



**Vestavia Hills
Board of Zoning Adjustment Agenda
August 21, 2025
6:00 PM**

1. Roll Call
2. Approval Of Minutes: July 17, 2025
3. BZA-25-19 **RW Development LLC** is requesting a **Front Setback Variance** for the property located at **2730 Jacobs Road**. The purpose of this request is to reduce the front setback to 40' in lieu of the required 50', to build a house. The property is owned by RW Development LLC and is zoned **Vestavia Hills R-2**.
4. Time Of Adjournment

**CITY OF VESTAVIA HILLS
BOARD OF ZONING ADJUSTMENT**

MINUTES

July 17, 2025

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:

Stephen Greer
Marty Martin, Alt
Vinay Patel, Alt
Tony Renta, Acting Chairman

MEMBERS ABSENT

Rick Rice, Chairman
Loring Jones
Thomas Parchman

OTHER OFFICIALS PRESENT:

Jack Wakefield, Planner/GIS

APPROVAL OF MINUTES

The minutes of June 26, 2025 were presented for approval.

MOTION Motion to dispense with the reading of the minutes of June 26, 2025 was made by Mr. Jones and 2nd was by Mr. Greer. Motion as carried on a voice vote as follows:

Mr. Greer – yes Mr. Patel – yes
Mr. Martin – yes Mr. Renta – yes
Motion carried.

VARIANCE FOR LOCATION OF FENCE

BZA-25-15 **Todd Freed** is requesting a **Variance for Location of Fence in the Front Setback** for the property located at **1791 Vestaview Lane**. The purpose of this request is to build a privacy fence in the front setback. The property is owned by Todd Freed and is zoned **Vestavia Hills R-3**.

Mr. Wakefield explained that this is a request to replace an existing fence in disrepair.

Tom Freed was present for the case and stated that the existing fence is chain length and needs replacing. The corner lot limits placement of the new fence the same location.

Mr. Martin asked where the front setback is on the drawing.

Mr. Wakefield said the ordinance's intent is to not have a fence past the front of the house.

Acting Chairman Renta opened the floor for a public hearing. There being no one present in regard to the request; Acting Chairman Renta closed the public hearing and opened the floor for a motion.

MOTION Motion to APPROVE a Variance for Location of Fence in the Front Setback, for the property located at 1791 Vestaview Lane was made by Mr. Patel and 2nd was by Mr. Greer. Motion was carried on a roll call vote as follows:

Mr. Greer – yes Mr. Patel – yes
Mr. Martin – yes Mr. Renta – yes
Motion carried.

REAR SETBACK VARIANCE

BZA-25-16 **Roddy Sample** is requesting a **Rear Setback Variance** for the property located at **3909 Westminster Lane**. The purpose of this request is to reduce the rear setback to 10' in lieu of the required 20', to roof and screen in a portion of the existing rear deck. The property is owned by Cynthia Sproull and is zoned **Vestavia Hills R-6**.

Mr. Wakefield explained that this is a request to build a cover over an existing deck.

Roddy Sample was present for the case, and stated that roof is needed for shade and usability of the deck. He said that the property line is clipped in the front of the lot, limiting buildable space. He specified specifically the hardship is the odd-shaped lot or irregular property lines.

Mr. Greer asked if the deck was existing.

Mr. Sample clarified that it was.

Acting Chairman Renta opened the floor for a public hearing.

Cynthia Sproull spoke up to her proposal and stated that the current deck is unusable because animals routinely interact with the deck because of its openness.

There being no one present in regard to the request; Acting Chairman Renta closed the public hearing and opened the floor for a motion.

MOTION Motion to APPROVE a 10' Rear Setback Variance to Reduce the Setback to 10' in Lieu of the Required 20'., for the property located at 3909 Westminster Lane was made by Mr. Greer and 2nd was by Mr. Patel. Motion was carried on a roll call vote as follows:

Mr. Greer – yes Mr. Patel – yes
Mr. Martin – yes Mr. Renta – yes
Motion carried

SIDE SETBACK VARIANCE

BZA-25-17 **Trenton Makin** is requesting a **Side Setback Variance** for the property located at **4108 N Cahaba Drive**. The purpose of this request is to reduce the side setback to 3' in lieu of the required 10', to build a covered deck. The property is owned by Trenton Makin and is zoned **Vestavia Hills R-4**.

Mr. Wakefield explained that this is a request to build a covered deck on the side of the house.

Trenton Makin was present for the case and stated that his hardship the proposed deck is the septic system in the rear limiting construction there. He also stated he has talked to the neighbor affected and they are supportive.

Mr. Patel asked where on the drawing the septic system was.

Mr. Makin pointed it out on the screen to Mr. Patel's satisfaction.

Mr. Greer clarified the location of field lines.

Mr. Martin asked how the slope runs on the lot.

Mr. Makin stated that it slopes left to right if you stand at front of house, and then out the back of the lot where field lines run.

Acting Chairman Renta opened the floor for a public hearing. There being no one present in regard to the request; Acting Chairman Renta closed the public hearing and opened the floor for a motion.

MOTION Motion to APPROVE 7' Side Setback Variance to Reduce the Setback to 3' in Lieu of the Required 10', for the property located at 4108 N Cahaba Drive was made

by Mr. Patel and 2nd was by Mr. Martin. Motion was carried on a roll call vote as follows:

Mr. Greer – yes	Mr. Patel – yes
Mr. Martin – yes	Mr. Renta – yes
Motion carried	

At 6:27 PM, Mr. Patel made a motion to adjourn. The meeting adjourned at 6:27 PM.

Jack Wakefield, Planner/GIS



VESTAVIA HILLS

Board of Zoning Adjustment Planners Report

MEETING DATE

August 21, 2025

AGENDA ITEM

BZA-25-19 **RW Development LLC** is requesting a **Front Setback Variance** for the property located at **2730 Jacobs Road**. The purpose of this request is to reduce the front setback to 40' in lieu of the required 50', to build a house. The property is owned by RW Development LLC and is zoned **Vestavia Hills R-2**.

BACKGROUND

10' Front Setback Variance to Reduce the Setback to 40' in Lieu of the Required 50'.

PLANNER'S REVIEW/RECOMMENDATION

The applicant is seeking a front setback variance to build a house. The applicant contends the steep slope on the back half of the lot, causes a hardship. The house needs to be moved forward to push the structure off the rear slope. The lot is also oddly shaped, being twice as wide as it is deep. There has been a neighbor that has reached out concerned about water runoff onto his property, which is down sloped from the subject property. This is zoned Vestavia Hills R-2.

ATTACHMENTS

1. Application
2. Existing Survey
3. Proposed Site Plan
4. Topography Drawing
5. Vicinity Map
6. Previous Variance Approval Minutes
7. Previous Variance Approval Drawing
8. Owner's Affidavit

Jack Wakefield
City Planner



BZA-25-19

Variance Application
Status: Active
Submitted On: 7/3/2025

Primary Location

2730 JACOBS RD
VESTAVIA HILLS, AL 35216

Owner

RW Development LLC
Shades Crest Rd 2021
Vestavia, AL 35216

Applicant

John Mark Rives
 2021 Shades Crest
 @ Rd
 Vestavia, AL 35216

Agenda Information

Agenda Scheduling

August 2025

Comments/Delay/Explanation

Applicant Information

I am filling this out as the

Owner

Billing/Responsible Party

Name

RW Development LLC

Phone #

████████████████████

Address

2021 Shades Crest Rd

City/State/Zip

Vestavia AL 35216

Email



Subject Property Information

Subject Property Address

2730 Jacobs Rd

Legal Description of Subject Property [?](#)

VES FOREST 4TH S 29-36-1 **Book:** 47 **Page:** 12

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 56, Township 18 South, Range 3 West, Jefferson County, Alabama and being more particularly described as follows:

Commence at the SE corner of said 1/4—1/4 section; thence N89°28'45" W a distance of 1026.99' to the Point of Beginning; thence N 89°28'45" W a distance of 137.05' to the easterly right of way line of Jacob's Road; thence N 32°51'33" W along said right of way a distance of 120.06' to the point of a curve to the right with a radius of 948.59', and a central angle of 07°00'28", with a chord bearing of N 29°21'20" W, with a chord length of 115.95', thence along said right of way and said curve an arc length of 116.02'; thence N 71°16'51" E leaving said right of way a distance of 132.42'; thence S 28°28'49" E a distance of 279.59' to the Point of Beginning.

Containing 0.75 acres, more or less.

REASONS FOR REQUEST

Front Setback Variance



Setback Required*

50'

Setback Requested*

40'

Rear Setback Variance

Side Setback Variance

Other Setback Variance

Lot Area Variance

Lot Width Variance

Variance for location of a fence.

Sign Code Variance

A decision of the Zoning Official which the applicant believes to be contrary to the meaning of the Zoning Ordinance.

Other

ZONING

Vestavia Hills Zoning for the subject property is

R2

PROJECT

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

The land is vacant, and a new single family home is being planned to be built. The property was previously approved in 2021 for a front setback variance of 40' in lieu of the required 50'. However, construction was not started prior to the 1 year expiration.

The Variance is being requested due to the undue hardship of terrain, irregular lot shape, and to provide a larger buffer to the neighboring rear property, while aligning with the surrounding properties on Jacobs Rd.

The primary hardship is the terrain sloping away from the road at a 1' drop for every 3' of run. Thus the further the home is from the road, as required by the front setback, the further the terrain falls down, making driveway access more challenging.

The irregular lot shape is over twice as wide (279') than it is deep (132') making the home footprint limited with the existing 30' rear and 50' front setback.

The lot is not very deep, so by requesting a 40' front setback, it would allow the home to be built closer to the street, and allow a larger buffer area to the rear of the home adding privacy between the home and the rear neighbors. The other homes on Jacobs Rd. by this lot are garden home / townhome communities with less than 40' front setbacks.

HARDSHIP

Please answer the following questions regarding hardship and briefly summarize and describe those things which you feel justify the action requested in the box below. 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).*

Front Setback Variance, reducing the front setback to 40' in lieu of the required 50' in the R2 zoning.

Before any variance is granted, the BZA must find that ALL of the following conditions exist. Please describe each of the following details in order for the BZA to determine if these warrants the described hardship.

1. There are extraordinary and exceptional conditions, which are peculiar to the piece of property in question because of its size, shape or topography, that are not applicable to the other lands or structures in the same district. Please explain:*

Correct, the terrain sloping away from the road at a 1' drop for every 3' of run. Thus the further the home is from the road, the further the terrain slopes down, making driveway access an unnecessary hardship.

2. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other owners of property in the District in which the property is located. Please explain:*

Correct, the other homes in the district (Forest Creek Subdivision) were also granted a 40' front setback, when the variance for this property was approved in 2021. The other adjacent homes on Jacobs Rd. are garden homes on Jacobs Cir. or townhomes on St. Margaret's Ct, and both of those communities have less than 40' front setbacks. The neighboring property on Jacobs Rd has less than 40' front setback.

3. All literal interpretations of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by others of property in the district in which the property is located. Please explain:*

Correct, building at the current front setback would entail an overly steep driveway compared to the other properties.

4. The requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare. Please explain:*

Correct, one of the benefits of requesting this variance would be to provide a larger buffer to the rear of the home, and the reduced front setback is aligned with the other homes on Jacobs Rd.

5. The special circumstances are not the intended result of the actions of the applicant (i.e., self-imposed hardship). Please explain:*

Correct

6. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure. Please explain:*

Correct, a 40' front setback is the minimum necessary to make it possible to access the home with still a steep driveway.

7. The no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted or non-conforming use of lands, structures, or building in other districts shall be considered grounds for the issuance of a variance.

8. That a variance will not allow the permanent establishment of a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.*

Correct

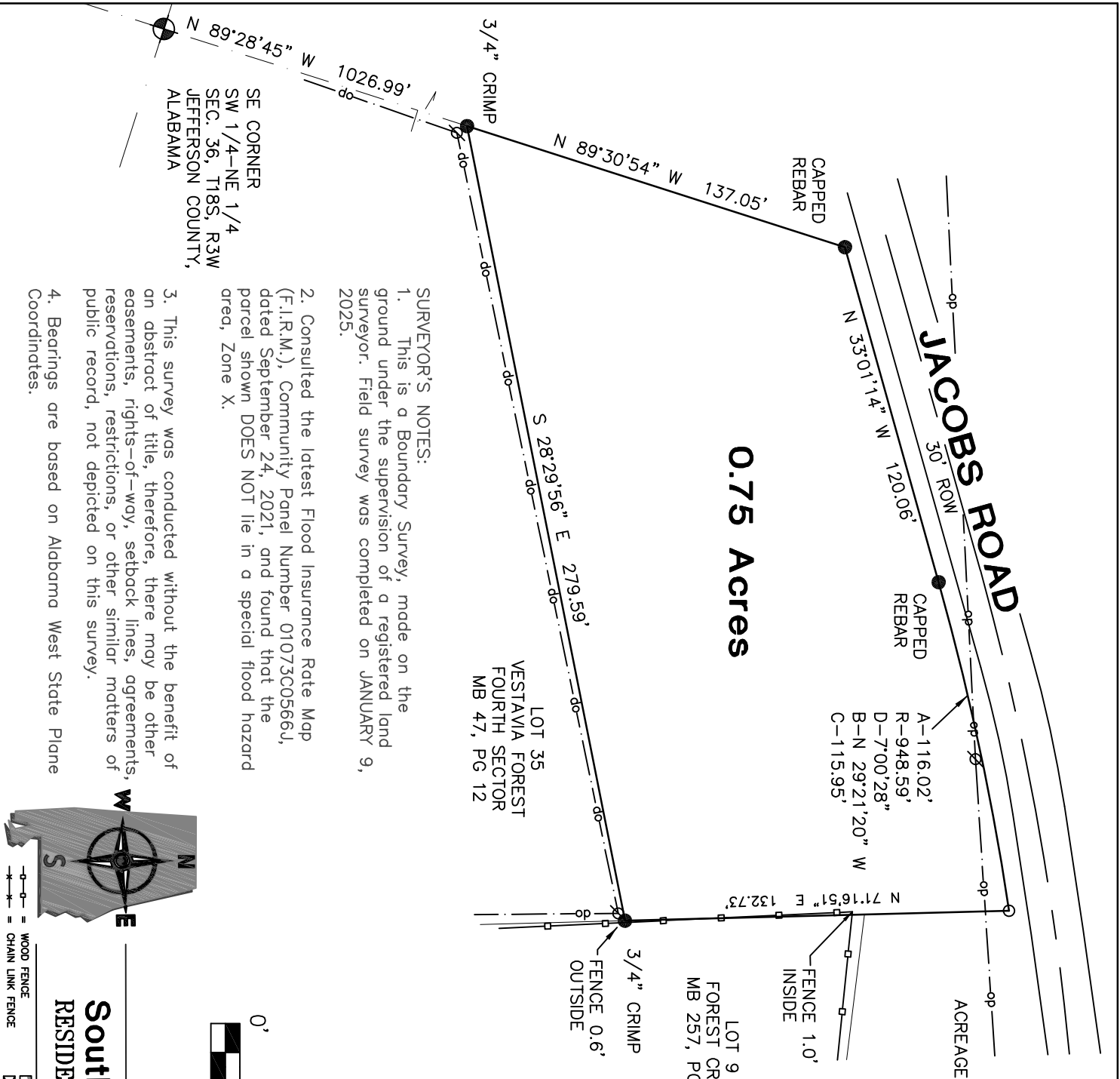
NOTE: In proving that an unnecessary hardship has been imposed on the property as a result of the strict interpretation of this Ordinance, the following conditions cannot be considered pertinent to the determination of whether or not an unnecessary hardship exists: (1) proof that a variance would increase the financial return from land; or (2) personal or economic hardship; or (3) self-imposed hardship. In other words, hardship alone is not sufficient to permit a variance. It must be an "unnecessary hardship." Mere financial loss of a kind, which might be common to all of the property owners in a district, is not an "unnecessary hardship."

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. Simultaneously with the submittal of this application, I am hereby submitting a notarized affidavit signed by the owner of the property in the attachments section of this application. NOTE: Applications cannot be processed without the notarized owners affidavit. Owners authorization may be found on our main page.

Owner Signature

 John Mark Rives
Jul 2, 2025



0.75 Acres

SURVEYOR'S NOTES:
 1. This is a Boundary Survey, made on the ground under the supervision of a registered land surveyor. Field survey was completed on JANUARY 9, 2025.
 2. Consulted the latest Flood Insurance Rate Map (F.I.R.M.), Community Panel Number 01073C00566J, dated September 24, 2021, and found that the parcel shown DOES NOT lie in a special flood hazard area, Zone X.
 3. This survey was conducted without the benefit of an abstract of title, therefore, there may be other easements, rights-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record, not depicted on this survey.
 4. Bearings are based on Alabama West State Plane Coordinates.

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 36, Township 18 South, Range 3 West, Jefferson County, Alabama and being more particularly described as follows:

Commence at the SE corner of said 1/4-1/4 section; thence N89°28'45" W a distance of 1026.99' to the Point of Beginning; thence N 89°28'45" W a distance of 137.05' to the easterly right of way line of Jacob's Road; thence N 32°51'33" W along said right of way a distance of 120.06' to the point of a curve to the right with a radius of 948.59', and a central angle of 07°00'28", with a chord bearing of N 29°21'20" W, with a chord length of 115.95', thence along said right of way and said curve an arc length of 116.02'; thence N 71°16'51" E leaving said right of way a distance of 132.42'; thence S 28°28'49" E a distance of 279.59' to the Point of Beginning.

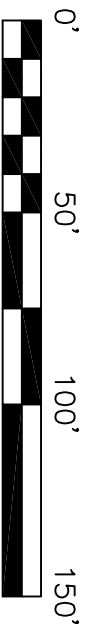
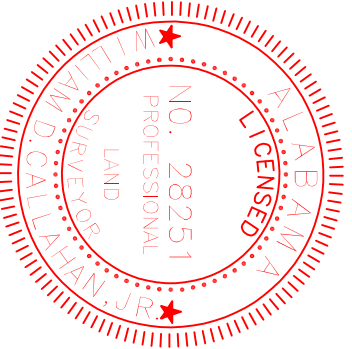
Containing 0.75 acres, more or less.

I hereby state that 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.

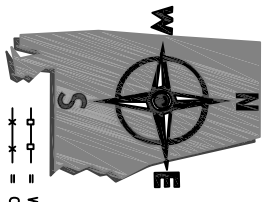
GIVEN UNDER MY HAND AND SEAL, this the 15th day of January, 2025.

William D. Callahan, Jr.

William D. Callahan, Jr., PLS
 AL Reg # 28251



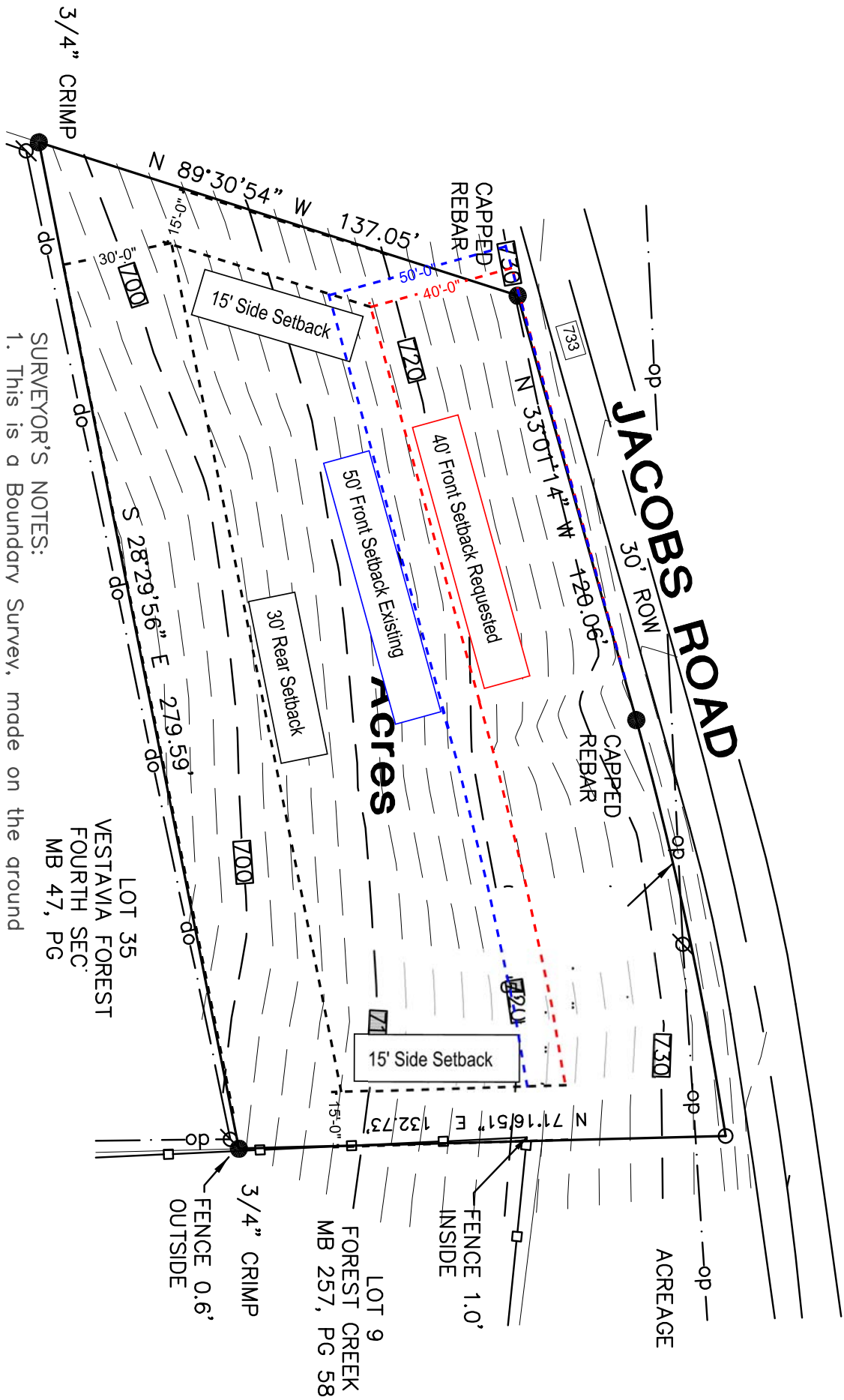
SCALE: 1" = 50'



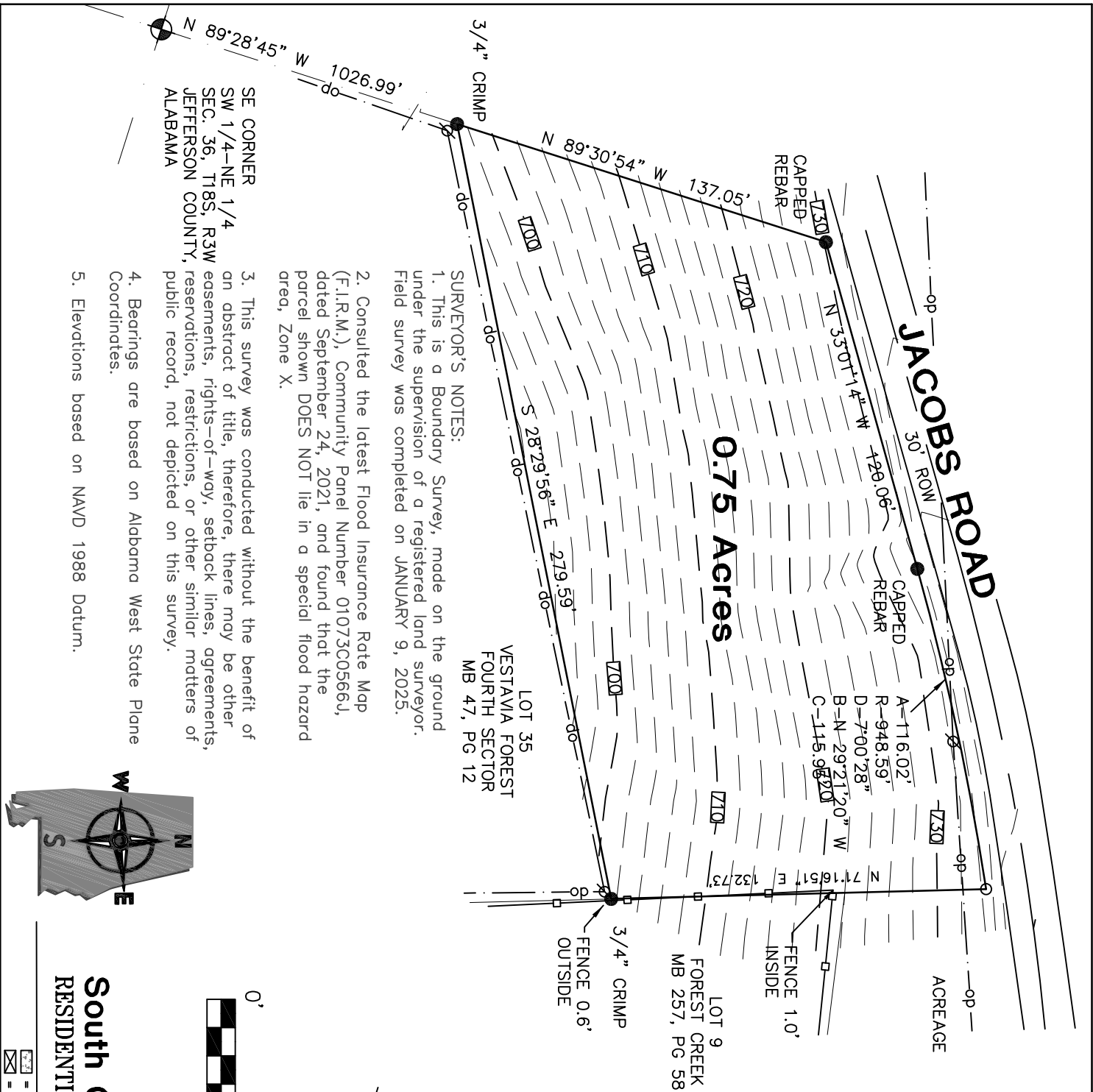
- = ASPHALT
- op— = OPEN GRADE POWER
- = ASPHALT
- = CONCRETE
- = COVERED PORCH/DECK
- = U.T.S. = UNABLE TO SET
- = RECORDED
- = MEASURED
- = M.B.L. = MINIMUM BUILDING LINE
- = CAPPED REBAR SET
- = IRON FOUND (DESCRIPTION)
- = WOOD FENCE
- = CHAIN LINK FENCE

South Central Surveying, LLC
 RESIDENTIAL & COMMERCIAL LAND SURVEYING

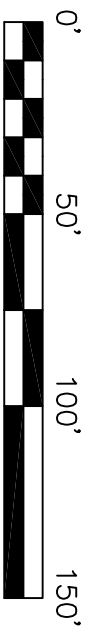
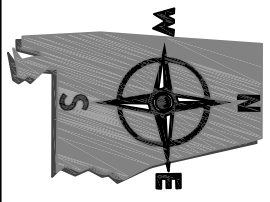
P. O. BOX 917
 ALABASTER, ALABAMA 35007
 PHONE 205-229-1893



SURVEYOR'S NOTES:
 1. This is a Boundary Survey, made on the ground



- SURVEYOR'S NOTES:**
1. This is a Boundary Survey, made on the ground under the supervision of a registered land surveyor. Field survey was completed on JANUARY 9, 2025.
 2. Consulted the latest Flood Insurance Rate Map (F.I.R.M.), Community Panel Number 01073C0566J, dated September 24, 2021, and found that the parcel shown DOES NOT lie in a special flood hazard area, Zone X.
 3. This survey was conducted without the benefit of an abstract of title, therefore, there may be other SEC. 36, T18S, R3W easements, rights-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of JEFFERSON COUNTY, ALABAMA public record, not depicted on this survey.
 4. Bearings are based on Alabama West State Plane Coordinates.
 5. Elevations based on NAVD 1988 Datum.



William D. Callahan, Jr.
 William D. Callahan, Jr., PLS
 AL Reg # 28251



A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 36, Township 18 South, Range 3 West, Jefferson County, Alabama and being more particularly described as follows:

Commence at the SE corner of said 1/4-1/4 section; thence N89°28'45" W a distance of 1026.99' to the Point of Beginning; thence N 89°28'45" W a distance of 137.05' to the easterly right of way line of Jacob's Road; thence N 32°51'33" W along said right of way a distance of 120.06' to the point of a curve to the right with a radius of 948.59', and a central angle of 07°00'28", with a chord bearing of N 29°21'20" W, with a chord length of 115.95', thence along said right of way and said curve an arc length of 116.02'; thence N 71°16'51" E leaving said right of way a distance of 132.42'; thence S 28°28'49" E a distance of 279.59' to the Point of Beginning.

Containing 0.75 acres, more or less.

I hereby state that 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.

GIVEN UNDER MY HAND AND SEAL, this the 15th day of January, 2025.

South Central Surveying, LLC
 RESIDENTIAL & COMMERCIAL LAND SURVEYING

P. O. BOX 917
 ALABASTER, ALABAMA 35007
 PHONE 205-229-1993

CONCRETE
 COVERED PORCH/DECK
 U.T.S. = UNABLE TO SET
 (R) = RECORDED
 (M) = MEASURED
 M.B.L. = MINIMUM BUILDING LINE
 (O) = CAPPED REBAR SET
 (●) = IRON FOUND (DESCRIPTION)
 ASPH. = ASPHALT



Steelemont Subdivision

Garden Homes across the street

adjacent 2413 Jacobs Rd. has a 34' front setback

Forest Creek Subdivision with 40' front setback to the side

Subject Property

Front setback variance to provide larger buffer from this home

Town Homes across the street

Cross Gate Subdivision

CITY OF VESTAVIA HILLS

BOARD OF ZONING ADJUSTMENT

AGENDA

June 17, 2021

6:00 P.M.

Roll Call.

Approval of Minutes: May 20, 2021.

- (2) **BZA-0521-12** Jennifer Burks is requesting a **Side Setback Variance** for the property located at **913 Haviland Drive**. The purpose of this request is to reduce the side setback to 7' in lieu of the required 15' to build a carport addition. The property is owned by Jennifer Burks and is zoned Vestavia Hills R-2.

- (1) **BZA-0521-13** Andrew and Julie Craft are requesting a **Front & Side Setback Variance** for the property located at **2019 Hickory Road**. The purpose of this request is to reduce the front setback to 30' in lieu of the required 50' & to reduce the side setback to 5' in lieu of the required 15', to build multiple additions. The property is owned by Andrew and Julie Craft and is zoned Vestavia Hills R-2.

- (3) **BZA-0621-22** Matt Lemen is requesting a **Front and Rear Setback Variance** for the property located at **312 Sunset Drive**. The purpose of this request is to reduce the front setback to 27' in lieu of the required 60' & to reduce the rear setback to 22' in lieu of the required 30', to build multiple additions. The property is owned by Matt Lemen and is zoned Vestavia Hills R-1.

Time of Adjournment.

MOTION Motion to approve a variance for the location of a fence in the front setback, with the stipulation that the vegetation be removed according to staff recommendation, for the property located at 2136 Woodhue Circle was made by Mr. Jones and 2nd was by Mr. Renta. Motion was carried on a roll call vote as follows:

Mr. Jones – yes Mr. Renta– yes
Mr. Holley – yes Chairman Rice – yes
Motion carried

SIDE SETBACK VARIANCE

BZA-0521-17 Ann Rayburn is requesting a **Side Setback Variance** for the property located at **1920 Southwood Road**. The purpose of this request is to reduce the side setback to 11’ in lieu of the required 15’ to build a garage addition. The property is owned by the Ann Rayburn 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.

Jack Stevens was present for the case and stated that the topography caused a hardship.

Chairman Rice 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 4’ side setback variance to reduce the setback to 11’ in lieu of the required 15’, for the property located at 1920 Southwood Road was made by Mr. Jones and 2nd was by Mr. Renta. Motion was carried on a roll call vote as follows:

Mr. Jones – yes Mr. Renta– yes
Mr. Holley – yes Chairman Rice – yes
Motion carried

FRONT SETBACK VARIANCE

BZA-0521-18 RW Development is requesting a **Front Setback Variance** for the property located at **2700 Vestavia Forest Drive & 2730 Jacobs Road**. The purpose of this request is to reduce the front setback to 40’ in lieu of the required 50’, to group homes closer to the street. The property is owned by the RW Development 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.

Eric Wade was present for the case and stated the encroachment into the setback came about for a number of reasons: topography, addressing neighbor concerns, minimize water displacement, and buffer in rear.

Mr. Renta asked if this would be for all nine lots and Mr. Wade said yes.

Chairman Rice opened the floor for a public hearing.

Joe Estes (2712 Southview Drive) asked about the overall elevation of homes and buffer depth. He had no concerns after looking at plans during hearing.

Sergey Mirov (2413 Jacobs Road) asked where the homes would be located. Mr. Wade stated close to the creek as possible.

There being no one else present in regard to the request, Mr. Rice closed the public hearing and opened the floor for a motion.

MOTION Motion to approve a 10’ front setback variance to reduce the setback to 40’ in lieu of the required 50’, for the property located at 2700 Vestavia Forest Drive and 2730 Jacobs Road was made by Mr. Jones and 2nd was by Mr. Renta. Motion was carried on a roll call vote as follows:

Mr. Jones – yes

Mr. Renta– yes

Mr. Holley – yes

Chairman Rice – yes

Motion carried

VARIANCE FOR LOCATION OF A FENCE

BZA-0521-19

Scott and Lori Planson are requesting a **Variance for the Location of a Fence** for the property located at **3056 Asbury Park Place**. The purpose of this request is to build a fence in the in the front setback. The property is owned by the Scott and Lori Planson and is zoned Vestavia Hills R-8.

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.

Scott Planson was present for the case and stated the hardship was a corner lot.

Chairman Rice opened the floor for a public hearing.

PRELIMINARY

REVISIONS

DRAWN BY:	CLG
CHECKED BY:	WHL
PROJECT NO.:	JMRV00001
CAD FILE:	C10 PLOT LAYOUT.DGN
DATE:	MAY 11, 2021

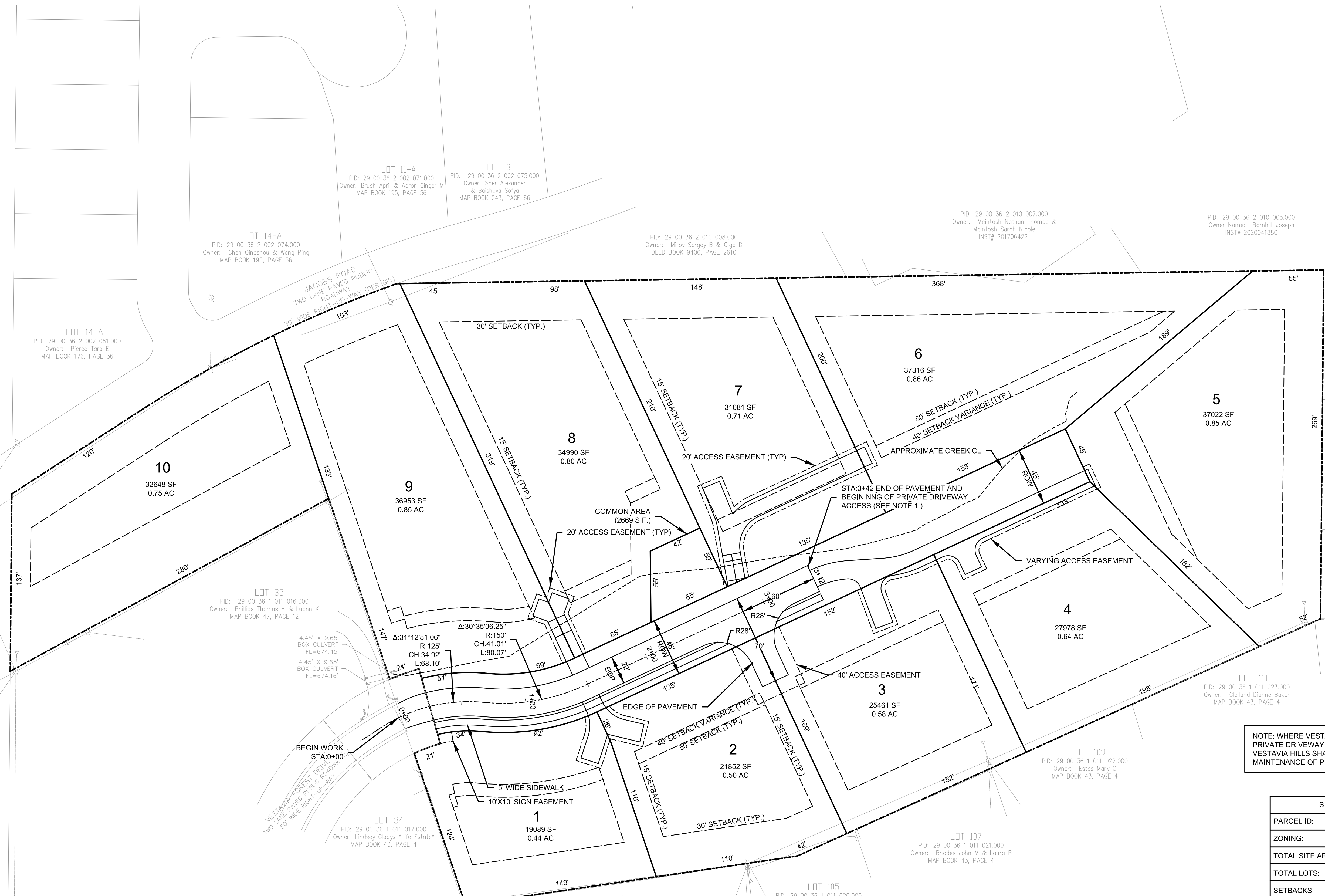
PROJECT: 2700 VESTAVIA FOREST DR. DEVELOPMENT VESTAVIA HILLS, ALABAMA

TITLE: PRELIMINARY PLAT

120 BISHOP CIRCLE, SUITE 300
 PELHAM, AL 35124
 TEL - (205) 403-9158
 FAX - (205) 403-9175

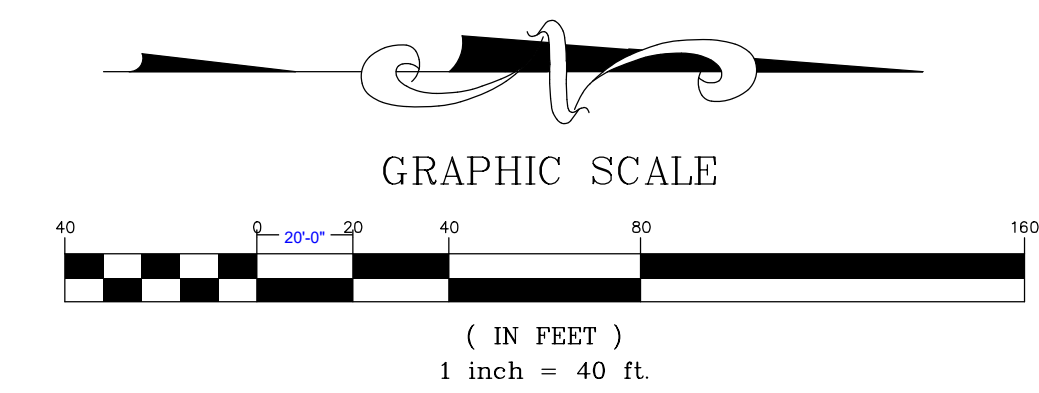
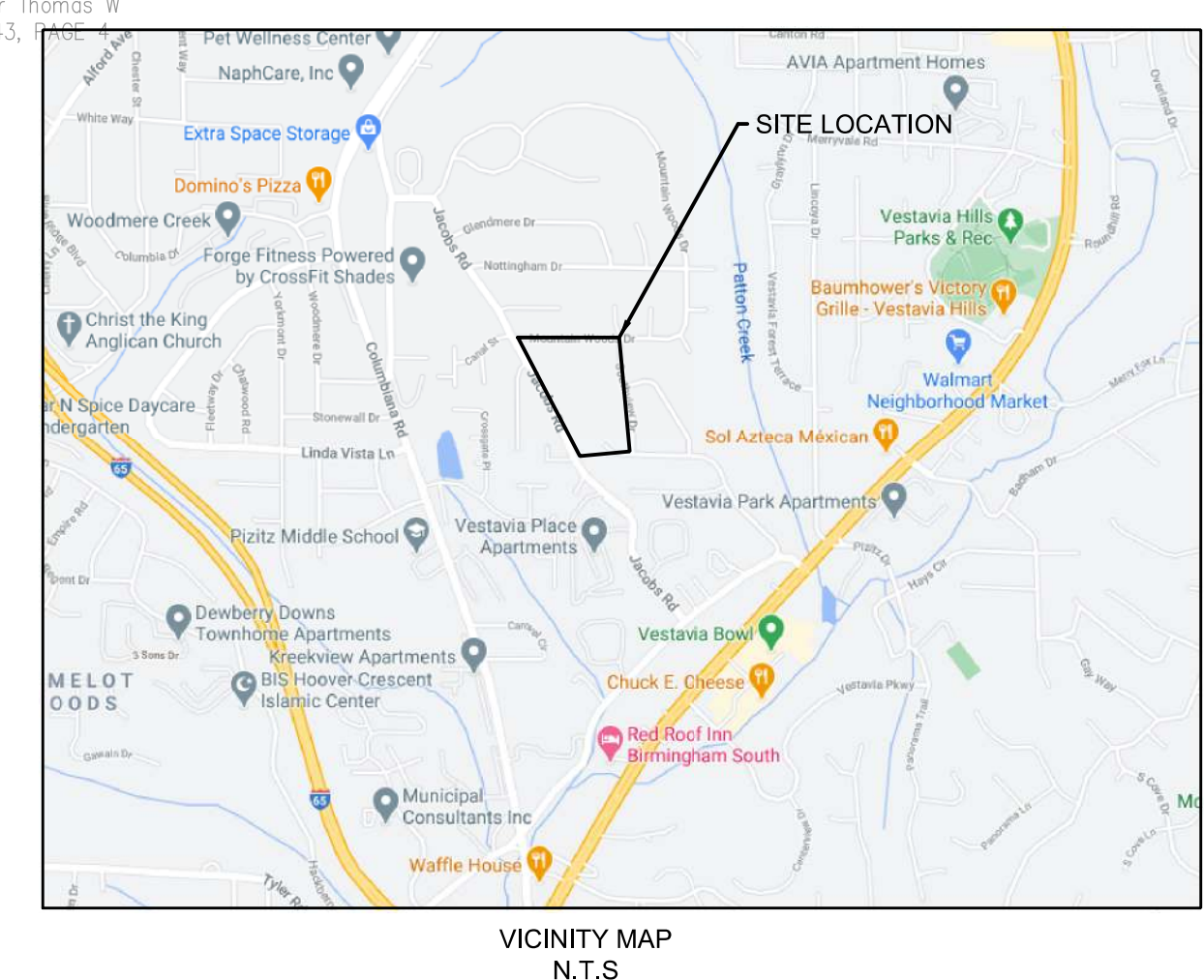
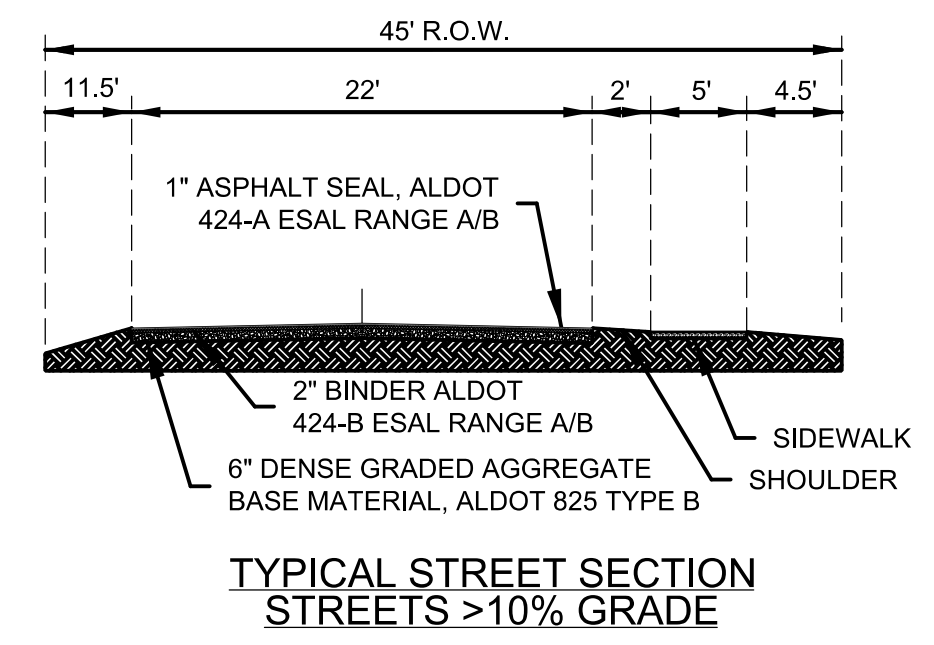
BDG
 ENGINEERING DESIGN GROUP, LLC
 CIVIL ENGINEERING - LAND SURVEYING
 (205) 403-9158

SHEET NO. C1.0



NOTE: WHERE VESTAVIA FOREST DRIVE ENDS AND PRIVATE DRIVEWAY ACCESS BEGINS CITY OF VESTAVIA HILLS SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVEWAY ACCESS.

SITE DATA TABLE	
PARCEL ID:	29 00 36 1 011 005.000
	29 00 36 1 011 006.000
ZONING:	R-2
TOTAL SITE AREA:	±7.61 ACRES
TOTAL LOTS:	10 LOTS
SETBACKS:	FRONT- 40' (VARIANCE)
	REAR- 30'
	SIDE- 15'
MINIMUM LOT WIDTH:	100'
MINIMUM LOT AREA:	15,000 S.F.
MAXIMUM BUIDLING HEIGHT:	35' OR 2.5 STORIES, WHICHEVER IS LESS





**City of Vestavia Hills
Office of the City Clerk**

OWNER AFFIDAVIT (This form must be notarized):

I do hereby declare that the following statements are correct concerning the subject property located at: 2730 Jacobs Rd., Vestavia Hills, Alabama and that statements submitted in my application are true and that I am: *(please check all that apply).*

the Property Owner and representing myself in said request.

___ the Property Owner, but I am authorizing a Representing Agent by the name of: _____ to represent me in the following request:

And am requesting: (please check)

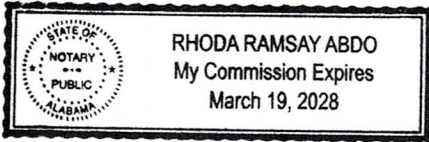
- | | |
|--|--|
| <input type="checkbox"/> Rezoning Request | <input checked="" type="checkbox"/> Request for Variance |
| <input type="checkbox"/> Preliminary Plat Approval | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Final Plat Approval | <input type="checkbox"/> Design Review Approval |
| <input type="checkbox"/> Conditional Use Approval | |

Signed:  7-2-25
Owner Signature/Date
John Mark Riles Member RW Development LLC

STATE OF ALABAMA
COUNTY OF Jefferson

Given under my hand and seal
this 2nd day of JULY, 2025

Rhoda Ramsay Abdo
Notary Public



My commission expires 19th day of March, 2028.