Vestavia Hills
Board of Zoning Adjustment Agenda
January 18, 2024
6:00 PM

1. Roll Call
2. Approval Of Minutes: December 21, 2023
3. BZA-23-35 **Brandon Stovall** is requesting a **Rehearing for a Rear and Side Setback Variance** for the property located at **1837 Cedarwood Road.** The purpose of this request is to reduce the rear setback to 45' in lieu of the required 50' & to reduce the side setback to 9' in lieu of the required 15', to build an addition. The property is owned by Brandon Stovall and is zoned **Vestavia Hills R-2.**
4. BZA-23-32 **Bo Davis** is requesting a **Side & Rear Setback Variance** for the property located at **1200 Wickford Road.** The purpose of this request is to reduce the side setback to 10' in lieu of the required 15' & to reduce the rear setback to 1' in lieu of the required 30". (Vesthaven Side), to build a garage addition. The property is owned by Bo Davis and is zoned **Vestavia Hills R-2.**
5. BZA-23-33 **Haley Jackson** is requesting a **Sign Code Variance** for the property located at **701 Montgomery Hwy Suite 101.** The purpose of this request is to reduce the copy area to 139.74 sq ft in lieu of the required 110sq ft, to build replace a commercial wall sign. The property is owned by George Casey and is zoned **Vestavia Hills B-2.**
6. BZA-23-36 **Ryan & Hannah Hunt** are requesting a **Front Setback Variance** for the property located at **3001 Green Valley Road.** The purpose of this request is to reduce the front setback to 6' in lieu of the required 40', to rebuild deck. The property is owned by Ryan & Hannah Hunt and is zoned **Vestavia Hills R-4.**
7. BZA-23-37 **John Derek Crews** is requesting a **Rear Setback Variance** for the property located at **900 Southridge Drive.** The purpose of this request is to reduce the rear setback to 18' in lieu of the required 30', to cover patio. The property is owned by Clay & Melissa Cochran and is zoned **Vestavia Hills R-3.**
8. BZA-23-38 **Kim Parker** is requesting a **Side Setback Variance** for the property located at **1148 Winward Lane.** The purpose of this request is to reduce the side setback to 9' in lieu of the required 15', to build RV carport. The property is owned by Kim Parker and is zoned **Vestavia Hills R-3.**
9. Time Of Adjournment

CITY OF VESTAVIA HILLS

BOARD OF ZONING ADJUSTMENT

MINUTES

December 21, 2023

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
Michael Fliegel, Alt
Stephen Greer
Loring Jones, III
Thomas Parchman
Tony Renta
Ryan Rummage, Alt

MEMBERS ABSENT

OTHER OFFICIALS PRESENT: Jack Wakefield, Planner/GIS

APPROVAL OF MINUTES

The minutes of November 16, 2023 were presented for approval.

MOTION Motion to dispense with the reading of the minutes of October 19, 2023 was made by Mr. Fliegel and 2nd was by Mr. Renta. Motion as carried on a voice vote as follows:

Mr. Fliegel – yes	Mr. Renta – yes
Mr. Greer – yes	Mr. Rummage – yes
Mr. Jones	Chairman Rice – yes
Mr. Parchman – yes	

Motion carried.

REAR & SIDE SETBACK VARIANCE

BZA-23-32 **Bo Davis** is requesting a **Side & Rear Setback Variance** for the property located at **1200 Wickford Road.** The purpose of this request is to reduce the side setback to 5' in lieu of the required 15' & to reduce the rear setback to 5' in lieu of the required 30", to build a garage addition. The property is owned by Bo Davis and is zoned **Vestavia Hills R-2.**

Mr. Wakefield stated that the applicant spoke to him prior to the hearing, and stated that the drawings requested by the Board had not been received. The applicants requested that the hearing be postponed until the January 2024 hearing.

MULTIPLE VARIANCES

BZA-23-26 **Billy Evans** is requesting a **Side Setback Variance, Lot Area Variance, and Lot Width Variance** for the property located at **1156 Winward Lane.** The purpose of this request is to reduce the side setback to 12' in lieu of the required 15, to reduce the lot area to 14,917sqft in lieu of the required 15,000sqft, and to reduce the lot width to 75' in lieu of the required 100', to build an attached garage. The property is owned by Billy Evans and is zoned **Vestavia Hills R-3.**

Mr. Wakefield explained that the request is to build a fence along the frontage of Mayland Lane.

Billy Evans, 1156 Winward Lane, was present for the case and stated that the request is for an attached garage. Also that the septic tank in the rear, and the slope, prevents the structure from being built in the rear.

Chairman Rice asked if the addition going to be built with the same material as the house.

Mr. Evans stated that it would.

The question was asked about the 25’ of the lot that was sold to the adjacent neighbor.

Jeremy Levan, 1152 Winward Lane, explained that a previous owner of the applicant’s property sold off a 25’ width of the lot to the previous owner of his lot. This so a house could be built on 1152 Winward Lane. He stated he had no objection to the request.

Mr. Greer asked if the structure was 1 story in height.

Mr. Evans state that it would be 8’ on the front end and 12’ on the back end.

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

Motion to APPROVE 3' Side Setback Variance to Reduce the Setback to 12' in Lieu of the Required 15' & 83sqft Lot Area Variance to Reduce the Lot Area to 14,917sqft in Lieu of the Required 15,000sqft & 25' Lot Width Variance to Reduce the Lot Width to 75' in Lieu of the Required 100' (contingent on recording new resurvey plat), for the property located at 1156 Winward Lane was made by Mr. Jones and 2nd was by Mr. Fliegel. Motion was carried on a roll call vote as follows:

Mr. Fliegel – yes	Mr. Renta – yes
Mr. Greer – yes	Mr. Rummage – yes
Mr. Jones	Chairman Rice – yes
Mr. Parchman – yes	
Motion carried.	

FRONT SETBACK VARIANCE & VARIANCE FOR LOCATION OF FENCE IN FRONT SETBACK

BZA-23-34 **Jared Bussey** is requesting a **Front Setback Variance and a Variance for Location of Fence in the Front Setback** for the property located at **3236 Ridgely Court.** The purpose of this request is to reduce the front setback to 19' in lieu of the required 40', to build an addition and to build a masonry fence in the front setback. The property is owned by Dane Pemberton and is zoned **Vestavia Hills R-4.**

Mr. Wakefield explained that the request is to build a fence along the frontage of Green Valley Road and an addition in the rear of the house (within front setback).

Jared Bussey, 1604 28th Avenue South, was present for the case and stated that the hardship is a corner and narrow lot.

Mr. Bussey stated that the fence will be on the Green Valley side of the house. It is needed for safety, as Green Valley Road is heavily trafficked. Fence will not encroach past the front of the house on the Ridgely side.

Mr. Fliegel asked how tall the fence would be.

Mr. Bussey stated it will be 6’ tall and will tie into existing fencing.

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

Motion to APPROVE a 21' Front Setback Variance to Reduce the Setback to 19' in Lieu of the Required 40' & Variance for Location of Fence in the Front Setback, for the property located at 3236 Ridgely Court was made by Mr. Jones and 2nd was by Mr. Greer. Motion was carried on a roll call vote as follows:

Mr. Fliegel – yes	Mr. Renta – yes
Mr. Greer – yes	Mr. Rummage – yes
Mr. Jones	Chairman Rice – yes
Mr. Parchman – yes	
Motion carried.	

At 6:17 PM, Mr. Renta made a motion to adjourn. The meeting adjourned at 6:17 PM.

Jack Wakefield,
Planner/GIS

Board of Zoning Adjustment
Planners Report

MEETING DATE
January 18, 2024

AGENDA ITEM
BZA-23-35 **Brandon Stovall** is requesting a **Rehearing for a Rear and Side Setback Variance** for the property located at **1837 Cedarwood Road.** The purpose of this request is to reduce the rear setback to 45' in lieu of the required 50' & to reduce the side setback to 9' in lieu of the required 15', to build an addition. The property is owned by Brandon Stovall and is zoned **Vestavia Hills R-2.**

BACKGROUND
5' Front Setback Variance to Reduce the Setback to 45' in Lieu of the Required 50' & 6' Side Setback Variance to Reduce the Setback to 9' in Lieu of the Required 15'.

PLANNER'S REVIEW/RECOMMENDATION
The applicant is seeking rear and side setback variances to renovate and add on to the existing house. The applicant contends the sanitary sewer pipe in the rear of the property, prevents the placement of a handicap accessible entrance in the rear The encroachment of 5' into the front setback would allow for the homeowner to create entrance that is compliant with current standards. This is a request for a new hearing, as the applicant has submitted an application with new information. Zoned Vestavia Hills R-2.

ATTACHMENTS
1. Application
2. Survey
3. Proposed Drawings
4. Owners_Affidavit_Thu_Nov_30_2023_14-34-46

Jack Wakefield
City Planner

City of Vestavia Hills, AL

1/10/2024

BZA-23-35

Variance and Special Exception Application

Status: Active

Submitted On: 11/30/2023

Primary Location

1837 CEDARWOOD RD
VESTAVIA HILLS, AL 35216

Owner

Applicant

Del Romero
205-822-7936
del@taylorburton.com
3239 Lorna Road
Suite 108
Birmingham, AL 35216

Agenda Information

Agenda Scheduling

January 2024

Comments/Delay/Explanation

Applicant Information

I am filling this out as the

Representative Agent

Billing/Responsible Party

Name

Phone #

Address

City/State/Zip

Email

Representing Attorney/Other Agent

Name

Phone #

Address

City/State/Zip

Email

Subject Property Information

Subject Property Address

1837 Cedarwood Road

Legal Description of Subject Property

Lot 11, Block 2, according to the Survey of Southwood Addition to Vestavia Hills 1st Sector, as recorded in Map Book 42, page 33, in Probate Office of Jefferson County, Alabama, Birmingham Division

REASONS FOR REQUEST

Front Setback Variance

☑

Setback Required*

50'

Setback Requested*

45'

Rear Setback Variance

☐

Side Setback Variance

☑

Setback Required*

15'

Setback Requested*

9'

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

PROJECT

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

The goal of this project is to make the front stairs compliant with todays standards. The scope is renovating the main level of the home and also adding square footage to rework the front stairs.

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).*

City of Vestavia Hills - Chapter 12.6

- **§12.6. - Rehearings.**
-
- **SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD (DOCX) OF SECTIONSEMAIL SECTIONCOMPARE VERSIONS**

12.6.1. All decisions rendered by the BZA shall be final and binding upon all parties. No appeal of an administrative decision, or decision on an application for a variance or a special exception shall be reheard, and no further application shall be accepted once a decision has been rendered except under one or more of the following conditions:
1.
New evidence or information pertinent to the request has been discovered which was not available to the applicant at the time of the original hearing.
2.
The decision resulted from an error in procedures required by this Ordinance or State law and made by the BZA, the Zoning Official, or any other City Officials.
3.
The decision resulted from an error in substantive law under the provisions of this Ordinance or the Code of Alabama, 1975, as amended.
12.6.2. Where no error is alleged and no new evidence is available, a new or more effective presentation by the applicant shall not constitute grounds for rehearing a decision of the BZA. Any applicant wishing a rehearing shall appear before the BZA to present one or more of the qualifying conditions listed in this Section.
12.6.3. If the BZA finds that one or more of the qualifying conditions exist, the applicant may submit a new application. This new application shall be heard at a subsequent BZA meeting, and shall be subject to all regular advertising and procedural requirements. Allowing a new application does not obligate the BZA to grant the request.

2021 International Building Code Chapter 10 Section 1011.5.2 (Riser Height)

2021 International Building Code Chapter 10 Section 1011.6 (Stairway Landings)

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:*

With the existing topography and location of the sewer manhole behind the home, the sewer line cannot be relocated because of the elevation of the manhole. Relocating the sewer line will not provide enough fall needed to properly flow. Due to this, rear expansion is not possible and to upgrade this home properly, we must put the addition on the front of the home.

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, granting the variance requested will not confer upon the applicant any special privelages.

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

With existing conditions we cannot construct the stairs to be compliant without getting outside the footprint on the front of the home.

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

The requested variance will not be injurious to the neighborhood or general welfare. This project will be an asset to the neighborhood and all the neighbors support it.

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

Correct, the customer faces unnecessary hardship with the existing sewer line not able to be relocated. We cannot achieve stair compliance on the back of the home because of the existing sewer line not having enough fall to be rerun. We have talked to Jefferson County and they will not allow a grinder pump on this property.

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

Yes, the variance requested allows the staircase to be compliant and properly constructed at the front of the home.

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.*

Correct, this variance will not allow the permanent establishment of a use not permissible under the terms of this ordinance.

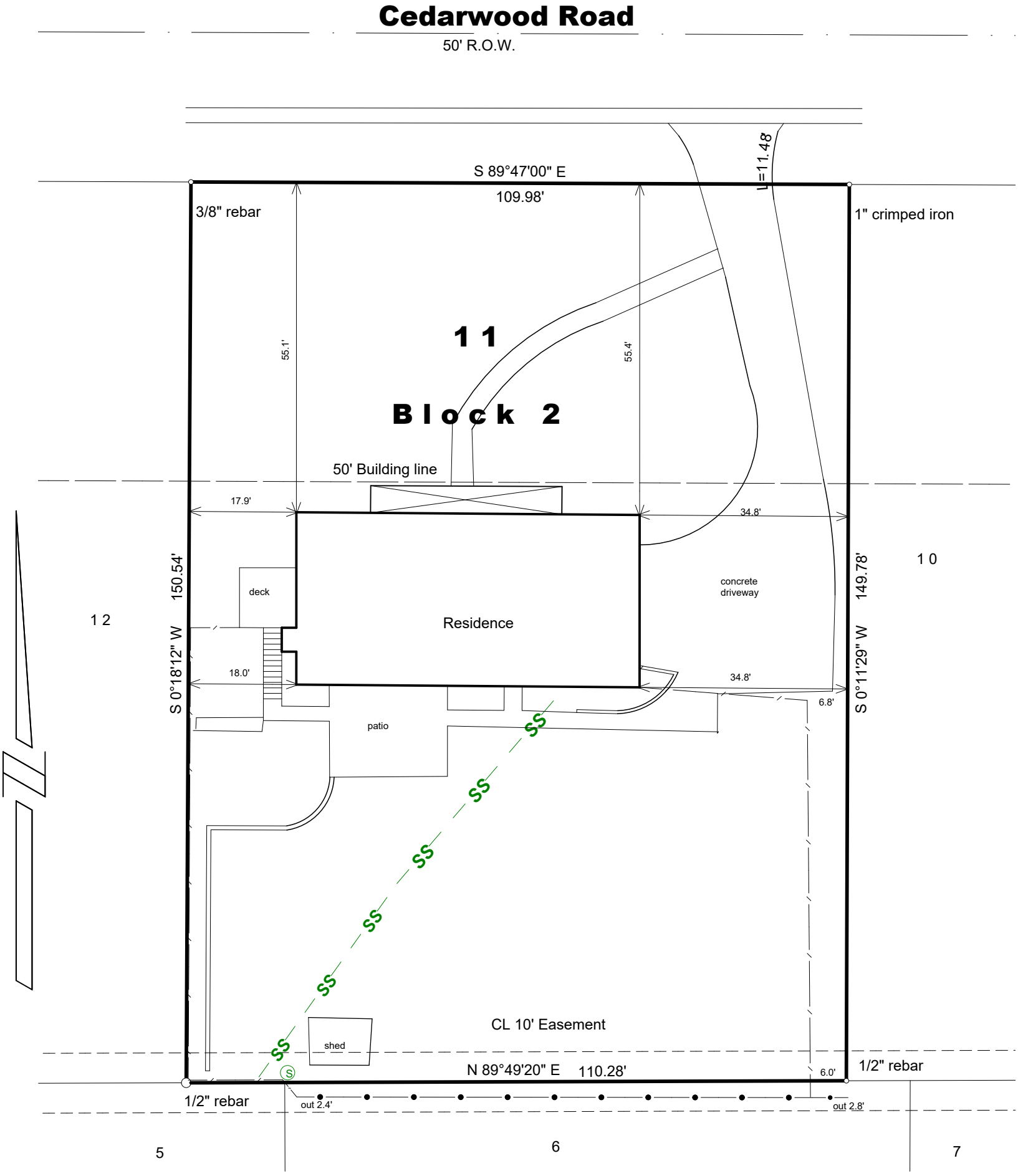
NOTE: In proving that an unnecessary hardship has been imposed on the property as a result of the strict interpretation of this Ordinance, the following conditions cannot be considered pertinent to the determination of whether or not an unnecessary hardship exists: (1) proof that a variance would increase 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.

Representing Agent Signature

Taylor Burton
Nov 30, 2023



STATE OF ALABAMA
JEFFERSON COUNTY

I, Steven H. Gilbert, a Professional Land Surveyor in the State of Alabama, hereby certify to the parties listed below that the following is a true and correct copy of a map or plat of a survey made by me of the following described property:

Lot 11, Block 2, aFirst Sector of Southwood Addition to Vestavia Hills as recorded in Map Book 42, Page 33, in the Probate Office of Jefferson County, Alabama.

I further certify that the building(s) now erected on said property are within the boundaries of same except as may be shown; that there are no encroachments from adjacent property except as shown; that there are no Rights-of-way, Easements, or joint driveways over or across said land visible on the surface, except as shown; that there are no utility poles, guy wires, lines, structures, or supports therefor (excepting those that serve the premises only), except as shown; that I have consulted the Federal Insurance Administration Flood Hazard Boundary maps and found this property IS NOT located in a Flood Hazard Area (as determined by graphic plotting); and 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.

This survey was performed with conventional equipment and techniques. Horizontal and vertical control was established by GPS observations using NAVD 1988 vertical and NAD 83 horizontal datum. Bearings are based on Alabama State Plane Coordinates, West Zone. Corrections were obtained from the ALDOT CORS network.

This survey is invalid unless sealed in red ink.

Legend

○	iron boundary marker	∅	utility pole
◎	open pipe fnd.		fire hyd.
□	power box		tree
⊙	capped pipe fnd.	⊠	TV/tel. box
⊕	water valve		offset cross
•	guy anchor		commencing point
PS	5/8" rebar set 17507		gas valve
D	Drain Manhole	S	Sanitary manhole
T	Tel. Manhole		Sign
(M)	measured dim.	(P)	platted dim.
W	water meter	g	gas meter
e	power meter		Sign

chain link fence
GAS gas line
W water line
overhead utility line
wire fence
wood fence
center line

Project No. 20231108
Ordered by Daniel Burton
Taylor Burton Companies
As built Survey
1837 Cedarwood Road
Vestavia Hills, Alabama
November 15, 2023

ALABAMA REGISTERED NO. 17507 LAND SURVEYOR STEVEN H. GILBERT

Scale 1" = 20 feet
SOUTHEASTERN SURVEYORS, INC.
Steven H. Gilbert, P.L.S.
Alabama Reg. Land Surveyor No. 17507
5160 Scenic View Drive
Birmingham, Alabama 35210
(205) 613-0375

Drawing Notes

1. These drawings are designed to be legible and scalable on 11x17 (Ledger) size paper, which significantly reduces the builder's overhead printing costs. The drawings will be the indicated scales if they are printed at **100%** on 11x17 size paper. If the builder requires a larger scale, the drawings can be printed at **200%** on 22x34 (ANSI D), or larger size paper. The indicated scales will then become doubled (i.e. a drawing indicated as 1/8"=1'-0" will scale out to 1/4"=1'-0"). Setting the page scaling in the PDF print dialog box to any auto scaling options (fit to page, reduce to margins, etc..) will cause these drawings to not size to any useful scale.
2. All framing dimensions are typically to the outside face of stud on exterior walls, or to the center of interior walls, windows, & doors, unless noted otherwise.
3. All slab dimensions are to outer most edge of slab (or brick ledge if applicable), or to centerline of a footing, plumbing fixture, or electrical fixture unless noted otherwise.
4. Beam and joist notes are referencing the joist system above the referenced floor plan (i.e. the ceiling joists) unless stated otherwise. For example, an annotated joist on the 1st floor is referencing the ceiling joist system for the first floor. (Which may also be the floor joist system of the 2nd floor).
5. Walls are drawn at modular sizes. (4", 6", 8" etc.) Brick veneer stud walls are drawn with a typical 4" brick pocket to accommodate a queen size brick thickness.
6. Finished floor areas are counted to the outside edge of the load bearing material unless noted otherwise.
7. All fixtures, appliances, cabinets, built-ins, and other symbols drawn in this set of plans are representational in nature. They are used to show design intent only. Refer to the contractor's specification sheet for actual conditions, details and specs. (i.e., a typical kitchen sink shown in the drawings may be specified as a farm sink, or an oval tub shown in the drawings may be specified as a rectangular tub.)
8. Locate interior doors so that door casing abuts sheetrock of adjacent wall. In cases where a door is shown in the approximate center of a wall, locate door in the exact center of the wall.
9. The Designer shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.

Common Abbreviations

±	approximately	n/a	not applicable
@	at	nts	not to scale
aff	above finished floor	oc	on center
b.o.	bottom of...	ph	telephone jack
bd.	board	pt	pressure treated
bsmt	basement	r/a	return air
cl	centerline	ref.	refrigerator
cmu	concrete masonry unit	req'd	required
c/t	cooktop	sd	smoke detector
d	dryer	sim.	similar
dbl	double	sqft	square feet
dn	down	t&g	tongue and groove
d/w	dishwasher	t.o.	top of...
eq.	equal	tv	cable television
fc	flex conduit	typ.	typical
hb	hose bibb	u/c	under counter
IM	ice maker	vif	verify in field
k/s	knee space	w	washer
kp	keypad	w/	with
m/w	microwave oven	w/c	wine cooler
max.	maximum	wh	water heater
mil	millimeter	wp	waterproof
min.	minimum	wwm	welded wire mesh

Wall Material Key

- 8" Block
- 12" Block
- 8" Block w/ 4" Brick Ledge
- 10" Formed Concrete
- 10" Formed Concrete w/ 4" Brick Ledge
- Stud Wall (drawn at 4" nominal size)
- Interior Load Bearing Stud Wall
- Stud Wall w/ Brick Veneer (drawn at 8" nominal size)
- Concrete footing (see detail drawings for size)

Key to Graphic Symbols

1 / A1.1 — View Name, 1/8" = 1'-0"

View Title. This symbol indicates that the drawing above it is Drawing 1 of Sheet A1.1. The scale is 1/8" = 1'-0" if printed at 100%.

Sheet A3.1

Elevation Symbol. The right arrow indicates Elevation Number 1 on Sheet A3.1.

PLATE LINE 9'-0"

Level Elevation Symbol. This symbol shows the name of the level and the elevation height above or below the 1st floor (the origin).

2 / A4.2 SIM

Section Callout. The section this symbol is pointing to is shown on Drawing 2 of Sheet A4.2. If "SIM" is written, it will indicate that the section may be similar in nature, but may not be an exact condition of the reference.

1 / A4.2 SIM

Detail Callout. The detail this symbol is pointing to is shown on Drawing 1 of Sheet A4.2. If "SIM" is written, it will indicate that the detail may be similar in nature, but may not be an exact condition of the reference.

2862

3068

Door & Window Tags. The upper example tag notates a window that is 2'-8" wide by 6'-2" tall. The lower example tag notates a door that is 3'-0" wide by 6'-8" tall. Rough opening sizes should be verified by the manufacturer.



1837 Cedarwood Road

Plan Information

Project Name: Custom Design

Community: ---

Lot Number: ---

Client Name: ----

PDF Creation Date: 7/14/23 - 12:58PM

Smelcer Design
DJSmelcer@yahoo.com
dannysmelcer@gmail.com
David: 205.229.3835
Danny: 205.296.1215

Sheet Index

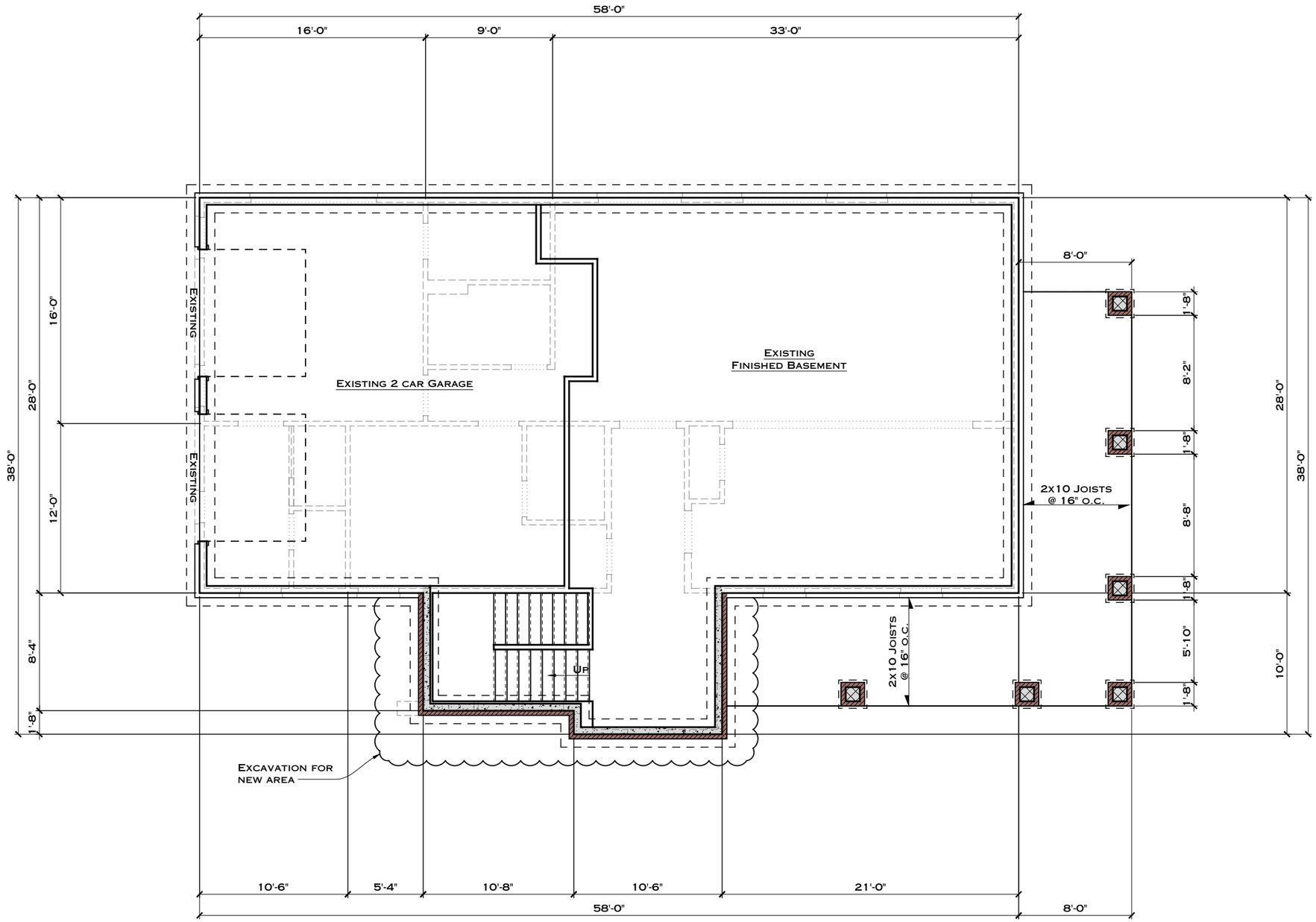
#	Name
A0	Title Sheet
A1	Site Plan
A2.1	Foundation Plan
A2.2	1st Floor Plan
A2.3	2nd Floor Plan
A2.4	Roof Plan
A3.1	Exterior Elevations
A3.2	Exterior Elevations
A3.3	Exterior Elevations
A3.4	Exterior Elevations
A4.1	Detail Sheet
E1.1	Electrical Sheet
E1.2	Electrical Sheet
Total Sheets: 13	

Sheet Information

A0

Title Sheet

File Path: G:\Dropbox\Work Files\Taylor Burton\Cedarwood Road\Elevations.dwg



1 A2.1 Foundation Plan

1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0" 24'-0"

Plan Information

Project Name:
Custom Design

Community:

Lot Number:

Client Name:

PDF Creation Date:
7/14/23 - 12:58PM

Smelcer Design
DJSmelcer@yahoo.com
dannysmelcer@gmail.com
David: 205.229.3835
Danny: 205.296.1215

Smelcer Design

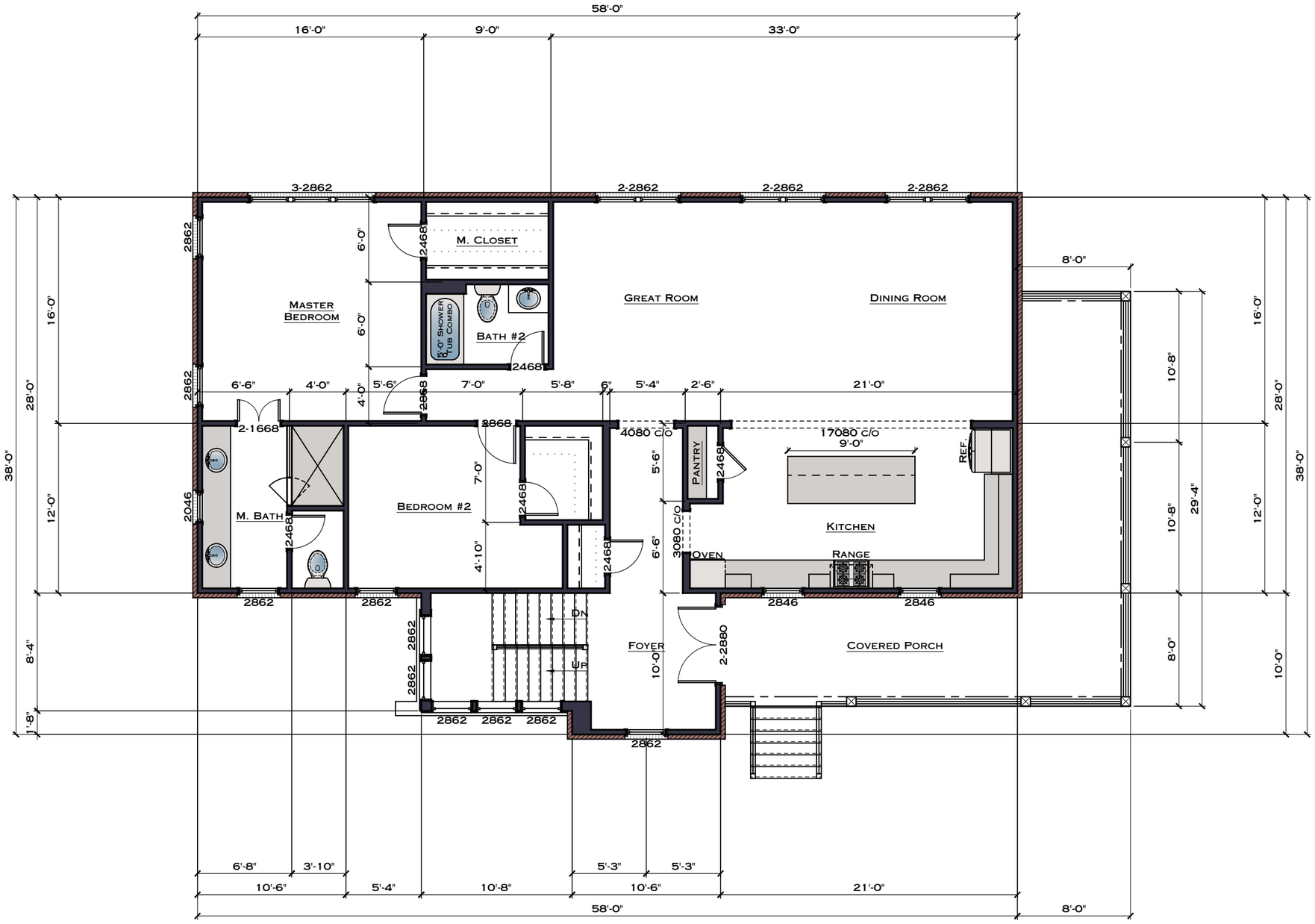
Sheet Index

#	Name
A0	Title Sheet
A1	Site Plan
A2.1	Foundation Plan
A2.2	1st Floor Plan
A2.3	2nd Floor Plan
A2.4	Roof Plan
A3.1	Exterior Elevations
A3.2	Exterior Elevations
A3.3	Exterior Elevations
A3.4	Exterior Elevations
A4.1	Detail Sheet
E1.1	Electrical Sheet
E1.2	Electrical Sheet
Total Sheets: 13	

Sheet Information

A2.1
Foundation Plan

File Path: G:\Dropbox\Work Files\Taylor Burton\Cedarwood Road\Basement.dwg



1 A2.2 — 1st Floor Plan

1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0" 24'-0"

Plan Information

Project Name:
Custom Design

Community:

Lot Number:

Client Name:

PDF Creation Date:
7/14/23 - 12:58PM

Smelcer Design
DJSmelcer@yahoo.com
dannysmelcer@gmail.com
David: 205.229.3835
Danny: 205.296.1215

Smelcer Design

Sheet Index

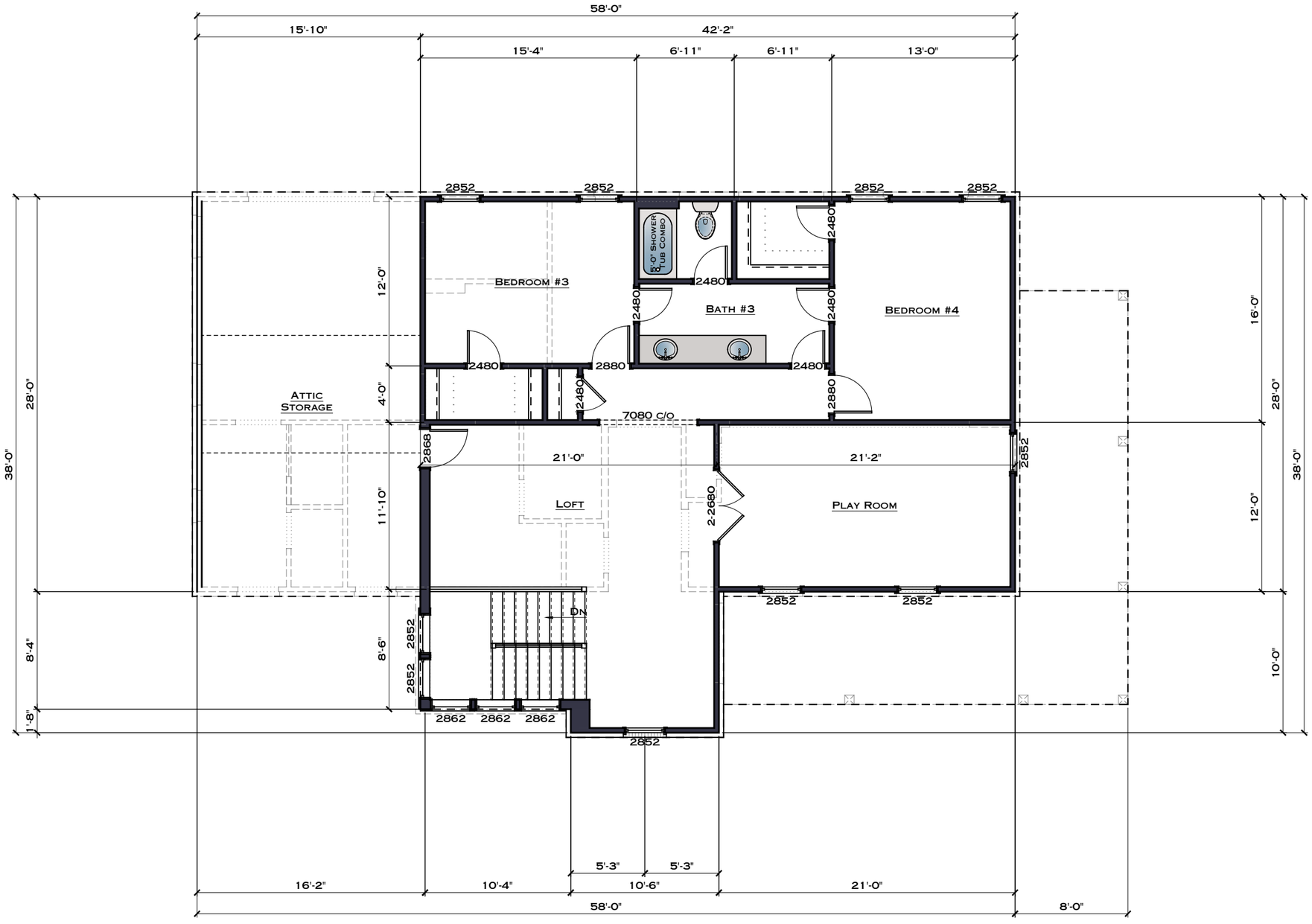
#	Name
A0	Title Sheet
A1	Site Plan
A2.1	Foundation Plan
A2.2	1st Floor Plan
A2.3	2nd Floor Plan
A2.4	Roof Plan
A3.1	Exterior Elevations
A3.2	Exterior Elevations
A3.3	Exterior Elevations
A3.4	Exterior Elevations
A4.1	Detail Sheet
E1.1	Electrical Sheet
E1.2	Electrical Sheet
Total Sheets: 13	

Sheet Information

A2.2

1st Floor Plan

File Path: G:\Dropbox\Work Files\Taylor Burton\Cedarwood Road\1st Floor.dwg



1 A2.3 2nd Floor Plan

1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0" 24'-0"

Plan Information

Project Name:
Custom Design

Community:

Lot Number:

Client Name:

PDF Creation Date:
7/14/23 - 12:58PM

Smelcer Design
DJSmelcer@yahoo.com
dannysmelcer@gmail.com
David: 205.229.3835
Danny: 205.296.1215

Smelcer Design

Sheet Index

#	Name
A0	Title Sheet
A1	Site Plan
A2.1	Foundation Plan
A2.2	1st Floor Plan
A2.3	2nd Floor Plan
A2.4	Roof Plan
A3.1	Exterior Elevations
A3.2	Exterior Elevations
A3.3	Exterior Elevations
A3.4	Exterior Elevations
A4.1	Detail Sheet
E1.1	Electrical Sheet
E1.2	Electrical Sheet

Total Sheets: 13

Sheet Information

A2.3

2nd Floor Plan

File Path: G:\Dropbox\Work Files\Taylor Burton\Cedarwood Road\2nd Floor.dwg



1 A3.1 Front Elevation

1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0" 24'-0"

Plan Information

Project Name:
Custom Design

Community:

Lot Number:

Client Name:

PDF Creation Date:
7/14/23 - 12:58PM

Smelcer Design
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dannysmelcer@gmail.com
David: 205.229.3835
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Smelcer Design

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A3.1	Exterior Elevations
A3.2	Exterior Elevations
A3.3	Exterior Elevations
A3.4	Exterior Elevations
A4.1	Detail Sheet
E1.1	Electrical Sheet
E1.2	Electrical Sheet
Total Sheets: 13	

Sheet Information

A3.1
Exterior Elevations

File Path: G:\Dropbox\Work Files\Taylor Burton\Cedarwood Road\Elevations.dwg



1 A3.2 Left Elevation

1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0" 24'-0"

Plan Information

Project Name:
Custom Design

Community:

Lot Number:

Client Name:

PDF Creation Date:
7/14/23 - 12:58pm

Smelcer Design
DJSmelcer@yahoo.com
dannysmelcer@gmail.com
David: 205.229.3835
Danny: 205.296.1215

Smelcer Design

Sheet Index

#	Name
A0	Title Sheet
A1	Site Plan
A2.1	Foundation Plan
A2.2	1st Floor Plan
A2.3	2nd Floor Plan
A2.4	Roof Plan
A3.1	Exterior Elevations
A3.2	Exterior Elevations
A3.3	Exterior Elevations
A3.4	Exterior Elevations
A4.1	Detail Sheet
E1.1	Electrical Sheet
E1.2	Electrical Sheet

Total Sheets: 13

Sheet Information

A3.2

Exterior Elevations

File Path: Q:\Dropbox\Work Files\Taylor Burton\Cedarwood Road\Elevations.dwg



1 / A3.3 Rear Elevation

1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0" 24'-0"

PLAN INFORMATION

PROJECT NAME:
CUSTOM DESIGN

COMMUNITY:

LOT NUMBER:

CLIENT NAME:

PDF CREATION DATE:
7/14/23 - 12:58PM

SMELCER DESIGN
DJSMELCER@YAHOO.COM
DANNYSMELCER@GMAIL.COM
DAVID: 205.229.3835
DANNY: 205.296.1215

Smelcer Design

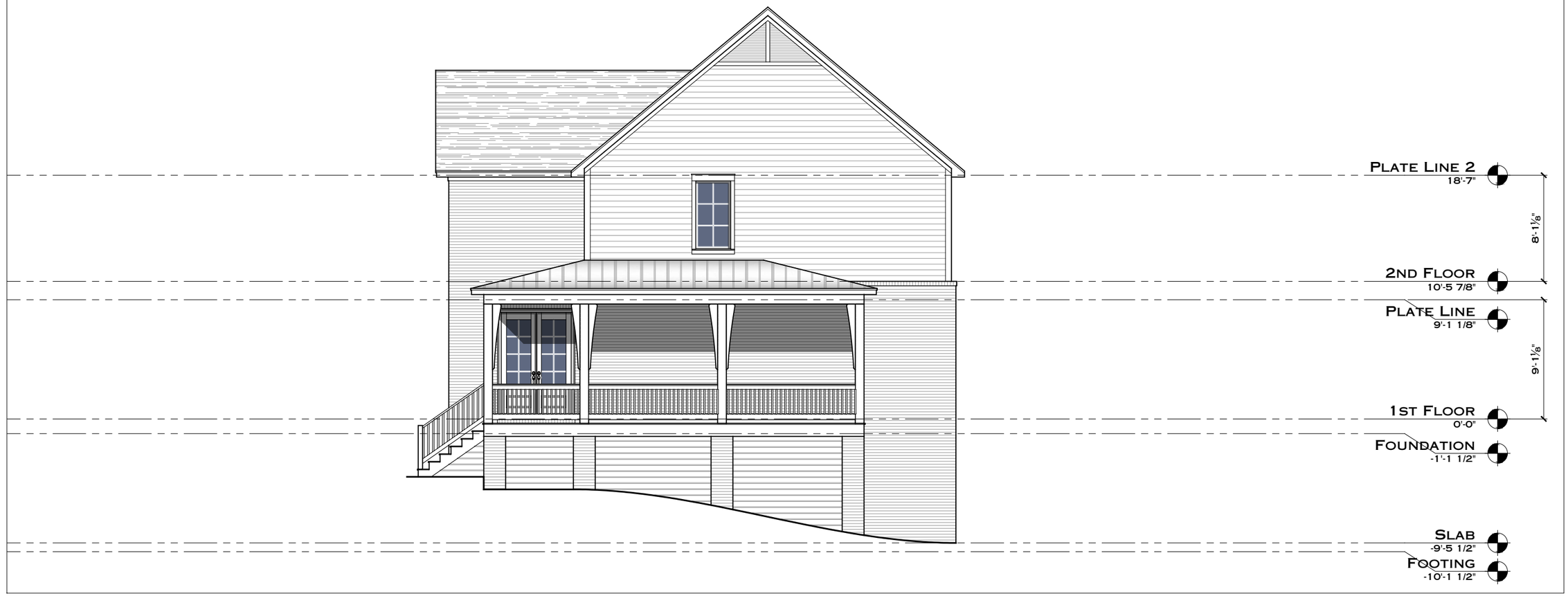
SHEET INDEX

#	NAME
A0	TITLE SHEET
A1	SITE PLAN
A2.1	FOUNDATION PLAN
A2.2	1ST FLOOR PLAN
A2.3	2ND FLOOR PLAN
A2.4	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	EXTERIOR ELEVATIONS
A3.4	EXTERIOR ELEVATIONS
A4.1	DETAIL SHEET
E1.1	ELECTRICAL SHEET
E1.2	ELECTRICAL SHEET
TOTAL SHEETS: 13	

SHEET INFORMATION

A3.3
Exterior Elevations

File Path: Q:\Dropbox\Work Files\Taylor Burton\Cedarwood Road\Elevations.dwg



1 A3.4 Right Elevation

1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0" 24'-0"

Plan Information

Project Name:
Custom Design

Community:

Lot Number:

Client Name:

PDF Creation Date:
7/14/23 - 12:58PM

Smelcer Design
DJSmelcer@yahoo.com
dannysmelcer@gmail.com
David: 205.229.3835
Danny: 205.296.1215

Smelcer Design

Sheet Index

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A3.1	Exterior Elevations
A3.2	Exterior Elevations
A3.3	Exterior Elevations
A3.4	Exterior Elevations
A4.1	Detail Sheet
E1.1	Electrical Sheet
E1.2	Electrical Sheet
Total Sheets: 13	

Sheet Information

A3.4
Exterior Elevations

File Path: G:\Dropbox\Work Files\Taylor Burton\Cedarwood Road\Elevations.dwg

City of Vestavia Hills
Office of the City Clerk

OWNER AFFIDAVIT (This form must be notarized):

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, or caused these presents to be executed by their duly authorized representatives, with full authority that we are the owners of said property requesting annexation:

SIGNATURES:

Brandon Stovall Lot _____ Blk _____ Survey _____

_____ Lot _____ Blk _____ Survey _____

_____ Lot _____ Blk _____ Survey _____

_____ Lot _____ Blk _____ Survey _____

_____ Lot _____ Blk _____ Survey _____

_____ Lot _____ Blk _____ Survey _____

STATE OF ALABAMA

Jefferson COUNTY

Brandon Stovall being duly sworn says: I am one of the persons who signed the above petition, and I certify that said petition contains the signatures of the owners of the property to be annexed by this petition.

Brandon Stovall
Signature of Certifier

Subscribed and sworn before me on this 19th day of September 2023

Del Romero
Notary Public

My Commission Expires: 1/14/2027

STATE OF ALABAMA ALEXANDER ROMERO DEL NOTARY PUBLIC

VESTAVIA HILLS

Board of Zoning Adjustment
Planners Report

MEETING DATE
January 18, 2024

AGENDA ITEM

BZA-23-32 **Bo Davis** is requesting a **Side & Rear Setback Variance** for the property located at **1200 Wickford Road.** The purpose of this request is to reduce the side setback to 10' in lieu of the required 15' & to reduce the rear setback to 1' in lieu of the required 30". (Vesthaven Side), to build a garage addition. The property is owned by Bo Davis and is zoned **Vestavia Hills R-2.**

BACKGROUND
5' Side Setback Variance to Reduce the Setback to 10' in Lieu of the Required 15' & 29' Rear Setback Variance to Reduce the Setback to 1' in Lieu of the Required 30'.

PLANNER'S REVIEW/RECOMMENDATION
Applicant is seeking a side and rear setback variance to build a garage addition. The applicant contends the corner lot causes a hardship. The structure will be a 3-car garage with an area upstairs that will be for storage. The architectural style of the addition will match the current house. The current house's exterior is also being renovated. The property adjacent, on Vesthaven Way, has been purchased by the applicants and will be resurveyed to give the subject property room for additional building separation. The proposed structure is within the easement on the rear. Staff recommended that any approval must be contingent on the vacation of that easement. This property is zoned Vestavia Hills R-2.

ATTACHMENTS
1. Application
2. Engineering Comments
3. Site Plan
4. Survey
5. Renderings
6. Affidavit

Jack Wakefield
City Planner

City of Vestavia Hills, AL

1/12/2024

BZA-23-32

Variance and Special Exception Application

Status: Active

Submitted On: 10/17/2023

Primary Location

1200 WICKFORD RD
VESTAVIA HILLS, AL 35216

Owner

Bo Bailey Davis
Wickford Road 1200 Vestavia Hills, AL 35216

Applicant

Bo Davis
256-542-8541
davisbb.17@yahoo.com
1200 Wickford Road
Vestavia Hills , Alabama
35216

Agenda Information

Agenda Scheduling

January 2024

Comments/Delay/Explanation

Applicant Information

I am filling this out as the

Owner

Billing/Responsible Party

Name

Bo Bailey Davis

Phone #

2565428541

Address

1200 Wickford Road

City/State/Zip

Vestavia Hills Alabama 35216

Email

davisbb.17@yahoo.com

Subject Property Information

Subject Property Address

1200 Wickford Road Vestavia Hills
Alabama 35216

Legal Description of Subject Property

Lot 12 Block 5 Vesthaven First Sector

REASONS FOR REQUEST

Front Setback Variance

☐

Rear Setback Variance

☑

Setback Required*

30'

Setback Requested*

1'

Side Setback Variance

☑

Setback Required*

15'

Setback Requested*

10'

Other Setback Variance

☐

Lot Area Variance

☐

Lot Width Variance

☐

Variance for location of a fence.

☐

Sign Code Variance

☐

Details

The house sits on a corner lot with 2 sides setback requesting hardship for lack of space

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.*

The scope of work is to add an addition to our existing garage to allow for more vehicles and lawn equipment.

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).*

Chapter 1 Article 1.2 sub 10.4

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:*

Large home on corner lot with two sides seeking hardship. This is the only adequate spot on the lot for this structure.

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:*

Acceptance request and consideration similar to others with identical issues with areas and space in Vestavia

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

Due to being on a corner lot, the difficulty in adding a complying structure that is suitable due to hardship. The adjoining residences have no objection to this structure.

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

The setback on the property will still allow adequate access

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

The hardship exists because the house sits on a corner 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, based upon drawing and specifications required

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.*

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."

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

Bo Bailey Davis
Oct 17, 2023

City of Vestavia Hills, AL

Jan 12, 2024

BZA-23-32

Engineering Review

Variance and Special Exception Application

Status: Complete

Assignee: Ethan Fisher

Became Active: Oct 17, 2023

Completed: Oct 19, 2023

Applicant

Bo Davis
davisbb.17@yahoo.com
1200 Wickford Road
Vestavia Hills , Alabama 35216
256-542-8541

Primary Location

1200 WICKFORD RD
VESTAVIA HILLS, AL 35216

Owner:

Bo Bailey Davis
1200 Wickford Road Vestavia Hills, AL 35216

Comments

Ethan Fisher, Oct 19, 2023

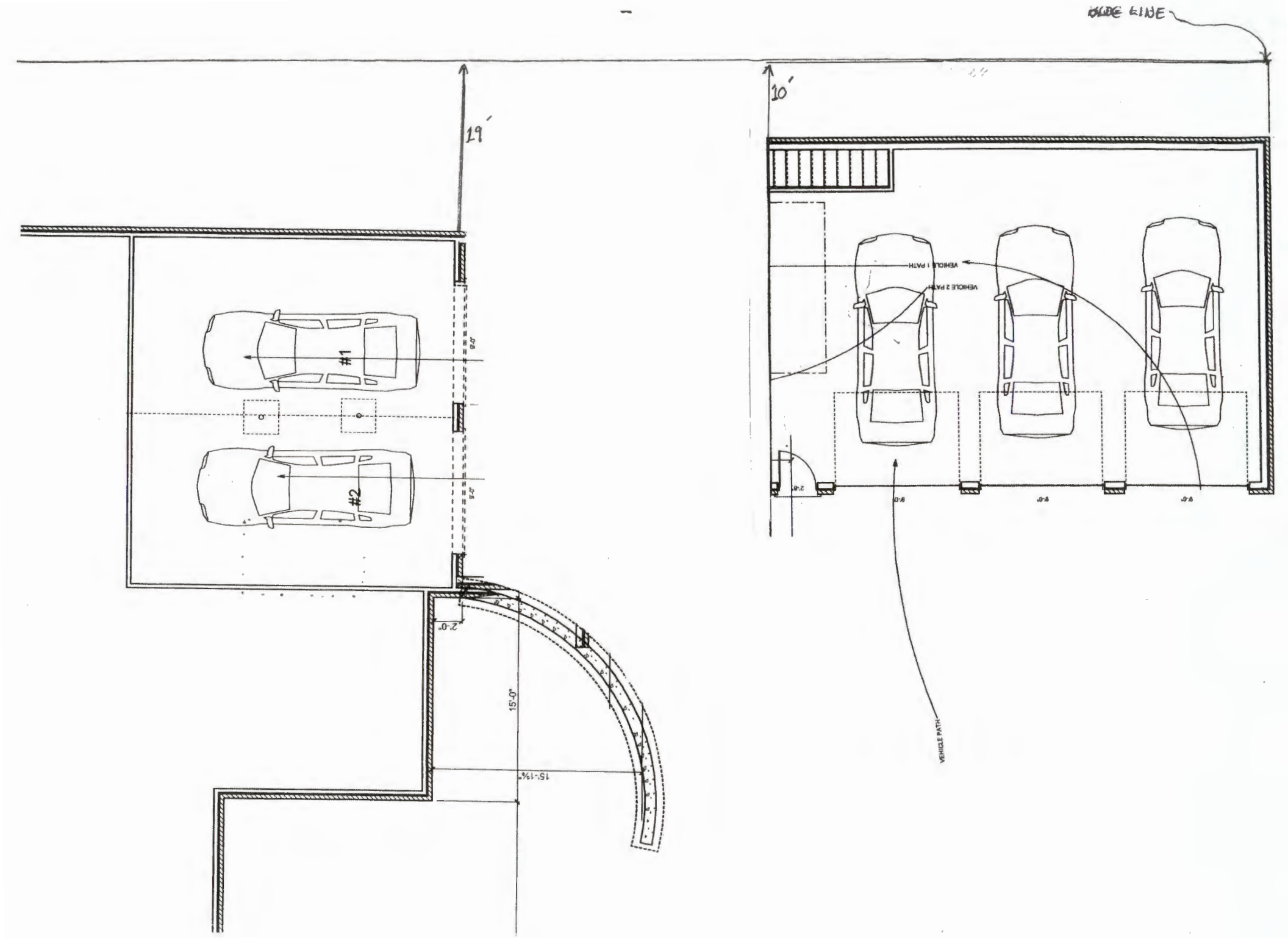
The existing impervious area appears to be substantially above the allowable 30%. This will be evaluated further during permitting but the addition will need to remove or replace the existing impervious area to ensure there is no increase.

Bo Davis, Nov 8, 2023

First, I want to apologize for not answering you sooner. I was under the impression I was to be prepared to answer your question at the meeting. Yes, we do plan on removing and putting in a new foundation in.

Bo Davis, Nov 8, 2023

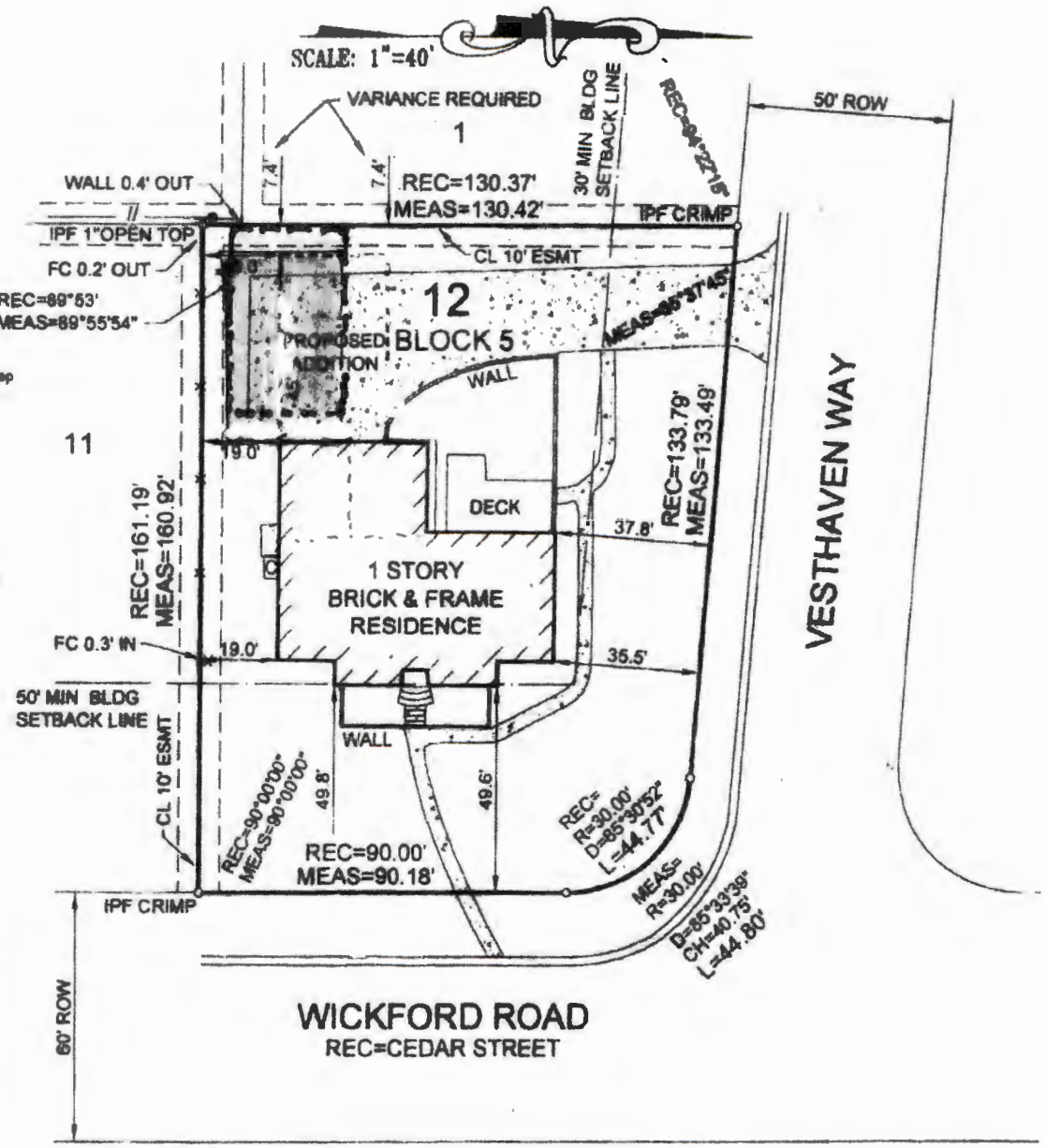
I'm answering the questions Mike Roy had. 1. Floor plan to be submitted upon approval of dimensions allowed 2. New foundation/footing plan will be drawings for the slab on the basis of allowance 3.Framing plan to be included as above - once dimensions are approved 4. Any and all wood touching soil or slab will be pressure treated 5. We will have a 10 mil moisture barrier 6. We will provide flashing and proper drainage for perimeter 7. HVAC depends on allowance of project dimensions and setbacks 8. All windows and doors will meet energy compliant codes


19'
#1
#2
9'-0"
9'-0"
2'-0"
15'-0"
15'-1¾"
10'
VEHICLE 1 PATH
VEHICLE 2 PATH
2'-0"
9'-0"
9'-0"
9'-0"
VEHICLE PATH

"A"

LEGEND:

ASPH	=	asphalt
BRG	=	bearing
BLDG	=	building
CALC	=	calculated
CAP	=	capped iron
CL	=	centerline
CH	=	chord
CONC	=	concrete
C	=	covered
d	=	deflection
D	=	curve delta angle
E	=	east
ESMT	=	easement
FC	=	fence
FD	=	found
HW	=	headwall
IPF	=	iron pin found
IPF*	=	iron pin found w/KBW cap
IPS	=	iron pin set w/SSI cap
L	=	length
MEAS	=	measured
MIN	=	minimum
MH	=	manhole
N	=	north
OH	=	overhang
P	=	porch
PC	=	point of curve
POB	=	point of beginning
POC	=	point of commencement
PT	=	point of tangent
PVMT	=	pavement
R	=	radius
REC	=	recorded
RES	=	residence
ROW	=	right of way
S	=	south
SAN	=	sanitary
STM	=	storm
SWR	=	sewer
SYN	=	synthetic
UTIL	=	utility
U	=	uncovered
W	=	west
Y	=	yard inlet
°	=	degrees
'	=	minutes, in bearings or angles
"	=	seconds, in bearings or angles
.	=	feet, in distance
AC	=	acres
±		more or less, or plus or minus



STATE OF ALABAMA
SHELBY COUNTY

I, Carl Daniel Moore, a registered Land Surveyor, certify that I have surveyed Lot 12, Block 5, VESTHAVEN FIRST SECTOR as recorded in Map Book 45, Page 38 in the Office of the Judge of Probate, Jefferson County, Alabama; 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; that the correct address is as follows: 1200 Wickford Road according to my survey of April 17, 2023. Survey is not valid unless it is sealed with embossed seal or stamped in red.

SURVEYING SOLUTIONS, INC.
2232 CAHABA VALLEY DRIVE SUITE M
BIRMINGHAM, AL 35242
PHONE: 205-991-8965

Carl Daniel Moore

Carl Daniel Moore, Reg. L.S. #12159

4-19-2023

Date of Signature

Order No. 917811
Purchaser: Davis
Type of Survey: Property Boundary

\ACAD\SUBDIVISION\JEFFERSON COUNTY\VESTHAVEN\LOT12 BLK5 VESTHAVEN 1ST SEC

"B"
FRONT

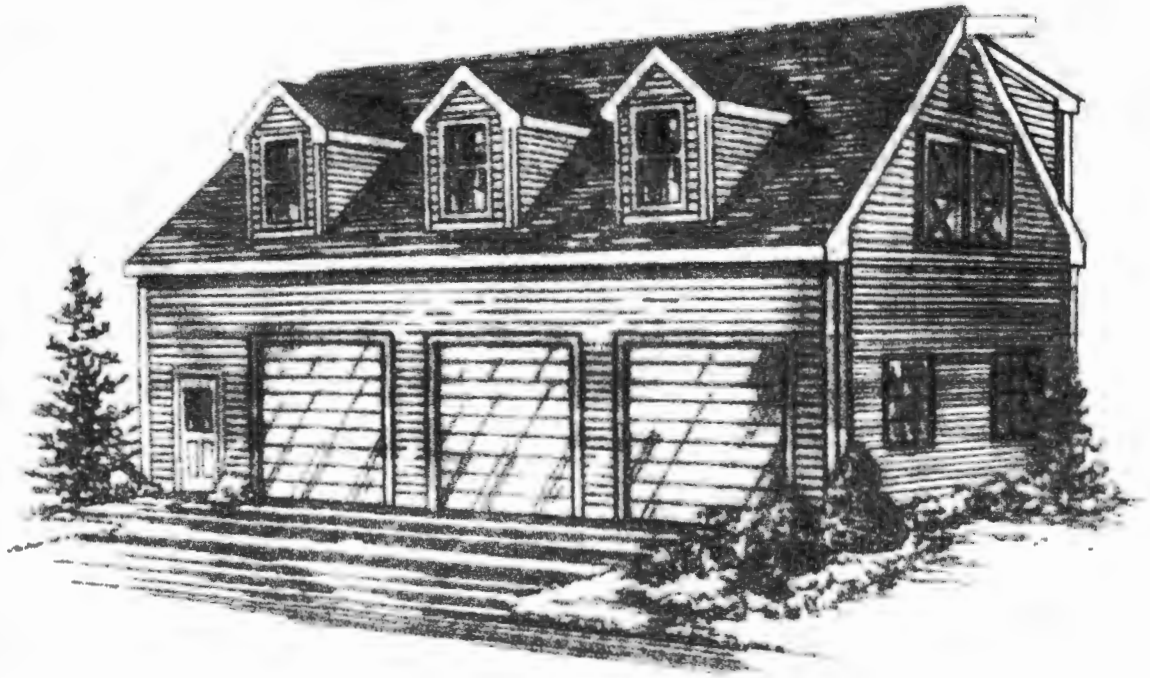
Garage front 1-10-23

From: rdavis@tenetexpress.com (rdavis@tenetexpress.com)

To: davisbb.17@yahoo.com

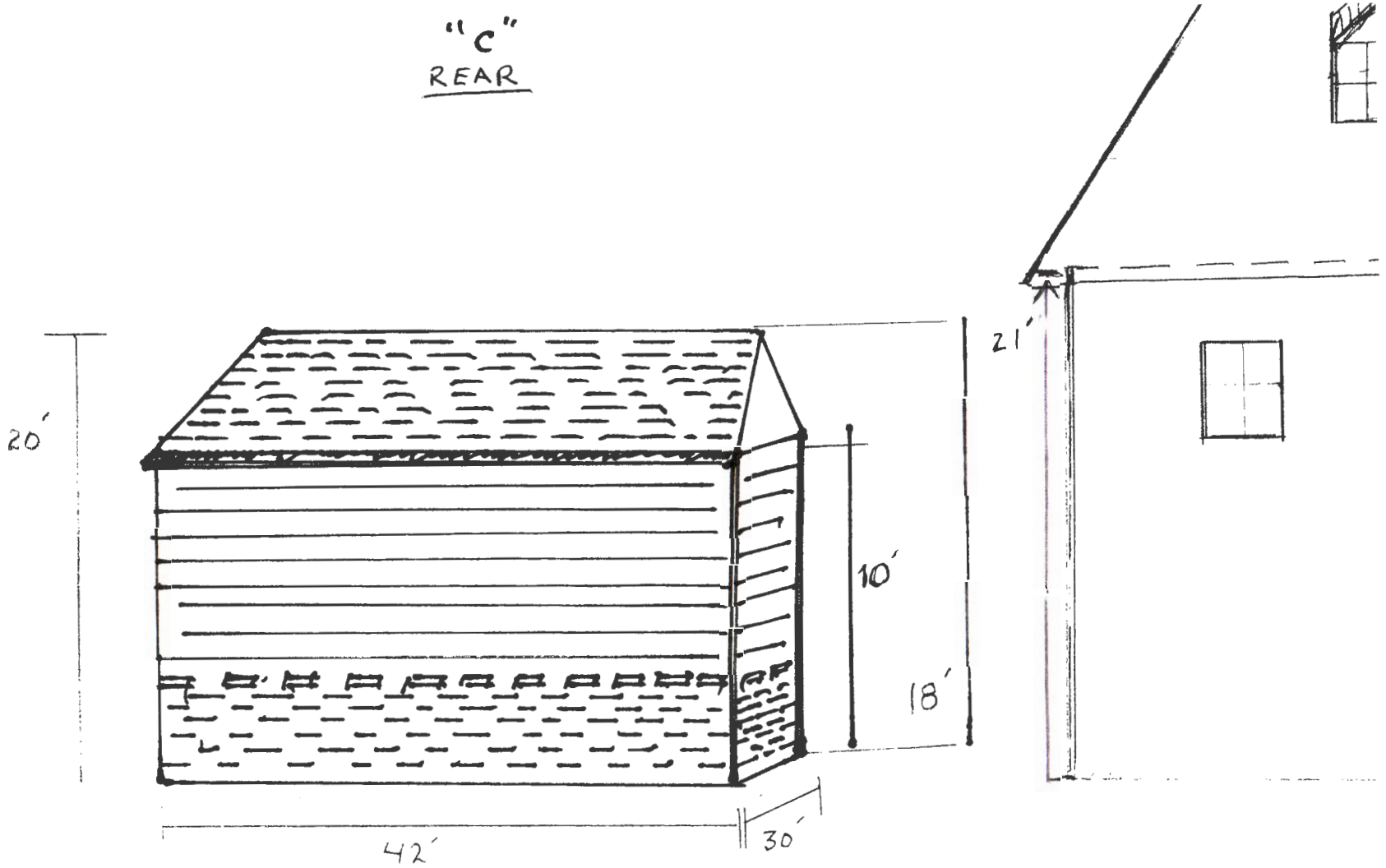
Date: Wednesday, January 10, 2024 at 03:01 PM CST

[redacted]



[redacted]

"C"
REAR



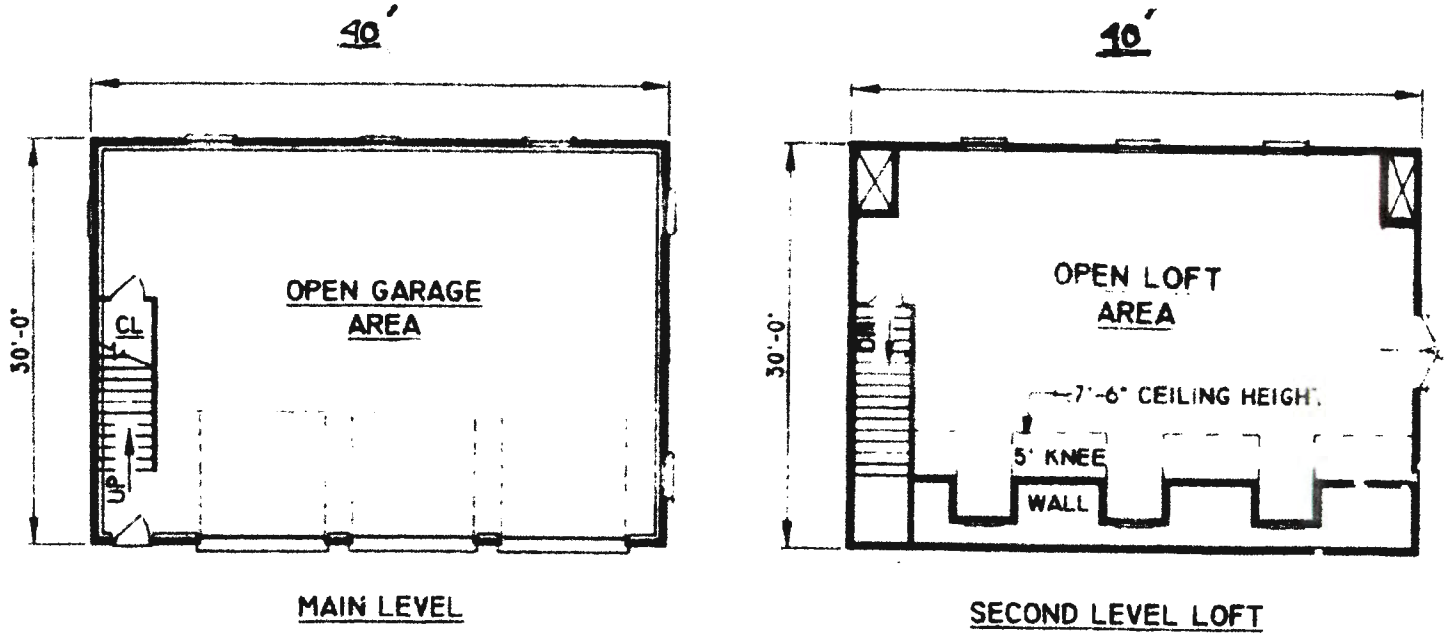
"D"

Garage floor plan 1-10-24

From: rdavis@tenetexpress.com (rdavis@tenetexpress.com)

To: davisbb.17@yahoo.com

Date: Wednesday, January 10, 2024 at 03:02 PM CST



40X30 THREE STALL GARAGE

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: 1200 Wickford Road, 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
__1__ Request for Variance
____ Special Exception
____ Design Review Approval

Signed: _____
Owner Signature/Date

STATE OF ALABAMA
COUNTY OF Jefferson

Given under my hand and seal this 17th day of Oct, 2023.

_____
Notary Public

PAMELA WILSON PARSON
NOTARY PUBLIC
ALABAMA STATE AT LARGE

My commission expires 22 day of Apr. 1, 2027

VESTAVIA HILLS

Board of Zoning Adjustment
Planners Report

MEETING DATE
January 18, 2024

AGENDA ITEM

BZA-23-33 **Haley Jackson** is requesting a **Sign Code Variance** for the property located at **701 Montgomery Hwy Suite 101.** The purpose of this request is to reduce the copy area to 139.74 sq ft in lieu of the required 110sq ft, to build replace a commercial wall sign. The property is owned by George Casey and is zoned **Vestavia Hills B-2.**

BACKGROUND
29.74sqft. Sign Code Variance to Increase the Copy Area to 139.74 in Lieu of the Required 110sqft.

PLANNER'S REVIEW/RECOMMENDATION
Applicant is seeking a variance to allow for two signs, larger than the required minimum area for signage. The space is allowed 2 signs both at 55sqft each. Each proposed sign will be 69.87sqft, leaving a variance of 29.74sqft. The new signage will replace existing, as the space has a new tenant. The existing signage is well over the allowable size, and is larger than what is being proposed. The new sign will be a reduction to what is existing. Existing signage is 117.95sqft each and 235.9sqft in total. There will be a 100sqft reduction in the size of signage. The slope of the lot, limits visibility of the sign as well. This is a multi-tenant building on a slope. The proposed sign would give the needed amount of visibility. Zoned Vestavia Hills B-2.

ATTACHMENTS
1. Application
2. Rendering
3. Front Elevation
4. Side Elevation
5. Owners Affidavit

Jack Wakefield
City Planner

City of Vestavia Hills, AL

1/12/2024

BZA-23-33

Variance and Special Exception Application

Status: Active

Submitted On: 11/6/2023

Primary Location

701 MONTGOMERY HWY
VESTAVIA HILLS, AL 35216

Owner

George Casey
Montgomery HWY 701
Vestavia Hills, AL 35216

Applicant

Haley Jackson
256-534-6925
haley@bnbsign.com
2015 Seminole Drive
Huntsville, AL 35805

Agenda Information

Agenda Scheduling

January 2024

Comments/Delay/Explanation

Applicant Information

I am filling this out as the

Representative Agent

Billing/Responsible Party

Name

Phone #

Address

City/State/Zip

Email

Representing Attorney/Other Agent

Name

Phone #

Address

City/State/Zip

Email

Subject Property Information

Subject Property Address

701 Montgomery HWY ste 101 Vestavia Hills, AL 35216

Legal Description of Subject Property

Pop shelf changing over to "Dollar General"

REASONS FOR REQUEST

Front Setback Variance

☐

Rear Setback Variance

☐

Side Setback Variance

☐

Other Setback Variance

☐

Lot Area Variance

☐

Lot Width Variance

☐

Variance for location of a fence.

☐

Sign Code Variance

☑

Details

Front and side elevation sign- 13' - 2 5/8" X 5' -3 7/16" =69.87 Sq Ft boxed - Stacked letters -raceway & backer board.

29.74sqft. Sign Code Variance to Increase the Copy Area to 139.74 in Lieu of the Required 110sqft.

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

PROJECT

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

Remove "pop shelf" building signage install "Dollar General" stacked letters- raceway & backer board on front and side elevation each sign 69.87 Sq Ft

HARDSHIP

Please answer the following questions regarding hardship and briefly summarize and describe those things which you feel justify the action requested in the box below. An Undue Hardship is required in order to seek a variance. List, when necessary, the specific sections of the City Code(s) which have a bearing on your request. (Use additional space on separate page if necessary).*

The signage on the building now
2021 = initial popshelf signs installed = 68.06 SQ FT EACH

2023 = Variance to add to popshelf signs = Current popshelf signs = 117.95 SQ FT EACH

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:*

Signs are each 69.87 Sq Ft. It will be a large reduction from what is existing. The slope also limits visibilty. The proposed size would give enough visibility to this retail business.

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:*

NA

3. All literal interpretations of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by others of property int he distrcit 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:*

N/A

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:*

N/A

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.

Representing Agent Signature

Haley Jackson
Nov 6, 2023



24" STACKED LETTERS - HWL - Raceway & Backer Board
69.87 SQ FT Boxed

Everbrite

DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings.
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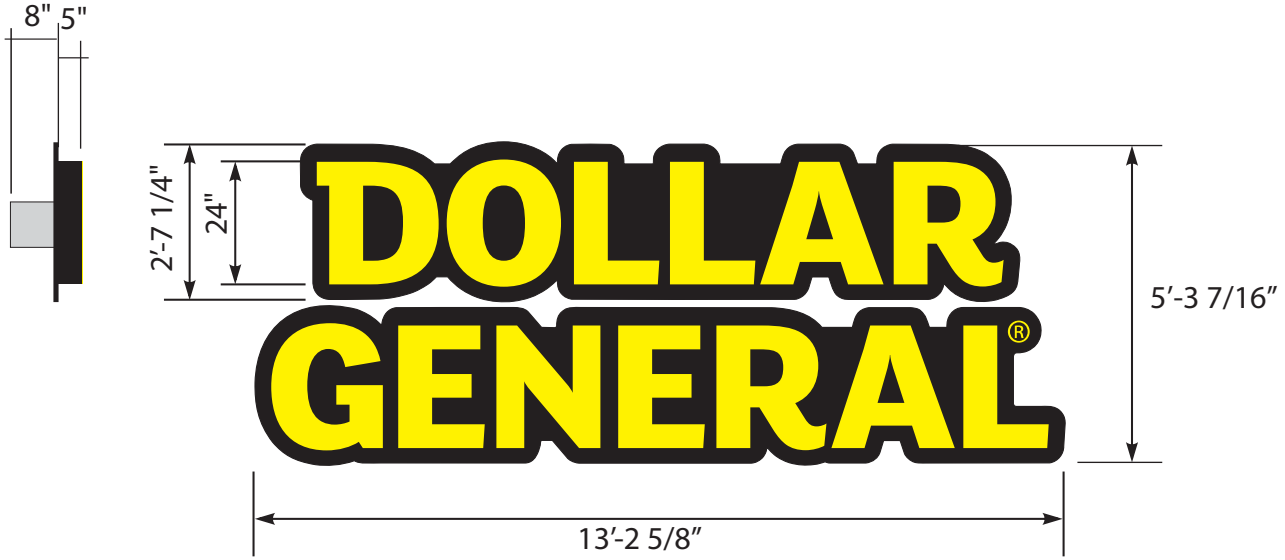
Customer: Dollar General	Description: 24" Stacked LED Channel Letters	Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.
Project No: 368146 / Scale: NTS		
Date: 7/27/17 / Drawn By: DB	Revised:	CUSTOMER SIGNATURE / DATE
Location & Site No:	Revised:	LANDLORD SIGNATURE / DATE



BEFORE FRONT ELEVATION



AFTER FRONT ELEVATION



E031658- 24" DG STACKED LETTERS W/ BACKER BOARD/RACEWAY

Everbrite

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Customer: DG: DOLLAR GENERAL	Description: FRONT ELEVATION: 24" DG stacked channel letters w/ BB, on raceway	Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.
Project No: 492476-2 Scale:		
Date: 11/06/2023 Drawn By: CH		
Location & Site No: 701 Montgomery Hwy #101 Vestavia Hills, AL DG23891-1	Revised:	CUSTOMER SIGNATURE DATE
	Revised:	LANDLORD SIGNATURE DATE



BEFORE SIDE ELEVATION



AFTER SIDE ELEVATION



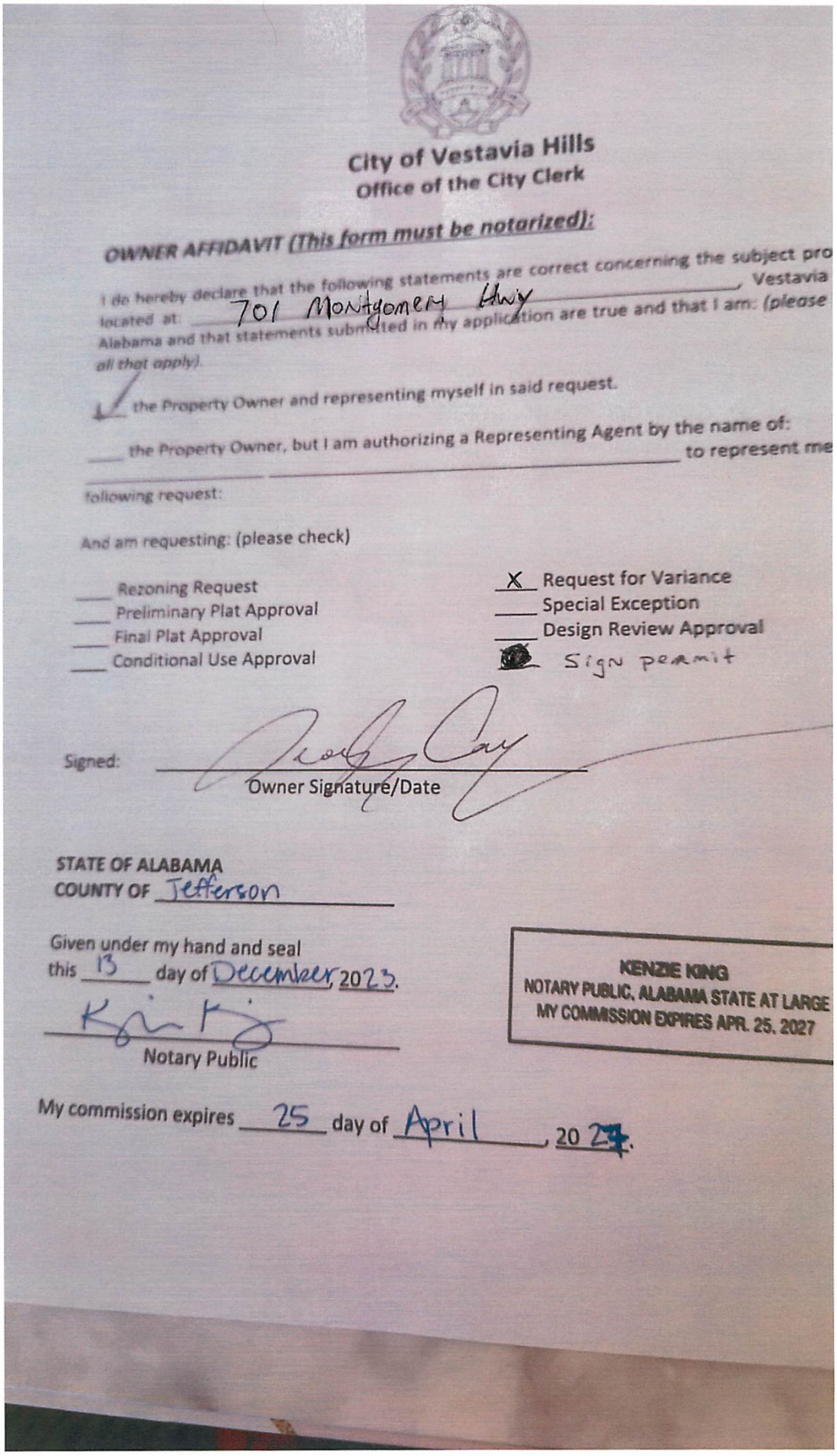
E031658- 24" DG STACKED LETTERS W/ BACKER BOARD/RACEWAY

Everbrite

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Customer: DG: DOLLAR GENERAL	Description: SIDE ELEVATION: 24" DG stacked channel letters w/ BB, on raceway	Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.
Project No: 492476-2 Scale:		
Date: 11/06/2023 Drawn By: CH		
Location & Site No: 701 Montgomery Hwy #101 Vestavia Hills, AL DG23891-1	Revised:	CUSTOMER SIGNATURE DATE
	Revised:	LANDLORD SIGNATURE 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 pro
located at: 701 Montgomery Hwy, Vestavia
Alabama and that statements submitted in my application are true and that I am: *(please
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
following request:

And am requesting: (please check)

___ Rezoning Request
___ Preliminary Plat Approval
___ Final Plat Approval
___ Conditional Use Approval
X Request for Variance
___ Special Exception
___ Design Review Approval
[redacted] Sign permit

Signed: _____
Owner Signature/Date

STATE OF ALABAMA
COUNTY OF Jefferson

Given under my hand and seal
this 13 day of December, 2023.

_____
Notary Public

KENZIE KING
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES APR. 25, 2027

My commission expires 25 day of April, 2027.

VESTAVIA HILLS

Board of Zoning Adjustment
Planners Report

MEETING DATE
January 18, 2024

AGENDA ITEM

BZA-23-36 **Ryan & Hannah Hunt** are requesting a **Front Setback Variance** for the property located at **3001 Green Valley Road.** The purpose of this request is to reduce the front setback to 6' in lieu of the required 40', to rebuild deck. The property is owned by Ryan & Hannah Hunt and is zoned **Vestavia Hills R-4.**

BACKGROUND
34' Front Setback Variance to Reduce the Setback to 6' in Lieu of the Required 40'.

PLANNER'S REVIEW/RECOMMENDATION
Applicants are seeking a front setback variance to rebuild existing deck. Applicants contend the corner lot, along with the very odd shape of the lot, causes a hardship.The existing deck has fallen into disrepair and must be rebuilt. The new deck will be located mostly within the same footprint. A small portion on the rear corner of the deck will be added to help square the deck off. Engineering has stated this property is already over the 30% maximum buildable area, and suggested options to help mitigate that. This will be handled through the permitting process, following approval. This property is zoned Vestavia Hills R-4.

ATTACHMENTS
1. Engineering Comments
2. Application
3. Survey
4. Owner Affidavit

Jack Wakefield
City Planner

City of Vestavia Hills, AL

Jan 10, 2024

BZA-23-36

Engineering Review

Variance and Special Exception Application

Status: Complete

Assignee: Lori Beth Kearley

Became Active: Dec 21, 2023

Completed: Jan 2, 2024

Applicant

William Blair Reel Companies, Inc. DBA Blair Commercial Roofing
Sandy@blairremodeling.com
4 West Oxmoor Rd
Birmingham, AL 35209
2059918555

Primary Location

3001 GREEN VALLEY RD
VESTAVIA HILLS, AL 35243

Owner:

Ryan and Hannah Hunt
3001 Green Valley Rd Vestavia, Al. 35243

Comments

Lori Beth Kearley, Jan 2, 2024

What type of material will you use to build your new deck? Is this a slatted wood deck that will allow water to filtrate between the slats?

Will there be any type of slab or covering over the ground underneath the deck or will it be grass or gravel?

These questions are important as they help engineering to assess the overall imperviousness of the property and the impacts the additional deck area might impose.

William Blair Reel Companies, Inc. DBA Blair Commercial Roofing, Jan 2, 2024

Lori, we plan to frame the deck with pressure treated pine supports posts with 2 x 8 floor joists 16" on center. The deck boards will be slatted 1 x 6 Trex composite with hidden fasteners. The hidden fasteners will create a uniform small gap between each board for drainage. We do not plan to install any covering or slab underneath the deck. The homeowner did mention they plan to install a plastic sheet or landscape fabric to control weeds.

Lori Beth Kearley, Jan 2, 2024

Thank you.

This property already exceeds its 30% allowable imperviousness. As such, the deck must be constructed to allow water to filtrate between the boards and into the ground underneath. This will be revisited and reviewed carefully during permitting, but it sounds as though your current design meets Engineering's stormwater requirements.

City of Vestavia Hills, AL

1/10/2024

BZA-23-36

Variance and Special Exception Application

Status: Active

Submitted On: 12/11/2023

Primary Location

3001 GREEN VALLEY RD
VESTAVIA HILLS, AL 35243

Owner

Ryan and Hannah Hunt
3001 Green Valley Rd
Vestavia, Al. 35243

Applicant

William Blair Reel
Companies, Inc. DBA Blair Commercial Roofing
205-991-8555
Sandy@blairremodeling.com
4 West Oxmoor Rd
Birmingham, AL 35209

Agenda Information

Agenda Scheduling

January 2024

Comments/Delay/Explanation

Applicant Information

I am filling this out as the

Representative Agent

Billing/Responsible Party

Name	Phone #
William Blair Reel Co	2059918555

Address

4 West Oxmoor Road

City/State/Zip

Birmingham

Email

sandy@blairremodeling.com

Representing Attorney/Other Agent

Name

Phone #

Address

City/State/Zip

Email

Subject Property Information

Subject Property Address

3001 Green Valley Road

Legal Description of Subject Property

Lot 1, Meadowlawn Estates Second Addition, Map Book 47 page 4

REASONS FOR REQUEST

Front Setback Variance

☑

Setback Required*

40 ft

Setback Requested*

6.2 ft

Rear Setback Variance

☐

Side Setback Variance

☐

Other Setback Variance

☐

Lot Area Variance

☐

Lot Width Variance

☐

Variance for location of a fence.

☐

Sign Code Variance

☐

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

☐

Other

☐

ZONING

Vestavia Hills Zoning for the subject property is

R-4 40 ft

PROJECT

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

We are planning to construct a deck on the rear of the home to replace the existing deck. The existing deck is situated approximately 11 ft from the property line that fronts Christopher Drive. The rear corner of the existing home is situated 21.6 ft from the property line that fronts Christopher Drive. The home is situated on a corner lot. Christopher Drive angles behind the home drawing closer to the rear corner creating a setback that is below the 40 ft requirement. We are requesting this variance because the existing house was constructed too close the property lines and it creates a undue hardship for the homeowners to replace their deck.

HARDSHIP

Please answer the following questions regarding hardship and briefly summarize and describe those things which you feel justify the action requested in the box below. An Undue Hardship is required in order to seek a variance. List, when necessary, the specific sections of the City Code(s) which have a bearing on your request. (Use additional space on separate page if necessary).*

The existing rear deck is situated approximately 11 ft from the property line that fronts Christopher Drive. The rear corner of the existing home is situated 21.6 ft from the property line that fronts Christopher Drive. The home is situated on a corner lot. Christopher Drive angles behind the home drawing closer to the rear corner creating a setback that is below the 40 ft requirement. We are requesting this variance because the existing house was constructed too close the property lines and it creates a undue hardship for the homeowners to replace their deck.

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 home is situated on a corner lot. Christopher Drive angles behind the home drawing closer to the rear corner creating a setback that is below the 40 ft requirement. The existing rear deck is situated approximately 11 ft from the property line that fronts Christopher Drive. The rear corner of the existing home is situated 21.6 ft from the property line that fronts Christopher Drive. We are requesting this variance because the existing house was constructed too close the property lines and it creates a undue hardship for the homeowners to replace their deck.

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:*

Other owners in the district are allowed to build decks on their home.

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

The homeowners would be deprived of a common deck under the current Ordinance. Other owners are allowed decks on their home.

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

The planned deck fronts Christopher Drive, so it will not be encroaching directly upon another owners property. The rear corner of the deck will be approximately 27 ft from the road.

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

The existing home is already too close to Christopher Drive. Construction any new deck will fall under the 40 ft setback requirement.

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

The only changes to the existing deck will be to square off the rear corner. The existing deck is jagged and does not work well for the owners family gatherings.

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 proposed deck is for common private residential use.

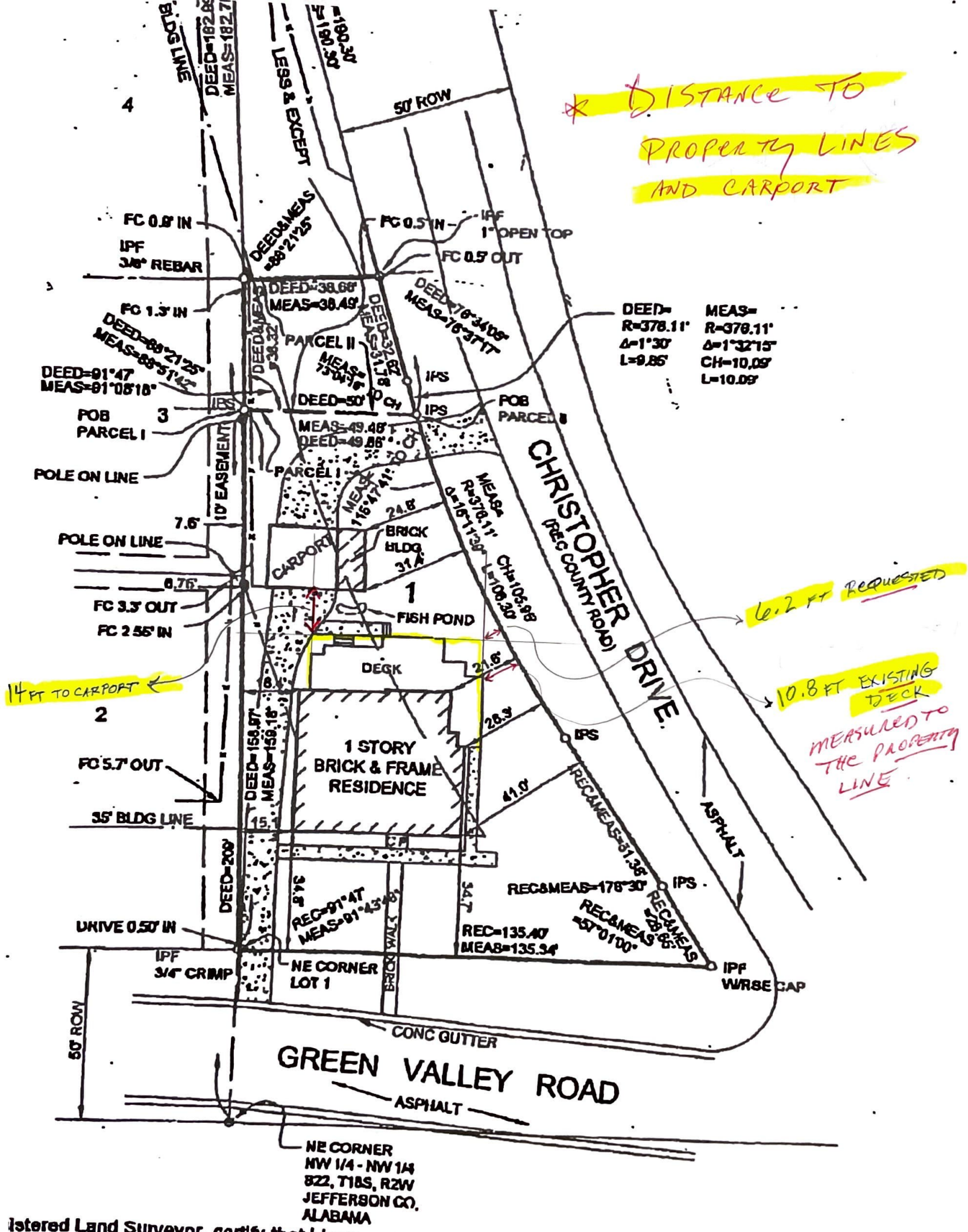
NOTE: In proving that an unnecessary hardship has been imposed on the property as a result of the strict interpretation of this Ordinance, the following conditions cannot be considered pertinent to the determination of whether or not an unnecessary hardship exists: (1) proof that a variance would increase 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

Craig Blair
Dec 7, 2023



Istered Land Surveyor, certify that I have surveyed a part of Lot 1, MEADOWLAWN ESTATES SECOND ADDI
ne Office of the Judge of Probate, Jefferson County, Alabama

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: 3001 Green Valley Road, 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: Craig Blair 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: Hannah Hall 12/4/23
Owner Signature/Date

STATE OF ALABAMA
COUNTY OF Jefferson

Given under my hand and seal this 4th day of December, 2023.

Sandra R Bryant
Notary Public

SANDRA R BRYANT
MY COMMISSION EXPIRES
MAY 6, 2025
NOTARY PUBLIC
STATE OF ALABAMA

My commission expires 6th day of May, 2025.

VESTAVIA HILLS

Board of Zoning Adjustment
Planners Report

MEETING DATE
January 18, 2024

AGENDA ITEM
BZA-23-37 **John Derek Crews** is requesting a **Rear Setback Variance** for the property located at **900 Southridge Drive.** The purpose of this request is to reduce the rear setback to 18' in lieu of the required 30', to cover patio. The property is owned by Clay & Melissa Cochran and is zoned **Vestavia Hills R-3.**

BACKGROUND
12' Rear Setback Variance to Reduce the Setback to 18' in Lieu of the Required 30'.

PLANNER'S REVIEW/RECOMMENDATION
Applicant is seeking a rear setback variance to build a covered patio. There will also be a deck slab build adjacent to this structure. The applicant contends the corner lot and odd shape of the lot causes a hardship. There is no other space on the lot for a covered space. The roof is needed to make the rear patio usable and keep the area shaded and dry. Zoned Vestavia Hills R-3.

ATTACHMENTS
1. Application
2. Survey
3. Renderings
4. Ortho
5. Pictures
6. Owners Affidavit

Jack Wakefield
City Planner

City of Vestavia Hills, AL

1/12/2024

BZA-23-37

Variance and Special Exception Application

Status: Active

Submitted On: 12/18/2023

Primary Location

900 SOUTHRIDGE DR
VESTAVIA HILLS, AL 35216

Owner

Clay & Melissa Cochran
Southridge Dr. 900 Vestavia, AL 35216

Applicant

John Derek Crews
205-789-9173
birmingham@archadeck.net
5210 Stonehaven Dr
Birmingham , AL 35244

Agenda Information

Agenda Scheduling

January 2024

Comments/Delay/Explanation

Applicant Information

I am filling this out as the

Representative Agent

Billing/Responsible Party

Name	Phone #
John & Carissa Crews JS Structures Inc. dba Archadeck of Birmingham	2059700121

Address

5210 Stonehaven Dr.

City/State/Zip

Birmingham, AL 35244

Email

birmingham@archadeck.net

Representing Attorney/Other Agent

Name

Phone #

Address

City/State/Zip

Email

Subject Property Information

Subject Property Address

900 Southridge Dr. Vestavia, AL 35216

Legal Description of Subject Property

Lot 2-a, A Resurvey of Lot 2, Block 8, 6th Addition to Vestavia Hills and Lot 1, Block 3, 9th Addition to Southridge Addition to Vestavia Hills, as recorded in Map Book 58, Paage 4, in the Probate Office of Jefferson County, Alabama

REASONS FOR REQUEST

Front Setback Variance

☐

Rear Setback Variance

☑

Setback Required*

30'

Setback Requested*

18.81'

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

PROJECT

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

Hardhip due to corner lot land and odd position of house on property. Asking to Roof an Open Gable Porch over the exisiting raised concrete slab creating a shaded, dry usable space.

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).*

Corner lot... Side Yard vs Back 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:*

House position is in the far corner on this corner lot situated to not be usable in the front with frontage set backs as well.

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:*

Many of the houses in the community already have a roof over their existing patios. We would like to install a roof over the exisitng raised concrete patio slab and have it connected to the house not away from the house

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

the closeness of the house to the property lines of having two frontages and thus two back yards is being scrutinized. The raised patio existed prior to purchase of home.

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:*

Building a roof over the existing raised patio will not impact the neighbors with any additional noise, light or block any of their views from their own back porch. Our plans have been discussed with the neighbors and they have verbally approved the plan to have a roof over the existing raised patio.

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

The Cochrans are not the original owners of the home. The original sturcture was built within 31-26.5 feet of the property line on two sides.Purchase of this home was without the knowledge they would be violating the code as the address is on Southridge which would make this area side yard and in code.

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 asking to cover the Existing 10"-12" Raised concrete slab patio with a gable roof which extends 12' from the house wall, covering the existing slab would provide needed shade in the warmer months and also keep water off of the back wall and away from entry to home, which has become an issue where rainwater has come into the back of the house causing water damage. Covering this area with a permanent roof will help protect the existing dwelling in addition to providing a more common space for occupants with a shade space on the existing raised patio slab

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.*

two frontages and two rear yards.. actual address of home on Southridge and the closeness of Linear feet to the actual frontage street of Indian Hill Rd. this could be considered side yard vs rear which would make this request in compliance of side yard requirements to place a sturctured roof over the exisitng raised slab concretepatio

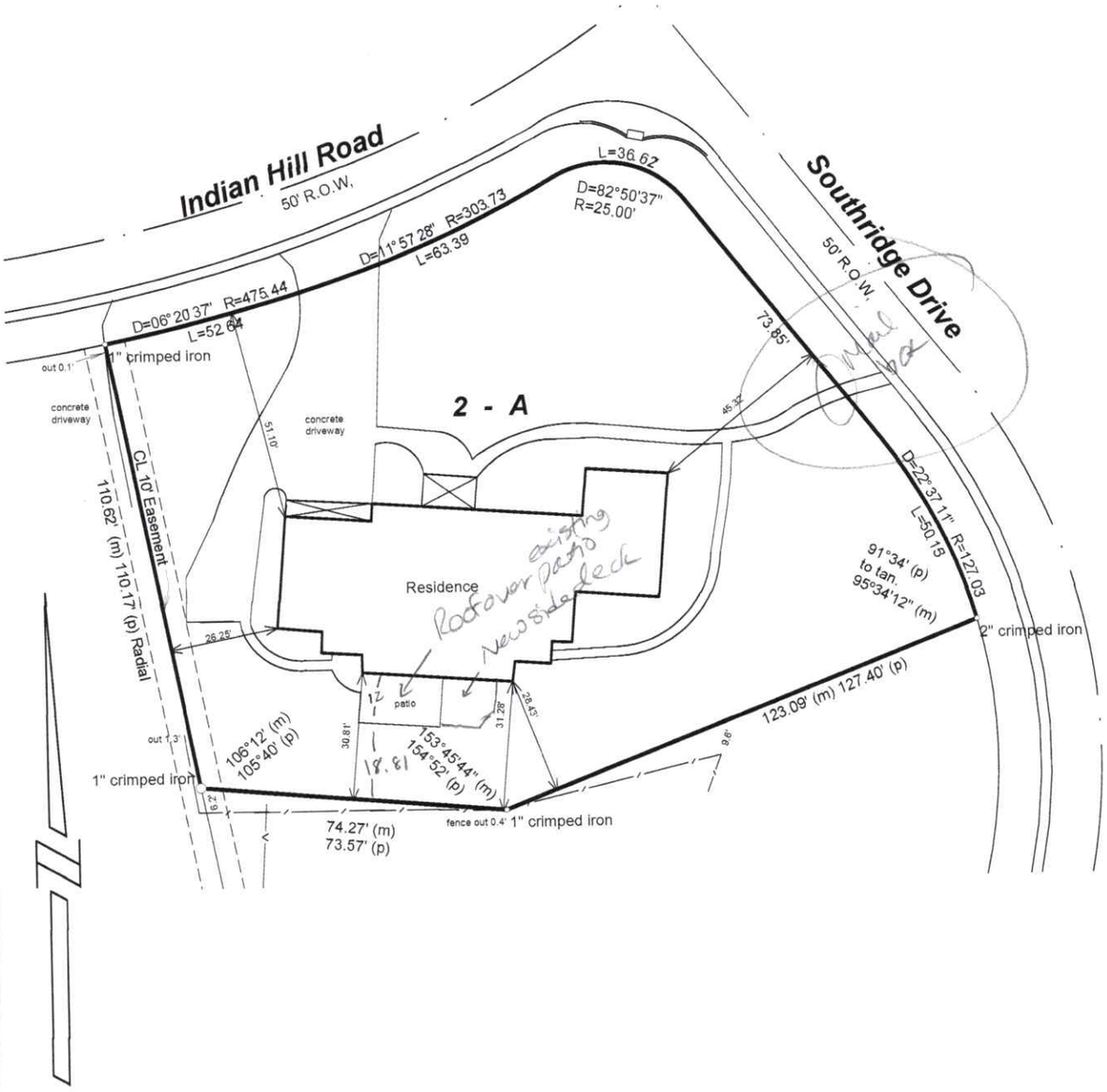
NOTE: In proving that an unnecessary hardship has been imposed on the property as a result of the strict interpretation of this Ordinance, the following conditions cannot be considered pertinent to the determination of whether or not an unnecessary hardship exists: (1) proof that a variance would increase 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

John Derek Crews & Carissa Dawn Crews
Dec 18, 2023



STATE OF ALABAMA
JEFFERSON COUNTY

I, Steven H. Gilbert, a Professional Land Surveyor in the State of Alabama, hereby certify to the parties listed below that the following is a true and correct copy of a map or plat of a survey made by me of the following described property:

Lot 2 - A, A Resurvey of Lot 2, Block 8 , 6th Addition to Southridge Addition to Vestavia Hills and Lot 1, Block 3, 9th Addition to Southridge Addition to Vestavia Hills, as recorded in Map Book 58, Page 4, in the Probate Office of Jefferson County, Alabama.

I further certify that the building(s) now erected on said property are within the boundaries of same except as may be shown; that there are no encroachments from adjacent property except as shown; that there are no Rights-of-way, Easements, or joint driveways over or across said land visible on the surface, except as shown; that there are no utility poles, guy wires, lines, structures, or supports therefor (excepting those that serve the premises only), except as shown; that I have consulted the Federal Insurance Administration Flood Hazard Boundary maps and found this property IS NOT located in a Flood Hazard Area (as determined by graphic plotting); and 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.

This survey was performed with conventional equipment and techniques. Horizontal and vertical control was established by GPS observations using NAVD 1988 vertical and NAD 83 horizontal datum. Bearings are based on Alabama State Plane Coordinates, West Zone. Corrections were obtained from the ALDOT CORS network.

This survey is invalid unless sealed in red ink.

Legend

○	iron boundary marker	⌀	utility pole
◎	open pipe fnd.	◯	fire hyd.
□	power box	▲	tree
◉	capped pipe fnd.	⊠	TV/tel. box
⊖	water valve	⊹	offset cross
•	guy anchor	◕	commencing point
PS	5/8" rebar set 17507	⋈	gas valve
D	Drain Manhole	S	Sanitary manhole
T	Tel. Manhole	△	Sign
M	measured dim.	(P)	platted dim.
W	water meter	g	gas meter
e	power meter	♂	Sign

chain link fence
GAS gas line
W water line
overhead utility line
wire fence
wood fence
center line

Project No. 20231110
Clay Cochran
As built Survey
900 Southridge Drive
Vestavia Hills, Alabama
November 28, 2023

ALABAMA REGISTERED NO. 17507 LAND SURVEYOR STEVEN H. GILBERT

Steven H. Gilbert

Scale 1" = 30 feet
SOUTHEASTERN SURVEYORS, INC.
Steven H. Gilbert, P.L.S.
Alabama Reg. Land Surveyor No. 17507
5160 Scenic View Drive
Birmingham, Alabama 35210
(205) 613-0375

All dimensions are approximate. In the event of a difference between the drawn and the written dimensions, the written dimension shall prevail. Due to local building codes and regulations, and specific site conditions, these drawings may need to be modified by the builder to comply with such local codes and regulations, or site conditions.



SHEET

SALES DWG.

archadeck® outdoor living of Birmingham

PROJECT PROPOSAL

Plan View

SCALE = 3/16"

Approved by:

Purchaser Owner

Prepared by
Archadeck of Birmingham
P.O. Box 13216
Birmingham, AL. 35202

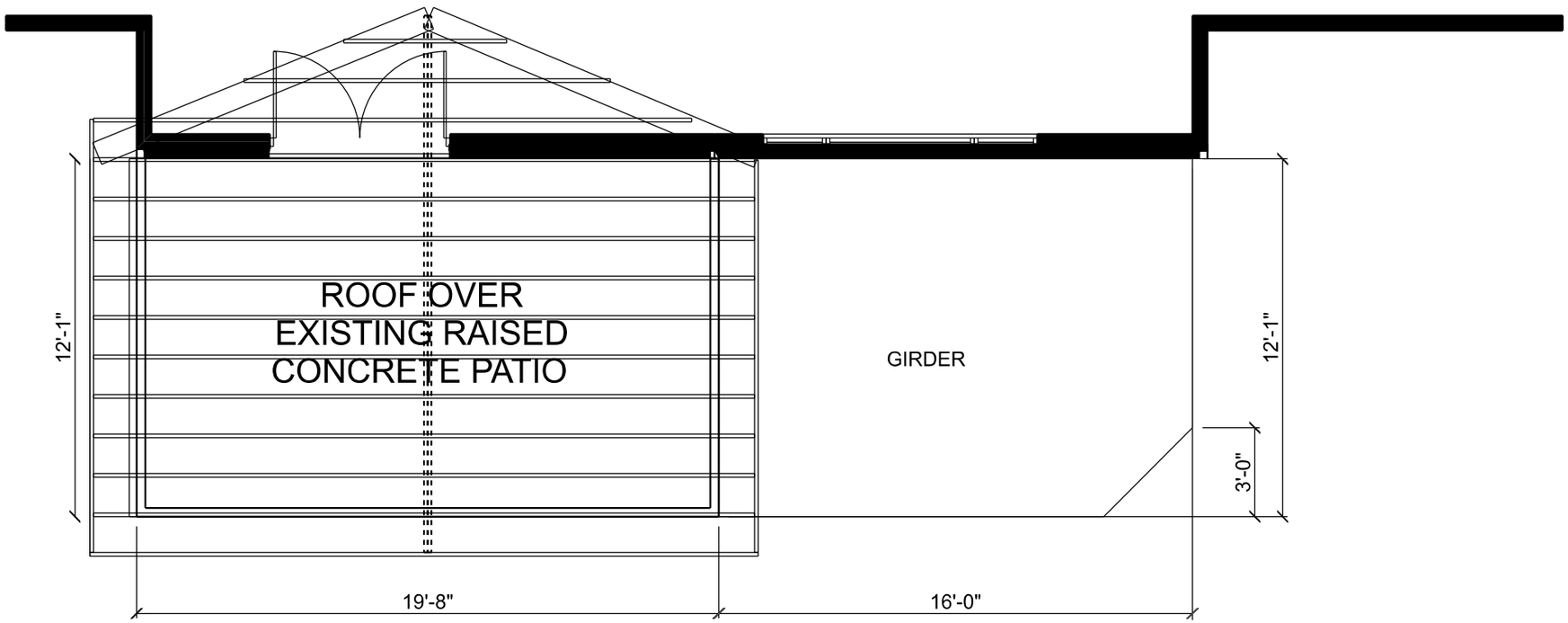
Unauthorized duplication
is prohibited

December 3, 2023

Contract #

Clay & Melissa Cochran
900 Southridge Dr.
Vestavia, AL 35216

All dimensions are approximate. In the event of a difference between the drawn and written dimensions, the written dimension shall prevail. Due to local differences in building codes and regulations, and specific site conditions, these drawings may need to be modified by the builder to comply with such local codes and regulations, or site conditions.



GENERAL PORCH NOTES
3:12 GABLE ROOF w/ ROOF TIE-IN TO EXISTING 4:12 ROOF #2407
(2) 1 3/4 x 11 1/4 LVL RIDGE BEAM #2402-A
2 x 8 RAFTERS @ 16" O.C. (TYP.)
1 x 6 GROOVED FASCIA TO MATCH EXISTING #2413
CATHEDRAL CEILING w/ SPRUCE CEILING FINISH #2707-A
OPEN GABLE END FINISH #2408-A
8'-0" FROM T.O.D. TO TOP OF ROOF BEAM OR MATCH EXISTING SOFFIT (TYP.)
3/8" PLYWOOD ENCLOSED SOFFIT w/ 16" OVERHANG #2413-A
2 x 10 ROOF PLATES w/ DBL 2 x 8 HEADER W/ 2X4 TOP & BOTTOM PLATES @ ROOF WALLS & 2 x 6 CRIPPLE RAFTERS @ 16"O.C. @ ROOF TIE-IN #2407 w/ 2 x 4 RIDGE SUPPORT WALL #2408-C & SPRUCE FINISH

SHEET

RF-1

archadeck® outdoor living of Birmingham

SHEET DESCRIPTION

ROOF FRAMING

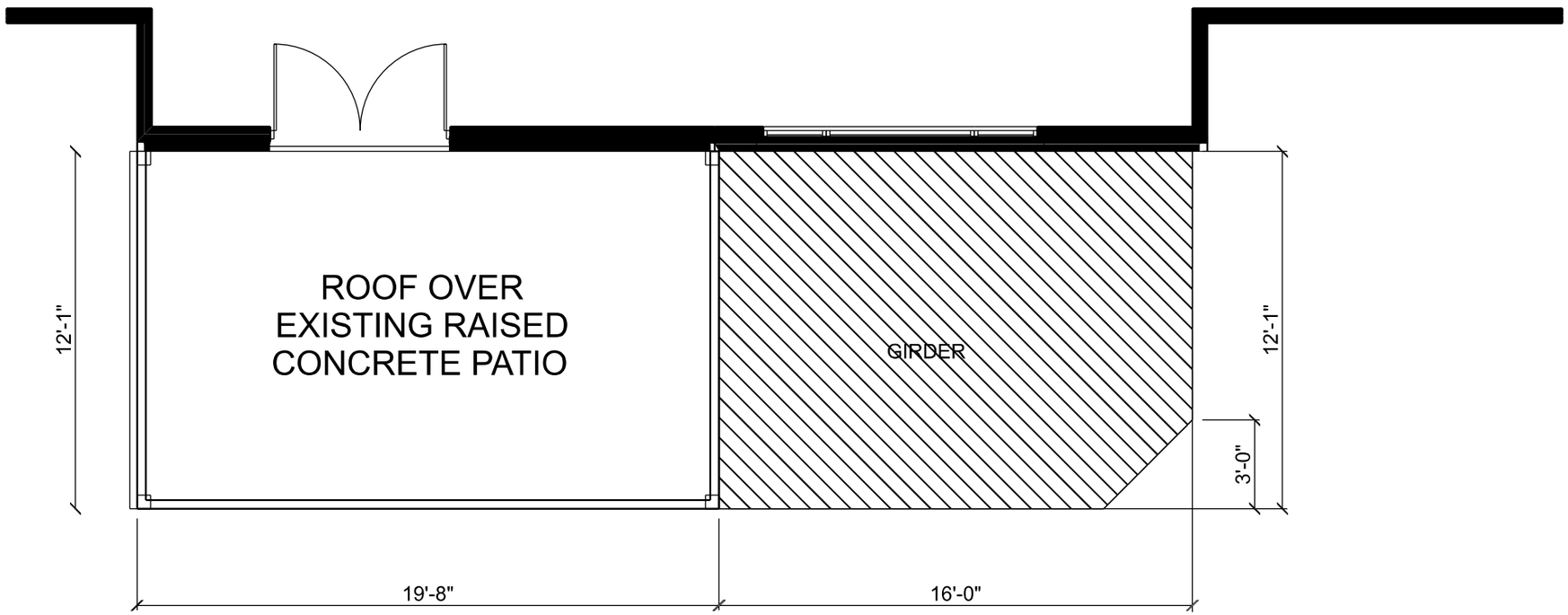
SCALE = 3/16"

Prepared by:Carissa Crews
JS Structures Inc. dba
Archadeck of Birmingham
P.O. Box 13216
Birmingham, AL 35202

Construction & Drafting Department
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duplication is a violation of
all applicable laws.

CLAY & MELISSA COCHRAN
900 SOUTHRIDGE DR
VESTAVIA, AL 35216
DRAWN BY:CARISSA CREWS
OCTOBER 20, 2023

All dimensions are approximate. In the event of a difference between the drawn and written dimensions, the written dimension shall prevail. Due to local differences in building codes and regulations, and specific site conditions, these drawings may need to be modified by the builder to comply with such local codes and regulations, or site conditions.



GENERAL PORCH NOTES
(2) 2X12 RIDGE BEAM W/ 2X8 RAFTERS @ 16" O.C.
(2) 2 x 8 P.T. ROOF BEAM w/ 2 x 4 TOP & BOTTOM PLATES (TYP.) #2306-A
6 x 6 P.T. ROOF POST @ HOUSE WALL w/ 6 x 6 CORNER POST (TYP.) #2302-A

GENERAL DECK NOTES
5/4 x 6 TimberTech Composite Silver Maple DECKING w/ hidden FASTENERS
1 xTimberTech FASCIA TRIM @ PERIMETER #200

SHEET

FP-1

archadeck® outdoor living of Birmingham

SHEET DESCRIPTION

FLOOR PLAN

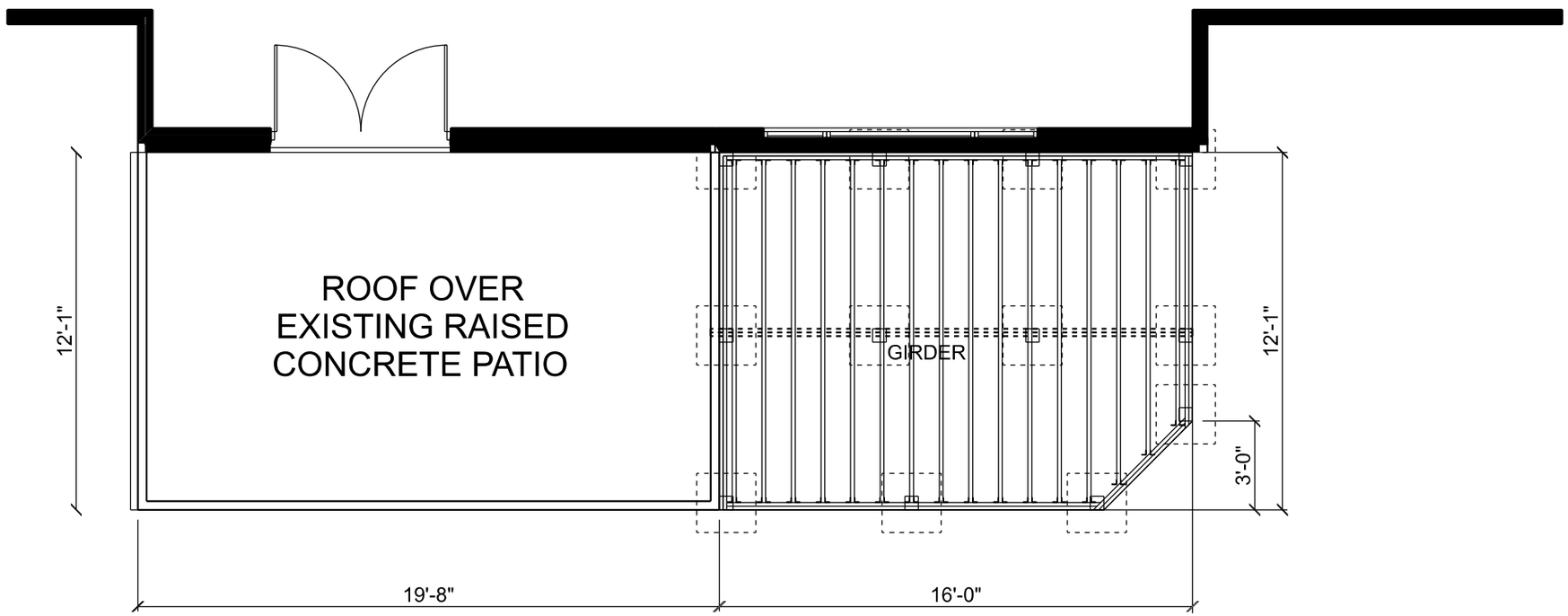
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GENERAL DECK NOTES
2 x 6 JOISTS @ 12" O.C. (TYP)
2 x 6 DOUBLE EDGE BAND #210-B
2 x 6 DOUBLE EDGE BAND WITH JOIST HANGERS #202B
2 x 6 DOUBLE HOUSE BAND

SHEET

FF-1

archadeck® outdoor living of Birmingham

SHEET DESCRIPTION

FLOOR FRAMING

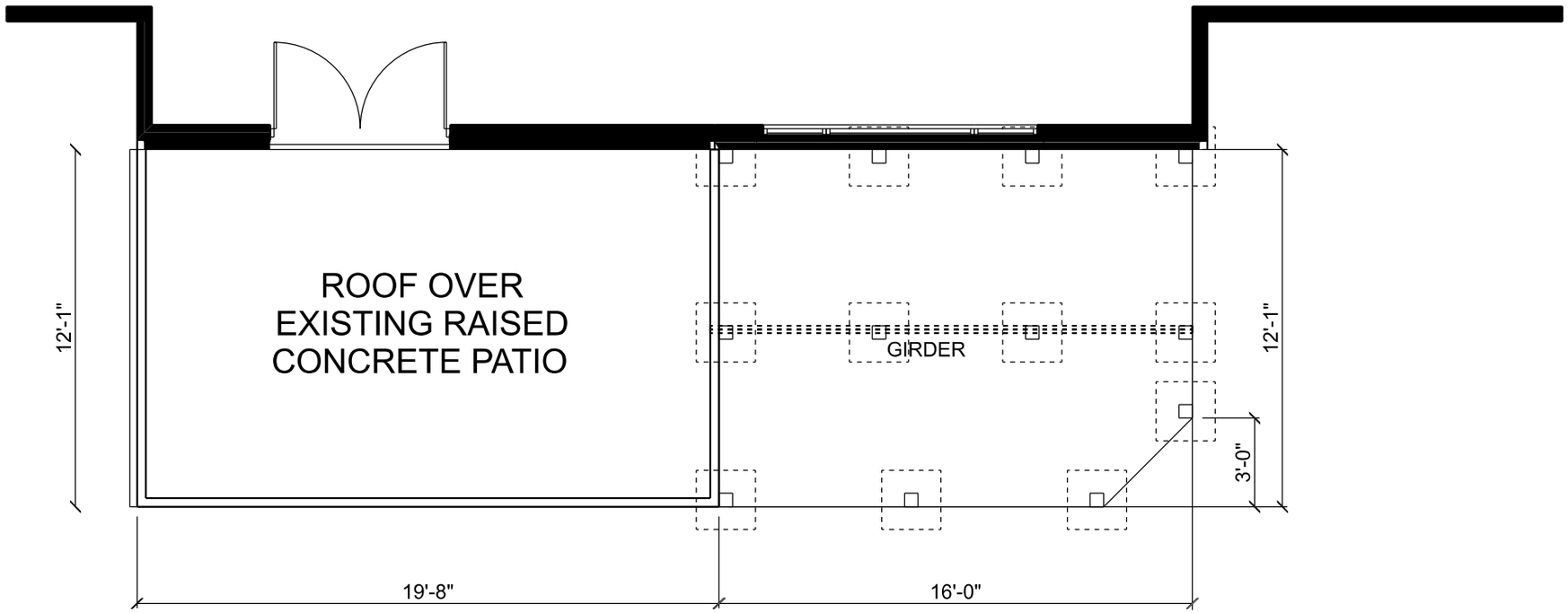
SCALE = 3/16"

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CLAY & MELISSA COCHRAN
900 SOUTHRIDGE DR
VESTAVIA, AL 35216
DRAWN BY:CARISSA CREWS
OCTOBER 20, 2023

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GENERAL DECK NOTES
24" x 24" x 12" POURED IN PLACE FOOTING (TYPICAL), CONCRETE PATIO UNLESS NOTED OTHERWISE. SEE PLAN FOR LOCATION #201-B
(2) 2 x 6 Girder, SEE PLAN FOR LOCATION #210-B
6 x 6 PT COLUMN (TYPICAL), TREATED FOR GROUND CONTACT #207
(2) 2 x 6 BAND, SEE PLAN FOR LOCATION #210-B

SHEET
FD-1

archadeck® outdoor living of Birmingham

SHEET DESCRIPTION

FOUNDATION

SCALE: 3/16"

Prepared by:Carissa Crews
JS Structures Inc. dba
Archadeck of Birmingham
P.O. Box 13216
Birmingham, AL 35202

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CLAY & MELISSA COCHRAN
900 SOUTHRIDGE DR
VESTAVIA, AL 35216
DRAWN BY:CARISSA CREWS
OCTOBER 20, 2023


Cochran residence 900 Southridge Dr
Legend
900 Southridge Dr
900 Southridge Dr
Google Earth
Image Landsat / Copernicus
N
100 ft










CITY OF HERMITAGE





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: 900 Southridge 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.

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

And am requesting: (please check)

____ Rezoning Request
____ Preliminary Plat Approval
____ Final Plat Approval
____ Conditional Use Approval
__X__ Request for Variance
____ Special Exception
____ Design Review Approval

Signed: _____ 12/1/2023
Owner Signature/Date

STATE OF ALABAMA
COUNTY OF Shelby

Given under my hand and seal
this 1 day of December, 2023.

_____
Notary Public

JULIE A SHROPSHIRE
My Commission Expires
March 12, 2025

My commission expires 3 day of March, 2025.

VESTAVIA HILLS

Board of Zoning Adjustment
Planners Report

MEETING DATE
January 18, 2024

AGENDA ITEM

BZA-23-38 **Kim Parker** is requesting a **Side Setback Variance** for the property located at **1148 Winward Lane.** The purpose of this request is to reduce the side setback to 9' in lieu of the required 15', to build RV carport. The property is owned by Kim Parker and is zoned **Vestavia Hills R-3.**

BACKGROUND
6' Side Setback Variance to Reduce the Setback to 9' in Lieu of the Required 15'.

PLANNER'S REVIEW/RECOMMENDATION
Applicant is seeking a side setback variance to build a carport for an RV. The applicant contends the steep incline on the rear of the property prevents the structure from being built at the 15' setback. The carport will be built over a gravel pad at the lower driveway. Engineering noted that the existing impervious area was over the allowable limit. This will be handled at the permit level. The structure will be 45'x18'. This is zoned Vestavia Hills R-3.

ATTACHMENTS
1. Application
2. Survey
3. Renderings
4. Pictures
5. Owners Affidavit

Jack Wakefield
City Planner

City of Vestavia Hills, AL

1/12/2024

BZA-23-38

Variance and Special Exception Application

Status: Active

Submitted On: 12/19/2023

Primary Location

1148 WINWARD LN

VESTAVIA HILLS, AL 35216

Owner

Kim f Parker

Winward Lane 1148ox 190056

Vestavia Hills, AL 35216

Applicant

Kim Parker

205-369-5461

kparker@theparkercompanyllc.com

1148 Winward Lane

Vestavia Hills, AL 35216

Agenda Information

Agenda Scheduling

January 2024

Comments/Delay/Explanation

Applicant Information

I am filling this out as the

Owner

Billing/Responsible Party

Name

Kim f Parker

Phone #

205 369-5461

Address

1148 WINWARD LN

City/State/Zip

Vestavia Hills, AL 35216

Email

kparker@theparkercompanyllc.com

Subject Property Information

Subject Property Address

1148 WINWARD LN

Legal Description of Subject Property

Lot 21A of Resurvey of Lots 20, 21 and 22, block 2 of Waldridge Terrace as recorded in Map Book 237, Page 40

REASONS FOR REQUEST

Front Setback Variance

☐

Rear Setback Variance

☐

Side Setback Variance

☑

Setback Required*

15'

Setback Requested*

9'

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

R3

PROJECT

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

Want to put a carport 45' x 18' in backyard behind fence on lower driveway on a gravel pad.

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).*

Location of the requseted carport would be no closer to the propertyline than either of my neighbors and cannot be located anywhere else on my 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:*

The topography will not allow the 15' set back because of the steep incline.

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:*

The property on 1152 Winward next oor to lower driveway has a 9' setback, the property of 1144 Winward has a garage in back that has a 5' set back. The house at 1140 Winward is much closer than either of these.

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

The Garage at 1144 Winward is only 5' from our common property line

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

The addition of the carport would not have any effect on the neighborhood

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

The special circumstances are not the intended result of applicant but required because of the existing terrain

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

9' is the minimun distant from the property line because of the terrain

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.*

This 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.

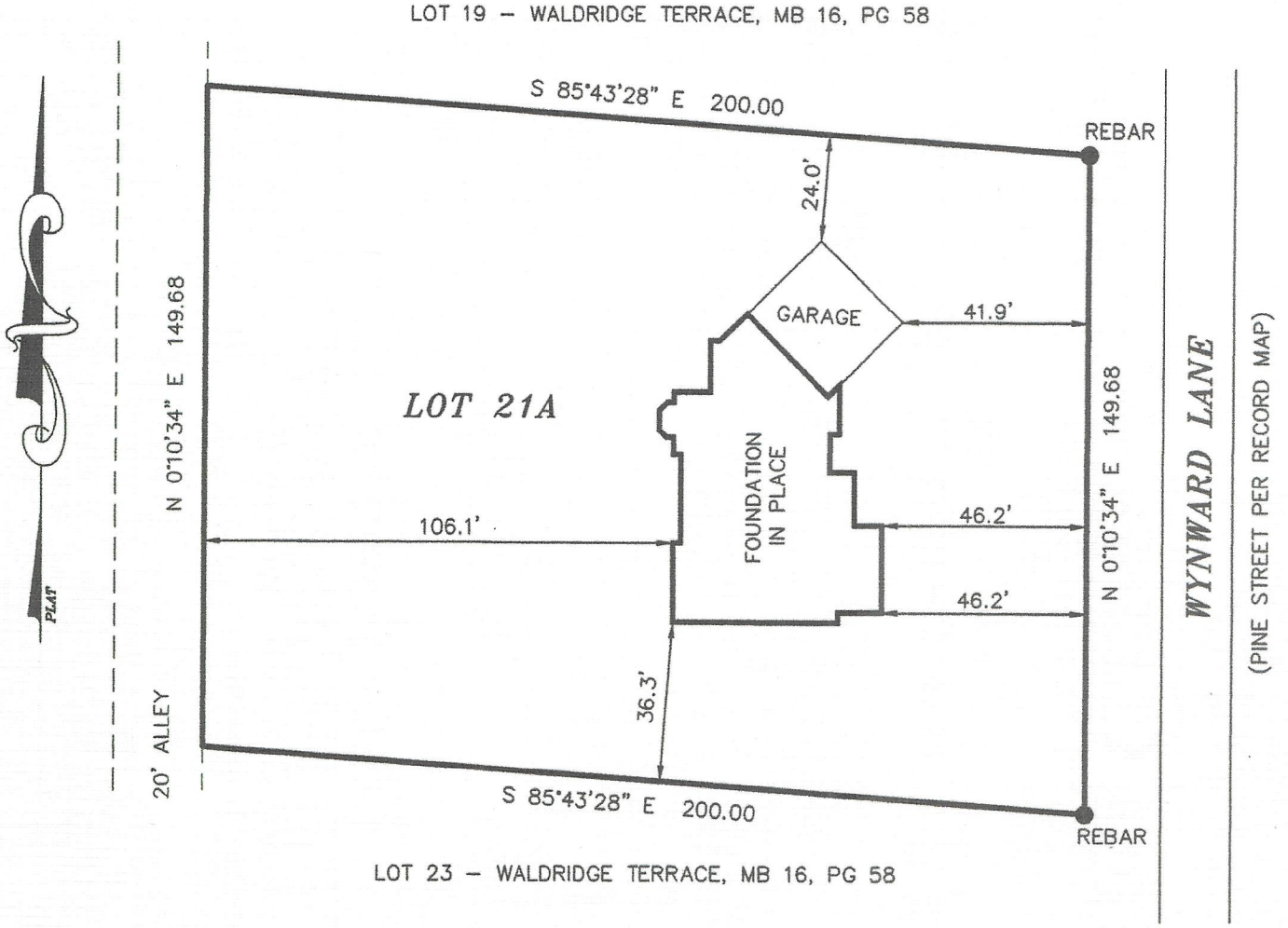
NOTE: In proving that an unnecessary hardship has been imposed on the property as a result of the strict interpretation of this Ordinance, the following conditions cannot be considered pertinent to the determination of whether or not an unnecessary hardship exists: (1) proof that a variance would increase 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

Kim F. Parker
Dec 19, 2023



FOUNDATION SURVEY

I, Rodney Y. Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way. That steel corners have been found or installed at all lot corners. I further certify that this survey and this plat meets the standards of practice for land surveying the the State of Alabama, the correct legal description being as follows:

Lot 21A of Resurvey of Lots 20, 21 and 22, Block 2 of Waldridge Terrace, as recorded in Map Book 237, Page 40, in the Office of the Judge of Probate of Jefferson County, Alabama.

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01073C 0566 H, Zone 'X', dated September 03, 2010, and found that the above described Parcel does not lie in a Flood Hazard Zone.

Rodney Y. Shiflett Al. Reg. #21784

SEAL

ALABAMA REGISTERED No. 21784 PROFESSIONAL LAND SURVEYOR RODNEY Y. SHIFLETT

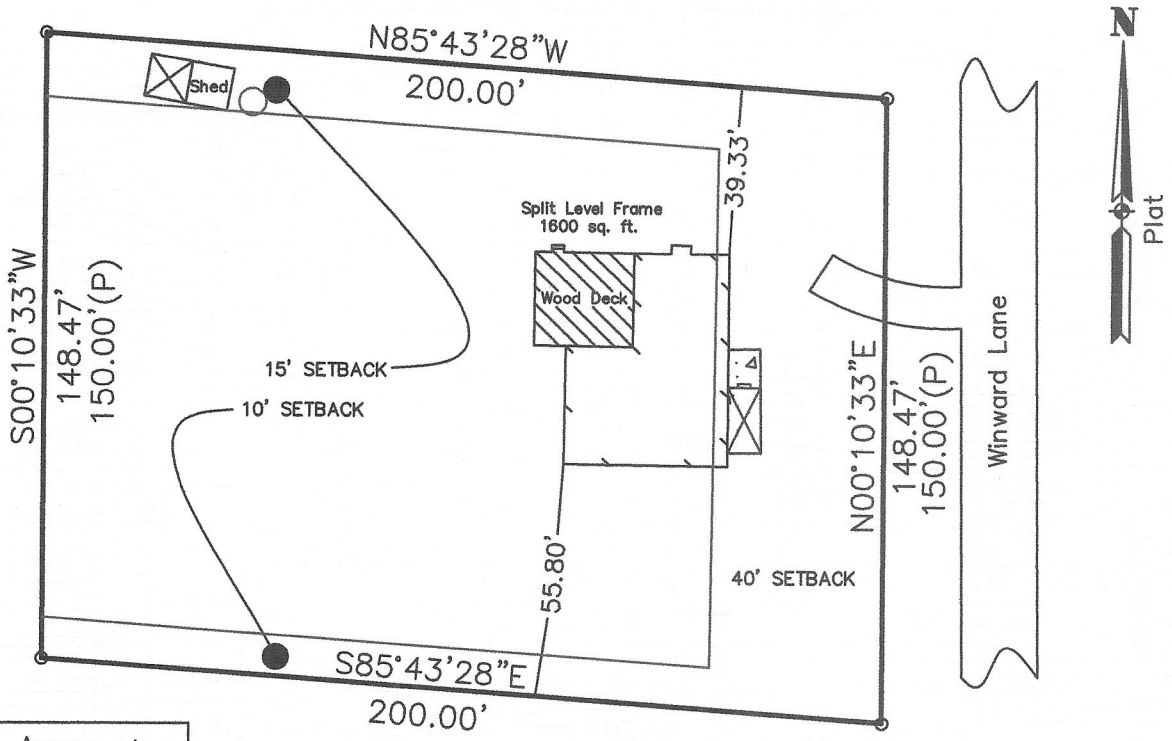
LEGEND

○	1/2" REBAR SET
●	IRON PIN FOUND
ROW	RIGHT-OF-WAY
——	NOT TO SCALE
	UTILITY POLE
— U —	OVERHEAD UTILITIES
(M)	FIELD MEASURED
(P)	PLAT / RECORDED MAP

JOB NO. 13200
DATE 6/21/13 DATE OF FIELD SURVEY 6/24/13
ADDRESS _____ SCALE 1" = 40'
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



0.69 Acres +-

Jefferson County, AL.

Re-Survey of lots 20,21,22 of Waldridge Terrace recorded in P. Bk. 16, Page 68, in the office of the Judge of Probate,

I, Randall C. Phillips, a registered Land Surveyor, certify that I have surveyed Lot 20,21,22, Block 2, according to the survey of Waldridge Terrace, as recorded in Map Volume 16, Page 68, in the office of the Judge of Probate of Jefferson County, Alabama; That a 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; That there are no encroachments on said lot except as shown; That improvements are located as shown above.

Address: 1148 Winward Lane Vestavia Hills, Al. 35216
Date of Fieldwork: 1-20-13
Date of Survey: 1-20-13 By: RCP
Order No. 13005
For: Kim Parker

Randall C. Phillips, AL Reg. #31148
Alabama Surveying & Mapping
9511 County Rd. 51, Jemison, AL 35085
Phone: (205) 688-6656 (Fax 205-646-4072

LEGEND

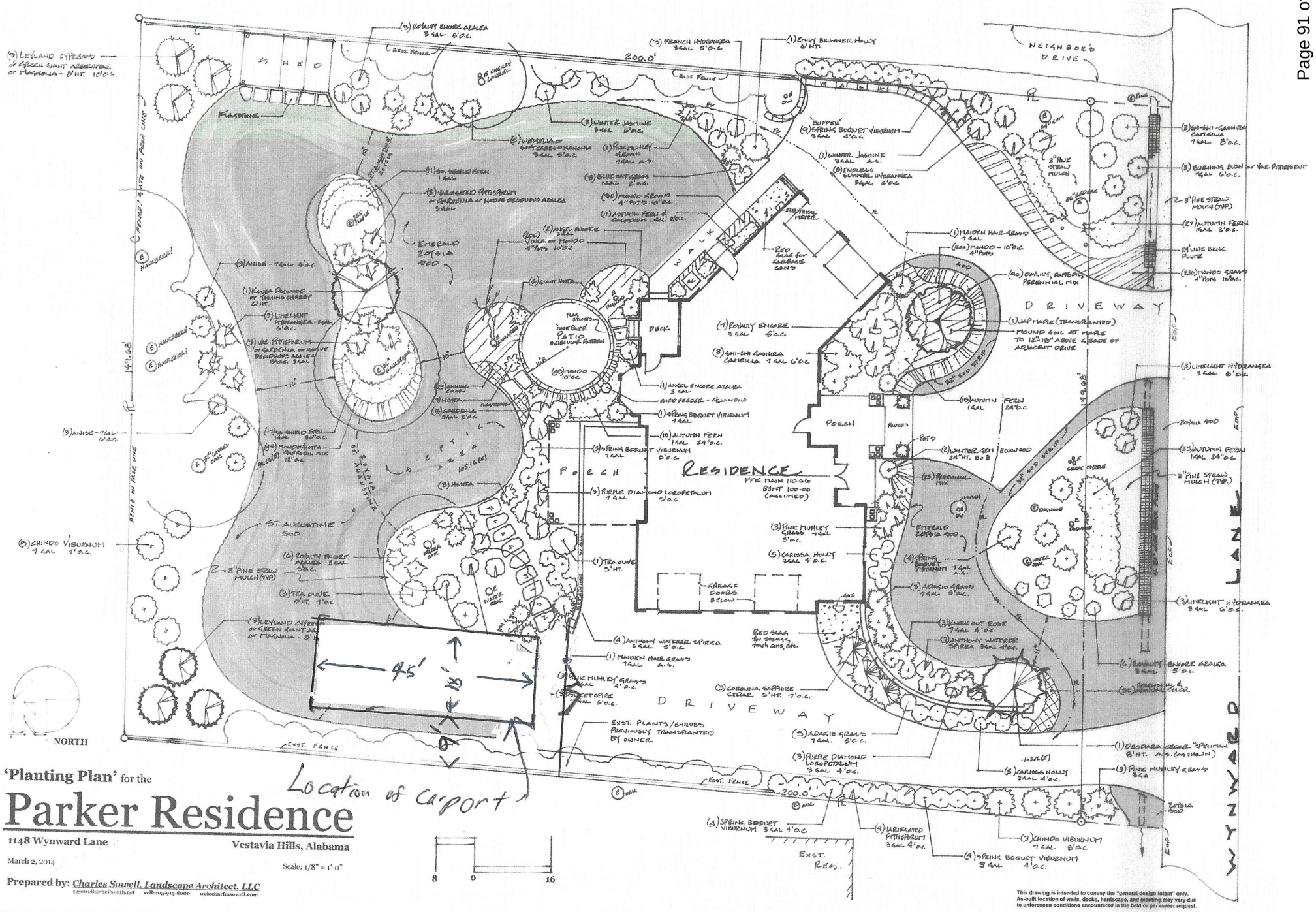
°	DEGREE	N	NORTH	E	EAST	L	ARC LENGTH
'	FEET OR MINUTES	S	SOUTH	W	WEST	R	RADIUS
"	INCHES OR SECONDS	P.O.B.	POINT OF BEGINNING				FIRE HYDRANT
O	FOUND OR SET IRON	R.O.W.	RIGHT OF WAY				UTILITY POLE
·	GAS METER	C/L	CENTER LINE				JUNCTION BOX

UTILITY LINE
CHAIN LINK FENCE
WOODEN FENCE
CONCRETE

NOTES:
1. NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAYS, 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.
2. ALL BEARING AND/OR ANGLE, AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED: DEED=(D); ACTUAL=(A); PLAT=(P).
3. UNDERGROUND PORTIONS OF FOUNDATIONS, FOOTINGS, OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED UNLESS OTHERWISE NOTED.
4. THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.
5. BEARING REFERENCE IS BASED ON RECORDED PLAT AND SOURCE OF INFORMATION IS RECORDED PLAT AND FIELD EVIDENCE.
6. TYPE OF SURVEY: *



Zoning Lookup
Jefferson County Unincorporated A...
Find address or place
Legend
Layers
Basemap gallery
Overview map
Measure
Details
Print
Share
WINWARD LN
WINWARD LN
1148 Winward Ln
9'
5'
JeffCoAL, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Jefferson County Commission; Information Technolog



'Planting Plan' for the

Parker Residence

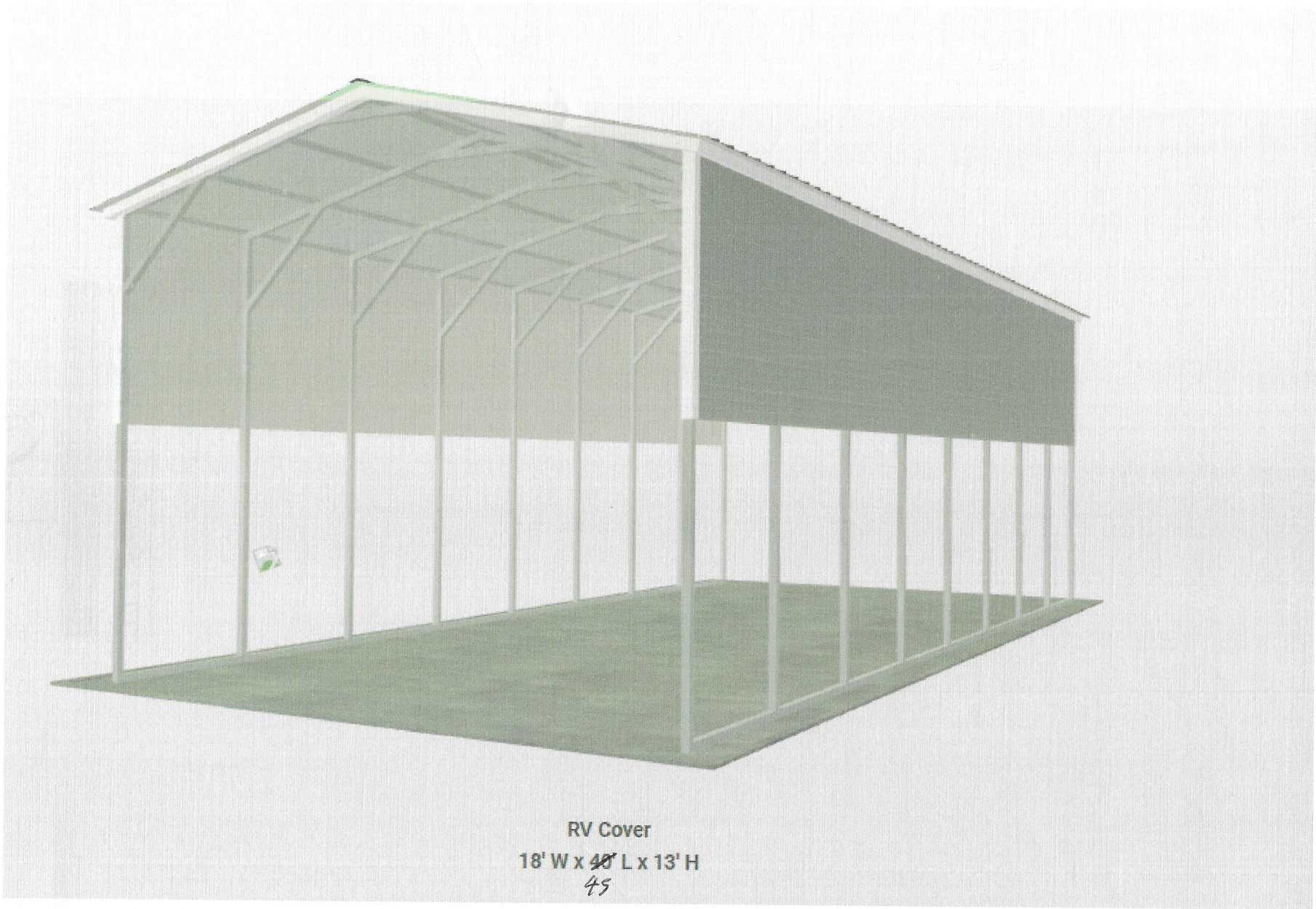
1148 Wynward Lane **Vestavia Hills, Alabama**

March 2, 2014

Scale: 1/8" = 1'-0"

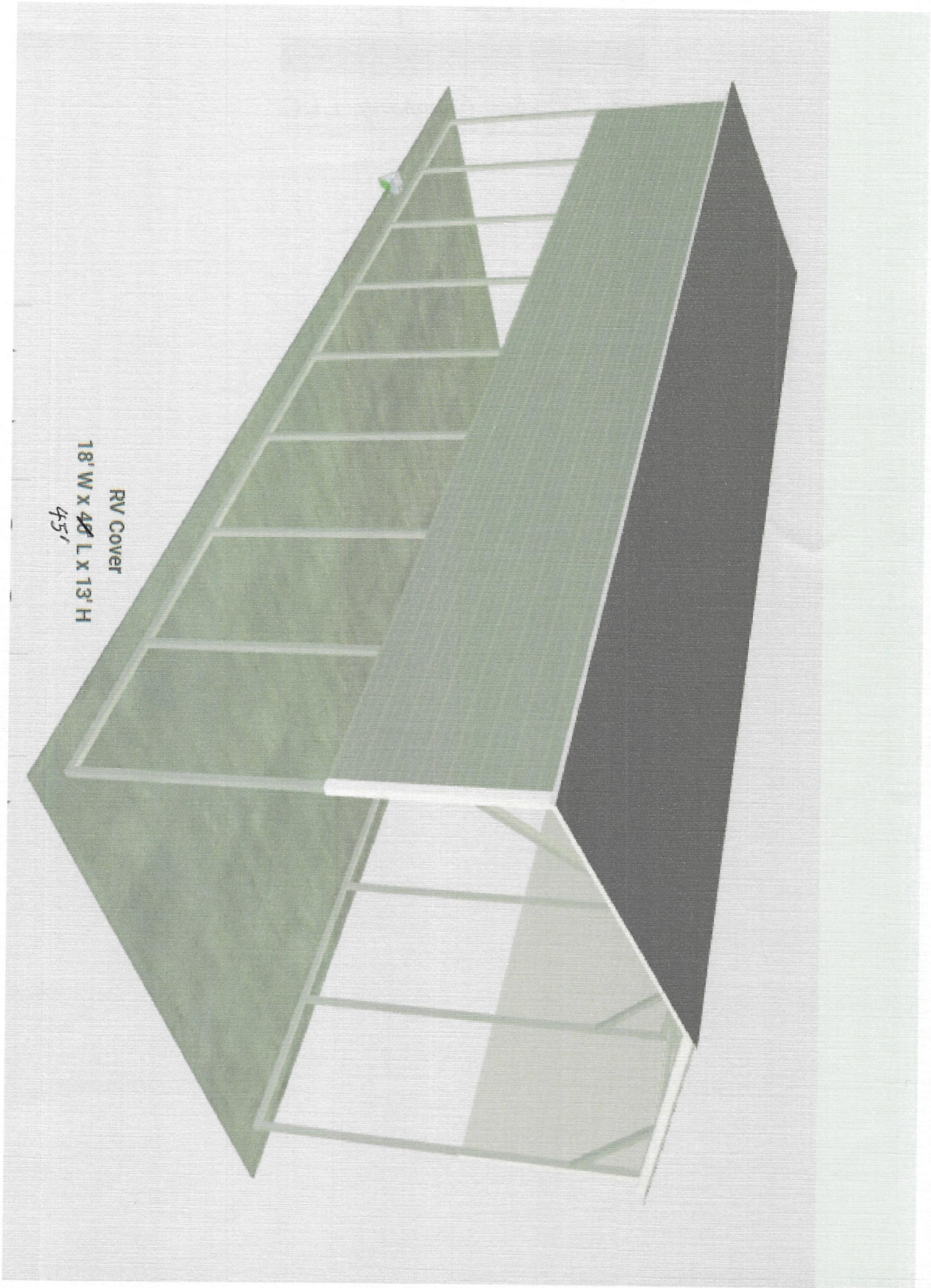
Prepared by: *Charles Sowell, Landscape Architect, LLC*
csowell@bellsouth.net cell:205-913-8000 web:charlessowell.com

This drawing is intended to convey the "general design intent" only. As-built location of walls, decks, hardscape, and planting may vary due to unforeseen conditions encountered in the field or per owner request.



RV Cover

18' W x ~~40'~~ 45 L x 13' H


RV Cover
18' W x 40 L x 13' H
45'








HURRICANE


HURRICANE


HURRICANE


HURRICANE

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: 1148 Winward Ln, Vestavia Hills, Alabama and that statements submitted in my application are true and that I am: *(please check all that apply).*

X 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
X Request for Variance
____ Special Exception
____ Design Review Approval

Signed: _____
Owner Signature/Date

STATE OF ALABAMA
COUNTY OF Jefferson

Given under my hand and seal
this 19th day of Dec, 20 23

Audrey Thomas
Notary Public

AUDREY THOMAS
MY COMMISSION EXPIRES
AUGUST 30, 2026
NOTARY PUBLIC
STATE OF ALABAMA

My commission expires _____ day of _____, 20____.