



**Vestavia Hills  
Board of Zoning Adjustment Agenda  
November 18, 2025  
6:00 PM**

[IGNORE\_INDENT]

1. Roll Call
2. Approval Of Minutes: October 16, 2025
3. BZA-25-23      **Daniel Sims** is requesting a **Variance for Location of Fence in the Front Setback** for the property located at **3425 Coventry Drive**. The purpose of this request is to build a privacy fence in the front setback. The property is owned by Haley Gulley and is zoned **Vestavia Hills R-2**.
4. BZA-25-24      **Kenneth Coreno** is requesting a **Rear Setback Variance** for the property located at **2208 Rosewood Lane**. The purpose of this request is to reduce the rear setback to 16' in lieu of the required 30', to build a house. The property is owned by Kenneth Coreno and is zoned **Vestavia Hills R-3**.
5. Time Of Adjournment

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

**October 16, 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
- Vinay Patel, Alt
- Tony Renta

**MEMBERS ABSENT**

- Stephen Greer
- Thomas Parchman

**OTHER OFFICIALS PRESENT:**

- Jack Wakefield, Planner/GIS

**APPROVAL OF MINUTES**

The minutes of September 18, 2025 were presented for approval.

**MOTION** Motion to dispense with the reading of the minutes of September 18, 2025 was made by Mr. Jones and 2<sup>nd</sup> was by Mr. Martin. Motion as carried on a voice vote as follows:

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

**REAR SETBACK VARIANCE**

**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.**

Mr. Wakefield explained that this is a request to build a main level bedroom addition.

Jacob Hall, 2504 Plantation Point Ln, was present for the case and spoke about impervious area and the proposed retaining wall to help offset the water runoff issues. He also stated his hardship was a corner lot. He also said that he has not ran the retaining wall plan by the Engineering Dept.

Mr. Martin asked why he cannot request the setback at 15'. Even though this is a rear setback, it functions as a side setback which the requirement would be 15'. He would feel more comfortable approving at 15'.

Mr. Hall stated the closest corner of the addition is around 14'. The retaining wall was proposed because of the slope.

Mr. Martin said based on dimension calculations of the addition, he is not too far from the 15' mark.

Mr. Wakefield said the applicant needs to be aware that Engineering may not approve this plan.

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.

Mr. Patel asked Mr. Wakefield what would happen if this is votes down.

Mr. Wakefield said the applicant cannot come back for a year with the same request.

Mr. Renta recommended that this be postponed to work out the water runoff plan.

Mr. Hall said he would be okay postponing.

### **PARKING VARIANCE**

**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**.

Mr. Wakefield explained that this is a request for a variance on the number of spaces on this lot.

Kanti Sunkavalli, 633 Montgomery Hwy, was present for the case. He spoke about the design of his new seating area that he is proposing to build. To finalize a permit he must get a parking variance. The design plans have been approved by Design Review

Board.

Mr. Renta stated that this is incomplete information. The parking agreement shows just the Donatos building and not the rest of the build out. There seem to be many parking spaces that were available during the time the parking agreement was signed that don't exist anymore.

Mr. Wakefield stated that reading the agreement, the legal descriptions of the properties involved in the agreement were the adjacent lots (Bob's Power, Wells Fargo, and the Warrens Place development).

Mr. Renta also stated the he is concerned about taking parking away from the other businesses in that area. Especially those with a restaurant use.

Mr. Wakefield said a calculation needs to be ran with the other businesses so that there aren't spaces being taken up that are needed by those businesses.

Mr. Sunkavalli said that the businesses that are a part of the agreement are mostly closed at his peak times. About 70 percent of them.

Mr. Wakefield said we need to know what is required for those businesses to operate with enough parking spaces.

Mr. Renta said the agreement needs to have the language according to the calculations of parking needs.

Mr. Sunkavalli said that lunch time will be the times with the most parking need for all businesses, but at night some of these businesses are closed and parking spaces available.

Mr. Renta stated that we need the documentation showing this for all lots and businesses involved.

Mr. Jones said if there is a more detailed parking agreement, we need to see that.

Chairman Rice opened the floor for a public hearing.

Wendy Clayton was present for the case, and is the owner of the Bob's Power and Wells Fargo. She clarified that the last amendment to this agreement was in 1998.

Chairman Rice stated that he believes the hardship is self-imposed because he is building into some of the parking.

Mr. Sunkavalli said that this patio area was already there.

Mr. Wakefield said that Chairman Rice stated that you are building an additional area into the parking. Is there a plan to replace those spots?

Mr. Renta interjected that he is still concerned that this agreement says there are many spots where now two tenant spaces currently exist.

Mr. Sunkavalli said the agreement is for only the front spaces, and not the side spaces.

Mr. Renta said he doesn't know how much weight the agreement holds because it doesn't reflect the current conditions of the lot.

Mr. Sunkavalli reiterated that the agreement only includes the front portion of parking spaces.

Mr. Renta stated we need some written documentation. We need to ensure that we don't approve a parking variance if there is a major need for parking on this lot down the road.

Chairman Rice stated he recommends we postpone this so we can gather more information.

Mr. Sunkavalli said he would like to postpone.

At 7:15 PM, Mr. Jones made a motion to adjourn. The meeting adjourned at 7:15 PM.

Jack Wakefield, Planner/GIS



VESTAVIA HILLS

## Board of Zoning Adjustment Planners Report

### MEETING DATE

November 18, 2025

### AGENDA ITEM

BZA-25-23 **Daniel Sims** is requesting a **Variance for Location of Fence in the Front Setback** for the property located at **3425 Coventry Drive**. The purpose of this request is to build a privacy fence in the front setback. The property is owned by Haley Gulley and is zoned **Vestavia Hills R-2**.

### BACKGROUND

Variance for Location of Fence in the Front Setback

### PLANNER'S REVIEW/RECOMMENDATION

The applicant is seeking a variance for the location of a fence within the front setback. The applicant contends the corner lot causes a hardship. The fence will replace an existing older fence, and will be located in the exact same spot on the lot. The fence will reside in the "side" frontage, and will not interfere with sight distance. The height will vary, but will be no higher than 8'. This property is zoned Vestavia Hills R-2.

### ATTACHMENTS

1. Application
2. Drawings
3. Photo's
4. Owner's Affidavit

Jack Wakefield  
City Planner



### BZA-25-23

Variance Application

Status: Active

Submitted On: 9/22/2025


### Primary Location

3425 COVENTRY DR  
VESTAVIA HILLS, AL 35243

### Owner


Haley Gulley  
Coventry Drive 3425  
Coventry Drive Vestavia  
Hills, Alabama 35243

### Applicant

 Daniel Sims

 851 Main Street  
West Blocton, AL 35184

## Agenda Information

 Agenda Scheduling

November

 Comments/Delay/Explanation

## Applicant Information

I am filling this out as the

Representative Agent

## Billing/Responsible Party

Name

South Gate Fence

Phone #



Address

254 Georgia Street

City/State/Zip

West Blocton, AL 35184

Email

[REDACTED]

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## Representing Attorney/Other Agent

Name

Phone #

na

Address

City/State/Zip

Email

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## Subject Property Information

**Subject Property Address**

3425 Coventry Dr Vestavia, AL 35243

**Legal Description of Subject Property** 

LOT 7 BLK 2 COVENTRY 1ST & 2ND SECTOR

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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.**

**Details ?**

Met with building inspector, he suggested because going back in the same place as old fence would need variance

**Sign Code Variance**

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

**Details ?**

Met with building inspector, he suggested because going back in the same place as old fence would need variance

**Other**

## 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.\*

Remove and replace 6' Privacy Wooden Fence but it is protruding past the front build line

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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).\*

We are wanting to put the fence in the same exact place as the existing fence is now to make it a safer environment for children and to be able to give the homeowners the chance to make use of their backyard.

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:\***

The corner lot causes a hardship. The use of the backyard would be changed. We are wanting to replace the fence exactly where the existing fence is and would change the use of the backyard to be restricted

**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:\***

We are wanting to replace the old fence with the new fence in the same exact location, asking to continue the 12' from the house. It will create a safer environment for those who pass by and allow the homeowner the ability to utilize a backyard for kids.

**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:\***

This will not create or cause an effect to any of the neighbors.

**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 fence is to be replaced and would make it safer for anyone that might encounter the property.

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

The fence is to replace an old fence in the same location to help keep the backyard functional.

**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 walked it with inspector Dillon Watts, he agreed it would be safe.

**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.\***

Replace fence in the same exact spot.


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.

### Representing Agent Signature

 Daniel Sims  
Sep 18, 2025

# SOUTH GATE

(205) 641-5283

## FENCE CO.

4/P

Contract Number \_\_\_\_\_

P.O. Box 2025  
Birmingham, Alabama 35201

CUSTOMER'S NAME <u>Haley Gullett</u>		Email:	CELL PHONE <u>(205) 527-3120</u>																																				
ADDRESS <u>3425 Coventry Drive</u>		CITY <u>Vestavia</u>	STATE <u>AL</u>																																				
ESTIMATE DATE <u>6-24-25 @ 12</u>		ZIP CODE <u>35243</u>																																					
SUBDIVISION		<b>FENCE DIAGRAM</b>																																					
<b>FENCE TYPE</b> CHAIN LINK GALVANIZED <input type="checkbox"/> ORNAMENTAL ALUMINUM <input type="checkbox"/> COLOR SYSTEM <input type="checkbox"/> GALVANIZED STEEL <input type="checkbox"/> OPTIONS _____ WROUGHT IRON STYLE _____  WOOD PRIVACY <input type="checkbox"/> PVC SOLID PANELS <input type="checkbox"/> PICKET <input checked="" type="checkbox"/> SPACED PANELS <input type="checkbox"/> SHADOW BOX <input checked="" type="checkbox"/> 2-RAIL <input type="checkbox"/> 3-RAIL <input type="checkbox"/> 3-RAIL <input type="checkbox"/> 4-RAIL <input type="checkbox"/> STYLE _____ OTHER: _____ DECORATIVE POSTS <u>NO</u>		<b>KEY:</b> FENCE LINE TO BE ERECTED TIE-ONS (GET PERMISSION) <input type="checkbox"/> TERMINAL POST <input type="circle"/> EXISTING FENCE XXXXX BUILDINGS WALK GATE DOUBLE GATE																																					
<b>JOB SPECIFICATIONS</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>QTY</th> <th>UOM</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td><u>90</u></td> <td><u>FT.</u></td> <td><u>LINE OF FENCE: 6' privacy</u></td> </tr> <tr> <td><u>93</u></td> <td><u>FT.</u></td> <td><u>LINE OF FENCE: 8' privacy</u></td> </tr> <tr> <td><u>23</u></td> <td><u>FT.</u></td> <td><u>LINE OF FENCE: 6' S Box</u></td> </tr> <tr> <td></td> <td><u>EA</u></td> <td><u>TERMINAL POSTS:</u></td> </tr> <tr> <td></td> <td><u>EA</u></td> <td><u>TIE-ON'S TO EXISTING FENCE</u></td> </tr> <tr> <td><u>2</u></td> <td><u>EA</u></td> <td><u>UP TO 4' WALK GATE 4x5</u></td> </tr> <tr> <td></td> <td><u>EA</u></td> <td><u>DRIVE GATE</u></td> </tr> <tr> <td></td> <td></td> <td><u>FENCE CLEARING CHARGES</u></td> </tr> <tr> <td></td> <td></td> <td><u>ROUGH SITE CONDITIONS</u></td> </tr> <tr> <td></td> <td></td> <td><u>CONTRACT AMOUNT</u></td> </tr> <tr> <td></td> <td></td> <td><u>CHANGE ORDER TOTAL</u></td> </tr> </tbody> </table>		QTY	UOM	DESCRIPTION	<u>90</u>	<u>FT.</u>	<u>LINE OF FENCE: 6' privacy</u>	<u>93</u>	<u>FT.</u>	<u>LINE OF FENCE: 8' privacy</u>	<u>23</u>	<u>FT.</u>	<u>LINE OF FENCE: 6' S Box</u>		<u>EA</u>	<u>TERMINAL POSTS:</u>		<u>EA</u>	<u>TIE-ON'S TO EXISTING FENCE</u>	<u>2</u>	<u>EA</u>	<u>UP TO 4' WALK GATE 4x5</u>		<u>EA</u>	<u>DRIVE GATE</u>			<u>FENCE CLEARING CHARGES</u>			<u>ROUGH SITE CONDITIONS</u>			<u>CONTRACT AMOUNT</u>			<u>CHANGE ORDER TOTAL</u>		
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<b>SPECIAL INSTRUCTIONS</b> <u>1/2 in OFF Ground</u> <u>FOR DOG</u> <u>Remove 1/3 Replace</u>		<b>GATE HINGES / LATCHES COST</b> _____ <b>TOTAL COST PER FOOT</b> _____ <b>TOTAL FENCE COST</b> _____																																					
CHANGE ORDER DESCRIPTION																																							

South Gate Fence Co. agrees to guarantee to be free of defects in materials and workmanship for One year. our workers are covered by workman's compensation insurance.

South Gate Fence Co. under no circumstances assumes any responsibility concerning property lines or in any way guarantee their accuracy. South Gate assumes no responsibility for unmarked sprinkler lines and/or any unmarked buried lines or objects. The customer will assume liability for any damages caused by directing South Gate Fence to dig in any immediate vicinity of known utilities.

**DUE UPON COMPLETION**  
 A finance charge of 1.5% (or a minimum \$1.00) which is an annual percentage rate of 18%, shall be applied to accounts that are not paid according to agreed payment of any work invoiced. All materials will remain property of South Gate Fence Co. until all invoices pertaining to this job are paid in full. Right of access and removal is granted to South Gate Fence, in the event of non-payment under the terms of this contract. The customer agrees to pay all interest, court fees, reasonable attorney fees, and any cost incurred in collection of this debt.

We require a 50% deposit to ensure cost, and ordering of materials. Customer has right to cancel contract anytime as long as we are given notice before work starts. There will be a 10% cancellation fee.

Estimated by: Terri Knox

\_\_\_\_\_  
Customer Signature

Date: 6-24-25

Date: \_\_\_\_\_













**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: 3425 Coventry Drive, 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 St Clair

Given under my hand and seal  
this 22<sup>th</sup> day of Sept, 2025.

Bonita Carlisle  
Notary Public

9/2/2029





VESTAVIA HILLS

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

### **MEETING DATE**

November 18, 2025

### **AGENDA ITEM**

BZA-25-24 **Kenneth Coreno** is requesting a **Rear Setback Variance** for the property located at **2208 Rosewood Lane**. The purpose of this request is to reduce the rear setback to 16' in lieu of the required 30', to build a house. The property is owned by Kenneth Coreno and is zoned **Vestavia Hills R-3**.

### **BACKGROUND**

14' Rear Setback Variance to Reduce the Setback to 16' in Lieu of the Required 30'.

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

The applicant is seeking a rear setback variance to build a house. The applicant contends the engineered septic system eats up a large portion of the lot, forcing the rear garage to protrude past the 30' rear setback. The septic tank is in the back right corner of the lot, with the field lines progressing down the side of the house and into the front yard. The new house will have the same setbacks as the original house on the lot, but will deviate slightly from the old footprint. The original house was set back 16' from the rear property line. This property is zoned Vestavia Hill R-3.

### **ATTACHMENTS**

1. Application
2. Proposed Drawing
3. New Layout vs Existing House
4. Approved Septic Permit
5. Renderings
6. Owner's Affidavit

Jack Wakefield  
City Planner



### BZA-25-24

Variance Application

Status: Active

Submitted On: 10/16/2025

### Primary Location

2208 ROSEWOOD DR  
VESTAVIA HILLS, AL 35216

### Owner


Kenneth J. Coreno  
Lakewood Dr. 2065  
Lakewood Drive Vestavia  
Hills, AL 35216

### Applicant

 Kenneth Coreno

 2065 Lakewood Drive  
Vestavia, AL 35216

## Agenda Information

 **Agenda Scheduling**

November 2025

 **Comments/Delay/Explanation**

## Applicant Information

I am filling this out as the

Owner

## Billing/Responsible Party

**Name**

**Phone #**

Kenneth J Coreno

205-515-9221

**Address**

**City/State/Zip**

2065 Lakewood Dr.

Vestavia, AL 35216

Email

[REDACTED]

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[REDACTED] **Property Information**

**Subject Property Address**

2208 Rosewood Dr. Vestavia, AL 35216

**Legal Description of Subject Property** 

LOT 36 BYRD REAL ESTATE COS RE SUR OF LOTS 1-7 & LOTS 19-24 B LK 14 LOTS 4-18 BLK 21 LOTS 1- 6  
BLK 22 LOTS 1-7 & LOTS 16-21 BLK 23 & ALL OF BLK 24 BILTMO RE ESTS ALSO A RESUR OF LOTS 1 7-20  
BYRD REAL EST COS RESUR RESUR

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## REASONS FOR REQUEST

**Front Setback Variance**

**Rear Setback Variance**

**Setback Required\***

30ft

**Setback Requested\***

16ft

**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

R-3

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## PROJECT

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

We are tearing the existing house down and will construction a new house on the lot. We will be using the majority of the same footprint of the previous house.

# 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).\*

We are requesting a variance our rear setback on the property from the normal 30ft setback to a set back of 16ft, which was the set back of the previous house that was on this lot. We have a land hardship as our engineered septic system is a complicated one, which takes up most of our backyard and almost all of our front yard, which cause us to put the garage where the current carport is on our lot, which has a setback of 16ft from the rear.

When looking at alternative solutions to place a garage on the property, the sides did not provide enough space for the garage and the left side of the property will have the pipes for the septic pump system to get water from the tanks in the back yard around the side of the house into the front yard. The front yard will house our field lines and a secondary field line area, which takes up most of the front yard. The only logical place the garage would fit, is where the existing carport lies, which does have a current variance of 16ft from the rear.

When meeting with our Home Designer, we agreed this would be best place for it due to the hardships of the lot involving the size of the lot and the engineered septic system, which severely limits the side and front of the property.

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:\***

Yes, due to the size of the lot, we were very limited to where the septic system could go on this lot. This caused us to need a variance for the new house. However, we tried very hard to keep the majority of the house within the current layout of the current house, as we did not want to encroach upon any of our neighbors.

**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:\***

This should not provide us with any special privilege relative to any other owners, as the variance we are requesting was already grandfathered in with the existing house. We are not extending the rear footprint of the house.

**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:\***

Since the current house is within the exact same variance we are requesting, I do believe if this were denied, it would deprive my family of the rights commonly enjoyed by others of property within the district in which this property is located. We have seen several lots around us, do the same thing we are trying to do.

**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:\***

Yes, if this variance is granted it would be in harmony with the purpose and intent of the Ordinance as we do have a land hardship due to the strict placement of our septic system that was approved by Jefferson County. This would not be injurious to the neighborhood whatsoever. The new house appraised for over \$2MM and would increase property values in the area which would bring a positive impact to the community.

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

That is correct, this is not a self-imposed hardship, we had an engineer survey out lot and find the best possible location for a septic system on the property. Hence it spans from the back yard, down the left side and the front yard of the property. The lot is a smaller lot at .35acres and this was the best and only place a new system would go on this lot.

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

Yes, that is the minimum required to meet our needs and keep the integrity and value of the house. It is also within the existing footprint of the current house, so we are not extending the variance further out than what is already there.

**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.\*

That is 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."

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## OWNER AFFIDAVIT

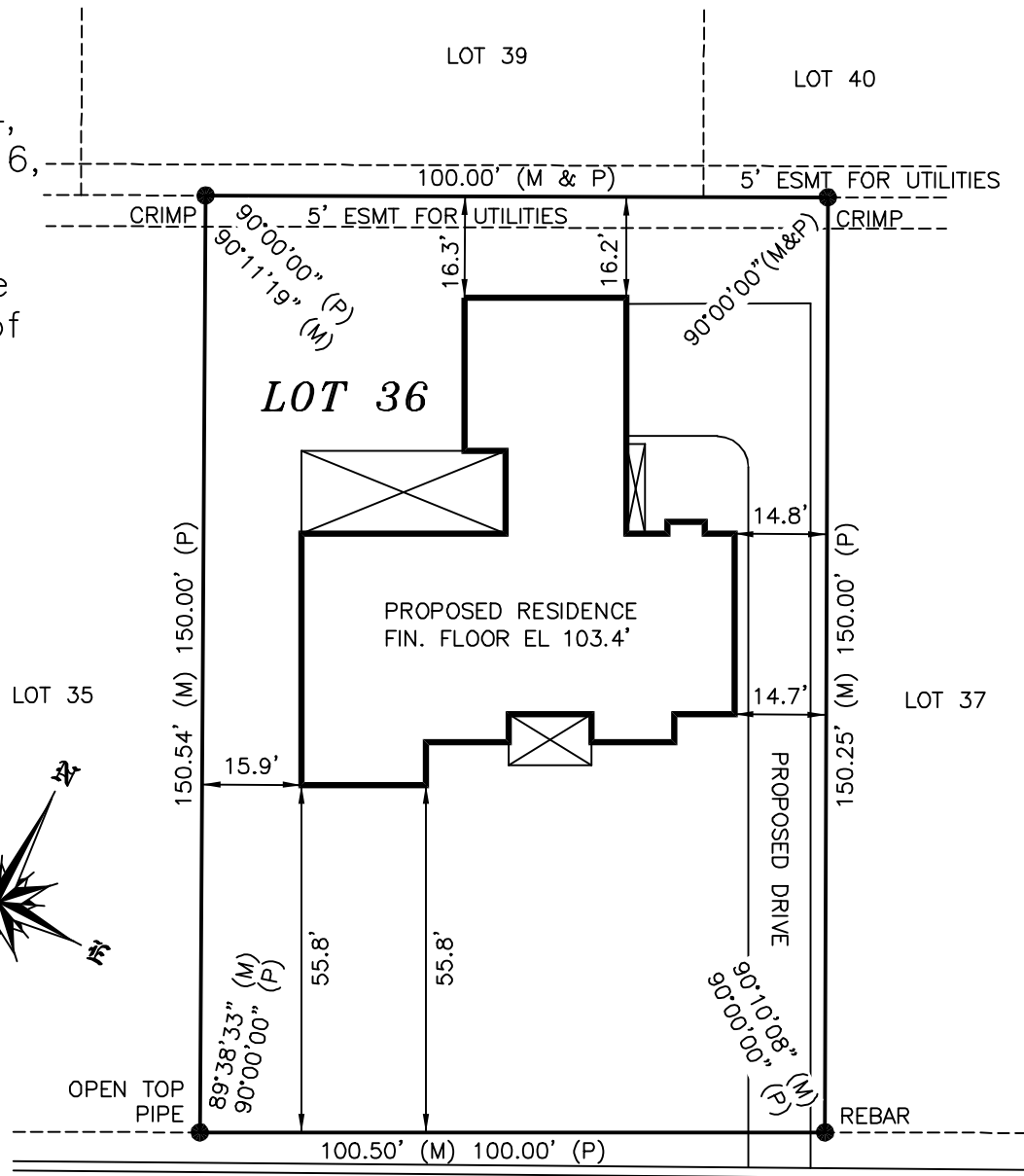
I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. Simultaneously with the submittal of this application, I am hereby submitting a notarized affidavit signed by the owner of the property in the attachments 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

 Kenneth J. Coreno  
Oct 15, 2025

# CLOSING SURVEY

Lot 36 of Bryd Real Estate Company's Resurvey of Lots 1 to 7 and Lots 19 to 24, Block 14, Lots 4 to 18, Block 21, Lots 1 to 6, Block 22, Lots 1 to 7 and Lots 16 to 21, Block 23 and all of Block 24 of Biltmore Estates, as recorded in Map Book 32, Page 46, in the Office of the Judge of Probate of Jefferson County, Alabama.



<p>SEAL</p>	<p>LEGEND</p> <ul style="list-style-type: none"> <li> 1/2" REBAR SET</li> <li> IRON PIN FOUND</li> <li> R.O.W. RIGHT-OF-WAY</li> <li> NOT TO SCALE</li> <li> UTILITY POLE</li> <li> OVERHEAD UTILITIES</li> <li> (M) FIELD MEASURED</li> <li> (P) PLAT / RECORDED MAP</li> <li> COVERED DECK/PORCH</li> <li> DECK/PORCH</li> </ul>
-------------	--

JOB NO. 25232PP NEW RES

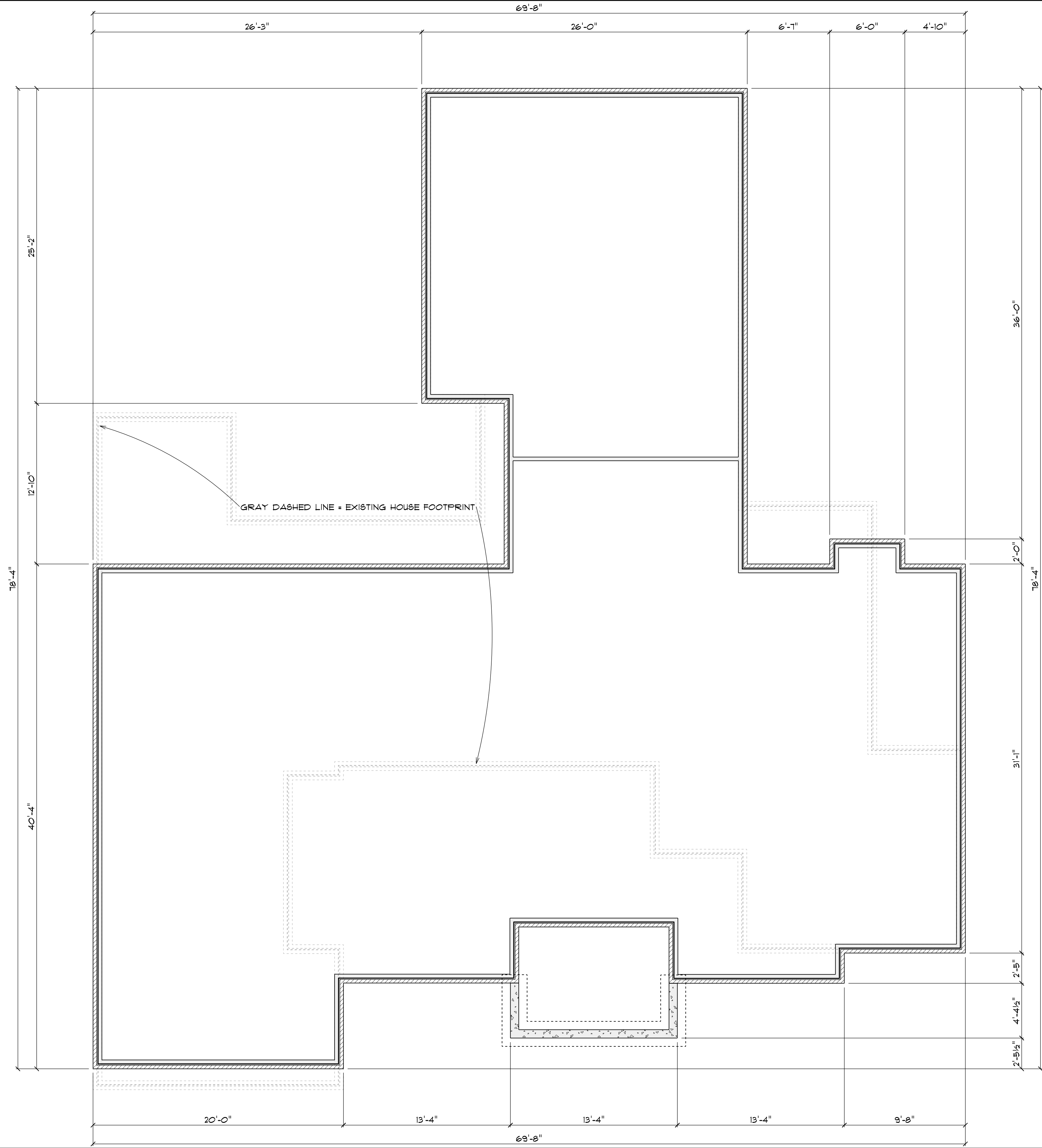
DATE 7/21/25 DATE OF FIELD SURVEY 4/23/25

ADDRESS 2208 Rosewood Drive SCALE 1" = 30'

DRAWN BY H. LETTS CHECK BY R.Y.S.

**RODNEY SHIFLETT SURVEYING**

P.O. BOX 204  
COLUMBIANA, ALABAMA 35051  
TEL. 205-669-1205 FAX. 205-669-1298





# JEFFERSON COUNTY DEPARTMENT OF HEALTH

1400 SIXTH AVENUE, SOUTH • P.O. BOX 2648 • BIRMINGHAM, ALABAMA 35202 • 205/930-1230

## Application for On-Site Sewage Disposal Permit

Submit in Triplicate

Date Received	<b>Type of System</b> <input type="checkbox"/> Conventional <input type="checkbox"/> Non-conventional <input type="checkbox"/> Alternate <input type="checkbox"/> Commercial	<b>Identification Number</b>  <u>2025-A-082</u>
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### Part A: Residential To be completed by applicant and/or submitting professional

1. Applicant Ken Coreno Telephone \_\_\_\_\_

2. Mailing address \_\_\_\_\_

\_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

3. Property location 2208 Rosewood Drive Vestavia Hills 35216 S \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_

Comments:

4. Subdivision Biltmore Estates

Lot \_\_\_\_\_ Block \_\_\_\_\_ Sector \_\_\_\_\_ Add \_\_\_\_\_ Phase \_\_\_\_\_ Lot size 0.35 ac ±

5. Date subdivision recorded \_\_\_\_\_ Date approved \_\_\_\_\_

6. Type residence:  New \_\_\_\_\_ Existing \_\_\_\_\_ Manufactured home. Number of bedrooms 4

7. Garbage grinder? No Basement plumbing? No Spa/hot tub? No Laundry waste? Yes

### Commercial Floor plans must be a part of application

1. Type of business \_\_\_\_\_ Estimated number of employees \_\_\_\_\_

2. Kitchen facilities? \_\_\_\_\_ Commercial food service? \_\_\_\_\_ Bathing facilities? \_\_\_\_\_

3. Estimated water use \_\_\_\_\_ Gallons per day \_\_\_\_\_

4. Brief project description \_\_\_\_\_

### Water Supply

1. Type: Public  Private (Well)  Distance to Main Immediate Size of Main 6" +

2. Name of water supply BWWB Individual meter? Yes  No

3. Distance to Sewer N/A Connection by gravity? Yes  No

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

### Part B: Percolation Test Data (attach added sheets as needed)

Percolation Hole #	Uniform Diameter of Hole in Inches	Total Depth of Hole	Date of Saturation	Date of Percolation Test	Stabilized Percolation Rate in Minutes per Inch
1	8	24	05/12/2025	05/12/2025	60 MPI

**Part C: Inspection Pit Data (attach added sheets as needed)**

This section to be completed by a registered engineer, land surveyor or soil classifier.

Soil Profile # 1			Soil Profile # 2			Soil Profile #		
Organic Strata Depth 0" - 7"			Organic Strata Depth 0" - 7"			Organic Strata Depth		
Depth	USDA Tex.	Munsell Color	Depth	USDA Tex.	Munsell Color	Depth	USDA Tex.	Munsell Color
1st Strata Inches 7" - 22"	SCL	5YR 5/6	1st Strata Inches 7" - 18"	SCL	7.5YR 4/4	1st Strata Inches		
2nd Strata Inches 22" - 40"	SCL	5YR 5/8	2nd Strata Inches 18" - 42"	SCL	5YR 4/4	2nd Strata Inches		
3rd Strata Inches			3rd Strata Inches			3rd Strata Inches		
4th Strata Inches			4th Strata Inches			4th Strata Inches		
Total Depth of Observation Pit 40"			Total Depth of Observation Pit 42" + (11" Fill)			Total Depth of Observation Pit		
Max. Seasonal Water Table, Mottling	<input type="checkbox"/> Non Evident	Inches 32	Max. Seasonal Water Table, Mottling	<input checked="" type="checkbox"/> Non Evident	Inches	Max. Seasonal Water Table, Mottling	<input type="checkbox"/> Non Evident	Inches
Impervious Layer Clay, etc.	<input checked="" type="checkbox"/> Non Evident	Inches	Impervious Layer Clay, etc.	<input checked="" type="checkbox"/> Non Evident	Inches	Impervious Layer Clay, etc.	<input type="checkbox"/> Non Evident	Inches
Bedrock Type of bedrock	<input type="checkbox"/> Non-evident	Inches 40"	Bedrock Type of bedrock	<input type="checkbox"/> Non-evident	Inches 42"	Bedrock Type of bedrock	<input type="checkbox"/> Non-evident	Inches
Surface Slope %		2 - 6	Surface Slope %		2 - 6	Surface Slope %		

Note: Depths are measured from Top of Native Soil

I, Greg Thompson, a  professional engineer  professional surveyor  professional soil classifier do hereby certify that the soil data stated above and/or attached sheets are true and accurate as presented.

Signature [Signature] Date 05/29/2025 Reg. # PE 26356  
 Address 208 Oak Mountain Circle City Pelham State AL Zip 35124 Phone (205) 327-9140

**Part D: For Use by Health Authority**

It is our opinion that the use of an on-site sewage disposal system  is suitable  is not suitable by reason of the following conditions:

ANY DEVIATION FROM APPROVED PLOT PLAN MAY VOID THIS APPROVAL.

It shall be the applicant's/owner's responsibility to see that the building stubout is at an elevation which will allow gravity to flow from the stubout to the septic tank.

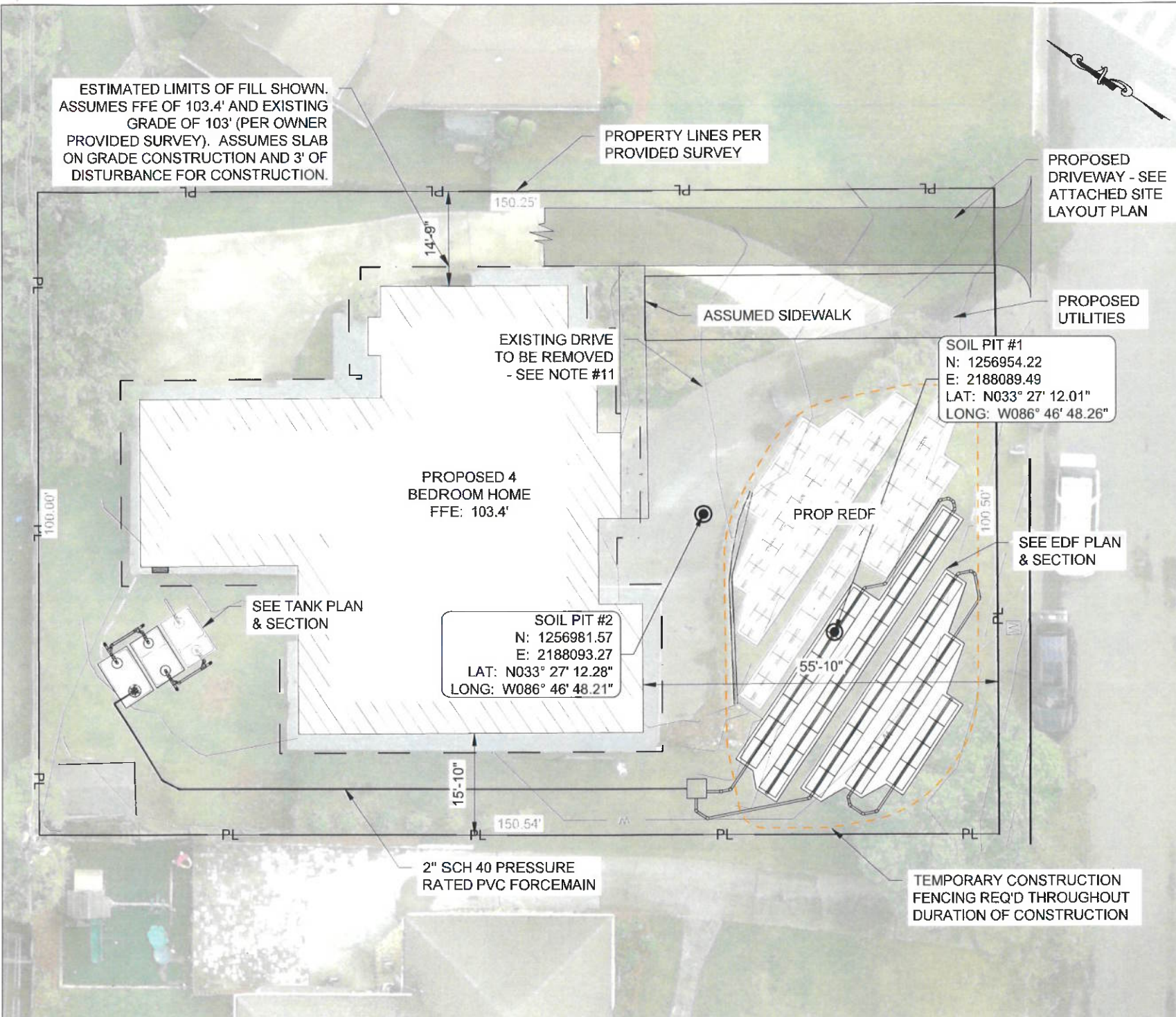
This application is approved for a four-bedroom house only. It is not approved for a garbage grinder. See the approved plot plan for system installation details. Any change from this plot plan without JCDH permission will void this approval. Changes in the system design will require written approval by the submitting engineer and shall be submitted to JCDH prior to installation. JCDH is approving the theory of the system design only. The design engineer is responsible for the system mechanics and shall be retained as the construction engineer to monitor the installation. Upon completion, the design engineer shall submit to JCDH a letter of substantial compliance prior to issuance of any permits by the Department. A pre-construction meeting with JCDH Personnel, the submitting engineer, and the system installer is required at least three days prior to the system installation. Reuse existing 1000-gallon septic tank, install one 1000-gallon septic tank, one 1000-gallon pump tank, one distribution box and 42 Eljen GSF B43 modules. Protect and fence both primary and secondary disposal field during construction and landscaping. See approved plot plan for installation details.

Zoning approval must be secured to use this property for residential or commercial purposes.

Signature [Signature] Date 09/02/25

**THIS PERMIT DOES NOT CONSTITUTE APPROVAL FOR USE AND IS VALID FOR A PERIOD OF ONE YEAR.** Septic Tank must be inspected by Environmental Health Services before the tank and field lines have been covered. Approval for use will be based upon compliance with Jefferson County Department of Health Onsite Regulations.

2025-A-082



- LEGEND:**
- SOIL PIT LOCATIONS
  - ↘ SLOPE DIRECTION
  - CLEAN OUT
  - EXISTING CONTOURS
  - W WATER SERVICE LINE
  - ⊞ WATER METER
  - ⊞ WATER SHUT-OFF
  - ⊞ EXISTING WELL
  - FM 2" SCH 40 PVC FORCE MAIN
  - ⊞ UTILITY POLE
  - ⊞ GAS METER
  - g GAS SERVICE LINE



**VICINITY MAP**  
SCALE: NTS  
APPROVED: *[Signature]*  
DATE: 09/02/25

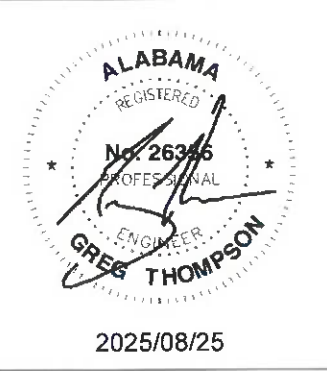
- GENERAL NOTES:**
1. THESE PLANS ARE NOT A BOUNDARY SURVEY AND DO NOT PURVEY LEGAL BOUNDARIES.
  2. THE EDF AND REDF SHALL BE FLAGGED AND EQUIPMENT AND/OR VEHICULAR TRAFFIC SHALL NOT BE ALLOWED TO TRANSVERSE THE DISPOSAL FIELD AREA BEFORE OR AFTER INSTALLATION, CARE SHOULD BE TAKEN PRIOR TO, DURING, AND AFTER INSTALLATION TO AVOID OVER-COMPACTION OF SOILS.
  3. THE ONSITE SEWAGE SYSTEM SHALL BE INSTALLED USING TRACK EQUIPMENT IN LIEU OF RUBBER TIRE EQUIPMENT TO AVOID OVER-COMPACTION OF SOILS.
  4. WHEN SCARIFYING EXISTING SOIL IN FIELD LINE AREA, RIP PARALLEL WITH CONTOURS. FIELD LINES ARE TO BE INSTALLED ON SLOPE WITH THE EXISTING CONTOURS.
  5. CONTROL FILL LIMITS SHALL EXTEND A MINIMUM OF 5'-0" OUTSIDE TRENCHES ON ALL SIDES WITH A MAXIMUM 3:1 SLOPE.
  6. NO SURFACE WATER SHALL POND ON DISPOSAL AREA. ADD FILL AS REQUIRED TO PREVENT PONDING. MINOR SWALES MAY BE NECESSARY TO DIVERT UPSTREAM STORMWATER AROUND DISPOSAL AREA.
  7. THE ONSITE SEWER DISPOSAL SYSTEM MUST BE INSTALLED BY AN ADVANCED LICENSED INSTALLER.
  8. ENGINEERS OF THE SOUTH IS NOT RESPONSIBLE FOR METHODS OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR, OR FOR SAFETY PRECAUTIONS INCIDENT TO THE WORK OF THE CONTRACTOR, OR FOR ANY FAILURE OF THE CONTRACTOR TO COMPLY WITH LAWS, RULES, REGULATIONS, ORDINANCES, OR CODES APPLICABLE TO THE CONTRACTOR FURNISHINGS AND PERFORMING THE WORK.
  9. UNLESS OTHERWISE INDICATED ON THE PLANS, ALL CONSTRUCTION ACTIVITIES, CONSTRUCTION MATERIALS, AND LABOR SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE JEFFERSON COUNTY DEPARTMENT OF HEALTH.
  10. AN INSPECTION BY THE ENGINEER IS REQUIRED BY THE HEALTH DEPARTMENT FOR FINAL APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ENGINEERS OF THE SOUTH IN WRITING (GREG@ENGINEERSOFTHESOUTH.COM) AT LEAST 48-HOURS PRIOR TO BACKFILLING THE SYSTEM FOR INSTALLATION APPROVAL.
  11. BUILDER TO CAREFULLY REMOVE EX DRIVEWAY AND INSTALL TEMPORARY CONSTRUCTION FENCING AROUND ENTIRE PERIMETER OF EDF AND REDF FOR ENTIRE DURATION OF CONSTRUCTION
  12. IF ANY CUTTING OR FILLING OF SOIL HAS BEEN DONE ON SITE SINCE DATE OF SOIL TESTING THIS DESIGN SHOULD NOT BE USED - CONTACT ENGINEER.
  13. INSTALLER, HOMEOWNER, GENERAL CONTRACTOR, ETC. SHALL REVIEW THE NOTIFICATION REQUIREMENTS IN THE INSTALLER'S NOTES. FAILURE TO NOTIFY THE ENGINEER VOIDS THE DESIGN.

**PLOT PLAN**  
SCALE: 1" = 20'

**"PRE-CONSTRUCTION MEETING REQUIRED"**

REVISIONS		
NO.	DATE	DESCRIPTION
1	2025/05/28	FOR REVIEW ONLY (NOT FOR CONSTRUCTION)
2	2025/08/25	REVISED PER JCDH COMMENTS
—	—	—

FOR REVIEW AND COMMENT    
  RELEASED FOR CONSTRUCTION    
  AS-BUILT



**ENGINEERS OF THE SOUTH**

208 OAK MOUNTAIN CIRCLE  
PELHAM, AL 35124

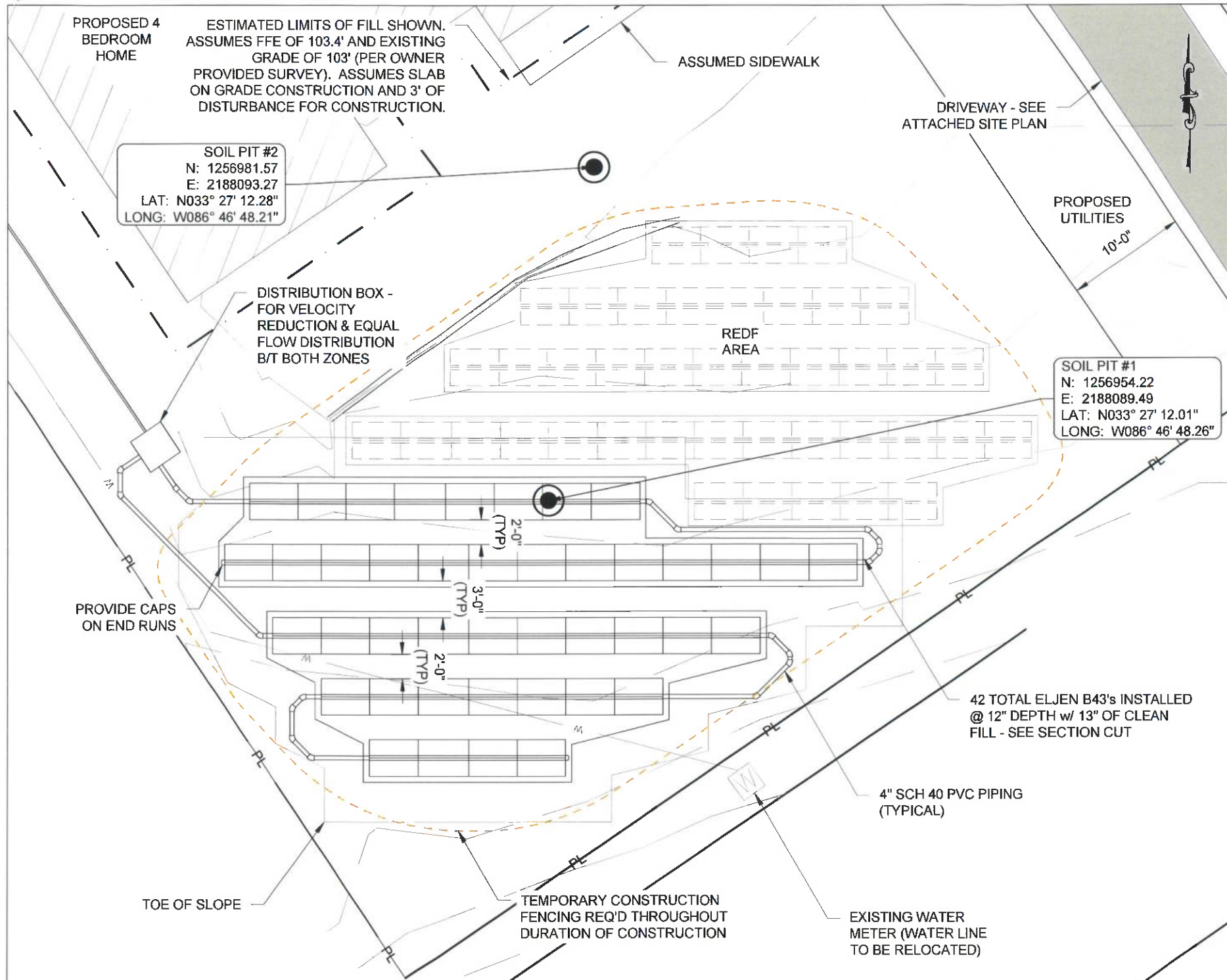
TEL: 205.327.9140  
FAX: 205.581.8680

**OVERALL SITE PLAN**

**PROPOSED OSS @  
2208 ROSEWOOD DRIVE  
VESTAVIA, AL**

**Onsite Septic System (OSS) Design**

DATE: <b>APRIL, 2025</b>	
JOB NUMBER: <b>25-013</b>	SHEET 01 OF 03



**EDF PLAN**  
SCALE: 1" = 10'

- OWNER NOTES**
1. SYSTEM IS NOT DESIGNED FOR USE WITH GARBAGE GRINDERS OR DISPOSALS.
  2. HOMEOWNER SHALL TAKE CAUTION TO NOT FLUSH OR DISPOSE OF ANY ITEMS NOT SPECIFICALLY RATED FOR SEPTIC SYSTEMS. SPECIFIC EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, WIPES, GREASE, SANITARY NAPKINS, PAPER TOWELS, WASTE FOOD, ETC.
  3. THE USE OF LOW FLOW FIXTURES IS STRONGLY ENCOURAGED.
- TANK NOTES:**
1. ALL TANKS SHALL CONFORM TO THE SPECIFICATIONS OF THE JEFFERSON COUNTY HEALTH DEPARTMENT AND THE ALABAMA DEPARTMENT OF PUBLIC HEALTH.
  2. ALL TANKS SHALL BE PRECAST CONCRETE. PLASTIC TANKS ARE NOT ALLOWED.
  3. ALL RISERS SHALL BE ONE PIECE TO CONFORM WITH SITE ELEVATIONS. SHALL HAVE LOCKABLE LIDS AND SHALL CONFORM WITH SADIE'S LAW.
  4. ALL RISERS SHALL INCLUDE UNIVERSAL TYPE SAFETY SCREEN OR SAFETY NETTING.
  5. RISER HEIGHT SHALL BE ADJUSTED FOR FINAL GRADE.
  6. TANKS SHALL BE SET ON A MINIMUM OF 6" OF COMPACTED CRUSHED STONE (#57) OR COMPACTED SAND TO MINIMIZE SETTLEMENT.
  7. INSTALLER SHALL USE 45D BENDS WITH CLEAN-OUTS AS SHOWN ON THE PLANS TO ALLOW FOR CAMERA AND CLEANING EQUIPMENT. HARD 90D BENDS SHALL NOT BE USED.
  8. INSTALLER SHALL SUPPORT PIPING TO PROTECT AGAINST SETTLEMENT.
- PUMP & CONTROL NOTES:**
1. PUMP SYSTEM SHALL BE SIMPLEX.
  2. CONTROLS SHALL BE TIME DOSE W/ HIGH & LOW LEVEL OVERRIDE.
  3. CONTROL PANEL SHALL BE NEMA 4X, FIBERGLASS IN ACCORDANCE W/ LOCAL ELECTRICAL CODES.
  4. PANEL SHALL INCLUDE STATUS LIGHTS, VISUAL ALARM LIGHTS & AUDIBLE ALARM.
- SITE LAYOUT NOTES:**
1. COORDINATES PROVIDED ARE IN AL83-WF
  2. INSTALLER MUST COORDINATE ANY CHANGE OF MATERIALS OR LOCATION WITH ENGINEER. FAILURE TO COORDINATE ANY CHANGES VOIDS THIS DESIGN.
- SYSTEM SAND SPECIFICATION:**
1. SYSTEM SAND SHALL MATCH ALL SYSTEM MANUFACTURER REQUIREMENTS.
  2. SAND SHALL CONFORM TO ASTM C33 REQUIREMENTS.
  3. INSTALLER SHALL PROVIDE A COPY OF RECEIPT OF SAND PURCHASE IDENTIFYING THE COMPANY PROVIDING THE SAND AND CERTIFYING IT MEETS THESE REQUIREMENTS.

**DESIGN CRITERIA AND RECOMMENDATIONS:**

DESIGN FLOW: 4 BEDROOMS = 600 GPD  
PERC RATE: 31-60 MPI = 300 S.F. / BEDROOM = 1,200 S.F.

1,200 S.F. X 0.55 / 16 = 42 B43 ELJEN UNITS

INSTALL 42 ELJEN B43's IN TWO (2) ZONES IN BEDS AT A DEPTH OF 12" BELOW EXISTING GRADE w/ 13" CLEAN FILL - SEE SECTION CUT.

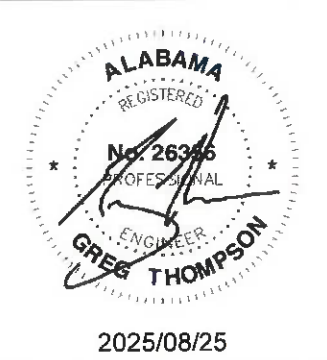
REUSE EX TANK & INSTALL ONE (1) 1,000 GALLON SEPTIC TANK - OR - REMOVE EX TANK AND INSTALL ONE (1) 2,000 GALLON SEPTIC TANK  
INSTALL ONE (1) 1,000 GALLON PUMP TANK

SEED AND MULCH SHALL BE PLACED OVER THE ENTIRE DISPOSAL FIELD ONCE FINAL GRADING IS COMPLETE. FINAL GRADES OF DISPOSAL AREA SHOULD BE CROWNED TO ALLOW SURFACE DRAINAGE AWAY FROM DISPOSAL FIELD.

- INSTALLER NOTES:**
1. FIELD LINES SHALL NOT BE LAID UNDER ASPHALT OR CONCRETE.
  2. GRAVITY SERVICE LINE SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE PLUMBING CODES. SERVICE LINES SHALL MAINTAIN A MINIMUM OF 1% SLOPE AND BE BALL AND HYDROSTATICALLY TESTED PRIOR TO ACCEPTANCE. ALL PIPING SHALL BE GLUED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
  3. INSTALLER SHALL MAINTAIN A COPY OF THE APPROVED PERMIT ONSITE AT ALL TIMES AND SHALL NOT START WITHOUT A COPY OF THE APPROVED PERMIT IN HAND AND NOTIFYING THE ENGINEER.
  4. INSTALLER SHALL MAINTAIN A CLEAN COPY OF APPROVED PLANS AND NOTE ANY VARIATIONS FROM THE DESIGN. A COPY OF THE AS-BUILT PLANS SHALL BE RETURNED TO THE ENGINEER.
  5. INSTALLER SHALL PROVIDE 48 HOURS WRITTEN NOTICE TO ENGINEER PRIOR TO INSTALLATION. NOTICE SHALL BE PROVIDED IN WRITING TO GREG@ENGINEERSOFTHESOUTH.COM. FAILURE TO NOTIFY ENGINEER OF INSTALLATION SHALL VOID DESIGN.

REVISIONS		
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—	—	—

FOR REVIEW AND COMMENT    
  RELEASED FOR CONSTRUCTION    
  AS-BUILT



**ENGINEERS OF THE SOUTH**

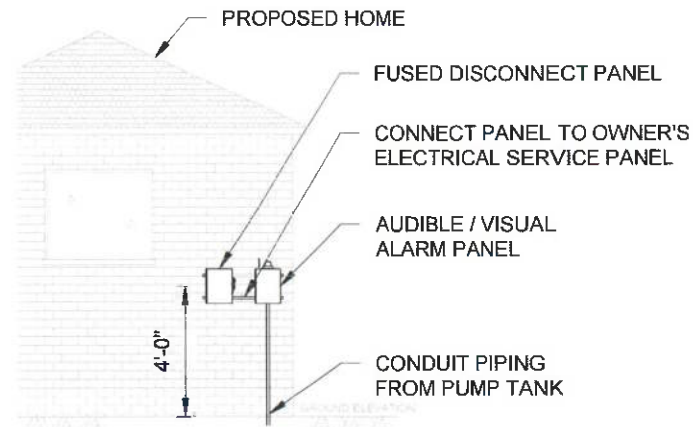
208 OAK MOUNTAIN CIRCLE  
PELHAM, AL 35124

TEL: 205.327.9140  
FAX: 205.581.8680

**EDF PLAN & NOTES**

**PROPOSED OSS @**  
**2208 ROSEWOOD DRIVE**  
**VESTAVIA, AL**  
**Onsite Septic System (OSS) Design**

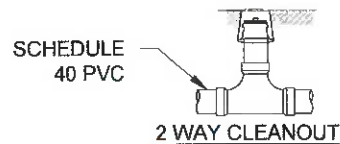
DATE: <b>APRIL, 2025</b>	
JOB NUMBER: <b>25-013</b>	SHEET 02
	OF 03



**TYPICAL CONTROL PANEL AND DISCONNECT PANEL**  
SCALE: NTS

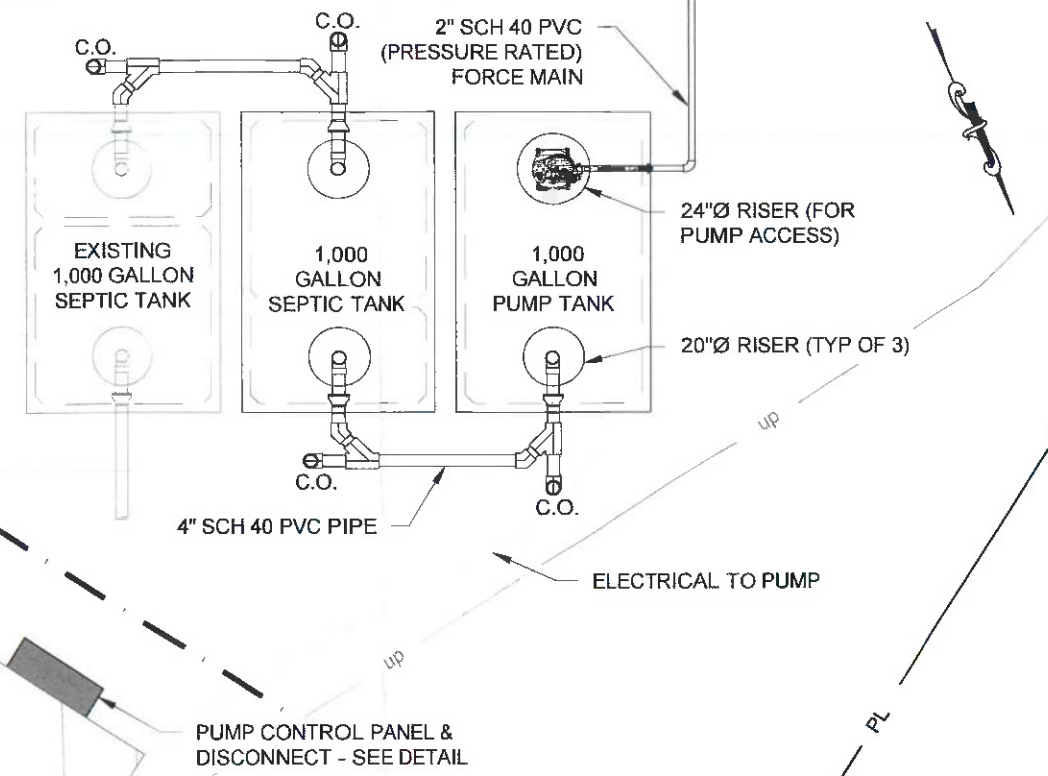


TWO WAY CLEANOUT ALLOWED IF DEPTH IS NO MORE THAN 24 INCHES

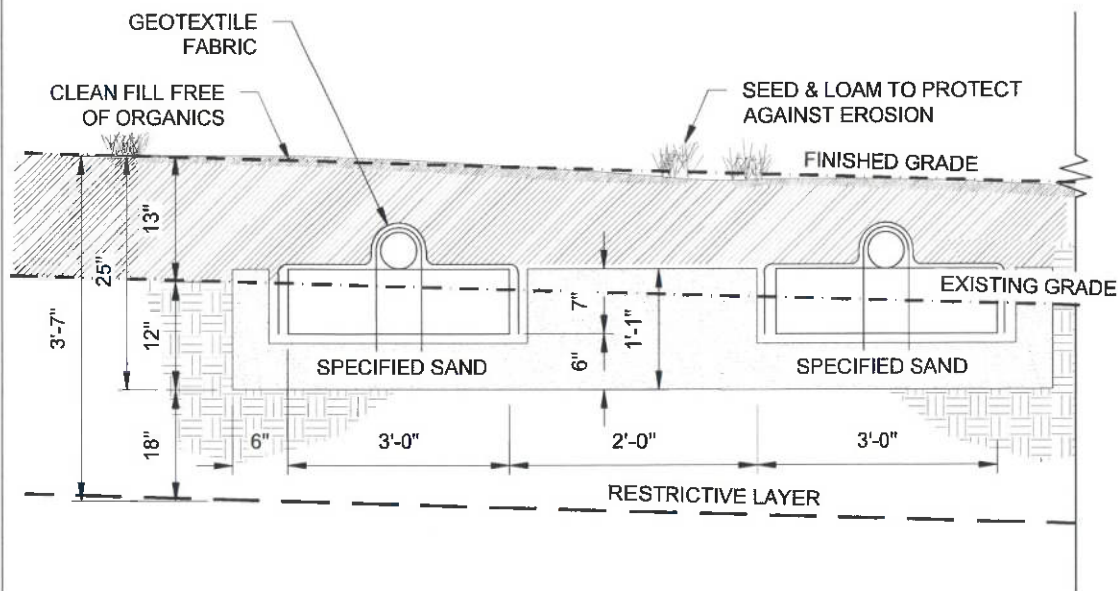


**SANITARY SEWER CLEANOUT DETAIL**  
SCALE: NTS

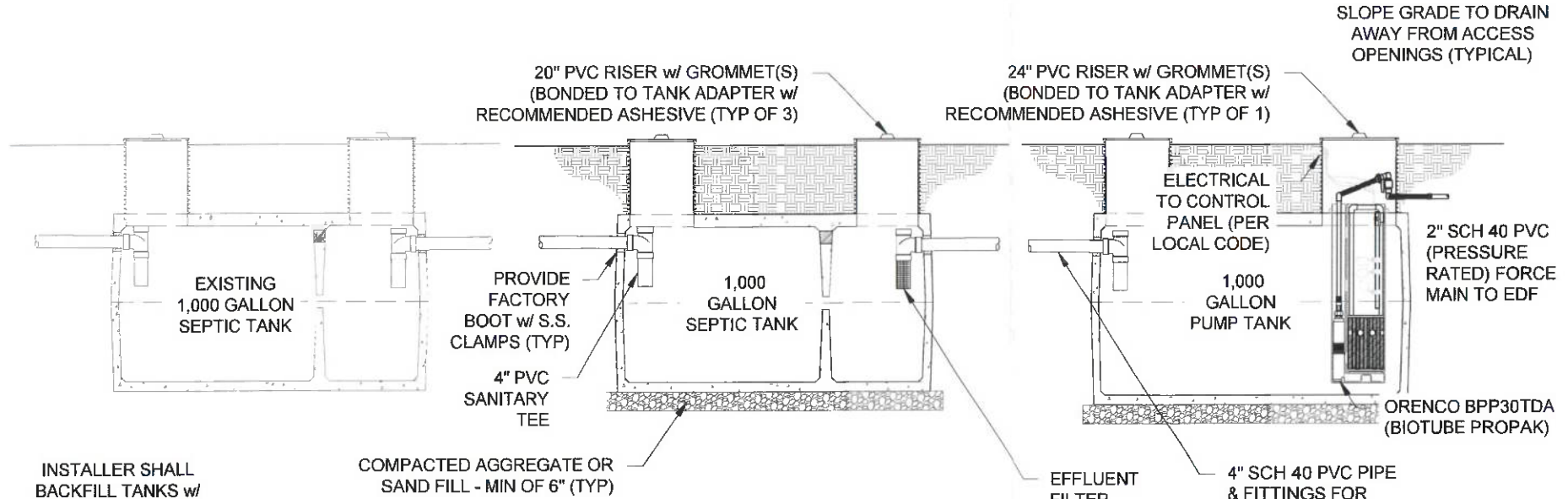
- NOTES:**
1. INSTALLER SHALL COORDINATE FINAL TANK LOCATIONS IN THE FIELD WITH HOMEOWNER.
  3. EXISTING SEPTIC TANK MAY BE REUSED IF DEEMED ACCEPTABLE BY JCDH. INSTALLER SHALL INSPECT TO CONFIRM WATER TIGHTNESS, CAPACITY & FUNCTIONALITY OF EXISTING TANK. IF NOT ACCEPTABLE, TANK TO BE REPAIRED OR REPLACED.
  4. INSTALLER SHALL INSPECT TO CONFIRM WATER TIGHTNESS, CAPACITY & FUNCTIONALITY OF EXISTING TANK. IF NOT ACCEPTABLE, TANK TO BE REPAIRED OR REPLACED.
  5. DUAL 45 DEGREE BENDS SHALL BE USED - NO HARD 90 DEGREE BENDS - TO ALLOW FOR FUTURE MAINTENANCE.
  6. ONE 2,000 GALLON SEPTIC TANK MAY BE USED IN PLACE OF EXISTING & PROPOSED 1,000 GALLON TANKS IF DESIRED



**TANK PLAN**  
SCALE: 1" = 5'



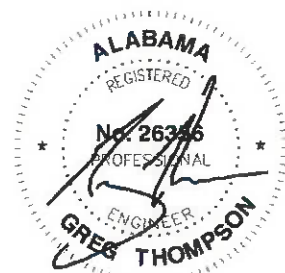
**TYPICAL ELJEN B43 BED SECTION**  
SCALE: NTS



**TANK SECTION**  
SCALE: NTS

REVISIONS		
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FOR REVIEW AND COMMENT    
  RELEASED FOR CONSTRUCTION    
  AS-BUILT



2025/08/25



208 OAK MOUNTAIN CIRCLE  
PELHAM, AL 35124

TEL: 205.327.9140  
FAX: 205.581.8680

**TANK PLAN, SECTION & DETAILS**

**PROPOSED OSS @  
2208 ROSEWOOD DRIVE  
VESTAVIA, AL**  
Onsite Septic System (OSS) Design

DATE: <b>APRIL, 2025</b>	
JOB NUMBER: <b>25-013</b>	SHEET 03 OF 03



Square Footage	
Space	Sq. Ft.
Up (Floored/Heated)	1,208
Main (Heated)	2,455
Total Heated	3,663
Balcony	60
Covered Entry	116
Back Porch	474
Garage	700
Total Under Roof: 4,953	



A Custom Home Plan for  
**The Coreno Family**  
2208 Rosewood Drive, Vestavia Hills, Alabama

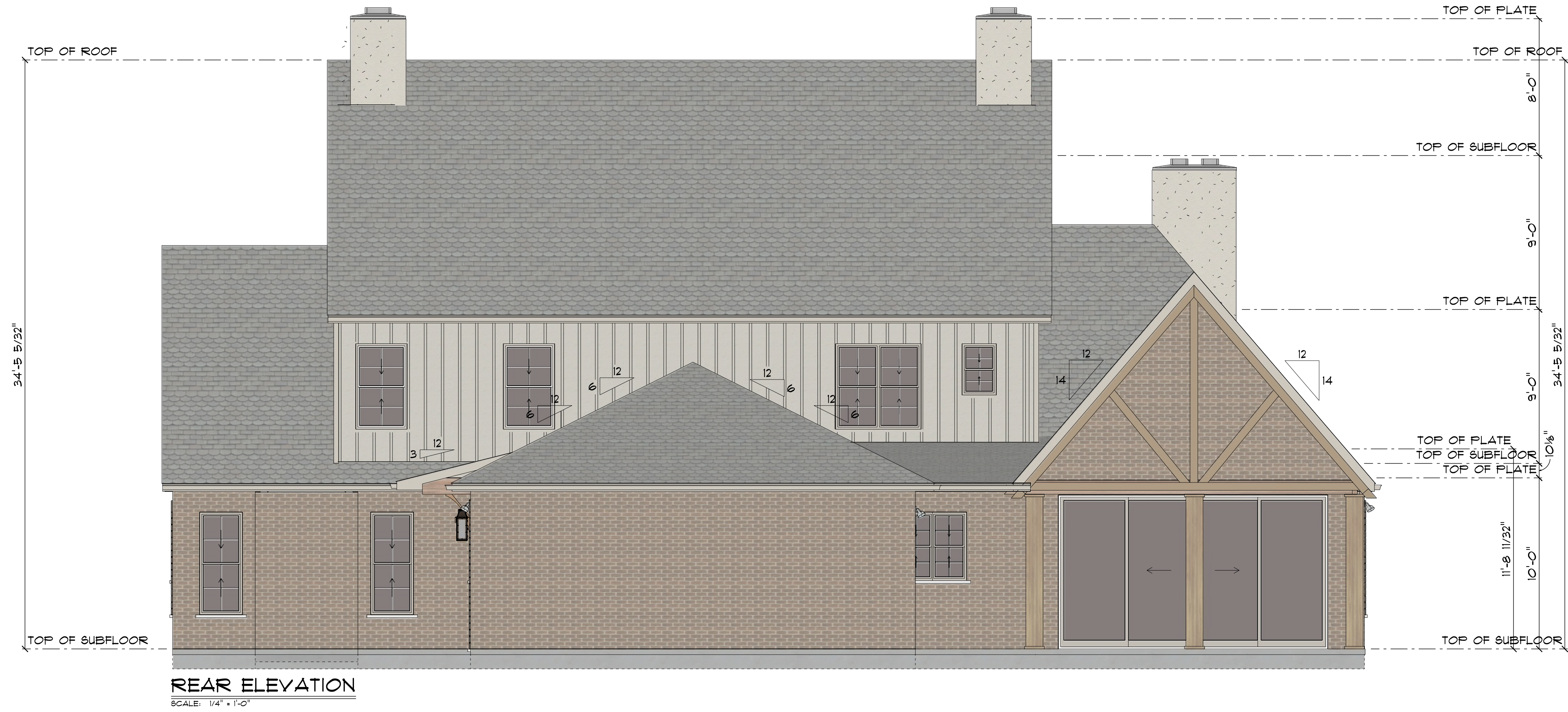
**SoWowMe.Com**  
DAVID B. DELOZIER (205) 368-4516 barry@sowowme.com

This plan has been prepared to meet professional standards and practices; however, building code requirements vary with location and change from time to time. Before starting construction, the contractor must review and be responsible for all dimensions and other details and should review plans to insure they meet current requirements. The contractor assumes full responsibility to verify conditions, dimensions, and structural details of the home, and assumes full liability for any problems that may arise due to possible errors on these plans. All Federal, State and Local Codes, Ordinances, Regulations, etc., shall be considered as part of the specifications for this home and take precedence over anything shown, described or implied where same are at variance. Use of these plans constitutes compliance with the above terms. These plans have been generated for the clients listed and are not to be used, reproduced, copied or distributed for any other project without written permission from and or compensation due David B. DeLozier. For more information regarding these plans, call (USA) 205-368-4516 or email barry@sowowme.com.



A Custom Home Plan for  
**The Coreno Family**  
 2208 Rosewood Drive, Vestavia Hills, Alabama

**SoWowMe.Com**  
 DAVID B. DELOZIER (205) 368-4516 [barry@sowowme.com](mailto:barry@sowowme.com)



A Custom Home Plan for  
**The Coreno Family**  
 2208 Rosewood Drive, Vestavia Hills, Alabama

**SoWowMe.Com**  
 DAVID B. DELOZIER (205) 368-4516 barry@sowowme.com



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

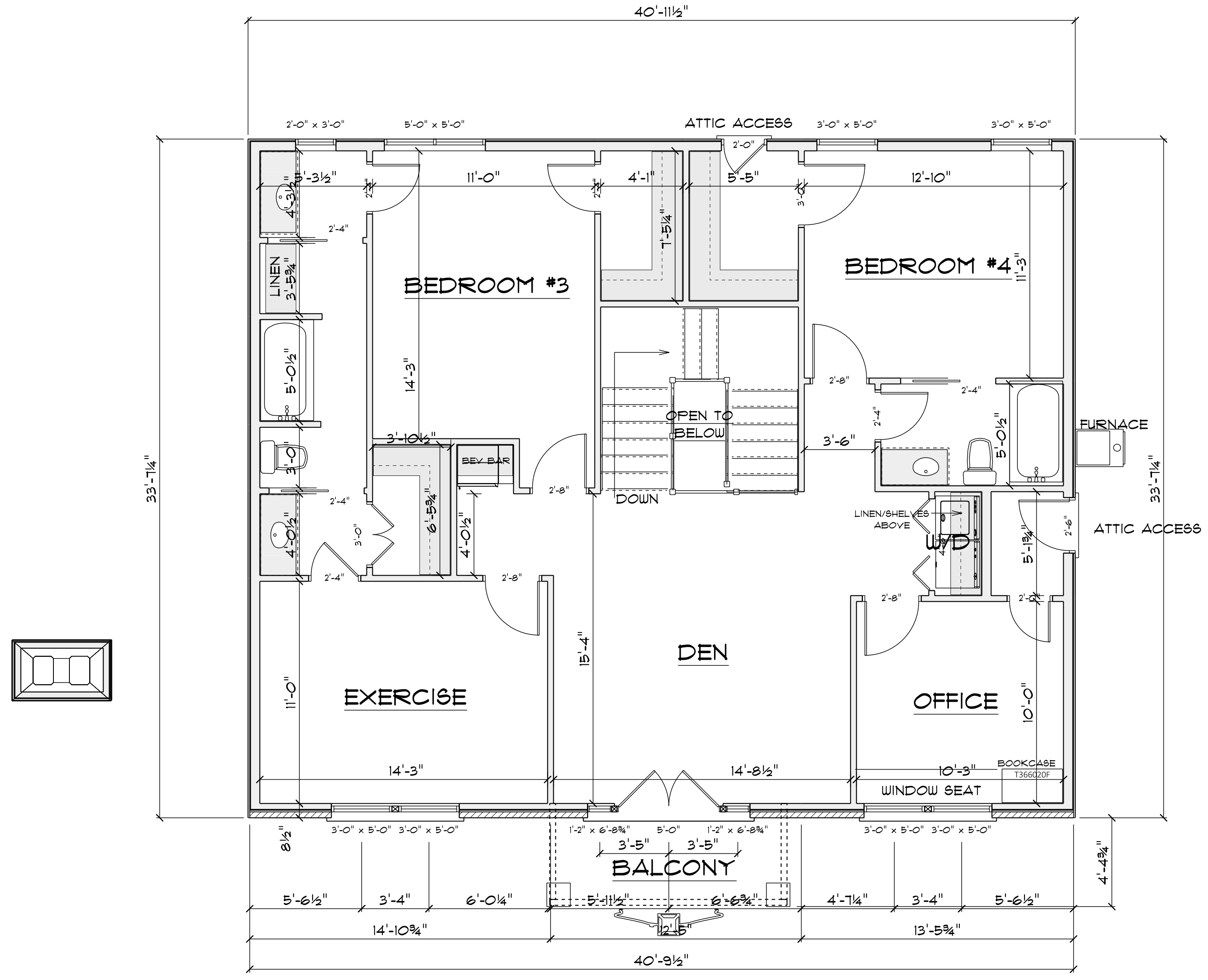


**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

A Custom Home Plan for  
**The Coreno Family**  
2208 Rosewood Drive, Vestavia Hills, Alabama

**SoWowMe.Com**  
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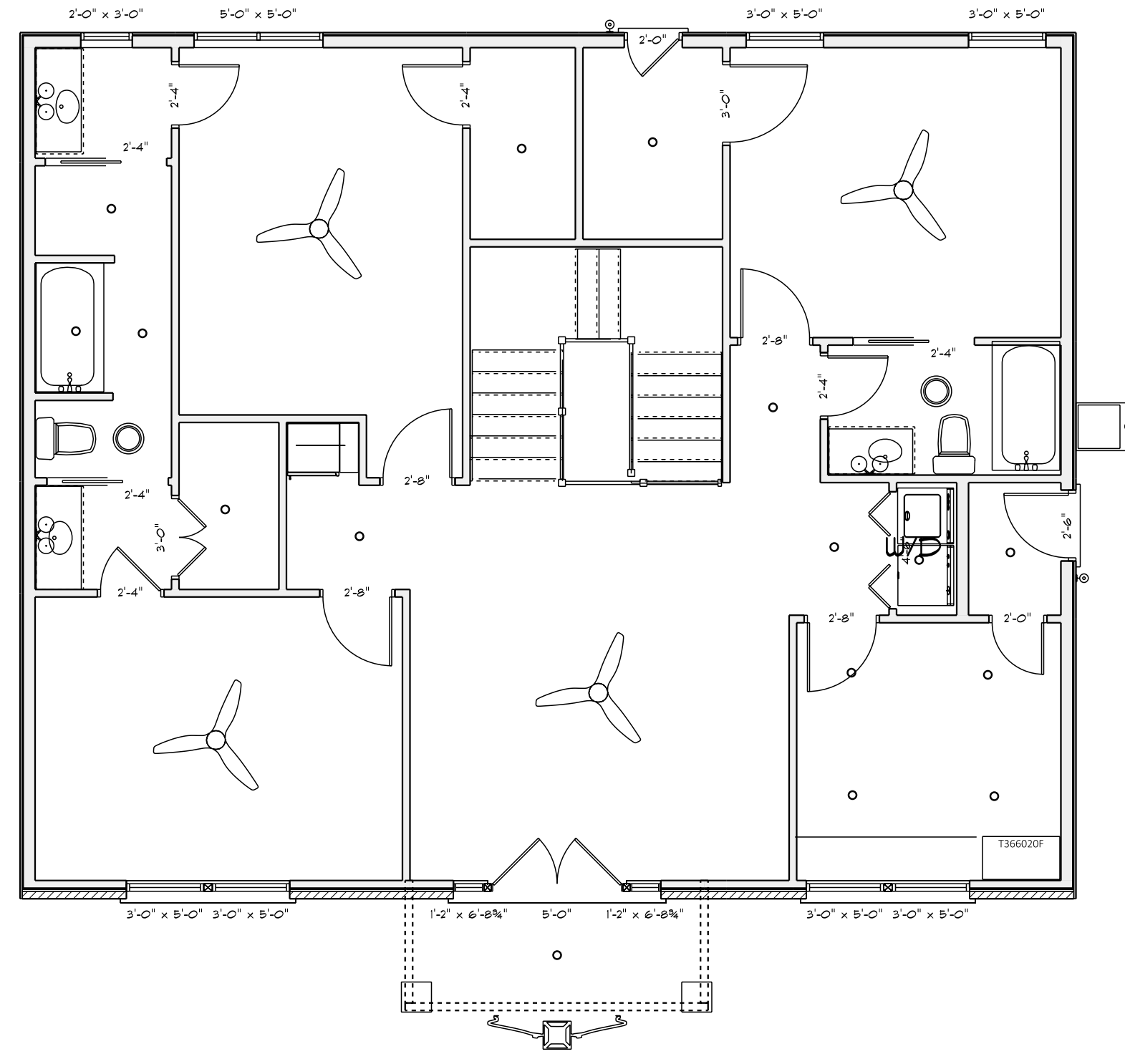
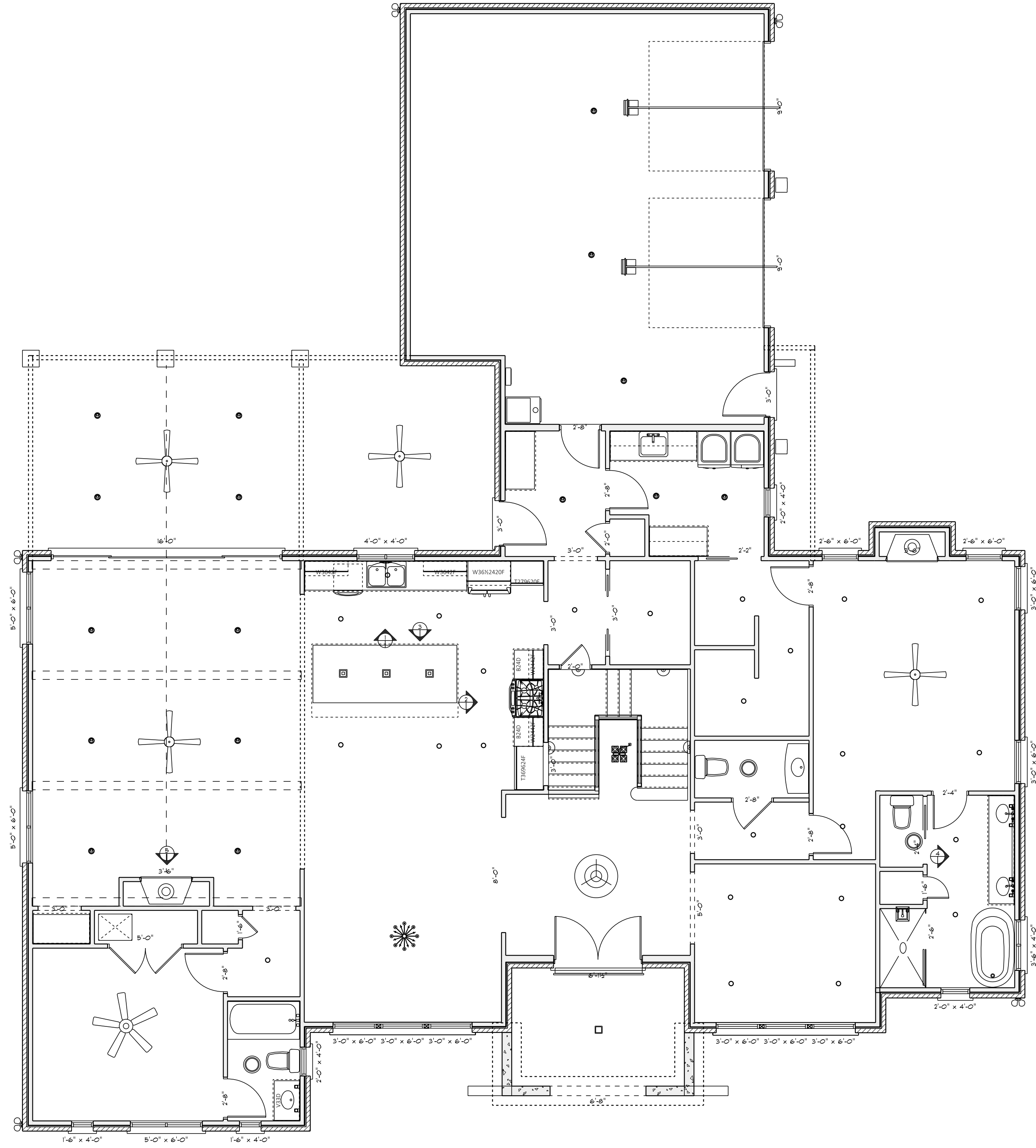








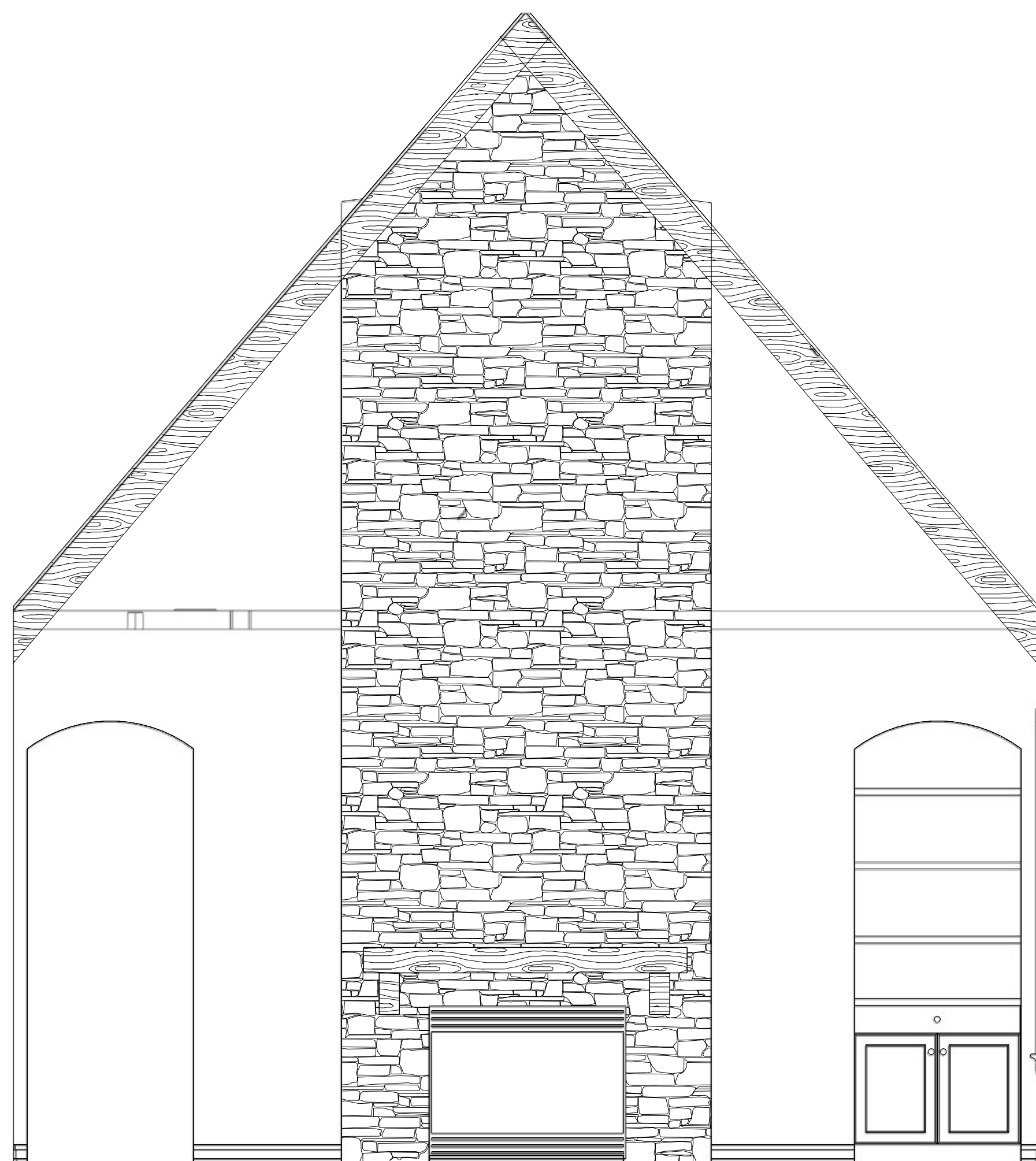
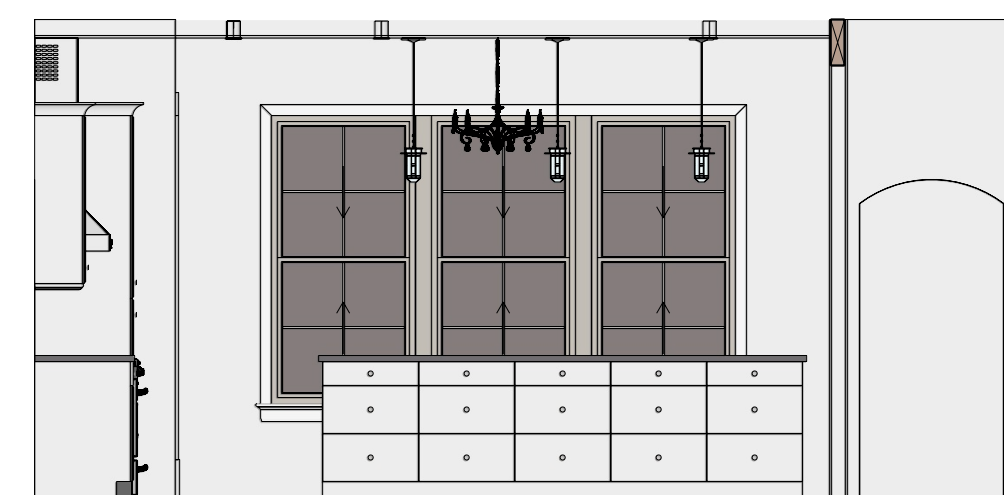
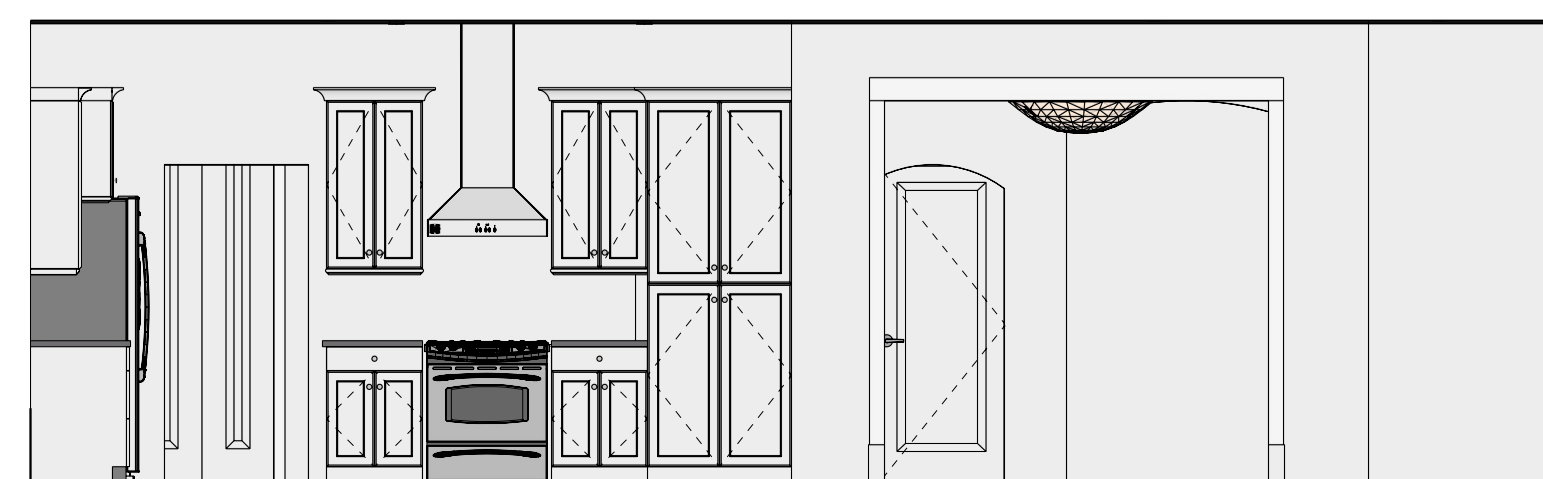


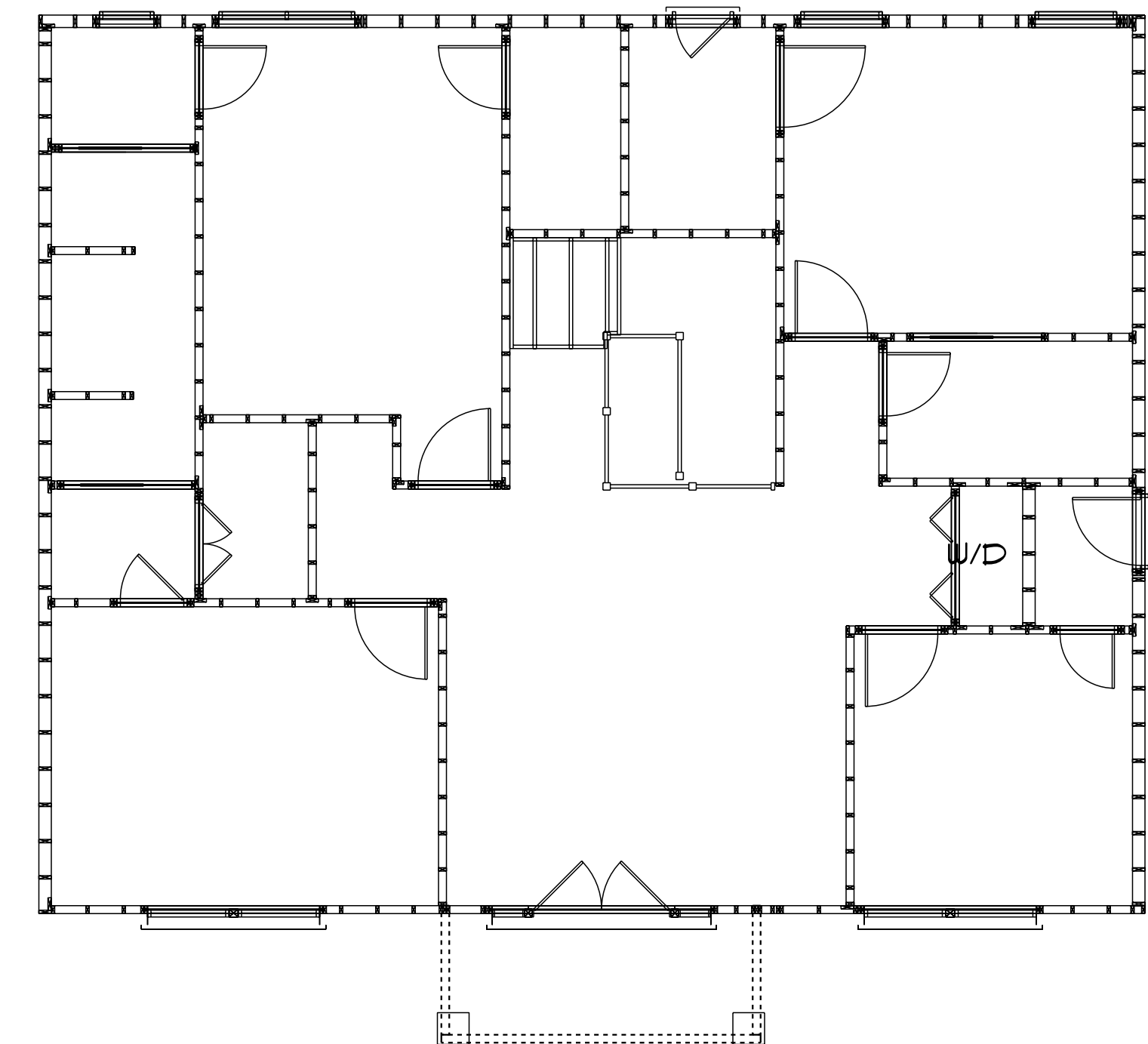
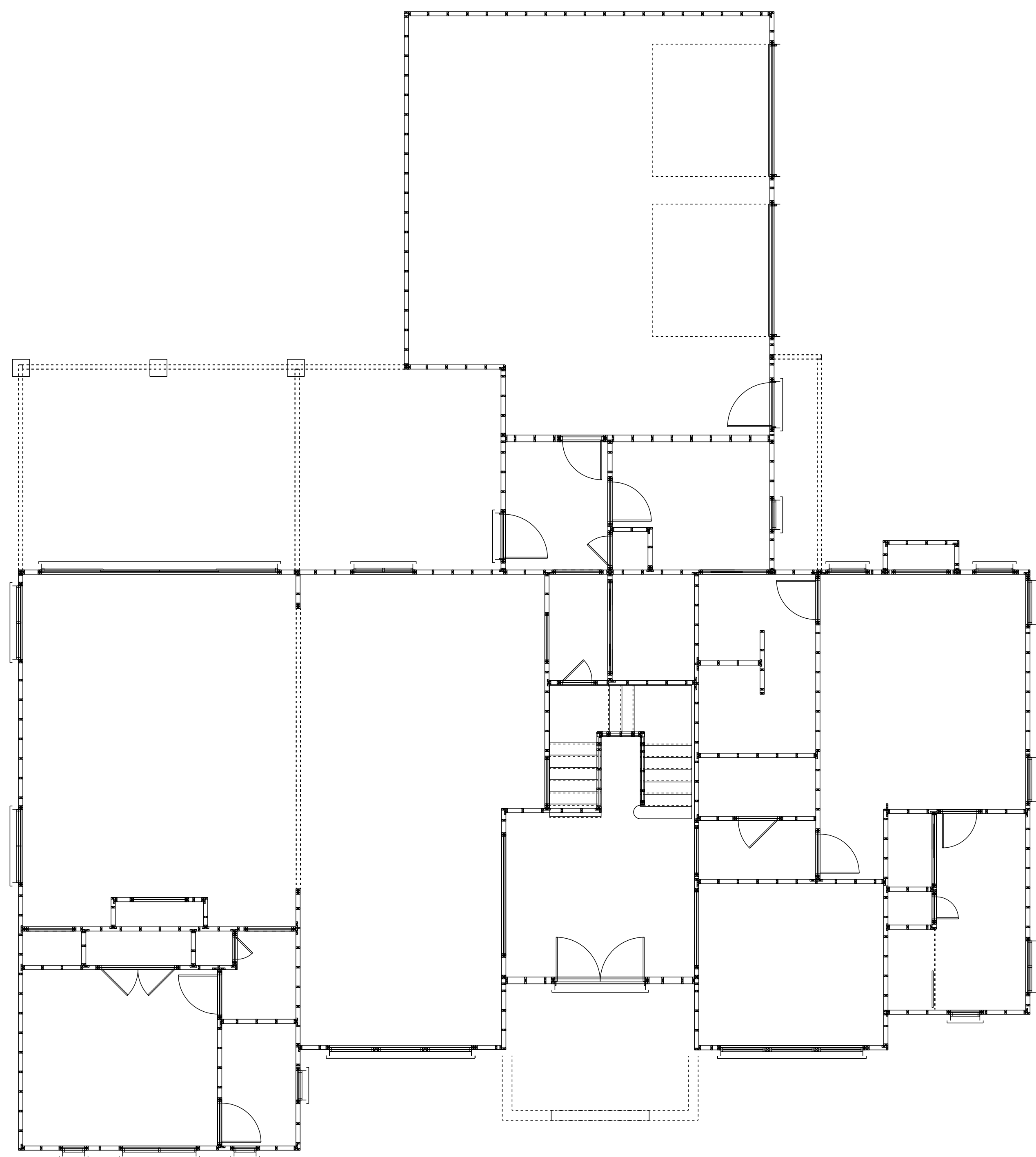


ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
can light 4inch	41	○
can light 6inch square	1	□
ceiling aster	1	✱
ceiling classic	1	✱
ceiling fan - haiku	4	✪
ceiling fan 5 bladed 01	1	✪
ceiling fan globe 02	4	✪
ceiling light 02	16	⊙
ceiling light 20	1	⊙
combination fan and light-round	5	⊙
combination fan and light-square	1	⊙
Continuous Light (Cabinet)	219.500*	—
garage door opener with track	2	—
pendant large	3	⊙
spotlight double	5	⊙
wall mounted 01 2 lights	3	⊙
wall mounted 09 1 light	6	⊙
wall sconce 01	4	⊙
wall sconce 02	2	⊙

A Custom Home Plan for  
**The Coreno Family**  
2208 Rosewood Drive, Vestavia Hills, Alabama

**SoWowMe.Com**  
DAVID B. DELOZIER (205) 368-4516 barry@sowowme.com





OPENING SCHEDULE				
PRODUCT CODE	SIZE	HINGE	REVERSED	COUNT
14X80 FRENCH 2	1'-2" x 6'-8 1/4"	N	NA	2
18X42 CASEMENT 1-MODIFIED	1'-2" x 3'-2"	N	NA	1
18X48 CASEMENT 1	1'-6" x 4'-0"	N	NA	3
18X96 1 PANEL 1	1'-6"	R	NO	1
24X36 DOUBLE HUNG 1	2'-0" x 3'-0"	U	NA	1
24X48 CASEMENT 1	2'-0" x 4'-0"	N	NA	1
24X48 DOUBLE HUNG 1	2'-0" x 4'-0"	U	NA	3
24x80 1 PANEL 1	2'-0"	L	NO	2
24x96 1 PANEL 1	2'-0"	L	NO	1
24x96 1 PANEL 1-MODIFIED	1'-6"	L	NO	1
26x96 1 PANEL POCKET 1	2'-2"	N	NO	1
28x80 1 PANEL 1	2'-4"	L	NO	2
28x80 1 PANEL 1	2'-4"	R	NO	2
28x80 1 PANEL POCKET 1	2'-4"	N	NO	4
28x96 1 PANEL 1	2'-4"	R	NO	1
30X72 DOUBLE HUNG 1	2'-6" x 6'-0"	U	NA	2
30x80 1 PANEL 1	2'-6"	R	NO	1
30X80 GLASS SLIDING	2'-6"	L	NO	1
32x80 1 PANEL 1	2'-8"	L	NO	2
32x80 1 PANEL 1	2'-8"	R	NO	3
32x96 1 panel 1	2'-8"	L	NO	1
32x96 1 PANEL 1	2'-8"	L	NO	1
32x96 1 PANEL 1	2'-8"	R	NO	4
36X60 DOUBLE HUNG 1	3'-0" x 5'-0"	U	NA	6
36X72 DOUBLE HUNG 1	3'-0" x 6'-0"	U	NA	8
36x80 1 PANEL 1	3'-0"	L	NO	1
36x80 1 PANEL 1-MODIFIED	2'-0"	L	NO	1
36X96 COUNTRY A 1	3'-0"	L	NO	1
36X96 FRENCH A 1	3'-0"	R	NO	1
42X48 DOUBLE HUNG 2	3'-6" x 4'-0"	UU	NA	2
48X48 DOUBLE HUNG 2	4'-0" x 4'-0"	UU	NA	1
48x80 1 PANEL 2-MODIFIED	3'-0"	LR	NO	1
48x96 1 PANEL POCKET 2-MODIFIED	3'-0"	NN	NA	1
54x80 BIFOLD 1 PANEL 2	4'-6"	LR	NO	1
60X60 DOUBLE HUNG 2	5'-0" x 5'-0"	UU	NA	1
60X72 DOUBLE HUNG 2	5'-0" x 6'-0"	UU	NA	3
60x80 1 PANEL 2	5'-0"	LR	NO	1
60X80 FRENCH A 2	5'-0"	LR	NO	1
72X80 ROUND TOP F 2	6'-1 1/2"	LR	NA	1
108X96 - COUNTRY 3 PANEL ANGLED WINDOW	9'-0"	U	NO	2
NLGD160611-4-MODIFIED	16'-0"	NLRN	NA	1
Octagon 18D	1'-6" x 1'-6"	N	NA	1
RECTANGULAR 12x18-MODIFIED	8" x 1'-6"	N	NA	2
TRIANGLE 10	3'-6 3/16" x 1'-5 9/16"	N	NA	2



**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: 2208 Rosewood Dr., 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:

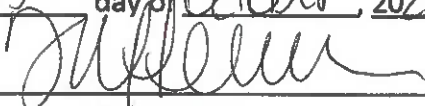
And am requesting: (please check)

- |  |  |
|--|--|
| <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:  10/15/25  
Owner Signature/Date

STATE OF ALABAMA  
COUNTY OF Shelby

MY COMMISSION EXPIRES MARCH 7, 2028

Given under my hand and seal  
this 15th day of October, 2025.  
  
Notary Public

My commission expires 15th day of October, 2025.

