



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

1. Roll Call
2. Approval Of Minutes
3. BZA-24-5 **Richard Gregg** is requesting **Lot Area, Lot Width, & Side Setback Variances** for the property located at **4217 Brasher Drive**. The purpose of this request is to reduce the Lot Area to 7,499sqft in lieu of the required 12,000sqft, Lot Width to 60' in lieu of the required 70', & Side Setback to 5' in lieu of the required 10', to build a house. The property is owned by Richard Gregg and is zoned **Vestavia Hills R-4**.
4. BZA-24-7 **Nancy Golden** is requesting a **Side Setback Variance** for the property located at **2137 Ridgeview Drive**. The purpose of this request is to reduce the Side Setback to 8' in lieu of the required 15', to cover existing patio. The property is owned by Nancy Golden and is zoned **Vestavia Hills R-2**.
5. BZA-24-9 **Benjamin Goldman** is requesting a **Rear Setback Variance** for the property located at **2308 Fox Glen Circle**. The purpose of this request is to reduce the Side Setback to 18' in lieu of the required 30', to build a house. The property is owned by Benjamin Goldman and is zoned **Vestavia Hills R-1**.
6. Time Of Adjournment

CITY OF VESTAVIA HILLS
BOARD OF ZONING ADJUSTMENT
MINUTES

March 21, 2024

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:

Loring Jones, III, Acting Chairman
Michael Fliegel, Alt
Thomas Parchman
Tony Renta
Ryan Rummage, Alt

MEMBERS ABSENT

Stephen Greer
Rick Rice, Chairman

OTHER OFFICIALS PRESENT:

Jack Wakefield, Planner/GIS

APPROVAL OF MINUTES

The minutes of February 15, 2024 were presented for approval.

MOTION Motion to dispense with the reading of the minutes of February 15, 2024 was made by Mr. Fliegel and 2nd was by Mr. Parchman. Motion as carried on a voice vote as follows:

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

SIDE SETBACK VARIANCE

BZA-24-1 **Matthew Moore** is requesting a **Side Setback Variance** for the property located at **720 Vestavia Lake Drive**. The purpose of this request is to reduce the side setback to 5' in lieu of the required 15', to build a carport addition. The property is owned by Matthew Moore and is zoned **Vestavia Hills R-2**.

Mr. Wakefield explained that this was a continuation of a postponed request. The board asked for further renderings of the proposed structure. Also, that Chairman Rice requested that his comments be on the record since he could not be in attendance. He is concerned about a closed garage abutting a shared driveway, and the visibility the applicant and neighbor would have driving down the shared driveway. Can this garage structure be open to alleviate that possible concern?

Matthew Moore (720 Vestavia Lake Drive) was present for the case and stated (addressing the original question) that although it is drawn as a closed garage, he is open to and would rather it be in a carport style addition.

Mr. Jones asked for the applicant to state his hardship.

Mr. Moore stated that the septic system in the front and the grease trap in the rear limits where this can be built on the lot. Also, that the lot is irregularly shaped on the back end of the lot.

Mr. Fliegel asked will there be windows on the side of the structure that overlooks the neighbor's house?

Mr. Moore stated that there aren't on the plan, but they haven't decided yes or no if there would be windows on that side. However, they would want windows of some kind there.

Mr. Wakefield clarified that the Board is looking at that because the applicants house sits higher than the neighbor's and that you might be able to overlook their house with windows on the side.

Mr. Rummage asked if the neighbor was informed of the request.

Mr. Moore stated that he was and wrote a letter of support of the request.

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

MOTION Motion to APPROVE a 10' Side Setback Variance to Reduce the Setback to 5' in Lieu of the Required 15' (contingent that no side windows overlook the neighbors house), for the property located at 720 Vestavia Lake Drive, was made by Mr. Renta and 2nd was by Mr. Parchman. Motion was carried on a roll call vote as follows:

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

REAR SETBACK VARIANCE

BZA-24-3 **Dale Scivley** is requesting a **Rear Setback Variance** for the property located at **208 Shades Crest Circle**. The purpose of this request is to reduce the rear setback to 5' in lieu of the required 15', to rebuild a small accessory storage structure. The property is owned by Dale Scivley and is zoned **Vestavia Hills R-1**.

Mr. Wakefield explained that this was a request to rebuild a small storage shed in rear.

Dale Scivley, 208 Shades Crest Circle, was present for the case and stated that he is looking to replace an existing shed and keep it at the same location.

Acting Chairman Jones stated that it appears that the structure abuts an easement and that he will not be able to build the structure within that easement.

Mr. Scivley stated that he intends to not cross into the easement.

Mr. Scivley also stated that there is unbuildable slope in the rear of the lot and that this is the only flat area the shed can go. The lot is also irregularly shaped.

Mr. Fliegel asked if the original shed was still there and will it be put on stilts or on a pad?

Mr. Scivley stated that the original is still there, but not usable because it was damaged by a storm. Also, it will be partially on stilts with a pad. Trying to follow the same parameters of the original shed.

Mr. Renta wanted to clarify if this was going in the exact same location as the original that is shown on google ortho-imagery?

Mr. Scivley stated that it would and the new shed would match in style to the existing and would match the color of the house.

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

MOTION Motion to APPROVE a 10' Rear Setback Variance to Reduce the Setback to 5' in Lieu of the Required 15'. (conditioned that the structure will not reside in the easement), for the property located at 208 Shades Crest Circle, was made by Mr. Renta and 2nd was by Mr. Fliegel. Motion was carried on a roll call vote as follows:

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

SIGN CODE VARIANCE

BZA-24-4 **Candice Watson** is requesting a **Sign Code Variance** for the property located at **3100 Blue Lake Drive**. The purpose of this request is to allow three commercial signs on one elevation in lieu of the required two, to build a commercial wall sign. The property is owned by Clint Gentry and is zoned **Vestavia Hills B-2**.

Mr. Wakefield explained that the request was to allow an additional sign on the upper level of a commercial structure.

Don Hawes, 1307 Decatur Hwy, Fultondale, AL 35068, was present for the case and explained that this is a two-story building and only two signs are allowed on each elevation. There are already 2 signs on that upper elevation. One is from the lower level tenant. They would be okay with lower-level signage, but the owner of the building will not allow them to construct anything on the stone façade of the building. Worried it would be damaged.

Mr. Wakefield added that according to administrative dialogue on the case, there was a spot for lower-level signage, but it was expressed to staff that the perimeter landscaping would block visibility to that sign.

Mr. Hawes, stated that is correct. The perimeter landscaping would block the visibility as the trees continue to grow in front of the signage.

Mr. Renta asked would the sign be illuminated.

Mr. Hawes stated that it would not.

Mr. Fliegel asked to clarify the visibility comment.

Mr. Hawes stated that it would not nearly be as visible as if it was on the upper-

level.

Mr. Rummage asked are they requesting 2 signs or 3 signs on the upper portion?

Mr. Hawes stated that there are two on the front (Gentry Pharmacy and new signage). The sign in the request is for upper signage on the side of the structure.

Mr. Renta asked how this will be placed on the building.

Mr. Hawes stated that it would be stud mounted on the building.

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

MOTION Motion to APPROVE a Variance to Allow Three Commercial Signs on One Elevation in Lieu of the Required Two, for the property located at 3100 Blue Lake Drive, was made by Mr. Fliegel and 2nd was by Mr. Renta. Motion was carried on a roll call vote as follows:

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

At 6:20 PM, Mr. Fliegel made a motion to adjourn. The meeting adjourned at 6:20 PM.

Jack Wakefield,
Planner/GIS



VESTAVIA HILLS

Board of Zoning Adjustment Planners Report

MEETING DATE

April 18, 2024

AGENDA ITEM

BZA-24-5 **Richard Gregg** is requesting **Lot Area, Lot Width, Rear Setback & Side Setback Variances** for the property located at **4217 Brasher Drive**. The purpose of this request is to reduce the Lot Area to 7,499sqft in lieu of the required 12,000sqft, Lot Width to 60' in lieu of the required 70', Rear Setback to 19' in lieu of the required 25' & Side Setback to 5' in lieu of the required 10', to build a house. The property is owned by Richard Gregg and is zoned **Vestavia Hills R-4**.

BACKGROUND

4,501sqft Lot Area Variance to Reduce the Lot Area to 7,499sqft in Lieu of the Required 12,000sqft & a 10' Lot Width Variance to reduce the lot width to 60' in lieu of the required 70' & a 6' Rear Setback Variance to reduce the rear setback to 19' in lieu of the required 25' & a 5' Side Setback Variance to reduce the side setback to 5' in lieu of the required 10'.

PLANNER'S REVIEW/RECOMMENDATION

Applicant is seeking multiple variances to build a house. This parcel sits on acreage and, to be able to build, must resurvey the lot into recorded lot lines. The property is undersized per the zoning. Lot area and lot width variance brings the newly platted and approved lot into compliance. The setback variances pertain to the house placement. The lot is narrow, making it oddly shaped. The neighbor's house to the left is right on his property line, thus the variance would give needed separation between the structures. The neighbor to the right is a larger parcel, and the house sits well off the adjoining property line. This is zoned Vestavia Hills R-4.

ATTACHMENTS

1. Application
2. Proposed As-Survey
3. Current As-Survey
4. Resurvey
5. Floor Plan
6. Owners Affidavit

Jack Wakefield
City Planner

**BZA-24-5****Variance and Special
Exception Application**

Status: Active

Submitted On: 3/8/2024

Primary Location4217 BRASHER DR
VESTAVIA HILLS, AL 35243**Owner**RICHARD GREGG
BRASHER DR 4217 VESTAVIA,
AL 35243**Applicant** Richard Gregg 205-603-3837 dallas.gregg@gmail.com 4217 Brasher Dr
Vestavia, AL 35243

Agenda Information

 Agenda Scheduling

April 2024

 Comments/Delay/Explanation

Applicant Information

I am filling this out as the

Owner

Billing/Responsible Party

Name

RICHARD GREGG

Phone #

2056033837

Address

4217 BRASHER DR

City/State/Zip

VESTAVIA AL 35243

Email

DALLAS.GREGG@GMAIL.COM

Subject Property Information

Subject Property Address

4217 BRASHER DR VESTAVIA AL 35243

Legal Description of Subject Property ?

POB 120 FT N OF INTER OF S/L OF NE 1/4 SEC 22 TWP 18 R 2W & E/L OF
BRASHER DR TH N 60 FT ALG BRASHER DR TH E 118S FT 125D FT TH S 60 FT TH E
118 FT TO POB LYING IN SE 1/4 OF NE 1/4 SECT 22 TWSP 18S RANGE 2W

REASONS FOR REQUEST

Front Setback Variance☐**Rear Setback Variance**☒**Setback Required***

25'

Setback Requested*

19'

Side Setback Variance☒**Setback Required***

10'

Setback Requested*

5'

Other Setback Variance☐**Lot Area Variance**☒**Area Required***

12000

Area Requested*

7499

Lot Width Variance☒**Width Required***

70

Width Requested*

60

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

PROJECT

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

Proposed new home construction

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 current setback for R-4 is 10 feet. The neighboring property to the left has the house located on the property line. They are not using the required 10 foot setback. They are using zero setback as shown in the survey. This would set the proposed house exactly 10 feet from the existing neighbor. The proposed variance would allow an additional 5 feet, which would provide more uniformity with the current zoning requirements. The house to the right is much further than the required 10' from their property line.

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:*

Our property is unique in that the neighboring house is built against the property line. Constituting a 0' setback to it's right. The current house on this property is also built against the right property line. Moving the new proposed house 10 feet further left than the original house will remove aesthetic intended by this very setback requirement.

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 other properties in the district would likely not have have an instance with the neighboring property against the property line. This is abnormal.

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

The other properties in the area would be able to enjoy the required 20' of space from their neighboring structures.

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:*

Both neighbors right and left are in favor of this variance and believe it would add to the aesthetics of the neighborhood and is ultimately the goal of this exact required setback of 10'.

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

The neighboring house was built many years back. It was built against the property line and cannot be moved. Our request sets us closer to current zoning requirements. Given the variance, our house will be closer to the required distance from the neighboring house, therefore appearing more in line with future construction

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

This variance is the absolute minimum required to preserve the aesthetics of the neighborhood.

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 change the use of this residential lot.

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

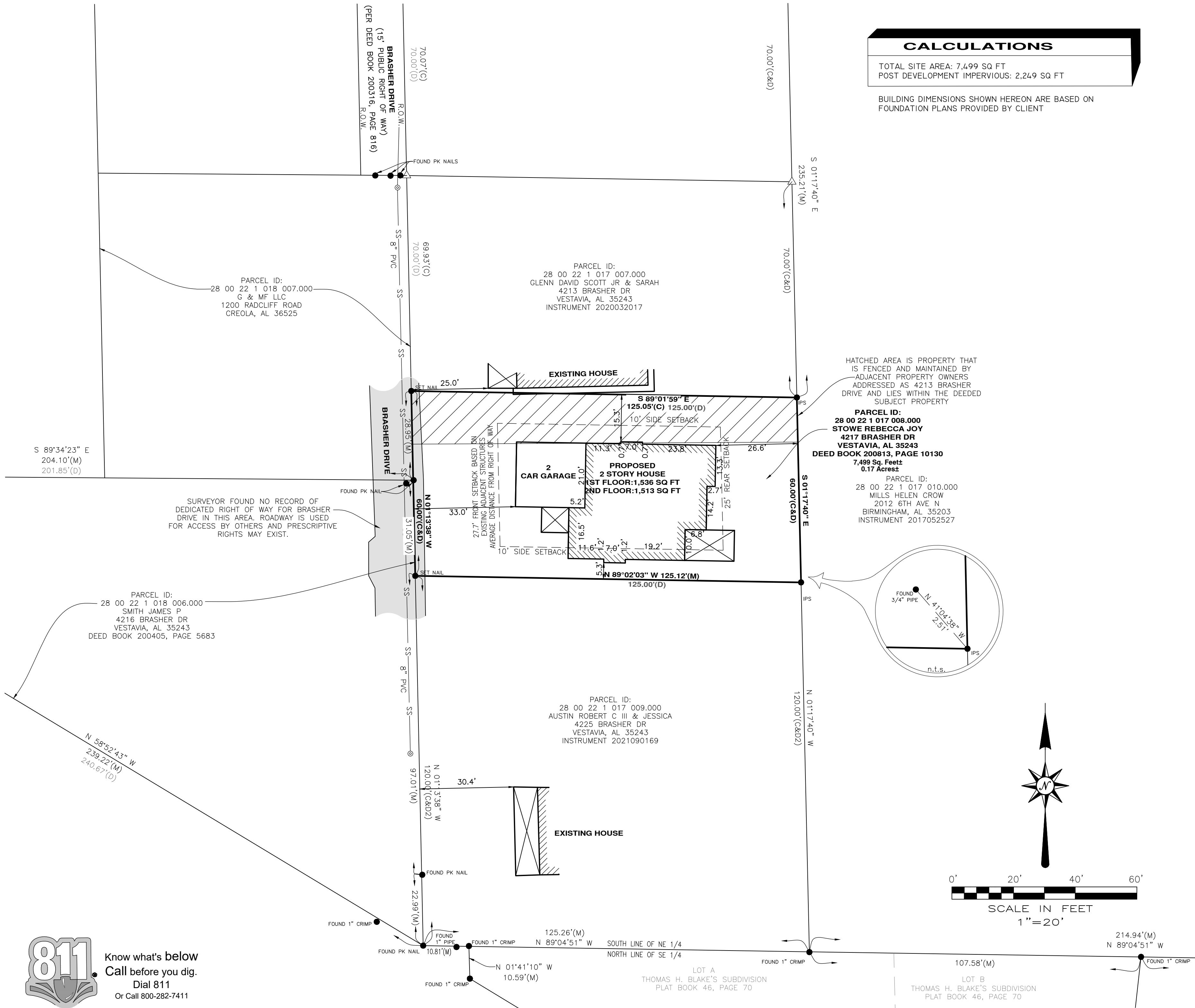
I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. Simultaneously with the submittal of this application, I am hereby submitting a notarized affidavit signed by the owner of the property in the attachments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

✓ RICHARD DALLAS GREGG
Mar 8, 2024



Know what's below
Call before you dig.
Dial 811
Or Call 800-282-7411



CALCULATIONS
TOTAL SITE AREA: 7,499 SQ FT POST DEVELOPMENT IMPERVIOUS: 2,249 SQ FT

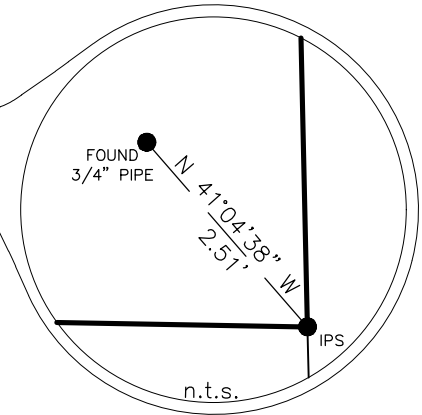
BUILDING DIMENSIONS SHOWN HEREON ARE BASED ON FOUNDATION PLANS PROVIDED BY CLIENT

HATCHED AREA IS PROPERTY THAT IS FENCED AND MAINTAINED BY ADJACENT PROPERTY OWNERS ADDRESSED AS 4213 BRASHER DRIVE AND LIES WITHIN THE DEEDED SUBJECT PROPERTY

PARCEL ID:
28 00 22 1 017 008.000
STOWE REBECCA JOY
4217 BRASHER DR
VESTAVIA, AL 35243
DEED BOOK 200813, PAGE 10130
7,499 Sq. Feet
0.17 Acres

PARCEL ID:
28 00 22 1 017 010.000
MILLS HELEN CROW
2012 6TH AVE N
BIRMINGHAM, AL 35203
INSTRUMENT 2017052527

PARCEL ID:
28 00 22 1 017 009.000
AUSTIN ROBERT C III & JESSICA
4225 BRASHER DR
VESTAVIA, AL 35243
INSTRUMENT 2021090169



SCALE IN FEET
1"=20'

REVISIONS	NO.	DESCRIPTION	DATE
	1		
	2		
	3		
	4		
	5		

SECTION 22	TOWNSHIP 18 SOUTH	RANGE 02 WEST
QUARTER - SECTION SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER		

TITLE	PLOT PLAN			
4217 BRASHER DRIVE VESTAVIA HILLS JEFFERSON CO., ALABAMA FOR RICHARD GREGG				
DWN BY C.H.P.	CKD BY D.S.M.	SCALE 1" = 20'	LAST FIELD SURVEY DATE 12/28/2023	COORDINATE FILE 23-0633RS
CREW CHIEF R.S.	FIELD BOOK/PAGE 2767/58-59	DWG. NAME 23-0633		

GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION
1550 WOODS OF RIVERCHASE DRIVE, SUITE 200
HOOVER, ALABAMA 35244
PHONE: (205) 942-3026
FAX: (205) 942-3023
www.Gonzalez-Strength.com
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DWG. NO. SHEET 1 OF 1
PROJECT 23-0633

LEGEND

● IPF	IRON PIN FOUND
● IPS	IRON PIN SET 5/8" REBAR w/CAP (STAMPED CA-560LS)
■	CONCRETE MONUMENT FOUND
+	CROSS FOUND
○	CALCULATED POINT
	UTILITY POLE w/GUY
—OHP—	OVERHEAD POWER LINE
—OHT—	OVERHEAD TELEPHONE LINE
x 562.35	SPOT ELEVATION
—SS—SS—	SANITARY SEWER LINE
—W—W—	UNDERGROUND WATER LINE
—G—G—	UNDERGROUND GAS LINE
—T—T—	UNDERGROUND COMMUNICATION LINE
—ROW—	RIGHT OF WAY
▲	WATER VALVE
◼	WATER METER
⊗	GAS REGULATOR
—X—X—X—	FENCE
	ASPHALT SURFACE
	CONCRETE SURFACE
	STONE SURFACE
⊗	STORM SEWER MANHOLE
○	SANITARY SEWER MANHOLE
TPED □	TELEPHONE PEDESTAL
⊕	SANITARY SEWER CLEANOUT
E	ELECTRIC BOX
AC	AIR CONDITIONER
	LIGHT STANDARD
—	SIGN
MB	MAILBOX

NOTES

1. All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence. No Title Commitment performed, certified to or supplied by client. Without said Title Commitment no guarantee can be made by the surveyor as to the location of easements.
2. No attempt made by Surveyor to locate underground utilities. All utilities shown hereon were drawn based on field evidence only which should be considered approximate and should be marked on the ground by the utility companies prior to construction. The telephone numbers for the Alabama Line Location Center (MISSALL) are 252-4444 (Birmingham area) and (800) 292-8525 (elsewhere).
3. No attempt has been made and no guarantees are hereby given as to the location of sub-surface foundations.
4. According to the Flood Insurance Rate Map (FIRM) for Jefferson County, Alabama (community-panel number 01073C 0578 J, dated September 24, 2021), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
5. North arrow and bearings shown hereon are based on Transverse Mercator Projection - Alabama West Zone - NAD 83 adjusted 2011. Using Global Positional System (GPS) and derived by RTK observation. Using the Alabama Department of Transportation CORS Network (IMAX).
6. Equipment used to collect the survey data was a Carlson BRX 6+ GPS receiver, a Sokkia IX503 Robotic Total Station and a Carlson RT3 tablet Data Collector.



FOUND CAPPED REBAR
STAMPED (WEYGAND)

STATE OF ALABAMA
JEFFERSON COUNTY

I, hereby certify that
in accordance with
Surveying in the State
belief.

01/03/2024

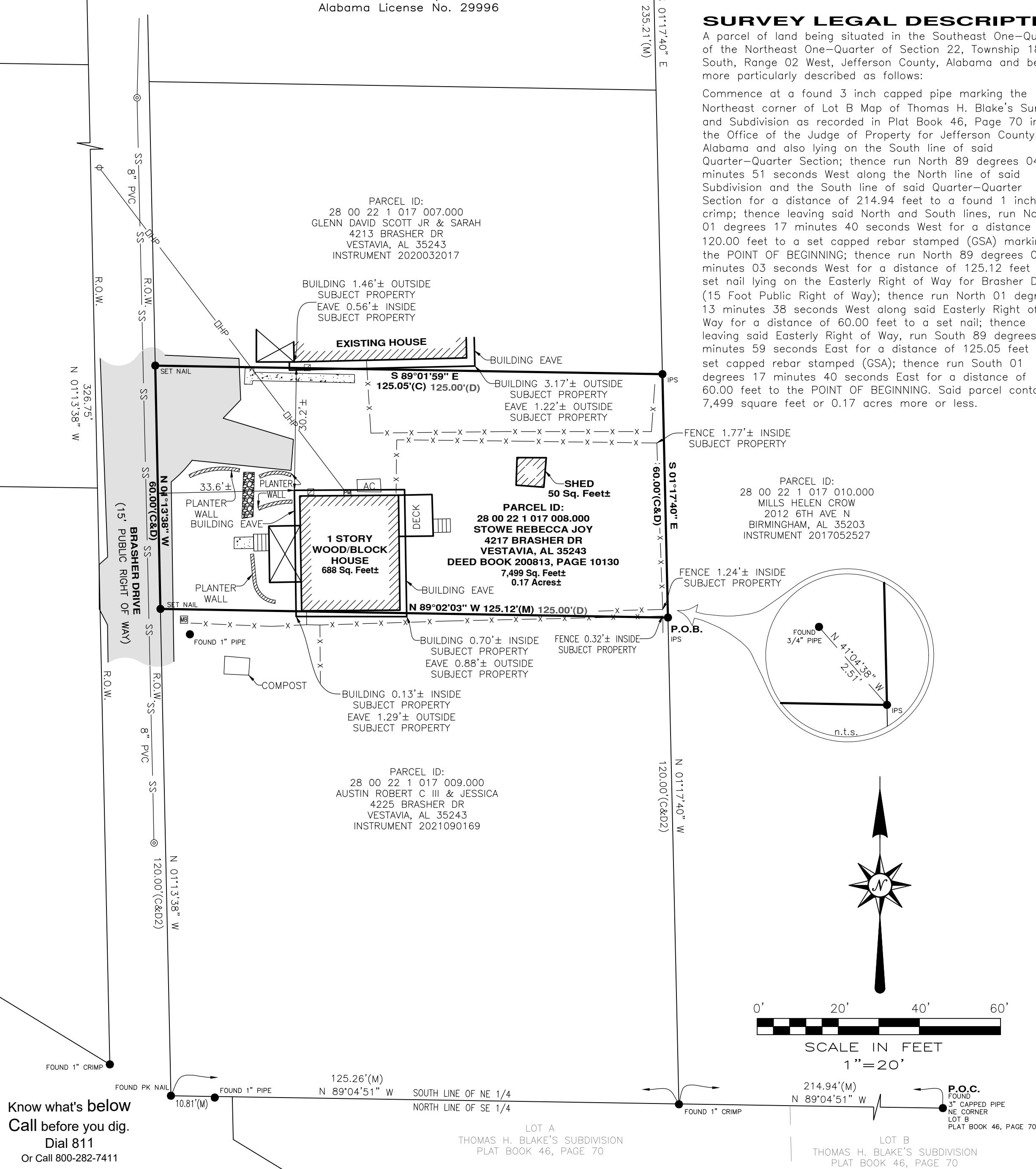
Date:


Derek S. Meadows, PLS
Alabama License No. 29996

ABBREVIATIONS	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
(M)	MEASURED
(C)	CALCULATED
(D)	DEED BOOK 200813, PAGE 10130
(D2)	INSTRUMENT 2021090169
T18S	TOWNSHIP 18 SOUTH
R2W	RANGE 2 WEST

A parcel of land being situated in the Southeast One-Quarter of the Northeast One-Quarter of Section 22, Township 18 South, Range 02 West, Jefferson County, Alabama and being more particularly described as follows:

Commence at a found 3 inch capped pipe marking the Northeast corner of Lot B Map of Thomas H. Blake's Survey and Subdivision as recorded in Plat Book 46, Page 70 in the Office of the Judge of Property for Jefferson County, Alabama and also lying on the South line of said Quarter-Quarter Section; thence run North 89 degrees 04 minutes 51 seconds West along the North line of said Subdivision and the South line of said Quarter-Quarter Section for a distance of 214.94 feet to a found 1 inch crimp; thence leaving said North and South lines, run North 01 degrees 17 minutes 40 seconds West for a distance of 120.00 feet to a set capped rebar stamped (GSA) marking the POINT OF BEGINNING; thence run North 89 degrees 02 minutes 03 seconds West for a distance of 125.12 feet to a set nail lying on the Easterly Right of Way for Brasher Drive (15 Foot Public Right of Way); thence run North 01 degrees 13 minutes 38 seconds West along said Easterly Right of Way for a distance of 60.00 feet to a set nail; thence leaving said Easterly Right of Way, run South 89 degrees 01 minutes 59 seconds East for a distance of 125.05 feet to a set capped rebar stamped (GSA); thence run South 01 degrees 17 minutes 40 seconds East for a distance of 60.00 feet to the POINT OF BEGINNING. Said parcel contains 7,499 square feet or 0.17 acres more or less.



REVISIONS		SECTION 22		TOWNSHIP 18 SOUTH		RANGE 02 WEST	
NO.	DESCRIPTION	DATE					
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.		.					
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.		.					

QUARTER - SECTION
 SOUTHEAST ONE-QUARTER OF THE
 NORTHEAST ONE-QUARTER

ASSOCIATES, INC., AND TO BE RETURNED UPON REQUEST.

TITLE PROPERTY BOUNDARY SURVEY			
4217 BRASHER DRIVE			
VESTAVIA HILLS			
JEFFERSON CO., ALABAMA			
FOR			
RICHARD GREGG			
DWIN. BY G.H.P.	CKD BY D.S.M.	SCALE 1" = 20'	LAST FIELD SURVEY DATE 12/28/2023
CREW CHIEF R.S.	FIELD BOOK/PAGE 2767/58-59	DWG. NAME 23-0633	COORDINATE FILE 23-0633RS



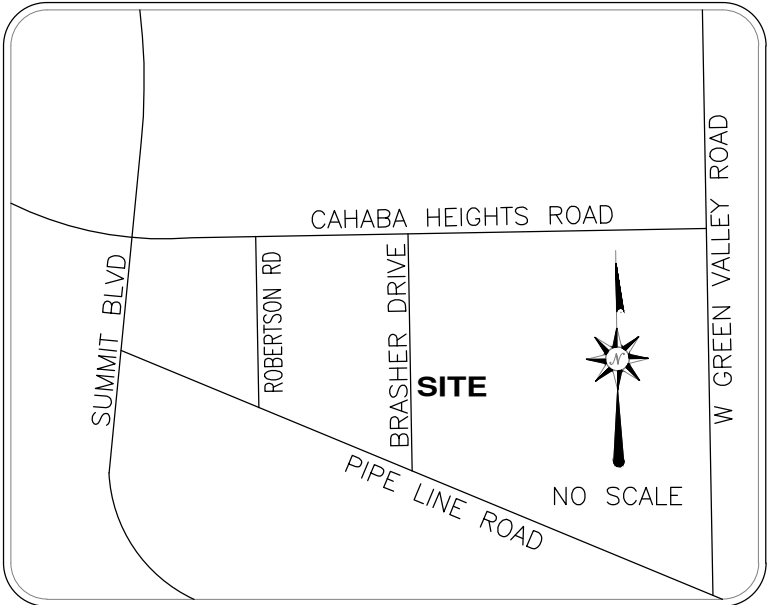
DWG. NO.
SHEET 1 OF 1
PROJECT
23-0633

LEGEND	
● IPF	IRON PIN FOUND
○ IPS	IRON PIN SET (5/8" REBAR w/CAP)

ABBREVIATIONS	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
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(D2)	INSTRUMENT 2021090169
T18S	TOWNSHIP 18 SOUTH
R2W	RANGE 2 WEST

NOTES

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4. North arrow and bearings shown hereon are based on Transverse Mercator Projection - Alabama West Zone - NAD 83 adjusted 2011. Using Global Positional System (GPS) and derived by RTK observation. Using the Alabama Department of Transportation CORS Network (IMAX).
5. Equipment used to collect the survey data was a Carlson BRX 6+ GPS receiver, a Sokkia IX503 Robotic Total Station and a Carlson RT3 tablet Data Collector.



The undersigned, Derek S. Meadows, a registered Professional Land Surveyor, and Richard Gregg, as owner hereby certify that this plot or map was made pursuant to a survey made by said Surveyor and that said and this plot or map were made at the instance of said Owners: City of Vestavia Hills, that this plot or map is a true and correct map of lands shown therein and that as Gregg's Addition to Brasher Drive Plot No. 1, showing the divisions of land which it is proposed to divide into lots, giving the length and angles of the boundaries of each lot, showing the streets, alleys, and public grounds: giving the length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the government survey; and that iron pins have been installed at all lot corners and curve points as shown and designated on said small, solid circles, and said plot or map and Owners also certifies that he is the owner of said small, solid circles and that the same are not subject to any mortgage.

Owner: RICHARD GREGG

By: _____

Its: _____

DATE _____

I, _____, a Notary Public in and for said county in said state, hereby certify that Derek S. Meadows, whose name is signed to the foregoing certificate as Surveyor and who is known to me, acknowledged before me on this date that, after having been duly informed of the contents of said certificate, he executed the same voluntarily as such individual with full authority therefor.

Given under my hand and seal this _____ day of _____ 2024.

Notary Public

My commission expires:

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that RICHARD GREGG, whose name is signed to the foregoing certificate as owners, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he, as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this _____ day of _____ 2024.

Notary Public _____ My commission expires: _____

APPROVED: _____
City Engineer /Date

APPROVED: _____
Planning & Zoning Chairman /Date

APPROVED: _____
City Planner /Date

Director of Environmental Services

Date

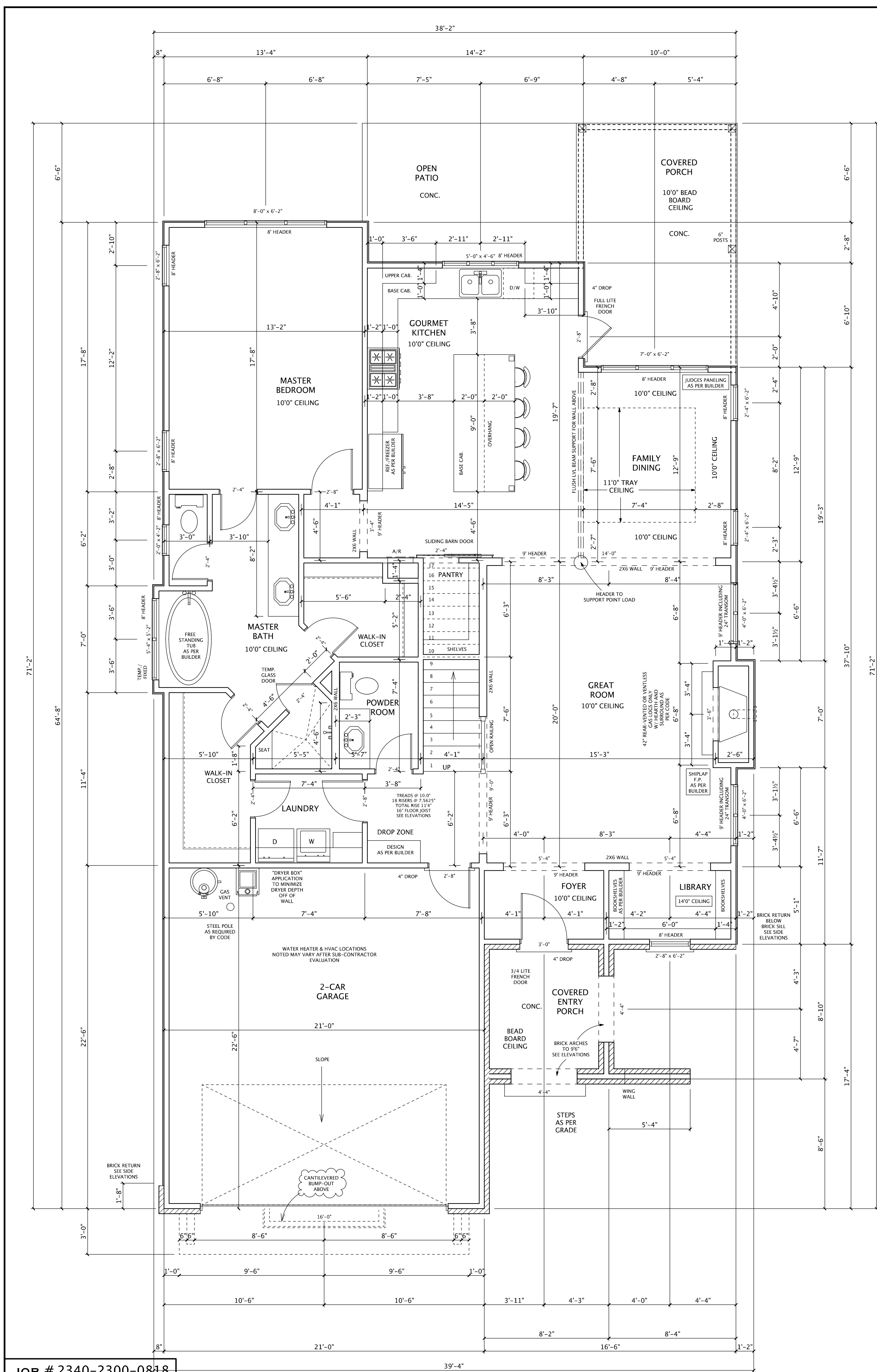
Environmental Services Department approval indicates that this document has been reviewed for provision of future or existing sanitary sewers; however this does not mean sanitary sewers have been built or will be built in the future. Any change in Right of Way or Easement boundaries after this date may void this approval.

BEING AN ACREAGE PARCEL BEING SITUATED IN THE SOUTHEAST QUARTER OF
THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 2
WEST JEFFERSON COUNTY, ALABAMA

Prepared for:
RICHARD GREGG



MARCH, 2024 JOB #23-0633



THIS PLAN IS FOR BUILD AT LOT 1-CLOVERLEAF ONLY. USE FOR BUILD ON ANY OTHER LOCATION IS IN VIOLATION OF PLAN COPYRIGHT

IMPORTANT NOTES:

SCALE ALL STUCCO DETAILS FROM THE ELEVATION DRAWINGS.
REFERENCE ROOF LAYOUT FOR DIFFERENT OVERHANG DEPTHS.
NOTICE DIFFERENT KNEE WALL HEIGHTS FOR HOUSE PROPORTIONS.
REFERENCE ALL WINDOWS ON FLOORPLAN WITH ELEVATIONS & NOTIFY OWNER AND/OR DESIGNER OF ANY DISCREPANCIES BEFORE ORDERING WINDOW PACKAGE.

** NOTED WINDOW SIZES AS SHOWN ON THIS PLAN MAY VARY WITH DIFFERENT MANUFACTURER'S WINDOW SIZES.

CHANGE IN WINDOW SIZES SHOULD CLOSELY MATCH WINDOWS SHOWN ON ELEVATIONS.

IMPORTANT INFORMATION:

***** BEFORE STARTING CONSTRUCTION *****

IT IS THE RESPONSIBILITY OF THE BUILDER TO COMPLY WITH AND ADAPT THIS PLAN TO SATISFY THE APPLICABLE INTERNATIONAL RESIDENTIAL CODE (IRC) AND ENERGY CODE REQUIREMENTS AS WELL AS LOCAL BUILDING CODES WHERE THIS HOME PLAN IS CONSTRUCTED AND ADAPT THIS PLAN TO ITS ACTUAL SITE LOCATION.

THIS HOME AND ITS DESIGN MUST BE CONSTRUCTED BY A LICENSED AND REPUTABLE BUILDER WITH EXPERIENCE IN CONSTRUCTING THIS TYPE OF HOME.

ALL SUB-CONTRACTORS USED IN THE CONSTRUCTION OF THIS HOME MUST BE LICENSED WITH THE STATE AND QUALIFIED TO PERFORM THE WORK REQUIRED. FRUSTERIO DESIGN, INC. ASSUMES NO LIABILITY FOR ANY ERRORS IN THIS PLAN.

IT IS THE RESPONSIBILITY OF THE BUILDER TO REVIEW AND PERFORM ALL DUE DILIGENCE ON THIS PLAN AND NOTIFY FRUSTERIO DESIGN, INC. OF ANY CONCERNS PRIOR TO BEGINNING CONSTRUCTION.

THE SELECTION AND CONDITION OF LUMBER USED IN CONSTRUCTION MAY VARY WIDELY, AS DOES THE QUALITY OF THE WORKMANSHIP. NEITHER FRUSTERIO DESIGN, INC. OR ITS MEMBERS HAVE KNOWLEDGE OF THE QUALITY OF THE WORKMANSHIP OR CONSTRUCTION METHODS AND PRACTICES USED ON ANY CONSTRUCTION PROJECT AND IS THEREFORE HELD HARMLESS FROM THE DESIGN OR PERFORMANCE OF THE LUMBER IN COMPLETED STRUCTURES.

ALL STRUCTURAL MATERIAL USED TO CONSTRUCT THIS HOME MUST MEET CURRENT INT CODE REQUIREMENTS, CERTIFIED & DESIGNED BY THE MANUFACTURER OR BY A LICENSED STRUCTURAL ENGINEER.

ANY STRUCTURAL & FLOOR JOIST NOTATION ON THIS PLAN IS INTENDED FOR PURPOSES OF DESIGN ONLY & IN NO WAY INDICATES FINAL STRUCTURAL REQUIREMENTS FOR LOAD BEARING LOCATIONS WHICH ARE DESIGNED BY OTHERS.

ALL LOAD BEARING LOCATIONS MUST BE REVIEWED, DESIGNED & APPROVED BY LUMBER MANUFACTURER OR STRUCTURAL ENGINEER PRIOR TO THE START OF CONSTRUCTION.

EASEMENTS & SETBACKS AS DETERMINED BY A LICENSED SURVIVOR. IT IS NOT RECOMMENDED THAT A CERTIFIED STRUCTURAL ENGINEER REVIEW THE FRAMING CONSTRUCTION TO VERIFY STRUCTURAL INTEGRITY.

THESE PLANS DO NOT SHOW OR SUGGEST FINAL REQUIRED CONSTRUCTION PRACTICES.

SITE REQUIREMENTS

THESE PLANS ARE FOR UNIVERSAL CONDITIONS & DO NOT ADDRESS SPECIFIC SITE REQUIREMENTS. IT IS RECOMMENDED THAT SOIL CONDITIONS AT SITE BE SAMPLED & TESTED BY A COMPETENT SOILS TESTING LABORATORY AND, IF NECESSARY, FOUNDATION PLANS BE MODIFIED BY A STRUCTURAL ENGINEER WHO IS FAMILIAR WITH THE BUILDING SITE CONDITIONS & BE BASED ON RECOMMENDATIONS OF THE SOILS TESTING LABORATORY.

COMPARE DIMENSIONS WITH FLOOR AND VERIFY ALL DIMENSIONS, INCLUDING COMPARISON OF FLOOR PLANS AND FOUNDATION TO INSURE ACCURACY PRIOR TO THE BEGINNING OF CONSTRUCTION. TO THE BEST OF HIS KNOWLEDGE, THE DESIGNER HAS PREPARED THESE PLANS TO COMPLY WITH THE CLIENT'S SPECIFICATIONS AND GENERAL BUILDING CODES AT THE TIME. ALTHOUGH EVERY REASONABLE EFFORT HAS BEEN MADE TO AVOID ERRORS, OMISSIONS, AND MISTAKES, THE CONTRACTOR AND/OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS PRIOR TO CONSTRUCTION. THE DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION BEGINS.

IT IS THE RESPONSIBILITY OF THE LUMBER SUPPLIER TO DETERMINE, CALCULATE, ENGINEER, AND CERTIFY ALL LOAD BEARING LOCATIONS ON THIS PLAN AND PROVIDE THE REQUIRED LUMBER AND BEAM MATERIAL TO SUBSTANTIALLY SUPPORT THE STRUCTURAL INTEGRITY OF THIS PLAN.

FRUSTERIO DESIGN, INC. IS A RESIDENTIAL DESIGN FIRM AND ASSUMES NO LIABILITY FOR THE STRUCTURAL INTEGRITY OF THIS PLAN, CONSTRUCTION PRACTICES, OR THE FINAL PLACEMENT OF THIS HOME ON ITS SITE.

SOME STATE AND/OR LOCAL BUILDING CODES MAY REQUIRE A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT'S CERTIFICATION STAMP BEFORE BUILDING PERMITS CAN BE ISSUED.

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ALL RIGHTS RESERVED

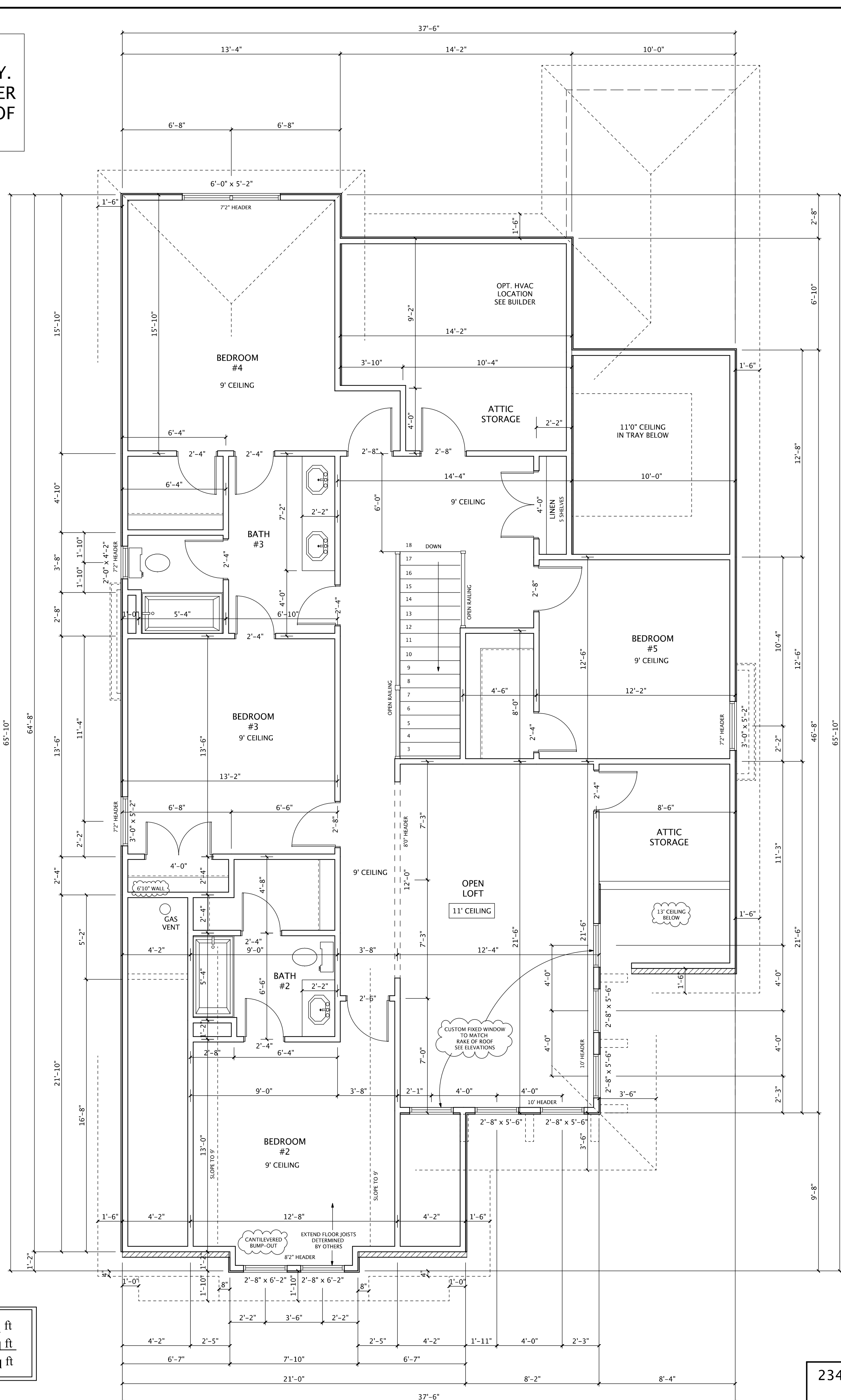
THIS HOME PLAN AND DESIGN IS THE PROPERTY OF CHARLES M. FRUSTERIO AND CAN NOT BE RECREATED OR COPIED WITHOUT THE EXPRESS WRITTEN CONSENT OF FRUSTERIO DESIGN, INC.

AREAS

FIRST FLOOR 1,536 sq ft
SECOND FLOOR 1,513 sq ft
TOTAL LIVING: 3,049 sq ft

FIRST FLOOR DETAIL CONSTRUCTION SHEET

SCALE: 1/4" = 1'-0"



SECOND FLOOR DETAIL CONSTRUCTION SHEET

SCALE: 1/4" = 1'-0"

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ALL RIGHTS RESERVED

FEDERAL COPYRIGHT REGISTERED

**COPYRIGHT /
BUILDING PERMIT WARNING**

2340-2300-0818

PROPERTY OF FRUSTERIO
THIS ORIGINAL PLAN & ITS IDEAS ARE THE PROPERTY OF FRUSTERIO DESIGN, INC. ANY REPRODUCTION OF THIS PLAN IN WHOLE OR PART IS IN VIOLATION OF COPYRIGHT INFRINGEMENT WHICH MAY RESULT IN LEGAL ACTION FOR COMPENSATION. (ENFORCED BY SIROTE & PERMUTT P.C., 2311 HIGHLAND AVE., BIRMINGHAM, ALABAMA) FRUSTERIO DESIGN, INC. SELL ALL OR PART OF ANY OF ITS HOME PLAN DESIGNS.

AMERICAN INSTITUTE
OF BUILDING DESIGN
A I B D
PROFESSIONAL MEMBER

CUSTOM HOME DOCUMENTS
FOR
HOLLAND HOMES
"THE BARKLEY CLOVERLEAF LOT 1"
DESIGNING THE DREAM AND REALIZING IT

frusterio
DESIGNING THE DREAM AND REALIZING IT

DESIGN DATE:
SEPTEMBER 10, 2018
PLOTTING TIME:
08:56 AM

THIS PLAN AND ITS DESIGN COMPOSITION IS PROTECTED UNDER FEDERAL COPYRIGHT LAWS AND ENFORCED BY COPYRIGHT ATTORNEYS SIROTE & PERMUTT P.C., BIRMINGHAM, 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: 4217 Brasher Dr, Vestavia Hills, Alabama and that statements submitted in my application are true and that I am: *(please check all that apply).*

☒ the Property Owner and representing myself in said request.

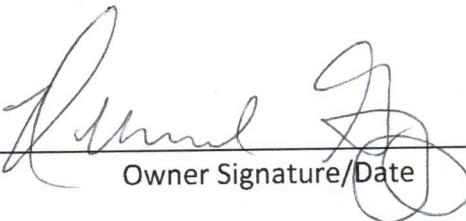
☐ the Property Owner, but I am authorizing a Representing Agent by the name of: _____ to represent me in the following request:

And am requesting: (please check)

☐ Rezoning Request
☐ Preliminary Plat Approval
☒ Final Plat Approval
☐ Conditional Use Approval

☐ Request for Variance
☐ Special Exception
☐ Design Review Approval

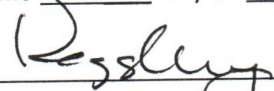
Signed:


Owner Signature/Date

STATE OF ALABAMA

COUNTY OF _____

Given under my hand and seal
this _____ day of _____, 20____.


Notary Public

**PEGGY IVEY
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 11/28/27**

My commission expires _____ day of _____, 20____.



VESTAVIA HILLS

Board of Zoning Adjustment Planners Report

MEETING DATE

April 18, 2024

AGENDA ITEM

BZA-24-7 **Nancy Golden** is requesting a **Side Setback Variance** for the property located at **2137 Ridgeview Drive**. The purpose of this request is to reduce the Side Setback to 8' in lieu of the required 15', to cover existing patio. The property is owned by Nancy Golden and is zoned **Vestavia Hills R-2**.

BACKGROUND

6' Side Setback Variance to Reduce the Side Setback to 8' in Lieu of the Required 15'.

PLANNER'S REVIEW/RECOMMENDATION

Applicant is seeking a Side Setback Variance to cover the existing patio. The applicant contends the corner lot and how the house sits on the lot causes a hardship. If the house sat straight on either side of the lot, no variance would be needed. The patio area in the rear is not usable because of the weather and sun that continuously hit the uncovered spot. This property is zoned Vestavia Hills R-2.

ATTACHMENTS

1. Application
2. Proposed Survey
3. Current Patio
4. Proposed Rendering
5. Owners Affidavit

Jack Wakefield
City Planner

**BZA-24-7****Variance and Special
Exception Application**

Status: Active

Submitted On: 3/13/2024

Primary Location2137 RIDGEVIEW DR
VESTAVIA HILLS, AL 35216**Owner**Nancy Golden
Ridgeview Drive 2137
Ridgeview Drive Vestavia Hills,
AL 35216**Applicant** Nancy Golden
 205-903-5253
 ncgolden2014@gmail.com
 2137 Ridgeview Drive
Vestavia Hills, AL 35216

Agenda Information

 Agenda Scheduling

April 2024

 Comments/Delay/Explanation

Applicant Information

I am filling this out as the

Owner

Billing/Responsible Party

Name

Nancy Golden

Phone #

205 903 5253

Address

2137 Ridgeview Drive

City/State/Zip

Vestavia Hills AL 35216

Email

Ncgolden2014@gmail.com

Subject Property Information

Subject Property Address2137 Ridgeview Drive Vestavia Hills AL
35216**Legal Description of Subject Property ?**

Lot16 Block 3 Vesthaven - First Sector

REASONS FOR REQUEST

Front Setback Variance☐**Rear Setback Variance**☐**Side Setback Variance**☒**Setback Required***

15 feet

Setback Requested*

8 feet

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

R2

PROJECT

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

We want to add a cover to the existing patio

HARDSHIP

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

We have a corner lot which is irregular in shape.

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:*

We have a corner lot that is irregular in shape. Our next door neighbor has removed trees and shade no longer exists making our existing patio unusable in the afternoon sun.

2. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other owners of property in the District in which the property is located. Please explain:*

We have a corner lot that is irregular in shape making it impossible to cover the existing patio without the granting of a variance. Some of our neighbors have covered patios similar to what we want to construct.

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

We have a corner lot that is irregular in shape making it impossible to cover the existing patio without the granting of a variance. Some of our neighbors have covered patios similar to what we want to construct.

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 covering which we wish to construct over our existing patio will be similar in design to other patio covers in our neighborhood and will not adversely affect other property owners.

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

Because the lot is a corner lot and irregular in shape we can not construct the patio covering unless we receive a variance from the 15 foot ordinance.

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

Allowing a variance to 8 feet on one corner of the existing patio will allow us to construct the patio cover.

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.*

We have a corner lot that is irregular in shape making it impossible to cover the existing patio without the granting of a variance. We want to make an existing impervious space usable.

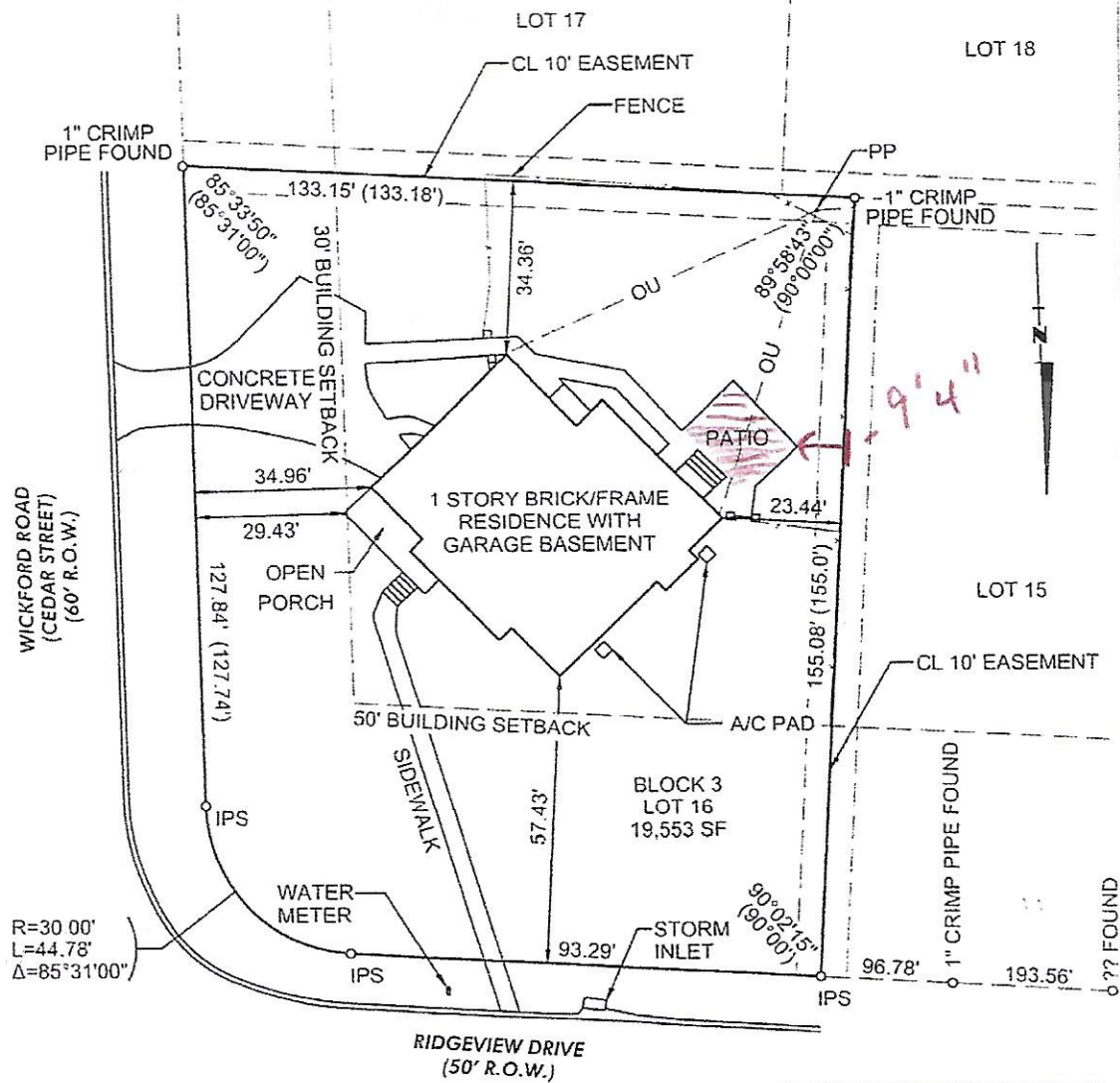
NOTE: In proving that an unnecessary hardship has been imposed on the property as a result of the strict interpretation of this Ordinance, the following conditions cannot be considered pertinent to the determination of whether or not an unnecessary hardship exists: (1) proof that a variance would increase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

✓ Nancy Cooper Golden
Mar 13, 2024



SCALE: 1"=30'
Asbuilt Survey

State of Alabama,
Jefferson County,

*ALL IPS ARE LABELED: ALA ENG CA-708-LS

LEGEND	
L	- LENGTH
R	- RADIUS
R.O.W.	- RIGHT-OF-WAY
Δ	- CENTRAL ANGLE
TAN	- TANGENT
CL	- CENTERLINE
PP	- POWER POLE
IPS	- IRON PIN SET
OU	- OVERHEAD UTILITY
SF	- SQUARE FEET

I, Robert F. Weimorts, Jr., a Registered Land Surveyor in the State of Alabama hereby state that all parts of this survey and drawing have been completed in accordance with the Current Requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief for the following described property:

Lot 16, Block 3 according to the survey of Vesthaven - First Sector as recorded in Map Book 45, Page 38 in the office of the Judge of Probate, Jefferson County, Alabama.

I further state 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 electric or telephone wires (excluding those which serve the premises only) or structures or supports thereof, including poles, anchor or guy wires on or over said property except as shown; that there are no encroachments except as shown; that the improvements are located as shown above. No underground utilities have been located.

According to my field survey this the 6th day of October, 2015.

Alabama Engineering Co., Inc.
2 Office Park Circle, Suite 11
Birmingham, Alabama 35223
Phone: (205) 803-2161
Fax: (205) 803-2162

Robert F. Weimorts, Jr., PLS
Alabama Reg. No 23008







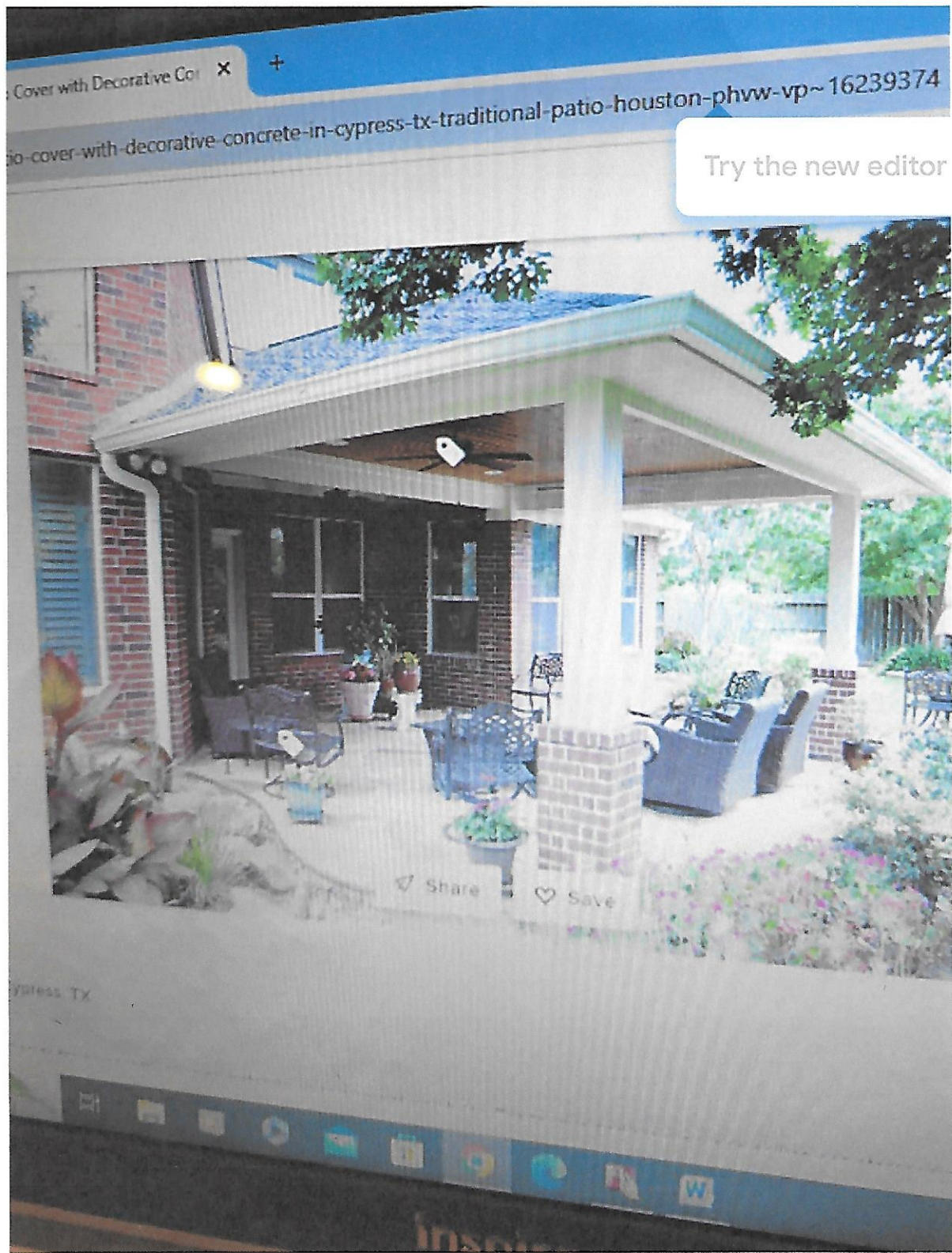


as no questions

Have a question about this photo? Ask our c

ere to search







**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: 2137 Ridgerview Drive, Vestavia Hills, Alabama and that statements submitted in my application are true and that I am: *(please check all that apply)*.

☒ the Property Owner and representing myself in said request.

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

And am requesting: (please check)

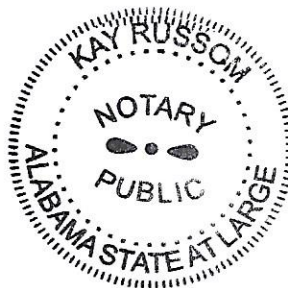
☐ Rezoning Request
☐ Preliminary Plat Approval
☐ Final Plat Approval
☐ Conditional Use Approval

☒ Request for Variance
☐ Special Exception
☐ Design Review Approval

Signed: Nancy Cooper Golden 3/12/2024
Owner Signature/Date

STATE OF ALABAMA
COUNTY OF Jefferson

Given under my hand and seal
this 12th day of March, 2024
Kay Russom
Notary Public



My commission expires _____ day of _____, 20____.

My Commission Expires
November 8, 2024



VESTAVIA HILLS

Board of Zoning Adjustment Planners Report

MEETING DATE

April 18, 2024

AGENDA ITEM

BZA-24-9 **Benjamin Goldman** is requesting a **Rear Setback Variance** for the property located at **2308 Fox Glen Circle**. The purpose of this request is to reduce the Side Setback to 18' in lieu of the required 30', to build a house. The property is owned by Benjamin Goldman and is zoned **Vestavia Hills R-1**.

BACKGROUND

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

PLANNER'S REVIEW/RECOMMENDATION

Applicant is seeking a rear setback variance to build a house. The applicant contends the narrow corner lot causes a hardship. There is a pool in the rear of the house but, because of the orientation of the lot, that is a side setback. The house sits over 35' from that lot line. What is viewed as the side of the house is officially the rear setback. That is where the variance is being requested. There is a natural spring that runs down the rear setback (side of the house) and piping infrastructure there to help manage that water flow. The proposed structure and impervious surfaces will be looked at further in the permitting stage. This property is zoned Vestavia Hills R-1.

ATTACHMENTS

1. Application
2. As-Built Survey
3. Renderings and Floor Plan
4. Water Repair Plan
5. Owners Affidavit

Jack Wakefield
City Planner

**BZA-24-9****Variance and Special
Exception Application**

Status: Active

Submitted On: 3/18/2024

Primary Location2308 FOX GLEN CIR
VESTAVIA HILLS, AL 35216**Owner**Benjamin Bryan Goldman
Fox Glen Circle 2308 Fox Glen
Circle VESTAVIA HILLS, AL
35216**Applicant** Benjamin Goldman 205-908-9782

bryangoldman@hotmail.com

 2308 Fox Glen Circle
Vestavia, AL 35216

Agenda Information

 Agenda Scheduling

April 2024

 Comments/Delay/Explanation

Applicant Information

I am filling this out as the

Owner

Billing/Responsible Party

Name

Benjamin Bryan Goldman

Phone #

12059089782

Address

2308 Fox Glen Circle

City/State/Zip

VESTAVIA HILLS, AL 35216

Email

bryangoldman@hotmail.com

Subject Property Information

Subject Property Address

2308 Fox Glen Circle

Legal Description of Subject Property ?

LOT 1 BLK 6 TANGLEWOOD PARK 1ST SECT 3RD ADD

REASONS FOR REQUEST

Front Setback Variance☐**Rear Setback Variance**☒**Setback Required***

30'

Setback Requested*

18'

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

R1

PROJECT

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

Our plan is to tear down our existing home and rebuild a new home in its place. The existing house faces Fox Glen Circle and to anyone looking at the house, they would say that is the natural Front of the house. The address of the property is also Fox Glen Circle. According to a technicality in Vestavia rules, the front of our house is actually on Anglewood Drive. If Anglewood Drive is the front of the home that would change the rear of the home to have a 30' setback rather than a 17' setback as we previously thought. If you were to consider Fox Glen Circle as the front, as we have always done, we would be within the prescribed 17' side setback and the 30' rear setback lines. Furthermore, when we purchased our home around 9 years ago we discovered we had a natural spring running through our property. We had to install 10" pipe on three sides of our house to be able to handle the water from the spring. This plan was engineered by an engineer who specializes in water management. Currently, we have a pool in our back yard. It would not be possible to move the pool to what Vestavia considers the backyard b/c of where the pipe is located.

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 building code requires a 30' rear setback and a 17' side setback. On a corner lot the front of a house is defined as the narrower of the two road frontages. In this case that would be Anglewood Drive. Our house has faced Fox Glen Circle since the 70's and our new house would also face Fox Glen Circle. Our address, which has been the same since the 70's also matches the front of our house on Fox Glen Circle. Anyone looking at the property would say that Fox Glen Circle is the natural front of the house for that particular lot. Based on Fox Glen Circle being the front of the house, we meet both the side and rear setback minimums. When Anglewood is considered the front, we would then have a 30' setback in our rear (side yard) vs a 17' setback.

Before any variance is granted, the BZA must find that ALL of the following conditions exist. Please describe each of the following details in order for the BZA to determine if these warrants the described hardship.

1. There are extraordinary and exceptional conditions, which are peculiar to the piece of property in question because of its size, shape or topography, that are not applicable to the other lands or structures in the same district. Please explain.*

The front of our house and our setbacks are being determined by our lot widths rather than which side of the house is actually the front of the house. If the front of the house was actually Anglewood Drive, the house would look unnatural and out of place. The lot has a slope from rear to front and from left to right. Being able to have the front of the house on Fox Glen Circle as it is now, lets the house sit more level, and conform to the natural lot layout. There is a very nice pool in place in the current backyard that will stay in place. This provides a very good buffer between our house and the neighbor's house behind us (over 30'). The pool could not be moved to the side yard b/c we have a natural spring running through our property. We have 10" pipe running through 3 sides of our yard 6-8 feet below ground and that would prohibit a pool from being able to be installed in that location.

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 other lot to my knowledge to my knowledge is facing a street and has a street address that is not the actual front of their house. I also don't know of any other houses in our neighborhood that are affected by the natural spring like we are. We are located in a flat spot at the bottom of the hill. Once the water travels underground through the rock it lands on our lot and has to be controlled by large underground piping. Others may have water going underground through their lot but they are not at the bottom of the hill in a flat spot where it makes its way to the surface.

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

We will be within the 30' rear setback and 17' setback if Fox Glen Circle were considered the front of our house.

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:*

Fox Glen Circle is the natural front of our house and has been the front of our house since it was built in the 70's. Our house will be set up very similar to how it is now and will have a good buffer between us and our neighbors (within the prescribed setbacks if Fox Glen is considered the front)

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

We were always under the impression that the front of our house was Fox Glen Circle. We were not made aware that it was not the front until we submitted for a plan review with the city.

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

Correct. There is a 1' 6" buffer based on the plans for in case we run into anything during construction.

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.*

Agreed

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

✓ Benjamin Bryan Goldman
Mar 11, 2024

REYNOLDS SURVEYING CO., INC.
Surveying - Land Planning

BLOCK 6

19

CORNER CALCULATED
CANNOT SET DUE
TO FENCE
FENCE
IN 0.8'

ANGLEWOOD DRIVE

50' R.O.W.

IPF

90°16'03"
TO CHORD

161.11'

10' EASEMENT

FENCE

WALL

STEPS
&
WALK

EXISTING POOL

CONC.
AREA

50.50'

50' BLDG. LINE

EXISTING
CONC.
DRIVE

PROPOSED HOUSE

EXISTING HOUSE

54.6'

50' BLDG. LINE

LOT 1

L=119.97'
R=850.34'
Δ=08°05'01"

8.00'

L=39.27'
R=25.00'
Δ=90°00'00"

50.7'

145.00'

CONC.
AREA

90°

140.73'

19.6'

35.6'

35.7'

35.7'

35.7'

35.7'

35.7'

35.7'

35.7'

35.7'

35.7'

35.7'

35.7'

35.7'

35.7'

35.7'

35.7'

35.7'

35.7'

35.7'

FOX GLEN CIRCLE

50' R.O.W.

IPS

- LEGEND
- UTILITY POLE
 - GUY WIRE
 - RETAINING WALL
 - CONCRETE
 - FENCE
 - OVERHEAD ELECTRICAL
 - IRON PIN FOUND
 - IRON PIN SET

SCALE: 1" = 30'

STATE OF ALABAMA
JEFFERSON COUNTY

"PROPERTY & PLOT PLAN SURVEY"



I, Robert Reynolds, a Registered Surveyor, do here by state that this is a true and correct plat or map of Lot 1, Block 6, of TANGLEWOOD PARK FIRST SECTOR, THIRD ADDITION, as recorded in Map Book 101, Page 3 in the Office of the Judge Of Probate in Jefferson County, Alabama. All parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Surveying in the State of Alabama to the best of my knowledge, information and belief. The improvements on said premises are as shown. There are no visible encroachments on over or across said lands except as shown. According to my survey this the 11th day of January, 2024.

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

Purchaser: Goldman
Address: 2308 Fox Glen Circle

Robert Reynolds
Reg. No. 25657



SQUARE FOOTAGE	
MAIN (Heated)	2,920
UPSTAIRS (Heated)	1,412
TOTAL (Heated)	4,332
GARAGE/SHOP	1,410
ENTRY PORCH	153
BACKPORCH/BREEZEWAY	671
TOTAL (Under Roof)	6,566

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

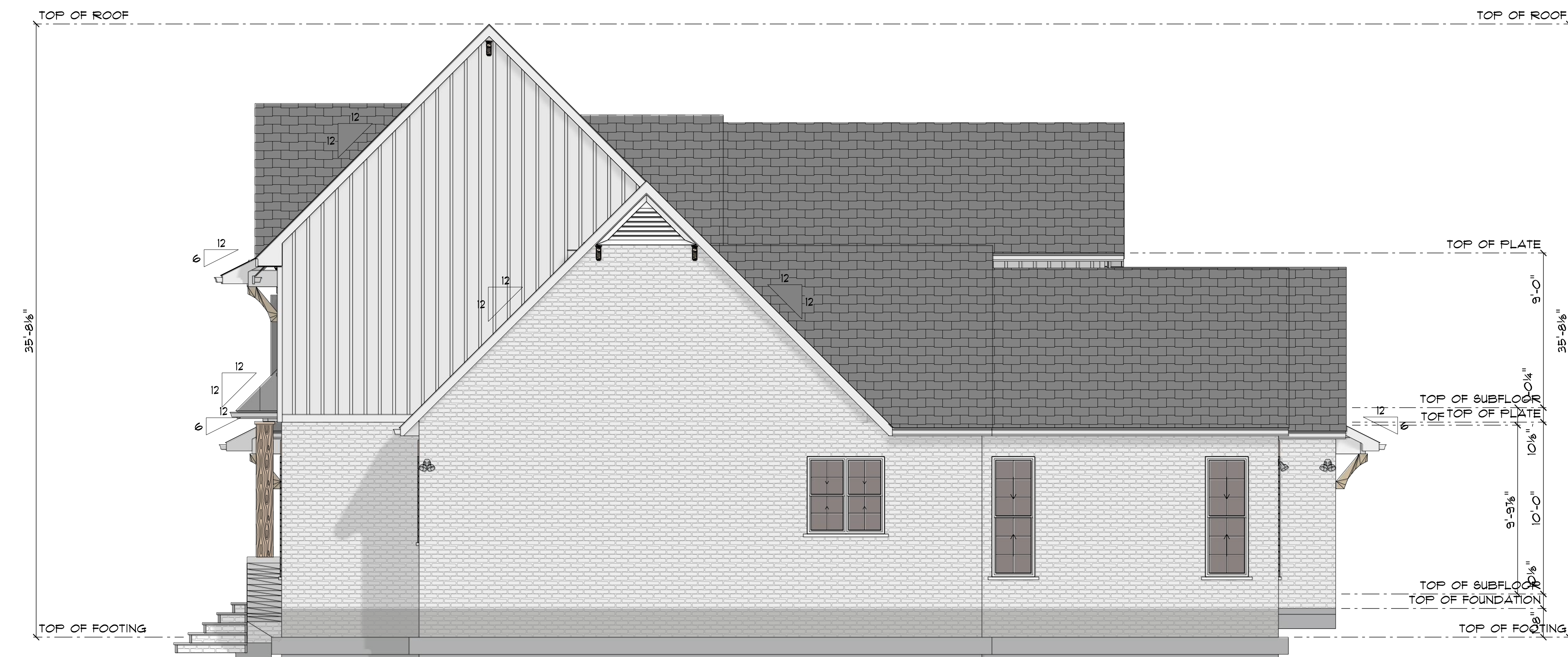


2

3/1/2024

A Custom Home Plan for
The Goldman Family
2308 Fox Glen Circle, Vestavia Hills, Alabama



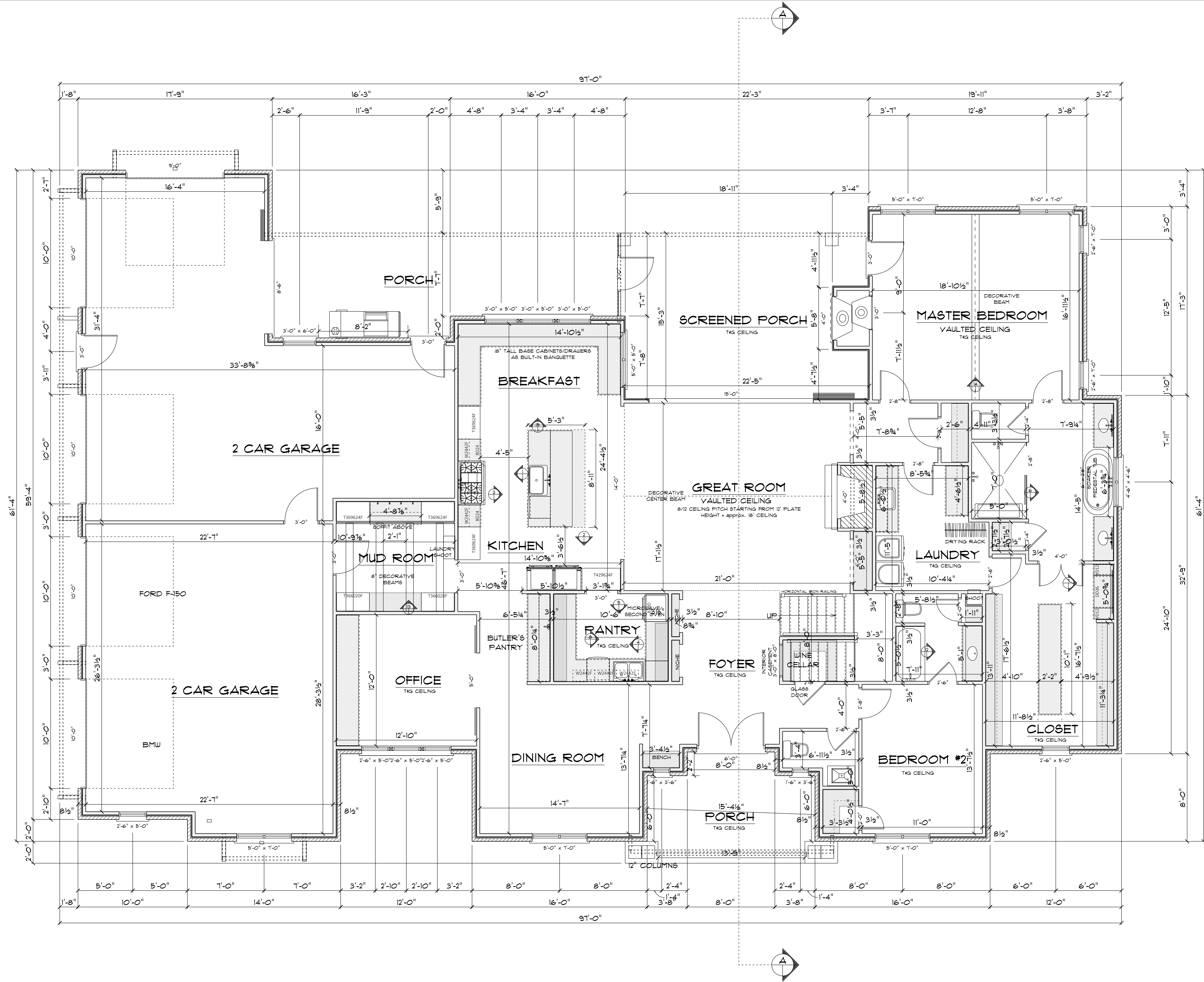


3

3/1/2024

A Custom Home Plan for
The Goldman Family
2308 Fox Glen Circle, Vestavia Hills, Alabama

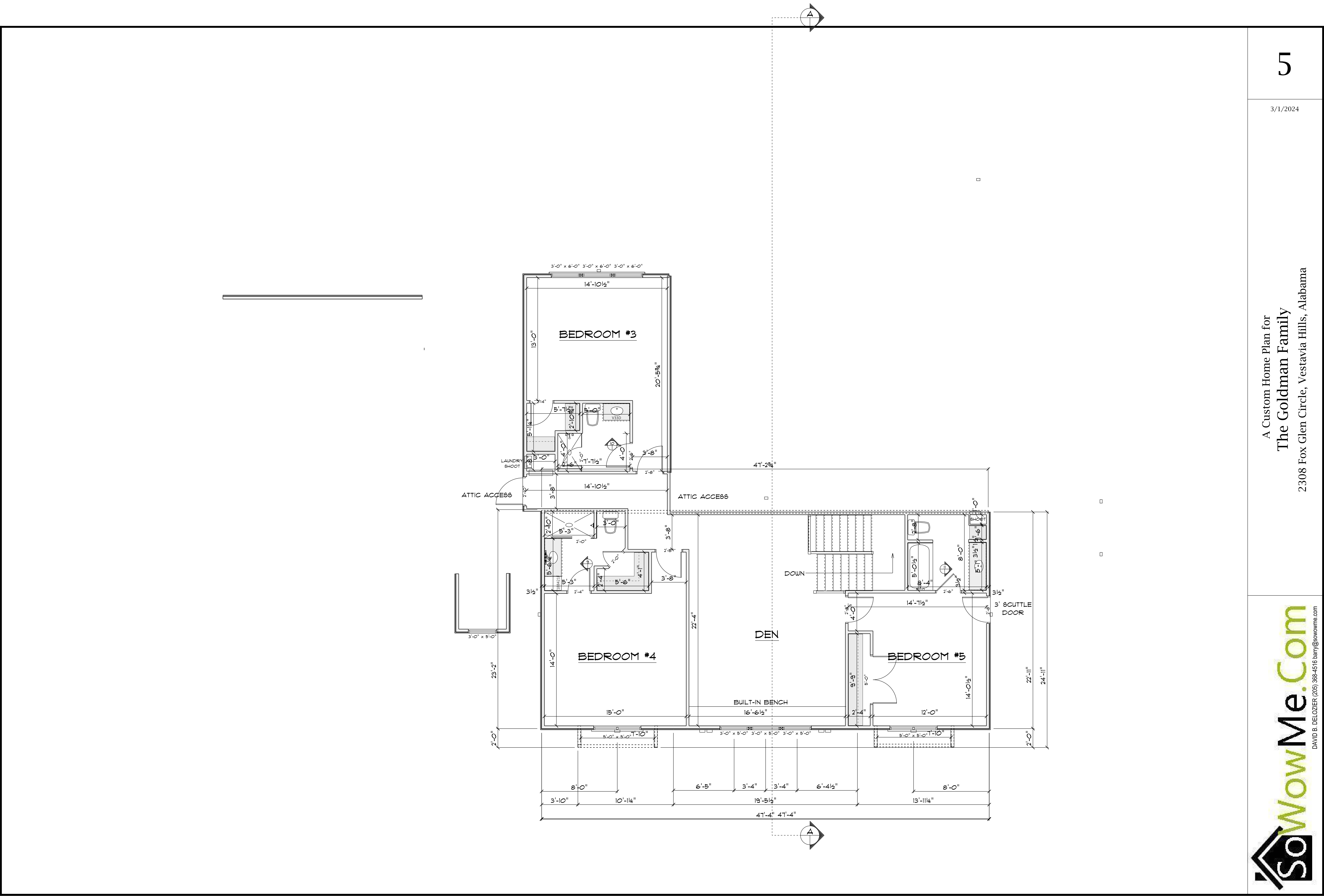




4

3/1/2024

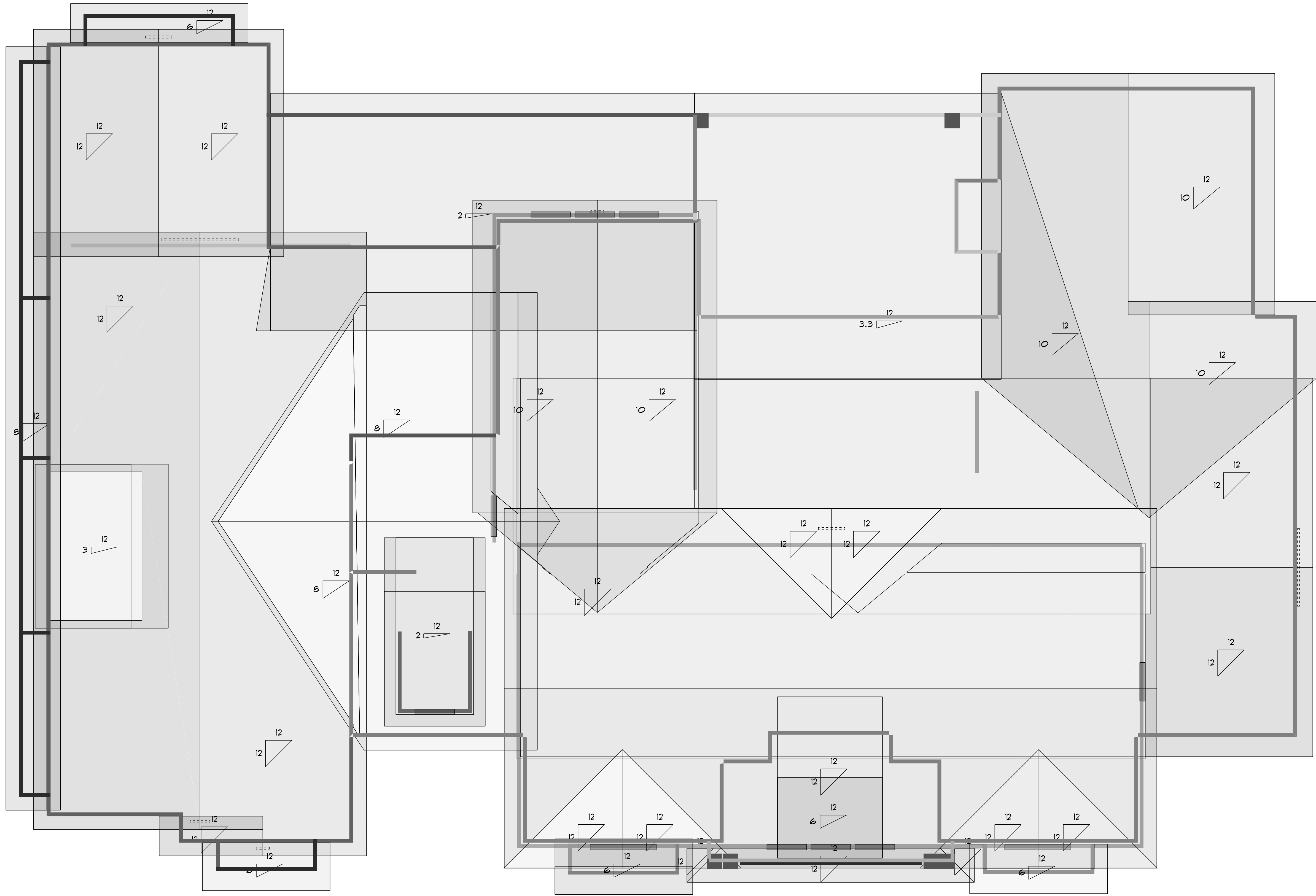
A Custom Home Plan for
The Goldman Family
2308 Fox Glen Circle, Vestavia Hills, Alabama



5

3/1/2024

A Custom Home Plan for
The Goldman Family
2308 Fox Glen Circle, Vestavia Hills, Alabama



6

3/1/2024

A Custom Home Plan for
The Goldman Family
2308 Fox Glen Circle, Vestavia Hills, Alabama



BARN DOOR TO OFFICE

WOOD BURNING STOVE

BANQUETTE

BARN DOOR TO OFFICE

BANQUETTE

BANQUETTE

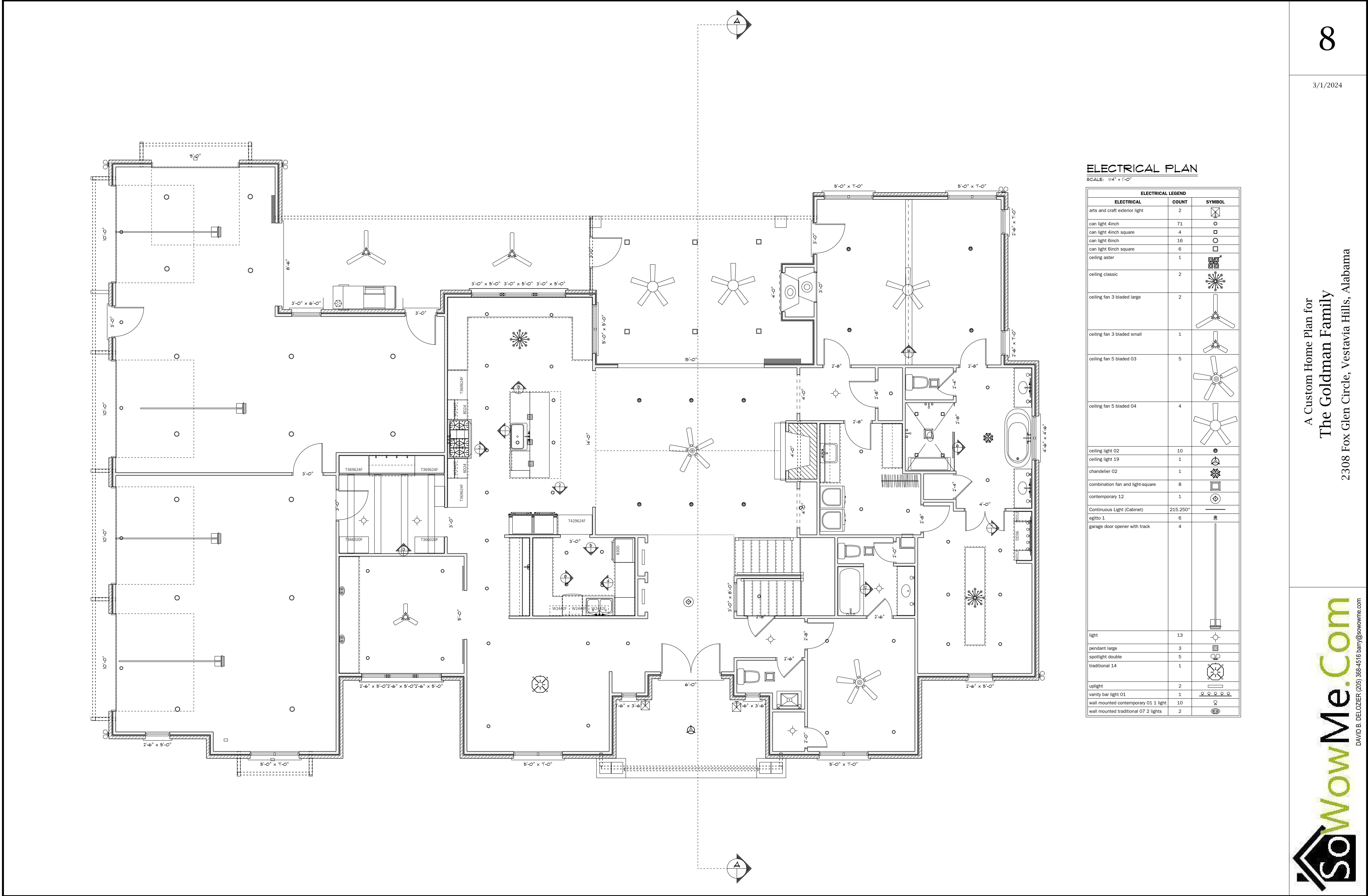
HIDDEN
PANTRY
DOOR

BUTLER'S PANTRY

Technical drawing of a kitchen unit. The unit features a double oven with a cooktop on top. The unit is shown in a perspective view, with a side panel on the right. The drawing is a line drawing with some shading to indicate depth.

The diagram shows a control panel on the left with a rectangular display screen. Above the screen is a row of five small circular indicators. Below the screen is a horizontal bar with three small rectangular buttons. To the right of the panel is a large, empty rectangular area, possibly for a drawing or text.

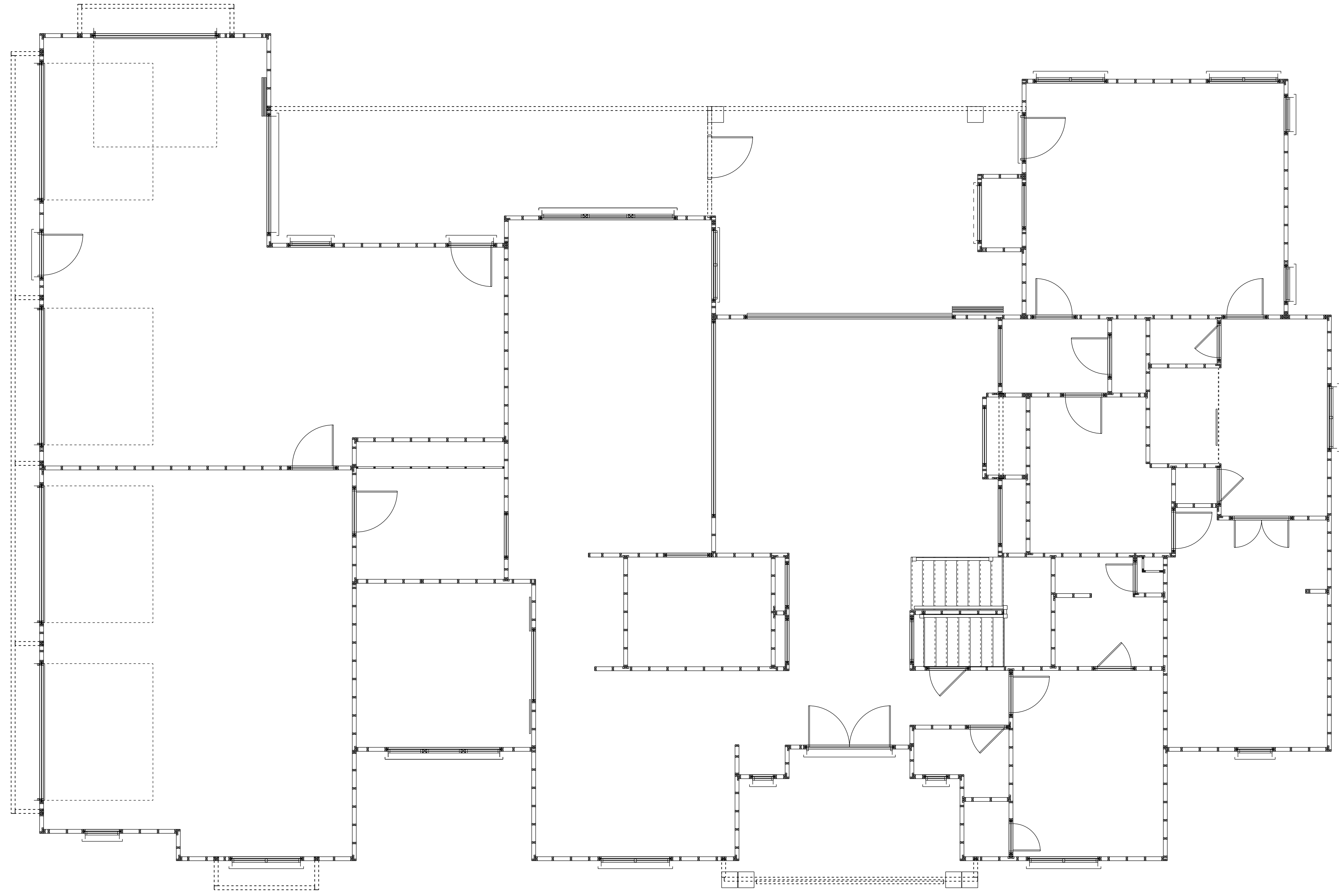




8

3/1/2024

A Custom Home Plan for
The Goldman Family
2308 Fox Glen Circle, Vestavia Hills, Alabama

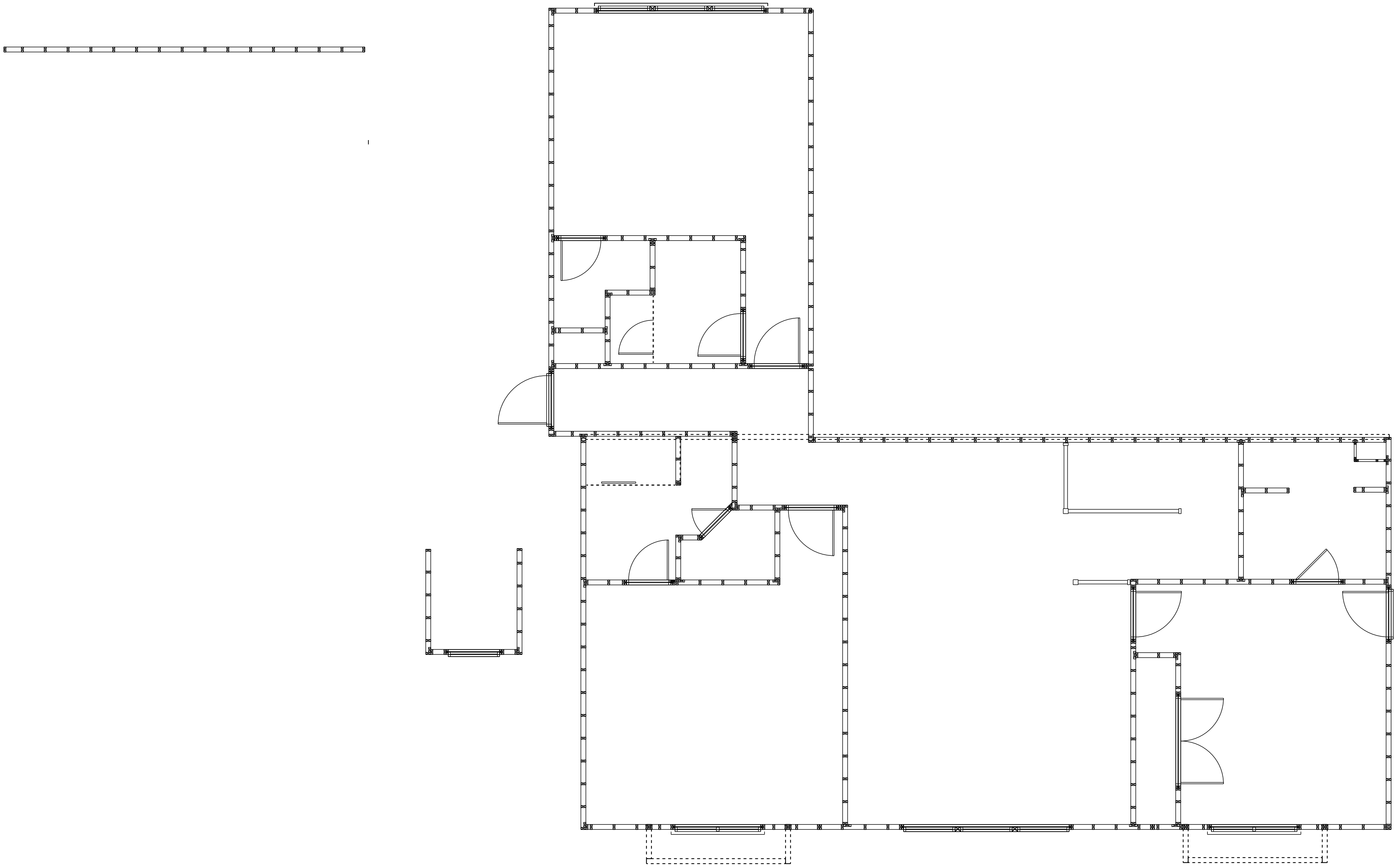


10

3/1/2024

A Custom Home Plan for
The Goldman Family
2308 Fox Glen Circle, Vestavia Hills, Alabama



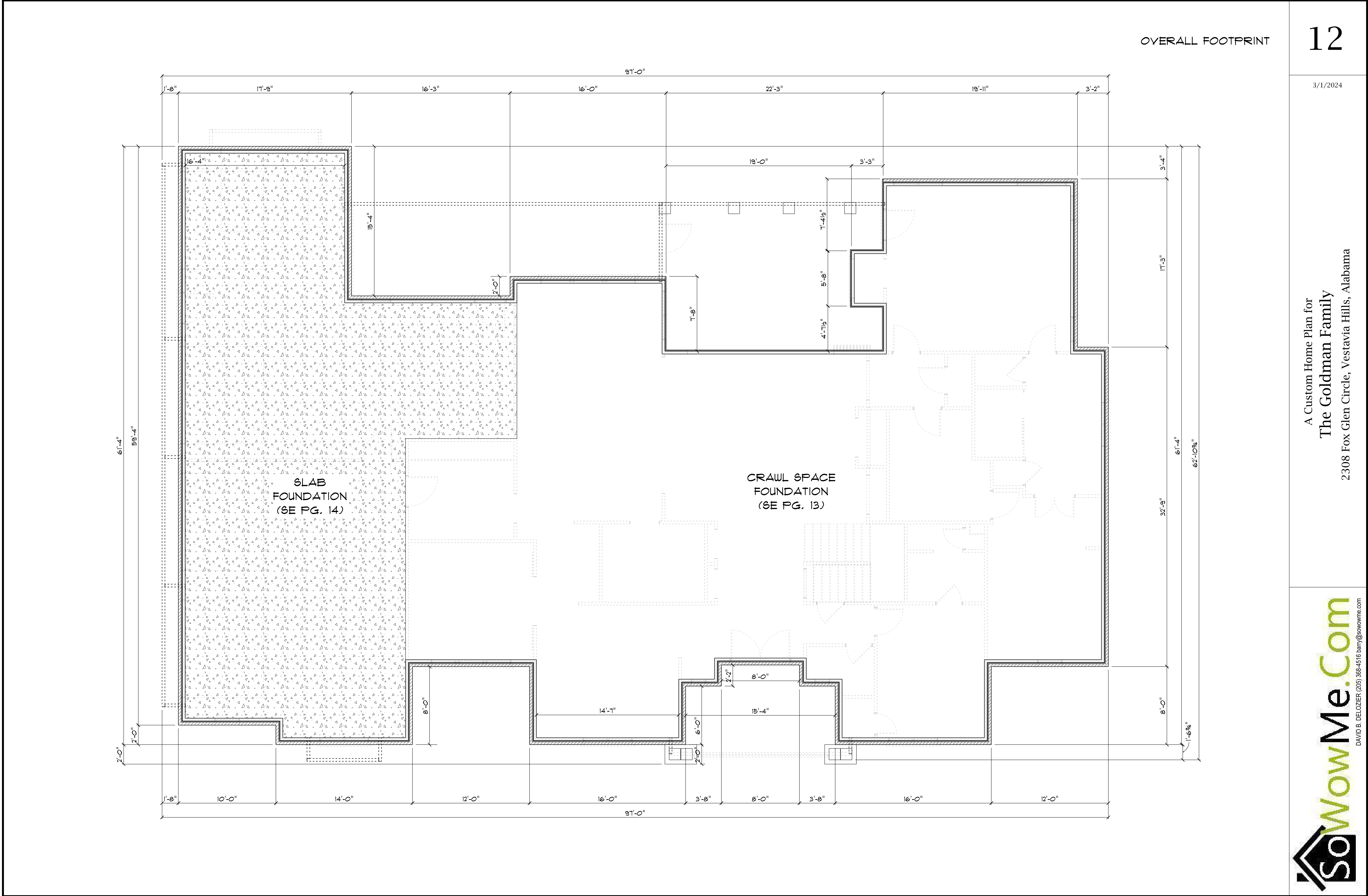


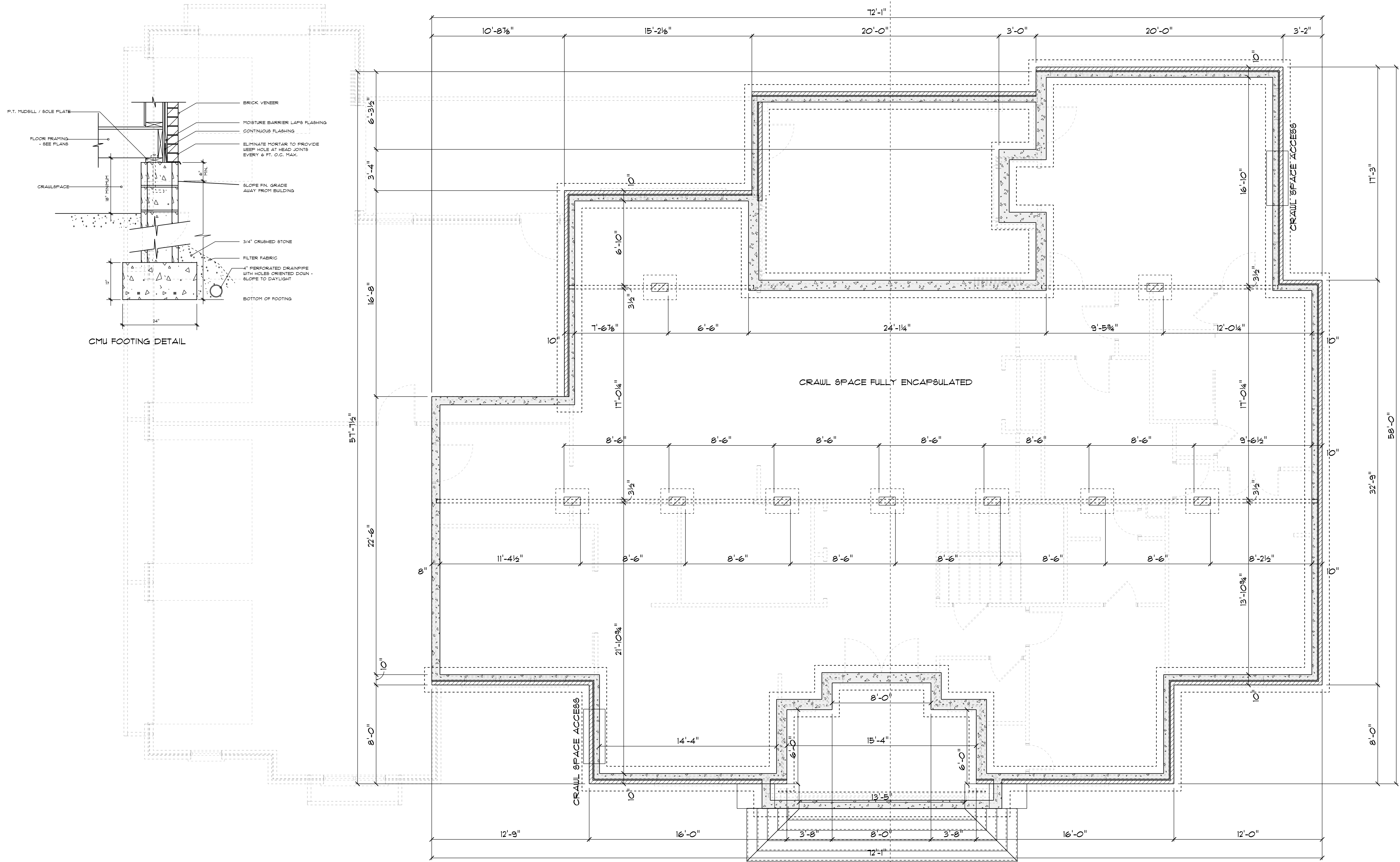
OPENING SCHEDULE				
PRODUCT CODE	SIZE	HINGE	REVERSED	COUNT
18X24 CASEMENT 1-MODIFIED	1'-6" x 3'-0"	N	NA	1
18X42 CASEMENT 1	1'-6" x 3'-6"	N	NA	2
24X24 CASEMENT 1	2'-0" x 2'-0"	N	NA	1
24X48 DOUBLE HUNG 1	2'-0" x 4'-0"	U	NA	1
24X80 1 PANEL 1	2'-0"	R	NO	3
24X80 GLASS	2'-0"	L	NO	1
24X80 GLASS SLIDING	2'-0"	L	NO	1
28X80 1 PANEL 1	2'-4"	R	NO	4
30X60 DOUBLE HUNG 1	2'-6" x 5'-0"	U	NA	5
30X72 DOUBLE HUNG 1-MODIFIED	2'-6" x 7'-0"	U	NA	2
30X80 1 PANEL 1	2'-6"	L	NO	4
32X80 1 PANEL 1	2'-8"	L	NO	4
32X80 1 PANEL 1-MODIFIED	2'-8"	R	NO	3
32X80 1 PANEL 1-MODIFIED	2'-8"	R	NO	1
32X80 GLASS SLIDING	2'-8"	L	NO	1
32X96 1 PANEL 1	2'-8"	L	NO	2
32X96 FRENCH A 1	2'-8"	L	NO	1
34X80 1 panel 1	2'-10"	R	YES	1
36X60 DOUBLE HUNG 1	3'-0" x 5'-0"	U	NA	4
36X60 HUNG TOP-MODIFIED	3'-0" x 6'-0"	N	NA	1
36X72 DOUBLE HUNG 1	3'-0" x 6'-0"	U	NA	4
36X72 DOUBLE HUNG 1-MODIFIED	3'-0" x 5'-0"	U	NA	3
36X80 1 PANEL 1	3'-0"	R	NO	1
36X80 SCREEN THIN	3'-0"	L	NO	1
36X96 1 panel 1	3'-0"	L	NO	1
36X96 DUTCH 1	3'-0"	L	NO	2
36X96 FRENCH A 1	3'-0"	L	NO	1
48X80 1 PANEL 2	4'-0"	LR	NO	1
54X54 DOUBLE HUNG 2	4'-6" x 4'-6"	UU	NA	1
60X60 DOUBLE HUNG 2	5'-0" x 5'-0"	UU	NA	2
60X72 DOUBLE HUNG 2-MODIFIED	5'-0" x 5'-0"	UU	NA	1
60X72 DOUBLE HUNG 2-MODIFIED	5'-0" x 7'-0"	UU	NA	5
60X80 1 PANEL 2	5'-0"	LR	NO	1
72X80 CLASSIC WOOD DOOR 2-MODIFIED	5'-0"	LR	NA	1
72X96 COUNTRY A 2	6'-0"	LR	NO	1
102X60 FACE SLIDING 3	8'-6"	RRR	NO	1
108X96 STABLE	9'-0"	U	NO	1
108X96 STABLE-MODIFIED	10'-0"	U	NO	4
144X96 FACE SLIDING 4-MODIFIED	15'-0"	LLLL	YES	1
C525	5'-11 1/8" x 2'-4 1/8"	NNN	NA	1
RECTANGULAR 12X18-MODIFIED	1'-0" x 2'-6"	N	NA	2
TRIANGLE 12-MODIFIED	5'-10 7/16" x 2'-11 3/16"	N	NA	2
W6H30S2-3-MODIFIED	9'-0" x 5'-0"	UUU	NA	1

11

3/1/2024

A Custom Home Plan for
The Goldman Family
2308 Fox Glen Circle, Vestavia Hills, Alabama





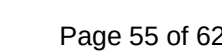
CRAWLSPACE

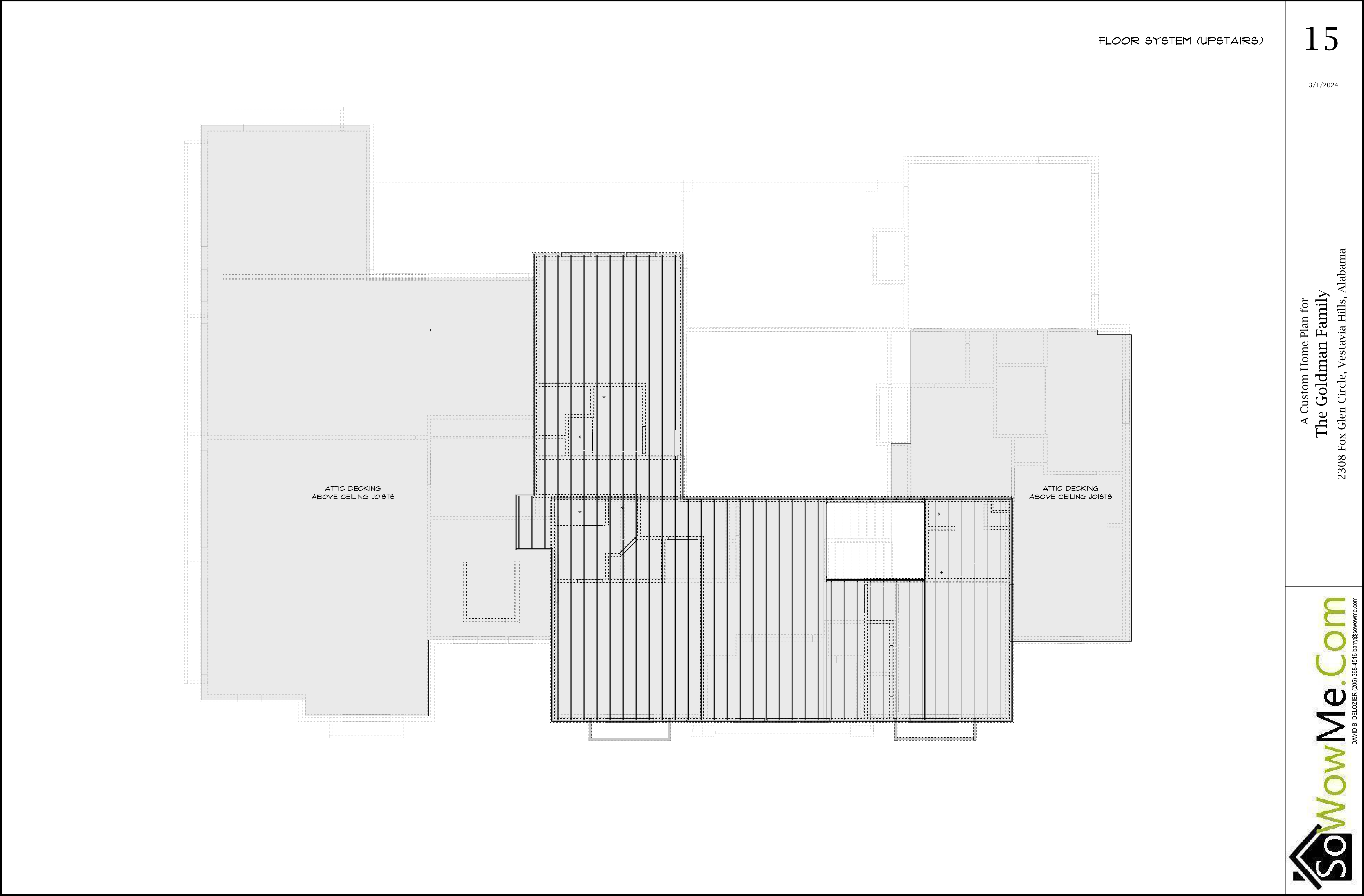
13

3/1/2024

A Custom Home Plan for
The Goldman Family
2308 Fox Glen Circle, Vestavia Hills, Alabama

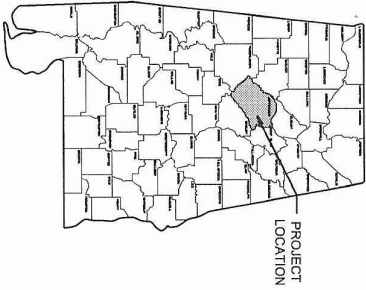
SoWowMe.Com
DAVID B. DECOZEN (205) 386-4516 darry@wowme.com





DRAWING INDEX

DRAWING No.	SHEET No.	DESCRIPTION
GN-1	1	COVER SHEET, SITE LOCATION AND DRAWING INDEX
GN-2	2	GENERAL NOTES
GN-3	3	EXISTING SURVEY
GN-4	4	SITE GRADING AND DRAINAGE PLAN
GN-5	5	MISCELLANEOUS DETAILS



COUNTY LOCATION
SCALE: NONE

GOLDMAN PROPERTY

A RESIDENTIAL SITE

BRYAN GOLDMAN

2308 FOX GLEN CIRCLE
VESTAVIA HILLS, ALABAMA 35216

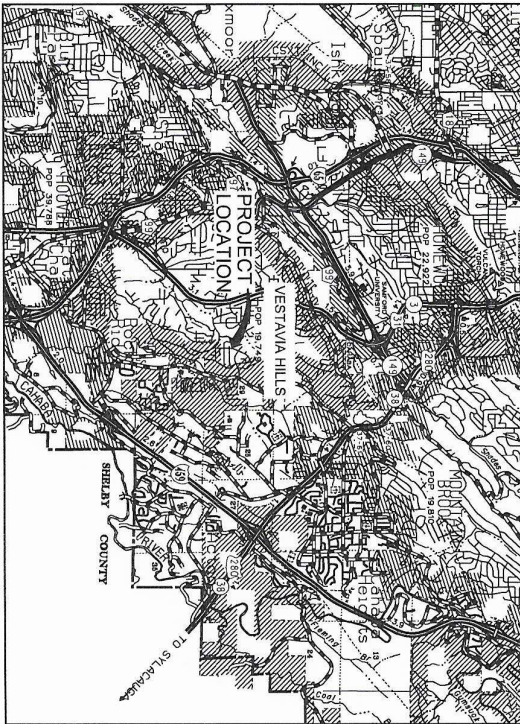
PREPARED BY:



INSITE
ENGINEERING

INSITE ENGINEERING, LLC.

5800 FELDSPAR WAY
HOOVER, ALABAMA 35244
OFFICE (205) 733-9896
FAX (205) 733-9897



LOCATION MAP
SCALE: NONE



INSITE
ENGINEERING

5800 FELDSPAR WAY
HOOVER, ALABAMA 35244
OFFICE (205) 733-9896
FAX (205) 733-9897
GN-1/GS-1
INSITE ENGINEERING
PLANNING
ENVIRONMENTAL
RESIDENTIAL

CONSTRUCTION PLANS FOR:

GOLDMAN PROPERTY

BRYAN GOLDMAN
VESTAVIA HILLS, ALABAMA

ISSUED
FOR
PERMITS

PROJECT INFO:

INSITE JOB NO. 160130

PLOTTER: 41015



THIS SHEET CONTAINS:

COVER SHEET,
SITE LOCATION
AND DRAWING
INDEX

SCALE: NONE

SHEET 1 OF 5
GN-1

1. FLOOD HAZARD RISK: ANY ASSOCIATED WITH THIS PROPERTY MAY BE FOUND IN THE FLOOD HAZARD MAP, WHICH IS AVAILABLE FOR REVIEW AT THE LOCAL GOVERNMENT OFFICE. THIS INFORMATION HAS BEEN OBTAINED FROM THE FEMA MAPPING SERVICE AND IS FOR INFORMATION PURPOSES ONLY. THE PROPERTY IS NOT IN A FLOOD HAZARD ZONE.
2. NO SUBSTANTIAL VENTILATION HAS BEEN DONE ON THE PROPERTY SINCE CONSTRUCTION. THE PROPERTY IS NOT IN A FLOOD HAZARD ZONE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND DESIGN STANDARDS OF THE GOVERNING AUTHORITY.
4. CONTRACTOR IS RESPONSIBLE FOR BUILDING THE RIGHT TYPE OF DRAINAGE PROFILES DUE TO AN OPAVATION FROM THE DESIGN PLANS.
5. GOVERNING AUTHORITIES ARE NOT RESPONSIBLE FOR ANY DAMAGE CAUSED OUTSIDE THE PUBLIC RIGHT-OF-WAY.
6. THE GOVERNING AUTHORITY IS NOT RESPONSIBLE FOR ANY DAMAGE CAUSED BY THE PROPERTY OWNER OR ANY OTHER PARTY. THE PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGE CAUSED BY THE PROPERTY OWNER OR ANY OTHER PARTY.
7. CONTRACTOR SHALL NOTIFY GOVERNING AUTHORITIES A MINIMUM OF 48 HOURS BEFORE ANY CONSTRUCTION WORK IS TO BE DONE ON THE PROPERTY.
8. A SIGNING AND STAKE TO BE PLACED AT THE END OF THE MAIN SHALL BE MAINTAINED ON SITE AND MADE READILY AVAILABLE FOR THE DURATION OF THE CONSTRUCTION.

1. THE DESIGN AND ALL UTILITY WORKS TO BE COMING UNDER CONTRACTOR'S RESPONSIBILITY FOR ANY DAMAGE TO EXISTING UTILITIES AS A RESULT OF THE CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, TECHNIQUES, PROCEDURES AND JOBSITE SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, RATHER THAN ALL CONSTRUCTION AND/OR MAINTENANCE AT ALL SITE/WORK. ENGINEER ASSUMES NO LIABILITY FOR SAFETY ON THE JOBSITE.
3. ALL UTILITIES (UNDER ADVISORY SHALL BE IDENTIFIED COMPLETELY WITH THE UTILITIES INFORMATION DIRECTED BY THE REGIONAL/LOCAL ENGINEER OR THE ORDINANCE AUTHORITY).
4. ALL UTILITIES SHALL BE UNDER NEW STRUCTURES, PAVING, CONCRETE, OR PAVERLAYING SHALL BE COMPLETED TO THE SPECIFICATIONS PRECTOR
5. ALL PRIMING FOR ASPHALTMENT SHALL BE OBTAINED PRIOR TO DISTRIBUTING ANY MIXTURE BEING PLACED UNDER CONSTRUCTION.
6. CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVAL AND REPAIR, BROOKSIDE, TPA, LUMINALS AND CEMENTS NOT ACCEPTABLE TO THE OWNER.
7. CONTRACTOR SHALL COMPENSATE HIS WORK WITH ALL OTHER CONTRACTOR WORK BIDDING PROVIDED IN THE AREA.

1. OBTAIN REQUIRED PERMITS # ANY PLOW CITY.
2. STAKE PROPERTY LINES AND FLOOD PLUMTS.
3. SELECTING A SITE, IT IS ASSIGNED TO INSTALL SILT TRAPPING AND PERMITTEE EROSION CONTROL MEASURES.
4. INSTALL SILT FENCE ALONG SIDE OF THE ROADWAY.
5. INSTALL STONE ENTRANCE DRAIN.
6. PROTECT TOP SOIL IN ARE OF CONSTRUCTION WITH BURLAP, WATTLE, SILT FENCE AN/OR OTHER PROTECTIVE MEASUREMENTS.
7. INSTALL OTHER REQUIRED EROSION CONTROL MEASURES DOWNSTREAM OF PROJECT AREA.
8. PERSONAL CLEANING AND ORDERING.
9. INSTALL SILT FENCE AROUND STORAGE PILES.
10. BEGIN EARTHWORK AND CONSTRUCT PROJECT.
11. MONITOR AND MAINTAIN EROSION CONTROL, AS REQUIRED DURING CONSTRUCTION.

[illegible]

1. CONTRACTOR SHALL MAINTAIN 25% MINIMUM STRENGTH ON ALL SIDEWALKS.
2. EXCAVATIONS WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN MAX. 10' LIFTS AND MIN. 85% COMPACTION (ASHTO T-180).
3. NO WORK TO BE DONE IN CITY RIGHT-OF-WAY UNTIL ALL APPROPRIATE PERMITS ARE PROVIDED TO THE CITY.
4. CITY ENGINEER TO BE PROVIDED AT LEAST 48 HOURS NOTICE PRIOR TO THE STARTING OF EACH PHASE OF WORK.
5. ALL BE REQUIRED PRIOR TO DETOURING TRAFFIC UNDER JURISDICTION OF SUCH PERMITS.

1. ALL EROSION CONTROL MEASURES FOR THE DEVELOPMENT OF THESE PROJECTS SHALL BE DESIGNED AND CONSTRUCTED BY THE CONTRACTOR PRIOR TO ANY GROUND DISTURBANCE.
2. EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO BEGINNING ANY OTHER CONSTRUCTION ON THE JOB SITE.
3. CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING, AND REMOVING ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AS SHOWN ON THESE DRAWINGS OR REQUIRED BY LOCAL, STATE, AND/OR FEDERAL REGULATORY AGENCIES.
4. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON



5800 FELDSPAR WAY
HOOVER, ALABAMA 35226
OFFICE (205) 733-9896
FAX (205) 733-9897

CONSTRUCTION PLANS FOR:
GOLDMAN PROPERTY

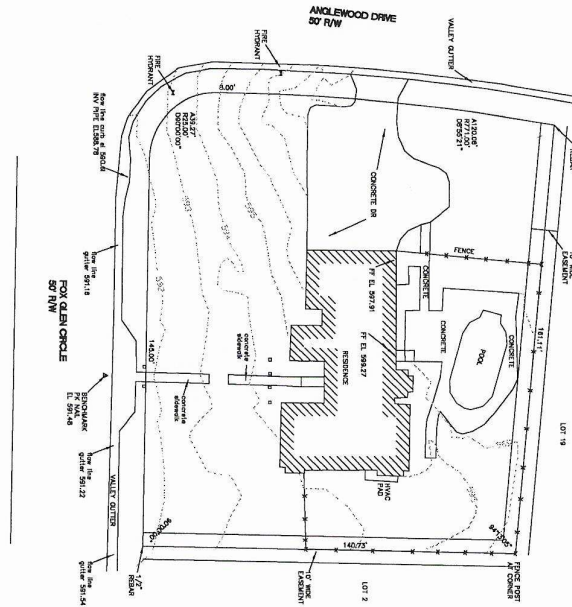
BRYAN GOLDMAN
VESTAVIA HILLS, ALABAMA

ISSUED
FOR
PERMITS

PROJECT INFO:
INSITE JOB No. 15013.00
PLOTTED: 4/10/15

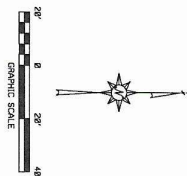
THIS SHEET CONTAINS:
GENERAL NOTES

SCALE: NONE
SHEET 2 OF 1
GN-2



EXISTING SURVEY
TOWN OF GOLDMAN FIRST SECTION
TOWN OF GOLDMAN FIRST SECTION
TOWN OF GOLDMAN FIRST SECTION

PREPARED FOR
INSTITE ENGINEERING LLC
5800 FELDSPAAR WAY
HOOPER AL



STATE OF ALABAMA
LETTERSON COUNTY
I, JAMES H. GILL, being a Notary Public in and for the State of Alabama, do hereby certify that I am the duly qualified and acting Notary Public for the County of Letterson, State of Alabama, and that I am the duly qualified and acting Notary Public for the County of Letterson, State of Alabama, and that I am the duly qualified and acting Notary Public for the County of Letterson, State of Alabama.

RAY & GILLILAND, P.C.	
222 NORTH CALHOUN STREET	TEL: (205) 245-5242
214 NORTH 1ST STREET	FAX: (205) 245-5282
ST. LOUIS, ALABAMA 36150	FILE
BRYAN J. JAMES	SCALE: 1" = 20'
BOUNDARY SURVEY	



PROJECT INFO:

INSTITE JOB NO. 12013.02

PLOTTED: 4/18/15

ISSUED FOR PERMITS

CONSTRUCTION PLANS FOR:

GOLDMAN PROPERTY

BRYAN GOLDMAN

VESTAVIA HILLS, ALABAMA

INSTITE ENGINEERING

5800 FELDSPAAR WAY

HOOPER, ALABAMA 36044

PHONE: (205) 245-5242

FAX: (205) 245-5282

CITY: LUTHER

INFRASTRUCTURE

ENVIRONMENTAL

COMMERCIAL

RESIDENTIAL

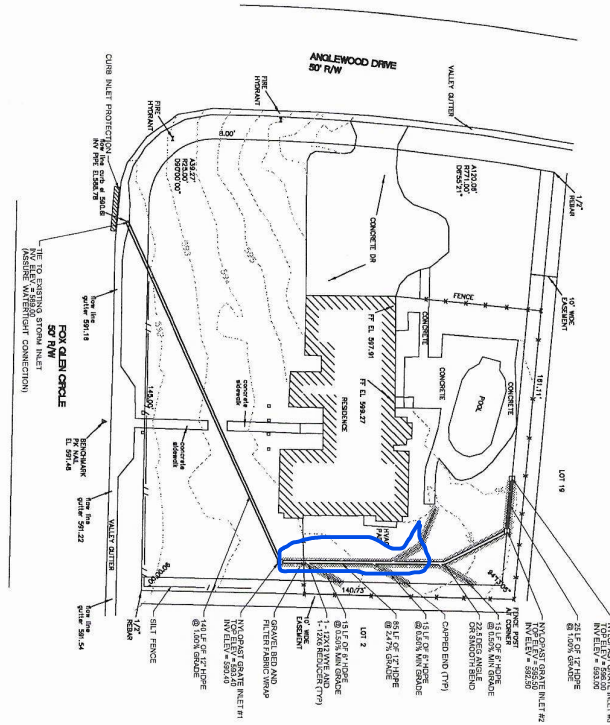
THIS SHEET CONTAINS

EXISTING SURVEY

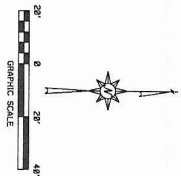
SCALE: 1" = 20'

SHEET 3 OF 3

SV-1



1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50.



PROJECT INFO:

INSITE JOB NO. 1001100

PLOTTED: 4/10/13

ISSUED FOR PERMITS

CONSTRUCTION PLANS FOR:

GOLDMAN PROPERTY

BRYAN GOLDMAN

VESTAVIA HILLS, ALABAMA

INSITE ENGINEERING

5800 FILLMORE AVE.

HOUSTON, ALABAMA 35844

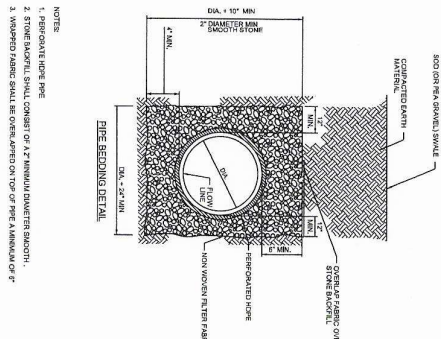
PHONE: 205-988-1000

FAX: 205-988-1001

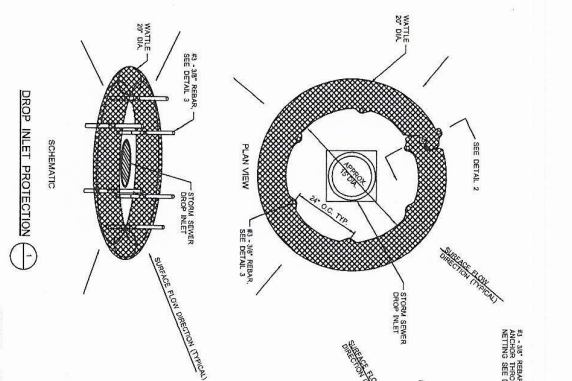
DR-1

SCALE: 1"=20'

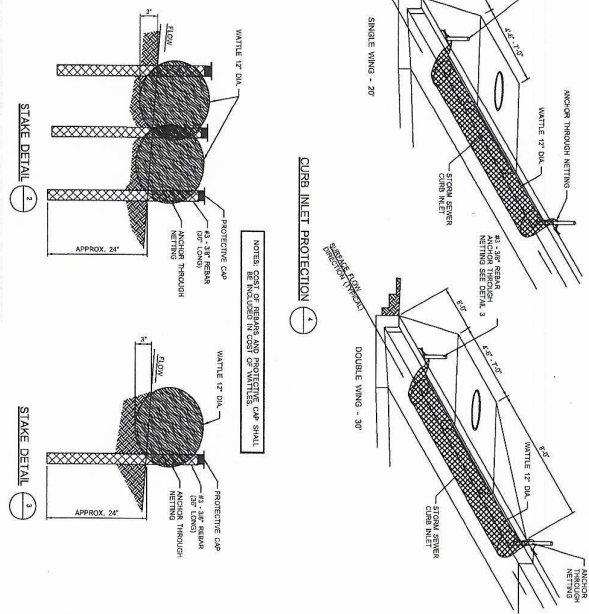
SHEET 1 OF 3



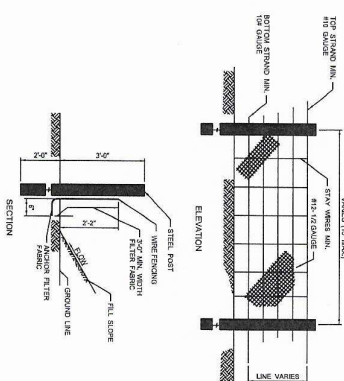
DETAIL - PIPE BEDDING & BACKFILL
SCALE: NONE



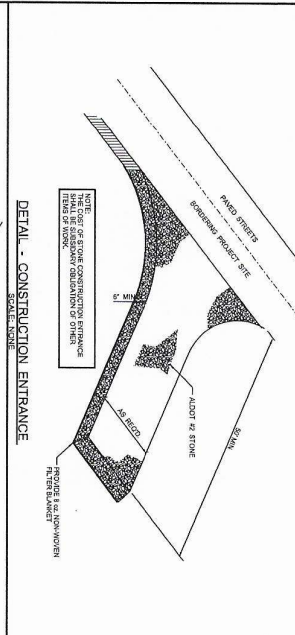
DETAIL - DROP INLET PROTECTION AND CURB INLET PROTECTION
SCALE: NONE



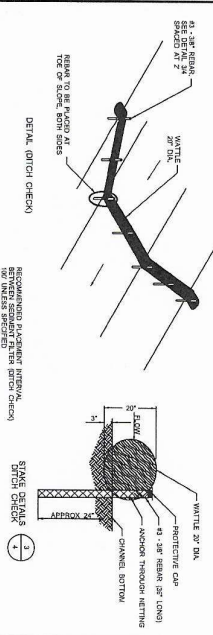
DETAIL - CURB INLET PROTECTION
SCALE: NONE



DETAIL - SPLIT FENCE
SCALE: NONE



DETAIL - CONSTRUCTION ENTRANCE
SCALE: NONE



DETAIL - DITCH CHECK
SCALE: NONE

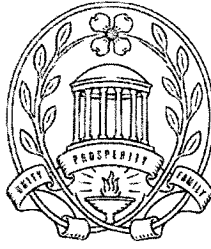
| | |
|---|---------------|
| PROJECT INFO. | |
| INSITE JOB NO. 150713.00 | DATE: 4/10/15 |
| THIS SHEET CONTAINS MISCELLANEOUS DETAILS | |
| SCALE: NONE | |
| SHEET 5 OF 5 | |
| DT-1 | |

ISSUED FOR PERMITS

CONSTRUCTION PLANS FOR:
GOLDMAN PROPERTY
BRYAN GOLDMAN
VESTAVIA HILLS, ALABAMA

INSITE ENGINEERING

8800 PELICAN WAY
HOUSTON, ALABAMA 35244
TEL: 205.755.1111
FAX: 205.755.1112
WWW.INSITEENGINEERING.COM
COMMERCIAL RESIDENTIAL



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: 2308 Fox Glen Circle, Vestavia Hills, Alabama and that statements submitted in my application are true and that I am: *(please check all that apply)*.

☒ the Property Owner and representing myself in said request.

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

And am requesting: (please check)

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

☒ Request for Variance
☐ Special Exception
☐ Design Review Approval

Signed:

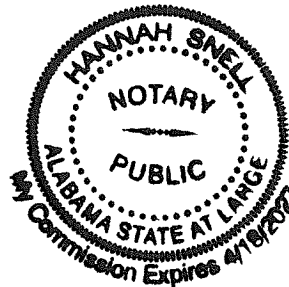
[Signature]
Owner Signature/Date

STATE OF ALABAMA

COUNTY OF Jefferson

Given under my hand and seal
this 14th day of March, 2024.

[Signature]
Notary Public



My commission expires 10th day of April, 2027.