

**CITY OF VESTAVIA HILLS  
BOARD OF ZONING ADJUSTMENT  
AGENDA  
AUGUST 15, 2019  
6:00 P.M.**

Roll Call.

Approval of Minutes: July 18, 2019.

- (1) **BZA-0819-22** Howard Neely is requesting a **Front Setback Variance** for the property located at **901 Granbury Road**. The purpose of this request is to reduce the setback to 9' in lieu of the required 50'. The property is owned by Howard Neely and is zoned Vestavia Hills R-3.
  
- (2) **BZA-0819-23** Adam Sosnowchik & Britany Kirkes are requesting **Two Front Yard Fence Variances** for the property located at **1729 Shades Crest Road**. The purpose of this request is to reduce both of the front setbacks to 10' in lieu of the required 50'. The property is owned by Adam Sosnowchik & Britany Kirkes and is zoned Vestavia Hills R-2.
  
- (3) **BZA-0819-24** Sammy & Dawn Smoke are requesting a **Front & Rear Setback Variance** for the property located at **2496 Altadena Road**. The purpose of this request is to reduce the front setback to 35' in lieu of the required 50' & to reduce the rear setback to 9' in lieu of the required 30'. The property is owned by Sammy & Dawn Smoke and is zoned Vestavia Hills R-1.

Time of Adjournment.

**CITY OF VESTAVIA HILLS  
BOARD OF ZONING ADJUSTMENT**

**MINUTES**

**JULY 18, 2019**

The Board of Zoning Adjustment of the City of Vestavia Hills met in regular session on this date at 6:00 PM. The roll was called with the following:

**MEMBERS PRESENT:** Rick Rice, Chairman  
Loring Jones, III  
George Ponder  
Robert Gower

**MEMBERS ABSENT:** Tony Renta, Alt  
David Holley, Alt  
Jim Griffo

**OTHER OFFICIALS PRESENT:** Jack Wakefield, Planner/GIS  
Conrad Garrison, City Planner

**APPROVAL OF MINUTES**

The minutes of June 20, 2019 were presented for approval.

**MOTION** Motion to dispense with the reading of the minutes of June 20, 2019 was made by Mr. Jones and 2<sup>nd</sup> was by Mr. Gower. Motion as carried on a voice vote as follows:

Mr. Jones - yes            Mr. Gower - yes  
Mr. Ponder - yes        Mr. Rice – yes  
Motion carried.

**REAR SETBACK VARIANCE**

**BZA-0719-19** Alan and Debbie Coshatt are requesting a **Rear Setback Variance** for the property located at **3401 Charter Road**. The purpose of this request is to reduce the setback to 15' in lieu of the required 30'. The property is owned by Alan and Debbie Coshatt and is zoned Vestavia Hills R-2.

Mr. Wakefield described the area where the property is located and read the review which included the purpose of the request, comprehensive plan and staff review.

Tommy Coggin was present to explain the request and stated that the corner lot caused a hardship.

Upon discussion the request was amended to a 15' variance from the 12' variance request.

Mr. Rice opened the floor for a public hearing. There being no one present in regard to the request, Mr. Rice closed the public hearing and opened the floor for a motion.

**MOTION** Motion to approve a 15' rear setback variance to reduce the setback to 15' in lieu of the required 30' for the property located at 3401 Charter Road was made by Mr. Jones and 2nd was by Mr. Gower. Motion was carried on a roll call vote as follows:

Mr. Jones - yes            Mr. Gower - yes  
Mr. Ponder - yes        Mr. Rice – yes  
Motion carried.

**FRONT YARD FENCE VARIANCE**

**BZA-0719-20** Robert and Cathy Laswell are requesting a **Front Yard Fence Variance** for the property located at **3429 Oakdale Drive**. The purpose of this request is to build a fence in the front yard. The property is owned by Robert and Cathy Laswell and is zoned Vestavia Hills R-2.

Mr. Wakefield described the area where the property is located and read the review which included the purpose of the request, comprehensive plan and staff review.

Robert Laswell was present to explain the request and stated that the corner lot caused a hardship

Mr. Rice opened the floor for a public hearing. There being no one present in regard to the request, Mr. Rice closed the public hearing and opened the floor for a motion.

**MOTION** Motion to approve a front yard fence variance for the property located at 3429 Oakdale Drive was made by Mr. Jones and 2nd was by Mr. Gower. Motion was carried on a roll call vote as follows:

Mr. Jones - yes            Mr. Gower - yes  
Mr. Ponder - yes        Mr. Rice – yes  
Motion carried.

**REAR SETBACK VARIANCE**

**BZA-0719-21** Joe Ellis is requesting a **Rear Setback Variance** for the property located at **1625 Linda Vista Lane**. The purpose of this request is to reduce the setback to 10' in lieu of the required 30'. The property is owned by Joe Ellis and is zoned Vestavia Hills R-2.

Mr. Wakefield described the area where the property is located and read the review which included the purpose of the request, comprehensive plan and staff review.

Joe Ellis was present to explain the request and stated that the corner lot caused a hardship.

Upon discussion the request was amended from a 17' rear setback variance to 20'.

Mr. Rice opened the floor for a public hearing. There being no one present in regard to the request, Mr. Rice closed the public hearing and opened the floor for a motion.

**MOTION** Motion to approve a 20' rear setback variance to reduce the setback to 10' in lieu of the required 30' for the property located at 1625 Linda Vista Lane was made by Mr. Jones and 2nd was by Mr. Ponder. Motion was carried on a roll call vote as follows:

Mr. Jones - yes	Mr. Gower - yes
Mr. Ponder - yes	Mr. Rice – yes
Motion carried.	

Jack Wakefield  
Planner/GIS

**CITY OF VESTAVIA HILLS**  
**SYNOPSIS AND STAFF RECOMMENDATION CONCERNING**  
**APPLICATION BEFORE THE BOARD OF ZONING ADJUSTMENT**

Date: **AUGUST 15, 2019**

- **CASE: BZA-0819-22**
- **REQUESTED ACTION:** 41' front setback variance to reduce the setback to 9' in lieu of the required 50'.
- **ADDRESS/LOCATION:** 901 Granbury Road
- **APPLICANT/OWNER:** Howard Neely
- **REPRESENTING AGENT:** N/A
- **GENERAL DISCUSSION:** Applicant is seeking a front setback variance to build an addition to the current house. The applicant contends that there is a hardship because of the property is a corner lot. The house was built in a location on the property that would not leave enough room under the current zoning to accommodate a garage large enough to house a modern-day full-sized vehicle. The applicant's property is zoned Vestavia Hills R-3.
- **STAFF REVIEW AND RECOMMENDATION:**
  1. **City Planner Review:** No problems noted.
  2. **City Engineer Review:** No problems noted.
  3. **City Fire Marshal Review:** No problems noted.
  4. **Building Safety Review:** No problems noted.

# CITY OF VESTAVIA HILLS BOARD OF ZONING ADJUSTMENT APPLICATION

The owner of the property understands that variances are granted based on the zoning code. Variances are not granted on any kind of covenants. Covenants are between property owners.

EXAMPLE: If you are asking for a variance from a building setback line and the building setback line is recorded on the plat and matches the Zoning Code, then the Board of Zoning Adjustment would only hear the case based on the Zoning Code requirements, not what is on the recorded plat. The recorded plat is a covenant between property owners of the subdivision. You must have signatures of every property owner on the recorded plat map to change the covenant portion of the setback. The letter of signatures approving the amendment of the covenants must be filed with the Office of the Probate Court. Again, we can only give a variance based on the Zoning Code and that is the only portion of the building setback changes that the Board of Zoning Adjustment will vote on. Once filed with the Office of the Probate, please bring a copy of the recorded amendment to the Office of the City Clerk and we will place it in the file.

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**I. APPLICANT INFORMATION:****Owner of Property (This Section Must Be Completed)**

Name: Howard Neely

Address: 901 Granbury Road

Phone #: 205-757-2005 Other #: \_\_\_\_\_

E-Mail: Ward.Neely@rePropertyPartners.com

**Representing Attorney/Other Agent**

Name: n/a

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Other #: \_\_\_\_\_

E-Mail: \_\_\_\_\_

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2019 JUN 19 P 3:32

**II. DESCRIPTION OF PROPERTY:**

LOCATION: 901 Granbury Road  
*Street Address*

South Bham Hghts, Lots 21thru 23 blk 3 South Bham Heights Land co  
*Subdivision name, Lot #, Block #, etc.*

**III. REASONS FOR REQUEST (PLEASE FILL IN APPLICABLE STATEMENTS):**

1.  A request to vary:  
 \_\_\_\_\_' variance to reduce the lot width to \_\_\_\_\_' in lieu of the required \_\_\_\_\_'.  
 \_\_\_\_\_ square foot variance to reduce the lot area to \_\_\_\_\_ square feet in lieu of the required \_\_\_\_\_ square feet.  
64' (front) side/rear (circle one) setback variance to reduce the setback to 9' in lieu of the required 15.50'.  
 \_\_\_\_\_' front/side/rear (circle one) setback variance to reduce the setback to \_\_\_\_\_' in lieu of the required \_\_\_\_\_'.  
 \_\_\_\_\_' front/side/rear (circle one) setback variance to reduce the setback to \_\_\_\_\_' in lieu of the required \_\_\_\_\_'.
2.  A decision of the Zoning Official which the applicant believes to be contrary to the meaning of the Zoning Ordinance.
3.  An application to establish a use which must be approved by the Board of Zoning Adjustment (See Section \_\_\_\_\_).
4.  A request for extension of non-conforming use (See Section \_\_\_\_\_).
5.  Sign Code Variance (See Section \_\_\_\_\_).
6.  Other - Explain (See Section \_\_\_\_\_).

**IV. ZONING**

Vestavia Hills Zoning for the subject property is R3.

**V. HARDSHIP**

**Describe those things which you feel justify the action requested.** List, when necessary, the specific sections of the City Code(s) which have a bearing on your request. *(Use additional space on separate page if necessary).*

~~The home was built in the middle of the lot without the room necessary to accommodate a garage large enough to house modern day full sized vehicles.~~

Corner Lot

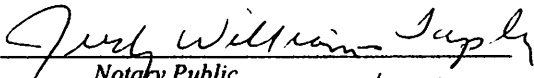
**VI. OWNER AFFIDAVIT:**

I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. I, also, understand that I am asking for a variance based on the Zoning Code only and not on any or all covenants that are on the subject property.

 6/19/19  
Owner Signature/Date

\_\_\_\_\_  
Representing Agent (if any)/date

Given under my hand and seal  
this 19<sup>th</sup> day of June, 2019.

  
Notary Public  
My commission expires 3/30/20  
day of \_\_\_\_\_, 20\_\_\_\_.



# 901 Granbury Road — Vestavia Hi

BZA0819-22//2800301009001.000

901 Granbury Rd.

Front Setback for an addition

Howard Neely



# ADDITION & RENOVATION FOR

# THE NEELY FAMILY

## SHEET INDEX

- A1 COVER PAGE & GENERAL INFORMATION
- A2 FOUNDATION & BASEMENT PLAN
- A3 OVERALL PLANS
- A4 FLOOR PLAN - PART 'A'
- A5 FLOOR PLAN - PART 'B'
- A6 EXTERIOR ELEVATIONS
- A7 LIGHTING & POWER PLAN

**BZA0819-22//2800301009001.000**

**901 Granbury Rd.**

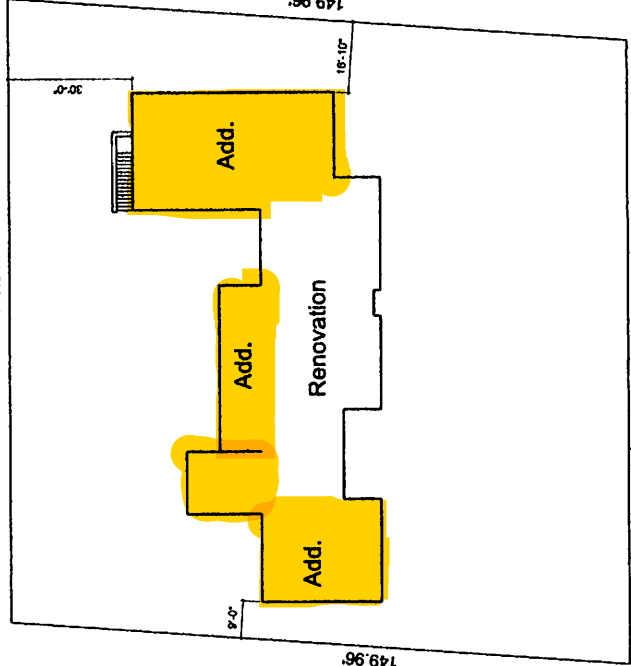
Front Setback for an addition  
Howard Neely

PROPERTY INFO:  
City of Victoria - Zoned R-2  
Parcel ID: 20 00 30 1 000 001.000  
Map Block 7  
Page 41

Great Square Footage:  
733 Addition - Unimproved  
733 Addition - Unimproved

### PROPOSED NOTES FOR CONTRACTOR:

- A. FOLLOW REQUIREMENTS OF LOCAL CODES. CONTRACTOR SHALL ALSO COORDINATE ANY REQUIRED INSPECTIONS WITH THE MUNICIPALITY AND OBTAIN ALL PERMITTING.
  - B. FIELD VERIFY SITE CONDITIONS AND EXISTING SEPTIC TANK LOCATION PRIOR TO LAYING OUT WORK.
  - C. PROVIDE WOOD BLOCKING FOR ALL MILLWORK AND ANY WALL HUNG CONSTRUCTION.
  - D. FINISH WORK SHALL BE ABRASION FREE AND SMOOTH.
  - E. PROVIDE ALL REQUIRED ENGINEERING, WOOD JOIST, LVL, AND RAFTERS MAY BE SIZED BY SUPPLIER / MANUFACTURER.
  - F. INSTALL ROOF VENTING AS REQUIRED TO VENTILATE RAFTERS AND MAINTAIN ASPHALT SHINGLE WARRANTY.
  - G. PREPARED GUTTERS AND DOWNSPOUTS (NOT SHOWN ON ELEVATIONS).
  - H. INSTALL CRICKETS FOR POSITIVE DRAINAGE. INSTALL SELF-ADHERED MEMBRANE AT CRICKETS, VALLEYS, HPS AND OVERHANGS (2" MIN).
  - I. PREP AND PAINT VENT STACKS TO MATCH ROOF COLOR.
  - J. PROVIDE HOSE BIB AT REAR WITH FREEZE PROTECTION
  - K. ADJUST EXTERIOR NUMBER OF RISERS BASED ON CRAWLSPACE AND FINISH GRADE
- FOUNDATION / FRAMING NOTES:
1. FOOTINGS SHALL REST ON COMPACTED SOIL CAPABLE OF SUPPORTING 2,500 P.S.I.
  2. FOOTING EXCAVATION MUST BE KEPT DRY. SOIL MUST BE DRY AND COMPACTED BEFORE POURING FOOTING.
  3. FOOTINGS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 P.S.I.
  4. MINIMUM COVERAGE OF CONCRETE REINFORCEMENT SHALL BE 3".
  5. ALL REBAR SPLICES AND CORNERS SHALL BE LAPPED A MINIMUM OF 24".
  6. THE SURFACE AREA ADJACENT TO THE FOUNDATION SHALL BE PROVIDED WITH ADEQUATE DRAINAGE AND GRADED SURFACE WATER AWAY FROM THE FOUNDATION WALLS.
  7. ALL CONCEALED FRAMING SHALL BE SOUTHERN YELLOW PINE #2 OR BETTER. SPLICED WOOD STUDS ARE NOT ALLOWED.



Granbury Road

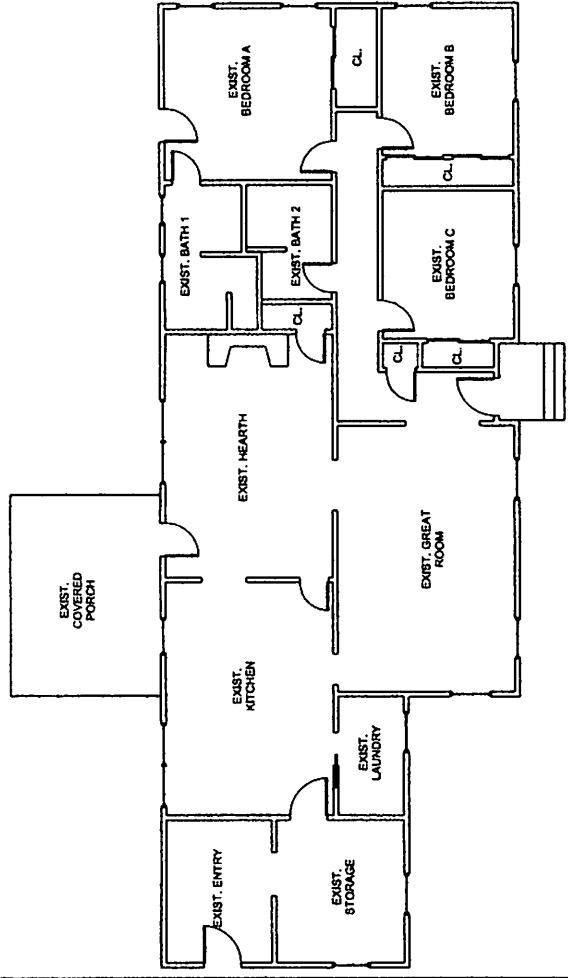


1 SITE PLAN  
Scale: 1/16"=1'-0"

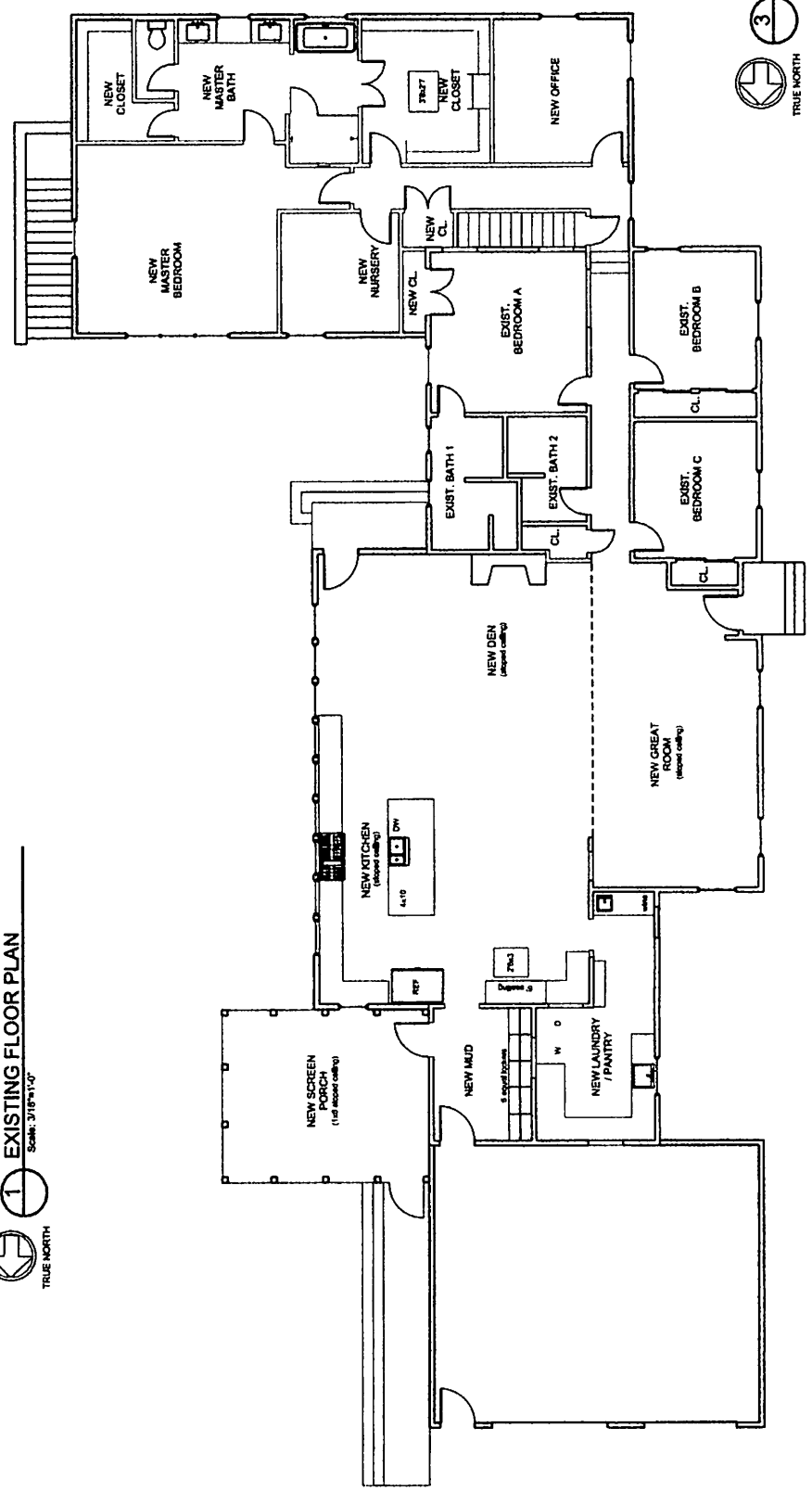


TRUE NORTH

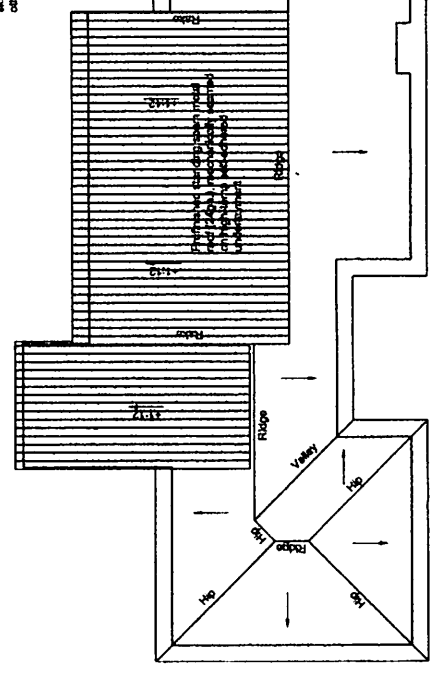




**1** EXISTING FLOOR PLAN  
 Scale: 3/16"=1'-0"  
 TRUE NORTH

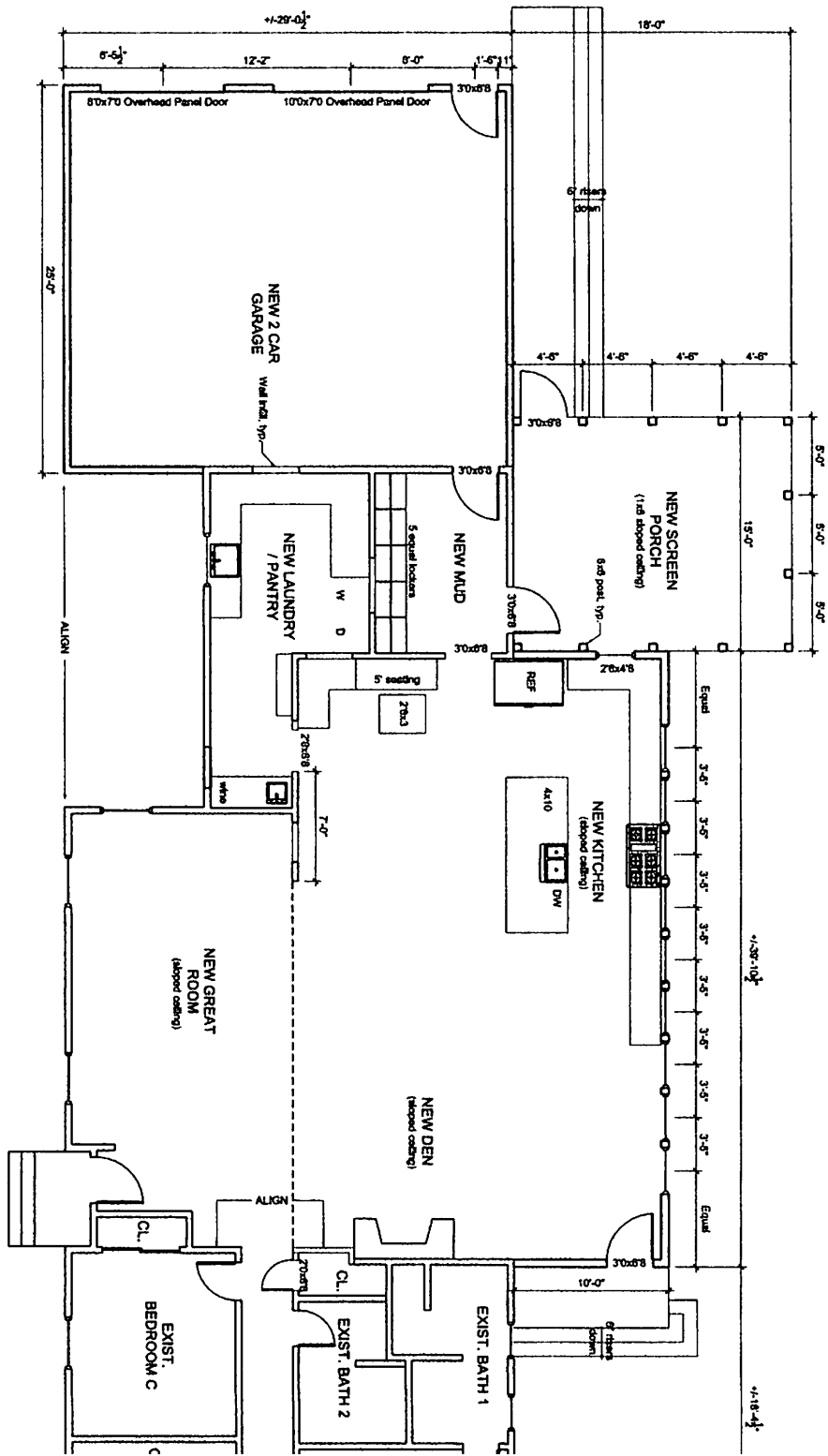


**3** NEW FLOOR PLAN  
 Scale: 3/16"=1'-0"  
 TRUE NORTH

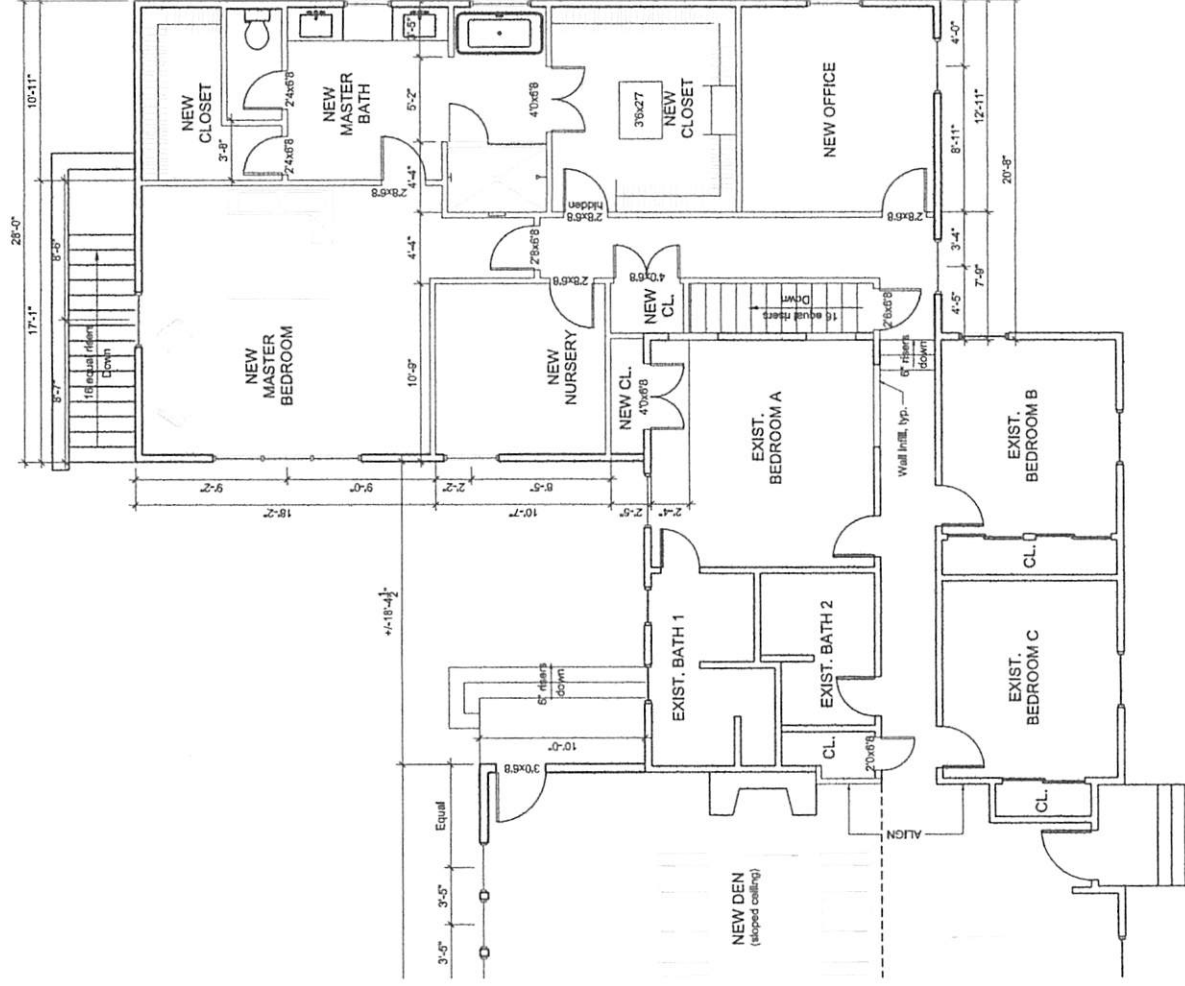


**2** ROOF PLAN  
 Scale: 1/8"=1'-0"  
 TRUE NORTH

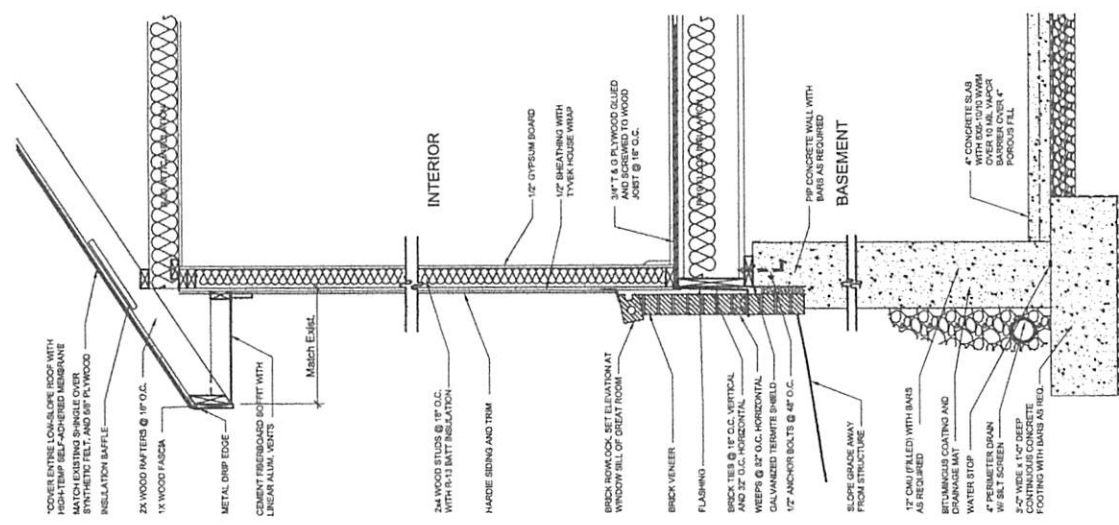
Match existing roof slope unless noted otherwise



 TRUE NORTH  
 1 FLOOR PLAN - PART 'A'  
 Scale: 1/8"=1'-0"



**2 FLOOR PLAN - PART 'B'**  
 Scale: 1/8"=1'-0"  
 TRUE NORTH



**1 WALL SECTION**  
 Scale: 1/4"=1'-0"



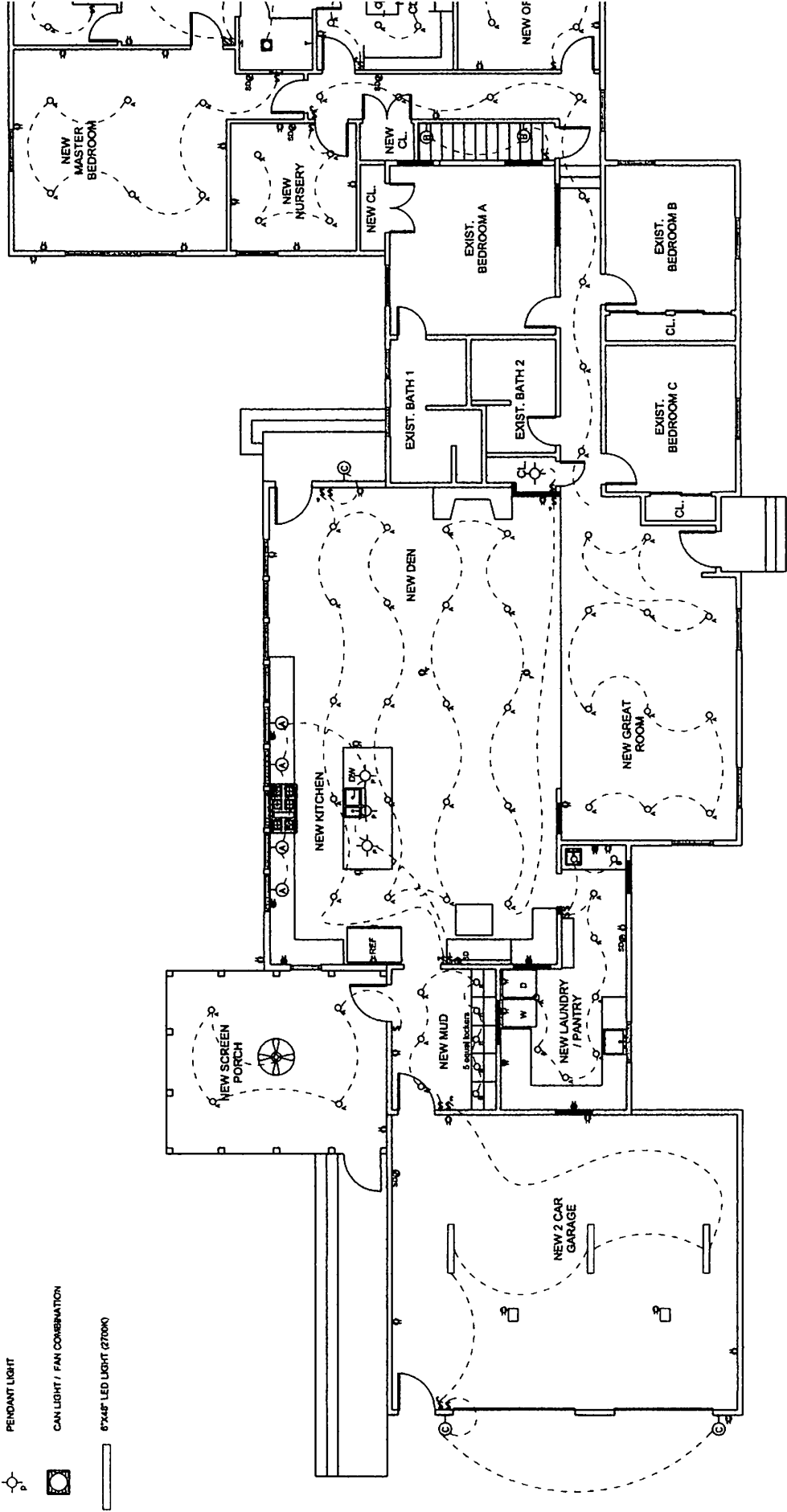
**ELECTRICAL LEGEND**

- \$ SINGLE POLE SWITCH (DIMMER SWITCH AT OWNER APPROVED LOCATIONS)
- SURFACE MOUNTED LIGHT
- WALL MOUNTED LIGHT
- WALL MOUNTED LIGHT
- EXTERIOR WALL MOUNTED LIGHT
- 4" DIAMETER RECESSED LIGHT  
-4C RATED AT INSULATION  
-MOISTURE RESIST. AT WET LOCATIONS
- 2" PIN LIGHT
- PENDANT LIGHT
- ☐ CAN LIGHT / FAN COMBINATION
- 67x48" LED LIGHT (2700K)

- ⊕ DUPLEX RECEPTACLE  
-WEATHERPROOF W/ COVER ON EXTERIOR  
-GFCI AT COUNTERTOPS, EXTERIOR AND SINKS. GFCI SHALL NOT BE TIED TO OTHERS OUTSIDE OF THE ROOM THEY ARE LOCATED.
- FLOOR MOUNTED
- ⊕ ABOVE COUNTER (KEEP CLOSE TO COUNTER AT WINDOW WALL)
- ⊕ SMOKE DETECTOR - HARD WIRED (INTERCONNECTED)
- ⊕ OUTDOOR FAN (W/ LIGHT AND REMOTE)

**ELECTRICAL NOTES:**

- A. LIGHTING DRAWINGS ARE SCHEMATIC IN NATURE & INTENDED AS A GUIDE. CONTRACTOR TO VERIFY ALL FIXTURES W/ OWNER PRIOR TO INSTALLATION AND SPACED PER MANUFACTURER'S GUIDELINES.
- B. TELEPHONE AND CABLE OUTLET LOCATIONS SHALL BE VERIFIED W/ OWNER PRIOR TO INSTALLATION.
- C. CONTRACTOR MUST ABIDE BY ALL LOCAL AND STATE CODES.
- D. INSTALL APPROPRIATE RECEPTACLE AT HIGH VOLTAGE APPLIANCES AND EQUIPMENT





**CITY OF VESTAVIA HILLS**  
**SYNOPSIS AND STAFF RECOMMENDATION CONCERNING**  
**APPLICATION BEFORE THE BOARD OF ZONING ADJUSTMENT**

Date: **AUGUST 15, 2019**

- **CASE: BZA-0819-23**
- **REQUESTED ACTION:** 10' front setback variance to reduce the setback to 40' in lieu of the required 50' & 10' front setback variance to reduce the setback to 40' in lieu of the required 50'.
- **ADDRESS/LOCATION:** 1729 Shades Crest Road
- **APPLICANT/OWNER:** Adam Sosnowchik & Britany Kirkes
- **REPRESENTING AGENT:** N/A
- **GENERAL DISCUSSION:** Applicants are seeking two front setback variances to build a house. The applicants contend that there is a hardship because of the property is a corner lot. Because it is a corner lot if it were built according to the zoning of the property, there would not be enough room for an adequate backyard for the applicants' children. The property fronts a busy street and the applicants want a big enough yard for their children to play safely away from the street. The applicant's property is zoned Vestavia Hills R-2.
- **STAFF REVIEW AND RECOMMENDATION:**
  1. **City Planner Review:** No problems noted.
  2. **City Engineer Review:** No problems noted.
  3. **City Fire Marshal Review:** No problems noted.
  4. **Building Safety Review:** No problems noted.

# CITY OF VESTAVIA HILLS BOARD OF ZONING ADJUSTMENT APPLICATION

The owner of the property understands that variances are granted based on the zoning code. Variances are not granted on any kind of covenants. Covenants are between property owners.

EXAMPLE: If you are asking for a variance from a building setback line and the building setback line is recorded on the plat and matches the Zoning Code, then the Board of Zoning Adjustment would only hear the case based on the Zoning Code requirements, not what is on the recorded plat. The recorded plat is a covenant between property owners of the subdivision. You must have signatures of every property owner on the recorded plat map to change the covenant portion of the setback. The letter of signatures approving the amendment of the covenants must be filed with the Office of the Probate Court. Again, we can only give a variance based on the Zoning Code and that is the only portion of the building setback changes that the Board of Zoning Adjustment will vote on. Once filed with the Office of the Probate, please bring a copy of the recorded amendment to the Office of the City Clerk and we will place it in the file.

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**I. APPLICANT INFORMATION:**

**Owner of Property (This Section Must Be Completed)**

Name: Adam Sosnowchik ; Brittany Kirkes

Address: 2437 Ridgeman Drive  
Birmingham AL 35244

Phone #: (205) 412 3454 Other #: \_\_\_\_\_

E-Mail: Britnekirkes@gmail.com

**Representing Attorney/Other Agent**

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_ Other #: \_\_\_\_\_

E-Mail: \_\_\_\_\_

2019 JUL 15 AM 2:26

**II. DESCRIPTION OF PROPERTY:**

LOCATION: 1729 Shades Crest Road Vestavia Hills, AL 35244  
*Street Address*

Corner lot on Shades Crest Road & Erwin Circle  
*Subdivision name, Lot #, Block #, etc.*

**III. REASONS FOR REQUEST (PLEASE FILL IN APPLICABLE STATEMENTS):**

1.  A request to vary:  
 \_\_\_\_\_' variance to reduce the lot width to \_\_\_\_\_' in lieu of the required \_\_\_\_\_'.  
 \_\_\_\_\_ square foot variance to reduce the lot area to \_\_\_\_\_ square feet in lieu of the required \_\_\_\_\_ square feet.  
10' ~~front~~/side/rear (circle one) setback variance to reduce the setback to 40' in lieu of the required 50'. (Shades Crest Road)  
10' ~~front~~/side/rear (circle one) setback variance to reduce the setback to 40' in lieu of the required 50'. (Erwin Circle)  
 \_\_\_\_\_' front/side/rear (circle one) setback variance to reduce the setback to \_\_\_\_\_' in lieu of the required \_\_\_\_\_'.
2.  A decision of the Zoning Official which the applicant believes to be contrary to the meaning of the Zoning Ordinance.
3.  An application to establish a use which must be approved by the Board of Zoning Adjustment (See Section \_\_\_\_\_).
4.  A request for extension of non-conforming use (See Section \_\_\_\_\_).
5.  Sign Code Variance (See Section \_\_\_\_\_).
6.  Other - Explain (See Section \_\_\_\_\_).

**IV. ZONING**

Vestavia Hills Zoning for the subject property is residential (R-2)

**V. HARDSHIP**

Describe those things which you feel justify the action requested. List, when necessary, the specific sections of the City Code(s) which have a bearing on your request. (Use additional space on separate page if necessary).

This is a corner lot and the required setbacks on each side will greatly limit usable yard space, most importantly, our backyard. We have a growing family and the front yard is on a busy street so we really need backyard space for our child/future children.

**VI. OWNER AFFIDAVIT:**

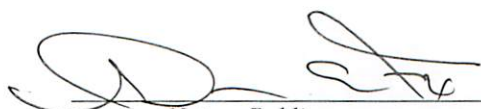
I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. I, also, understand that I am asking for a variance based on the Zoning Code only and not on any or all covenants that are on the subject property.



Owner Signature/Date

Representing Agent (if any)/date

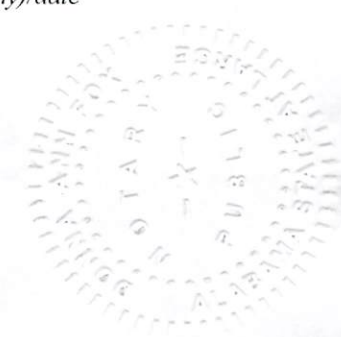
Given under my hand and seal  
this 15 day of July, 2019.



Notary Public

My commission expires 14  
day of June, 2020.

Donna Ann Fox  
Notary Public, Alabama State At Large  
My Commission Expires 06/14/2020



**BZA0819-23//2900252009008.000**  
1729 Shades Crest Rd.  
2 Front Setbacks for a new home  
Sosnowchik & Kirkes

*A House plot with proposed 40' setbacks*

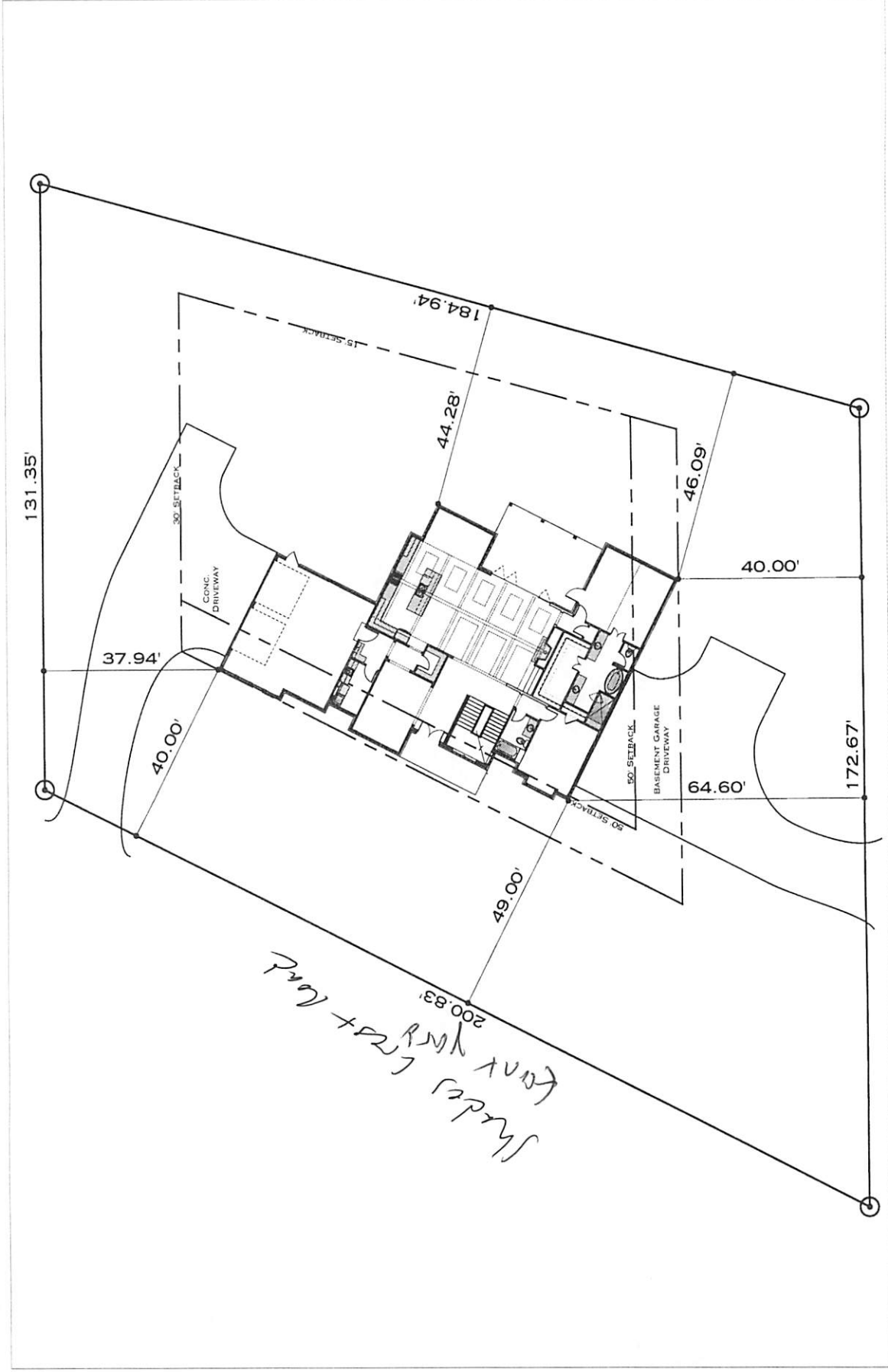
PLAN INFORMATION	
PROJECT NAME:	CUSTOM DESIGN
COMMUNITY:	VESTAVIA HILLS, AL
LOT NUMBER:	
CLIENT NAME:	THE SOSNOWCHIK FAMILY
PDF CREATION DATE:	7/15/19 - 8:46AM
SMELCER DESIGN D:\SMELCER\PROJECTS\2019\BZA0819-23\2900252009008.000\DWG\20190715_1059_SIT1.DWG PLOT: 200.831 PARTY: 200.256.1215	



**Smelcer**  
Design

SHEET INDEX	
#	NAME
A0	TITLE SHEET
A1	FOUNDATION PLAN
A2	1ST FLOOR PLAN
A2.1	2ND FLOOR PLAN
A2.2	ROOF PLAN
A2.3	EXTERIOR ELEVATIONS
A2.4	INTERIOR ELEVATIONS
A2.5	SECTION ELEVATIONS
A2.6	DETAIL SHEET
E1.1	ELECTRICAL SHEET
E1.2	ELECTRICAL SHEET
TOTAL SHEETS: 13	

SHEET INFORMATION	
A1.1	
Site Plan	



*Shades Crest + Land  
Front Yard + R/W  
40' + 20' + 20' + 20'*

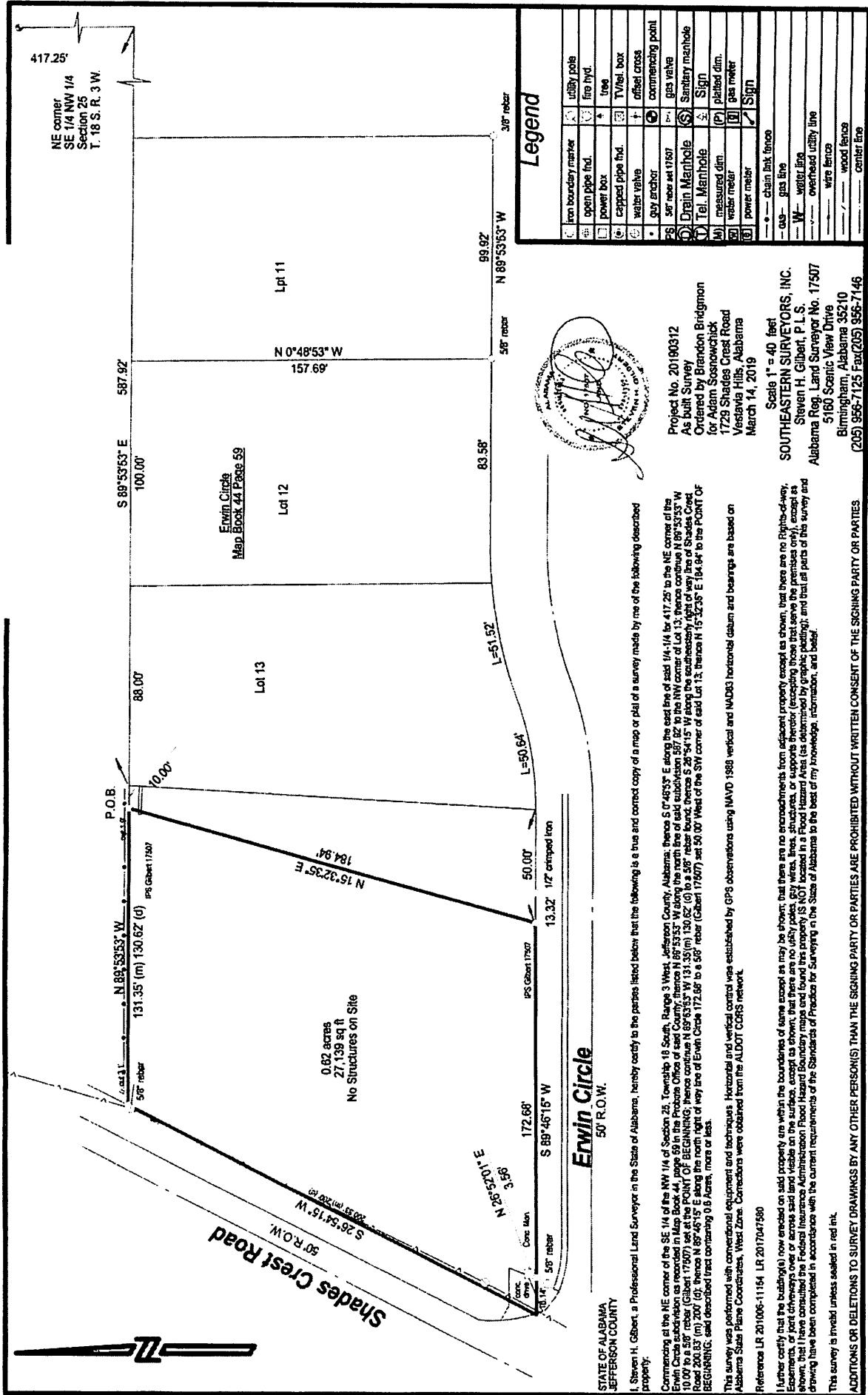
1 Site Plan  
A1 1" = 20'-0"

**BZA0819-23//2900252009008.000**  
**1729 Shades Crest Rd.**  
 2 Front Setbacks for a new home  
 Sosnowchik & Kirkes

*Erwin Grote  
S4W 105p*

BZA0819-23//2900252009008.000  
 1729 Shades Crest Rd.  
 2 Front Setbacks for a new home  
 Sosnowchik & Kirkes

*\* Survey of lot*



Project No. 201900312  
 As built Survey  
 Ordered by Brandon Bridgman  
 for Adam Sosnowchik  
 1729 Shades Crest Road  
 Vestavia Hills, Alabama  
 March 14, 2019

Scale 1" = 40 feet  
 SOUTHEASTERN SURVEYORS, INC.  
 Steven H. Gilbert, P. L. S.  
 Alabama Reg. Land Surveyor No. 17507  
 5160 Scenic View Drive  
 Birmingham, Alabama 35210  
 (205) 956-7125 Fax(205) 956-7146

STATE OF ALABAMA  
 JEFFERSON COUNTY

I, Steven H. Gilbert, a Professional Land Surveyor in the State of Alabama, hereby certify to the person listed below that the following is a true and correct copy of a map or plat of a survey made by me of the following described property:

Commencing at the NE corner of the SE 1/4 of the NW 1/4 of Section 25, Township 18 South, Range 3 West, Jefferson County, Alabama; thence S 0°48'53" E along the east line of said 1/4-1/4 for 417.25' to the NE corner of the Erwin Circle subdivision as recorded in Map Book 44, page 59 in the Probate Office of said County; thence N 89°53'53" W along the north line of said subdivision 587.92' to the NW corner of Lot 13; thence continue N 89°53'53" W 10.00' to a 5/8" rebar (G); thence N 89°48'15" E along the east line of said subdivision 13.32' to a 1/2" capped iron pipe (H); thence S 89°48'15" W 50.00' to a 5/8" rebar (I); thence S 26°54'15" W along the easterly flight of way line of Shades Crest Road 200.83' (m) 200' (n); thence N 89°48'15" E along the north right of way line of Erwin Circle 172.68' to a 5/8" rebar (J); thence N 15°32'35" E 184.94' to the SW corner of said Lot 13; thence N 15°32'35" E 184.94' to the POINT OF BEGINNING; said described tract containing 0.6 Acres, more or less.

This survey was performed with conventional equipment and techniques. Horizontal and vertical control was established by GPS observations using NAVD 1988 vertical and NAD83 horizontal datum and bearings are based on Alabama State Plane Coordinates, West Zone. Corrections were obtained from the ALOOT CORS network.

Reference LR 201006-11154 LR 2017047580

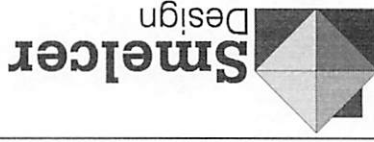
I further certify that the building(s) now enclosed on said property are within the boundaries of same except as may be shown; that there are no encroachments from adjacent property except as shown; that there are no Rights-of-way, Easements, or part driveways over or across said land visible on the surface, except as shown; that there are no utility poles, guy wires, lines, structures, or supports therefor (excepting those that serve the premises only), except as shown; that I have consulted the Federal Insurance Administration Flood Hazard Boundary maps and found this property IS NOT located in a Flood Hazard Area (as determined by graphic plotting); and 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.

This survey is invalid unless sealed in red ink.

ADDITIONS OR DELETIONS TO SURVEY DRAWINGS BY ANY OTHER PERSON(S) THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

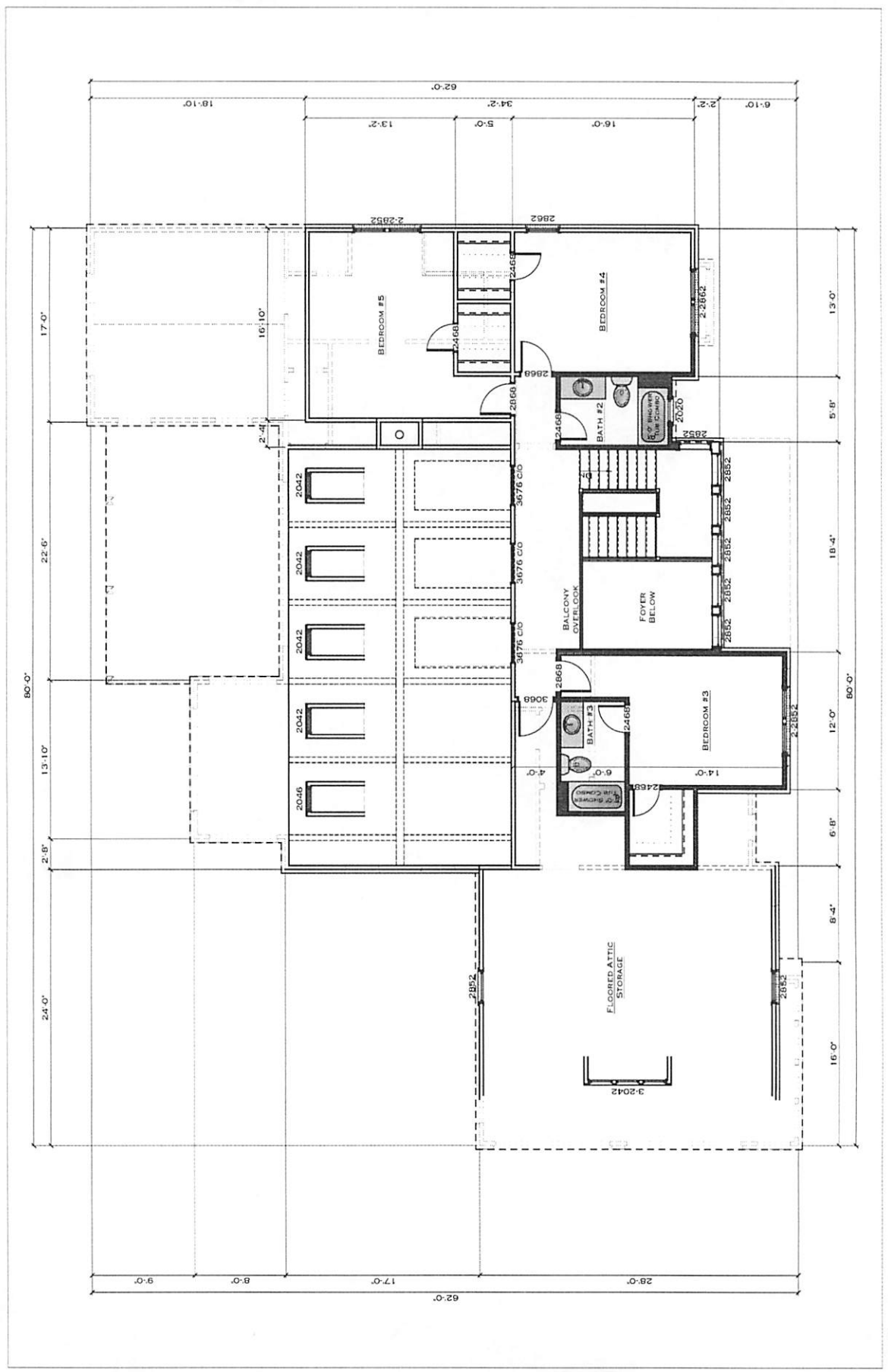


**PLAN INFORMATION**  
 PROJECT NAME: CUSTOM DESIGN  
 COMMUNITY: VESTAVIA HILLS, AL  
 LOT NUMBER: ...  
 CLIENT NAME: THE SOSNOWCHIK FAMILY  
 PDF CREATION DATE: 7/11/19 - 5:40PM  
 SMELCER DESIGN  
 D.SMELCER@VANDQ.COM  
 1000 WOODLAND DRIVE, SUITE 200  
 DANNY, 205.256.1215



SHEET INDEX	
#	NAME
A1	FOUNDATION 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
A4.2	DETAIL SHEET
A4.3	DETAIL SHEET
A4.4	DETAIL SHEET
A4.5	DETAIL SHEET
A4.6	DETAIL SHEET
A4.7	DETAIL SHEET
A4.8	DETAIL SHEET
A4.9	DETAIL SHEET
A4.10	DETAIL SHEET
A4.11	DETAIL SHEET
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A4.98	DETAIL SHEET
A4.99	DETAIL SHEET
A4.100	DETAIL SHEET

**SHEET INFORMATION**  
 A2.3  
 2nd Floor Plan



1 2nd Floor Plan  
 A2.3 1/8" = 1'-0"



**BZA0819-23//2900252009008.000**  
**1729 Shades Crest Rd.**  
 2 Front Setbacks for a new home  
 Sosnowchik & Kirkes





**CITY OF VESTAVIA HILLS**  
**SYNOPSIS AND STAFF RECOMMENDATION CONCERNING**  
**APPLICATION BEFORE THE BOARD OF ZONING ADJUSTMENT**

Date: **AUGUST 15, 2019**

- **CASE: BZA-0819-24**
- **REQUESTED ACTION:** 15' front setback variance to reduce the setback to 35' in lieu of the required 50' & 21' rear setback variance to reduce the setback to 9' in lieu of the required 30'.
- **ADDRESS/LOCATION:** 2496 Altadena Road
- **APPLICANT/OWNER:** Sammy & Dawn Smoke
- **REPRESENTING AGENT:** Adams Gerndt Design Group
- **GENERAL DISCUSSION:** Applicants are seeking two front setback variances for additions on a house in Altadena Forest Estates. Applicants say that the house was built in compliance with the covenants of the subdivision (50' front setback), but has since lost compliance with the City's current zoning of the property. Applicants contend there is a hardship because the property is a corner lot. A petition of surrounding property owners was compiled and is in accordance with stated stipulations in the covenants. This request does not violate the covenants. The property is currently zoned R-1.
- **STAFF REVIEW AND RECOMMENDATION:**
  1. **City Planner Review:** No problems noted.
  2. **City Engineer Review:** No problems noted.
  3. **City Fire Marshal Review:** No problems noted.
  4. **Building Safety Review:** No problems noted.

2496 Altadena Rd.  
Front & Rear Variance for an  
addition to the home  
Samuel Smoke

R1  
**CITY OF VESTAVIA HILLS**  
**BOARD OF ZONING ADJUSTMENT**  
**APPLICATION**

The owner of the property understands that variances are granted based on the zoning code. Variances are not granted on any kind of covenants. Covenants are between property owners.

EXAMPLE: If you are asking for a variance from a building setback line and the building setback line is recorded on the plat and matches the Zoning Code, then the Board of Zoning Adjustment would only hear the case based on the Zoning Code requirements, not what is on the recorded plat. The recorded plat is a covenant between property owners of the subdivision. You must have signatures of every property owner on the recorded plat map to change the covenant portion of the setback. The letter of signatures approving the amendment of the covenants must be filed with the Office of the Probate Court. Again, we can only give a variance based on the Zoning Code and that is the only portion of the building setback changes that the Board of Zoning Adjustment will vote on. Once filed with the Office of the Probate, please bring a copy of the recorded amendment to the Office of the City Clerk and we will place it in the file.

**I. APPLICANT INFORMATION:**

Owner of Property (This Section Must Be Completed)

Name: Sammy & Dawn Smoke

Address: 2496 Altadena Road  
Birmingham, AL 35243

Phone #: 965-6570 (Sammy) Other #: 229-4821 (Dawn)

E-Mail: ssmoke@stocklandtrading.com ; dawn.smoke@gmail.com

Representing Attorney/Other Agent

Name: Adams Geradt / Alex Jansoz, Adams Geradt Design Group

Address: 1916 28th Ave. South  
Homewood AL 35209

Phone #: 939-1113 Other #: \_\_\_\_\_

E-Mail: alex@adams-geradt.com

**II. DESCRIPTION OF PROPERTY:**

LOCATION: 2496 Altadena Road, B'ham, AL 35243  
Street Address

Altadena Forest Estates, Lot 31  
Subdivision name, Lot #, Block #, etc.

**III. REASONS FOR REQUEST (PLEASE FILL IN APPLICABLE STATEMENTS):**

1.  A request to vary:  
\_\_\_\_\_ ' variance to reduce the lot width to \_\_\_\_\_ ' in lieu of the required \_\_\_\_\_ ' .  
\_\_\_\_\_ square foot variance to reduce the lot area to \_\_\_\_\_ square feet in lieu of the required \_\_\_\_\_ square feet.  
50 ' front / side / rear (circle one) setback variance to reduce the setback to 35 ' in lieu of the required 50 ' .  
30 ' front / side / rear (circle one) setback variance to reduce the setback to 9 ' in lieu of the required 30 ' .  
\_\_\_\_\_ ' front / side / rear (circle one) setback variance to reduce the setback to \_\_\_\_\_ ' in lieu of the required \_\_\_\_\_ ' .
2.  A decision of the Zoning Official which the applicant believes to be contrary to the meaning of the Zoning Ordinance.
3.  An application to establish a use which must be approved by the Board of Zoning Adjustment (See Section \_\_\_\_\_).
4.  A request for extension of non-conforming use (See Section \_\_\_\_\_).
5.  Sign Code Variance (See Section \_\_\_\_\_).
6.  Other - Explain (See Section \_\_\_\_\_).

**IV. ZONING**

Vestavia Hills Zoning for the subject property is \_\_\_\_\_.

**V. HARDSHIP**

Describe those things which you feel justify the action requested. List, when necessary, the specific sections of the City Code(s) which have a bearing on your request. (Use additional space on separate page if necessary).

The existing house was built in compliance with the covenant, but has since not complied with the current zoning by-laws of Vestavia Hills. The lot is also a corner lot with two front setbacks resulting in a smaller lot and less room for any additions. According to the covenant that governs this lot #31, the requested variance should be allowed for this lot

**VI. OWNER AFFIDAVIT:**

I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. I, also, understand that I am asking for a variance based on the Zoning Code only and not on any or all covenants that are on the subject property.

St. Saunke 7/16/2019  
Owner Signature/Date

\_\_\_\_\_  
Representing Agent (if any)/date

Given under my hand and seal  
this 16 day of July, 2019.

Kimberly McFall  
Notary Public

My commission expires 03/11/2023  
day of \_\_\_\_\_, 20\_\_\_\_.

---

Protective Covenants relating to  
ALTADENA FOREST ESTATES, recorded  
in Map Book 63, Page 26, in the  
office of the Judge of Probate of  
Jefferson County, Alabama.

DEF 6685P589

STATE OF ALABAMA)

JEFFERSON COUNTY)

The undersigned, J. B. Owens Realty Company, Inc., the owner of lots 1, 2, 3, 4, 27, 28, 29, 30, 31, 32, 33, 34, 35, 44, 45, 46, according to the map of Altadena Forest Estates, as recorded in Map Book 63, on page 26, in the office of the Judge of Probate of Jefferson County, Alabama, being desirous of establishing protective covenants for the benefit of all of the lots listed above, do hereby covenant and declare as follows:

All of the lots listed above, shall be subject to the following conditions, limitations and restrictions, which are to run with the land and shall be binding on all parties and all persons claiming under them until 1st November 1986, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part, which agreement must be filed in the office of the Judge of Probate of Jefferson County, Alabama, on or before 31st October 1986.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other persons or person, owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

(a) All lots listed above, shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one single family dwelling not to exceed two stories in height and a private garage for not more than 2 cars and 2 servants rooms and one barn and chicken house. The garage and servants rooms, if detached from the residential building, must be erected on the rear of the lot. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 900 square feet in the case of a one-story structure nor less than 750 square feet in the case of a one and one-half or two story structure.

(b) No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design and existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of either J. B. Owens or J. B. Owens, Jr., and D. F. Anderson or J. B. Davis of the firm of Bonner & Davis. In the event of death or resignation of any member of the said committee, the remaining member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it or, in any event, if no suit to enjoin the erection of such building or the making of such alterations have been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representative, shall cease on and after November 1, 1986. Thereafter the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots listed above, and duly appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

(c) No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat. In any event, no building, not counting open porches, terraces or steps, shall be located on any residential building plot nearer than 50 feet to the front lot line, nor nearer than 30 feet to any side street line. No building erected on a single lot shall be

DEED 6685P590

- 2 -

located nearer than 20 feet to any side lot line except a detached garage or other outbuilding located 100 feet or more from the front lot line, however, a slight violation of this provision may be approved by the committee set up in Section B. In the event the owner of two lots adjacent to one another desires to erect a residence partly on one lot and partly on the other, he may do so, however, no other residence may be erected upon said lots so long as said residence stands. No residence or attached appurtenances shall be erected on any lot farther than 100 feet from the front lot line. A detached garage or other outbuilding shall not be located nearer than five feet to any lot line.

(d) No individual water supply system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of both state and local public health authorities. Approval of such system as installed shall be obtained from such authority.

(e) No individual sewage-disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of both state and local public health authorities. Approval of such system as installed shall be obtained from such authority.

(f) No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(g) No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall be at any time used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(h) The easements reserved on the record map are for drainage purposes, sanitary and storm sewers and for all utilities.

(i) The adoption of the above mentioned record map shall not be construed as obligating the undersigned owner to dedicate, or as having dedicated, the Drives and Roads shown on said map except those Drives and Roads upon which the lots listed above front or abut thereon.

IN WITNESS WHEREOF, the J. B. Owens Realty Company, Inc., has caused these presents to be executed by J. B. Owens, its President, who is duly authorized thereto, this day of November 1961.

J. B. OWENS REALTY COMPANY, INC.

By *J. B. Owens*  
J. B. Owens, President

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, *M. Reese* *Notary Public* in and for said County, in said State, hereby certify that J. B. Owens, whose name as President of J. B. Owens Realty Company, Inc., a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 27 day of November 1961.

STATE OF ALABAMA  
NOTARY PUBLIC  
M. Reese  
6685P589  
Nov 27 2 30 PM '61

Notary Public

*M. Reese*



Variance Request Waiver


Petition to remove or reduce the current front setback requirements (50') and the current rear setback requirements (30') for the Altadena Forest Estates neighborhood.

1. "I Samuel L. Smoke owner of lot 31 of subdivision Altadena Forest Estates recorded on \_\_\_\_\_ agree to remove the 50' front setback and 30' rear setback for lot 31.

X 


Printed name: Samuel L. Smoke Date: 7/13/19

2. "I Patrick Williamson owner of lot 32 of subdivision Altadena Forest Estates recorded on \_\_\_\_\_ agree to remove the 50' front setback and 30' rear setback for lot 31.

X 

Printed name: Patrick Williamson Date: 7/14/19

3. "I Don & Terri Lapwing owner of lot 33 of subdivision Altadena Forest Estates recorded on \_\_\_\_\_ agree to remove the 50' front setback and 30' rear setback for lot 31.

X 

Printed name: Terri Lapwing Date: 7-14-19



4. "I Fred and Tracy Holladay owner of lot 29 of subdivision Altadena Forest Estates recorded on \_\_\_\_\_ agree to remove the 50' front setback and 30' rear setback for lot 31.

X Fred + Tracy Holladay III

Printed name: Fred + Tracy Holladay Date: 7-14-19

5. "I Emily Beckmann Kinnell owner of lot 1 of subdivision Altadena Forest Estates recorded on \_\_\_\_\_ agree to remove the 50' front setback and 30' rear setback for lot 31.

X Emily Kinnell

Printed name: Emily Kinnell Date: 7-14-19

6. "I Tracy Smith owner of lot #2 of subdivision Altadena Forest Estates recorded on 7-14-19 agree to remove the 50' front setback and 30' rear setback for lot 31.

X TSR


Printed name: TRACY SMITH Date: 7-14-19

7. "I Don Crockett owner of lot 3 of subdivision Altadena Forest Estates recorded on \_\_\_\_\_ agree to remove the 50' front setback and 30' rear setback for lot 31.

X DON CROCKETT

Printed name: DON CROCKETT Date: 7-14-2019

8. "I Erin Goodman owner of lot 45 of subdivision Altadena Forest Estates  
recorded on \_\_\_\_\_ agree to remove the 50' front setback and 30' rear setback for lot 31.

X 

Printed name: Erin Goodman Date: 7/14/19

9. "I Marc Wendorf owner of lot 34 of subdivision Altadena Forest Estates  
recorded on \_\_\_\_\_ agree to remove the 50' front setback and 30' rear setback for lot 31.

X 

Printed name: MARC WENDORF Date: 7/14/19

# ALTADENA FOREST ESTATES

A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 32 T10S 22N  
 OWNED BY  
J.B. OWENS REALTY CO.  
 CIVIL ENGINEER

THOMAS O SMITH  
 STATE OF ALABAMA  
 JEFFERSON COUNTY

We, the undersigned Thomas O Smith, Civil Engineer and land surveyor and J.B. Owens Realty Co., Owner of the lands described in this map, by J.B. Owens, Civil Engineer, do hereby certify that the map is a true and correct representation of the Altadena Forest Estates, a subdivision of part of the Southeast 1/4 of the Southeast 1/4 of Section 32 Township 10 South, Range 2 West of the Huntsville Principal Meridian showing the number and dimensions of each lot, the name, width and location of every road, street or other public way together with the relationship of the same as pertained to the US Government Survey of the SE 1/4 of the SE 1/4 Section 32 T10S 22N in witness whereof the said Thomas O Smith has set his hand and sealed the said J.B. Owens has received these presents as President of J.B. Owens Realty Co. on this 7th day of November 1961.

*Thomas O Smith*  
 Registrar - J.B. Owens Realty Co.

STATE OF ALABAMA  
 JEFFERSON COUNTY

I, M. Cullen Hightower, a Notary Public in and for said County in said State hereby certify that J.B. Owens whose name as President of J.B. Owens Realty Co. a corporation is signed to the foregoing certificate and who is known to me, acknowledged before me on this date that being informed of the contents of said certificate, he in his capacity as such officer and with full authority, executed the same voluntarily, the day the same were made.

Given under my hand and seal this 7th day of November 1961.

Notary Public

Approved: Nov. 15, 1961

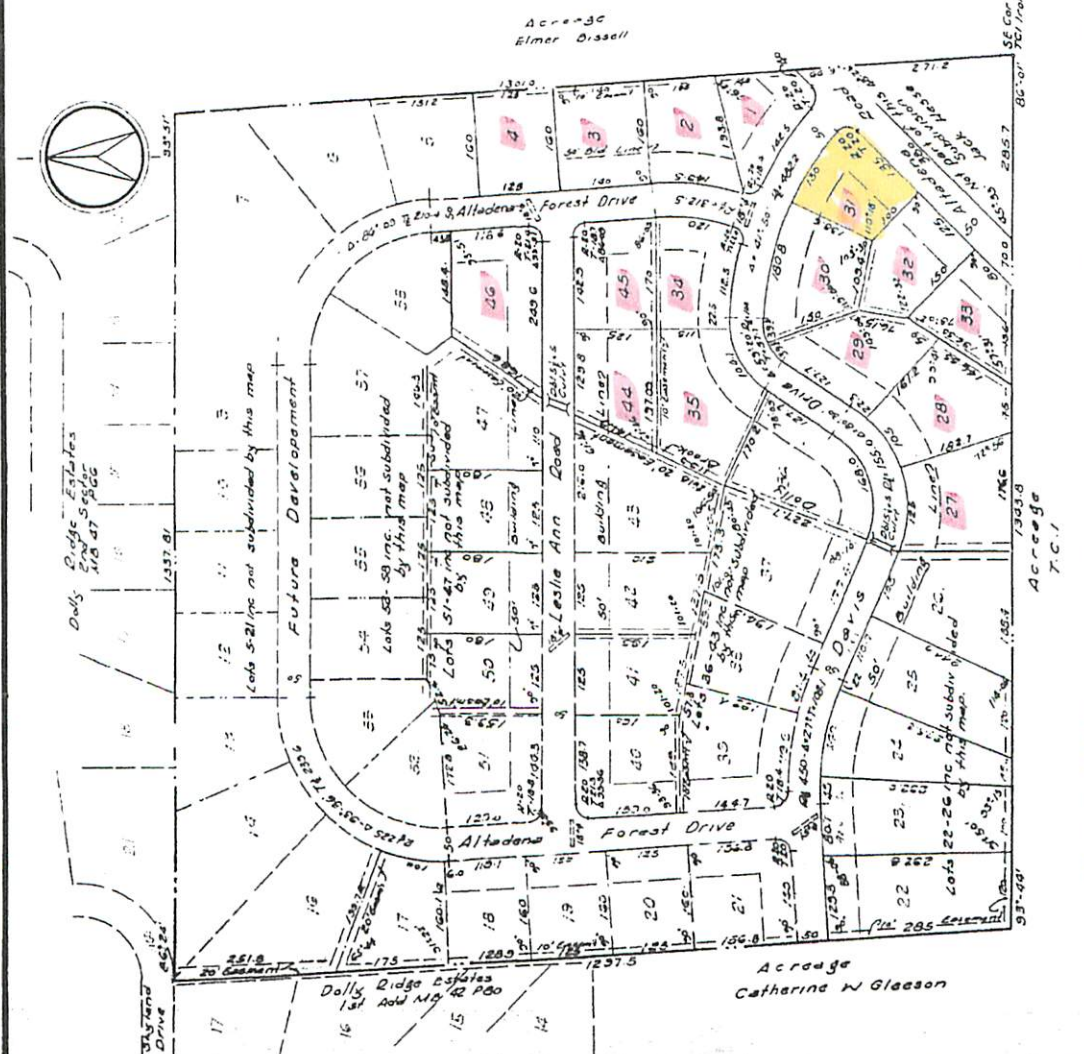
*Assistant County Engineer*

Note: all easements shown are for drainage purposes, sanitary and storm sewers and all public utilities.

Dimensions on curves given as chord lengths.

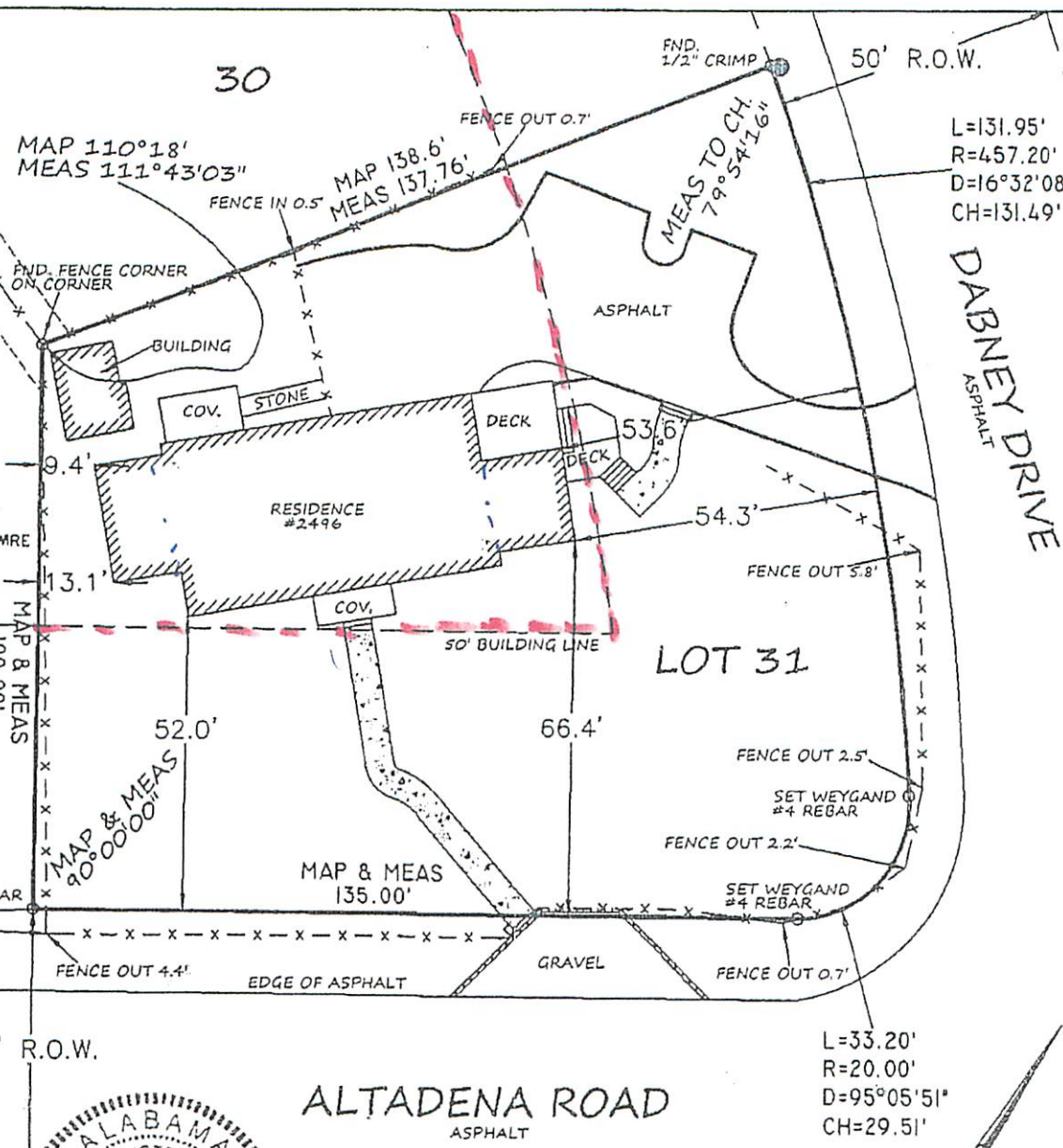
JEFFERSON COUNTY  
 PLANNING & ZONING COMMISSION

NOV 15 1961



**LEGEND**

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



**ALTADENA ROAD**  
ASPHALT

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 31, ALTADENA FOREST ESTATES, as recorded in Map Volume 63, Page 25, 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 3, 2019. Survey invalid if not sealed in red.

Order No.: 3299  
Purchaser:  
Address: 2496 ALTADENA ROAD

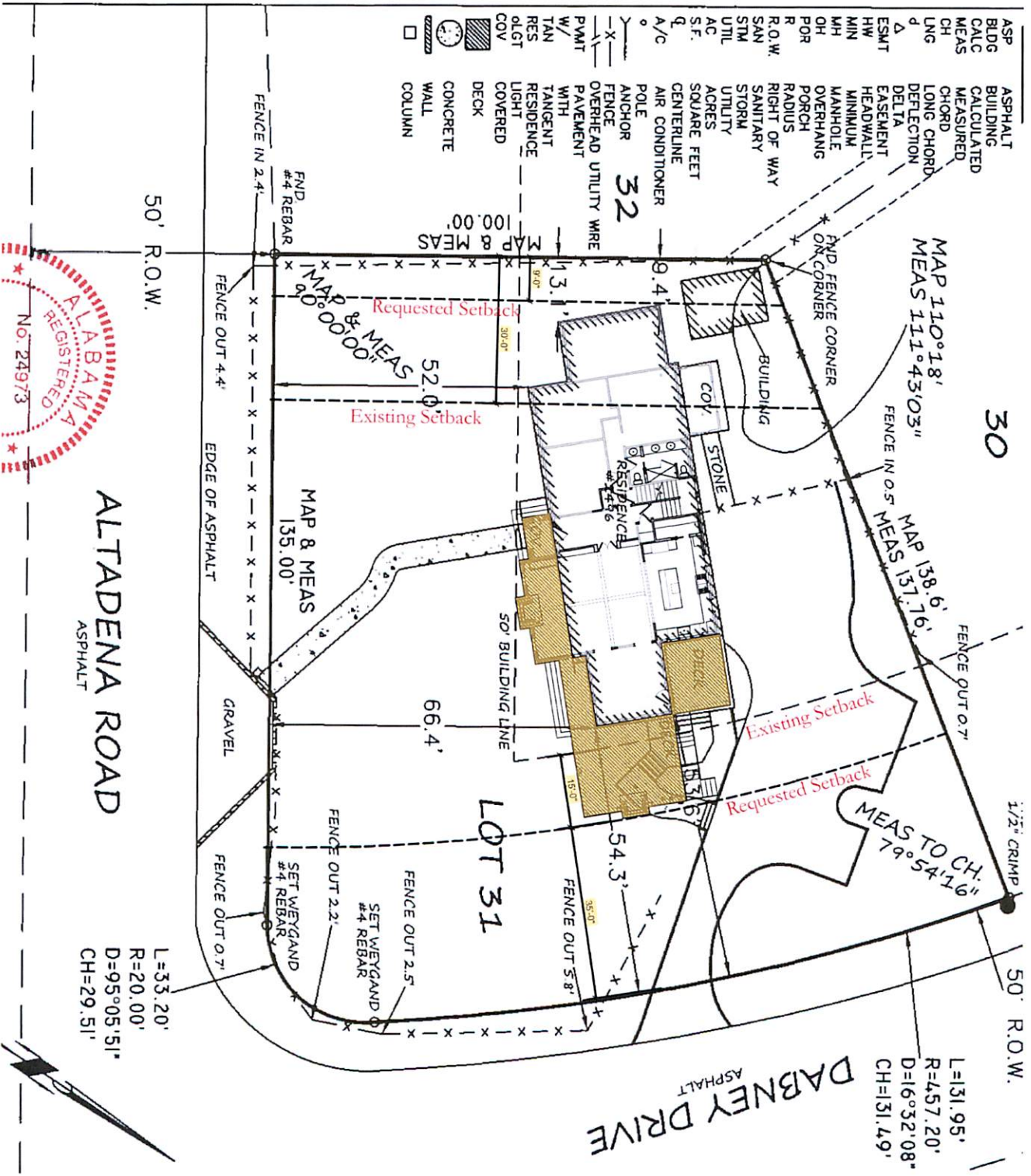
Ray Weygand, Reg. L.S. #24973  
169 Oxmoor Road, Homewood, AL 35209  
Phone: (205) 942-0086 Fax: (205) 942-0087  
Copyright ©



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 DIAGRAM  
 SCALE: NOT TO SCALE  
 SMOKE RESIDENCE  
 SCHEMATIC DESIGN

- ASP ASPHALT
- BLDG BUILDING
- CALC CALCULATED
- MEAS MEASURED
- CH CHORD
- LONG LONG CHORD
- DELTA DEFLECTION
- EASEMENT EASEMENT
- HEADWALL HEADWALL
- MIN MINIMUM
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- Q CENTERLINE
- A/C AIR CONDITIONER
- POLE ANCHOR
- FENCE OVERHEAD UTILITY WIRE
- PAVT PAVEMENT
- W/TANGENT WITH TANGENT
- RES RESIDENCE
- OLGT LIGHT COVERED
- COV COVERED
- DECK DECK
- CONCRETE CONCRETE
- WALL WALL
- COLUMN COLUMN



LABAMA REGISTERED  
 No. 24973

ALTADENA ROAD  
 ASPHALT

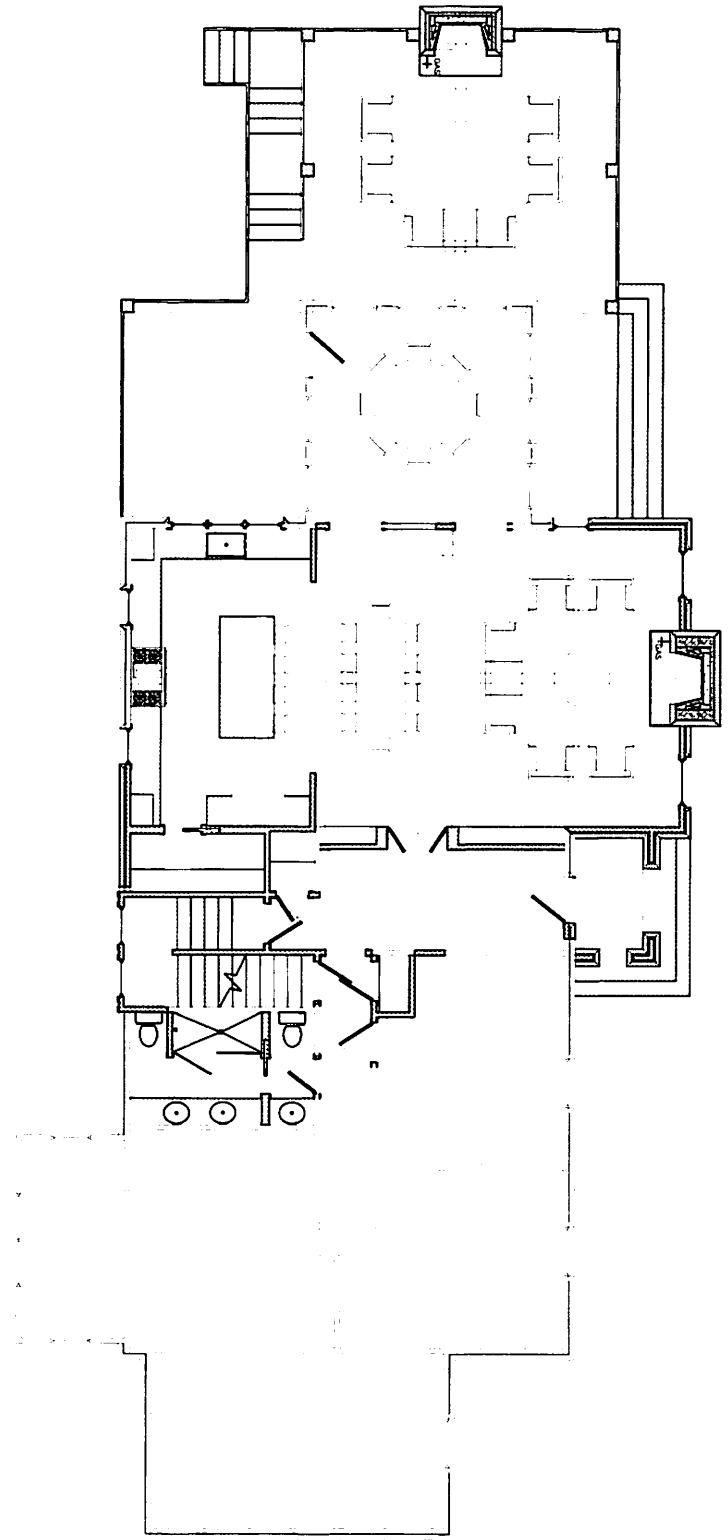
DARNEY DRIVE  
 ASPHALT

L=33.20'  
 R=20.00'  
 D=95°05'51"  
 CH=29.51"

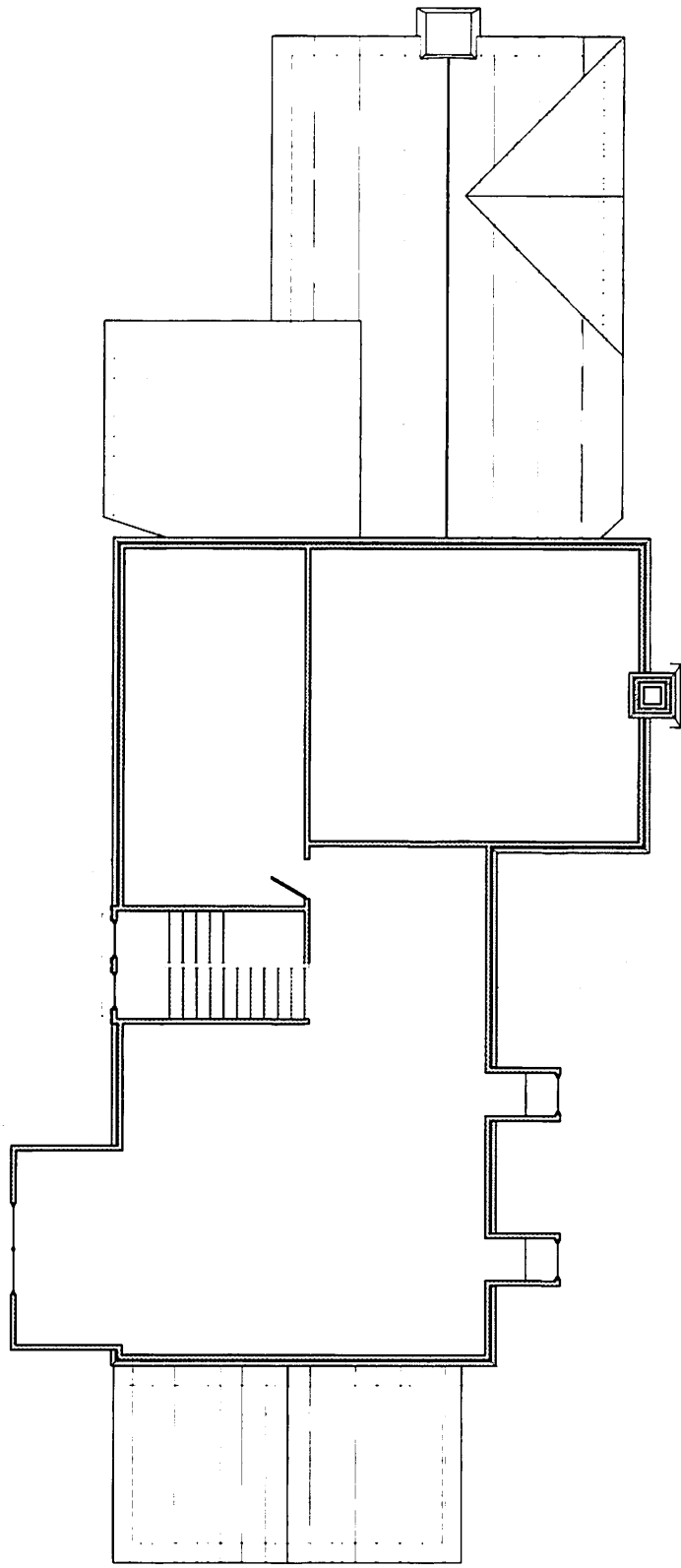
L=31.95'  
 R=457.20'  
 D=16°32'08"  
 CH=131.49'



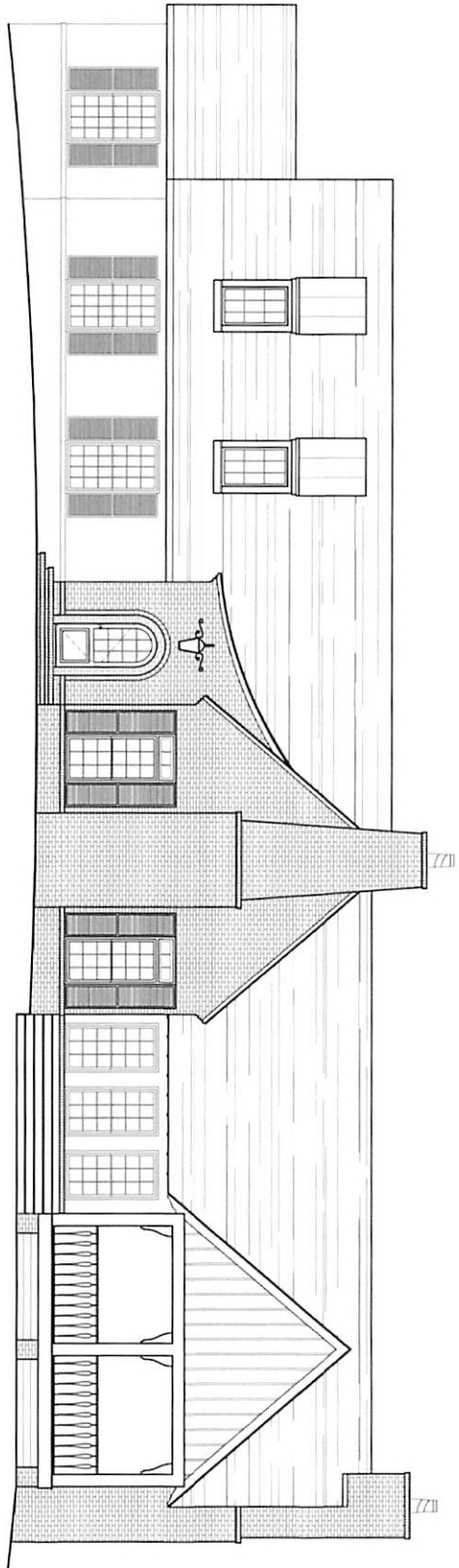
MAIN LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
SMOKE RESISTANCE  
SCHEMATIC DESIGN



UPPER LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
SMOKE RESIDENCE  
SCHEMATIC DESIGN

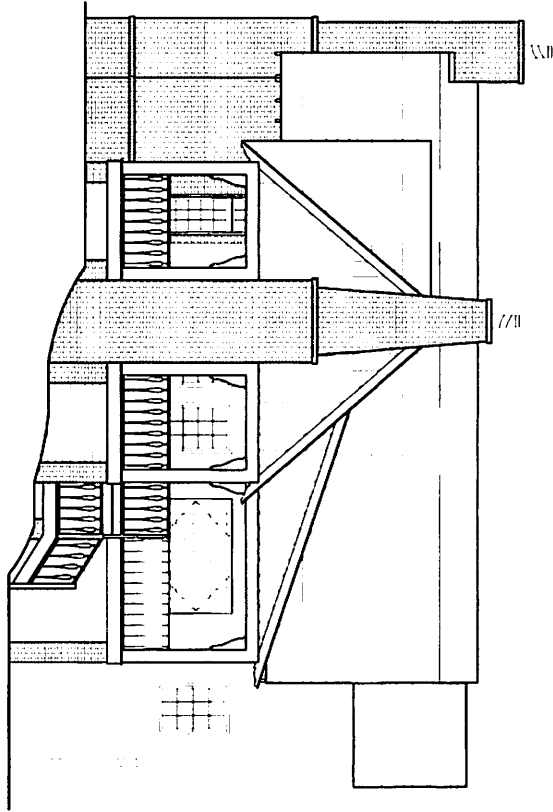


FRONT ELEVATION  
SCALE: 1/8"=1'-0"  
SMOKE RESIDENCE  
SCHEMATIC DESIGN

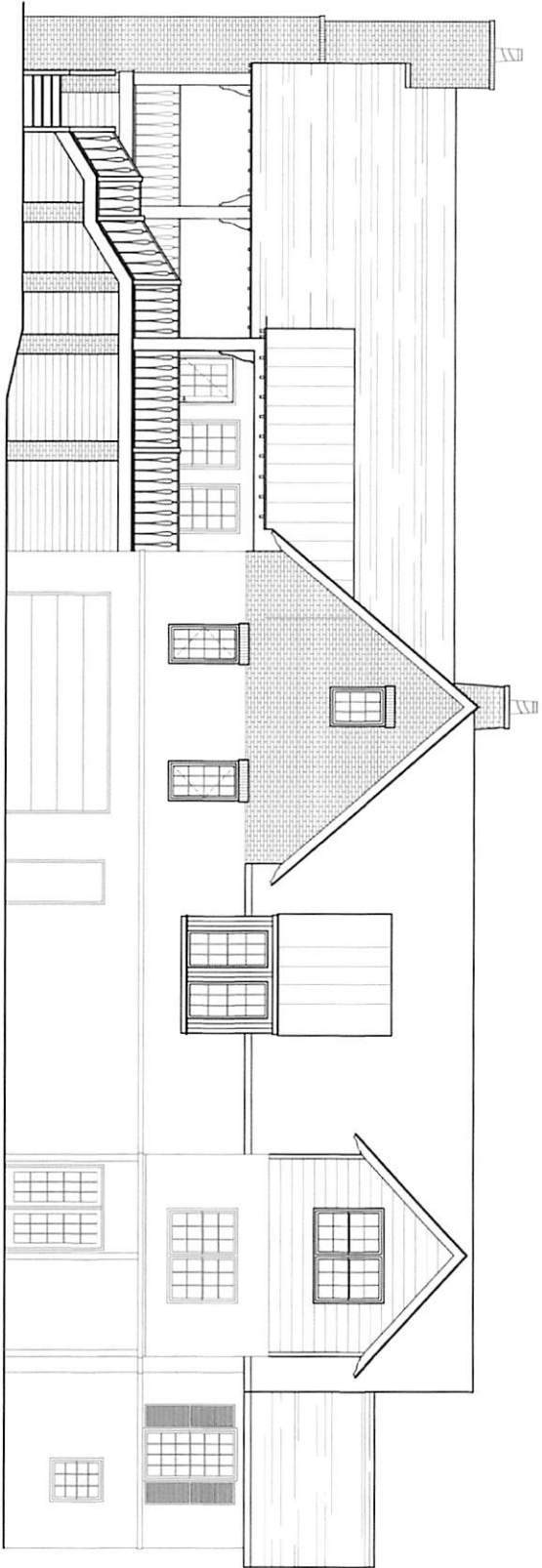




SIDE ELEVATION  
SCALE: 1/8" = 1'-0"  
SMOKE RESIDENCE  
SCHEMATIC DESIGN



BACK ELEVATION  
SCALE: 1/8"=1'-0"  
SMOKE RESIDENCE  
SCHEMATIC DESIGN



SIDE ELEVATION  
SCALE: 1/8"=1'-0"  
SMOKE RESIDENCE  
SCHEMATIC DESIGN

