



**Vestavia Hills
Board of Zoning Adjustment Agenda
September 17, 2026
6:00 PM**

1. Roll Call
2. Approval Of Minutes: August 2026
3. BZA-26-14 **Front Setback Variance, Side Setback Variance, & Lot Area Variance** for the property located at **2024 Chestnut Road**. The purpose of this request is to reduce the front setback to 38' in lieu of the required 50, to reduce the side setback to 4' in lieu of the required 15, to reduce the lot area to 12,154 sqft in lieu of the required 15,000 sqft to build a new home. The property is zoned **Vestavia Hills R-2**.
4. BZA-26-15 **Variance for Location of Fence in the Front Setback** for the property located at **2581 Crossgate Place**. The purpose of this request is to build a privacy fence in the front setback. The property is zoned **Vestavia Hills R-9**.
5. Time Of Adjournment



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

1. Roll Call

Roll call was as follows:

MEMBERS PRESENT: Chairman Tony Renta, Loring Jones, Thomas Parchman, Alan Crotwell, Vinay Patel, Marty Martin

MEMBERS ABSENT: Stephen Greer

OTHER OFFICIALS PRESENT:

Jack Wakefield, Senior City Planner;

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**.

Mr. Wakefield explained the request and hardship for the case.

Scott Carlisle, 2014 Petacoat Lane (Mtn Brook, AL), was present for the case and stated that this is a rebuild of an existing home. Also, that the hardship on the lot is that there is an unopened street in the rear of the home. This creates two front setbacks. He said the setback he is requesting is reasonable, given that the lot is already tight as it is.

Mr. Martin asked why can't he keep the house at 30' to keep it in line with the normal R-3 rear setback.

Mr. Carlisle said that it is not a 30' setback. Even with the 30' setback, this is already a very small lot.

Mr. Crotwell asked if the existing house met a 30' setback?

Mr. Carlisle stated that it does not.

Mr. Wakefield stated that the existing house is setback 15' from that rear frontage.

Mr. Carlisle stated he is trying to keep this in keeping with all the homes in the area.

The Board discussed the unopened street in the rear of the property, to determine if the street could ever be opened. They concluded that it would not be feasible.

Mr. Wakefield said that even if this is unopened or unimproved ROW, it is still a platted ROW.

Graham Norwood, 612 Eastwood Place, stated that he has three letters of support from his neighbors. He also spoke to a fourth neighbor who is supportive as well.

4. Time Of Adjournment
Adjourned at 6:15pm



VESTAVIA HILLS

Board of Zoning Adjustment Planners Report

MEETING DATE

September 17, 2026

AGENDA ITEM

BZA-26-14 **Front Setback Variance, Side Setback Variance, & Lot Area Variance** for the property located at **2024 Chestnut Road**. The purpose of this request is to reduce the front setback to 38' in lieu of the required 50, to reduce the side setback to 4' in lieu of the required 15, to reduce the lot area to 12,154 sqft in lieu of the required 15,000 sqft to build a new home. The property is zoned **Vestavia Hills R-2**.

BACKGROUND

12' Front Setback Variance to Reduce the Setback to 38' in Lieu of the Required 50', 11' Side Setback Variance to Reduce the Setback to 4' in Lieu of the Required 15', & 2,846sqft Lot Area Variance to Reduce the Lot Area to 12,154 sqft in Lieu of the Required 15,000 sqft.

PLANNER'S REVIEW/RECOMMENDATION

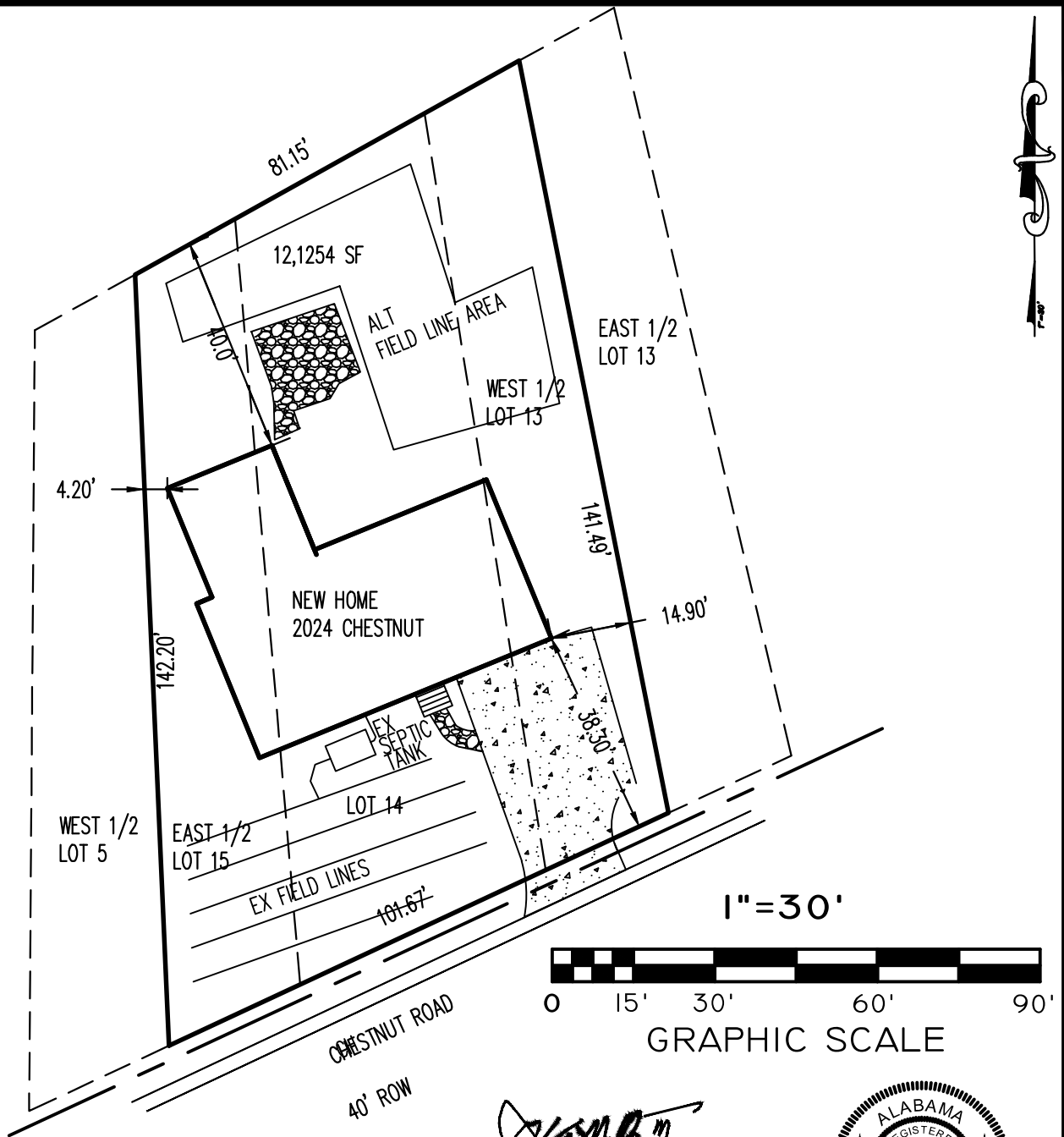
The applicant is seeking a front setback variance, side setback variance, and lot area variance to build a new house. The odd-shaped lot and septic areas create a hardship. The house will be built on the same footprint as the original house. The septic tank is in the front of the lot. However, there is also a secondary septic location in the backyard of the house. The western property line diagonals as it moves toward the back of the lot. This property is undersized for the zoning, and will need a resurvey to clean up the lot lines. The property currently encompasses Lot 14, and parts of Lots 13 & 15.

ATTACHMENTS

1. Application
2. Existing Survey
3. New Home Site Plan
4. Septic Site Plan
5. Owner's Affidavit

Jack Wakefield
City Planner





Joseph A. Miller, III
 JOSEPH A. MILLER, III, P.E. & L.S. NO 17054
 862 MEADOW RIDGE LANE,
 BIRMINGHAM, ALABAMA 35242
 TELEPHONE (205) 283-5878



PLOT PLAN FOR

2024 CHESTNUT RD, VESTAVIA HILLS
 WEST 1/2 LOT 13, LOT 15, EAST 1/2 LOT 15
 BILTMORE ESTATES

PREPARED FOR:
 WILLIAM MURRAY
 2024 CHESTNUT RD
 VESTAVIA HILLS, AL.

SCALE: 1"=30'

PREPARED BY
 JOSEPH A. MILLER, CONSULTING, LLC

VARIANCE REQUESTED :
 12,154 SF vs REQ'D 15,000 SF
 SETBACKS:
 FRONT 38.3' vs REQ'D 50.0'
 SIDE 4.25' vs REQ'D 15.0'



VESTAVIA HILLS

Board of Zoning Adjustment Planners Report

MEETING DATE

September 17, 2026

AGENDA ITEM

BZA-26-15 **Variance for Location of Fence in the Front Setback** for the property located at **2581 Crossgate Place**. The purpose of this request is to build a privacy fence in the front setback. The property is zoned **Vestavia Hills R-9**.

BACKGROUND

Variance for Location of Fence in the Front Setback

PLANNER'S REVIEW/RECOMMENDATION

The applicant is seeking a variance for the location of a fence within the front setback. The applicant contends the corner lot creates a hardship. This location is on the side frontage of the lot, and is a direct replacement of the existing fence. The new fence will be a 6' shadow box fence. There are no sight distance issues.

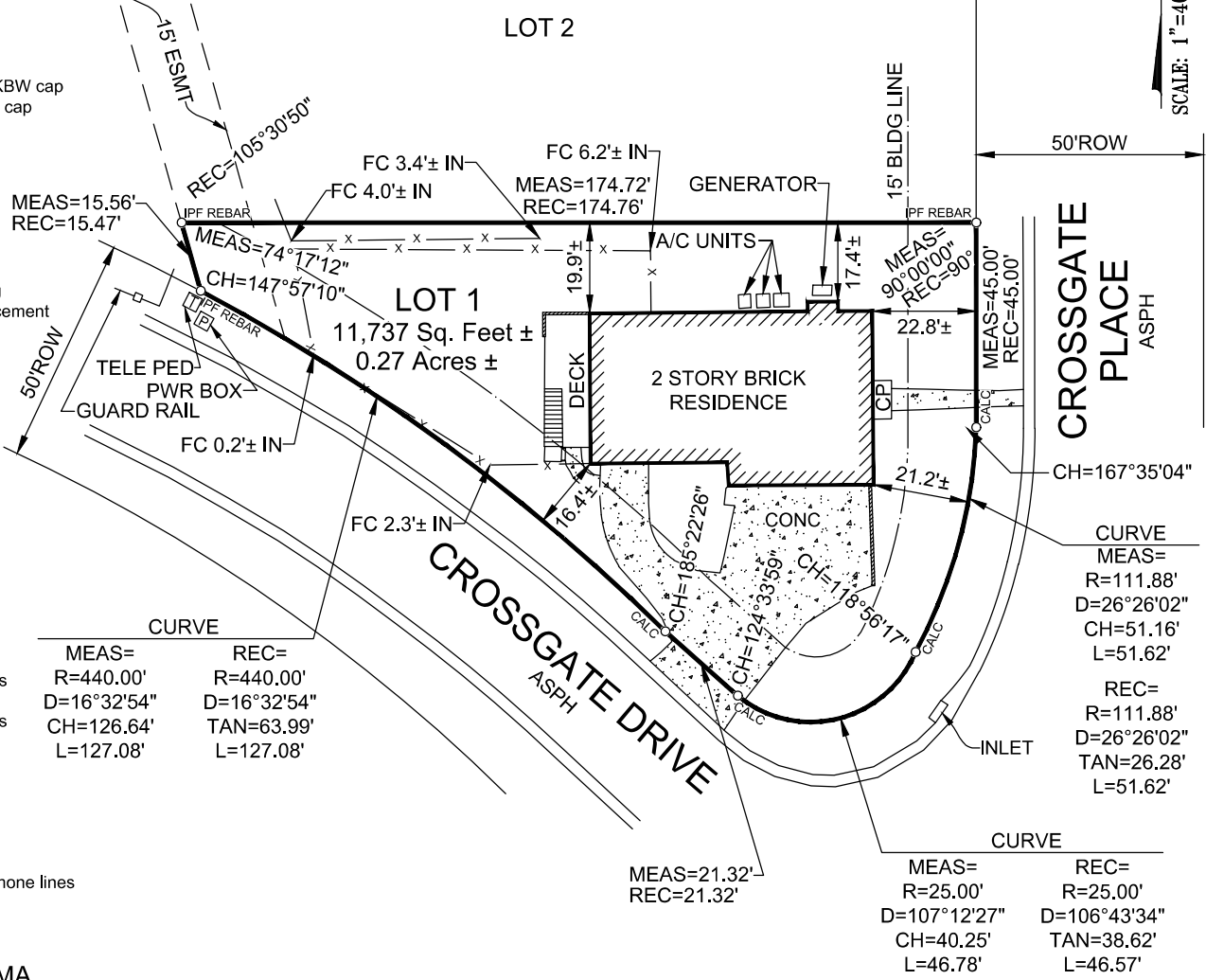
ATTACHMENTS

1. Application
2. Survey
3. Site Plan
4. Overhead View
5. View of Existing Fence
6. Owner's Affidavit

Jack Wakefield
City Planner

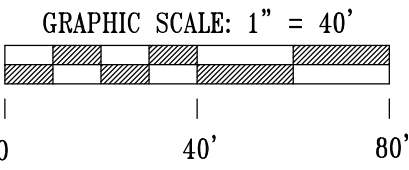
LEGEND:

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
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 MH = manhole
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 OH = overhang
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 POB = point of beginning
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 ROW = right of way
 S = south
 SAN = sanitary
 STM = storm
 SWR = sewer
 SYN = synthetic
 UTIL = utility
 U = uncovered
 W = west
 YI = yard inlet
 ° = degrees
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 " = seconds, in
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 " = bearings or angles
 ' = feet, in distance
 AC = acres
 ± = more or less, or plus or minus
 ● = power pole
 X = fence
 // = power & telephone lines
 = wall
 = valley gutter



STATE OF ALABAMA
JEFFERSON COUNTY

I, Jason B. Rogers, a registered Land Surveyor, certify that I have surveyed Lot 1, CROSSGATE 1ST SECTOR, as recorded in Map Book 148, Page 17, in the Office of the Judge of Probate, Jefferson County, Alabama; that all parts of this map of survey have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.



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

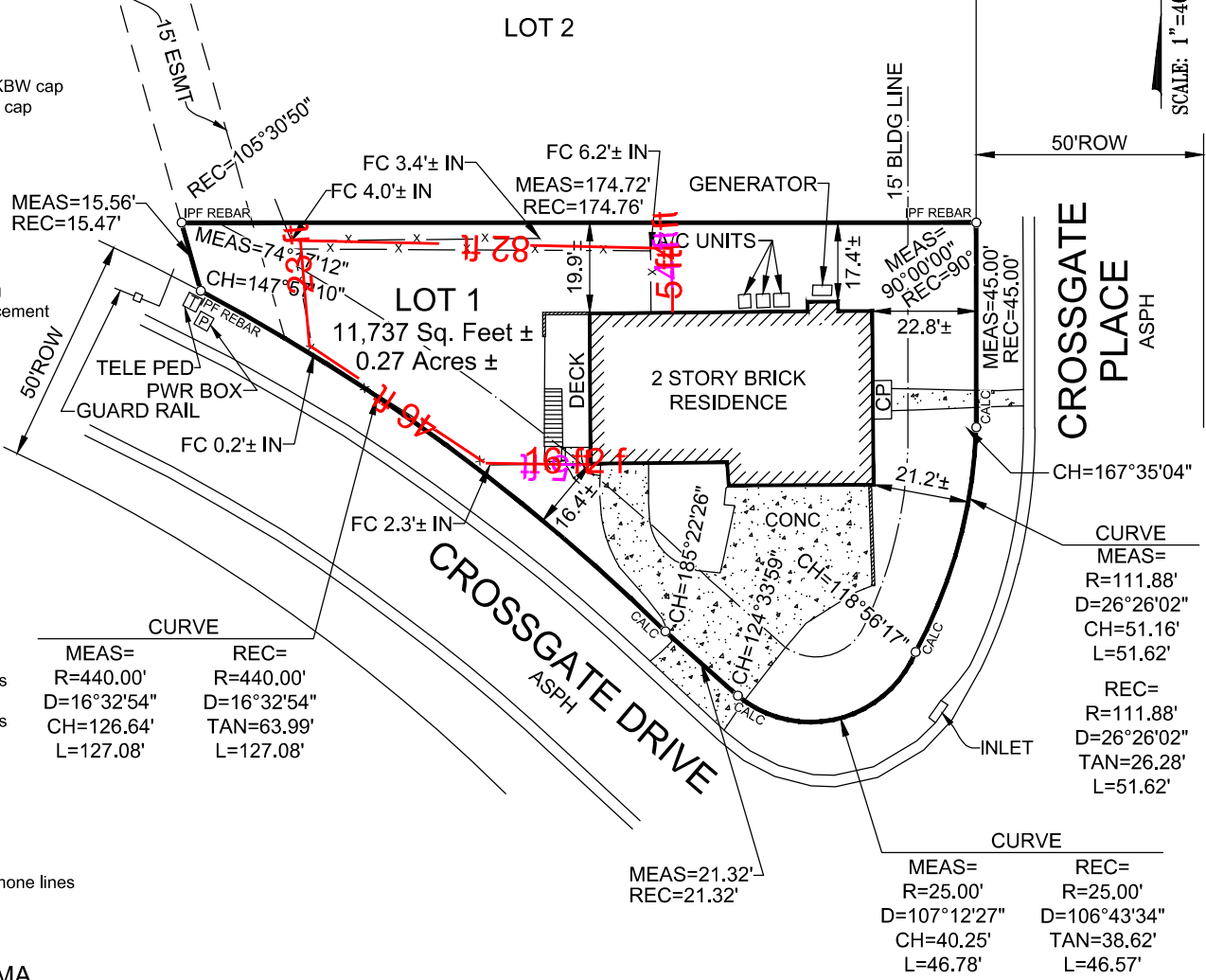


Order No. 630374
 Client: Brand
 Type of Survey: Property Boundary
 Field Date: 7-6-2026 (SC)
 North arrow is based on Plat
 Property Address: 2581 Crossgate Place
 Vestavia Hills, AL 35216

Jason B. Rogers, AL. Reg. L.S. #26626
 7-9-2026
 Date of Signature

LEGEND:

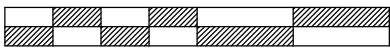
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GRAPHIC SCALE: 1" = 40'



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BIRMINGHAM, AL 35242
PHONE: 205-991-8965

Jason B. Rogers, AL. Reg. L.S. #26626

7-9-2026

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