

**ORDINANCE NUMBER 3219**

**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 B-2 WITH CONDITIONS**

**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 B-2 (general business district):

4529 Pine Tree Circle  
Lot 21, Topfield Subdivision (MB 42 PG 72)  
Maria Wood, Owner(s)

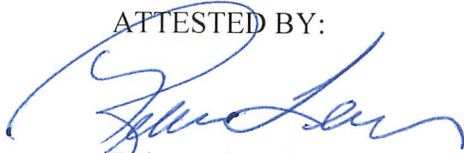
**BE IT FURTHER ORDAINED**, that said rezoning is conditioned upon the following: (1) said zoning is limited to general enclosed retail as defined by the City's Zoning Code, as amended; and (2) if the existing building on the property were demolished or destroyed for any reason, any new building shall 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 20<sup>th</sup> day of May, 2024.



Ashley C. Curry  
Mayor

ATTESTED BY:

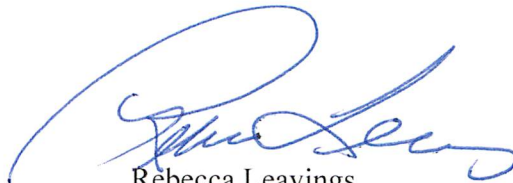


Rebecca Leavings  
City Clerk

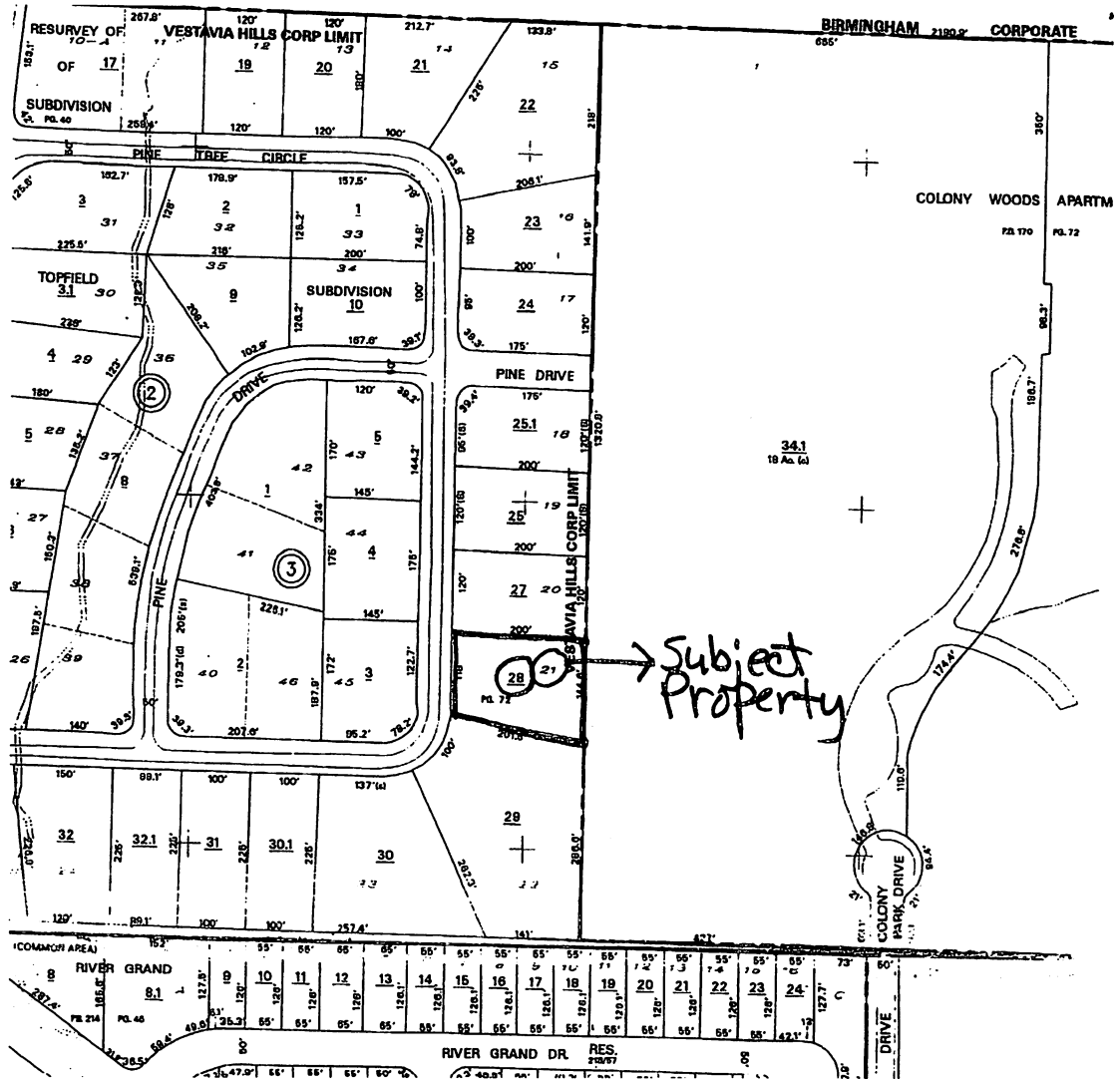
**CERTIFICATION:**

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 # 3219 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 20<sup>th</sup> day of May, 2024 as same appears in the official records of said City.


Posted at Vestavia Hills City Hall, Vestavia Hills Library in the Forest Westavia  
Hills Civic Center and Vestavia Hills New Merkel House this the 24<sup>th</sup> day of  
September, 2024.



Rebecca Leavings  
City Clerk





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# City of Vestavia Hills

Planning and Zoning Commission Review and Recommendation

Case Number: RZ-24-1

Representative:

Owner Name: Maria Wood

Rep.

Address:

Owner Address: 4925 Cahaba Valley Trace / Birmingham,  
AL 35242

Project Address: 4529 Pine Tree Circle

Legal Description: Residential Home being converted to Drapery Shop

Parcel ID Number: 28 00 27 4 001 0258.000

Current Zoning: R-1

Requested Zoning: B-2 with limited uses

Intended Purpose: Renovating a Residential Home to a Drapery Studio

**MOTION** Mr. Larson made a motion to recommend Rezoning for 4529 Pine Tree Cir. from Vestavia Hills R-1 to Vestavia Hills B-2 with the following conditions:

1. B-2 zoning limited to general retail;
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 Ms. Cochran. Motion was carried on a roll call; vote as follows:

Mr. Farrell – yes Ms. Cochran – yes  
Mr. Romeo – yes Mr. Honeycutt– yes  
Mr. Sykes – yes Mr. Larson– yes  
Mr. Vercher– yes  
Motion carried.

Date of P&Z Meeting: April 11, 2024

Authorized by:

Vestavia Hills Planning and Zoning Commission,  
Michael Vercher, Chair

Issued by:

Conrad Garrison, City Planner



CERTIFICATE OF OCCUPANCY  
DEPARTMENT OF BUILDING SAFETY  
CITY OF VESTAVIA HILLS

DATE ISSUED: 8/29/2024

This Certificate is issued pursuant to the requirements of the 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 as stipulated below. 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:** 4529 Pine Tree Cir  
**PERMIT NO:** Res-24-36  
**TENANT:** Mercantile

**PERMIT HOLDER:**  
Maria Wood  
4925 Cahaba Valley Trace  
Birmingham, AL 35242

**PROPERTY OWNER:**  
Maria Wood  
4529 Pine Tree Cir  
VESTAVIA HILLS, AL

**DESCRIPTION:** INTERIOR TENANT BUILD-OUT  
**CODE EDITION:** 2021 IBC  
**OCCUPANCY TYPE:** B  
**PROPOSED USE:** Business  
**OCCUPANCY LOAD:** TOTAL INDOOR OCCUPANTS: 10  
**CONSTRUCTION TYPE:** TYPE V  
**FIRE SPRINKLER:** NONE  
**ARCHITECT:** Eric Wadsworth  
**STIPULATIONS:** NONE  
**SPECIAL CONDITIONS:** NONE  
**BUILDING OFFICIAL:** KEITH BLANTON

*Dillonakotta*  
BUILDING SAFETY REPRESENTATIVE

8/29/2024  
DATE

*Keith Blanton*  
FIRE MARSHAL

8/29/2024  
DATE