

ORDINANCE NUMBER 3211


AN ORDINANCE TO FURTHER AMEND THE ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF VESTAVIA HILLS, ALABAMA, ADOPTED SEPTEMBER 16, 1985, AND AS LAST AMENDED SO AS TO CHANGE THE CLASS OF DISTRICT ZONING OF PROPERTY FROM VESTAVIA HILLS R-1 TO VESTAVIA HILLS O-1

BE IT ORDAINED by the City Council of the City of Vestavia Hills, Alabama, as follows: That the Zoning Ordinance and Zoning Map of the City of Vestavia Hills, Alabama, adopted September 16, 1985, and as last amended so as to change the class of district zoning of the following described property from Vestavia Hills R-1 (low density residential district) to Vestavia Hills O-1 (office park district):

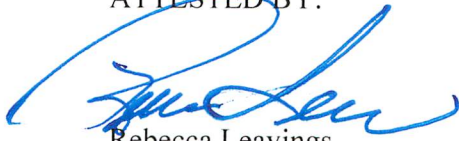
4533 Pine Tree Circle
Lot 20, Topfield Subdivision (MB 42 PG 72)
Kathryn Gentle, Owner(s)

BE IT FURTHER ORDAINED, that said rezoning is conditioned upon the following: (1) said zoning is limited solely for the use professional office only as defined in the Vestavia Hills Zoning Code, as amended; and (2) if the existing building on the property were demolished or destroyed for any reason, any new building shall be limited to two stories and shall be built in a residential style as approved by the City's Design Review Board; and (3) that said zoning shall not become effective until issuance of a Certificate of Occupancy for a professional office building as approved by the City's Building Official, Fire Marshal and Zoning Official and submitted to the Office of the City Clerk.

APPROVED and ADOPTED this the 8th day of April, 2024.


Ashley C. Curry
Mayor

ATTESTED BY:



Rebecca Leavings
City Clerk

CERTIFICATION:

I, Rebecca Leavings, as City Clerk of the City of Vestavia Hills, Alabama, hereby certify that the above and foregoing copy of 1 (one) Ordinance # 3211 is a true and correct copy of such Ordinance that was duly adopted by the City Council of the City of Vestavia Hills on the 8th day of April, 2024 as same appears in the official records of said City.

Posted at Vestavia Hills City Hall, Vestavia Hills Library in the Forest, Vestavia Hills Civic Center and Vestavia Hills New Merkel House this the 13th day of June, 2024.



Rebecca Leavings
City Clerk



City of Vestavia Hills

Planning and Zoning Commission Review and Recommendation



Case Number: RZ-23-13

Representative: Kathryn Crawford Gentle

Owner Name: KCG Property, Inc.

Rep. Address: 3529 Victoria Road

Owner Address: 3529 Victoria Road, Birmingham, Alabama 35223

Project Address: 4533 Pine Tree Circle

Legal Description: Lot 20, according to the Survey of Topfield, as recorded in Map Book 42, Page 72, in the Probate Office of Jefferson County, Alabama.

Parcel ID Number: 28-00-27-4-001-027.00

Current Zoning: R1

Requested Zoning: O1

Intended Purpose: To make the existing structure/house as for my law office for just myself (1 lawyer) and my paralegal that is part time.

MOTION Mr. Weaver made a motion to recommend Rezoning for 4533 Pine Tree Cir. from Vestavia Hills R-1 to Vestavia Hills O-1 with the following conditions:

1. O-1 zoning limited to professional use only;
2. Zoning not complete until Certificate of Occupancy is approved by the Fire Marshall, Chief Building Inspector, Zoning Official and issued;
3. Any new building limited to two stories and constructed in a residential style.

P&Z

Recommendation:

Second was by Mr. Romeo. Motion was carried on a roll call; vote as follows:

Mr. Farrell – yes Ms. Cochran – yes

Mr. Romeo – yes Mr. Weaver – yes

Mr. Maloof – yes Mr. Larson – yes

Motion carried.

Date of P&Z

Meeting:

February 8, 2024

Authorized by:

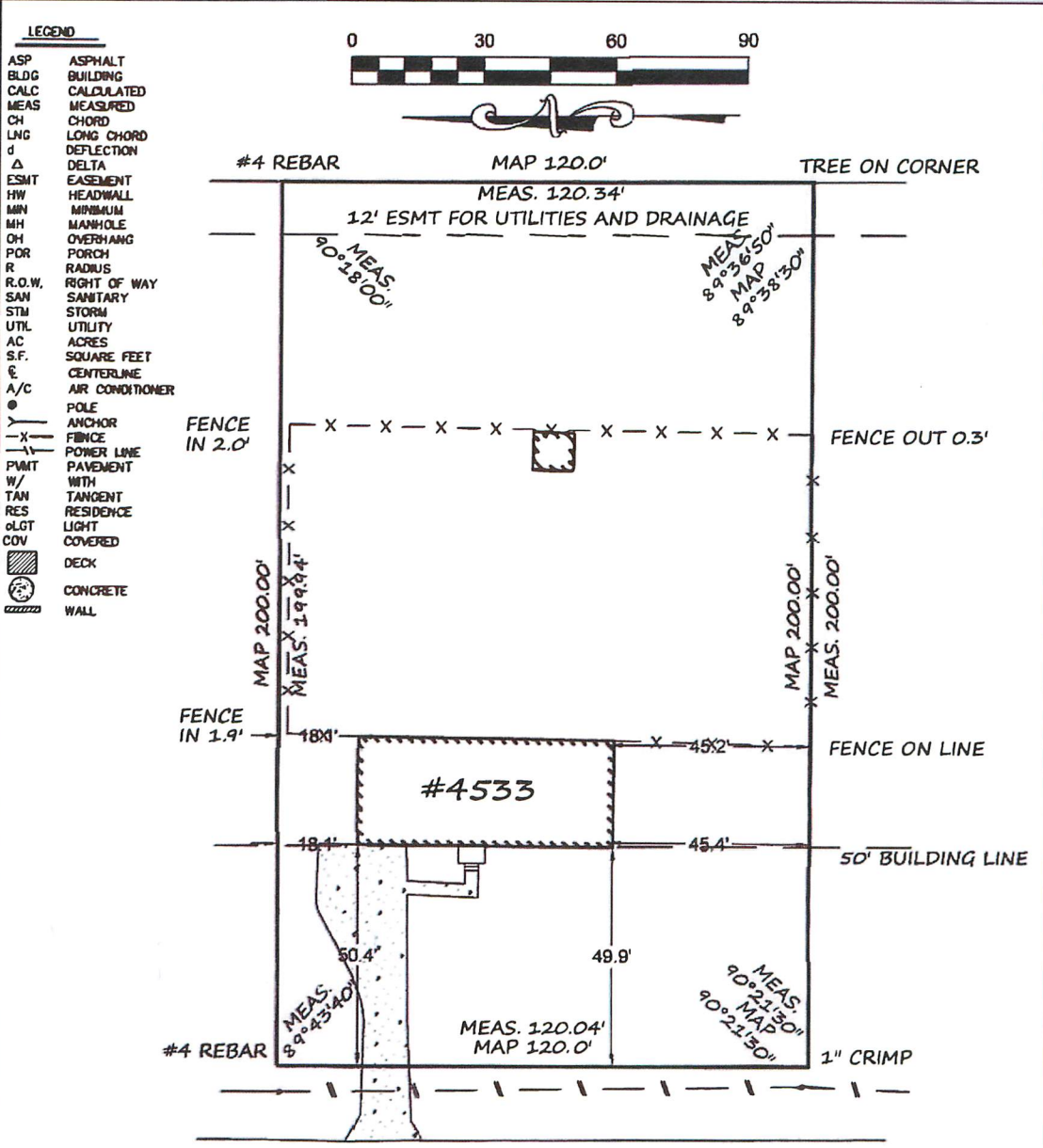
Vestavia Hills Planning and Zoning Commission,
Michael Vercher, Chair

Issued by:

Conrad Garrison, City Planner



CURRENT LANDSCAPE DESIGN OF 4533 PINE TREE CIRCLE
EXHIBIT "A"



PINE TREE CIR.



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 20, TOPFIELD SUBDIVISION, as recorded in Map Book 42, Page 72 in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, according to my survey of MARCH 21, 2023. Survey invalid if not sealed by 7/23.

Order No: 20230516
Purchaser:
Address: 4533 PINE TREE CIR

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

KCG Property, Inc.
4533 Pine Tree Circle
Vestavia, Alabama 35243
Re-Zone Application

SITE PLAN

- NO NEW DEVELOPMENT OR RENOVATION
- USE ALL EXISTING STRUCTURES
- Parking already available with 4 spaces [22' x 8' each]; 11 ft from street
- I bought this property in the name of a holding company that I created and established. I am the only owner. I would like to use this existing house as my law office for myself and one employee/paralegal.
- I am also the only owner of the law firm Crawford Gentle Law, P.C.
- I cleaned up the yard, had the outside painted and the dead fallen tree removed and had the fallen power line that was in the yard removed.

PROPOSED BUSINESS SIGNAGE PLAN:

- 10' from edge of pavement/road
- 20' from adjacent property
- Non-illuminated
- 4' x 2' sign / 2' off ground
- Containing Logo and name of business as seen below:



PROPERTY AT TIME OF PURCHASE:



PROPERTY CURRENTLY:





CERTIFICATE OF OCCUPANCY
DEPARTMENT OF BUILDING SAFETY
CITY OF VESTAVIA HILLS

DATE ISSUED: 5/20/2024

This Certificate is issued pursuant to the requirements of the 2021 International Building Code certifying that at the time of issuance the described work has been inspected for compliance with the various ordinances of the City of Vestavia Hills regulating building construction and/or use and is hereby issued a Certificate of Occupancy. Issuance of this certificate shall not be construed as an approval of a violation of the provisions of the adopted codes or of other ordinances of this jurisdiction.

PROJECT ADDRESS: 4533 Pine Tree Cir.
PERMIT NO: RZ-23-13 & DRB-24-5
TENANT: Crawford Gentle Law, P.C.

PERMIT HOLDER:
Kathryn Gentle
4533 Pine Tree Circle
Vestavia Hills, AL. 35243

PROPERTY OWNER:
KCG Property Inc.
3529 Victoria Road
Birmingham, AL. 35223

DESCRIPTION: Occupancy Change Only
CODE EDITION: 2021 IBC
OCCUPANCY TYPE: Group B
PROPOSED USE: Office
OCCUPANCY LOAD: 10 Occupant Load
CONSTRUCTION TYPE: TYPE VB
FIRE SPRINKLER: NONE
SPECIAL CONDITIONS: This Certificate of Occupancy is to be able to occupy this structure after the re-zoning approval. No building permits were issued for this property.
BUILDING OFFICIAL: KEITH BLANTON

BUILDING OFFICIAL

DATE

FIRE MARSHAL

DATE