



**Vestavia Hills  
Board of Zoning Adjustment Agenda  
August 20, 2026  
6:00 PM**

1. Roll Call
2. Approval Of Minutes: July 16, 2026
3. BZA-26-13      **Front Setback Variance** for the property located at **612 Eastwood Place**. The purpose of this request is to reduce the front setback to 15' in lieu of the required 50', to build a house. The property is zoned **Vestavia Hills R-3**.
4. Time Of Adjournment

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

**MINUTES**

**July 16, 2026**

The Board of Zoning Adjustment of the City of Vestavia Hills met in regular session on this date at 6:00 PM. The roll was called with the following:

**MEMBERS PRESENT:**

Tony Renta, Chairman  
Alan Crotwell, Alt  
Loring Jones  
Thomas Parchman  
Stephen Greer  
Marty Martin, Alt

**MEMBERS ABSENT**

Vinay Patel

**OTHER OFFICIALS PRESENT:**

Jack Wakefield, City Planner

**APPROVAL OF MINUTES**

The minutes of June 2026 were presented for approval.

**MOTION** Motion to dispense with the reading of the minutes of May 2026 was made by Mr. Greer and 2<sup>nd</sup> was by Mr. Martin. Motion as carried on a voice vote as follows:

|                    |                      |
|--------------------|----------------------|
| Mr. Crotwell – yes | Mr. Martin - yes     |
| Mr. Greer - yes    | Mr. Parchman – yes   |
| Mr. Jones – yes    | Chairman Renta – yes |

Motion carried.

**FRONT SETBACK VARIANCE**

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

Mr. Wakefield explained that this is a request to build a home.

Scott Winfree, 2660 Village Lane, was present for the case and stated his hardship is the steep topography of the lot. He noted the septic system is in the rear, forcing the house forward.

Mr. Crotwell asked if this was a financial hardship, and asked why septic and field lines cannot be backed up to allow the house to sit with the setback.

Mr. Winfree stated that his septic engineer said they did not want such a steep incline for the install of the field lines.

Chairman Renta asked why the plan shows a pump for the sewage downward, and asked if there were rocks.

Mr. Winfree stated that it's a drip system and an engineered system. He also stated there is some rock, but unsure how much.

There were no further questions from the Board.

Chairman Renta opened the floor for a public hearing.

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

**MOTION** Motion to APPROVE a 20' Front Setback Variance to Reduce the Setback to 55' in Lieu of the Required 75', for the property located at 2647 Alta Glen Drive, was made by Mr. Jones and 2nd was by Mr. Crotwell. Motion was carried on a roll call vote as follows:

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

### **FRONT SETBACK VARIANCE**

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

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

Blake Sherrod, 2108 Southwood Road, was present for the case. He stated that he is dealing with incredible drainage issues. The rock in the backyard filters water into the

backyard and into the existing home. The only solution is to raise the house 2 feet, and divert the water from the back to the side drainage ditch. This property is unique, not only because it is a corner lot, but because there are problems on each side. He wants to maintain the 40' on the side frontage and push the house forward towards Southwood Road, to ensure he can complete the drainage improvements.

Mr. Martin asked which area of the lot is the side and rear.

Mr. Wakefield clarified this.

Chairman Renta asked is this the entire amount of a setback variance you will need. That we need to get this right so Mr. Sherrod doesn't have to come back again if the drawing isn't precise.

Mr. Martin discussed with Mr. Sherrod on the difference in the scale of the proposed drawing and the existing survey.

Mr. Sherrod stated that this was just a rough preliminary drawing.

The Board clarified to Mr. Sherrod, we can make a recommendation that we amend the request to ensure we get the correct variance on the record.

Chairman Renta opened the floor for a public hearing.

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

**MOTION** Motion to APPROVE a 18' Front Setback Variance (Southwood Frontage) to Reduce the Setback to 32' in Lieu of the Required 50', 10' Front Setback Variance (Fernwood Frontage) to Reduce the Setback to 40' in Lieu of the Required 50' & 2' Rear Setback Variance to Reduce the Setback to 28' in Lieu of the Required 28' for the property located at 2108 Southwood Road was made by Mr. Martin and 2nd was by Mr. Jones. Motion was carried on a roll call vote as follows:

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

Jack Wakefield, Planner/GIS



VESTAVIA HILLS

## **Board of Zoning Adjustment Planners Report**

### **MEETING DATE**

August 20, 2026

### **AGENDA ITEM**

BZA-26-13 **Front Setback Variance** for the property located at **612 Eastwood Place**. The purpose of this request is to reduce the front setback to 15' in lieu of the required 50', to build a house. The property is zoned **Vestavia Hills R-3**.

### **BACKGROUND**

35' Front Setback Variance to Reduce the Setback to 15' in Lieu of the Required 50'.

### **PLANNER'S REVIEW/RECOMMENDATION**

The applicant is proposing a tear down and rebuild of a home. A front setback variance is being requested due to the unopened ROW in the rear of the property. The applicant contends the two front setbacks (front and rear) cause a hardship. The original house is angled on the lot diagonally, and the rear covered porch was 15' from the rear lot line.

### **ATTACHMENTS**

1. Application
2. Survey
3. Front Rendering
4. Rear Rendering
5. Owner's Affidavit

Jack Wakefield  
City Planner





