



CITY OF BIRMINGHAM

PUTTING PEOPLE FIRST

DEPARTMENT OF PLANNING, ENGINEERING & PERMITS

December 20, 2019

Randall L. Woodfin
Mayor

Edwin Revell
Director

Fred T. Hawkins
Deputy Director

Denise P. Bell
Deputy Director

Christopher Hatcher
Deputy Director

Darren L. Whitt
Deputy Director

Attn: Shelia M. Chaffin
1309 19th St S
Birmingham AL 35205

RE: 1309 19th St S, Birmingham AL 35205
012800063010002002

ZCL2019-00237

To Whom It May Concern:

The property located at 1309 19th St S, Birmingham AL 35205 is zoned and regulated by the QB-1, Qualified Neighborhood Business District as provided in the Zoning Ordinance of the City of Birmingham (Ord. 15-133 as amended) (Title 3, Chapter 1, Article VI, Section 12 and Title, 2, Article II, Chapter 1, Section 1, in the Zoning Ordinance) and (**ZAC2003-00163 as attached.**) The parcels located north and south of the subject property are zoned CO&I, Contingency Office and Institutional District. The parcels located east of the subject property are zoned B-2, General Business District and west are zoned Q-R7, Qualified Multiple Dwelling District. A **bed and breakfast** is legal and permitted in this zoning district.

The subject property *is not* located within a special flood hazard; however, it is located in the **Five Points South** Commercial Revitalization and Historic District. Any alterations and/or additions to the subject property would need review and approval by the Design Review Committee. There is a rezoning case and Zoning Board of adjustment case associated with this property (**ZAC2003-00163 and ZBA2004-00002 See Attached.**)

If you would like a copy of the approved building plans or permits for this property, including a copy of the site plan or the Certificate of Occupancy or Completion, please contact Nicole May via phone (205)254-2243 or via email Nicole.may@birminghamal.gov

Please review this letter and do not hesitate to call me at (205) 254-2478 if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Angelica Moton".

Angelica Moton
Planning Technician

PUBLISHED POST-ITERS
3-4-04

Case No. ZAC2003-00163

ORDINANCE NO. 1765-G

BE IT ORDAINED by the Council of the City of Birmingham as follows:

Section 1. That the Zoning District Map of the City of Birmingham as described in Section 2., "Zone Districts and Boundaries" of Title I of the Zoning Ordinance of the City of Birmingham, (Ord. 90-130 as amended) be, and said Zone Map hereby is amended by rezoning or redistricting the parcels of land hereinafter in this section described, so as to change such parcels from one class of districts to another class of districts as follows, to wit:

FROM: "C"O&I, CONTINGENCY OFFICE AND INSTITUTIONAL DISTRICT,

TO: "Q"B-1, QUALIFIED NEIGHBORHOOD BUSINESS DISTRICT

Located at 1309 19th Street, South, and situated on Lot 7A, in Block 768, of the Bham Re Blk Subdivision in the SW ¼ of Section 6, Township 18 South, Range 2 West <35205>, more particularly described as follows:

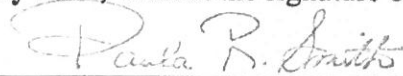
Lot 7-A as shown on the Resurvey of Lot 7, Block 768, Birmingham Survey as recorded in Map Book 115, page 57.

"Q" Conditions:

1. Limiting uses to a Tourist Home (or Bed & Breakfast Inn), and dwellings jointly with other uses or as a primary use, and O&I uses;
2. Submission to and approval by the planning staff of the Department of Planning, Engineering, and Permits of a site development plan to include, but not be limited to, the location and height of all structures; parking; ingress and egress; landscaping; location, size and number of all signs; storm water drainage; buffering and screening; exterior lighting, (all canopy lights shall be recessed in canisters); and the location and screening of solid waste disposal container by a wood fence sufficient in height on all 4 sides with a double wooded gate at the entrance; and screening of all HVAC units and satellite dishes. All on and off site improvements shall be developed and maintained in strict conformance with the approved site development plan. All landscaping, as per the approved landscaping plan, shall be installed prior to the occupancy of the development and shall be maintained in a living condition no less than as installed. Any amendments, additions, deletions, alterations or changes to any of the above listed standards of the approved site development plan, shall require approval of an amendment to the approved site development plan by the planning staff of the Department of Planning, Engineering, and Permits.

Section 2. This Ordinance shall become effective when published as required by law.

Adopted by the Council of the City of Birmingham at its meeting held on **January 27, 2004**, and effective ten days thereafter on the 7th day of **February 2004**, without the signature or veto of the Mayor.



City Clerk

ZONING BOARD OF ADJUSTMENT

CITY OF BIRMINGHAM

CASE NO: ZBA2004-00002 Five Points South

APPLICANT: Robert Thompson, architect 2921 Cahaba Road Birmingham 35223
Phone: 414-1272

OWNER: Ira and Sheila Chaffin

SUBJECT: Variances to allow the establishment of a tourist home (Bed and Breakfast) having 6 off-street parking spaces instead of the 9 spaces required; and to allow a freestanding sign to be located in the front yard instead of being attached to the wall of the building; and to allow an 8' tall trellis structure in the required front yard instead of the 4' maximum height allowed; variances of Article II Section I Article V Section 2 and Article VI Section 8 pursuant to Article VIII Sections 5.2 and 5.3

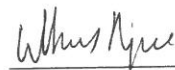
PREMISES: Located at 1309 19th St South and situated on Lot 7A resurvey of Lot 7 Block 768 Birmingham lying in the SW ¼ of Section 6, Township 18S, Range 2W **35205**

BE IT RESOLVED by the Zoning Board of Adjustment of the City of Birmingham, Alabama, that the application of Robert Thompson, Architect, representing Sheila and Ira Chaffin, owners, for Variances to allow the establishment of a tourist home (Bed and Breakfast) having 6 off-street parking spaces instead of the 9 spaces required; and to allow a freestanding sign to be located in the front yard instead of being attached to the wall of the building; and to allow an 8' tall trellis structure in the required front yard instead of the 4' maximum height allowed; variances of Article II Section I Article V Section 2 and Article VI Section 8 pursuant to Article VIII Sections 5.2 and 5.3 for property Located at 1309 19th St South and situated on Lot 7A resurvey of Lot 7 Block 768 Birmingham lying in the SW ¼ of Section 6, Township 18S, Range 2W **35205** according to the Surveyor's Certificate or drawing accompanying the application and marked, "RECEIVED February 12, 2004 ", according to the Zoning Board of Adjustment, Case No. ZBA2004-00002 be, and the same hereby is **GRANTED subject to:**

1. Review by the appropriate zoning inspector to insure compliance with the Board's decision.
2. Compliance with the recommendations of the Design Review Committee.
3. Removal of all other exterior signage on the premises.

I, W. Thomas Magee, Technical Advisor to the Zoning Board of Adjustment of the City of Birmingham, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Zoning Board of Adjustment of the City of Birmingham at its meeting of February 12, 2004 and as same appears of record in the Official Minutes of said Board.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Zoning Board of Adjustment of the City of Birmingham, on this day, February 13, 2004.



W. Thomas Magee
Chief Planner