

Rezoning Application

Applicant

Primary Location

RZ-24-1

 Maria Wood
 205-223-8858
 @ mariaclairedesigns@hotmail.com

4529 PINE TREE CIR
VESTAVIA HILLS, AL 35243

Submitted On: Mar 7, 2024

Property Information

Subject Property Address

4529 Pine Tree Circle

Tax Parcel ID Number

28 00 27 4 001 0258.000

Legal Description

Residential Home being converted to Drapery Shop

Existing Parking Spaces

0

Proposed Parking Spaces

6

Submission Date

02/06/2024

Type of Project

New Non-Residential Development/use

Action Requested:

From Existing Zoning Classification

Residential

To Requested Zoning Classification

Commercial

For the Intended Purpose of:

Renovating a Residential Home to a Drapery Studio

Acreage of Subject Property

26,200 Sq Ft or .6 acre

Acreage of Property to be Disturbed

0

Setbacks

Front

48.9

Back

200

Side

37.8

Open Space

24832

Lot Coverage Percentage

10

Tree Save Plan - I acknowledge that a if this is a new non-residential development or is a residential development in excess of 3 units, that I am required to submit a tree save plan concurrent with this application (excludes PUDs).

true

Owner Information

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

Property Owner Name

Maria Wood

Company Name

Maria Claire Properties

Owner Address City State Zip

4925 Cahaba Valley Trace / Birmingham, AL 35242

Owner's Phone Number

205-223-8858

Email Address of Owner

mariamckee@bellsouth.net

By checking this box, I hereby affirm that I am the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case. If no authorization is provided, this application cannot be processed.

true

Owner Representative/Responsible Party

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Company Name

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Contact Email of Responsible Party

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Mailing Address of Responsible Party

--

Phone No. of Responsible Party

--

Email Address of Responsible Party

--

Project Engineer Information (if applicable)

Name

--

Company

--

Mailing Address

--

Phone Number

--

Email

--



Feedback



My Color Palette
SW 7541 Grecian Ivory
IMPARE
LORS

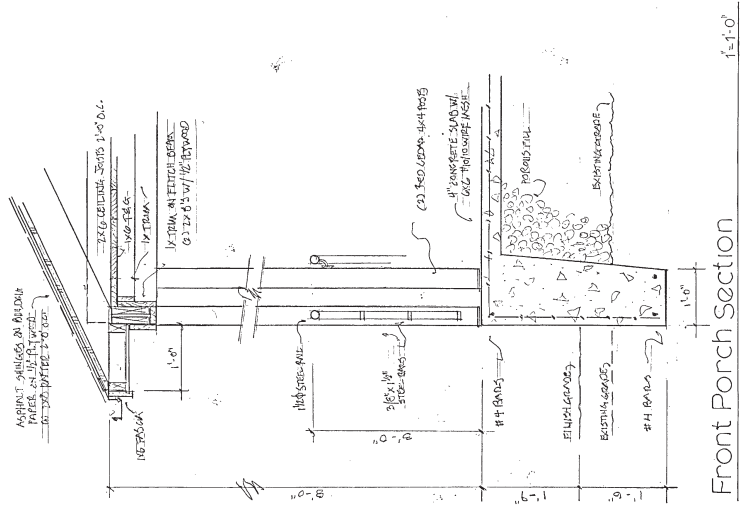
Download Save

A color palette interface. On the left, it says 'My Color Palette' and 'SW 7541 Grecian Ivory'. Below that are the words 'IMPARE' and 'LORS'. The main part of the palette shows a row of color swatches: a light beige (Grecian Ivory), a dark grey, a brown, a dark brown, a grey, a light grey, a dark blue, and a white. At the bottom right, there are 'Download' and 'Save' buttons.

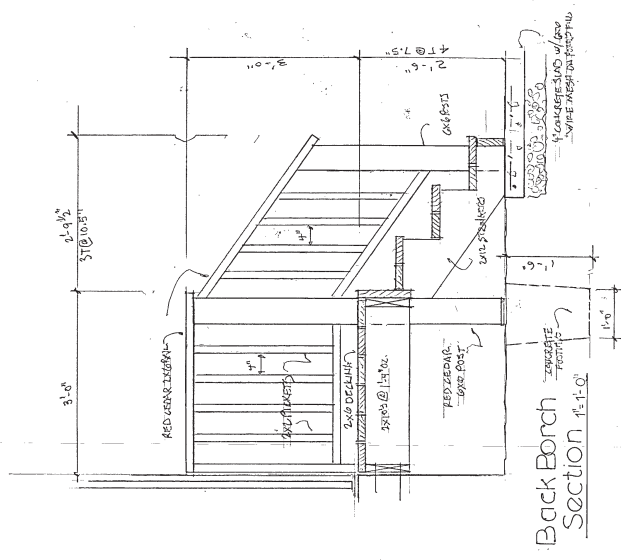


4529 Ping Tree Circle
 Vestavia Hills, AL
 Renovation of the
 Maria Claire Drapery Shop

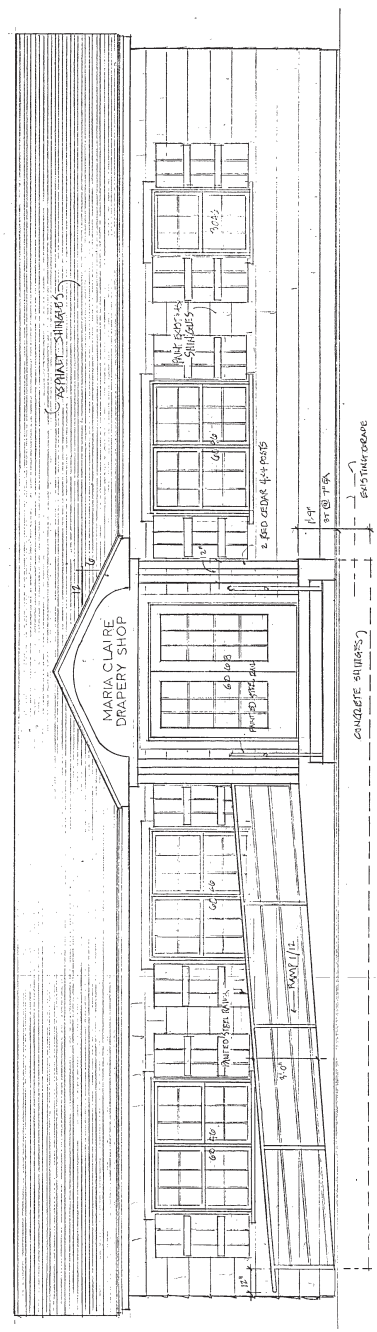
Revisions
Date 2/13/24
Drawn LBP
Check
Tile
East Elevation
Front Porch Section
Back Porch Section
Sheet



Front Porch Section
 1/2" = 1'-0"



Back Porch Section
 1/2" = 1'-0"



East Elevation
 3/8" = 1'-0"



January 17, 2024

RC Roberts Properties
Attn: Mr. Robin Roberts
2700 Al Linn Circle
Birmingham, AL 35244

Re: Structural Drawing
4529 Pine Tree Circle
Vestavia, AL 35243

Dear Mr. Roberts:

At your request, we have prepared the attached drawing with details for installing the recommended 2 ply 18-inch LVL which can be installed in the attic to allow for a smooth ceiling in this area. This beam will be sufficient to carry the anticipated loads. We recommend attaching all ceiling joists and roof bracing to the beam with Simpson brackets or equal. We recommend supporting the ends of the beam with 3-jack studs at each end and we recommend installing new steel columns and footings under each end of the beam in the crawl space. We recommend utilizing 4"x4"x1/4" steel columns with a 6"x8"x1/4" top plate and an 8"x8"x1/4" bottom plate bearing on a 2.5'x2.5'x1' poured concrete footing reinforced by 3-#4 rebar both ways. The columns should be attached to the wood framing with wood screws and to the footing with 2-5/8-inch wedge anchors. Please see the attached drawing for details. All work should be performed to current codes and standards and if any conditions arise that contradict this information, please contact our office immediately. This is part of the design. Should you have any questions, please feel free to contact our office.

This report has been prepared in strict confidence with you as our client. Only you, the person who chose the type of inspection, which was performed, can rely upon the information provided. We owe no duty, obligation, or responsibility to any other third-party beneficiaries. No reproduction or re-use of this report is permitted without express written consent. Further, we will not release this report to anyone without your permission. This letter does not guarantee or imply the proper future performance of the foundation or structure.

I trust this report provides the information requested. If we can be of further service or answer any questions about this report or inspection, please feel free to call our engineer for clarification. There is no additional charge for a reasonable number of phone consultations. Should an additional visit to the home be necessary, however, an additional fee will be charged.

Thank you for the opportunity to be of assistance to you.

Sincerely,


Scott Gibbs, P.E.
AL Reg. 24696



SG/

Independently Owned and Operated

P.O. Box 8071 / Birmingham, AL 35218
O: 205.744.5004



Rezoning Committee,

Due to recent concerns in the Rezoning of 4529 Pine Tree Circle, Vestavia
AL from Residential to Commercial and because of the location, we are
asking for the B2 Classification to be limited to General Enclosed Retail or
Professional Office Use.

Thank You,
Maria Wood / Claire Larkin
205-837-9039