;
MOUNTAIN BROOK, AL

DAVIS

OWNER
Jay & Theresa Friedman
2716 Culver Rd. SE
Mountain Brook, AL 35223
205-985-2000
ATXN Jay Friedman

ARCHITECT
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102 2nd Street South
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205-333-8400
ATXN Andrew Taylor

GENERAL CONTRACTOR
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200 West Lake Dr. #100
Birmingham, AL 35244
205-985-3200
ATXN Lisa Hobbs

CONS. ENGINEER
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300 5th St. N #100
Birmingham, AL 35203
205-252-8300
ATXN Eric Collins

STRUCTURAL ENGINEER
SMA Engineers, Inc.
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Birmingham, AL 35203
205-252-8300
ATXN Eric Collins

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Birmingham, AL 35204
205-985-2000
ATXN Chad Robinson

PLUMBING ENGINEER
Cody Engineers, Inc.
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205-985-2000
ATXN Chad Robinson

ELECTRICAL ENGINEER
Roper Engineering, LLC
5600 Cypress Trl
Shoals, AL 35894
205-985-0000
ATXN Jessica Lupton



DATE: 06/22/2022

PROJECT: CONVENTIONAL USE APPLICATION

DATE: 06/22/2022

PROJECT: CONVENTIONAL USE APPLICATION

DATE: 06/22/2022

PROJECT: CONVENTIONAL USE APPLICATION

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DATE: 06/22/2022

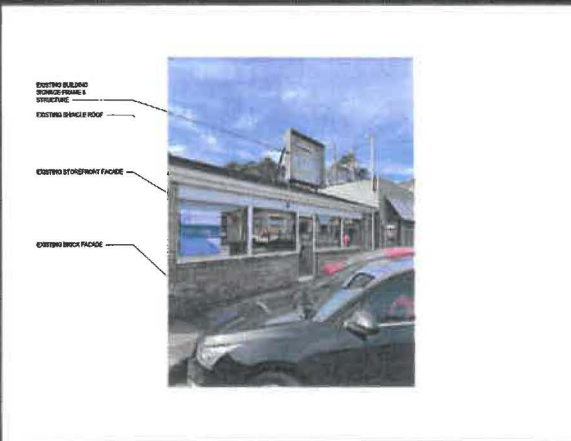
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DATE: 06/22/2022

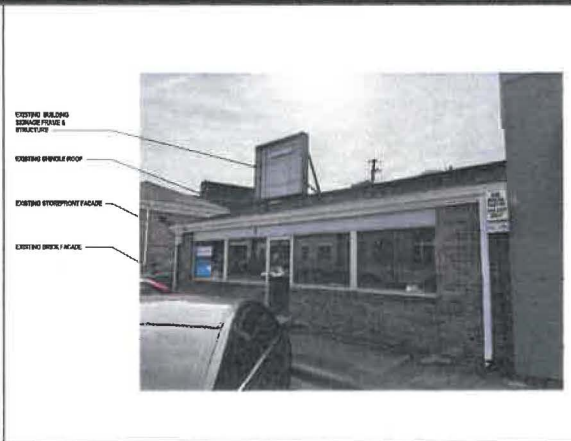
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DATE: 06/22/2022

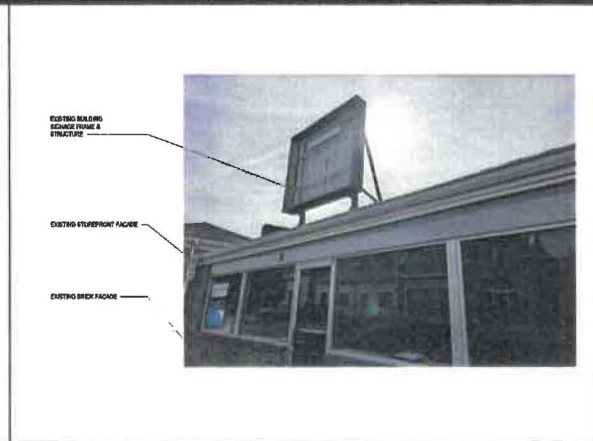
PROJECT: CONVENTIONAL USE APPLICATION



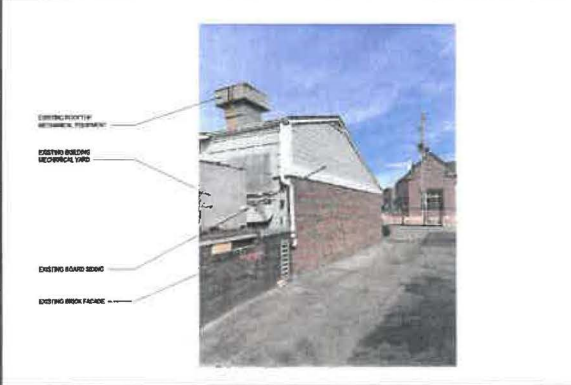
K1 EXISTING BUILDING STREET FACADE
SCALE: 1/16" = 1'-0"



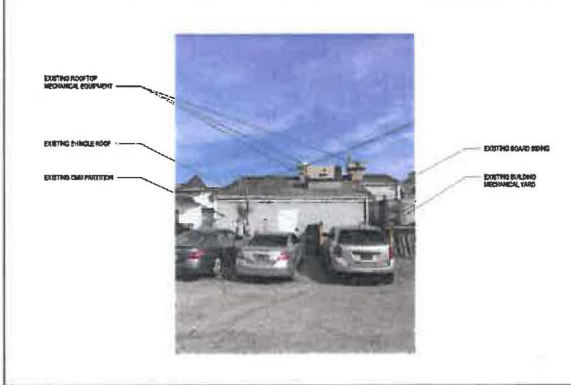
K7 EXISTING BUILDING STREET FACADE
SCALE: 1/16" = 1'-0"



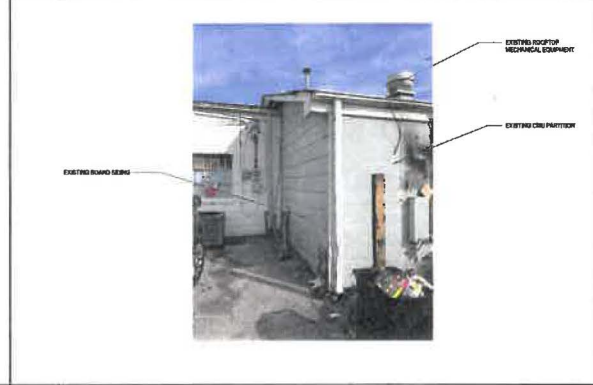
K13 EXISTING BUILDING SIGNAGE
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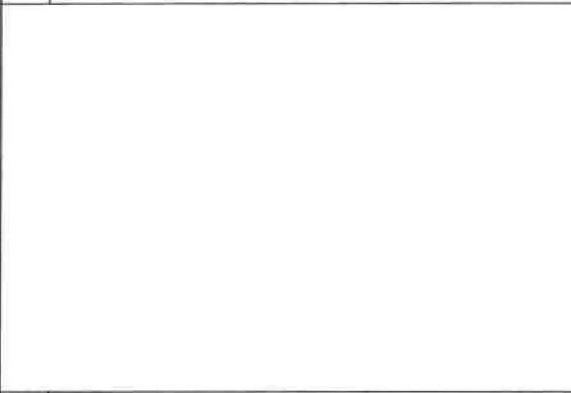
E1 EXISTING BUILDING ALLEY FACADE
SCALE: 1/16" = 1'-0"



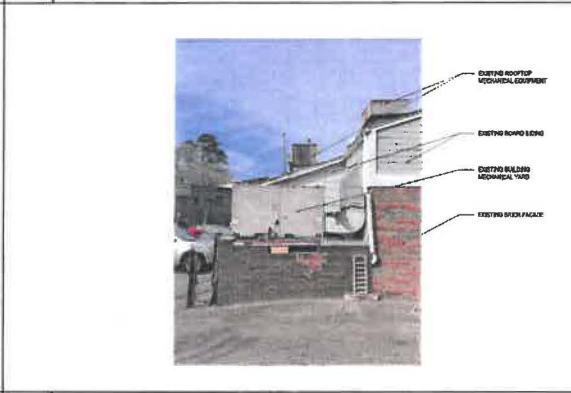
E7 EXISTING BUILDING BACK OF HOUSE FACADE
SCALE: 1/16" = 1'-0"



E13 EXISTING BUILDING BACK OF HOUSE FACADE
SCALE: 1/16" = 1'-0"



A7 EXISTING BUILDING BACK OF HOUSE FACADE Copy 1
SCALE: 1/16" = 1'-0"



A13 EXISTING BUILDING BACK OF HOUSE FACADE Copy 2
SCALE: 1/16" = 1'-0"

G110

PRELIMINARY
NOT FOR CONSTRUCTION

2716 CULVER RD, RENOVATION
& ADDITION

JAY & THERESA FRIEDMAN;
MOUNTAIN BROOK, AL

DAVIS

OWNER
Jay & Theresa Friedman
1704 English Village Ln
Birmingham, AL 35223
205-963-0000
ATTN: Jay Friedman

ARCHITECT
Davis Architects, Inc.
100 2nd Street South
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205-333-3400
ATTN: Andrew Tucker

GENERAL CONTRACTOR
Hammill Builders, Inc.
2005 West Lane Dr. #110
Birmingham, AL 35244
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ATTN: Luke Hammill

CIVIL ENGINEER
MSR Engineers, Inc.
300 20th St. #1000
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205-333-6300
ATTN: Tony Collins

ELECTRICAL ENGINEER
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ATTN: Mark Conner

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ATTN: Chris Robinson

PLUMBING ENGINEER
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205-963-3200
ATTN: Chris Robinson

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Bassett Engineers LLC
10000 Corporate Drive
Hoover, AL 35226
205-963-3200
ATTN: Joseph Vance

N

DATE: JUNE 23, 2022

TITLE: CONDITIONAL USE APPLICATION

PROJECT: 2716 CULVER RD

ARCHITECT: DAVIS ARCHITECTS 3982

DESCRIPTION: FRONT FACADE - SIGN STUDY



PROPOSED FRONT FACADE



ROUGAROUX SIGN LAYOUT



PREVIOUS SNEAKY PETE'S FRONT FACADE & SIGN

**PRELIMINARY
NOT FOR CONSTRUCTION**

**2716 CULVER RD. RENOVATION
& ADDITION**

**JAY & THERESA FRIEDMAN;
MOUNTAIN BROOK, AL.**

DAVIS

OWNER:
Jay & Theresa Friedman
3714 English Village Ln
Birmingham, AL 35233
205-988-0208
ATTN: Jay Friedman

ARCHITECT:
Davis Architects, Inc.
170 2nd Street South
Birmingham, AL 35203
205-333-2442
ATTN: Andrew Taylor

GENERAL CONTRACTOR:
Michael Builders Inc.
2000 16th Ave. S.W.
Birmingham, AL 35204
205-945-2208
ATTN: Lou Harmon

CM@RISK:
USA Engineers, Inc.
160 20th St. N.W.
Birmingham, AL 35209
205-333-6202
ATTN: Tom Colburn

STRUCTURAL ENGINEER:
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Birmingham, AL 35209
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ATTN: Erik Hansen

Mechanical Engineer:
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17 Florence Office Park, Suite 205
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205-988-0208
ATTN: Chris Robinson

PLUMBING ENGINEER:
Codyney J. Egan
17 Florence Office Park, Suite 205
Birmingham, AL 35244
205-988-0208
ATTN: Chris Robinson

ELECTRICAL ENGINEER:
Maga Engineering LLC
5848 Cypress Trace
Hoover, AL 35041
205-423-7008
ATTN: Joseph Maga



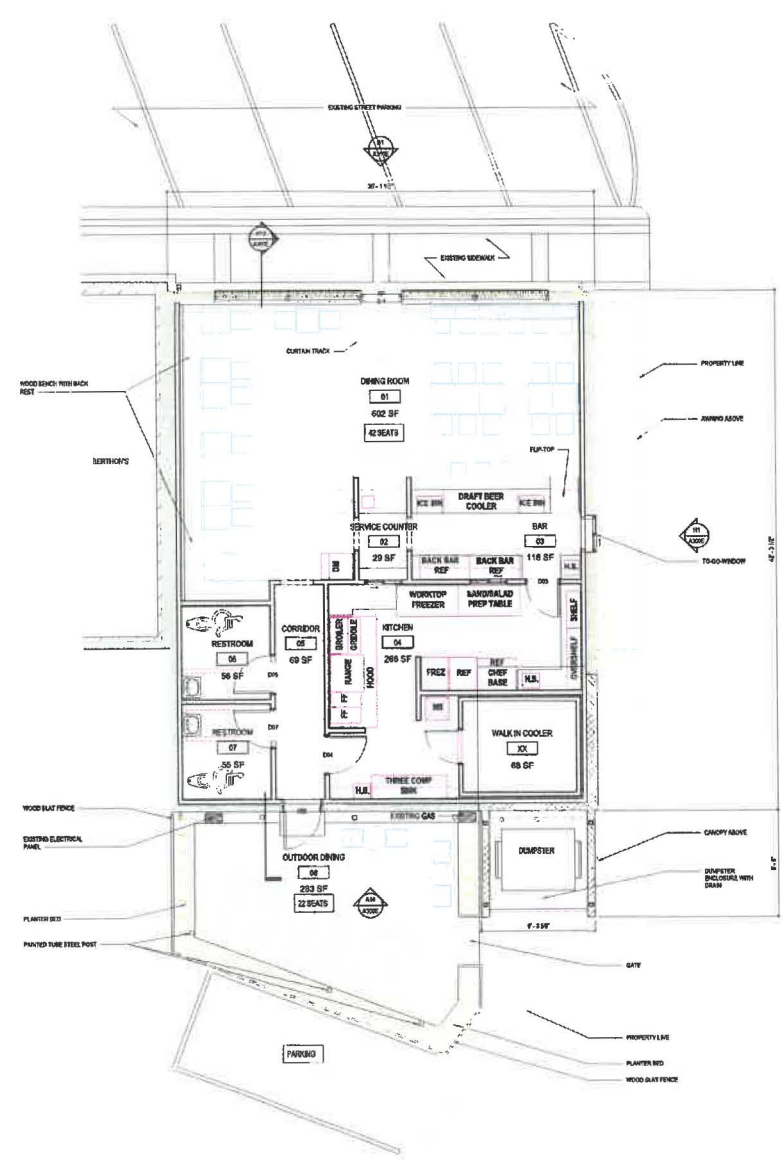
JUNE 23, 2022
CONDITIONAL USE APPLICATION

DAVIS ARCHITECTS 2022

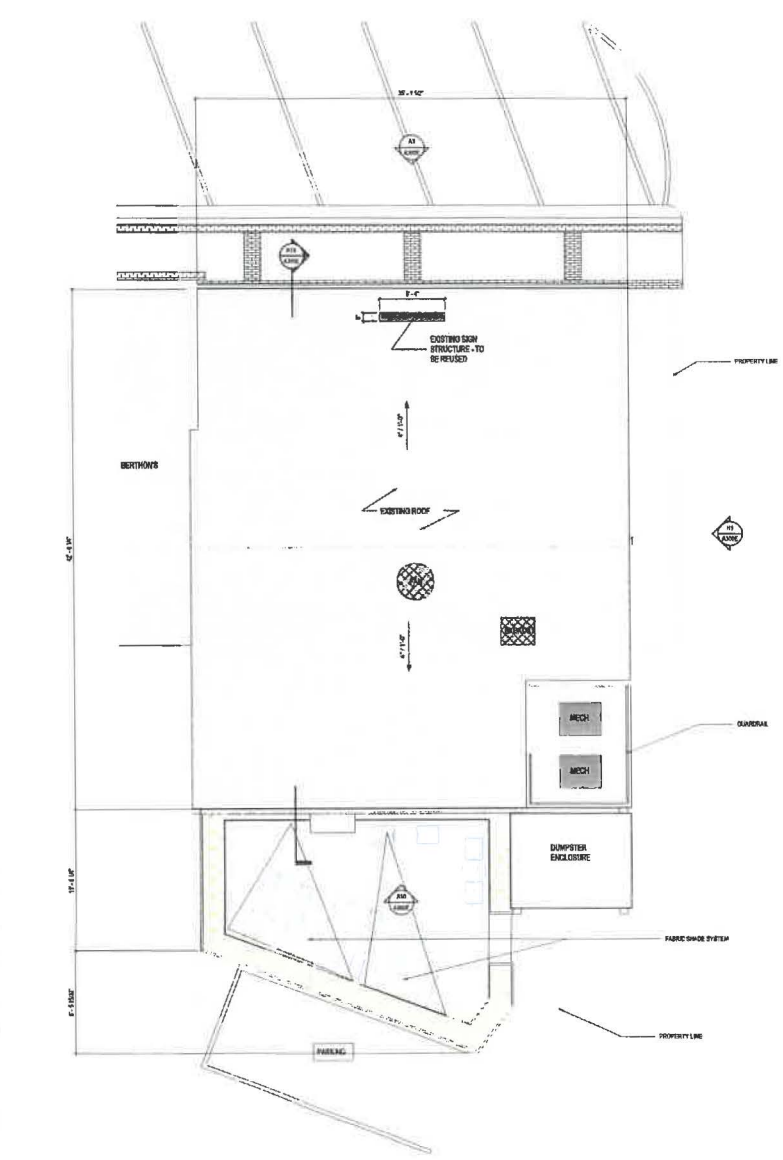
FLOOR PLAN & ROOF PLAN

A101

CULVER RD.

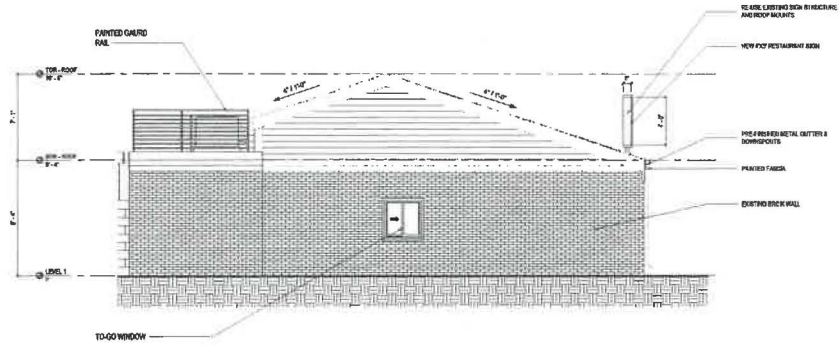


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A10

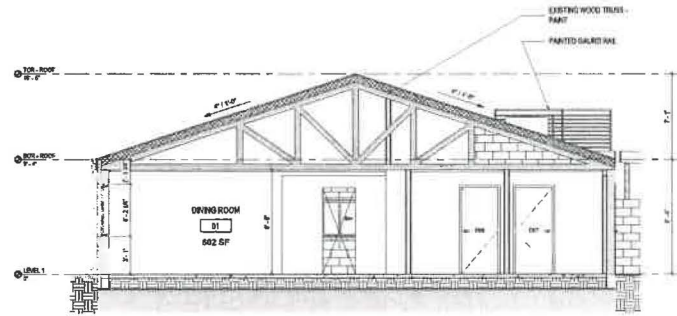
NOTES:
1. ALL DIMENSIONS TO BE
FIELD VERIFIED.



H1 ELEVATION - SIDE

SCALE: 1/4" = 1'-0"

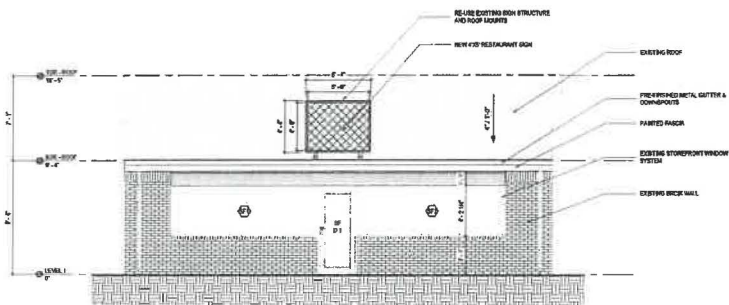
NOTES:
1. ALL DIMENSIONS TO BE
FIELD VERIFIED.



H10 BUILDING SECTION - A

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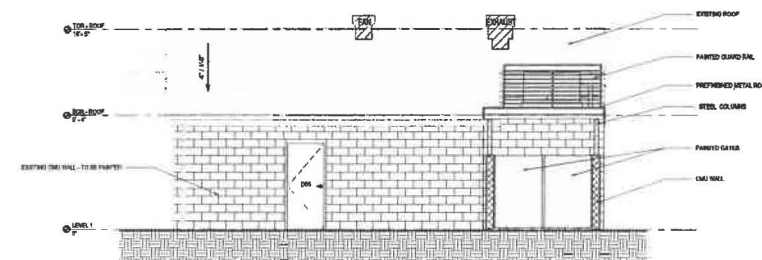
NOTES:
1. ALL DIMENSIONS TO BE
FIELD VERIFIED.



A1 ELEVATION - FRONT

SCALE: 1/4" = 1'-0"

NOTES:
1. ALL DIMENSIONS TO BE
FIELD VERIFIED.



A10 ELEVATION - BACK

SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

2716 CULVER RD. RENOVATION
& ADDITION

JAY & THERESA FRIEDMAN:
MOUNTAIN BROOK, AL

DAVIS

OWNER
Jay & Theresa Friedman
2716 Culver Road
Mountain Brook, AL 35226

ARCHITECT

Davis Architects, Inc.
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Birmingham, AL 35205
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ATTC: Andrew Taylor

GENERAL CONTRACTOR

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205.862.2100
ATTC: Lela Padgett

CIVIL ENGINEER

MSA Engineers, Inc.
300 20th St. N #110
Birmingham, AL 35203
205.252.2100
ATTC: Tom Collins

STRUCTURAL ENGINEER

MSA Engineers, Inc.
300 20th St. N #110
Birmingham, AL 35203
205.252.2100
ATTC: Paul Dwyer

MEDICAL ENGINEER

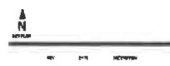
Chandler & Spaulding
Professional Services, P.C.
Birmingham, AL 35204
205.252.2100
ATTC: Chris Padgett

PLUMBING ENGINEER

Chandler & Spaulding
Professional Services, P.C.
Birmingham, AL 35204
205.252.2100
ATTC: Chris Padgett

ELECTRICAL ENGINEER

Max Fragmentsky, LLC
1800 Eastern Blvd
Hoover, AL 35226
205.423.7000
ATTC: Joseph Moore



JUNE 23, 2022
CONDITIONAL USE APPLICATION

DAVIS ARCHITECTS 3982

ELEVATIONS & SECTION

A300E

EXISTING BUILDING CONDITIONS

2716 CULVER ROAD
MOUNTAIN BROOK, AL 35223

NOTES:
ALL DIMENSIONS TO BE FIELD
VERIFIED BY CONTRACTOR.

NOTES:
ALL DIMENSIONS TO BE FIELD
VERIFIED BY CONTRACTOR.

PRELIMINARY
NOT FOR CONSTRUCTION

OLD SNEAKY PETES -
EXISTING CONDITIONS

JAY & THERESA FRIEDMAN;
MOUNTAIN BROOK, AL

DAVIS

OWNER:
Jay & Theresa Friedman
ATTN: Jay Friedman

ARCHITECT:
Davis Architects, Inc.
132 Oak Street South
Birmingham, AL 35203
205-924-4444
ATTN: ANDREW TAYLOR



JANUARY 21, 2022

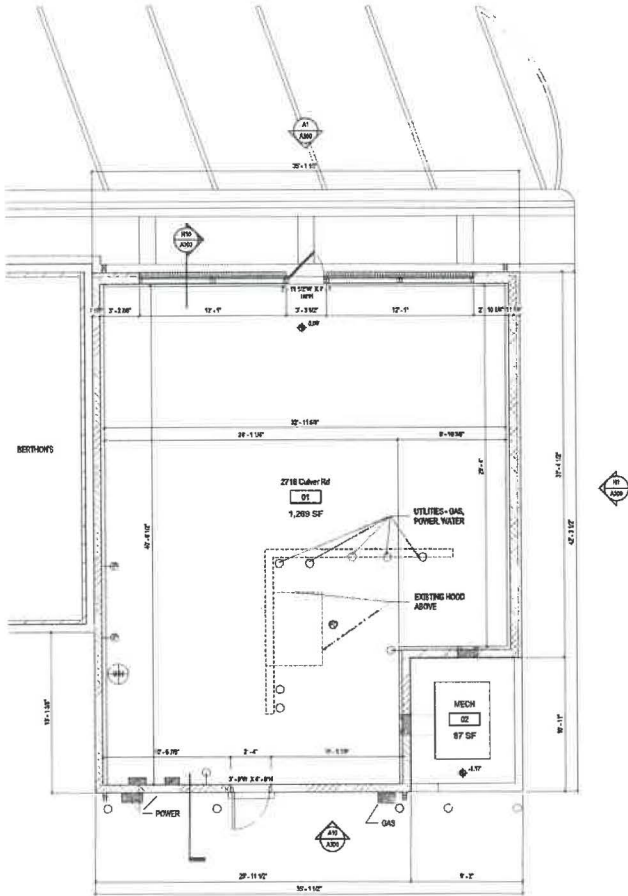
EXISTING CONDITIONS

DAVIS ARCHITECTS XXXX

FLOOR PLAN & ROOF PLAN

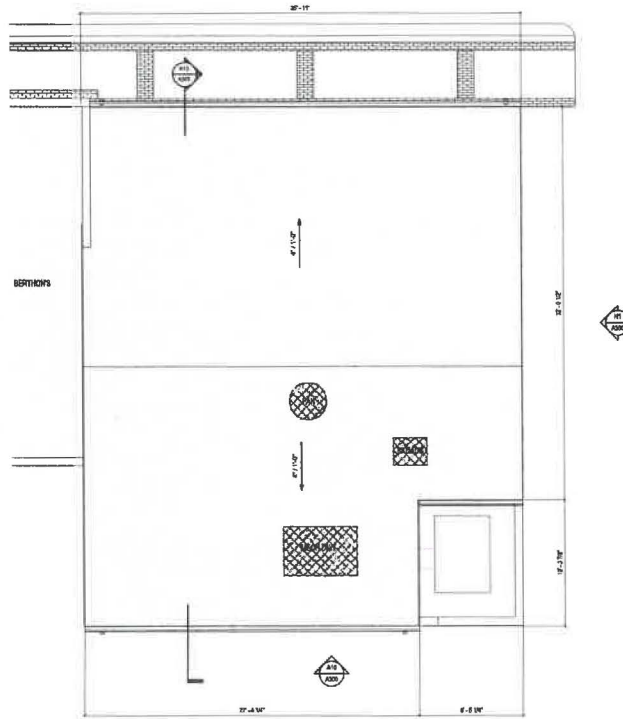
A101

CULVER RD.



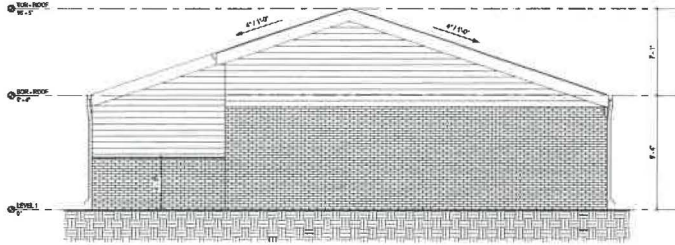
A1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

A10 ROOF PLAN
SCALE: 1/4" = 1'-0"



A10 ROOF PLAN
SCALE: 1/4" = 1'-0"

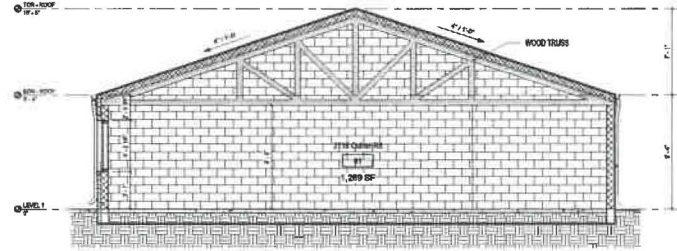
NOTES:
ALL DIMENSIONS TO BE FIELD
VERIFIED BY CONTRACTOR.



H1 ELEVATION - SIDE
SCALE: 1/4" = 1'-0"



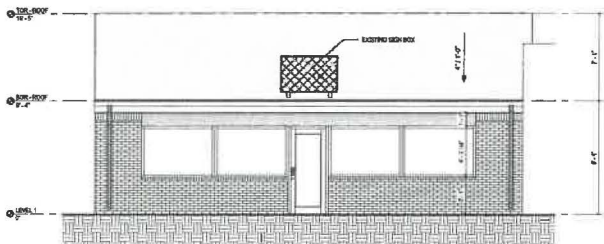
NOTES:
ALL DIMENSIONS TO BE FIELD
VERIFIED BY CONTRACTOR.



H10 BUILDING SECTION - A
SCALE: 1/4" = 1'-0"



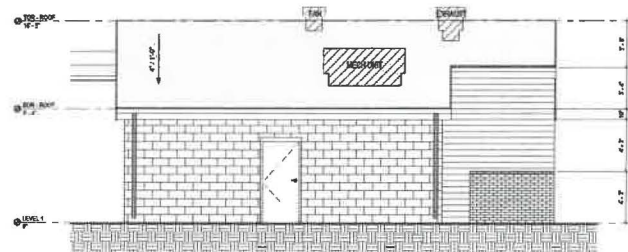
NOTES:
ALL DIMENSIONS TO BE FIELD
VERIFIED BY CONTRACTOR.



A1 ELEVATION - FRONT
SCALE: 1/4" = 1'-0"



NOTES:
ALL DIMENSIONS TO BE FIELD
VERIFIED BY CONTRACTOR.



A10 ELEVATION - BACK
SCALE: 1/4" = 1'-0"



PRELIMINARY
NOT FOR CONSTRUCTION

OLD SNEAKY PETE'S -
EXISTING CONDITIONS



JAY & THERESA FRIEDMAN:
MOUNTAIN BROOK, AL

DAVIS

OWNER
Jay & Theresa Friedman
ATTN: Jay Friedman

ARCHITECT
Davis Architects, Inc.
122 2nd Street South
Birmingham, AL 35203
205.262.2422
ATTN: ARCHITECT@DAVIS.COM



DATE: JANUARY 21, 2022

PROJECT: EXISTING CONDITIONS

SCALE: 1/4" = 1'-0"

DATE: JANUARY 21, 2022

PROJECT: EXISTING CONDITIONS

SCALE: 1/4" = 1'-0"

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PROJECT: EXISTING CONDITIONS

SCALE: 1/4" = 1'-0"

DATE: JANUARY 21, 2022

PROJECT: EXISTING CONDITIONS

A300



Culver Alley

A-22-23 Rear of Subject Building



Google

Image capture: Dec 2016 © 2022 Google

Mountain Brook, Alabama

Google

Street View - Dec 2016



CITY OF MOUNTAIN BROOK



Tyler Slaten
Senior Planner
56 Church Street
Mountain Brook, Alabama 35213
Telephone: 205/802-3811
Fax: 205.879.6913
hazend@mtnbrook.org
www.mtnbrook.org

DATE: August 22, 2022

TO: Mayor, City Council & City Manager

FROM: Tyler Slaten, City Planner

RE: BZA Term Appointment

Russ Doyle's BZA term will expire on September 13, 2022; Mr. Doyle has expressed a wish to continue to serve on BZA, and the BZA members have recommended that he renew for another term.

Date: 8/16/2022

Proposal



**Gillespie
CONSTRUCTION**

4565 Highway 5, Jasper, AL 35503
3304 3rd Ave South, Jasper, AL 35501

To: Sammy Harton

Project: Caldwell Mill Road

Description	Quantity	Unit	Unit Price	Total Amount
Removing Headwalls	1	EACH		\$ -
Removing Trees	4	EACH		\$ -
Borrow Excavation	30	CUYD		\$ -
Foundation Backfill, Commerical	70	CUYD		\$ -
Crushed Aggregate Base Course, Type B, Plant Mixed, 6" Compacted Thickness	30	SY		\$ -
22" Span, 14" Rise Storm Sewer Pipe (Class 3 R.C.)	112	LF		\$ -
Loose Riprap, Class 2	-140	TON		\$ -
Filter Blanket, Geotextile	-110	SY		\$ -
Concrete Driveway, 4" Thick	4	SY		\$ -
22" span 14" Rose Side Drain Pipe End Treatment, Class 1	1	EACH		\$ -
Minor Structure Concrete	2	CY		\$ -
Junction Boxes, Type 1P	1	EACH		\$ -
Inlets, Type S1 or S3 (1 wing)	1	EACH		\$ -
Combination Curb and Gutter	84	LF		\$ -
Topsoil	14	CY		\$ -
Solid Sodding	130	SY		\$ -
Total			\$	61,480.00

Gillespie Construction, LLC

Sam Gaston

From: Sammy Harton <sammy.harton@greshamsmith.com> on behalf of Sammy Harton
Sent: Wednesday, August 17, 2022 2:58 PM
To: Ronald Vaughn
Cc: Blair Perry; Sam Gaston
Subject: Caldwell Mill Road Bridge Replacement
Attachments: Caldwell Mill Proposal.pdf

Ronnie,

Attached is Gillespie's quote in the amount of \$61,480 to pipe the drainage on the northeast side of the bridge from Ms. McGriff's driveway down to Little Shades Creek. It is higher than anticipated. Keep in mind that this option would eliminate the need for the add alternates that Gillespie bid as shown below:

ADD ALTERNATE BID AMOUNTS

ADD ALTERNATE 1 LUMP SUM AMOUNT:	\$ 4500. ⁰⁰
ADD ALTERNATE 2 LUMP SUM AMOUNT:	\$ 7,000. ⁰⁰

Please review and advise on how the City would like to proceed.

Thanks,

Sammy Harton, P.E.
Project Engineer
D: 205.298.9216
Gresham Smith
3595 Grandview Parkway, Suite 300
Birmingham, AL 35243
GreshamSmith.com

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