

CITY OF VESTAVIA HILLS
BOARD OF ZONING ADJUSTMENT

AGENDA

January 21, 2021

6:00 P.M.

Roll Call.

Approval of Minutes: December 17, 2020.

- (1) **BZA-0121-01** Franklin Moore is requesting a **Variance for the Location of a Fence in the Front Setback** for the property located at **3600 Birchwood Lane**. The purpose of this request is to build a 6' wooden fence in the front setback. The property is owned by Franklin Moore and is zoned Vestavia Hills R-2.

- (2) **BZA-0121-02** Melba E. Jones is requesting a **Variance from the Parking Regulations in Article 8 of the Vestavia Hills Zoning Code** for the property located at **3190 Cahaba Heights Rad**. The purpose of this request is to reduce the required number of parking spaces to 22 in lieu of the required 27 spaces. The property is owned by the Melba E. Jones and is zoned Vestavia Hills B-3.

Time of Adjournment.

CITY OF VESTAVIA HILLS
BOARD OF ZONING ADJUSTMENT
MINUTES

December 17, 2020

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:

Robert Gower
Stephen Greer, Alt
Donald Holley
Loring Jones, III, Acting Chairman
Thomas Parchman, Alt

MEMBERS ABSENT:

Rick Rice, Chairman
Tony Renta

OTHER OFFICIALS PRESENT:

Jack Wakefield, Planner/GIS

APPROVAL OF MINUTES

The minutes of November 19, 2020 were presented for approval.

MOTION Motion to dispense with the reading of the minutes of October 15, 2020 was made by Mr. Gower and 2nd was by Mr. Parchman. Motion as carried on a voice vote as follows:

Mr. Gower - yes Mr. Jones – yes
Mr. Greer – yes Mr. Parchman – yes
Mr. Holley – yes
Motion carried

REAR AND SIDE SETBACK VARIANCE

BZA-1220-34

Jonathan Watts is requesting a **Rear and Side Setback Variance** for the property located at **3433 Southampton Circle**. The purpose of this request is to reduce the rear setback to 10' in lieu of the approved 30' & to reduce the side setback to 10' in lieu of the required 15', to build multiple additions. The property is owned by Jonathan Watts 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 for this case and stated that the odd-shaped lot caused a hardship.

Mr. Jones opened the floor for a public hearing. There being no one present in regard to the request, Mr. Jones 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’ & a 5’ setback variance to reduce the setback to 10’ in lieu of the required 15’ for the property located at 3433 Southampton Circle, was made by Mr. Gower and 2nd was by Mr. Holley. Motion was carried on a roll call vote as follows:

Mr. Gower - yes Mr. Jones – yes
Mr. Greer – yes Mr. Parchman – yes
Mr. Holley – yes
Motion carried.

SIDE SETBACK VARIANCE

BZA-1220-35 Terry and Carolyn Hill are requesting a **Side Setback Variance** for the property located at **609 Tremont Drive**. The purpose of this request is to reduce the side setback to 4’ in lieu of the required 20’, to build a sun room addition in the back of the unit. The property is owned by the Board of Superannuate Homes – North American Conference – United Methodist Church and is zoned Vestavia Hills R-5.

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 Smaha was present for this case and gave a brief background on these applicant’s situation. He also stated that the hardship is an odd-shaped lot.

Mr. Jones 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 16’ side setback variance to reduce the setback to 4’ in lieu of the required 20’ for the property located at 609 Tremont Drive, was made by Mr. Gower and 2nd was by Mr. Holley. Motion was carried on a roll call vote as follows:

Mr. Gower - yes Mr. Jones – yes
Mr. Greer – yes Mr. Parchman – yes
Mr. Holley – yes Motion carried

VARIANCE FOR LOCATION OF A FENCE

BZA-1220-36 Virginia Davis is requesting a **Variance for the Location of a Fence in the Front Setback** for the property located at **3101 Canterbury Place**. The purpose of this request is to install a 6' wooden privacy fence in the front setback. The property is owned by Virginia Davis and is zoned Vestavia Hills R-6.

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.

Elliot Pike was present for this case and stated that the corner lot caused a hardship.

Multiple Board members stated that sight distance wouldn't be an issue with the fence 14' from the curb.

Mr. Jones 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 variance for the location of a fence in the front setback for the property located at 3101 Canterbury Place, was made by Mr. Gower and 2nd was by Mr. Greer. Motion was carried on a roll call vote as follows:

Mr. Gower - yes Mr. Jones – yes
Mr. Greer – yes Mr. Parchman – yes
Mr. Holley – yes
Motion carried

At 6:30 PM, Mr. Jones made a motion to adjourn. The meeting adjourned at 6:30 PM.

Jack Wakefield,
Planner/GIS

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

Date: **January 21, 2021**

- **CASE: BZA-0121-01**
- **REQUESTED ACTION:** Variance for the Location of a Fence in the Front Setback.
- **ADDRESS/LOCATION:** 3600 Birchwood Lane
- **APPLICANT/OWNER:** Franklin Moore
- **REPRESENTING AGENT:** NA
- **GENERAL DISCUSSION:** The applicant is seeking a variance for the location of a fence in the front setback. The applicant intends to replace an existing fence, but the fence encroaches into the front setback. The applicant contends the corner lot causes a hardship. The fence will be a 6' wooden fence and will be a considerable distance from Aspen Cove Drive, so sight distance should not be an issue. 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 the Board of Zoning Adjustment only has jurisdiction to grant variances from the Vestavia Hills Zoning Code in cases of undue hardship only. Variances cannot be considered or granted on any kind of private covenants as covenants are restrictions 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, the BZA can only grant a variance based on the Zoning Code and that is the only portion of the building setback changes that the BZA can vote upon. Once a waiver is filed with the Office of the Probate, please include a copy of the recorded amendment with the application to the Office of the City Clerk.

Please note: Only completed applications will be accepted by this office. The applicant is responsible for the Application Fee as well as all postage fees incurred by this request.

I. APPLICANT INFORMATION:

Owner of Property (This Section Must Be Completed)

Name: Franklin Moore

Address: 3600 Birchwood Lane, Vestavia, AL 35243
3600 Birchwood Lane, Vestavia, AL 35243

Phone #: 205-746-4543 Other #: _____

E-Mail: franklin.moore@bhtonline.com

Billing/Responsible Party

Name: Franklin Moore

Address: 3600 Birchwood Lane, Vestavia, AL 35243

Phone #: 205-746-4543 Other #: _____

E-Mail: franklin.moore@bhtonline.com

Z-0121-01//2800321012008.000

3600 Birchwood Lane
Front Setback for a fence
Franklin Moore

R2

15/3/15
Email
Admin
Responsible Party
Postage Payment

Representing Attorney/Other Agent

Name: Franklin Moore
Address: 3600 Birchwood Lane, Vestavia, AL 35243
3600 Birchwood Lane, Vestavia, AL 35243
Phone #: 205-746-4543 Other #: _____
E-Mail: franklin.moore@bhtonline.com

**This section must be completed in order for a representative to represent the owner.*

II. DESCRIPTION OF SUBJECT PROPERTY:

LOCATION: 3600 Birchwood Lane, Vestavia, AL 35243
Street Address
Countrywood Highlands
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.
6 ~~34~~ 34 ' front /side/rear (circle one) setback variance to reduce the setback to 5040 ' in lieu of the required 5040 ' (recorded Setback)
_____ ' 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. Variance for location of a fence.
6. Sign Code Variance (See Section _____).
7. Other - Explain (See Section _____).

Z-0121-01//2800321012008.000
3600 Birchwood Lane
Front Setback for a fence
Franklin Moore R2

Z-0121-01//2800321012008.000

3600 Birchwood Lane

Front Setback for a fence

Franklin Moore

R2

BZA Application

Revised April 1, 2019

Page 5

IV. ZONING

Vestavia Hills Zoning for the subject property is R2.

V. HARDSHIP

Describe those things which you feel justify the action requested. An Undue Hardship is required in order to seek a variance. 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).

Hardship - Corner Lot

VI. PROJECT:

Describe the scope of the project and/or the reason for requesting this variance.

6ft Wood Privacy Fence

VII. 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. ***Note, this application must be signed by the owner of the property before a notary. The original application shall be submitted, no copies shall be accepted***



Owner Signature/Date

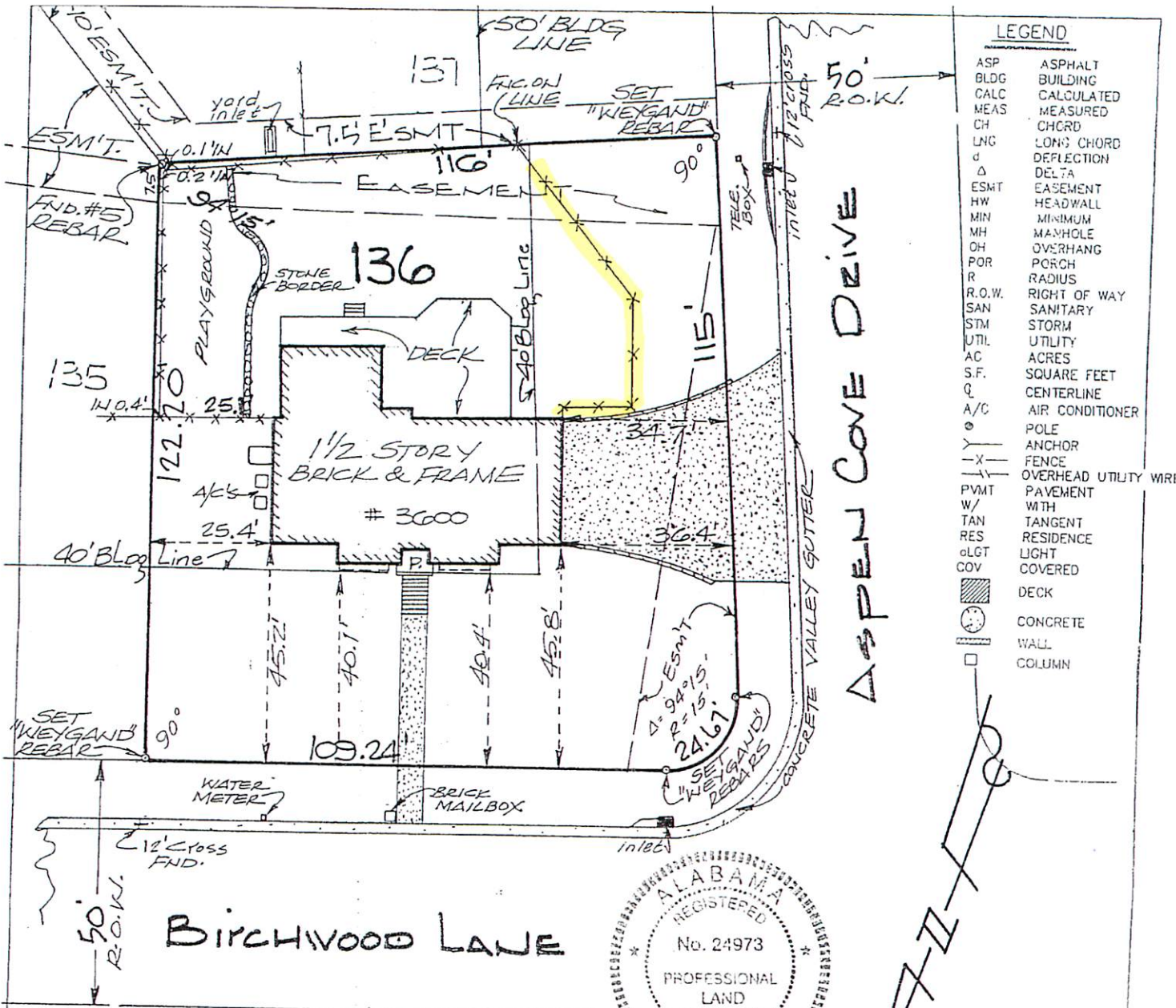
Representing Agent (if any)/date

Given under my hand and seal
this 17 day of December, 2020.



Notary Public
My commission expires 30th
day of October, 2023.

My Commission Expires
October 30, 2023
10 022



SCALE: 1" = 30'

STATE OF ALABAMA
JEFFERSON COUNTY)

"Closing Survey"



I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 136, COUNTRYWOOD HIGHLANDS as recorded in Map Volume 139, Page 53* in the Office of the Judge of Probate, Jefferson County, Alabama; that there are no rights-of-way, easements or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, (visible on the surface) on or over said premises except as shown; that there are no encroachments on said lot except as shown and that improvements are located as shown above. That I have consulted the Federal Insurance Administration "Flood Hazard Boundary Map" and found that this property is not located in "a special flood hazard area"; 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 AUGUST 23, 2012. Survey invalid if not sealed in red.

Order No: 53120
Purchaser: MOORE
Address: 3600 BIRCHWOOD LANE
Flood Zone "X" Map Number: 01073C0567H

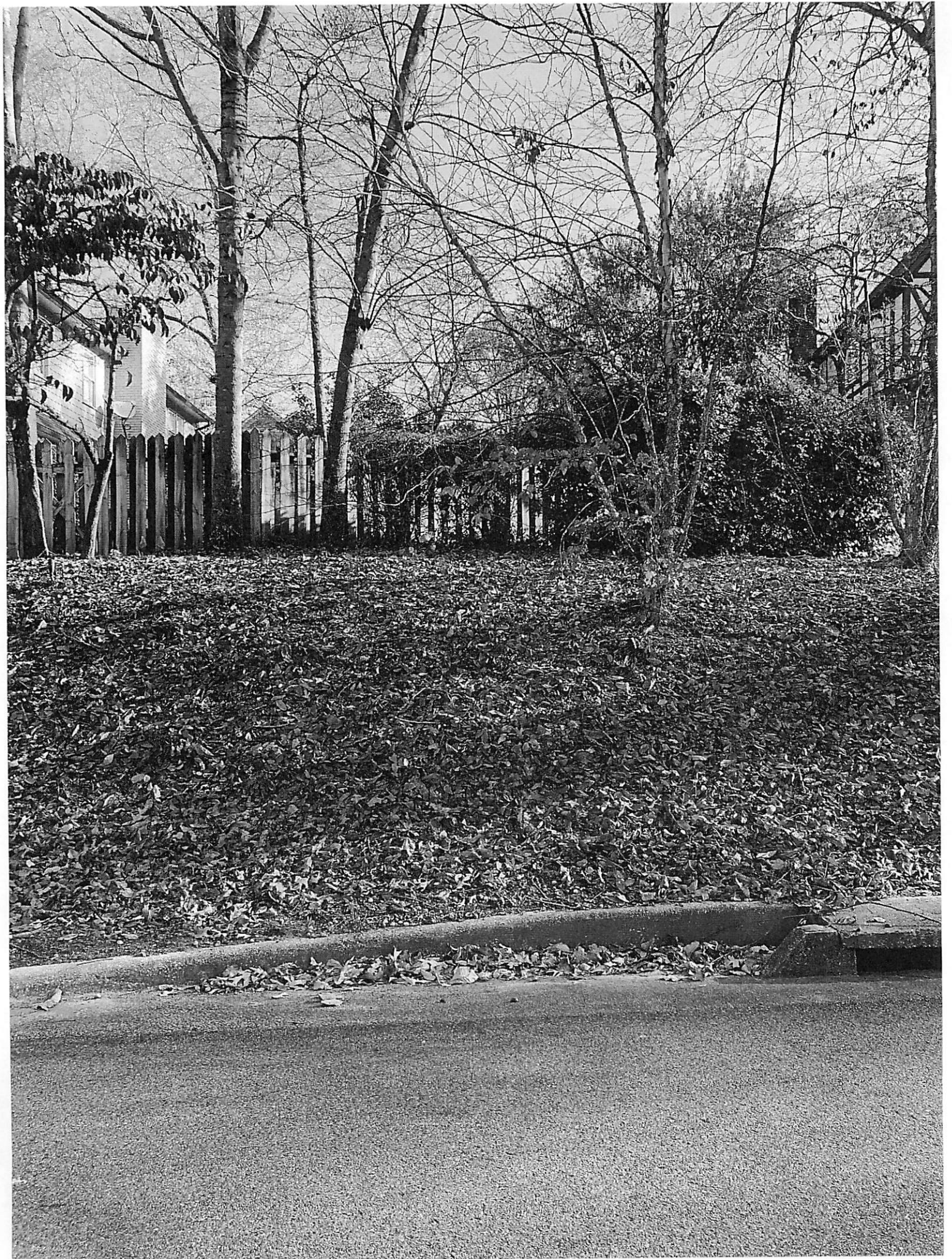
[Signature]
Ray Weygand, Reg. LS #24973
169 Oxmoor Road Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087
Copyright ©

*A & B

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 dead/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. We do not look for underground sewers or flip manhole covers. (d) The shown north arrow is based on dead/record map. (e) This survey is not transferable and is only good for 6 years and only good to the person/co. that pays for it at time of survey. (f) Easements not shown on record map are not shown above.







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

Date: **January 21, 2021**

- **CASE: BZA-0121-02**
- **REQUESTED ACTION:** Variance from the Parking Requirement in Article 8 of the Vestavia Hills Zoning Code
- **ADDRESS/LOCATION:** 3190 Cahaba Heights Road
- **APPLICANT/OWNER:** Melba E. Jones
- **REPRESENTING AGENT:** Blue Frog, LLC / Nate Pilcher
- **GENERAL DISCUSSION:** The applicant is seeking a variance from the parking requirements in Article 8 of the Vestavia Hills Zoning Code. According to the parking requirements in the code, for a professional office / clinic, you need one space for every 250 sq. ft. This requires 27 spaces for the added square footage of the structure. Under the current square footage, the applicant is required 21 parking spaces and has 24 currently. The new addition will be used to service dogs and any people that are there to drop off their dog won't be on the property for an extended period of time (as a normal doctor's office or other professional clinic would). The applicants contend the corner lot creates a hardship. They would like to keep the structure out of the setback. In making sure the building is out of the setback, the area for parking is limited. The applicant contends that the parking situation for current building is not a problem and added patrons to this office will not create a parking issue. The applicant's property is zoned Vestavia Hills B-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 the Board of Zoning Adjustment only has jurisdiction to grant variances from the Vestavia Hills Zoning Code in cases of undue hardship only. Variances cannot be considered or granted on any kind of private covenants as covenants are restrictions between property owners.

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Please note: Only completed applications will be accepted by this office. The applicant is responsible for the Application Fee as well as all postage fees incurred by this request.

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

Name: Melba E Jones

Address: 4212 Briarwood Dr Vestavia, AL 35243-5709
4212 Briarwood Dr Vestavia, AL 35243-5709

Phone #: 205-960-2590 Other #: 205-967-6759

E-Mail: carljonesdvm@gmail.com

Billing/Responsible Party

Name: Melba E Jones

Address: 4212 Briarwood Dr Vestavia, AL 35243-5709

Phone #: 205-960-2590 Other #: 205-967-6759

E-Mail: carljonesdvm@gmail.com

Representing Attorney/Other Agent

Name: Blue Frog, LLC / Nate Pilcher
Address: 3011 Sutton Gate Dr. Suite 120 Suwanee, Ga 30024
3011 Sutton Gate Dr. Suite 120 Suwanee, Ga 30024
Phone #: 678-333-2645 Other #: See Attached
E-Mail: npilcher@bfrog.net

**This section must be completed in order for a representative to represent the owner.*

II. DESCRIPTION OF SUBJECT PROPERTY:

LOCATION: 3190 Cahaba Heights Rd Birmingham, AL 35243
Street Address
Parcel# 28 00 22 1 015 009.000
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.
_____ ' 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 _____ ' .
_____ ' 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. Variance for location of a fence.
6. Sign Code Variance (See Section _____).
7. Other - Explain (See Section _____).

See Attached

Z-0121-02//2800221015009.000
3190 Cahaba Heights Rd.
Variance for parking
Melba Jones B3

IV. ZONING

Vestavia Hills Zoning for the subject property is B-3.

V. HARDSHIP

Describe those things which you feel justify the action requested. An Undue Hardship is required in order to seek a variance. 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).

Corner Lot

VI. PROJECT:

Describe the scope of the project and/or the reason for requesting this variance.

See Attached


VII. 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. **Note, this application must be signed by the owner of the property before a notary. The original application shall be submitted, no copies shall be accepted**

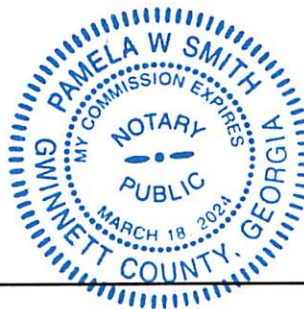

Owner Signature/Date

 12-21-20
Representing Agent (if any)/date

Given under my hand and seal
this 21 day of December, 2020.


Notary Public

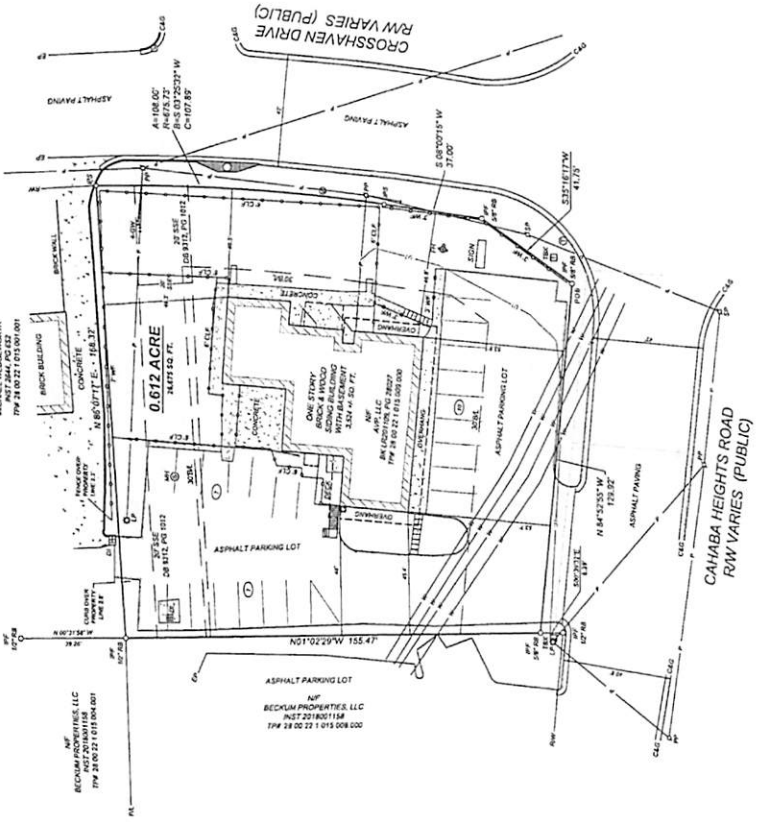
My commission expires 3/18/2024
day of _____, 20_____.



Survey

MISCELLANEOUS NOTES

1. ALL DIMENSIONS FOR THE SURVEY AND PROPERTY AREAS HAVE BEEN TAKEN TO CENTER POINT UNLESS OTHERWISE INDICATED.
2. THE LOCATION OF UNDEVELOPED LOTS IS SHOWN BY DOTTED LINES. THESE LOTS ARE NOT BEING SURVEYED AND ARE NOT SHOWN TO ANY DEGREE OF ACCURACY OR DIMENSION IN THIS SURVEY. THE LOCATION OF UNDEVELOPED LOTS IS SHOWN BY DOTTED LINES.
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LEGEND OF SYMBOLS & ABBREVIATIONS

- CENTER POINT
- ◊ BOUNDARY POINT
- △ ADJACENT PROPERTY
- UNDEVELOPED LOT
- ▨ UNDEVELOPED LOT
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RETRIBUTORY SURVEY FOR
**CAHABA MOUNTAIN-BROOK
 ANIMAL HOSPITAL**
 PART OF SECTION 16 OF THE NORTHEAST 1/4
 OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 2 WEST
 PARCEL # 29 80 22 615 000 000

DATE	REVISION NO.	DESCRIPTION

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN
 DRAWN AND CHECKED BY ME OR UNDER MY SUPERVISION AND THAT I AM A
 LICENSED SURVEYOR IN THE STATE OF ALABAMA.

[Signature]
 SURVEYOR'S SIGNATURE DATE: 12/12/2023

ALABAMA LICENSE NUMBER: 9962 (12/2023)

DESIGNED AND PREPARED BY
EarthPro
 LAND SURVEYING
 10000 CAHABA BLVD
 HOUSTON, TX 77036
 PHONE: 281-298-1111
 FAX: 281-298-1112
 A-CAD-13-0108

DATE: 12/12/2023
 SHEET 1 OF 1

Existing Site PLAN



Blue Frog, LLC
 10001 Spring Hill Dr.
 Suite 150
 Lawrenceville, GA 30246
 770-962-1178
 www.bluefrog.net

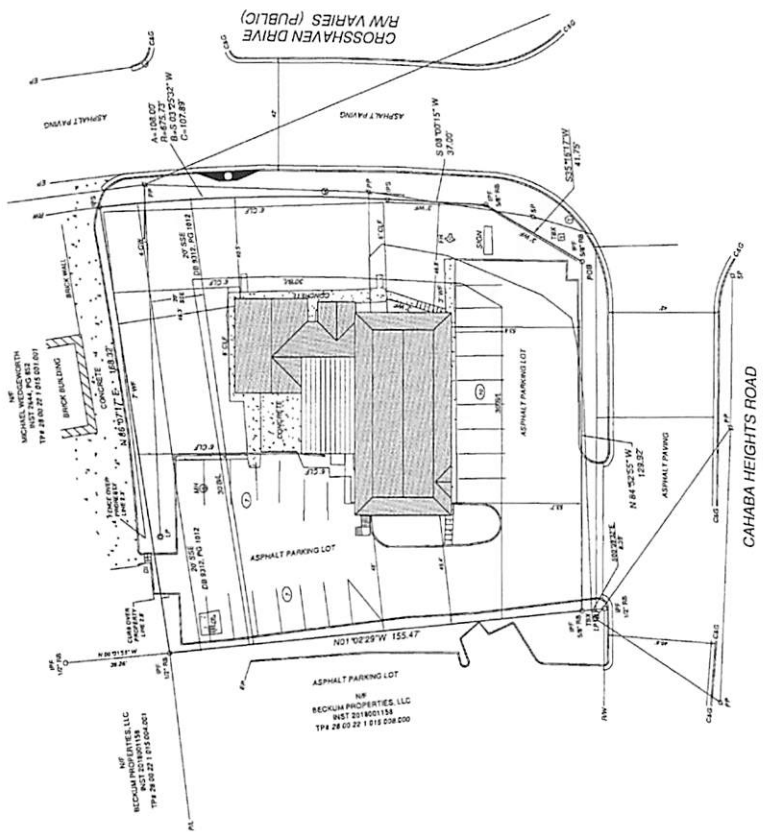
VERIFY ALL DIMENSIONS AND
 BEARING AND DISTANCE TO ALL
 ADJACENT PARCELS AND
 UTILITIES BEFORE BEGINNING ANY
 PHASE OF THIS WORK.

**REVIEW PLANS
 ONLY!
 NOT FOR
 CONSTRUCTION**

Cahaba Mountain Brook Animal Clinic
 3190 Cahaba Heights Rd.
 Vestavia, AL 35243

No.	Description	Date

EXISTING SITE PLAN	
Project Number	CAN004
Date Plotted	12/21/2025
Drawn by	JR
Checked by	SKR
Scale	A-1.20
Sheet	1" x 20'-0"
Drawn Time	12/21/2025 1:34:52 PM



FIRST FLOOR AREA: 1,715 SF
 SECOND FLOOR AREA: 1,715 SF
 THIRD FLOOR AREA: 773 SF
 TOTAL BASEMENT FLOOR AREA: 3,558 SF



Blue Frog, LLC
 1910 W. Alhambra Circle E.
 Suite 100
 Spawville, CA 95971
 PHONE: 707.831.4150
 FAX: 707.831.4152
 WWW.BLUEFROG.COM

**ONLY!
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 CONSTRUCTION**

Cahaba Mountain Brook Animal Clinic
 3190 Cahaba Heights Rd.
 Vestavia, AL 35243

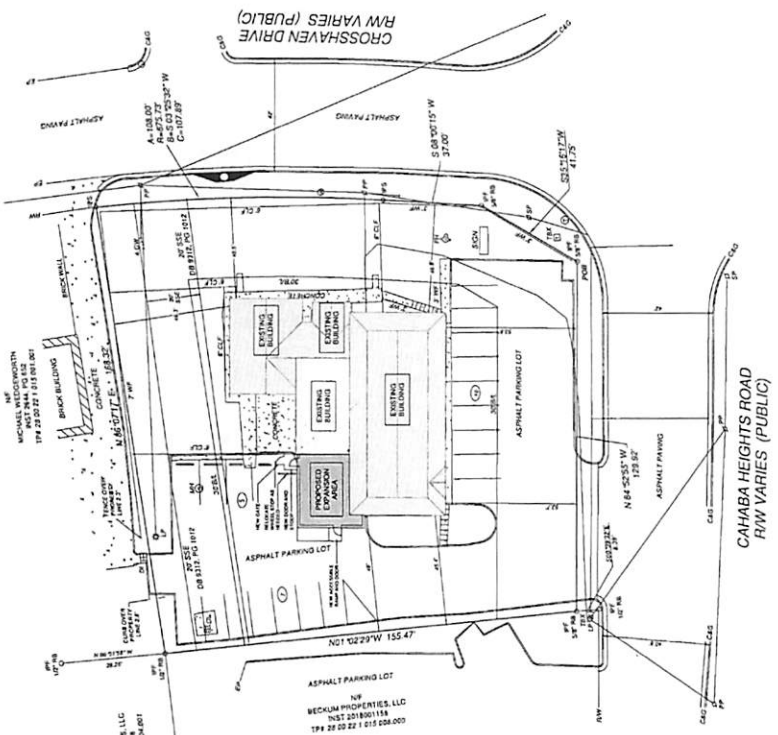
No.	Description	Date

PROPOSED SITE PLAN

Project Number: CA020
 Date Issued: 10/1/2020
 Drawn By: HK
 Checked By: SCS

A-1.21

Scale: AS SHOWN
 Date/Time: 12/21/2020 1:28:38 PM



① SITE PLAN
 1" = 20'-0"

EXISTING FIRST FLOOR AREA (NOT IN SCOPE)	1,770 SF
TOTAL FIRST FLOOR AREA	2,497 SF
EXISTING SECOND FLOOR AREA	1,770 SF
TOTAL SECOND FLOOR AREA	2,209 SF
EXISTING FIRST FLOOR ADDITIONAL AREA (NOT IN SCOPE)	1,875 SF
TOTAL FIRST FLOOR ADDITIONAL AREA (NOT IN SCOPE)	1,875 SF
TOTAL EXISTING BUILDING AREA	4,272 SF
TOTAL EXISTING BUILDING AREA (NOT IN SCOPE)	6,147 SF

Table 8.1 Minimum Required Off-street Parking Spaces

Retail, Service, Office and other Commercial Uses		
k.	Retail stores <ul style="list-style-type: none"> • up to 50,000 sq. ft. GFA • 50,000 – 90,000 sq. ft. GFA • more than 90,000 sq. ft. GFA 	<ul style="list-style-type: none"> • 1 space per 200 sq. ft. NFA • 1 spacer per 225 sq. ft. NFA • 1 space per 250 sq. ft. NFA
l.	Retail, Bulk merchandise or wholesale establishment	1 space per 300 sq. ft. NFA
m.	Retail automobile, boat, manufactured home, recreational vehicle, and similar sales establishments	1 space per 300 sq. ft. of floor area dedicated to showroom and office use, plus 1 space per service bay, plus 1 space per 5,000 sq. ft. of display area; or 10 spaces, whichever is greater
n.	Service stations, car wash	5 spaces per bay and 2 spaces per wash rack
o.	Restaurants and Lounges. Public floor area = GFA (including outdoor dining area not excluded from parking requirements) less all non-customer areas <ul style="list-style-type: none"> • Fast food restaurant 	1 space per 3 seats, plus 1 space per 2 employees on shift of greatest employment; OR 1 space per 40 sq. ft. of public floor area, whichever is greater <ul style="list-style-type: none"> • 1 space per 100 sq. ft. GFA plus 4 stacking spaces per window
p.	Bank, savings and loan or other financial institution <ul style="list-style-type: none"> • with drive-thru • without drive-thru 	<ul style="list-style-type: none"> • 1 space per 400 sq. ft. GFA plus 3 stacking spaces per drive-thru lane • 1 space per 300 sq. ft. GFA
q.	Offices <ul style="list-style-type: none"> • Professional and business offices • Medical and dental offices, clinics 	<ul style="list-style-type: none"> • 1 space per 250 sq. ft. GFA • 4 spaces per doctor plus 1.0 spaces per employee
r.	Commercial recreational and entertainment establishments <ul style="list-style-type: none"> • bowling alley or pool room • mini-golf course • golf course • stadium 	1 space per 200 sq. ft. GFA <ul style="list-style-type: none"> • 2 spaces per bowling lane or pool table • 1 space per hole plus 2 spaces per 9 holes plus 1 space per 2 employees • 45 spaces per 9 holes • 1 space per 5 seats (one seat is equal to two ft of bench length)
s.	Personal services	1 space per 250 sq. ft. GFA
t.	General service or repair, printing, publishing, plumbing, heating, broadcasting	1 space per 500 sq. ft. GFA
u.	Laundromat	1 space per 250 sq. ft. GFA
Light Industrial Uses		
v.	Self-storage facilities	5 spaces for office plus 1 space per 20 rental units (rows between storage buildings shall be designed for simultaneous vehicle parking and passage)



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 3540 N. Highway 85
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VERIFY ALL DIMENSIONS AND BEFORE PROCEEDING WITH EACH PAGE OF THIS WORK.

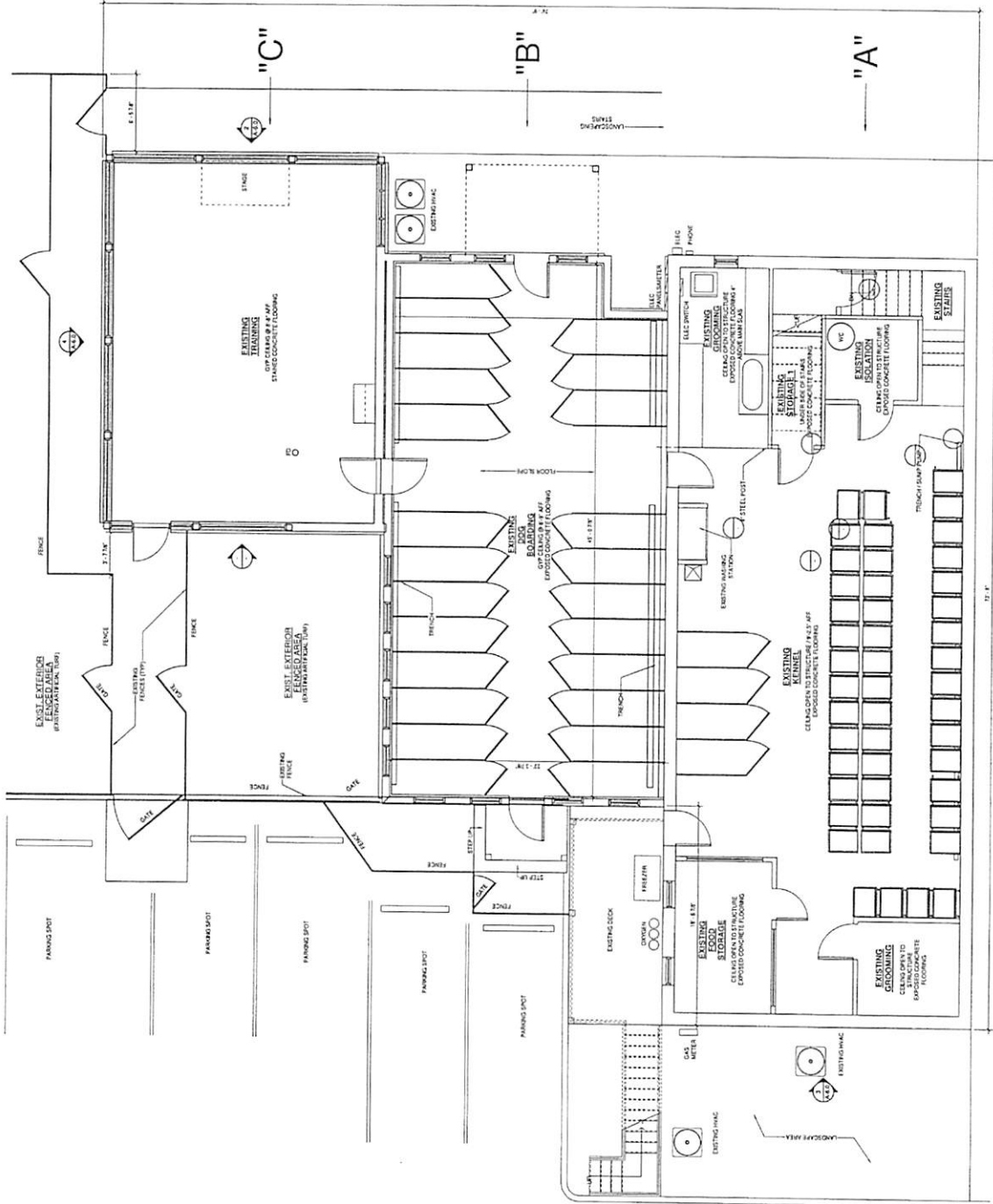
Caha Mountain Brook Animal Clinic

3190 Caha Mountain Rd.
 Vestavia, AL 35243

No.	Description	Date

EXISTING FIRST FLOOR PLAN

Project Number	GANG0
Date Issued	12/17/2021
Drawn By	JIA
Checked By	SAT
Scale	1/4" = 1'-0"
Sheet Title	A-1.01
Date/Time	12/17/2021 10:15 AM



EXISTING FIRST FLOOR PLAN
 1/4" = 1'-0"

FIRST FLOOR AREA: 1,715 SF
 FIRST FLOOR PERIMETER AREA: 1,771 SF
 TOTAL BASINEMENT FLOOR AREA: 3,586 SF



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 FAX: 770-831-4152
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VERIFY ALL DIMENSIONS AND
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 THIS PLAN. SEE THE
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 Vestavia, AL 35243

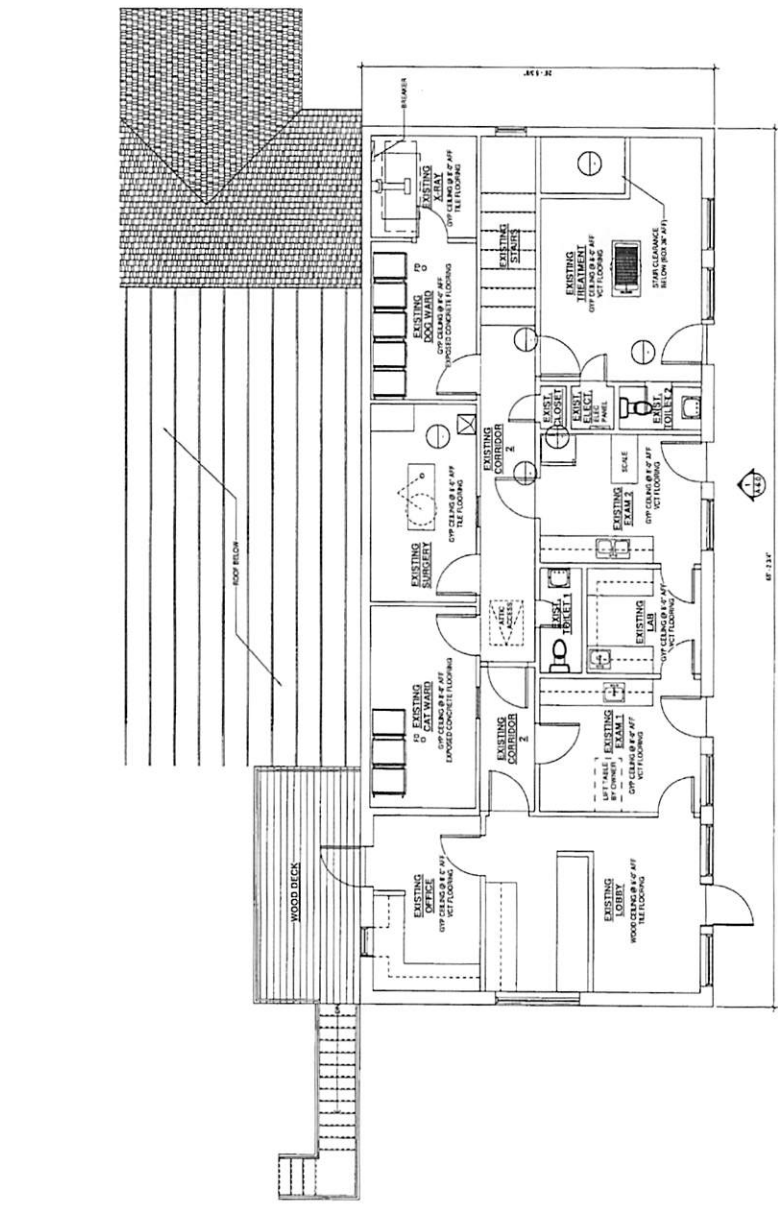
No.	Description	Date

EXISTING SECOND FLOOR PLAN

Project Number: CA0001
 Date Issued: 12/21/2002
 Drawn by: TJA
 Checked by: SAR

A-1.02

Scale: 1/4" = 1'-0"
 Date Plotted: 12/21/2002 1:26:22 PM





BLUE FRIG, LLC
 2111 Edison Gate Dr.
 Marietta, GA 30064
 PHONE: 770.931.4150

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Cahaba Mountain Brook Animal Clinic
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 Vestavia, AL 35243

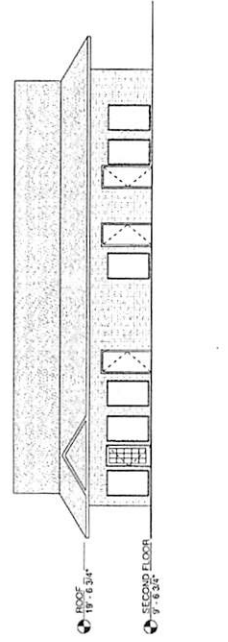
No.	Description	Date

EXISTING EXTERIOR ELEVATIONS

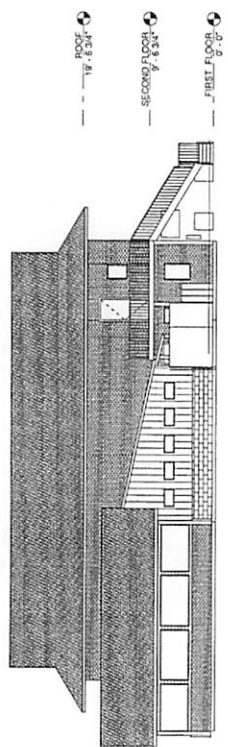
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 Date Issued: 1/27/2023
 Drawn By: IFA
 Checked By: SAR

A-6.0

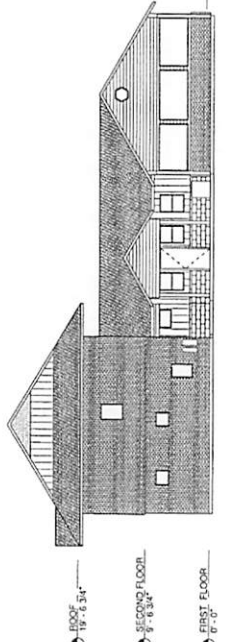
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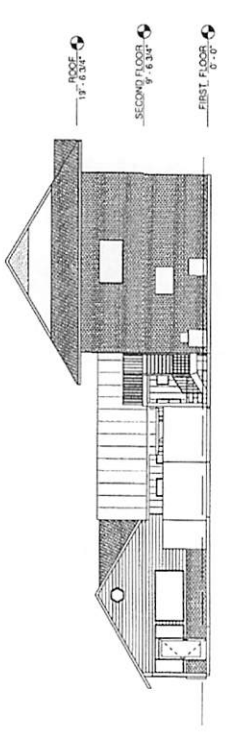
① EXISTING FRONT ELEVATION
 1/8" = 1'-0"



② EXISTING REAR ELEVATION
 1/8" = 1'-0"



③ EXISTING RIGHT-SIDE ELEVATION
 1/8" = 1'-0"



④ EXISTING LEFT-SIDE ELEVATION
 1/8" = 1'-0"



Blue Frog, LLC
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 www.bluefrog.net

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 PRIOR TO COMMENCEMENT OF
 PHASE OF THIS WORK.
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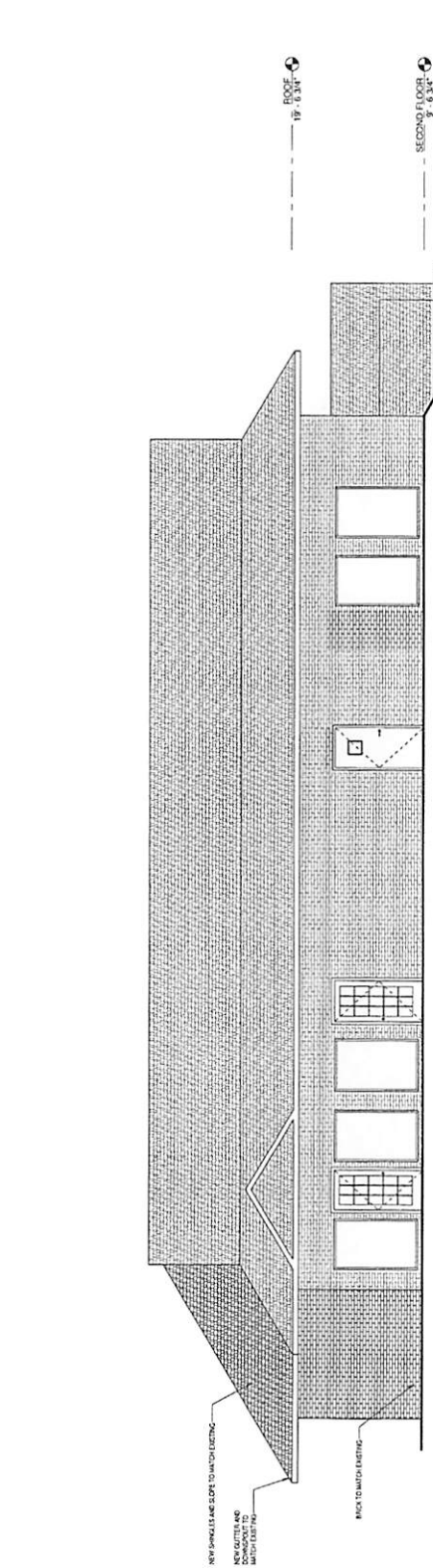
No.	Description	Date

**FRONT AND
 RIGHT SIDE
 ELEVATIONS**

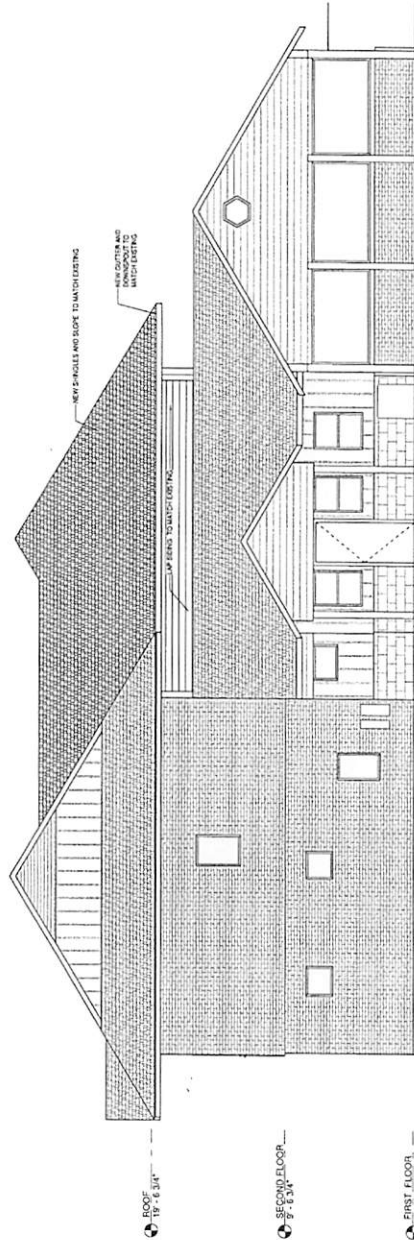
Project Number: CAHQ01
 Date Issued: 1/22/2020
 Drawn By: N/A
 Checked By: SAK

A-6.1

Scale: 1/4" = 1'-0"
 Plot Date: 1/22/2020 1:22:33 PM



② FRONT ELEVATION OPTION 2
 1/4" = 1'-0"



① RIGHT ELEVATION OPTION 2
 1/4" = 1'-0"



Blue Frog, LLC
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 WWW.BLUEFROG.LLC

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Cahaba Mountain Brook Animal Clinic
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 Vestavia, AL 35243

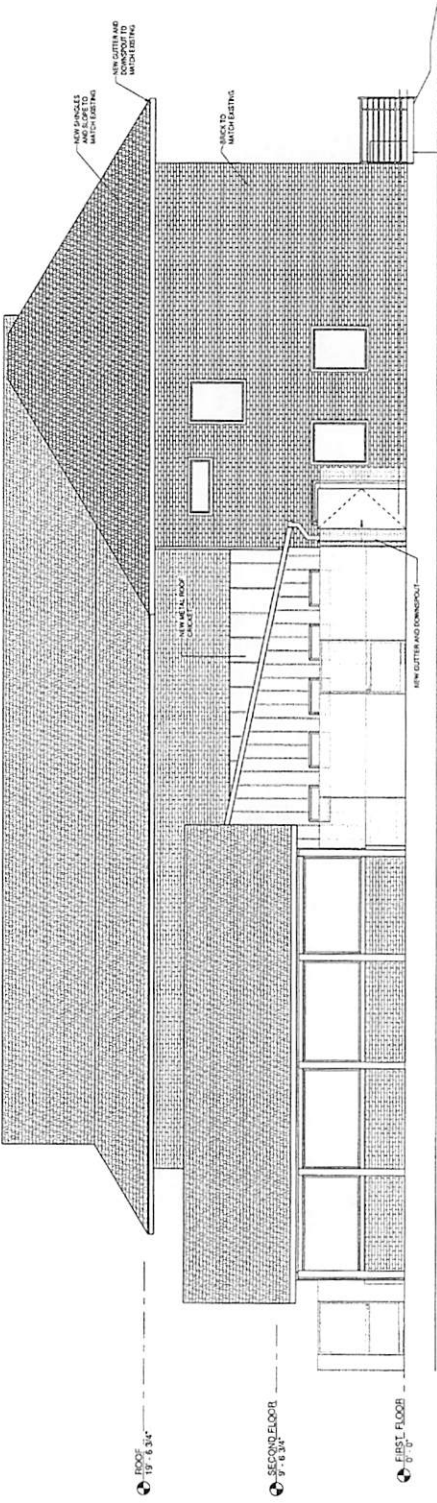
No.	Description	Date

REAR AND LEFT SIDE ELEVATIONS

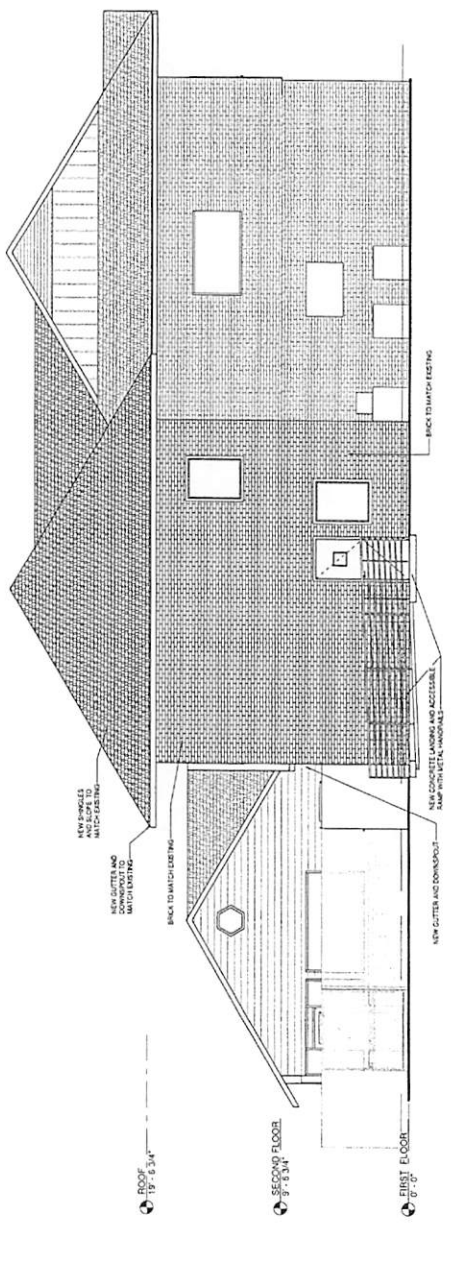
Project Number: GA001
 Date Issued: 12/1/2022
 Drawn by: TIA
 Checked by: SAE

A-6.2

Scale: 1/4" = 1'-0"
 Date Plotted: 12/01/2022 1:20:43 PM



REAR ELEVATION OPTION 2
 1/4" = 1'-0"



LEFT ELEVATION OPTION 2
 1/4" = 1'-0"