



**Vestavia Hills  
Board of Zoning Adjustment Agenda  
October 16, 2025  
6:00 PM**

1. Roll Call
2. Approval Of Minutes: September 19, 2025
3. BZA-25-18     **Jacob Hall** is requesting a **Rear Setback Variance** for the property located at **2504 Plantation Point Ln.** The purpose of this request is to reduce the rear setback to 10' in lieu of the required 30', to build a main level primary suite addition. The property is owned by Jacob Hall and is zoned **Vestavia Hills R-2.**
4. BZA-25-21     **Kanti Sunkavalli** is requesting a **Parking Variance** for the property located at **633 Montgomery Highway.** The purpose of this request is to reduce the number of parking spaces required. The property is owned by Baker Crow and is zoned **Vestavia Hills B-1.**
5. Time Of Adjournment

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

**September 18, 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:**

- Rick Rice, Chairman
- Loring Jones
- Marty Martin, Alt
- Thomas Parchman
- Tony Renta

**MEMBERS ABSENT**

- Stephen Greer
- Vinay Patel, Alt

**OTHER OFFICIALS PRESENT:**

- Jack Wakefield, Planner/GIS

**APPROVAL OF MINUTES**

The minutes of August 21, 2025 were presented for approval.

**MOTION** Motion to dispense with the reading of the minutes of August 21, 2025 was made by Mr. Martin and 2<sup>nd</sup> was by Mr. Renta. Motion as carried on a voice vote as follows:

- Mr. Jones – yes
- Mr. Martin – yes
- Mr. Parchman – yes
- Motion carried.
- Mr. Renta – yes
- Chairman Rice – yes

**VARIANCE EXTENSION FOR SIDE SETBACK VARIANCE**

**BZA-24-11** **Cory Reamer** is requesting a **Side Setback Variance** for the property located at **2469 Shades Crest Road**. The purpose of this request is to reduce the side setback to 15' in lieu of the required 17', to build a covered porch in back of house. The property is owned by Cory Reamer and is zoned **Vestavia Hills R-1**.

Mr. Wakefield explained that this is a request to extend a previously approved variance.

Cory Reamer, 2469 Shades Crest Road, was present for the case and stated that his hardship is the corner lot, along with a storm drain that runs down the front of the property pushing the house far back into the lot.

Mr. Martin asked clarification on the side setback portion of the variance.

Mr. Wakefield stated that we set the rear setback of a corner lot based on the most narrow frontage. The narrowest frontage designates the portion of the yard requiring the variance as the side yard, even though it is in the back of the house.

No further questions from the Board.

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

**MOTION** Motion to APPROVE a Variance Extension, for the property located at 2469 Shades Crest 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. Martin – yes	Chairman Rice – yes
Mr. Parchman – yes	
Motion carried.	

At 6:14 PM, Mr. Jones made a motion to adjourn. The meeting adjourned at 6:14 PM.

Jack Wakefield, Planner/GIS



VESTAVIA HILLS

## **Board of Zoning Adjustment Planners Report**

### **MEETING DATE**

October 16, 2025

### **AGENDA ITEM**

BZA-25-18 **Jacob Hall** is requesting a **Rear Setback Variance** for the property located at **2504 Plantation Point Ln.** The purpose of this request is to reduce the rear setback to 10' in lieu of the required 30', to build a main level primary suite addition. The property is owned by Jacob Hall and is zoned **Vestavia Hills R-2.**

### **BACKGROUND**

20' Rear Setback Variance to Reduce the Setback to 10' in Lieu of the Required 30.

### **PLANNER'S REVIEW/RECOMMENDATION**

The applicant is seeking a rear setback variance to build a master suite addition to the home. The applicant contends the narrow corner lot causes a hardship. This proposed addition is technically on the side of the house, but is in the rear yard given the lot's narrowest frontage. Engineering has reached out to the applicant regarding the impervious coverage, which the applicant has acknowledged. This is zoned Vestavia Hills R-2.

### **ATTACHMENTS**

1. Application
2. Engineering Review
3. Current Survey
4. Proposed Drawing
5. Owner's Affidavit

Jack Wakefield  
City Planner



### BZA-25-18

Variance Application  
Status: Active  
Submitted On: 7/1/2025

### Primary Location

729 KENDALL DR  
VESTAVIA HILLS, AL 35226

### Owner

Jacob Hall  
Plantation Point Ln 2504  
Plantation Point Ln Vestavia,  
AL 35226

### Applicant

Jacob Hall  
 256-673-0612  
 jhall711@gmail.com  
 2504 Plantation Point Ln  
Vestavia, AL 35226

## Agenda Information

### Agenda Scheduling

October 2025

### Comments/Delay/Explanation

## Applicant Information

I am filling this out as the

Owner

## Billing/Responsible Party

Name	Phone #
Jacob Hall	2566730612

Address	City/State/Zip
2504 Plantation Point Ln	Vestavia, Al 35226

**Email**

jhall711@gmail.com

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## Subject Property Information

**Subject Property Address**

2504 Plantation Point Ln Vestavia, Al  
35226

**Legal Description of Subject Property** ?

lot 8, plantation point, Map Book 155 Page 51

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## REASONS FOR REQUEST

**Front Setback Variance**

**Rear Setback Variance**

**Setback Required\***

30'

**Setback Requested\***

10'

**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

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## ZONING

Vestavia Hills Zoning for the subject property is

R-2

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## PROJECT

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

adding a main level primary suite addition to the left exterior of the home. This is a corner lot so I am limited on where I am able to add on the addition.

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## 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).\***

This is a corner lot and we desire to add a primary suite to the main level as all our bedrooms are upstairs. In order to achieve a primary suite on the main level we must add on to the existing structure and the addition would be approximately 5ft from the property line.

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:\***

This is a corner lot so it is limited on where I can build

**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:\***

I will have no special privileges that were denied others.

**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:\***

Yes as a corner lot I am deprived of what the rights commonly enjoyed by others.

**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:\***

This is meant to provide additional value to the home by adding an additional 600 sqft and therefore help enhance the community value.

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

Nothing is self imposed.

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

Yes. I used the minimum width of the addition to add the primary suite to limit the encroachment over the setback by as little as possible.

**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.\*

Everything is meant to be in compliance with the intent of the ordinance.

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."

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## 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

✓ Jacob Hall  
Jul 1, 2025



## Engineering Review

Record No.BZA-25-18

**Status** Completed

**Became Active** September 2, 2025

**Assignee** Ethan Fisher

**Due Date** None

## Messages

**Ethan Fisher**

September 5, 2025 at 11:14 am

The allowable impervious lot coverage is 30%. It appears that the proposed addition pushes the impervious area past that.

Please provide an exhibit showing that the area is below the 30% threshold or a plan to offset the additional impervious area during permitting.

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**Jacob Hall**

September 5, 2025 at 5:40 pm

Ok. I'll get the engineer to do the calculation. Also I will be out of town in the 18th so I need to push back my review to October.

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**Jacob Hall**

September 30, 2025 at 2:11 pm

I have uploaded the engineer drawing of the proposed addition as well as a complete as built survey

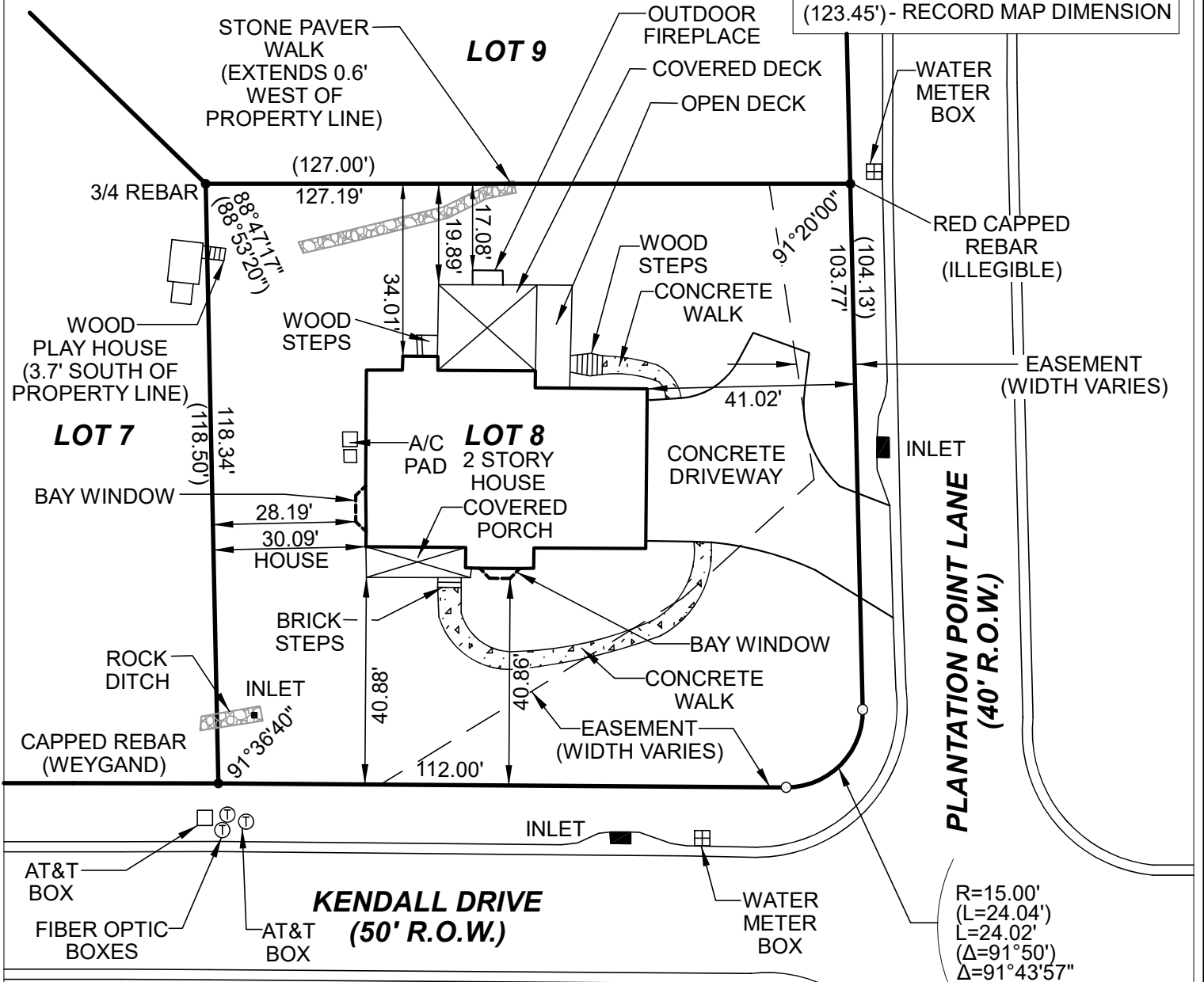
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NORTH ARROW SHOWN IS BASED ON ALABAMA WEST ZONE STATE PLANE

SITE ADDRESS:  
2504 PLANTATION POINT LANE  
VESTAVIA HILLS, AL 35226

ALL IPS ARE CAPPED  
AND STAMPED  
"ALA ENG CA-708-LS"

LEGEND	
L	- LENGTH
R	- RADIUS
R.O.W.	- RIGHT-OF-WAY
△	- CENTRAL ANGLE
TAN	- TANGENT
CL	- CENTERLINE
●	- IRON PIN FOUND
○	- IRON PIN SET
123.45'	- SURVEYED DIMENSION
(123.45')	- RECORD MAP DIMENSION



SCALE: 1"=30'  
Asbuilt Survey

State of Alabama,  
Jefferson County,



I, Robert W. Easley, IV, a Registered Land Surveyor in the State of Alabama 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 for the following described property:

Lot 8 according to the survey of Plantation Point as recorded in Map Book 155, Page 51 in the office of the Judge of Probate, Jefferson County, Alabama.

I further state that there are no rights of way, easements or joint driveways over or across said land visible on the surface except as shown, that there are no electric or telephone wires (excluding those which serve the premises only) or structures or supports thereof, including poles, anchor or guy wires on or over said property except as shown; that there are no encroachments except as shown; that the improvements are located as shown above. No underground utilities have been located.

According to my field survey this the 30th day of July, 2025.

Alabama Engineering Co., Inc.  
1214 Alford Avenue  
Hoover, Alabama 35226  
Phone: (205) 803-2161  
Fax: (205) 803-2162

*Robert W. Easley, IV*

Robert W. Easley, IV  
Alabama License No 38795



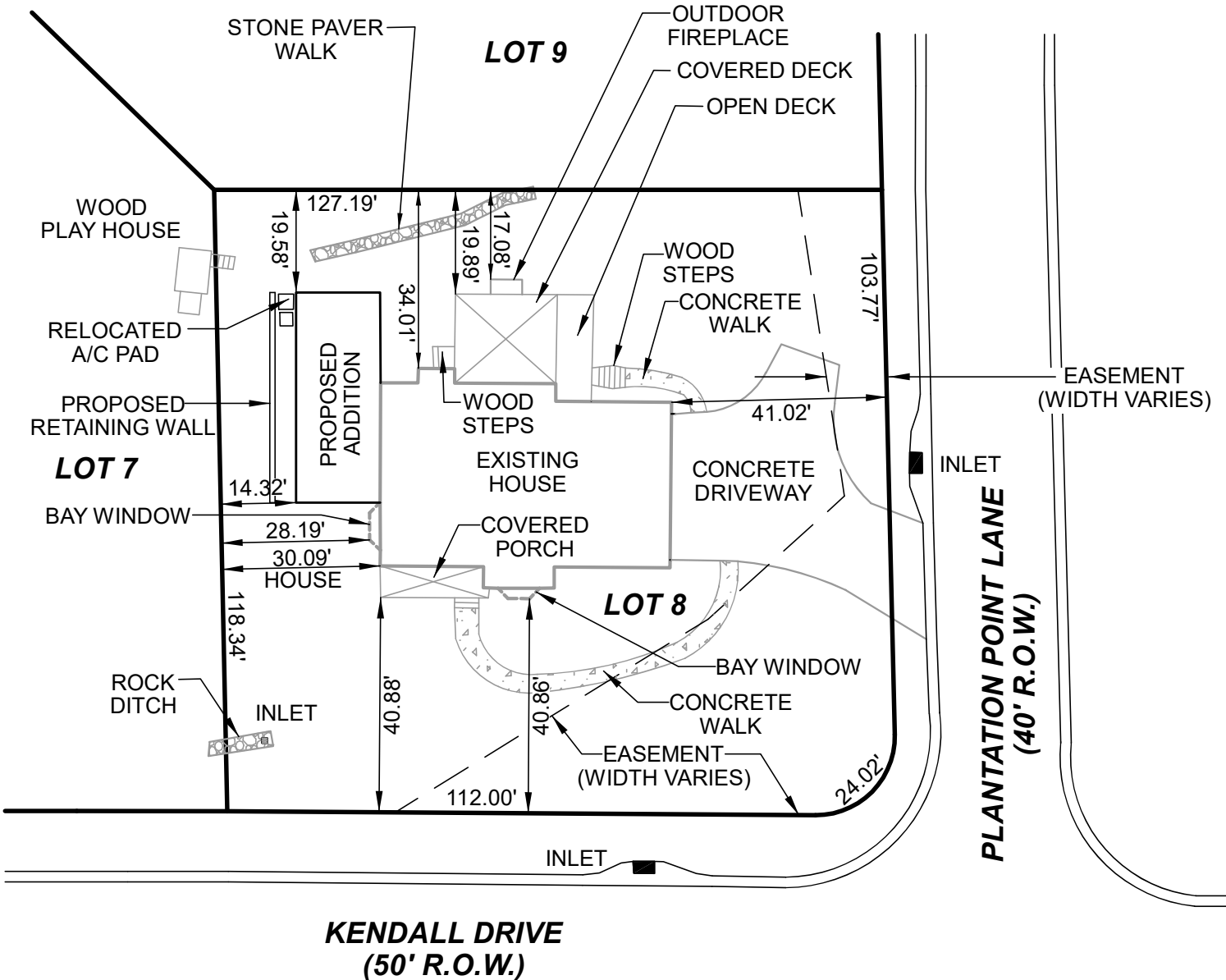
**PLOT PLAN - LOT 8  
PLANTATION POINT**

Alabama Engineering Co., Inc.  
September 17, 2025 1"=30'

EXISTING IMPERVIOUS AREA= 4374 SQ FT (29%)  
IMPERVIOUS AREA WITH ADDITION= 5054 SQ FT (34%)  
LOT AREA= 15067 SQ FT

SITE ADDRESS:  
2504 PLANTATION POINT LANE  
VESTAVIA HILLS, AL 35226

NOTE:  
EXISTING LOT IMPROVEMENTS  
ARE SHOWN GRAY. PROPOSED  
IMPROVEMENTS ARE SHOWN IN BLACK.





**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: 2504 Plantation Point LN, 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)

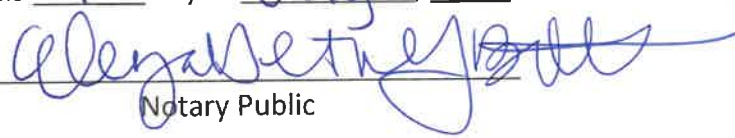
- |  |  |
|--|--|
| <input type="checkbox"/> Rezoning Request          | <input checked="" type="checkbox"/> Request for Variance |
| <input type="checkbox"/> Preliminary Plat Approval | <input type="checkbox"/> Special Exception               |
| <input type="checkbox"/> Final Plat Approval       |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

Signed:   
Owner Signature/Date

STATE OF ALABAMA  
COUNTY OF Jefferson

**ELIZABETH GRACE BRAMLETTE**  
Notary Public, Alabama State at Large  
My Commission Expires July 12, 2027

Given under my hand and seal  
this 1 day of July, 2025.

  
Notary Public

My commission expires 12 day of July, 2027.



VESTAVIA HILLS

## **Board of Zoning Adjustment Planners Report**

### **MEETING DATE**

October 16, 2025

### **AGENDA ITEM**

BZA-25-21 **Kanti Sunkavalli** is requesting a **Parking Variance** for the property located at **633 Montgomery Highway**. The purpose of this request is to reduce the number of parking spaces required. The property is owned by Baker Crow and is zoned **Vestavia Hills B-1**.

### **BACKGROUND**

Parking Variance

### **PLANNER'S REVIEW/RECOMMENDATION**

The applicant contends that the Zoning Code requires more parking than is needed for the restaurant. They are limited to 52 seats inside and a small enclosed patio that is seasonal. Treating the patio space as a permanent indoor space results in more required parking per code, and creates an undue hardship. The applicant contends there is no more land available to add more parking spaces, and the shared parking agreements makes it so there is adequate parking on the site. The applicant also contends that the property is uniquely constrained by its narrow frontage and limited depth on Montgomery Hwy. This is zoned Vestavia Hills B-1.

### **ATTACHMENTS**

1. Application
2. Survey of Lot
3. Shared Parking Agreement
4. Rendering of Outdoor Space
5. Photo Rendering of Outdoor Space
6. Owner Permission

Jack Wakefield  
City Planner



### BZA-25-21

Variance Application

Status: Active

Submitted On: 8/22/2025

### Primary Location

633 MONTGOMERY HWY  
VESTAVIA HILLS, AL 35216

### Owner

Baker Crow  
6th Ave N 2012 Birmingham,  
Al 35203

### Applicant

Kanti Sunkavalli  
 205-317-9203  
 drsunkavalli@gmail.com  
 633 Montgomery hwy  
Vestavia Hills, Al 35216

## Agenda Information

### Agenda Scheduling

October 2025

### Comments/Delay/Explanation

## Applicant Information

I am filling this out as the

Owner

## Billing/Responsible Party

**Name**

Kanti sunkavalli

**Phone #**

2053179203

**Address**

633 Montgomery hwy

**City/State/Zip**

Vestavia hills AL 35216

**Email**

drsunkavalli@gmail.com

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## Subject Property Information

**Subject Property Address**

633 Montgomery Hwy, Vestavia Hills, AL  
35216

**Legal Description of Subject Property** 

Parcel ID:

2800193015005000
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## REASONS FOR REQUEST

**Front Setback Variance**

**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

Details 

Parking space occupancy addressed by multi building/parcel shared parking agreement

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## ZONING

Vestavia Hills Zoning for the subject property is

X

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## PROJECT

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

Because the patio is seasonal and weather-dependent and not used concurrently with the full indoor occupancy, the standard parking formulas overstate our true demand. We are requesting a variance to allow for existing shared parking agreement and right-sized parking that reflects actual use while keeping occupancy under 99 and fully compliant with fire and safety codes.

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# 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).\***

The zoning code requires more parking than our restaurant actually needs. We are limited to 52 seats indoors, with a small unenclosed patio that is seasonal and not used at the same time as full indoor seating. Treating this patio the same as permanent indoor space inflates the parking requirement and creates an undue hardship, since our site cannot reasonably add more spaces without sacrificing safe access and open areas. Shared parking with neighboring businesses already provides adequate capacity, and we remain fully compliant with fire and safety codes.

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:\***

Our property is uniquely constrained by its narrow frontage and limited depth along Montgomery Highway, leaving little room to expand parking without disrupting access, landscaping, or pedestrian flow. Unlike other nearby parcels in the same district, our site's size and layout do not allow for additional standard parking spaces without creating safety and circulation issues.

**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:\***

Granting this variance does not create a special privilege, but simply brings our parking requirement in line with actual use and site constraints, just as other businesses in the district benefit from shared parking arrangements. The variance avoids unnecessary paving, preserves open space for landscaping and safe access, and reduces stormwater runoff—providing a benefit to the community as well as to our operation.

**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:\***

A strict reading of the ordinance would require us to provide excess parking by counting our small unenclosed patio the same as enclosed dining space, even though under §2.1.84 it is defined as an accessory area. This deprives us of the same fair use of property that others in the district enjoy, since our actual occupancy is capped, our patio is seasonal, and we already rely on shared parking that safely meets demand.

**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:\***

The requested variance aligns with the ordinance's purpose by matching parking supply to actual occupancy, reducing unnecessary paving, and preserving safe access. It will not harm the neighborhood or general welfare—shared parking ensures adequate capacity, while less asphalt and more open space improve stormwater control, pedestrian safety, and overall community character.

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

The parking hardship arises from the property's limited size, frontage, and layout along Montgomery Highway, combined with how the ordinance counts unenclosed patio space. These conditions existed before our tenancy and are not the result of any action by the applicant; we are simply seeking a reasonable adjustment so the site can be used as intended.

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

This request is limited to a reduction in the parking requirement necessary to match our actual capped occupancy and the accessory nature of our patio. It does not expand seating or operations beyond what is permitted; it simply provides the minimum relief needed to make the restaurant use legally possible on this site.

**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.\***

The variance concerns only the number of required parking spaces and does not create or permit any new or prohibited use. The property will continue to operate as a restaurant, which is an allowed use in this district, and the variance simply adjusts parking to reflect actual conditions.

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."

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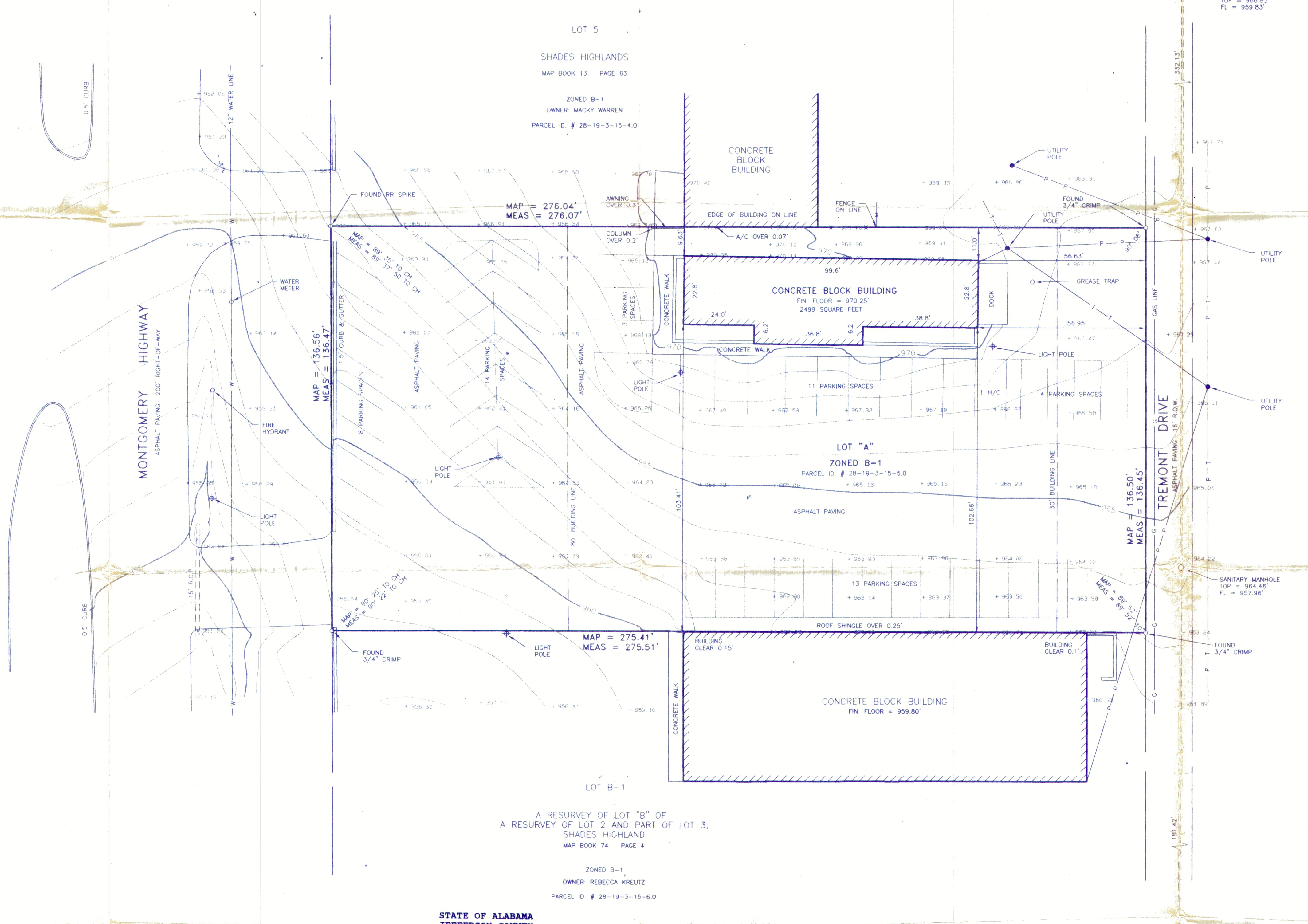
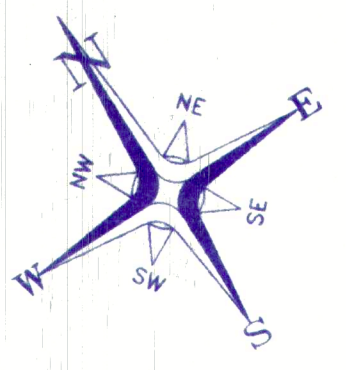
## OWNER AFFIDAVIT

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

✔ Kanti Kiran Sunkavalli

Aug 22, 2025



LOT 5  
 SHADES HIGHLANDS  
 MAP BOOK 13 PAGE 83  
 ZONED B-1  
 OWNER: MACKY WARREN  
 PARCEL ID. # 28-19-3-15-4.0

LOT "A"  
 ZONED B-1  
 PARCEL ID # 28-19-3-15-5.0

LOT B-1  
 A RESURVEY OF LOT "B" OF  
 A RESURVEY OF LOT 2 AND PART OF LOT 3,  
 SHADES HIGHLAND  
 MAP BOOK 74 PAGE 4  
 ZONED B-1  
 OWNER: REBECCA KREUTZ  
 PARCEL ID. # 28-19-3-15-6.0

STATE OF ALABAMA  
 JEFFERSON COUNTY

I, W. STEWART HARKINS, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA DO HEREBY CERTIFY THE FOREGOING TO BE A TRUE AND CORRECT PLAT OR MAP OF A SURVEY MADE BY ME OF:

LOT "A" SURVEY — A RESURVEY OF PART OF LOTS 3 & 4, SHADES HIGHLANDS AND LOTS 8 & 9, BURGINS RESURVEY OF LOTS 13, 14 & 15 & PART OF LOTS 3 & 4 OF SHADES HIGHLANDS RECORDED IN MAP BOOK 56 PAGE 18, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

I FURTHER CERTIFY THAT THE BUILDINGS SHOWN ON SAID LOT ARE WITHIN THE LINES OF SAME EXCEPT AS MAY BE SHOWN, THAT THERE ARE NO ENCROACHMENTS FROM ADJOINING PROPERTY EXCEPT AS MAY BE SHOWN, THAT THERE ARE NO RIGHTS OF WAY, EASEMENTS, OR JOINT DRIVEWAYS OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE, EXCEPT AS MAY BE SHOWN, THAT THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING WIRES WHICH SERVE THE PREMISES ONLY), OR STRUCTURES OR SUPPORTS THEREFORE, INCLUDING POLES, ANCHORS, AND GUY WIRES ON OR OVER SAID PREMISES EXCEPT AS MAY BE SHOWN. I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA AND I HAVE CONSULTED THE F.I.A. FLOOD HAZARD BOUNDARY MAPS, AND FOUND THAT THIS PROPERTY IS NOT LOCATED IN A SPECIALLY DESIGNATED FLOOD HAZARD AREA. (ZONE "C" COMMUNITY PANEL NOT PRINTED.)

THE CORRECT STREET ADDRESS IS: 629 MONTGOMERY HIGHWAY VESTAVIA HILLS, AL 35216

TOPOGRAPHIC SURVEY  
 DATE: 6-29-97  
 ORDERED BY: SMITH  
 FILE NO.: 2894  
 FB: J-1 PG. # 116

*W. Stewart Harkins*  
 W. STEWART HARKINS / REG. NO. 18394  
 HARKINS SURVEYING, INC.  
 12 OFFICE PARK CIRCLE SUITE 104  
 BIRMINGHAM, AL 35223  
 (205) 871-1959



NOTE: MINIMUM SETBACK DEPTH  
 FRONT 80 FEET  
 REAR 30 FEET  
 MAXIMUM HEIGHT 35 FEET  
 3 STORIES

ALAGASCO (205) 326-8200  
 WATER WORKS (205) 251-5634  
 CITY OF VESTAVIA (205) 978-0131

REVISIONS

HARKINS SURVEYING, INC.  
 12 OFFICE PARK CIRCLE  
 SUITE 104  
 BIRMINGHAM, AL 35223  
 (205) 871-1959

DATE 6-29-97

SCALE 1" = 20'

JOB NO. 2894

DRAWN D.B.E.

TOPOGRAPHIC SURVEY OF LOT "A"  
 A RESURVEY OF PART OF  
 SHADES HIGHLANDS

SHEET TITLE PROJECT

SHEET

# **Parking and Shared Parking Analysis for The Local (633 Montgomery Hwy)**

## **Parking Requirement per Vestavia Hills Ordinance**

Use and Capacity: The Local – Bourbon House & Eatery is a restaurant with 52 indoor seats and 97 outdoor seats (149 total). Under the Vestavia Hills zoning ordinance, restaurants must provide off-street parking based on seating capacity (and employees), with outdoor dining counted as well. Specifically, Table 8.1 requires 1 parking space per 3 customer seats, plus 1 space per 2 employees on the largest shift, or alternatively 1 space per 40 ft<sup>2</sup> of public floor area, whichever yields more spaces . In other words, all patron seating (including patio seating) is included in calculating required parking .

For The Local's 149 seats:

- By Seat Count:  $149 \text{ seats} \div 3 = 49.7$ , which rounds up to 50 spaces required for patrons .

- **Employee Factor:** In addition, spaces must be provided for staff at a ratio of 1 per 2 employees on the peak shift . If we assume (for example) 10–12 employees working during the busiest period, this adds roughly 5–6 spaces.

Combining these, The Local’s total parking requirement is on the order of 55–56 spaces (e.g. ~50 for seats + ~5 for staff). This represents the number of dedicated parking stalls normally required on-site for a restaurant of this size under zoning. We will use ~55 spaces as the target requirement for The Local in the analysis below. (If floor area were used instead, the requirement would likely be similar or higher, but seat count is used here as it is explicitly provided by the ordinance.)

**On-Site Parking Provided:** The Local is part of a multi-tenant building (addresses 629–633 Montgomery Hwy) that shares a parking lot of 46 spaces. These 46 spaces serve The Local as well as two other tenants in the building: Donato’s Pizza (another restaurant at 629 Montgomery) and Action Martial Arts (a martial-arts studio at 631 Montgomery). Because The Local’s calculated requirement (~55) by itself exceeds the entire on-site supply (46), compliance will depend on shared

parking arrangements with nearby properties. The Vestavia Hills ordinance anticipates such scenarios: it allows “a commensurate reduction in parking” when different uses have offset peak hours, and notes that “two uses may share one parking facility... when the parking demand for the uses occur at wholly separate times.” In other words, the code permits joint use of parking between neighboring uses, provided their peak demand times differ and the arrangement is approved. We analyze below how neighboring businesses’ parking can supplement The Local’s needs, based on their hours of operation and typical demand patterns.

## **Shared Parking Analysis**

To determine if shared parking will satisfy zoning requirements, we evaluate the availability of parking from neighboring properties during The Local’s peak periods. The two critical time windows for the restaurant are assumed to be lunchtime (approximately 12:00–2:00 PM) and dinnertime (approximately 6:00–9:00 PM). We examine each period in turn, referencing Table 8.1.1 of the ordinance for typical parking demand by time of day for each use category . All adjacent parking areas considered are within ~400 feet of The Local’s entrance

(immediately adjacent lots), satisfying the ordinance's distance limit for off-site parking use .

Neighboring Uses and Parking Resources: The Local's immediate vicinity includes the following businesses and parking supplies (in addition to the on-site 46 spaces shared with Donato's and Action):

- Wells Fargo Bank (directly adjacent) – 28 spaces.  
Hours: Mon–Fri 9AM–5PM.
- Bob's Power Equipment (adjacent) – 23 spaces.  
Hours: Mon–Fri 7:30AM–5PM; Sat 8AM–12PM;  
closed Sun.
- “Warren Place” Retail Strip (617–625 Montgomery Hwy) – Approx. 35 spaces serving five small businesses:
  - VIP Nails & Spa (617) – Hours: Mon–Sat 9AM–7PM; Sun 12–5PM.
  - Alan & Co. Jewelers (619) – Hours: Tue–Fri 9:30AM–5PM; Sat 10AM–2PM; closed Sun/Mon.
  - Rolls Bakery (621) – Hours: Tue–Fri 7AM–2PM; Sat 8AM–1PM; closed Sun/Mon.

- Sport Clips (Hair Salon) (623) – Hours: Mon–Fri 9AM–6PM; Sat 9AM–5PM; Sun 11AM–5PM.
- Eye See Optical (625) – Hours: Mon–Fri 9AM–5PM; Sat 10AM–1PM; closed Sun.

All the above properties have their own parking lots, but The Local may utilize these after hours or when those businesses are closed or under-utilized. The ordinance’s shared parking demand table provides demand factors for relevant use categories: for example, Office/Bank uses are at 100% demand during daytime but only ~20% in the evening, and general Retail/Service (“Commercial”) uses are near peak (90–100%) in daytime but drop to ~70–80% in the evening. Restaurants show the opposite pattern, with moderate midday demand (~70% of peak) and 100% demand in the dinner/evening period. These differing patterns will inform how many “extra” spaces each neighbor can contribute at lunch vs. dinner. Table 1 summarizes the availability from each neighboring lot during the two peak periods:

**Table 1. Adjacent Parking Availability for Shared Use**

<b>Neighboring Property</b>	<b>Total Spaces</b>	<b>Availability ~12–2 PM (Lunch)</b>	<b>Availability ~6–9 PM (Dinner)</b>
Wells Fargo Bank (28 spaces, office use)	28 spaces	0 spaces free (Open M–F; daytime demand ~100%. Bank’s lot is in full use by its customers at lunch) .	≈28 spaces free (Closed after 5 PM. Little to no evening demand – ~20% or less – so essentially the entire lot can be shared.)
Bob’s Power Equipment (23 spaces, retail)	23 spaces	Negligible free (Open M–Sat midday; demand ~90% of capacity during day . Only 1–3 spaces might typically be open at lunch, so not counted for compliance.)	23 spaces free (Closed by 5 PM daily. All spaces available for evening use.)
Warren Place Shops (≈35 spaces, retail/service mix)	≈35 spaces	Minimal free (All shops open during typical lunchtime except the martial arts studio in The Local’s building. The retail/services here experience peak or near-peak midday traffic . Their ~35-space lot is substantially utilized by patrons around noon, leaving at most a few vacant spaces.)	≈35 spaces free (Most tenants closed by early evening. By 6 PM, Eye See Optical, Alan & Co. Jewelers, Rolls Bakery, and Sport Clips are closed, and VIP Nails closes by 7 PM. Thus, nearly the entire lot is free for dinner hours after 6–7 PM.)

(Note: The on-site shared lot of 46 spaces at The Local/Donato’s/Action site is not included in the above table, since those spaces are dedicated to the building’s tenants.

The sharing analysis above focuses on off-site neighbor contributions.)

### **Lunch Peak (12:00–2:00 PM)**

During the lunch period, The Local's own parking demand is moderate – about 70% of its absolute peak per the shared parking norms . Based on our earlier estimate ( $\approx 55$  spaces at full capacity), The Local would need roughly 38–40 spaces at lunchtime (70% of 55). Donato's Pizza, the other restaurant on-site, also has a lunchtime demand ( $\sim 70\%$  of its peak requirement). Action Martial Arts, however, is closed until 2 PM, so it generates no demand during most of the lunch window. This is significant because it frees up whatever portion of the on-site 46 spaces would normally be occupied by Action's clients in the evening. In essence, the on-site lot's full 46-space capacity is largely available to serve the two restaurants at lunch, aside from any parking used by Donato's customers.

Meanwhile, neighboring businesses are mostly open at midday, meaning their lots cannot contribute much to The Local at this time. Wells Fargo and the retail shops are at or near their own capacity with daytime customers and

staff, as indicated by the ordinance's 90–100% daytime demand factors for offices and commercial uses . We assume no reliable surplus from those lots for lunchtime parking (perhaps only a handful of sporadically empty spaces, which is not enough to count on for compliance). Table 1 reflects this by assigning zero shared spaces from Wells Fargo and only negligible from Bob's and the Warren Place shops at 12–2 PM.

**Sufficiency at Lunch:** The Local's effective supply at lunch is therefore essentially the 46 on-site spaces (shared with Donato's). Is this enough? Let's consider the combined demand on that lot around 12–1 PM:

- The Local: ~40 spaces needed (if it's moderately busy at lunch).
- Donato's: ~70% of its own full requirement. (For example, if Donato's full requirement is ~30 spaces, it would need ~21 at lunch).
- Action Martial Arts: 0 spaces (closed).

Summing these approximations, total demand at midday  $\approx 40 + 21 = 61$  spaces for the on-site uses, against 46 provided. This suggests a potential midday shortfall of ~15 spaces if both restaurants were simultaneously very

busy at lunch. In practice, however, it's unlikely that both The Local and Donato's hit 70% of peak at exactly the same time – lunchtime traffic is often lighter for dinner-focused establishments like The Local. The Local may not utilize all 40 projected spaces at noon if its primary rush is in the evening. Moreover, some informal spillover could occur to adjacent lots if needed (for example, the martial arts studio's spaces or a few of Bob's spaces might be momentarily free before 2 PM). Given these factors, the 46 on-site spaces are expected to accommodate lunchtime demand in most scenarios. The martial arts studio's closure until 2 PM is crucial – it allows The Local and Donato's to use the entire shared lot at midday without competition from that use.

From a zoning compliance perspective, midday is the most constrained period since nearly no off-site relief is available. However, because the ordinance recognizes that restaurant daytime demand is lower (70%) , and other uses on-site are not active, the midday parking supply is just about sufficient. Any slight deficit (e.g. if both restaurants were near full at noon) could require management measures or further agreements, but generally the lunch peak can be handled on-site. Thus, The Local meets its parking needs at lunch with minimal or no reliance on neighboring lots (and therefore does not

adversely impact those businesses' parking during their business hours).

### **Dinner Peak (6:00–9:00 PM)**

During the evening/dinner period, The Local experiences its peak parking demand – 100% of the calculated requirement (approximately 55 spaces needed) . Donato's Pizza will also be at or near its peak (dinnertime is typically the busiest for pizza restaurants), and Action Martial Arts is in session on weeknights until ~8 PM, generating its highest demand in early-evening as well. In short, around 6–7 PM the on-site 46-space lot is significantly over capacity if only counted by itself: The Local (55 needed) + Donato's (say ~30 needed) + Action (~18–20 needed) could together require on the order of 100+ spaces by the early evening, far exceeding 46. This is where shared parking with adjacent properties is essential.

Fortunately, nearly all neighboring properties are closed or have excess capacity in the evening, freeing up a large surplus of parking:

- Wells Fargo (28 spaces) – Closed after 5 PM. The bank’s lot sits largely empty in the evening (office uses drop to ~20% demand at night) . We can count essentially all 28 spaces for use by restaurant patrons during dinner.
- Bob’s Power Equipment (23 spaces) – Closed by 5 PM as well. Its lot of 23 spaces is fully available at night.
- Warren Place shops (35 spaces) – By 6 PM, four of the five businesses here are closed (optical, jewelers, bakery, salon). The only one still open, VIP Nails, closes at 7 PM, and even between 6–7 PM it would be serving only a few lingering customers. The parking demand for these shops in the evening is therefore near zero (retail demand ~70–80% on weekends and much lower on weeknights after normal hours) . Effectively all ~35 spaces in this strip become available for The Local’s dinner peak (especially after 7 PM when even the nail spa has closed).

Adding up these contributions, over 80 off-site spaces can be utilized at dinner:  $28 + 23 + \sim 35 \approx 86$  spaces (not including any street parking or other minor sources). When combined with the 46 on-site spaces, the total

available supply accessible to The Local during dinner hours is about 132 spaces. This far exceeds the restaurant's own requirement of ~55, and in fact is enough to accommodate all uses' combined demand in the area. To illustrate: even if we consider The Local (~55 spaces), Donato's (~30), and Action (~20) all busy in the 6–7 PM range (total ~105 needed), the 132 available spaces (on-site + neighbors) cover that with a comfortable buffer. By 8–9 PM, the martial arts classes end (Action closes), freeing up the remainder of the on-site spaces for late dinner use as well. In summary, the dinner peak parking demand can be fully met by using shared parking from the adjacent properties that are inactive at that time.

## **Zoning Compliance and Conclusion**

The Vestavia Hills ordinance explicitly permits off-site and shared parking arrangements in cases where strict on-site minimums cannot be met, as long as the shared facilities are within 400 feet and the different uses do not overlap in peak demand . In this case, The Local's situation is a textbook example of complementary parking demand: the restaurant's greatest need (evening) coincides with the time neighboring lots are mostly empty, and conversely, those neighbors are busy in the daytime when

the restaurant's need is lower. According to the time-of-day factors in Table 8.1.1, the restaurant needs 100% of its parking at night but only ~70% at midday, whereas the bank/office and retail uses drop to 0–20% at night . The analysis above shows that with formal shared-parking agreements, The Local can draw on a total of ~132 spaces in the vicinity during dinner hours, and about 46+ spaces at midday, which is sufficient to cover its code-required parking demand at those times.

Crucially, the shared parking does not deprive the neighboring businesses of required capacity when they are open, satisfying the ordinance's condition that "said land shall not be used for other purposes unless adequate provisions... have been made for such other use." In practical terms, this means The Local's customers will predominantly use the on-site lot at lunch, and spread into Wells Fargo, Bob's, and Warren Place lots in the evening (when those businesses are closed and have no parking need of their own). This scenario aligns with the ordinance's intent for joint use: "parking facilities for one use shall not be considered as providing required parking for another... except" when different uses have opposite schedules and the arrangement is approved .

## **Conclusion:**

Yes – with the shared parking plan in place, The Local meets the zoning ordinance’s parking requirements. The restaurant’s code-required ~55 spaces are effectively provided via a combination of its on-site parking and the adjacent lots during off-peak hours. During the 12–2 PM lunch period, the 46 on-site spaces (augmented by the martial arts studio’s inactivity) are just enough to handle demand. During the 6–9 PM dinner period, the abundance of evening parking (an additional ~86 spaces from Wells Fargo, Bob’s, and Warren Place) more than compensates for the on-site shortfall, ensuring that total available parking comfortably exceeds the restaurant’s peak needs. Therefore, the shared parking arrangement complies with Vestavia Hills’ zoning standards and no parking deficit is expected at The Local during its busiest times .

## References:

- Vestavia Hills Zoning Ordinance, Table 8.1 – Off-Street Parking Requirements (Restaurants: 1 space per 3 seats + 1/2 employees) .
- Vestavia Hills Zoning Ordinance, §8.1.2 – Joint Use Parking & Shared Parking Reductions (allows shared facilities for uses with separate peak times) .
- Vestavia Hills Zoning Ordinance, Table 8.1.1 – Typical Shared Parking Demand by Use/Time (Day vs. Night demand percentages for Office, Retail, Restaurant, etc.) .
- Vestavia Hills Zoning Ordinance, §8.1.3 – Remote Parking (allows required parking to be on adjacent land within 400 ft, given no conflict with that land’s primary use) .





April 4, 2025

To Whom It May Concern,

I am an officer and shareholder of W. B. Crow Investment Co., Inc., which owns a building in Vestavia Hills, AL. The addresses of the building are 629, 631, and 633 Montgomery Highway, Vestavia Hills, AL which we lease to various entities.

The Local-Bourbon House & Eatery is our tenant located in 633 Montgomery Highway. Kiran Sunkavalli is the owner of the entity which operates The Local-Bourbon House & Eatery. W. B. Crow Investment Co., Inc., not only owns the building but also the area around the building which is currently bordered by Warren Plaza, Bob's Power Equipment, Montgomery Highway, and Tremont Avenue. In particular, W.B. Crow Investment Co., Inc., owns the paved area between 633 Montgomery Highway and Bob's Power Equipment.

The owners of W. B. Crow Investment Co., Inc., have given Kiran Sunkavalli, and the entity which owns The Local-Bourbon House & Eatery, the exclusive use of the paved space between 633 Montgomery Highway and Bob's Power Equipment. He has our permission to build upon, maintain, and use this space in compliance with local, state, and federal laws.

Sincerely,

A handwritten signature in black ink that reads "W. Baker Crow IV". The signature is written in a cursive style with a small flourish at the end.

W. Baker Crow IV

W. B. Crow Investment Co., Inc.