Hello All,

Enclosed please find your packet for the meeting of January 6, 2020.

We have:
- Three resurveys

If you receive any citizen inquiries regarding these cases the plans may be viewed by going to:
www.mtnbrook.org
- Calendar (upper right corner)
- Planning Commission (January 6, 2020)
- Meeting Information (for agenda) and Supporting Documents (to view proposed plans select link associated with the case number)

If you have any questions about these 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
PLANNING COMMISSION
JANUARY 6, 2020
PRE-MEETING: (ROOM A106) 4:45 P.M.
REGULAR MEETING: (ROOM A108) 5:30 P.M.
CITY HALL, 56 CHURCH STREET
MOUNTAIN BROOK, AL 35213

1. Call To Order

2. Approval of Agenda

3. Approval of Minutes: December 2, 2019

4. **Case P-20-01**: A resurvey of the easterly 40 feet of Estate 187 and the westerly 40 feet of Estate 188 New Country Club Sector of Mountain Brook Estates, as recorded in Map Book 17, Page 49, in the Office of the Judge of Probate, Jefferson County, Alabama; being situated in the north ½ of Section 8, Twp-18S, R-2W, Jefferson County, Alabama. - 2605 Montevallo Road.


6. **Case P-20-03**: Beechwood Resurvey of Lot 1 and Lots 475A and 476, being a resurvey of Beechwood Lot 1 as recorded in Map Book 28, Page 19 and Lots 475A and 476 of Mountain Brook Land Co., Beechwood Road Sector as recorded in Map Book 23, Page 12, all in the Office of the Judge of Probate, Jefferson County, Alabama; situated in the SE ¼ of Section 4, Twp-18S, R-2W, Jefferson County, Alabama. - 2 Beechwood Road.

7. Next Meeting: **Monday**, February 3, 2020

8. Adjournment
Planning Commission Application
PART I

Project Data

Address of Subject Property: 2605 Montevalla Road

Zoning Classification: Res-A

Name of Property Owner(s): United 375 LLC

Phone Number: __________________ Email: __________________

Name of Representative Agent (if applicable):

Robert E. Faj III

Phone Number: 205-966-0617 Email: Robert@FriJones.com

Name of Engineer or Surveyor: Surveying Solutions, LLC - Danny Moore

Phone Number: 205-991-8965 Email: __________________

Property owner or representative agent must be present at hearing

Plans

- See applicable Section of the Zoning Ordinance for submittal requirements pertaining to your particular application. Applicable Code Section may be found in Part II, list of application types. Contact City Planner with any specific questions as to required plans submittal.
P-20-01

Resurvey in Residence A zoning

✔ “Clean-up” resurvey combining portions of legacy lots.

☑ May be approved as a final plat; the following corrections for the final plat are required by the Subdivision Regulations, and are suggested as conditions of approval:

1) provide easement note per Section 4.6 of the Subdivision regulations;
2) provide vicinity map;

✔ Meets the Zoning Regulations for the Residence A district.

✔ Overall layout is acceptable, with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.

✔ No floodplain present.

✔ No relevant history or prior cases.

● Project Data:

NAME: Resurvey of New Country Club Sector of MB Estates

ZONING: Residence A

OWNER: United 375, LLC

LOCATION: 2605 Montevallo Road
A SUBDIVISION FOR SINGLE FAMILY RESIDENCE

A RESURVEY OF THE EASTERNLY 40 FEET OF ESTATE 187 AND THE WESTERNLY 40 FEET OF ESTATE 188 NEW COUNTRY CLUB SECTOR OF MOUNTAIN BOOK ESTATES

AS RECORDED IN MAP BOOK 17, PAGE 49, IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA

BEING SITUATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

PREPARED BY:
SURVEYING SOLUTIONS, INC.
3520 POTTYSVILLE ROAD
BIRMINGHAM, ALABAMA 35242
(205) 991-0805

OWNED:
UNITED 375 LLC
2605 MONTEVALLO ROAD
BIRMINGHAM, ALABAMA 35223

NOTE:
All amendments on this plat are for public utilities, sanitary sewer, storm sewer, and storm drainage and may be used for such purposes insofar as property both within and without this subdivision. No permanent structures or other alteration shall be located, except as permitted by the Public Works Department, within the limits of a dedicated easement.

NOTES:
This property is located in zone "X" according to the Federal Insurance Administration Flood Hazard Boundary Map. City zoning regulations require that no temporary or permanent structure be built on this property within the limits of a dedicated easement without the written permission of the City Planning Commission.

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NOTES:
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Planning Commission Application
PART I

Project Data

Address of Subject Property  209 Cross Ridge Road

Zoning Classification  R-A

Name of Property Owner(s)  Jay and Caroline Ezelle/ Richard and Anna Shea

Phone Number  868-6025/ 807-0453  Email jme@starneslaw.com/tbradley@morrishea.com

Name of Representative Agent (if applicable)

__________________________________________________________

Phone Number  ____________________________  Email  ____________________________

Name of Engineer or Surveyor  Robert Reynolds

Phone Number  (205) 823-7900  Email  reynoldssurvey59@bellsouth.net

Property owner or representative agent must be present at hearing

Plans

See applicable Section of the Zoning Ordinance for submittal requirements pertaining to your particular application. Applicable Code Section may be found in Part II, list of application types. Contact City Planner with any specific questions as to required plans submittal.
REQUEST FOR APPROVAL
Resurvey of Lots 18 & 19
Rockridge Park 3rd Addition

The Applicants, Jay & Caroline Ezelle and Richard & Anna Shea, request approval of their negotiated land swap as set forth in the attached survey. This Request will approve a negotiated resolution between the Applicants and will enhance the aesthetics of the neighborhood.

The genesis of this Request is a small patch of woods bordering Lot 18, Lot 19, and Ridgeview Drive East. Over the course of many years, Anna Shea has used these woods for her personal enjoyment watching birds. When the Ezelles purchased Lot 18 last year, the Sheas informed them of this use of this area on Lot 18 and the Applicants commenced discussions regarding a potential land swap.

The Ezelles were interested in a land swap because of the unusual nature of the current property lines in orientation to the current residence. Currently, the property line between Lot 18 and Lot 19 runs at angle across the front yard of the current residence on Lot 18. By swapping the birdwatching area of Lot 18 on the Ridgeview side with a slightly larger portion of Lot 19 on the Cross Ridge side, the property line would run in a manner that is closer to parallel with the current residence. The requested change will enhance the aesthetics of Lot 18 and allow for the planned renovation and expansion of the current residence.

The Request will also improve the neighborhood. In addition to allowing the improvements of the residence on Lot 18—and thereby improving the overall neighborhood—the land swap will also provide aesthetic improvement by providing normalized lot lines. The land swap will increase the lot size of Lot 18 by 167 square feet, which will bring that lot closer to desired lot size of 30,000 square feet while also continuing to keep Lot 19 above 30,000 square feet.

Jay M. Ezelle
12-11-2019

Caroline T. Ezelle
12-11-2019

{Land Swap Description}
P-20-02

Resurvey in Residence A zoning

✓ Lot line adjustment (adding and subtracting nearly equal amounts of land to each of two adjoining lots)

☑ May be approved as a final plat;

✓ Meets the Zoning Regulations for the Residence A district.

✓ Overall layout is acceptable, with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.

✓ No floodplain present.

✓ No relevant history or prior cases.

• Project Data:

NAME: Ezelle and Shea Resurvey of Rockridge Park
ZONING: Residence A
OWNERS: Jay and Caroline Ezelle, and Richard and Anna Shea
LOCATION: 209 Cross Ridge Road and 3621 Ridgeview Drive
Planning Commission Application
PART I

Project Data

Address of Subject Property 2 Beachwood Road

Zoning Classification

Name of Property Owner(s) Louise Wrinkle

Phone Number 205.371.6767 Email lwinkle@me.com

Name of Representative Agent (if applicable)

Frank C. Galloway II

Phone Number 205 (949.5580) Email fig3@gallowayscott.com

Name of Engineer or Surveyor Ray Weygand

Phone Number 205.942.0086 Email ray@weygandsurveyors.com

Property owner or representative agent must be present at hearing

Plans

See applicable Section of the Zoning Ordinance for submittal requirements pertaining to your particular application. Applicable Code Section may be found in Part II, list of application types. Contact City Planner with any specific questions as to required plans submittal.
December 13, 2019

**Via Hand Delivery**
Ms. Dana Hazen
City of Mountain Brook
56 Church Street
Mountain Brook, AL 35213

Re: Louise Wrinkle rezoning request

Dear Dana:

Enclosed herein please find the requisite materials for Mrs. Wrinkle’s proposed resurvey wherein she seeks to resurvey three platted lots that serve as her home site into one lot. Mrs. Wrinkle, Ray Weygand and I plan to attend the January Planning Commission meeting to discuss and explain this petition as needed.

Sincerely,

Frank C. Galloway III

FCGIII/jjg
Enclosures
Resurvey in Residence A zoning

✓ Resurvey combining three lots into one lot.

☑ **May be approved as a final plat;** the following corrections for the final plat are required by the Subdivision Regulations, and **are suggested as conditions of approval:**

1) note zoning district (Residence A) on plat;

2) indicate all required building setbacks;

✓ Meets the Zoning Regulations for the Residence A district.

✓ **Overall layout is acceptable,** with the final plat to fully comply with all applicable requirements of the Mountain Brook Subdivision Regulations.

✓ No floodplain present.

✓ No relevant history or prior cases.

- **Project Data:**

  NAME: Beechwood Resurvey

  CURRENT ZONING: Residence A

  OWNER: Louise Wrinkle

  LOCATION: 2 Beechwood Road