



**Vestavia Hills
Board of Zoning Adjustment Agenda
July 16, 2026
6:00 PM**

1. Roll Call
2. Approval Of Minutes: June 2026
3. BZA-25-7 **Front Setback Variance** for the property located at **2647 Alta Glen Drive**. The purpose of this request is to reduce the front setback to 55' in lieu of the required 75', to build a house. The property is zoned **Vestavia Hills E-2**.
4. BZA-26-12 **Front Setback Variance** for the property located at **2108 Southwood Road**. The purpose of this request is to reduce the front setback to 40' in lieu of the required 50', to build a house. The property is zoned **Vestavia Hills R-3**.
5. Time Of Adjournment

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

MINUTES

June 18, 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, Alt
Loring Jones
Thomas Parchman

MEMBERS ABSENT

Stephen Greer
Marty Martin, Alt
Vinay Patel

OTHER OFFICIALS PRESENT:

Jack Wakefield, City Planner
Patrick Patterson, City Planner

APPROVAL OF MINUTES

The minutes of May 2026 were presented for approval.

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

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

VARIANCE EXTENSION

BZA-25-13 **Michael Eric Dale** is requesting an **Variance Extension of a Front Setback Variance & Side Setback Variance** for the property located at **2126 Shades Avenue**. The purpose of this request is to reduce the front setback to 15' in lieu of the required 50', to reduce the side setback

to 13' in lieu of the required 15'. The property is owned by Jennifer & Kevin McCain and is zoned **Vestavia Hills R-3**.

Mr. Wakefield stated that this is just an extension of a previously approved variance. The setbacks requested have not changed, but the site plan has.

Eric Dale, 935 Landale Road, was present for the case. He stated that they are tearing an existing home down and rebuilding. They will be using the previously approved setbacks for the new home. He also stated that the hardship on the lot is that they are on a corner lot, which requires a 50' setback on two sides of the lot. He also stated that this request has precedent within the neighborhood.

There were no questions from the Board.

Chairman Renta opened the floor for a public hearing.

Chairman Renta stated that if approved, the Board should move to have this contingent on the applicant following the City's rules on impervious coverage on the lot.

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

MOTION Motion to APPROVE a Variance Extension, for the property located at 2126 Shades Avenue was made by Mr. Jones and 2nd was by Mr. Parchman (with condition that the applicant follows the City's rules on impervious coverage on the lot). Motion was carried on a roll call vote as follows:

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

FRONT SETBACK VARIANCE

BZA-26-9 **Bradford Carroll** is requesting a **Front Setback Variance** for the property located at **2959 Wisteria Drive**. The purpose of this request is to reduce the front setback to 44' in lieu of the required 50', to build a shed. The property is owned by Bradford Carroll and is zoned **Vestavia Hills R-2**.

Mr. Wakefield explained that this is a request to tear down an existing shed and rebuild it.

Bradford Carroll, 2959 Wisteria Drive, was present for the case. He stated that he is on a corner lot. Also that the topography is challenging in the rear of his lot, making it difficult to meet the required setbacks.

Mr. Jones asked why the applicant couldn't put the new shed on the side of the residence.

Mr. Carroll stated that the topography of the backyard makes more sense to place this where he has proposed.

Mr. Parchman stated that he drives and walks this area regularly and there is a lot of topography.

Mr. Carroll stated that the new shed will encroach less into the required setback, than the existing shed.

Chairman Renta asked what the required side setback be, if this wasn't a corner lot and the applicant didn't have to contend with two front setbacks.

Mr. Wakefield confirmed the setback would be 15'.

Mr. Wakefield also confirmed that the shed must also be 10' from the principal structure.

Mr. Crotwell asked if the shed could be oriented differently to potentially keep it in the same location, but meet the setback?

Mr. Carroll stated that there is a drainage ditch and fence back there. He also stated that as you move further from Renfro Road, you run into the retaining wall.

Chairman Renta opened the floor for a public hearing.

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

MOTION Motion to APPROVE a Front Setback Variance for the property located at 2959 Wisteria Drive was made by Mr. Jones and 2nd was by Mr. Crotwell. Motion was carried on a roll call vote as follows:

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

REAR SETBACK VARIANCE

BZA-26-10 **John Derek Crews** is requesting a **Rear Setback Variance** for the property located at **3919 Westminster Lane**. The purpose of this request is to reduce the rear setback to 12' in lieu of the required 20', to build a cover over a patio area. The property is owned by Jim and Kathy Dorwaldt and is zoned **Vestavia Hills R-6**.

Mr. Wakefield explained that this is a request to build a cover over the rear patio.

John Crews, 5210 Stonehaven Drive, was present for the case. He stated that the hardship on the lot is its irregular shape and that there is a shared driveway with the adjacent lot. Also that they are trying to cover a portion of the patio.

Carrisa Crews, 5210 Stonehaven Drive, stated that they will not encroach past the rear retaining wall on the property.

Mr. Jones stated that he did not see a hardship here for this case.

Mrs. Crews stated that there is no other area on the lot to put a covered structure given the odd shaped lot and the shared driveway.

Mr. Jones stated that he's sympathetic, but you must have a hardship that runs with the land.

Mr. Crews said that this is an irregularly shaped lot.

Chairman Renta stated that this fact meets the criteria for this to come before the Board. That doesn't necessarily mean that the hardship presented is one that can be approved. There's not anything in the statute that says we must give you a covered patio.

Mr. Jones stated that sun and rain is not a hardship.

Mr. Crews stated that there is precedence of these being approved in the past.

Chairman Renta stated that he wanted to clarify the precedence of the BZA, as this is the second time that has been argued tonight. He said at the beginning of hearing that no precedence is set by anything approved or denied by the Board. That all requests are handled on a case-by-case basis.

Mr. Wakefield said to the audience that since there are only four members present tonight, it will take all four to approve the requests.

Chairman Renta opened the floor for a public hearing.

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

MOTION Motion to APPROVE a Rear Setback Variance for the property located at 3919 Wisteria Lane was made by Mr. Parchman and 2nd was by Mr. Crotnell. Motion was carried on a roll call vote as follows:

Mr. Crotnell– yes	Mr. Parchman – yes
Mr. Jones – no	Chairman Renta – no
Motion denied.	

The homeowner requested to speak to the Board, following the vote.

Kathy Dorwaldt, 3919 Wisteria Drive, stated that she shares a driveway with neighbors that have already been approved for this request in the past. She said she was recently diagnosed with a condition that makes it difficult to be outside with uneven terrain. This is why they decided to build the cover over the patio.

Chairman Renta stated that it looks like there is an existing poured concrete patio.

Mrs. Dorwaldt stated that it is concrete and stone, but they just want to cover it. The roof would be lower than the roof on the home. Also, that no one would see if over the 8' rear retaining wall. She ended her comments and thanked the Board for their consideration.

PARKING VARIANCE

BZA-26-11 **Amanda Loper** is requesting a **Parking Variance** for the property located at **100 Olde Towne Road**. The purpose of this request is to reduce the parking spaces to 40 spaces in lieu of the required 181 spaces, to build allow for a church use. The property is owned by SAM 17 Investments LLC and is zoned **Vestavia Hills B-3**.

Mr. Wakefield explained the request was for a parking variance to allow for a church.

Ryan Little, 443 Trousdale St, was present for the request and explained that they are looking at converting the old wrestling building in Olde Towne Center, to a church. They have worked to get several parking agreements to increase the number of spaces that can be used by the proposed church. With all the signed parking agreements established, they meet the shared parking requirements under the Vestavia Hills Zoning Code. Also, that they will only be operational from 9am to 11am on Sunday mornings. At those hours, most of the businesses will not be operational, and there will be no parking demand.

Mr. Renta stated that the parking agreements seem to all be valid. He also stated that we must have a hardship, even though the applicant meets the shared parking requirement within the Code.

Mr. Jones stated that it seems there is an issue with the amount of land on the site, and thus a hardship.

Mr. Parchman asked what the size of the congregation is.

Mr. Little said around 160.

Mr. Renta asked is there anything else planned outside of Sunday services/

Mr. Little said that they may have some small classes, but wouldn't need the spaces from neighbors for those small gatherings.

Chairman Renta opened the floor for a public hearing.

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

MOTION Motion to APPROVE a Parking Variance for the property located at 100 Olde Towne Road was made by Mr. Jones and 2nd was by Mr. Parchman. Motion was carried on a roll call vote as follows:

Mr. Crotwell– yes

Mr. Parchman – yes

Mr. Jones – yes

Chairman Renta – yes

Motion carried.

Jack Wakefield, Planner/GIS



VESTAVIA HILLS

Board of Zoning Adjustment Planners Report

MEETING DATE

July 16, 2026

AGENDA ITEM

BZA-25-7 **Front Setback Variance** for the property located at **2647 Alta Glen Drive**. The purpose of this request is to reduce the front setback to 55' in lieu of the required 75', to build a house. The property is zoned **Vestavia Hills E-2**.

BACKGROUND

20' Front Setback Variance to Reduce the Setback to 55' in Lieu of the Required 75'.

PLANNER'S REVIEW/RECOMMENDATION

The applicant is seeking a front setback variance to build a new house. The applicant contends the extreme slope in the rear and the septic lines in the rear limit buildable area on the lot. They are trying to maximize the backyard to not overlap with the drain lines.

ATTACHMENTS

1. Application
2. Site Plan
3. Topo Survey
4. Neighbor Letter 1
5. Neighbor Letter 2
6. Owner's Affidavit

Jack Wakefield
City Planner



VESTAVIA HILLS

Board of Zoning Adjustment Planners Report

MEETING DATE

July 16, 2026

AGENDA ITEM

BZA-26-12 **Front Setback Variance** for the property located at **2108 Southwood Road**. The purpose of this request is to reduce the front setback to 40' in lieu of the required 50', to build a house. The property is zoned **Vestavia Hills R-3**.

BACKGROUND

10' Front Setback Variance to Reduce the Setback to 40' (both frontages) in Lieu of the Required 50'.

PLANNER'S REVIEW/RECOMMENDATION

The applicant is seeking a front setback variance to tear down and build a home. The existing home sits at 40' along the side frontage, and the applicant wants to maintain that. The plan will also shift the new house forward 10' to make room for drainage infrastructure improvements in the rear. There is a storm ditch on the western property line, however the stormwater runoff struggles to flow to that. The applicant contends the stormwater pools behind the home, and then inside portions of the existing home. The plan is to make stormwater drainage infrastructure changes to the rear of the home, to divert that runoff into the existing stormwater ditch.

ATTACHMENTS

1. Application
2. Site Plan
3. Detailed Site Plan
4. Stormwater Plan
5. Rendering
6. Photos of Flooding
7. Photos
8. Owner's Affidavit

Jack Wakefield
City Planner

SURVEYORS NOTES:

- At the request of the client, this is a Limited Boundary and Topographic Survey of the "Subject Property," made on the ground under the supervision of a licensed Professional Land Surveyor. Boundary information shown hereon is for informational purposes only and is based on the map or plat of Biltmore Estates as recorded in Map Book 17 Page 59 in the Office of the Judge of Probate, Jefferson County, Alabama. The topographic survey was limited to the topographic area indicated hereon. This survey is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
- Subsurface features (underground utilities, septic tanks, etc.), minor features (sprinklers, valves, etc.), and trees and shrubs were not located as a part of this survey.
- Survey was conducted without the benefit of an abstract of title, title report, or title opinion, therefore, there may be other easements, rights-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record not depicted on this survey.
- Date of field work is the last time that either field or office personnel were on site and the last direct knowledge that this surveyor has of site conditions. Date of map and date of signature have no relationship to actual site conditions as depicted on this map.
- Bearings are based on Alabama State Plane Coordinate System, West Zone, Grid North, NAD83 (2011), and vertical datum on NAVD88 (Geoid 18). Elevations and positioning were obtained using GNSS observations with OPUS adjusted solutions and/or R.T.K. observations using the ALDOT CORS network.

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION
(C)	CALCULATED
(F)	FIELD MEASURED
(D)	DEED/RECORD
(P)	PLAT/MAP
*	TYPICAL
N/R	NOT RECOVERED
COV.	COVERED
SGT.W.	RIGHT-OF-WAY
SET.	SETBACK
DB	DEED BOOK
PG	PAGE
MB	MAP/PLAT BOOK
○	SET IRON PIN AS DESCRIBED
●	FOUND IRON PIN AS DESCRIBED
□	CALCULATED POINT
○	AIR CONDITIONER
○	LIGHT POLE
○	POWER POLE
—X—	FENCE
—○—	OVERHEAD POWER
---	BUILDING LINE
---	APPROXIMATE PROPERTY LINE
---	EASEMENT LINE

LEGAL DESCRIPTION:
(PER INSTRUMENT #199902261 99034607)
Lots 11 and 12, in Block 18, according to the Survey of Biltmore Estates, as recorded in Map Book 17, Pages 59 and 60, in the Probate Office of Jefferson County, Alabama.

SURVEYOR'S CERTIFICATION

I hereby certify that all parts of this map of survey 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.

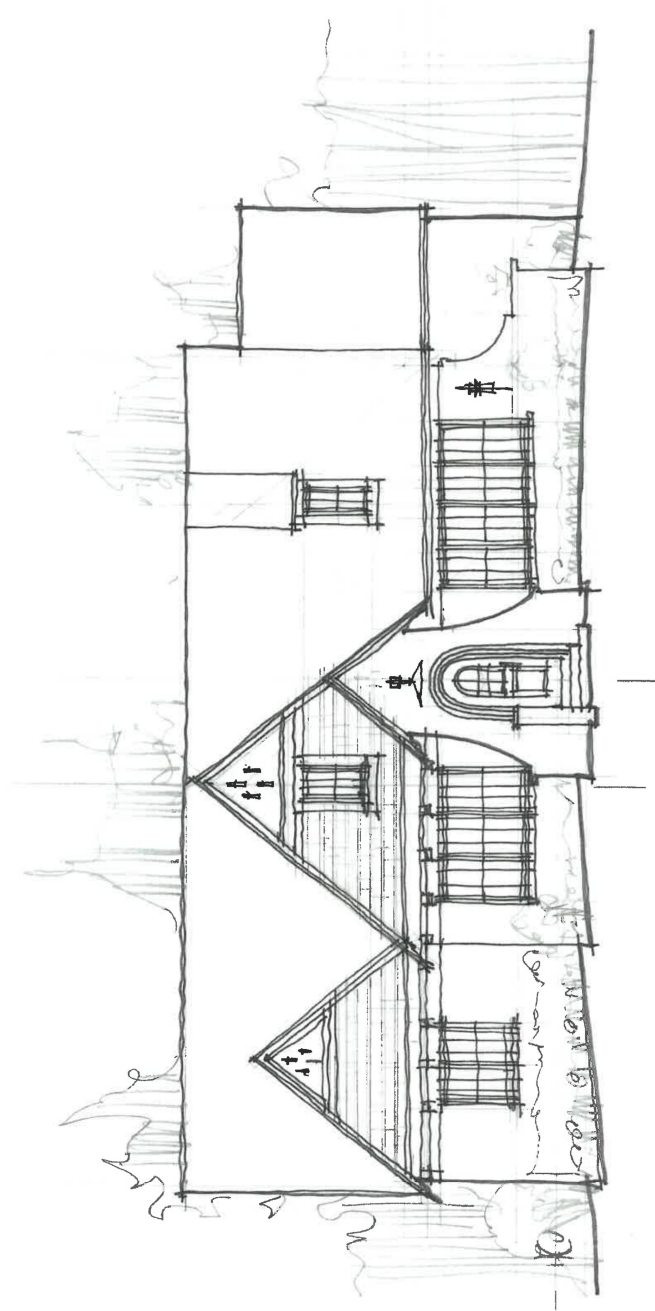
WEYGAND, LLC.

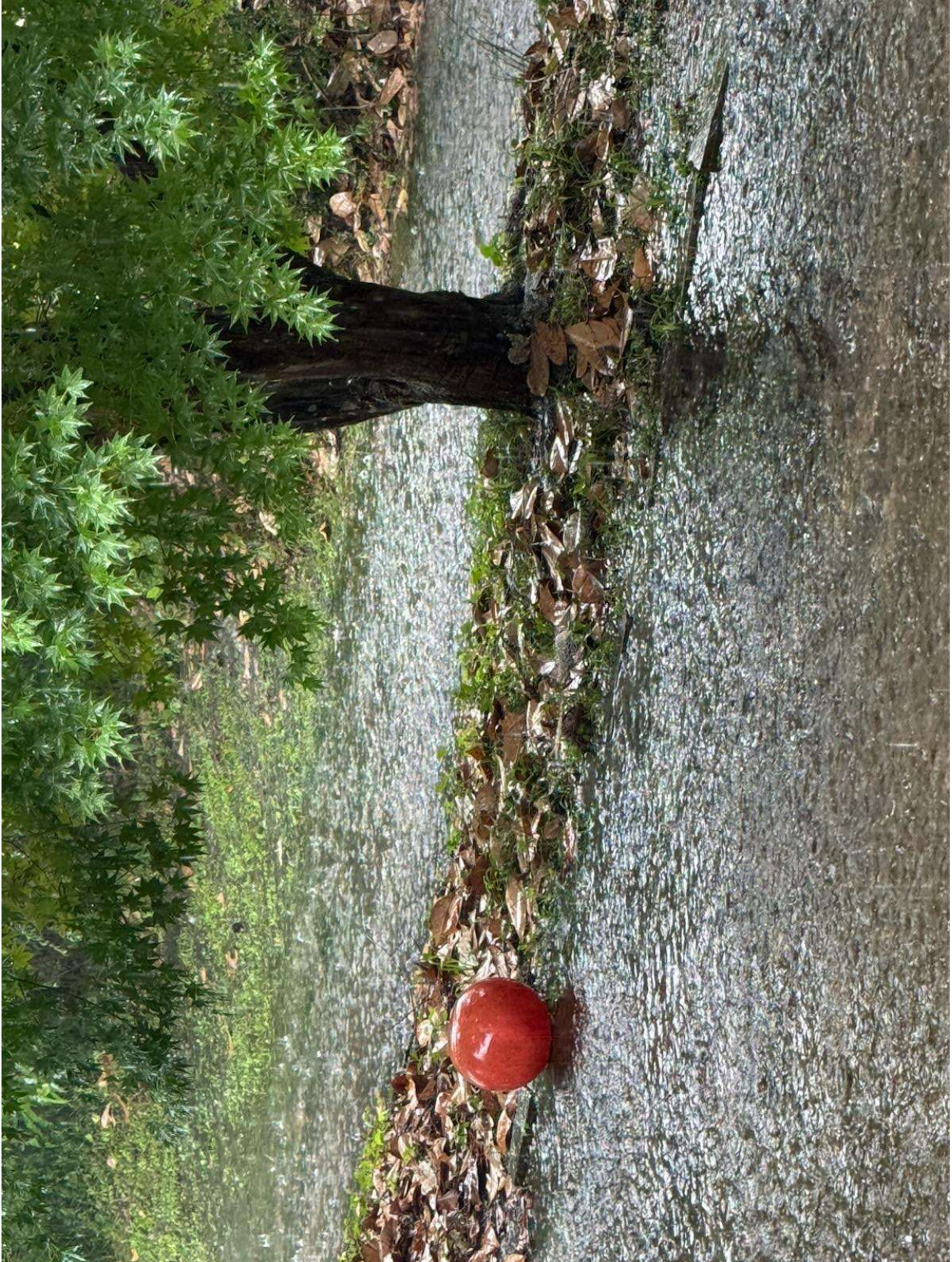
Jeffery N Lucas

Digitally signed by Jeffery N Lucas
DN: c=US, o=Unaffiliated,
dnQualifier=A01410C000001919F3
064410009682E, cn=Jeffery N Lucas
Date: 2026.01.23 13:06:15 -06'00'

Jeffery N. Lucas, PLS AL 16680
173 Oxmoor Road, Homewood, AL 35209
205-942-0086

ALABAMA REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 16680
JEFFERY N. LUCAS

Preliminary Design	2108 Southwood Road	Sherrod residence 1/8" = 1'-0" May 21, 2026		2907 Central Ave. Suite 105 Homewood, AL 35209	Sheet Information	A2
 Preliminary Front Elevation						







Imagery ©2025 Airbus, Map data ©2025 20 ft



2108 Southwood Rd

Building



Directions



Save



Nearby



Send to
phone



Share



2108 Southwood Rd, Vestavia Hills, AL 35216

Photos

STORM DRAINAGE FLOW

Make Google Earth yours Complete your profile to help improve your experience

File Edit View Add Tools Help



2108 Southwood Rd, Vestavia Hill



Spring Outlet after 4 weeks of dry weather



Spring Outlet after 4 weeks of dry weather

