



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

1. Roll Call
2. Approval Of Minutes: November 20, 2025
3. BZA-25-22 **David Brouillette** is requesting a **Side Setback Variance** for the property located at **1636 Panorama Drive**. The purpose of this request is to reduce the side setback to 7.5' setback (up to easement) in lieu of the required 15', to build a garage. The property is owned by David Brouillette and is zoned **Vestavia Hills R-2**.
4. Time Of Adjournment

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

November 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:

- Tony Renta, Acting Chairman
- Stephen Greer
- Loring Jones
- Marty Martin, Alt
- Vinay Patel, Alt
- Thomas Parchman

MEMBERS ABSENT

OTHER OFFICIALS PRESENT: Jack Wakefield, Planner/GIS

APPROVAL OF MINUTES

The minutes of October 16, 2025 were presented for approval.

MOTION Motion to dispense with the reading of the minutes of October 16, 2025 was made by Mr. Jones and 2nd was by Mr. Patel. Motion as carried on a voice vote as follows:

- Mr. Greer – yes
- Mr. Jones – yes
- Mr. Martin – yes
- Motion carried.
- Mr. Patel – yes
- Mr. Parchman – yes
- Acting Chairman Renta – yes

VARIANCE FOR LOCATION OF FENCE IN FRONT SETBACK

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**.

Mr. Wakefield explained that this is a request to build a privacy fence within the front setback, in the same location as original.

Daniel Sims, 1050 Holmes Drive, was present for the case on behalf of the applicant. He explained that they had an old, dilapidated fence that is needing replacement. New fence will reside in the same location as the original. The corner lot would require the fence to be well within the yard and eat up a large amount of backyard space. He also stated that the existing fence is 35’ from the property line and then additional 12’ from that spot to the street. So, there is no risk of sight distance issues.

No questions from the board.

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

MOTION Motion to APPROVE a Variance for Location of Fence in the Front Setback, for the property located at 3425 Coventry Drive was made by Mr. Jones and 2nd was by Mr. Greer. Motion was carried on a roll call vote as follows:

- Mr. Greer – yes Mr. Patel – yes
 - Mr. Jones – yes Mr. Parchman – yes
 - Mr. Martin – yes Acting Chairman Renta – yes
- Motion carried.

REAR SETBACK VARIANCE

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**.

Mr. Wakefield explained that this is a request to build a new house. The new house would maintain the same setbacks as the original house.

Kenneth Coreno, 2065 Lakewood Dr, was present for the case and stated they are requesting a variance for a new house because of the location of the septic tank and field lines. Amount of which eats up a lot of buildable area on the lot. He said they had the County come out to look at and approve their engineered septic system on the lot. The septic tank is in the rear corner of the lot, with the field lines in the front yard. They will not go any further than the existing houses rear setback. Also, while the house is two stories, the garage in the rear will not be. It will be one story.

No questions from the board.

Acting Chairman Renta opened the floor for a public hearing.

An adjacent neighbor (name not recorded or heard in video) spoke in favor of the request. She stated she was relieved the garage would not be two stories tall.

Acting Chairman Renta stated that the Building Department would check those building heights at the permitting stage. He also asked if there were any impervious issues.

Mr. Wakefield stated that Ethan Fisher, Vestavia Hills Engineer, stated that they are using permeable pavers for originally concrete surfaces on the lot. Also, that the impervious area would be below the thirty percent threshold.

Mr. Coreno confirmed and agreed to that statement.

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

MOTION Motion to APPROVE a 14' Rear Setback Variance to Reduce the Setback to 16' in Lieu of the Required 30'., for the property located at 2208 Rosewood Lane was made by Mr. Jones and 2nd was by Mr. Martin. Motion was carried on a roll call vote as follows:

Mr. Greer – yes	Mr. Patel – yes
Mr. Jones – yes	Mr. Parchman – yes
Mr. Martin – yes	Acting Chairman Renta – yes
Motion carried.	

At 6:13 PM, Mr. Greer made a motion to adjourn and seconded by Mr. Parchman. The meeting adjourned at 6:13PM.

Jack Wakefield, Planner/GIS



VESTAVIA HILLS

Board of Zoning Adjustment Planners Report

MEETING DATE

December 18, 2025

AGENDA ITEM

BZA-25-22 **David Brouillette** is requesting a **Side Setback Variance** for the property located at **1636 Panorama Drive**. The purpose of this request is to reduce the side setback to 7.5' setback (up to easement) in lieu of the required 15', to build a garage. The property is owned by David Brouillette and is zoned **Vestavia Hills R-2**.

BACKGROUND

7.5' Side Setback Variance to Reduce the Setback to 7.5' in Lieu of the Required 15'.

PLANNER'S REVIEW/RECOMMENDATION

The applicant is seeking a side setback variance to build an attached garage addition. The applicant claims the irregular-shaped lot causes a hardship. The garage will be placed at the same location as the existing carport. The carport actually sat within the lot line easement on the side property line, and that new garage will be pulled out of that easement. **This addition will not reside in the easement.** Given that this area is already impermeable, there will be no increase in impermeable surface on the lot. This is zoned Vestavia Hills R-2.

ATTACHMENTS

1. Application
2. Engineering Review
3. Close Up Site Plan
4. Survey Site Plan
5. Owner's Affidavit

Jack Wakefield
City Planner



Record No: BZA-25-22

Variance Application

Status: Active

Submitted On: 9/11/2025

Primary Location

1636 PANORAMA DR
VESTAVIA HILLS, AL 35216

Owner

David Brouillette
Panorama Drive 1636 Vestavia Hills, AL. 35216

Agenda Information

Agenda Scheduling

December 2025

Comments/Delay/Explanation

Applicant Information


I am filling this out as the

Owner

Subject Property Information

Subject Property Address

1636 Panorama Drive

Legal Description of Subject Property 

As recorded in MB 138, P.5 Jeff Co. AL.

LOT_3,_BLOCK_1_OF_CAFFEE'S_ADDITION_TO_
PANORAMA_SOUTH

Located in SE 1/4 of the NW 1/4 of section 6, township 19 south, range 2 West,
Vestavia Hills, Jefferson County, AL.

REASONS FOR REQUEST

Front Setback Variance

Rear Setback Variance

Side Setback Variance

Setback Required*

15'

Setback Requested*

7.5' (up to easement)

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-2

PROJECT

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

Single story 2 car garage attached to house via a covered open walkway from existing garage.

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).*

Side setback

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:*

My property is irregular in shape

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:*

N/A

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:*

N/A

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:*

No issues with neighbors or general welfare

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

N/A

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

Because of irregular lot

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.*

N/A

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

OWNER AFFIDAVIT

I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. Simultaneously with the submittal of this application, I am hereby submitting a notarized affidavit signed by the owner of the property in the attachments section of this application. NOTE: Applications cannot be processed without the notarized owners affidavit. Owners authorization may be found on our main page.

Owner Signature

✓ David B Brouillette
Aug 27, 2025



Engineering Review

Record No. BZA-25-22

Status Completed

Became Active November 19, 2025

Type Approval

Due Date None

Assignee Ethan Fisher

Record No: BZA-25-22

Variance Application

Status: Active

Submitted On: 9/11/2025

Messages

Ethan Fisher

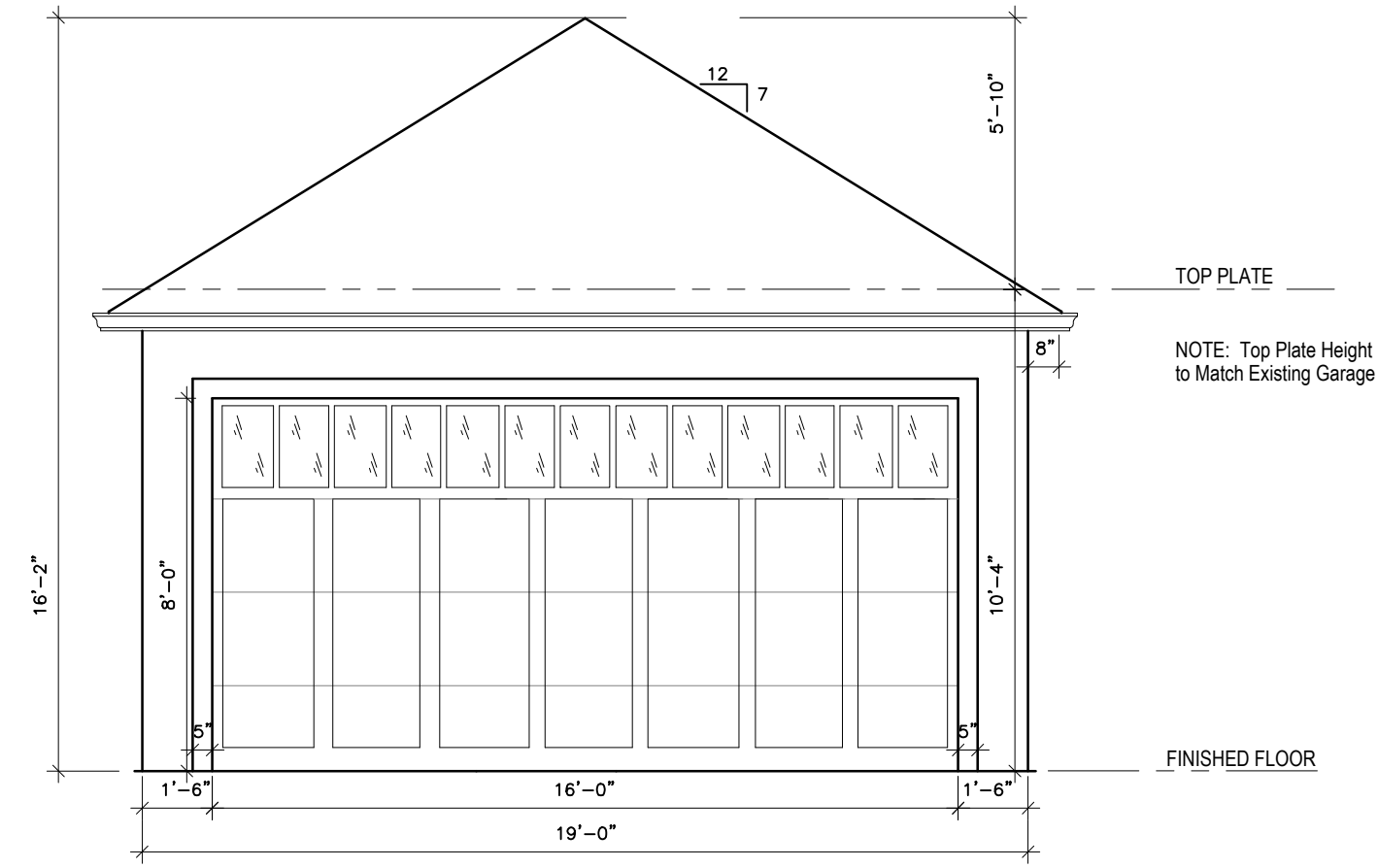
November 19, 2025 at 2:53 pm

Is this replacing where the carport is on site?

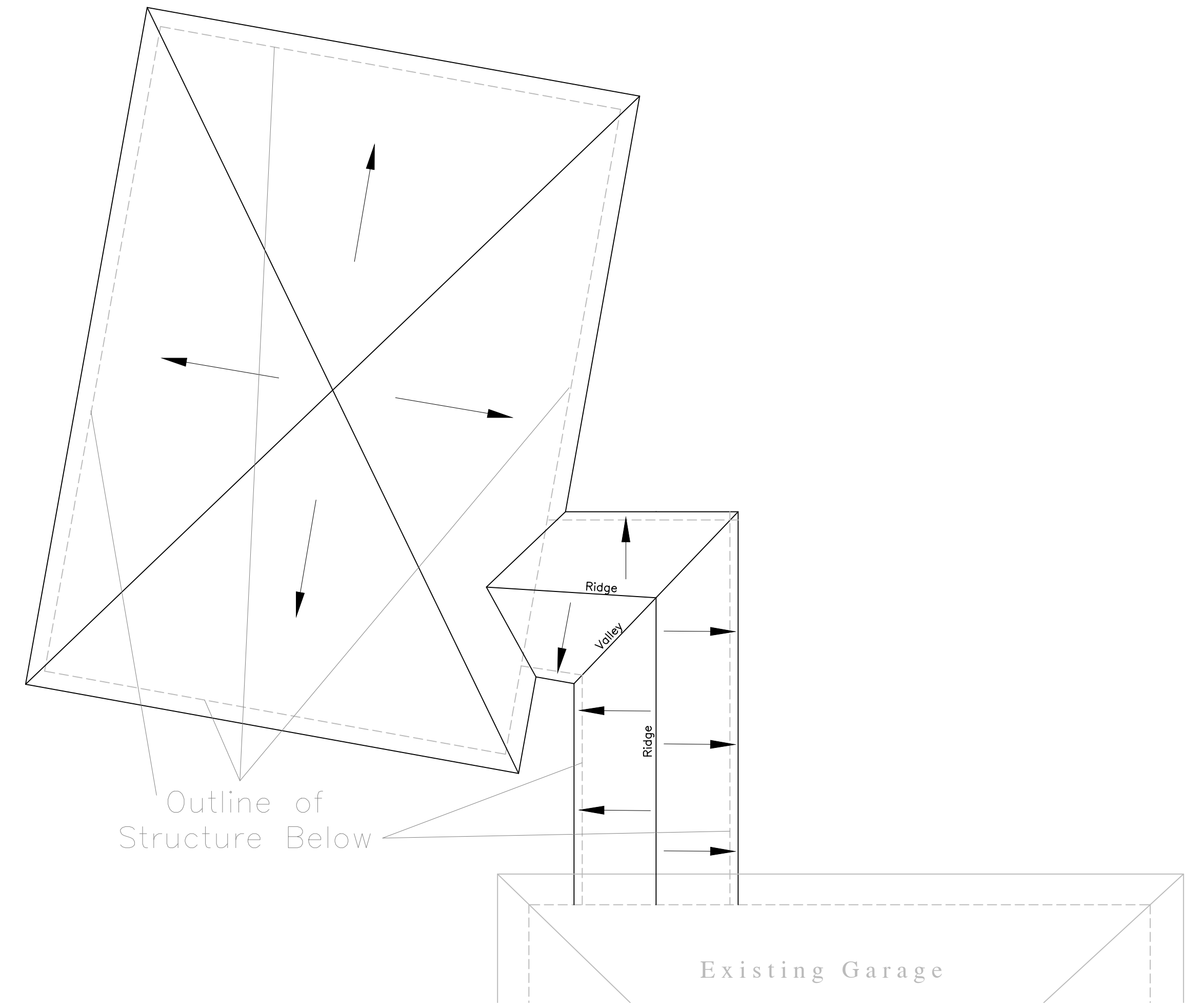
David Brouillette

December 2, 2025 at 1:20 pm

Yes, this is to replace the accessory building. The proposed garage will have a smaller footprint on the existing pad. Any pervious/impervious adjustments needed are going to occur on the front driveway/motor court. We will be scheduling steel inspections on first section next week. Thanks for the inquiry David

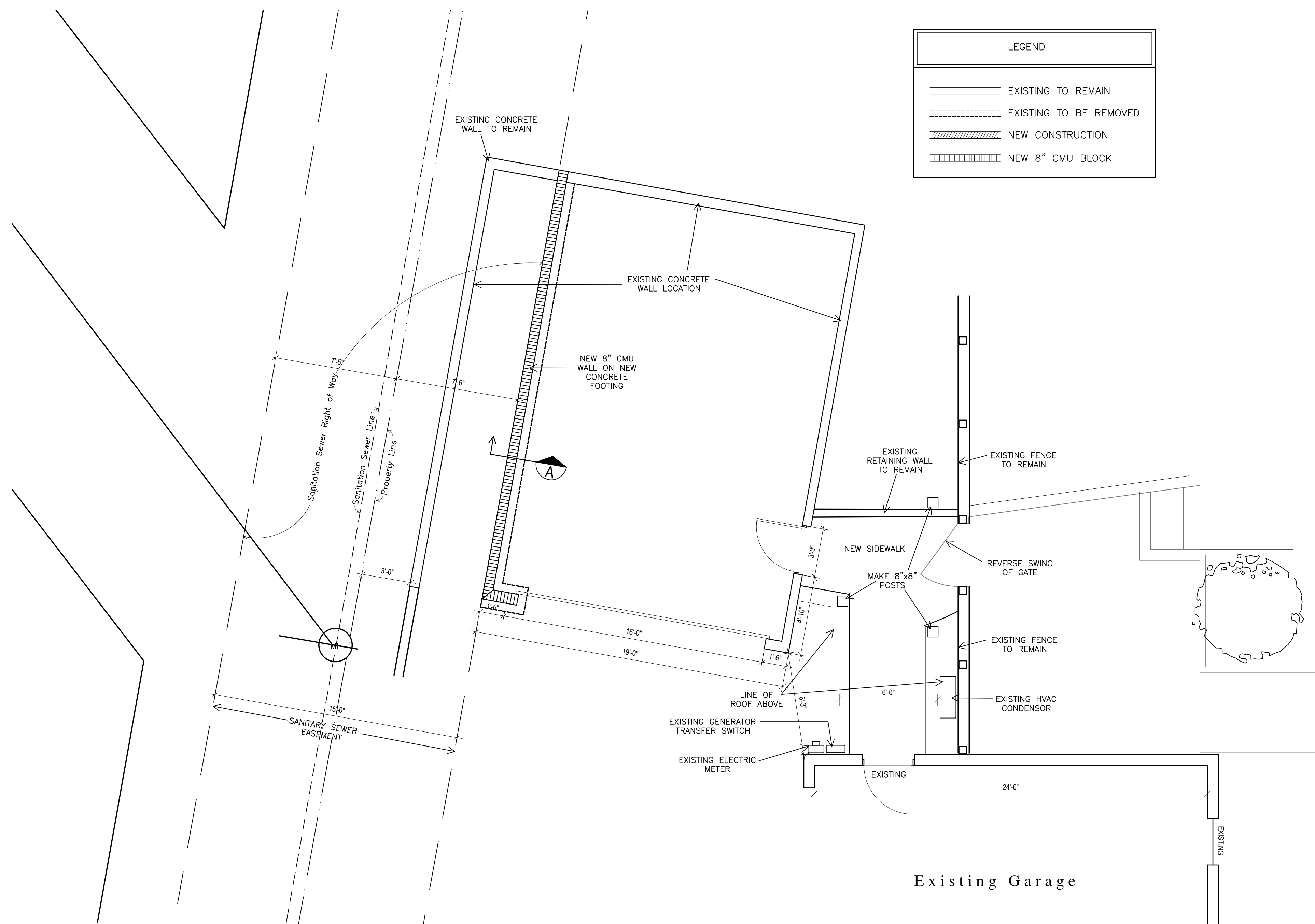


NEW GARAGE FRONT ELEVATION Scale: 1/4"=1'-0"

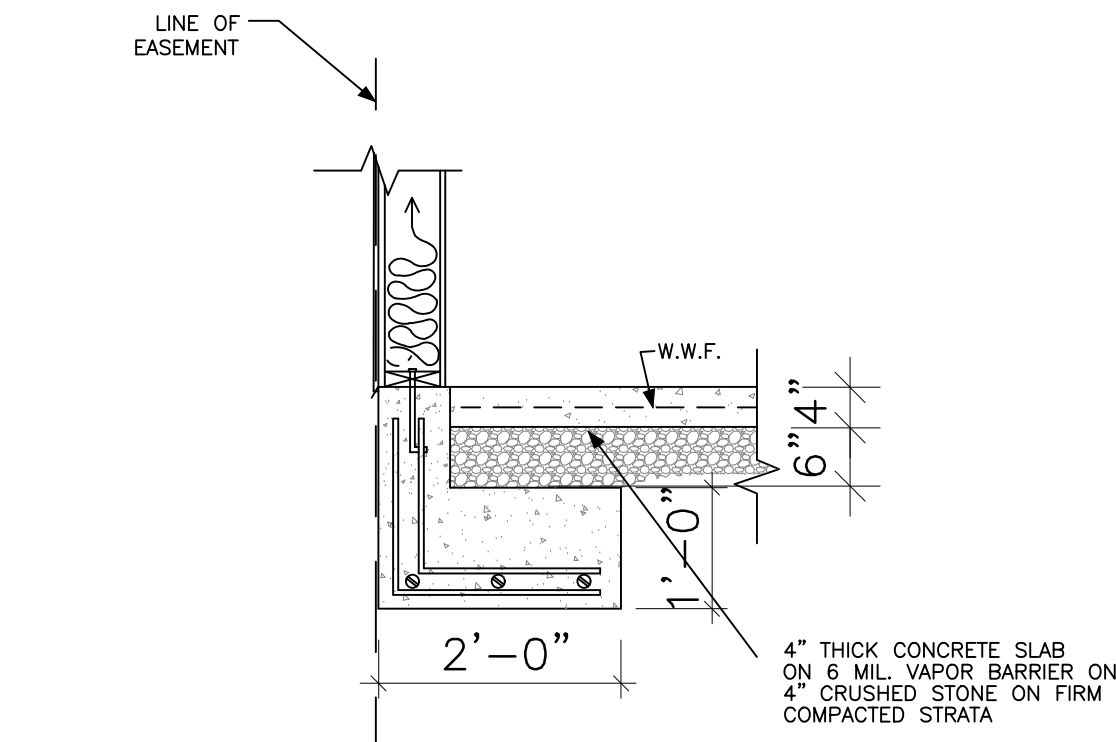


ROOF PLAN Scale: 1/4"=1'-0"

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	NEW CONSTRUCTION
	NEW 8" CMU BLOCK



NEW GARAGE PLAN Scale: 1/4"=1'-0"



Wall Section Detail
NTS

ADDITIONS AND ALTERATIONS TO THE
BROUILLETTE RESIDENCE
 VESTAVIA, ALABAMA
 1636 PANORAMA DRIVE



2310 LINDEN AVENUE
 BIRMINGHAM, ALABAMA 35209
 205.879.3134

JOB NO.
 SHEET TITLE
NEW GARAGE PLAN
 DATE: 11/06/25
 DRAWING SHEET

A1.0

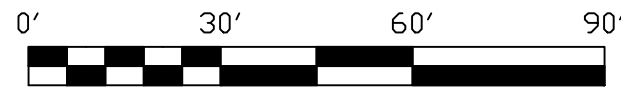
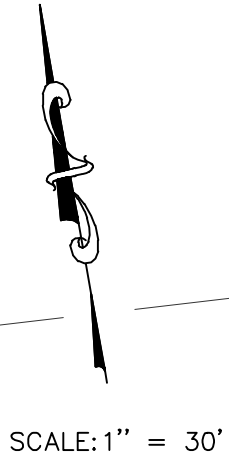
SHEET OF

REYNOLDS SURVEYING CO., INC.

1572 Montgomery Highway, Suite 108
 Birmingham, Alabama 35216
 (205) 823-7900

PANORAMA SOUTH
 M.B. 85, PG. 18
 LOT 51

LOT 34



- LEGEND**
- UTILITY POLE
 - GUY WIRE
 - RETAINING WALL
 - CONCRETE
 - X- FENCE
 - OE- OVERHEAD ELECTRICAL
 - IPF IRON PIN FOUND
 - IPS IRON PIN SET

STATE OF ALABAMA
 JEFFERSON COUNTY

"PARTIAL AS BUILT SURVEY"

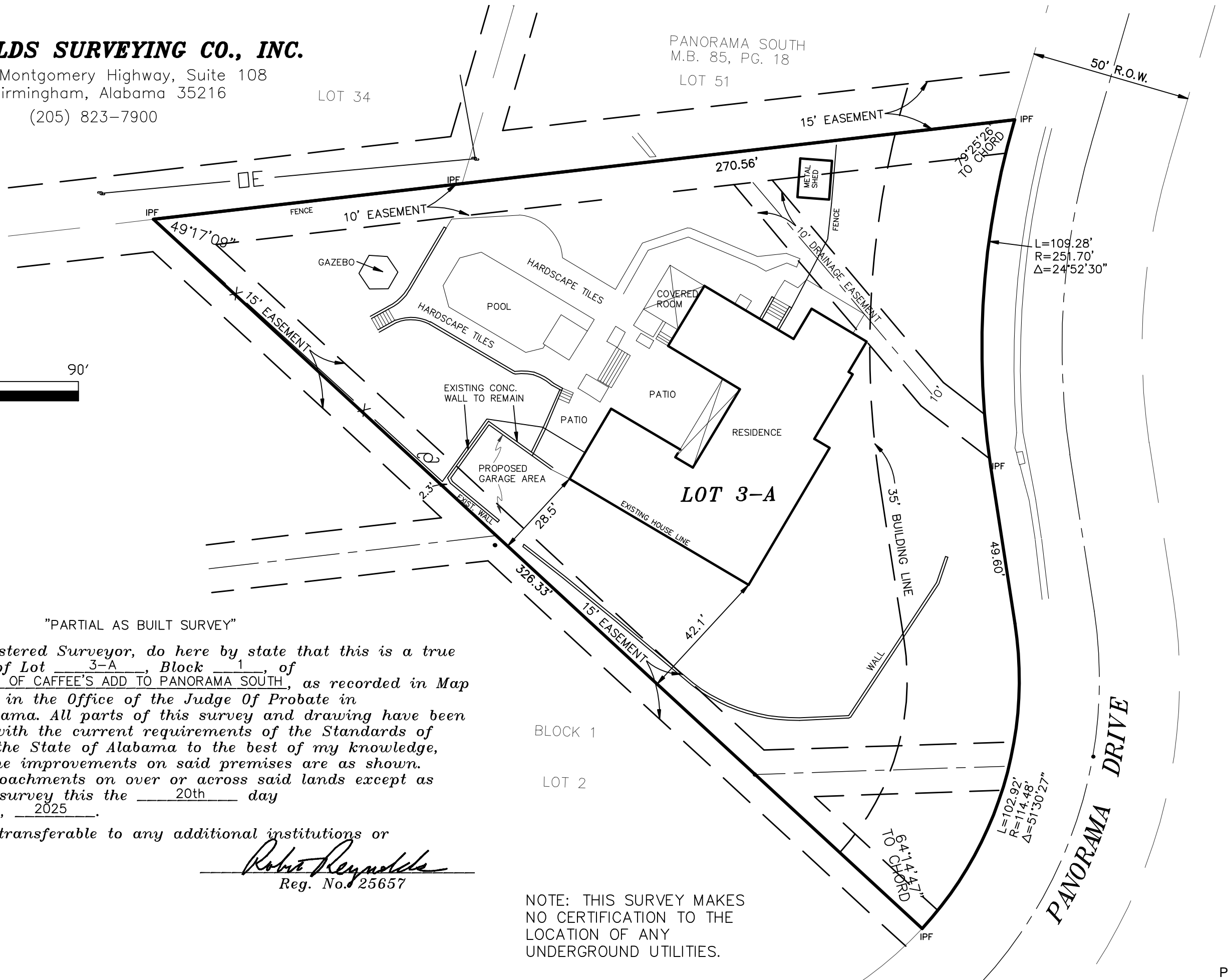
I, Robert Reynolds, a Registered Surveyor, do here by state that this is a true and correct plat or map of Lot 3-A, Block 1, of RESURVEY OF LOT 3, BLOCK 1 OF CAFFEE'S ADD TO PANORAMA SOUTH, as recorded in Map Book 265, Page 35 in the Office of the Judge Of Probate in Jefferson County, Alabama. All parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Surveying in the State of Alabama to the best of my knowledge, information and belief. The improvements on said premises are as shown. There are no visible encroachments on over or across said lands except as shown. According to my survey this the 20th day of October, 2025.

NOTE: This survey is not transferable to any additional institutions or subsequent owners.

Owner: Brouillette
 Address: 1636 Panorama Dr.

Robert Reynolds
 Reg. No. 25657

NOTE: THIS SURVEY MAKES NO CERTIFICATION TO THE LOCATION OF ANY UNDERGROUND UTILITIES.





**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: 1636 Panorama 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:

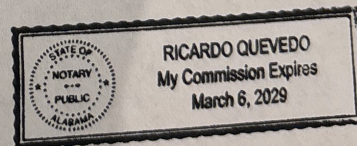
And am requesting: (please check)

- Rezoning Request
- Preliminary Plat Approval
- Final Plat Approval
- Conditional Use Approval

- Request for Variance
- Special Exception
- Design Review Approval

Signed: Ruben B. Brainketo 9-3-2025
Owner Signature/Date

STATE OF ALABAMA
COUNTY OF Alabama



Given under my hand and seal
this 3rd day of September, 2025.

Ricardo Quevedo
Notary Public

My commission expires 06th day of March, 2025.

