



**Vestavia Hills
Board of Zoning Adjustment Agenda
May 21, 2026
6:00 PM**

1. Roll Call
2. Approval Of Minutes
3. Time Of Adjournment
4. BZA-24-12 **Joe Ellis** is requesting a **Variance Extension** for the property located at **3442 Sagewood Trail**. The purpose of this request is to extend previous variance to reduce the side setback to 15' in lieu of the required 17', to build a bedroom and bathroom addition. The property is owned by Jon Evers and is zoned **Vestavia Hills R-1**.
5. BZA-26-7 **Jacob Welch** is requesting a **Variance for Location of Fence in the Front Setback** for the property located at **1875 Shades Crest Road**. The purpose of this request is to build a privacy fence in the front setback. The property is owned by Jacob Welch and is zoned **Vestavia Hills R-1**.

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

MINUTES

April 16, 2026

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, Chairman
- Alan Crotwell
- Loring Jones
- Marty Martin, Alt
- Thomas Parchman
- Vinay Patel

MEMBERS ABSENT

- Stephen Greer

OTHER OFFICIALS PRESENT:

- Jack Wakefield, City Planner

APPROVAL OF MINUTES

The minutes of March 2026 were presented for approval.

MOTION Motion to dispense with the reading of the minutes of March 2026 was made by Mr. Jones and 2nd was by Mr. Patel. Motion as carried on a voice vote as follows:

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

SIDE SETBACK VARIANCE

BZA-26-4 **Trevor Kaple** is requesting a **Side Setback Variance** for the property located at **2409 Chestnut Road**. The purpose of this request is to reduce the side setback to 16' in lieu of the required 17', to build a master

bedroom addition. The property is owned by Trevor Kaple and is zoned **Vestavia Hills R-1**.

Mr. Wakefield stated that this is a variance to build an addition where the current non-conforming deck is.

Corey Gooch, 123 Meadowood Cir, was present for the case on behalf of the applicant.

Mr. Gooch stated that the odd-shaped lot caused a hardship. Also, that they are trying to fit the new structure over the existing footprint of the current deck.

Mr. Martin asked when the deck was built.

Mr. Gooch stated that this was done in 2015.

Mr. Wakefield stated that the deck was built when open decks such as this was allowed within the setback, but now is viewed as a structure.

There were no further questions from the Board.

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

MOTION Motion to APPROVE a 1' Side Setback Variance to Reduce the Setback to 16' in Lieu of the Required 17'., for the property located at 2409 Chestnut Road was made by Mr. Jones and 2nd was by Mr. Patel. Motion was carried on a roll call vote as follows:

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

REAR SETBACK VARIANCE

BZA-26-5 **Brittany Noe** is requesting a **Rear Setback Variance** for the property located at **2710 Shades Crest Road**. The purpose of this request is to reduce the rear setback to 9' in lieu of the required 15', to build a bedroom addition. The property is owned by Vaughn & Stacey Sparks and is zoned **Vestavia Hills R-1**.

Mr. Wakefield explained that this is a request for the building of a rear addition.

Brittany Noe, 195 Oxmoor Road, was present for the case and stated the odd-shaped lot and topography caused a hardship. She also stated they are building over the

existing patio.

There were no questions from the Board.

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

MOTION Motion to APPROVE a 6' Rear Setback Variance to Reduce the Setback to 9' in Lieu of the Required 15' for the property located at 2710 Shades Crest Road was made by Mr. Jones and 2nd was by Mr. Martin. Motion was carried on a roll call vote as follows:

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

Jack Wakefield, Planner/GIS



VESTAVIA HILLS

Board of Zoning Adjustment Planners Report

MEETING DATE

May 21, 2026

AGENDA ITEM

BZA-24-12 **Joe Ellis** is requesting a **Variance Extension** for the property located at **3442 Sagewood Trail**. The purpose of this request is to extend previous variance to reduce the side setback to 15' in lieu of the required 17', to build a bedroom and bathroom addition. The property is owned by Jon Evers and is zoned **Vestavia Hills R-1**.

BACKGROUND

2' Side Setback Variance to Reduce the Setback to 15' in Lieu of the Required 17'.

PLANNER'S REVIEW/RECOMMENDATION

The applicant is seeking a side setback variance to build a bedroom and bathroom addition. The applicant contends the corner lot/odd shaped lot causes a hardship. This is a three-sided corner lot, which greatly limits the buildable space. Engineering will be looking at the impervious area during permitting, as the property is already over the allowable 30%. Zoned Vestavia Hills R-1.

ATTACHMENTS

1. Application1
2. [External] Variance Extension Memo_Redacted
3. Engineering Comments
4. Survey
5. Proposed Drawings
6. Owners Affidavit

Jack Wakefield
City Planner



BZA-24-12

Variance Application

Status: Active

Submitted On: 5/21/2024

Primary Location

3442 SAGEWOOD TRL
VESTAVIA HILLS, AL 35243

Owner

Jon Evers
Sagewood Trail 3442 Vestavia
Hills, AL 35243

Applicant

Joe Ellis
 205-790-1389

1625 Linda Vista Lane
Birmingham, AL 35226

Agenda Information

Agenda Scheduling

June 2024

Comments/Delay/Explanation

Applicant Information

I am filling this out as the
Representative Agent

Billing/Responsible Party

Name	Phone #
Jon Evers	205-506-1524

Address	City/State/Zip
3445 Sagewood Trail	Vestavia Hills, AL 35243

Email

[REDACTED]

Representing Attorney/Other Agent

Name

Joe Ellis

Phone #

205-790-1389

Address

1625 Linda Vista Lane

City/State/Zip

Vestavia Hills, AL 35226

Email

[REDACTED]

Subject Property Information

Subject Property Address

3442 Sagewood Trail

Legal Description of Subject Property ?

Lot 29, Sagewood, Plat Book 94, Page 5

REASONS FOR REQUEST

Front Setback Variance

Rear Setback Variance

Setback Required*

NA

Setback Requested*

NA

Side Setback Variance

Setback Required*

17'

Setback Requested*

15'

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-1

PROJECT

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

The owner is proposing a bedroom and bath addition to the existing residence. Given the location of the existing structure, and the odd shaped lot configuration, we are seeking a rear yard variance.

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).*

Due to the strict interpretation of the city code, and the irregular lot configuration, the "side" of the residence has been interpreted as a rear yard which requires a more restrictive setback than a side yard.

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 three sided, pie-shape lot configuration is not typical to other properties in the vicinity.

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 the requested variance would address specific site issues related to this particular property.

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:*

We are attempting to add to the "side" of the house, but given the orientation of the house on the property, the irregular shape of the property, a strict interpretation of the city code requires this to be considered a rear yard with a much larger setback requirement.

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:*

We believe the design of this addition to be in keeping with existing scale and appearance of the existing residence.

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

Due to existing location and configuration of the original structure on this irregular shaped lot, a variance is required and requested.

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

With the requested variance, the closest point of the new addition would remain a minimum of 15' from the adjacent property.

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 property remains a single family dwelling.

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.

Representing Agent Signature

 Joe Ellis
May 20, 2024

From: [Evers, Jon](#)
To: [Jack Wakefield](#)
Cc: [Evers, Jon](#)
Subject: [External] Variance Extension
Date: Tuesday, April 14, 2026 10:24:38 AM
Attachments: [3442 Sagewood Trail Survey.pdf](#)
[Evers Residence - Preliminary Site Plan.pdf](#)
[Evers Residence - A2 Entry Level Floor Plan.pdf](#)

Mr. Wakefield,


Appreciate your time this morning. I would like to ask for an extension on the variance that was granted in July 2024. I have some serious family health issues that needed my attention and had to put the project on hold.

The address of the residence is 3442 Sagewood Trl. Vestavia, Alabama 35243

Please let me know if there are any other questions or any other information that you need.

For reference I have attached the previous submitted documents.

Jon Evers
Chief Preconstruction Manager



BRASFIELD & GORRIE | 3021 7th Avenue South | Birmingham, Alabama 35233
brasfieldgorrie.com

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City of Vestavia Hills, AL

Jun 12, 2024

BZA-24-12

Engineering Review

Variance Application

Status: Complete

Became Active: May 21, 2024

Assignee: Ethan Fisher

Completed: May 22, 2024

Applicant

Joe Ellis
jellis@dwellingarchitecture.com
1625 Linda Vista Lane
Birmingham, AL 35226
205-790-1389

Primary Location

3442 SAGEWOOD TRL
VESTAVIA HILLS, AL 35243

Owner:

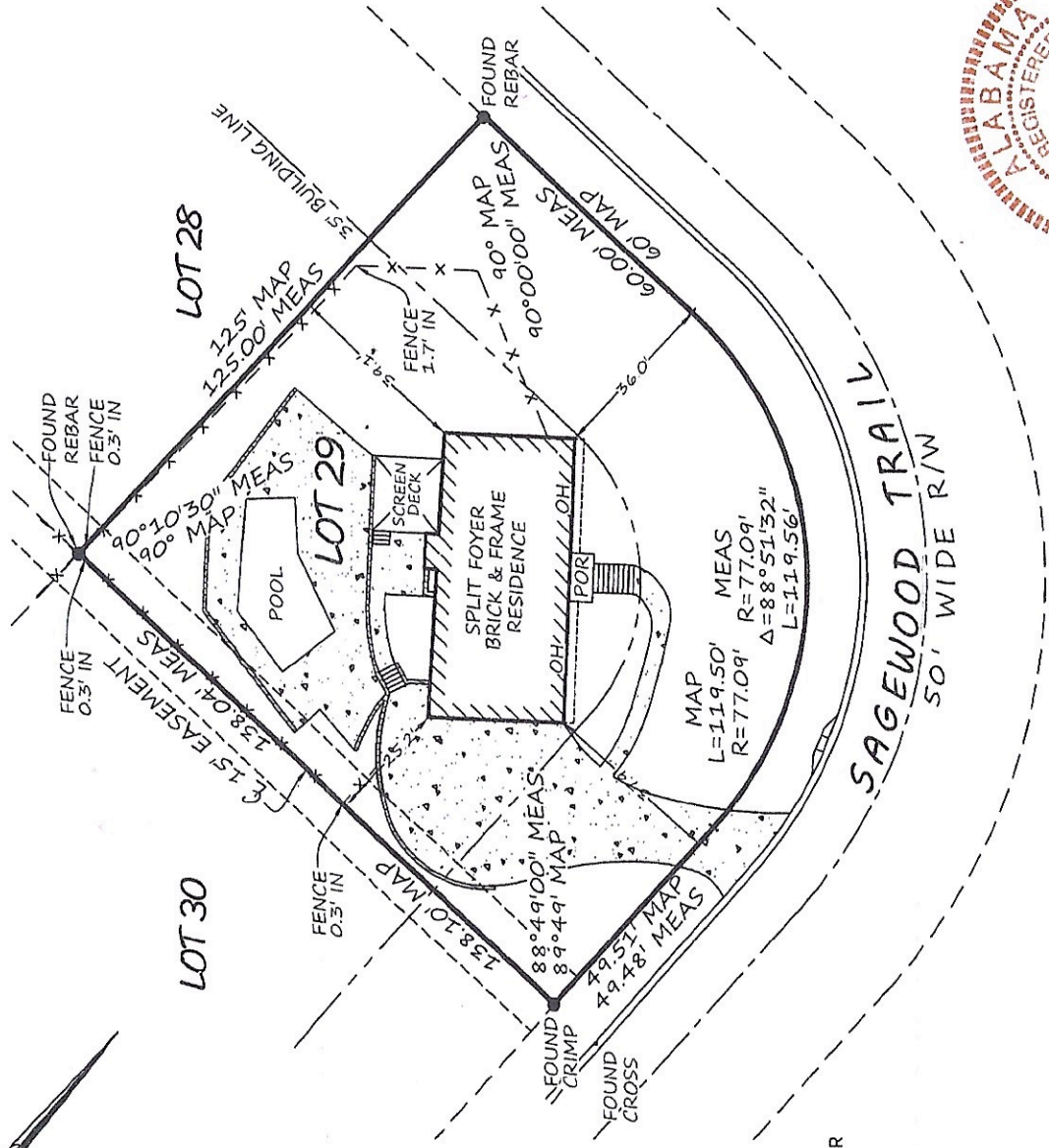
Jon Evers
3442 Sagewood Trail Vestavia Hills, AL 35243

Comments

Ethan Fisher, May 22, 2024

The existing improvements to the site look to exceed the allowable 30% impervious lot coverage. A drawing will need to be submitted during permitting to show how existing impervious area is being removed to offset the addition or how the lot coverage is below the 30% requirement.

SCALE: 1"=40'



LEGEND

- ASP ASPHALT
- BLDG BUILDING
- CALC CALCULATED
- MEAS MEASURED
- CH CHORD
- LNG LONG CHORD
- d DEFLECTION
- Δ DELTA
- ESMT EASEMENT
- HW HEADWALL
- MIN MINIMUM
- MH MANHOLE
- OH OVERHANG
- POR PORCH
- R RADIUS
- R.O.W. RIGHT OF WAY
- SAN SANITARY
- STM STORM
- UTIL UTILITY
- AC ACRES
- S.F. SQUARE FEET
- ♀ CENTERLINE
- A/C AIR CONDITIONER
- POLE
- X— ANCHOR
- X— FENCE
- |— POWER LINE
- PVMT PAVEMENT
- W/ WITH
- TAN TANGENT
- RES RESIDENCE
- oLGT LIGHT
- COV COVERED
- ▨ DECK
- CONCRETE
- ▩ WALL

STATE OF ALABAMA
JEFFERSON COUNTY)

"Closing Survey"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 29, SAGEWOOD, as recorded in Plat Book 94, Page 5, in the Office of the Judge of Probate, Jefferson County, Alabama. I 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, according to my survey of APRIL 23, 2019. Survey invalid if not sealed in red.

Order No.: 2639
Purchaser:
Address: 3442 SAGEWOOD TRAIL

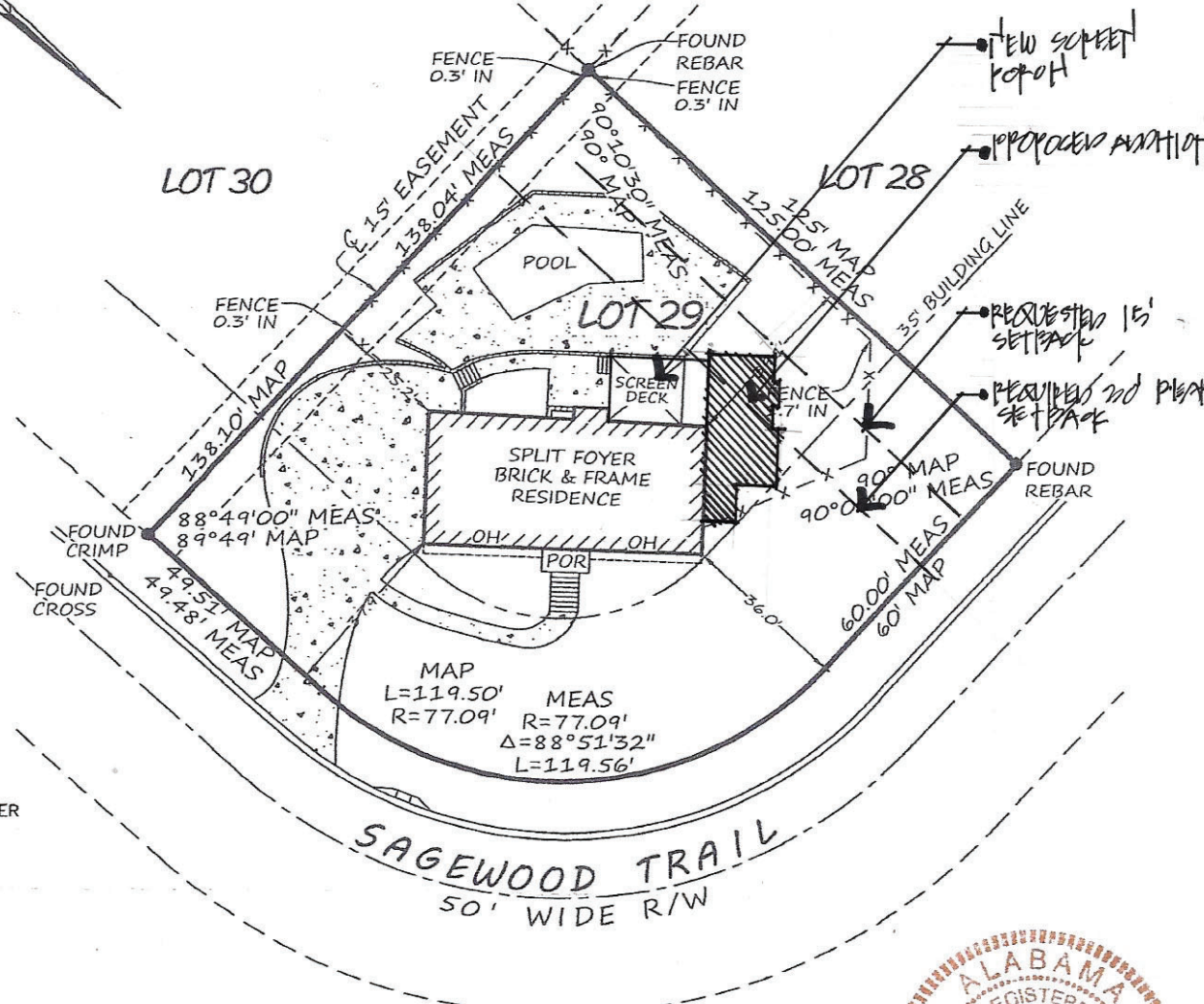
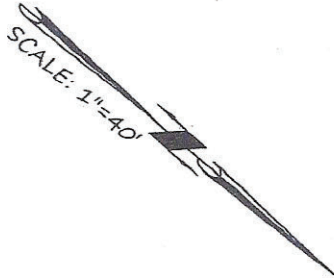
Ray Weygand

Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road, Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087
Copyright ©



WEYGAN D
SURVEYORS

Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.



LEGEND

- ASP ASPHALT
- BLDG BUILDING
- CALC CALCULATED
- MEAS MEASURED
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- LNG LONG CHORD
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- S.F. SQUARE FEET
- CL CENTERLINE
- A/C AIR CONDITIONER
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- X— ANCHOR
- X- FENCE
- POWER LINE
- PVMT PAVEMENT
- W/ WITH
- TAN TANGENT
- RES RESIDENCE
- oLGT LIGHT
- COV COVERED
- ▨ DECK
- CONCRETE
- ▨ WALL

ADDITIONAL NOTES ADDED BY JOE ELLIS ON MAT 10, 2014



STATE OF ALABAMA
JEFFERSON COUNTY)

"Closing Survey"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 29, SAGEWOOD, as recorded in Plat Book 94, Page 5, in the Office of the Judge of Probate, Jefferson County, Alabama. I 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, according to my survey of APRIL 23, 2019. Survey invalid if not sealed in red.

Order No.: 2639
Purchaser:
Address: 3442 SAGEWOOD TRAIL

Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087
Copyright ©

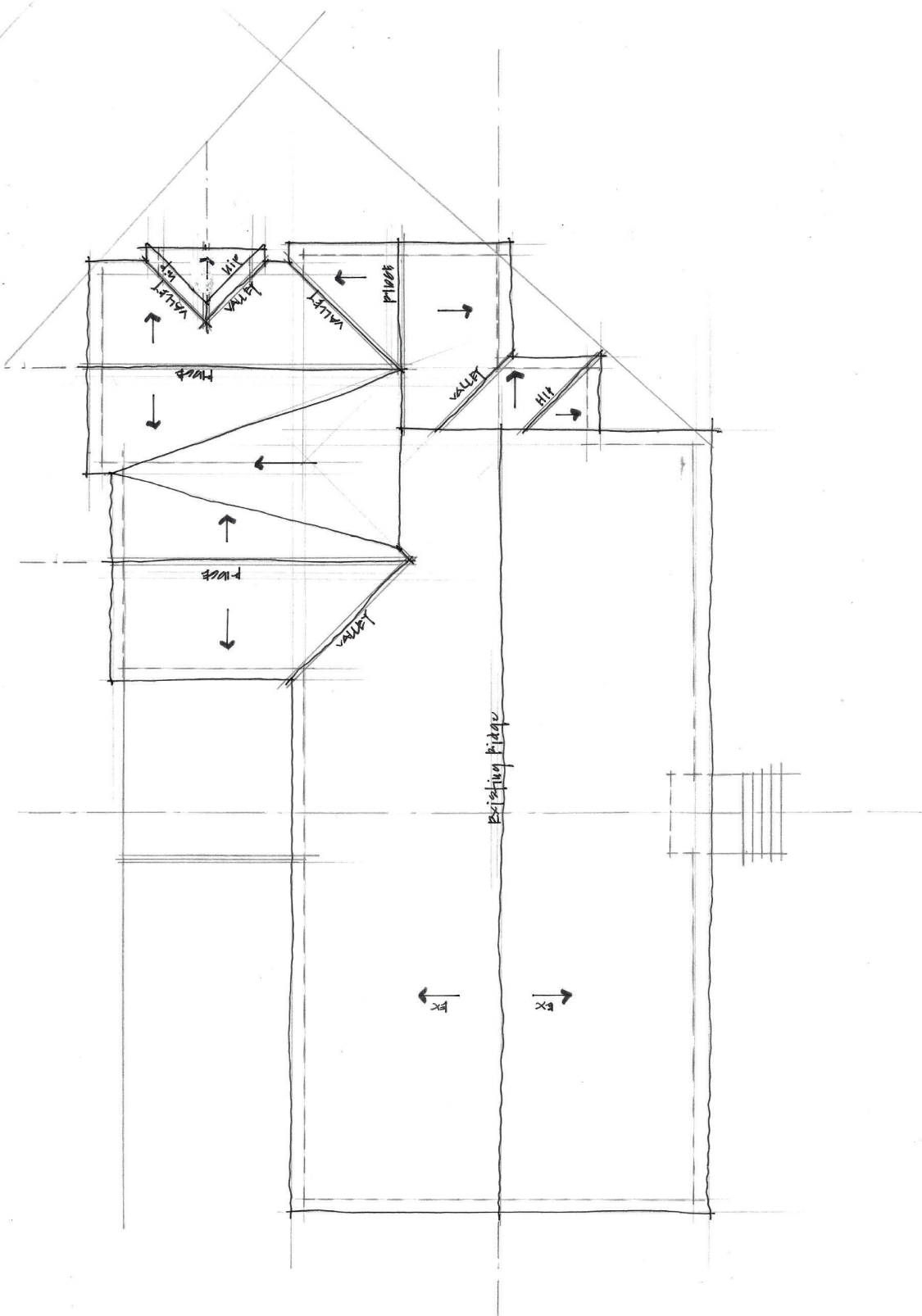


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Evers Residence

3442 Sogewood Trail
Vestavia Hills

Preliminary Design
Not For Construction

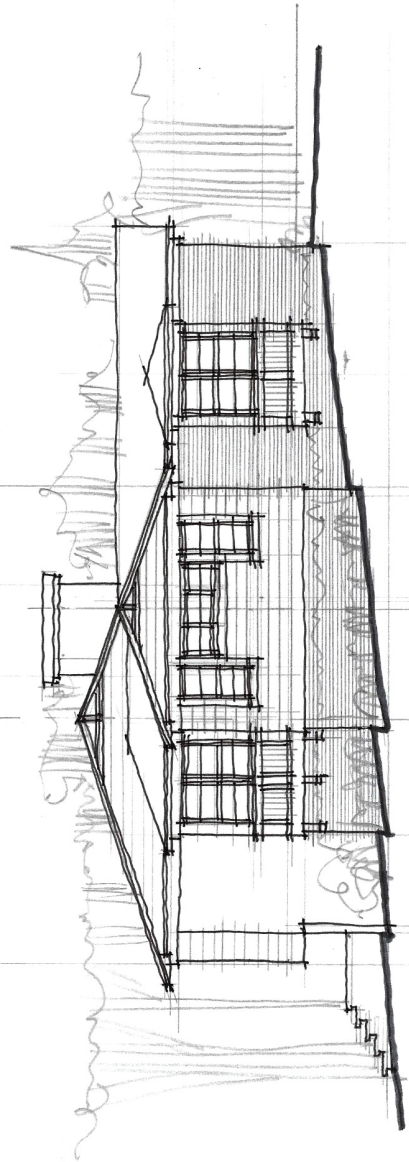


Proposed Roof Plan

Evers Residence

3442 Sogewood Trail
Vestavia Hills

Preliminary Design
Not For Construction



Proposed Side Elevation



**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: 3442 Sagewood Trl, Vestavia Al 35243, 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.

 X the Property Owner, but I am authorizing a Representing Agent by the name of: Joe Ellis Dwell Architecture to represent me in the following request:

And am requesting: (please check)

- | | |
|---|--------------------------------------|
| <u> </u> Rezoning Request | <u> X </u> Request for Variance |
| <u> </u> Preliminary Plat Approval | <u> </u> Special Exception |
| <u> </u> Final Plat Approval | <u> </u> Design Review Approval |
| <u> </u> Conditional Use Approval | |

Signed:  5/20/24
Owner Signature/Date

STATE OF ALABAMA
COUNTY OF Jefferson

Given under my hand and seal
this 20 day of May, 2024


Notary Public

My commission expires _____ day of _____





VESTAVIA HILLS

Board of Zoning Adjustment Planners Report

MEETING DATE

May 21, 2026

AGENDA ITEM

BZA-26-7 **Jacob Welch** is requesting a **Variance for Location of Fence in the Front Setback** for the property located at **1875 Shades Crest Road**. The purpose of this request is to build a privacy fence in the front setback. The property is owned by Jacob Welch and is zoned **Vestavia Hills R-1**.

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 is located within the front setback, but on the side of the house. The corner lot dramatically cuts out the area that can be fenced in

ATTACHMENTS

1. Application
2. Current Survey
3. Updated Site Plan
4. Photo 1
5. Photo 2
6. Photo 3
7. Photo 4
8. Photo 5
9. Owners Affidavit

Jack Wakefield
City Planner



Record No: BZA-26-7

Variance Application

Status: Active

Submitted On: 4/17/2026

Primary Location

1875 SHADES CREST RD
VESTAVIA HILLS, AL 35216

Owner

Jacob Welch
Shades Crest Road 1875 Vestavia Hills, AL
35216

Agenda Information

Agenda Scheduling

Comments/Delay/Explanation

Applicant Information

I am filling this out as the

Owner

Billing/Responsible Party

Name

Jacob Welch

Phone #

2059076401

Address

1875 Shades Crest Road

City/State/Zip

Vestavia Hills, AL 35216

Subject Property Information

Subject Property Address

1875 Shades Crest Road

Legal Description of Subject Property

Block 3, Lot 4, Montclair First Sector, Map Book 37, Page 50, Office of the Judge of Probate Jefferson County, AL

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 ?

I am on a corner lot, so I am requesting a variance for the location of our fence to extend beyond the footprint of our house and into our "front yard" on the side of our house.

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-1

PROJECT

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

Scope: We have added a fence to our corner lot property primarily to provide an enclosed space for our puppy (and one day children) to run and play safely.

Reason for requesting variance: The "two front yards" issue of our corner lot limits the usable area of our backyard and essentially cuts our yard in half. We would like to enclose the entire back yard to maximize its usable area.

Note: The fence company I used filed a permit with Vestavia Hills and constructed the fence (4-rail fence) and assured me that all was taken care of, but did not make me aware that I needed to request a variance due to my corner lot. As such, I am retroactively requesting a variance for where our fence was constructed as it extends beyond the footprint of our house. I was in no means trying to evade Vestavia's zoning laws and restrictions, and want to be in compliance with the city!

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).*

Due to our corner lot, over half of our side yard ("front" yard) extends beyond the footprint of our house, and is preventing us from placing any fencing along the Montclair Circle side of our house. We are seeking a variance to allow placement of a portion of our fencing within our second "front yard" on the side of our house to maximize the usability of our yard.

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 property is a corner lot and front-yard requirements must be met along both the Shades Crest Rd and the Montclair Circle sides of the lot. Most residential properties only have one front yard.

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:*

No special privileges are requested. Home owners with non-corner lots are allowed to extend fencing from both sides of their house to their property line.

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

Correct. We would not be able to have fencing in locations allowed for other homeowners in the area.

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

Correct. A attractive, 3.5 foot high, decorative 4-rail wood fence has been constructed, with the intention of being stained a neutral color to further blend into its environment (photos attached). The fence is set back off the road of Montclair and is barely visible from Shades Crest Road (photo attached). The fence will not hinder the sight lines of safety of the public. The fence is not a privacy fence, so it can still be seen and is not limiting any visibility into our property.

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

Correct. This is not a self-imposed hardship.

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

We are requesting only a 3.5 foot high, discrete fence which will extend past our house footprint as we have several trees and a natural area outlined with stone in the way, which would require more altering to our property. To move the fence back closer to the house would require removal of trees and / or deconstruction of a portion of our natural garden area.

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.*


I believe this request complies with 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."

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 Houston Welch
Apr 6, 2026

FILE NAME

1875 SHADES CREST RD VESTAVIA.TRV

SCALE

DATE

DRAWN BY

30 Ft/In

2-1-2024

JWC

JOB

REVISION

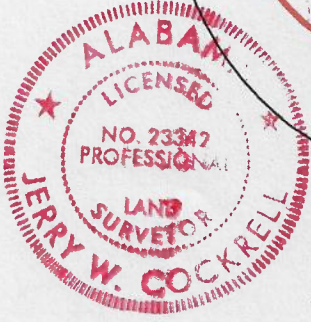
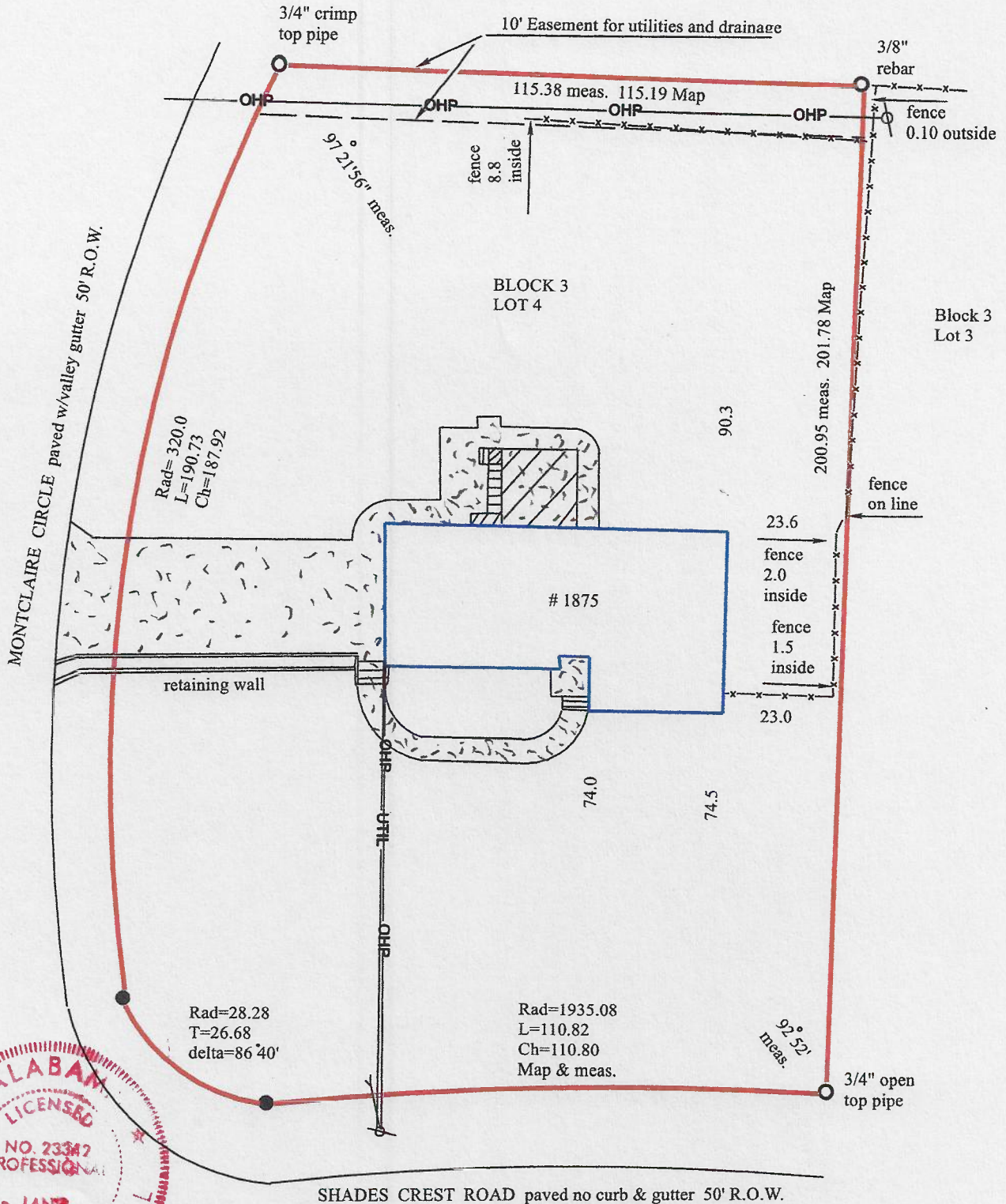
SHEET

FB 54/24

1/1

1/1

This map drawn with TRAVERSE PC, Software



- LEGEND
- = calculated point
 - = Iron pin found
 - = Iron pin set (1/2 rebar w/cap)
 - ∟ = not to scale
 - ▨ = wood
 - ⊗ = power box
 - ⊙ = power pole
 - = concrete
 - x-x- = fence line
 - ⊠ = covered area
 - CL = centerline
 - Field book = 54
 - Page = 24
 - (D) = Deed
 - R.O.W = Right of way
 - ⊥ = Guy Anchor
 - OHP = Over Head Power
 - UTIL = Utility

Type of survey = Loan Closing / Property Boundary survey

I Jerry W. Cockrell a Professional Land Surveyor in the State of Alabama do hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the practice for Surveying in the State of Alabama to the best of my knowledge, information and belief and that this is a true and correct drawing of BLOCK 3 LOT 4 MAP OF A RESURVEY AND SUBDIVISION OF BLOCK 3 ACCORDING TO THE MAP OF MONTCLAIRE, FIRST SECTOR as Recorded in Map Book 37 page 50 in the Office of the Judge of Probate of Jefferson County, Ala, there are no visible right of ways, easements or joint driveways over or across the property except as shown. There are no visible encroachments of electric or telephone lines (excluding those that serve the property), or structures, walls or fences, except as shown, according to my survey on January 30, 2024, Field work

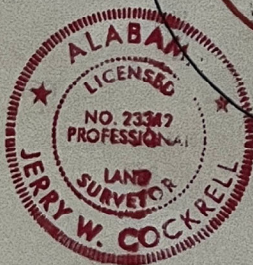
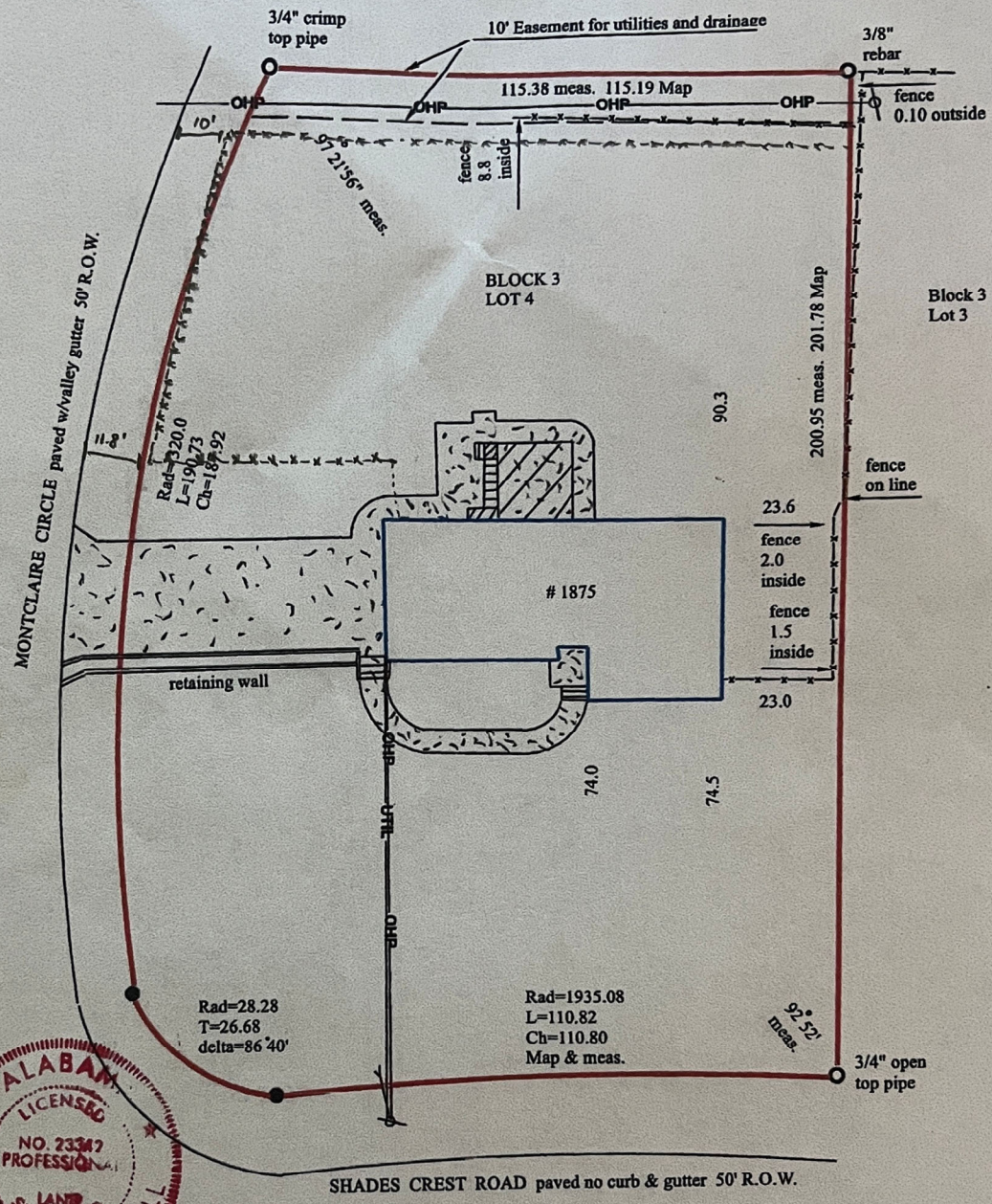
This drawing is only valid for the date above and is the property of DANIELS REAL ESTATE LLC

Alabama Registration No. 23342 Cell Ph 205-515-2308
 Email surveyor145@gmail.com

Jerry W. Cockrell
 3018 Cooley Road
 Bessemer, Ala 35022

FILE NAME 1875 SHADES CREST RD VESTAVIA.TRV		
SCALE 30 Ft/in	DATE 2-1-2024	DRAWN BY JWC
JOB FB 54/24	REVISION 1/1	SHEET 1/1

This map drawn with TRAVERSE PC, Software



- LEGEND**
- = calculated point
 - = Iron pin found
 - = Iron pin set (1/2 rebar w/cap)
 - ∇ = not to scale
 - ▨ = wood
 - ⊗ = power box
 - ⊕ = power pole
 - = concrete
 - - - = fence line
 - ⊠ = covered area
 - CL = centerline
 - map = record map
 - meas. = measured angle or distance
 - Field book = 54
 - Page = 24
 - (D) = Deed
 - R.O.W = Right of way
 - = Guy Anchor
 - OHP = Over Head Power
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I Jerry W. Cockrell a Professional Land Surveyor in the State of Alabama do hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the practice for Surveying in the State of Alabama to the best of my knowledge, information and belief and that this is a true and correct drawing of **BLOCK 3 LOT 4 MAP OF A RESURVEY AND SUBDIVISION OF BLOCK 3 ACCORDING TO THE MAP OF MONTCLAIRE, FIRST SECTOR** as Recorded in Map Book 37 page 50 in the Office of the Judge of Probate of Jefferson County, Ala, there are no visible right of ways, easements or joint driveways over or across the property except as shown. There are no visible encroachments of electric or telephone lines (excluding those that serve the property), or structures, walls or fences, except as shown, according to my survey on **January 30, 2024**, Field work

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3018 Cooley Road
Bessemer, Ala 35022













**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: 1875 SHADES CREST RD., Vestavia Hills, Alabama and that statements submitted in my application are true and that I am: *(please check all that apply).*

the Property Owner and representing myself in said request.

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

And am requesting: (please check)

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

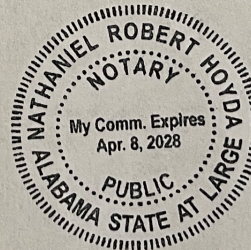
- Request for Variance
- Special Exception
- Design Review Approval

Signed: *J. H. Weibel*
Owner Signature/Date

STATE OF ALABAMA
COUNTY OF Jefferson

Given under my hand and seal
this 15th day of APR, 2026

[Signature]
Notary Public



My commission expires 8th day of APR, 2026.