



Vestavia Hills
Board of Zoning Adjustment Agenda
September 19, 2024
6:00 PM

1. Roll Call
2. Approval Of Minutes: August 15, 2024
3. BZA-24-18 **Billy Evans** is requesting a **Side Setback Variance** for the property located at **1156 Winward Lane**. The purpose of this request is to reduce the side setback to 10' in lieu of the required 12', to build a detached garage. The property is owned by Billy Evans and is zoned **Vestavia Hills R-2**.
4. BZA-24-19 **Lucas Perrigo** is requesting a **Variance from Section 4.3.6** for the property located at **2524 Shades Crest Road**. The purpose of this request is to establish a front setback in front of abutting frontages, but not encroaching into zoning setback, to build a house. The property is owned by Lucas Perrigo and is zoned **Vestavia Hills R-1**.
5. BZA-24-20 **Twin Construction** is requesting a **Front Setback Variance, Side Setback Variance, Lot Area Variance, & Lot Width Variance** for the property located at **313 Granada Drive**. The purpose of this request is to reduce the front setback to 45' (existing) in lieu of the required 50', to reduce the side setback to 6' in lieu of the required 15', to reduce the lot area to 11,280sqft in lieu of the required 15,000sqft, & to reduce the lot width to 74.98' in lieu of the required 100', to build a side addition and replat the lot. The property is owned by Hayden and Chelsie Hanna and is zoned **Vestavia Hills R-3**.
6. BZA-24-22 **Timothy LeBeau** is requesting a **Front Setback Variance** for the property located at **3205 Ridgely Court**. The purpose of this request is to reduce the front setback to 20' in lieu of the required 40', to build a garage and front porch addition. The property is owned by Timothy LeBeau and is zoned **Vestavia Hills R-4**.
7. Time Of Adjournment

CITY OF VESTAVIA HILLS
BOARD OF ZONING ADJUSTMENT
MINUTES

August 15, 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:

Rick Rice, Chairman
Michael Fliegel, Alt
Stephen Greer
Loring Jones, III
Thomas Parchman
Ryan Rummage, Alt

MEMBERS ABSENT

Tony Renta

OTHER OFFICIALS PRESENT:

Jack Wakefield, Planner/GIS

APPROVAL OF MINUTES

The minutes of July 18, 2024 were presented for approval.

MOTION Motion to dispense with the reading of the minutes of July 18, 2024 was made by Mr. Jones and 2nd was by Mr. Fliegel. Motion as carried on a voice vote as follows:

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

SIDE SETBACK VARIANCE

BZA-24-16 **Sarah Capra** is requesting a **Side Setback Variance** for the property located at **2635 Dolly Ridge Road**. The purpose of this request is to reduce the side setback to 13' in lieu of the required 17', to build an addition on the left side of the house. The property is owned by Sarah Capra and is zoned **Vestavia Hills R-1**.

Mr. Wakefield explained that this is a request for a small addition on the left side of the house.

Sarah Capra, 2635 Dolly Ridge Road, was present for the case and stated that their hardship was the very irregularly shaped lot. She then pointed out on the survey where the small addition was located.

Mr. Fliegel asked what the purpose of the resurvey was.

Mrs. Capra stated that it was brought up by City staff that it was required to proceed with an addition.

Mr. Wakefield stated that the applicant's property sits on two lots and the lot lines need to be cleaned up. We measure setbacks off recorded lot lines and not parcel lines.

Mr. Rummage asked if there was a fence and tree near the location of the proposed structure.

Mrs. Capra stated that it is.

Mr. Capra, 2635 Dolly Ridge Road, stated that only a small portion of the proposed structure will reside within the 17' setback.

Chairman Rice opened the floor for a public hearing.

Darlene Corso, 2423 Ridge Crest Lane, came to the podium and wanted clarification of where the structure will be and how much of an encroachment will it be.

Mr. Wakefield explained it through the survey drawing on the screen, to the satisfaction of Ms. Corso.

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

MOTION Motion to APPROVE a 4' Side Setback Variance to Reduce the Setback to 13' in Lieu of the Required 17' (Condition that applicant has new resurvey approved and recorded), for the property located at 2635 Dolly Ridge Road, was made by Mr. Jones and 2nd was by Mr. Fliegel. Motion was carried on a roll call vote as follows:

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

SIDE SETBACK VARIANCE & VARIANCE FROM SECTION 4.3.6

BZA-24-17 Harris Coggin Building Company is requesting a **Side Setback Variance & Variance from Section 4.3.6** for the property located at **2416 Shades Crest Road**. The purpose of this request is to reduce the side setback to 14' in lieu of the required 17' & to establish new building line in accordance with Zoning Code Section 4.3.6, to build large house renovation. The property is owned by Brendan McBratney and is zoned **Vestavia Hills R-1**.

Mr. Wakefield explained the request was for a large renovation on the house. He also stated that a variance from Section 4.3.6 was needed as the existing house frontage is already in front of the abutting neighbors.

Tommy Coggin, stated that they are doing a side setback, but the Zoning Official stated that they need the addition setback since their house is in front of the abutting houses.

Mr. Coggin also stated that the hardship is a slightly odd-shaped lot because of the offset lot lines.

Chairman Rice asked how much an additional front setback encroachment will there be?

Mr. Coggin stated they will not come closer to the street than what is existing.

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

MOTION Motion to APPROVE a 3' Side Setback Variance to Reduce the Setback to 14' in Lieu of the Required 17' and a Variance from Section 4.3.6 in the VH Zoning Code, for the property located at 2416 Shades Crest Road, was made by Mr. Jones and 2nd was by Mr. Parchman. Motion was carried on a roll call vote as follows:

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

At 6:18 PM, Mr. Jones made a motion to adjourn. The meeting adjourned at 6:18 PM.

Jack Wakefield, Planner/GIS



VESTAVIA HILLS

Board of Zoning Adjustment Planners Report

MEETING DATE

September 19, 2024

AGENDA ITEM

BZA-24-18 **Billy Evans** is requesting a **Side Setback Variance** for the property located at **1156 Winward Lane**. The purpose of this request is to reduce the side setback to 10' in lieu of the required 12', to build a detached garage. The property is owned by Billy Evans and is zoned **Vestavia Hills R-2**.

BACKGROUND

2' Side Setback Variance to Reduce the Setback to 10' in Lieu of the Required 12'.

PLANNER'S REVIEW/RECOMMENDATION

The applicant is seeking a variance for a garage addition. This is a reapplication for a previously approved variance. The new setback was approved at 12'. However, the new foundation survey needed for permitting showed the addition at 10' from the side property line. The variance request is for that additional two feet. The applicant contends the immediate slope in the middle portion of the backyard prevents placement of the structure in the rear. This property is zoned Vestavia Hills R-2.

ATTACHMENTS

1. Application
2. Foundation Survey
3. Lot Line Survey
4. Owners Affidavit

Jack Wakefield
City Planner



BZA-24-18

Variance Application

Status: Active

Submitted On: 8/4/2024

Primary Location

1156 WINWARD LN
VESTAVIA HILLS, AL 35216

Owner

Billy F. and Faith S. Evans
Winward Ln 1156 Vestavia Hills,
Al 35216

Applicant

 Billy F Evans
 205-601-8301
 afevans43@gmail.com
 1156 windward Ln
Vestavia Hills, AL 35216

Agenda Information

 Agenda Scheduling

 Comments/Delay/Explanation

Applicant Information

I am filling this out as the

Owner

Billing/Responsible Party

Name

Billy F Evans

Phone #

205-601-8301

Address

1156 Winward Ln

City/State/Zip

Vestavia Hills, Al 35216

Email

afevans43@gmail.com

Subject Property Information

Subject Property Address

1156 Winward Ln

Legal Description of Subject Property ?

Lot 17-B of Evans Resurvey on Winward Lane. MB 263 Page 46

REASONS FOR REQUEST

Front Setback Variance

☐

Rear Setback Variance

☐

Side Setback Variance

☒

Setback Required*

12'

Setback Requested*

10'

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

☒

Details

We would like to amend the original variance request which was 12' to a need of 14" case bza 2326 approved by zoning board 12/21.

ZONING

Vestavia Hills Zoning for the subject property is

R2 residential

PROJECT

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

the foundational survey showed a need for more variance than was originally requested.

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).*

There is a limited space available . Previous variance request did not meet the foundational requirements.

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 property is terraced and has limited the availability for expanding the footprint of the home and proposed garage area.

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 special privileges are conveyed or sought in the request for this amendment.

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:*

The applicant is seeking to exercise the rights that are also commonly enjoyed by others of this district. nothing more, nothing less.

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:*

It would not be injurious to the neighborhood or general welfare. Neighbors are in agreement of the addition on said property.

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

there was no intent of self imposed hardhship. The foundational findings were not supported with the original variance request and an amendment is being sought. J

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

This is the reason for the request .

7. The no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted or non-conforming use of lands, structures, or building in other districts shall be considered grounds for the issuance of a variance.

8. That a variance will not allow the permanent establishment of a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.*

The variance will only allow for the use of said building to be used to the full function of the design.

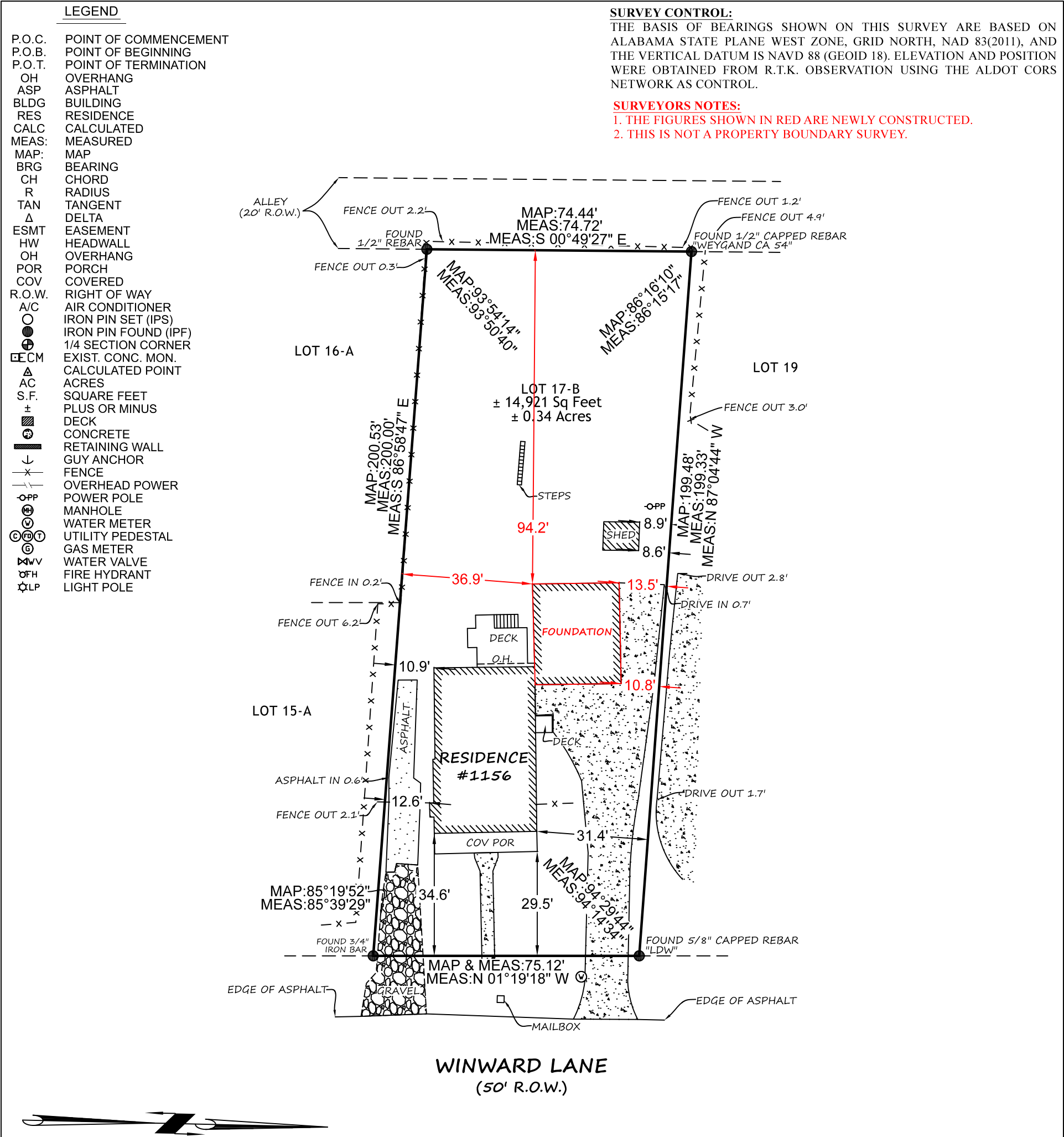
NOTE: In proving that an unnecessary hardship has been imposed on the property as a result of the strict interpretation of this Ordinance, the following conditions cannot be considered pertinent to the determination of whether or not an unnecessary hardship exists: (1) proof that a variance would increase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

✓ Billy F Evans
Aug 4, 2024



LEGEND	
SQ. FT.....	SQUARE FEET
AC.....	ACRES
+/-.....	MORE OR LESS
Δ.....	DELTA ANGLE
∠.....	DEFLECTION ANGLE
T.....	TANGENT
R.....	RADIUS
CH.....	CHORD
L.....	LENGTH
ESMT.....	EASEMENT
EX.....	EXISTING
M.B.....	MAP BOOK
PG.....	PAGE
FND.....	FOUND
ROW.....	RIGHT-OF-WAY
O.....	REBAR SET
MIN.....	MINIMUM
C.....	CENTERLINE
D.B.....	DEED BOOK
+	NOT TO SCALE

EVANS RESURVEY ON WINWARD LANE

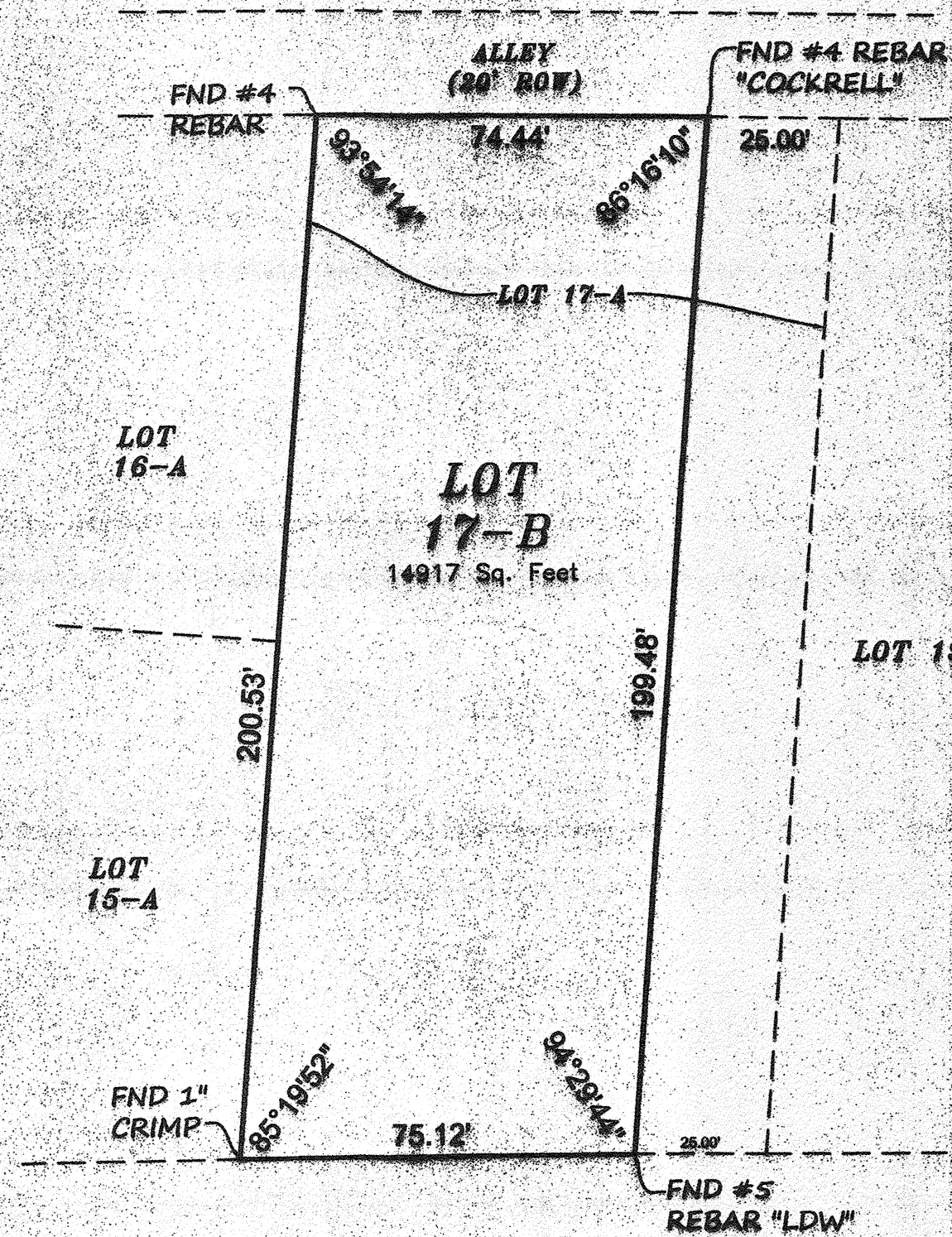
BEING A RESURVEY OF RESURVEY LOTS 17 & 18 BLOCK 2 WALDRIDGE TERRACE LESS AND ESCPT N
25 FEET, AS RECORDED IN MAP BOOK 111, Page 87 IN THE OFFICE OF THE JUDGE OF PROBATE
JEFFERSON COUNTY, ALABAMA

SITUATED IN THE SW ¼ OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 2 WEST,
JEFFERSON COUNTY, ALABAMA

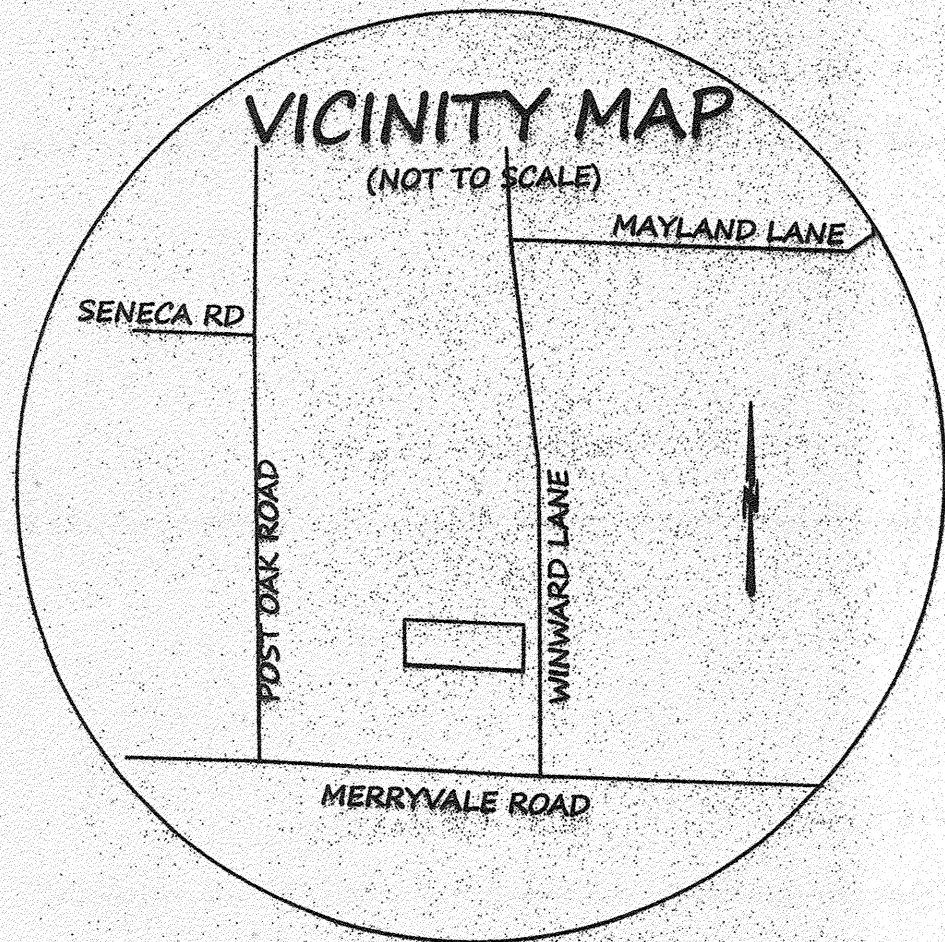
SCALE: 1"=30'

WEYGAND SURVEYORS, INC.
Ray Weygand, Reg. L.S. #24973
173 Oxmoor Road, Homewood, AL 35209
Phone: (205) 942-0086

DATE: NOVEMBER 2023



WINWARD LANE
(50' ROW)



NOTE:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
(ZONE "X") AS PER MAP NO. 01073C0566J, DATED SEPTEMBER 24, 2021.

WEYGAND
SURVEYORS

State of Alabama
Jefferson County)

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and, Bill Evans and Faith Evans, Owners, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owner, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as EVANS RESURVEY ON WINWARD LN, showing the subdivisions into public grounds, giving the bearings, 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 maps of RESURVEY LOTS 17 & 18 BLOCK 2 WALDRIDGE TERRACE LESS AND ESCPT N 25 FEET, as recorded in Map Volume 111, Page 87 and to the government survey of Section 30, Township 18 South, Range 2 West, and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. I, Ray Weygand, 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. Said owners also certify that they are the owners of said land, and that the same is not subject to any mortgage.

In Witness Whereof, the said Ray Weygand has set his name and seal, and Bill Evans and Faith Evans as Owners, have caused these presents to be executed on their behalf, this the 7th day of November, 2023.

By: Ray Weygand By: Billy & Evans By: Faith Evans
Ray Weygand, Reg. L.S. #24973 BILL EVANS - Owner FAITH EVANS - Owner

State of Alabama
Jefferson County)

I, Jason Miles, as Notary Public in and for said County and State, do hereby certify that Ray Weygand, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 7th day of November, 2023.

By: Jason Miles
Notary Public - Commission Expires: 6/18/25

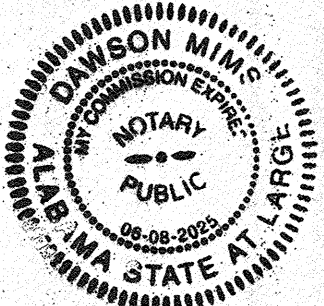


State of Alabama
Jefferson County)

I, Jason Miles, as Notary Public in and for said County and State, do hereby certify that Bill Evans, whose name is signed to the foregoing certificate as Member Found Properties LLC, Owner, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 7th day of November, 2023.

By: Jason Miles
Notary Public - Commission Expires: 6/18/25

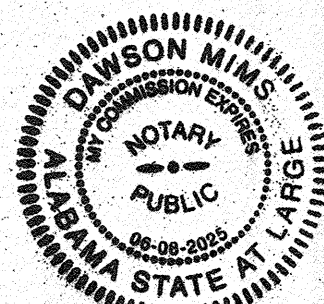


State of Alabama
Jefferson County)

I, Jason Miles, as Notary Public in and for said County and State, do hereby certify that Faith Evans, whose name is signed to the foregoing certificate as Member Found Properties LLC, Owner, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 7th day of November, 2022.

By: Jason Miles
Notary Public - Commission Expires: 6/18/25



APPROVED FOR RECORDING

City Engineer: Charles Huff 11/17/24
Vestor: Mike Planning & Zoning Commission
Manager: De City Clerk 11/17/24

NOTE:

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.

By: Dan 11/17/23
Director of Environmental Services Date

NOTES:

ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED). NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING AND FOR ALL SOIL CONDITIONS. THIS ENGINEER/LAND SURVEYOR IS NOT RESPONSIBLE FOR EITHER.

BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT

THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATION

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE AND SUBSURFACE INVESTIGATIONS.

NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

County Division Code: AL040
Inst # 202404087
Bk 283 Pg 46 Pages: 1 of 1
I certify this instrument filed on
1/18/2024 1:44 PM Doc MAPBR
Judge of Probate Jeff Co., AL
Rec: \$28.00 Clerk JVBHAM



**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: 1156 WINWARD LANE, 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: Billy F. Evans 8-5-24
Owner Signature/Date

STATE OF ALABAMA
COUNTY OF Jefferson

Given under my hand and seal
this 5th day of August, 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

September 19, 2024

AGENDA ITEM

BZA-24-19 **Lucas Perrigo** is requesting a **Variance from Section 4.3.6** for the property located at **2524 Shades Crest Road**. The purpose of this request is to establish a front setback in front of abutting frontages, but not encroaching into zoning setback, to build a house. The property is owned by Lucas Perrigo and is zoned **Vestavia Hills R-1**.

BACKGROUND

Variance From Section 4.3.6 Establishing a 60' Front Building Line (Zoning Setback).

PLANNER'S REVIEW/RECOMMENDATION

The applicant is seeking a variance from Section 4.3.6 of the Vestavia Hills Zoning Code. This variance is requested because the proposed house will be in front of the abutting frontages. The new house will not encroach into the Zoning Code setback requirement. There is a recorded setback line of 75' on the property and the applicant has received signatures from all parties on the plat map. That document was recorded with the Jefferson County Probate Office. The applicant contends the shortness of the lot, the slope, and the water runoff from the neighboring church forces the footprint of the house to move forward. There is also no space for a car to turn around on the lot, which forces the applicant to have to back onto Shades Crest Road at the location of a dangerous curve in the road. This property is zoned Vestavia Hills R-1.

ATTACHMENTS

1. Application
2. Current Survey
3. Proposed Survey
4. Covenants Waiver
5. Owner's Affidavit

Jack Wakefield
City Planner



BZA-24-19

Variance Application

Status: Active

Submitted On: 8/16/2024

Primary Location

2524 SHADES CREST RD
VESTAVIA HILLS, AL 35216

Owner

Lucas and Lani Perrigo
Shades Crest Road 2524
Shades Crest Road Vestavia
Hills, AL 35216

Applicant

 Lucas Perrigo
 205-746-8320
 lperrigo@me.com
 2524 Shades Crest Road
Vestavia, AL 35216

Agenda Information

 Agenda Scheduling

 Comments/Delay/Explanation

Applicant Information

I am filling this out as the

Owner

Billing/Responsible Party

Name

Lucas Perrigo

Phone #

205-746-8320

Address

2524 Shades Crest Road

City/State/Zip

Vestavia Hills, AL 35216

Email

lperrigo@me.com

Subject Property Information

Subject Property Address

2524 Shades Crest Road Vestavia Hills,
AL 35216

Legal Description of Subject Property ?

Lot A, according to a Resurvey of Part of Lots 7 and 8, First Addition to Vestavia Hills, and a part of the Southwest quarter of the Southeast quarter of Section 17, Township 18 South, Range. 2 West, as recorded in Map Book 48, Page 89, in the Probate Office of Jefferson County, Alabama

REASONS FOR REQUEST

Front Setback Variance

☐

Rear Setback Variance

☐

Side Setback Variance

☐

Other Setback Variance

☐

Lot Area Variance

☐

Lot Width Variance

☐

Variance for location of a fence.

☐

Sign Code Variance

☐

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

☐

Other

☒

Details ?

Variance from Section 4.3.6, establishing a frontage in front of neighboring frontage, but behind 60' zoning setback - We have gotten permission and signatures from our 8 home subdivision. The Subdivision plat goes from Beaumont to Vestavia Baptist Church on the North side of Shades Crest Road. We are moving our home front to the zoned setback of 60 feet. We currently sit at 75 feet.

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.*

The project consists of demolishing and removing the existing house, grading the existing lot, and building a new house 15' forward to the 60' zoned setback. Our lot is shorter than the other seven houses in our neighborhood, and we have extremely sloped topography with very little backyard. The current house sits into the hill, and we receive alot of runoff from the Vestavia Baptist Church property. We have no room to go backward in the renovation, so we would like to bring the footprint forward. We would also benefit from a turn around.

Currently we have to back down the driveway onto a busy Shades Crest Road, and to the East, is a blind corner. We moved into the home at the end of January, and since then, a drunk driver lost control in the curve, hit and destroyed our brick mailbox. Backing down is unsafe.

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 lot is shorter than the other seven houses in our neighborhood, and we have extremely sloped topography with no backyard. The current house sits into the hill and we have a lot of watershed from Vestavia Baptist Church. We have no room to go backward in the renovation, so we would like to bring the footprint forward. We would also benefit from a turn around. Currently we have to back down the driveway onto a busy Shades Crest Road, and to the East is a blind corner. Since moving in, there has already been an accident in front of our home involving our property. Backing onto Shades Crest in this location creates an unsafe environment and a high risk for future accidents. All the existing home owners have signed off on the move forward to the zoned 60 foot 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 lot is short and the house is setback unduly into the hill limiting the backyard and the ability to go backwards with the renovation. The house sits on busy road coming out of a blind curve, and the front yard is not conducive for children and grand children playing in it.

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:*

Allowing the house to be placed 15 foot forward to the zoned setback line would allow new house to be built with room the address a turnaround, control water and a backyard that is useable. The other homes in our district have deeper lots on which to position their homes.

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 are currently set back 75'. We are requesting to move the footprint forward to the currently zoned 60' setback.

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:*

We have received the blessing of the other 7 home owners in our neighborhood with written agreement and signatures to move our house forward to the existing 60' setback.

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

The topography of the land (ie shallow, steep, backyard and sloped lot) and high traffic nature of Shades Crest are not a result of our actions.

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

The lot is shorter than the other seven houses in our neighborhood, and we have extremely sloped topography with no backyard. The current house sits into the hill and we have a lot of watershed from Vestavia Baptist Church. We have no room to go backward in the renovation, so we would like to bring the footprint forward to the currently zoned 60' setback. We aren't asking to go beyond that.

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 is planned for a single family home

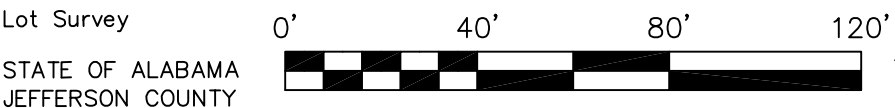
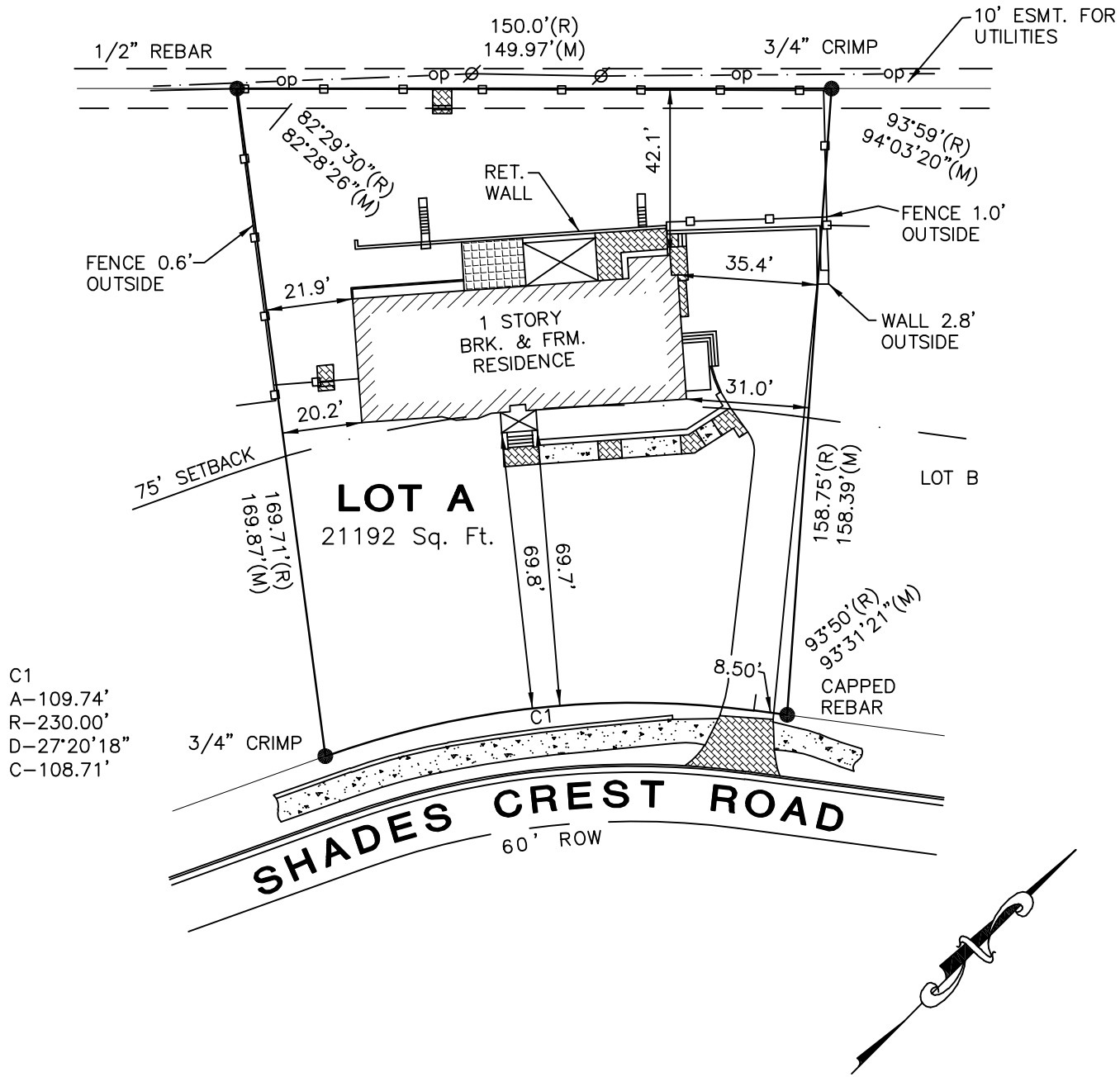
NOTE: In proving that an unnecessary hardship has been imposed on the property as a result of the strict interpretation of this Ordinance, the following conditions cannot be considered pertinent to the determination of whether or not an unnecessary hardship exists: (1) proof that a variance would increase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

✓ Lucas B Perrigo
Aug 4, 2024



STATE OF ALABAMA
JEFFERSON COUNTY

TO ALL INTERESTED PARTIES:
SCALE: 1" = 40'

I hereby state that 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.

Lot A, according to A RESURVEY OF PART OF LOTS 7 AND 8, FIRST ADDITION TO VESTAVIA HILLS, as the same appears of record in the Office of the Judge of Probate, Jefferson County, Alabama, in Map Book 48, Page 89.

that there are no rights-of-way, easements, joint driveways or encroachments, over or across said land, visible on the surface or shown on recorded map, except as shown; that this survey shows the improvements located on said property; and that there are no electrical or telephone wires, (excluding wire which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said property, except as shown; and that the property is not located in a special hazard area and is shown in a Zone "X" on the Flood Insurance Rate Map for this area (Map No. 01073C0559J, dated September 24, 2021).

GIVEN UNDER MY HAND AND SEAL, this the 7th day of February, 2024.

William D. Callahan, Jr.

William D. Callahan, Jr., PLS
AL Reg # 28251



CLIENT:
LUKE PERRIGO

2524 Shades Crest Rd,
Vestavia Hills, AL 35216

Field Survey: 02-07-2024



South Central Surveying, LLC
RESIDENTIAL & COMMERCIAL LAND SURVEYING

P.O. BOX 917
ALABASTER, ALABAMA 35007
PHONE 205-229-1993

- | | | | | |
|------------------------|------------------------|------------------------|--------------------------------|-----------------------|
| —□— = WOOD FENCE | ▒ = CONCRETE | U.T.S. = UNABLE TO SET | M.B.L. = MINIMUM BUILDING LINE | ASPH. = ASPHALT |
| —*— = CHAIN LINK FENCE | ▒ = COVERED PORCH/DECK | (R) = RECORDED | ○ = CAPPED REBAR SET | —op— = OVERHEAD POWER |
| | | (M) = MEASURED | ● = IRON FOUND (DESCRIPTION) | ⊗ = POWER POLE |

PLOT PLAN
LOTA
A RESURVEY OF LOTS 7 AND 8
FIRST ADDITION TO
VESTAVIA HILLS
(MB 48, PG 89)



PREPARED FOR:
LIKE PERRIGO

**P. O. BOX 917
ALABASTER, ALABAMA 35007
PHONE 205-229-1993**

M.B.L. = MINIMUM BUILDING LINE ASPH. = ASPHALT
 ○ = CAPPED REBAR SET CAPPED REBAR SET
 ○ = IRON FOUND (DESCRIPTION) IRON FOUND (DESCRIPTION)

Request for Change of Setback

Clerk: NICOLE

Lucas and Lani Perrigo, owners of 2524 Shades Crest Road, Vestavia Hills, AL 35216, would like to request a change in the deeded setback of that property. The current build line covenant is set at 75 feet, and we would like to change the build line to the existing City of Vestavia Hills residential R1 setback of 60 feet. Our existing 8 lot neighborhood, East of Beaumont Drive and North of Shades Crest, is zoned R1 by the City of Vestavia. The undersign approve and affirm the new setback of 60 feet and the recording of the setback with Jefferson County.

Vestavia Hills Baptist Church, 2528 Shades Crest Road
Printed Name and Address Mike McBrayer, Executive Pastor

Mike McBrayer, 6-26-24
Signature and Date

Jenny Mauke 2520 Shades Crest Rd Vestavia AL 35216
Printed Name and Address

Jenny Mauke 6/28/24
Signature and Date

Clark Worrell 7/1/24 Elizabeth Worrell 7/1/24
Printed Name and Address

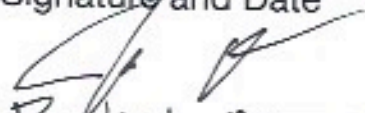
 7/1/24 Elizabeth Worrell 7/1/24
Signature and Date

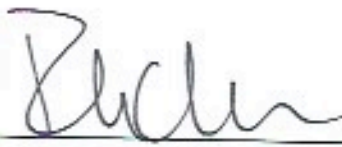
Wm Brodie 7/2/24 Julia Brodie 7/2/24
Printed Name and Address

William J Brodie 7/2/24 Julia Brodie 7/2/24
Signature and Date

THOMAS RICHARD HORN, JR Thomas Richard Horn 2/10/24
Printed Name and Address
2504 SHADES CREST RD
VEENHILL HILLS, AL 35226

Signature and Date

 Jason Ozburn
Rachel Ozburn 2506 Shades Crest Rd
Printed Name and Address

 7/10/24
Signature and Date

B Hunter Hill 2500 Shades Crest Rd

Printed Name and Address



Signature and Date

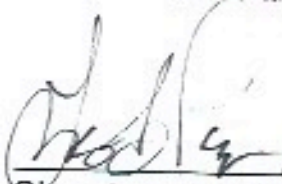
8/1/24

Lani Perrigo

Lucas B. Perrigo

2524 Shades Crest Rd

Printed Name and Address



Signature and Date

Lani Perrigo

8/1/24



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: 2524 Shades Crest Road Vestavia Hills, AL 35216, Vestavia Hills, Alabama and that statements submitted in my application are true and that I am: *(please check all that apply)*.

X the Property Owner and representing myself in said request.

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

And am requesting: (please check)

- | | |
|---|--------------------------------------|
| <u> </u> Rezoning Request | <u>X</u> Request for Variance |
| <u> </u> Preliminary Plat Approval | <u> </u> Special Exception |
| <u> </u> Final Plat Approval | <u> </u> Design Review Approval |
| <u> </u> Conditional Use Approval | |

Signed:

 8/15/24

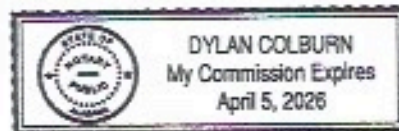
Owner Signature/Date

STATE OF ALABAMA

COUNTY OF Jefferson

Given under my hand and seal
this 15 day of August, 2024.


Notary Public



My commission expires 5 day of April, 2026.



VESTAVIA HILLS

Board of Zoning Adjustment Planners Report

MEETING DATE

September 19, 2024

AGENDA ITEM

BZA-24-20 **Twin Construction** is requesting a **Front Setback Variance, Side Setback Variance, Lot Area Variance, & Lot Width Variance** for the property located at **313 Granada Drive**. The purpose of this request is to reduce the front setback to 45' (existing) in lieu of the required 50', to reduce the side setback to 6' in lieu of the required 15', to reduce the lot area to 11,280sqft in lieu of the required 15,000sqft, & to reduce the lot width to 74.98' in lieu of the required 100', to build a side addition and re-plat the lot. The property is owned by Hayden and Chelsie Hanna and is zoned **Vestavia Hills R-3**.

BACKGROUND

9' Side Setback Variance to Reduce the Setback to 6' in Lieu of the Required 15', 5' Front Setback Variance to Reduce the Setback to 45' (existing) in Lieu of the Required 50', 3,720sqft Lot Area Variance to Reduce the Lot Area to 11,280sqft in Lieu of the Required 15,000sqft, & 26' Lot Width Variance to Reduce the Lot Width to 74' in Lieu of the Required 100'.

PLANNER'S REVIEW/RECOMMENDATION

The applicant is seeking multiple variances. The applicant contends the septic system and lines on the property prevent building in the rear. The proposal is for a new side addition. The existing structure is already non-compliant, and the new addition will run flush along the left side of the house. The existing house is also already non-compliant in the front setback. However, no addition will be within the front. The property itself sits on two lots. The applicant is working through the re-platting process to clean up the lot lines. In doing that, variances for lot area and width are needed to finish the re-platting. This property is zoned Vestavia Hills R-3.

ATTACHMENTS

1. Application
2. Zoning Comments
3. Engineering Comments

4. Current Survey
5. Site Plan
6. Renderings
7. Resurvey Document
8. Owner's Affidavit

Jack Wakefield
City Planner



BZA-24-20

Variance Application

Status: Active

Submitted On: 8/19/2024

Primary Location

313 GRANADA DR
VESTAVIA HILLS, AL 35216

Owner

Hayden and Chelsie Hanna
Granada 313 Vestavia, AL
35216

Applicant

 Twin Construction
 205-802-3920
 summer@twincompanies.com
 2907 Central Avenue
Suite 105
Birmingham, AL 35209

Agenda Information

 Agenda Scheduling

 Comments/Delay/Explanation

Applicant Information

I am filling this out as the
Representative Agent

Billing/Responsible Party

Name

Twin Construction

Phone #

205-802-3920

Address

2907 Central Ave, Ste 105

City/State/Zip

Birmingham, AL 35209

Email

summer@twincompanies.com

Representing Attorney/Other Agent**Name**

Twin Construction

Phone #

205-802-3920

Address

2907 Central Ave, Ste 105

City/State/Zip

Birmingham, AL 35209

Email

william@twincompanies.com

Subject Property Information**Subject Property Address**

313 Granada Drive

Legal Description of Subject Property ?

Lot 13 & the South 1/2 of 14, Block 11, Map of Biltmore Estates as recorded in Map Volume 17, Page 59 & 60

REASONS FOR REQUEST**Front Setback Variance****Setback Required***

50'

Setback Requested*

45' (Existing, no addition is within the front setback)

Rear Setback Variance

☐

Side Setback Variance

☒

Setback Required*

15'

Setback Requested*

6.9'

Other Setback Variance

☐

Lot Area Variance

☒

Area Required*

15,000

Area Requested*

11,280

Lot Width Variance

☒

Width Required*

100'

Width Requested*

74.98'

Variance for location of a fence.

☐

Sign Code Variance

☐

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

☐

Other

☐

ZONING

Vestavia Hills Zoning for the subject property is

R-3

PROJECT

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

The lot is undersized according to R-3 requirements both in width and area. We are seeking a variance to bring the lot into compliance with R-3 regulations. The existing house is noncompliant with left side setback requirements. The owners would like to add on to the rear of the house which would continue the noncompliant setback on the left side.

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 lot is undersized both in width and area according to R-3 regulations. We are seeking a variance to bring the lot into compliance with a width of 75' and area of 11,260sf. The existing home is also noncompliant according to required side setbacks. We are seeking a variance to bring the existing home into compliance with a left side setback of 8.1' (6.9' variance requested from 15' requirement). In order to maintain enough area in the rear yard for existing field lines and septic tank, we are requesting permission to build the proposed addition at the same distance from the left property line as the existing house.

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 lot width being undersized limits the available space to build a main floor addition, and therefore any rear addition, on the property while meeting 15' side setbacks. The existing home being noncompliant presents further complications when trying to add square footage to the rear of the home.

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

The owners are seeking to work with their existing home and existing lot to add more square footage for their growing family. They are not seeking any special privileges that would result in a side setback less than what is currently present.

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:*

The literal interpretation of the provision would deny the homeowners the right to add square footage to their home in the most efficient, functional, and aesthetically pleasing way.

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

The requested variances are intended to allow the homeowners to remain in their home while growing their family. The planned rear addition would be in keeping with the original style of the home and not injurious to the neighborhood.

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

In order to add any square footage, the existing home and lot must be brought into compliance as-is. The homeowners did not create the hardship.

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

The variances requested are to bring the existing lot and existing home into compliance so that a rear addition may be performed. This is the minimum variance that will make the addition possible.

7. The no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted or non-conforming use of lands, structures, or building in other districts shall be considered grounds for the issuance of a variance.

8. That a variance will not allow the permanent establishment of a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.*

The variance requested will not allow establishment of a use not permissible or prohibited.

NOTE: In proving that an unnecessary hardship has been imposed on the property as a result of the strict interpretation of this Ordinance, the following conditions cannot be considered pertinent to the determination of whether or not an unnecessary hardship exists: (1) proof that a variance would increase the financial return from land; or (2) personal or economic hardship; or (3) self-imposed hardship. In other words, hardship alone is not sufficient to permit a variance. It must be an "unnecessary hardship." Mere financial loss of a kind, which might be common to all of the property owners in a district, is not an "unnecessary hardship."

OWNER AFFIDAVIT

I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. Simultaneously with the submittal of this application, I am hereby submitting a notarized affidavit signed by the owner of the property in the attachments section of this application. NOTE: Applications cannot be processed without the notarized owners affidavit. Owners authorization may be found on our main page.

Representing Agent Signature ?

- ✓ William Siegel - Twin Construction, Inc.
Aug 19, 2024



BZA-24-20

Zoning Official Review

Variance Application

Status: Complete

Became Active: Aug 19, 2024

Assignee: Rebecca Leavings

Completed: Aug 20, 2024

Applicant

Twin Construction
summer@twincompanies.com
2907 Central Avenue
Suite 105
Birmingham, AL 35209
205-802-3920

Primary Location

313 GRANADA DR
VESTAVIA HILLS, AL 35216

Owner:

Hayden and Chelsie Hanna
313 Granada Vestavia, AL 35216

Comments

Rebecca Leavings, Aug 20, 2024

Variance, if granted, should be conditioned upon recordation of a final plat to establish a recorded lot line in the correct area of the lot as variances and setbacks are measured from recorded lot lines.



BZA-24-20

Engineering Review

Variance Application

Status: Complete

Became Active: Aug 19, 2024

Assignee: Ethan Fisher

Completed: Aug 20, 2024

Applicant

Twin Construction
summer@twincompanies.com
2907 Central Avenue
Suite 105
Birmingham, AL 35209
205-802-3920

Primary Location

313 GRANADA DR
VESTAVIA HILLS, AL 35216

Owner:

Hayden and Chelsie Hanna
313 Granada Vestavia, AL 35216

Comments

Ethan Fisher, Aug 20, 2024

An impervious review will be required during permitting review.

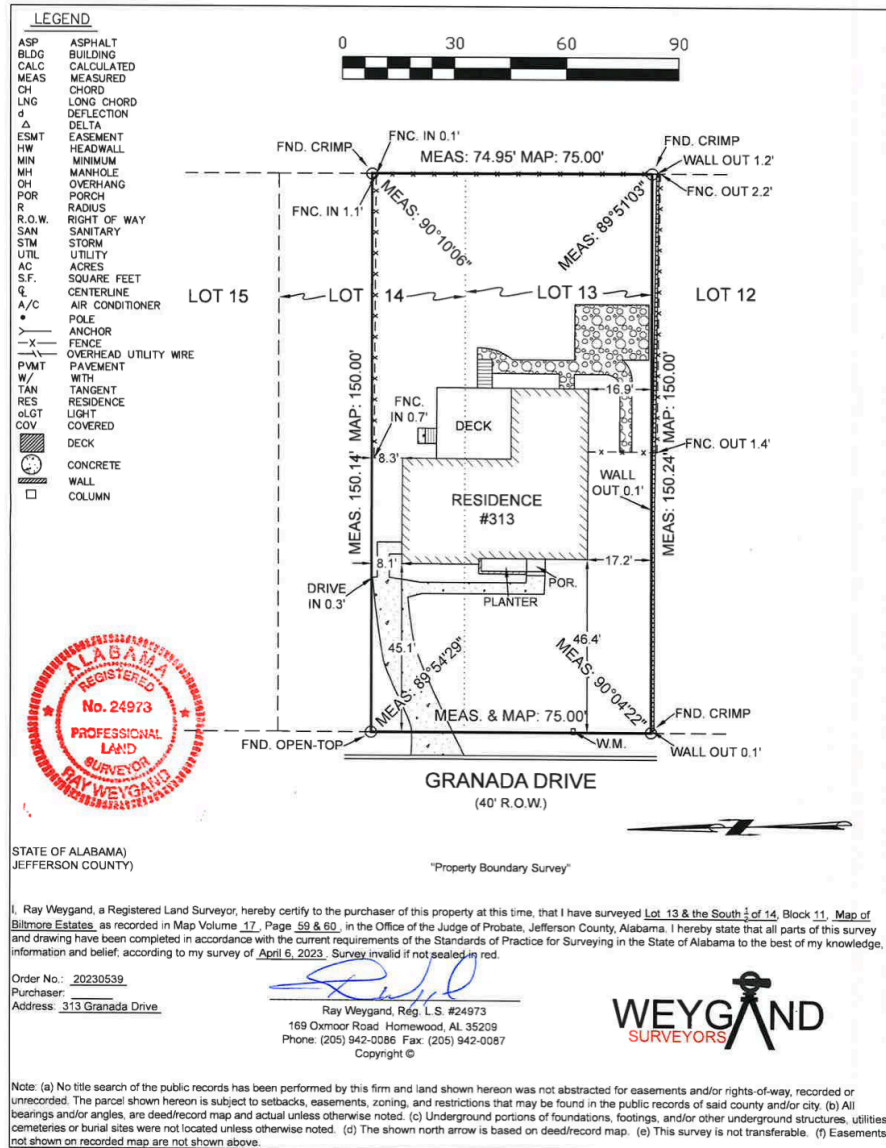
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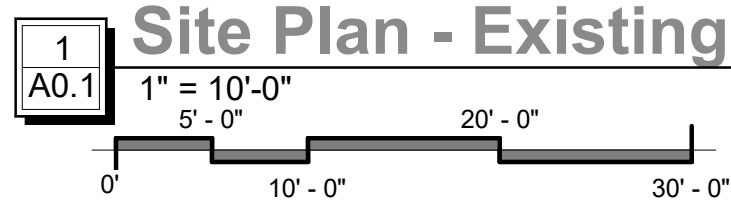
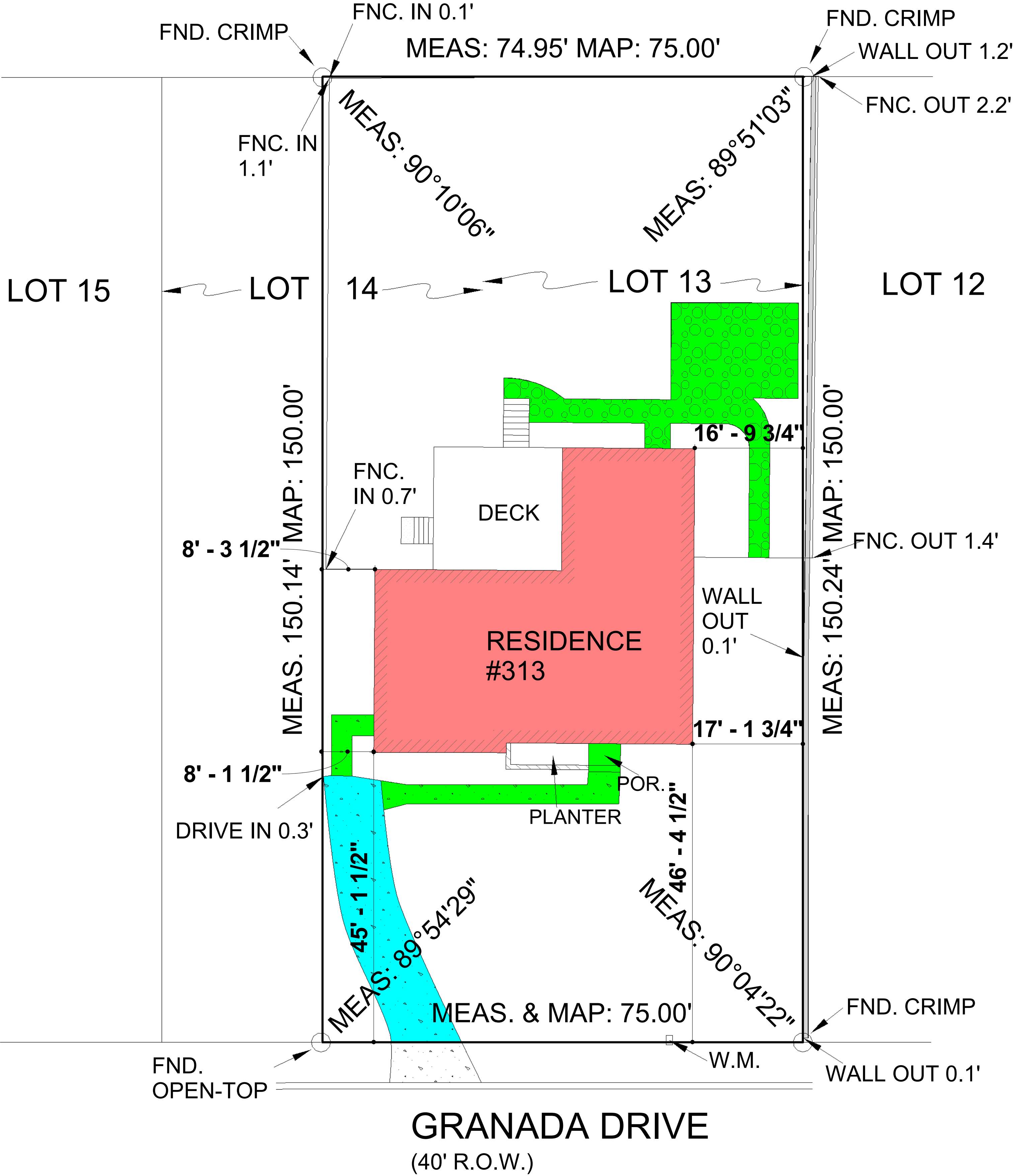
18 Messages

[Back](#)

New payment request...

[Privacy](#) | [Security](#) | [Terms of Service](#)

EXISTING AREA SUMMARY	
TOTAL PARCEL AREA=	11,260 SF
PRIMARY HOUSE AREA=	1760 SF
SECONDARY STRUCTURE AREA=	0 SF
PORCH/STAIRS AREA=	539 SF
DRIVEWAY AREA=	393 SF
TOTAL IMPERVIOUS AREA=	2,692 SF
ISR=	24%
TOTAL PERVIOUS=	8,568 SF



Hanna

PROJECT ADDRESS

313 Granada Dr.
Vestavia Hills, AL

Twin Companies

2907 Central Ave.
Suite 105
Homewood, AL 35209

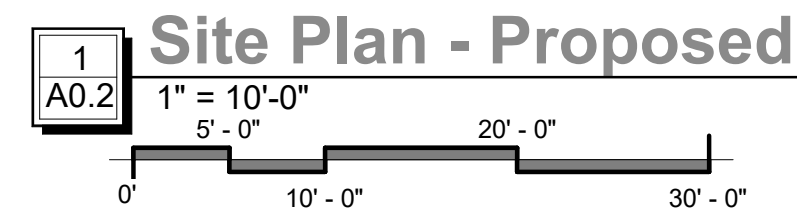
Revision Log	
Date	Description
07-19-24	Pricing Set
--	Contract Set
--	Permit Set
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Sheet Information

A0.1

Site Plan - Existing

PROPOSED AREA SUMMARY			
TOTAL PARCEL AREA=			11,260 SF
PRIMARY HOUSE AREA=			2,838 SF
SECONDARY STRUCTURE AREA=			0 SF
PORCH/STAIRS AREA=			145 SF
DRIVEWAY AREA=			393 SF
TOTAL STRUCTURE IMP. AREA=			2,838 SF
ISR=	2,838 /	11,260	25%
TOTAL IMPERVIOUS AREA=			3,376 SF
ISR=	3,376 /	11,260	29.98%
TOTAL PERVIOUS=			7,884 SF



Site Plan - Proposed

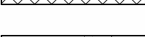
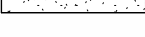
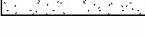
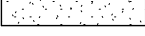
General Construction Notes

- 1. All framing dimensions are to outside face of stud on exterior walls & Interior walls, & center line of windows and doors, unless noted otherwise.
- 2. All slab dimensions are to outside edge of slab (not brick pocket) or to centerline of footing, plumbing or electrical, unless noted otherwise.
- 3. Stair riser heights shall not exceed 7-3/4".
- 4. Return air and attic access locations to be verified in field.
- 5. Double up floor joists under walls that run parallel floor joists.
- 6. All wood framing in contact with concrete or masonry shall be pressure-treated.
- 7. Install insulation baffles at eave vents between rafters.
- 8. All shingled roofs with a pitch of less than 4:12 shall be installed with ice & water barrier.
- 9. Exterior sill plates to be anchored to foundation @ 6' o.c. And within 1'-0" of ends and corners.
- 10. Provide floored pathway in attic to HVAC unit & Water Heater.
- 11. See builder for any deck stair location & design if applicable.
- 12. Slope shower floor 1/4" per foot.
- 13. Verify final location of mechanical equipment.
- 14. Dimensions shall take precedent over scale drawings.

Common Abbreviations

±	approximately
@	at
AFF	above finished floor
B.O.	bottom of...
bd.	board
CL	centerline
CMU	concrete masonry unit
D/W	dishwasher
dbl	double
eq.	equal
FC	flex conduit
HB	hose bibb
K/S	knee space
KP	keypad
M/W	microwave oven
max.	maximum
min.	minimum
N/A	not applicable
NTS	not to scale
OC	on center
PH	telephone jack
PT	pressure treated
R/A	return air
REF.	refrigerator
req'd	required
SD	smoke detector
sim.	similar
sqft	square feet
T&G	tounge and groove
T.O.	top of...
TV	cable television
typ.	typical
w/	with
W/C	wine cooler
WH	water heater
WP	waterproof

Wall Material Key

	8" Block		4" Stud Wall
	12" Block		6" Stud Wall
	8" Block with Brick Ledge		8" Stud Wall
	10" Formed Concrete		4" Stud Wall w/ Cladding
	10" Formed Concrete w/ Brick Ledge		4" Stud Wall w/ Brick Veneer
	12" Formed Concrete		6" Stud Wall w/ Brick Veneer
	12" Formed Concrete w/ Brick Ledge		

Sheet Index

A0	Title Sheet
A0.1	Site Plan
A2.1	1st Floor Plan - Existing
A2.2	1st Floor - Demo Plan
A2.3	1st Floor Plan - Proposed
A2.9	Roof Plan
A3.1	Exterior Elevations
A3.2	Exterior Elevations
A3.4	Door & Window Schedule
E1.1	Electrical
E1.2	Electrical

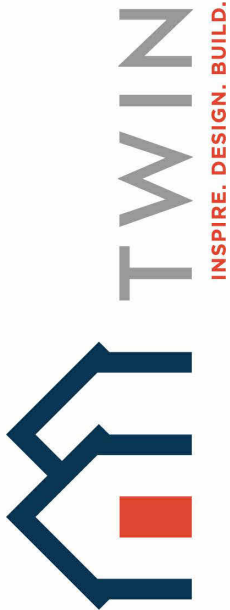
Hanna

PROJECT ADDRESS

313 Granada Dr.
Vestavia Hills, AL

Twin Companies

2907 Central Ave.
Suite 105
Homewood, AL 35209



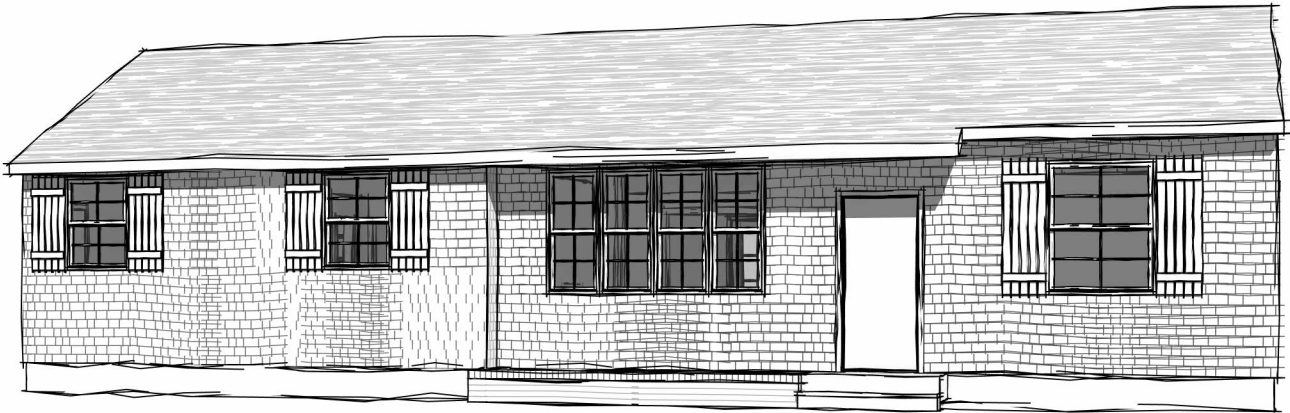
Revision Log

Date	Description
07-19-24	Pricing Set
--	Contract Set
--	Permit Set
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Sheet Information

A0

Title Sheet



Hanna



1st Floor - Existing

1
A2.1

1/4" = 1'-0"

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

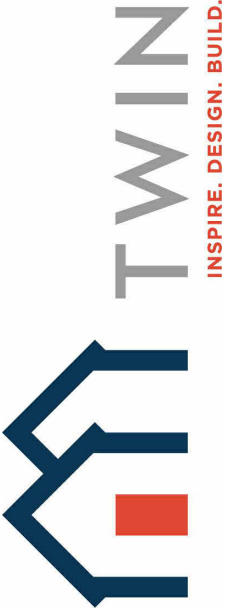
Hanna

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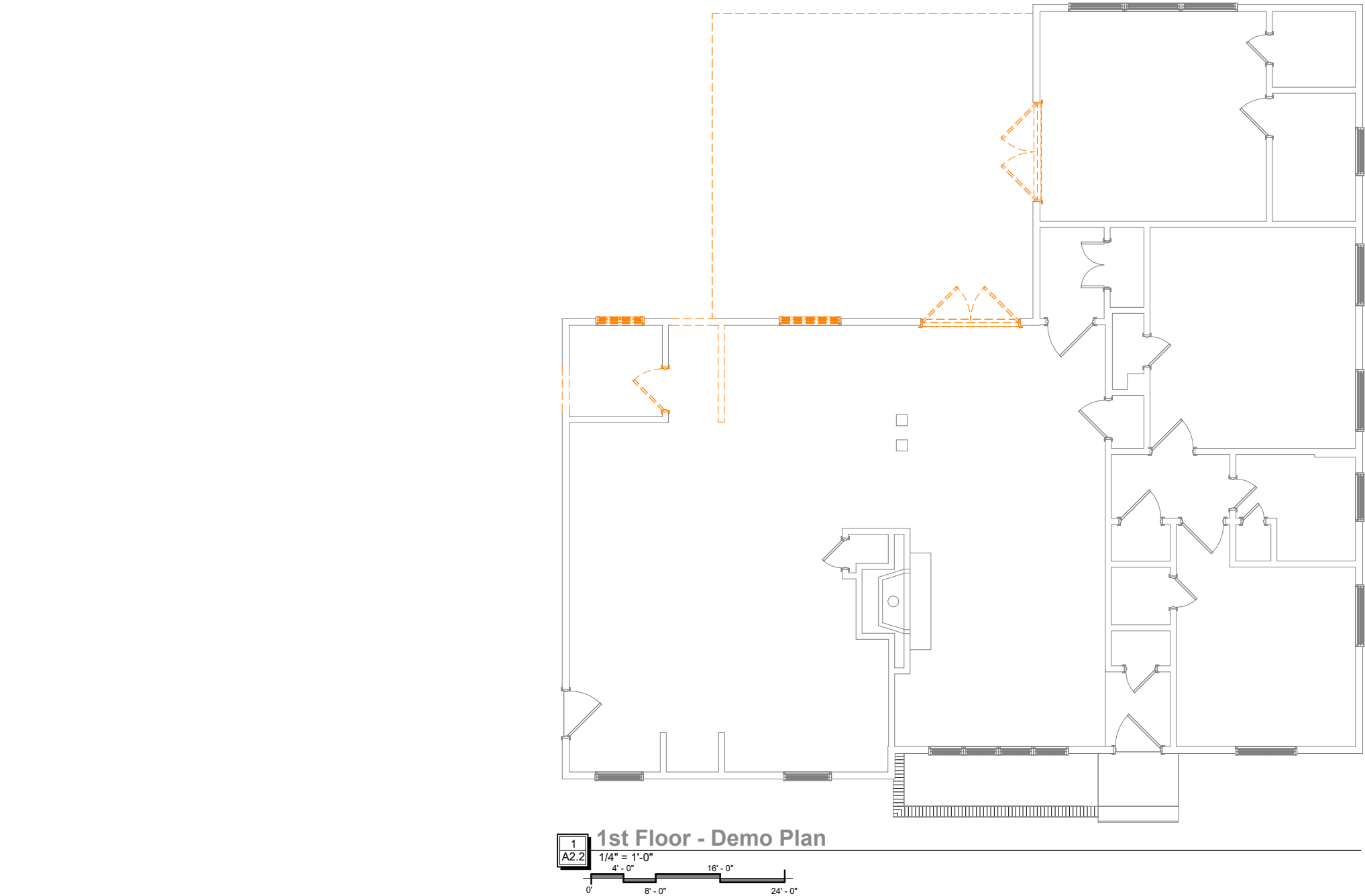


Revision Log

Date	Description
07-19-24	Pricing Set
--	Contract Set
--	Permit Set
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Sheet Information

A2.1
1st Floor Plan -
Existing



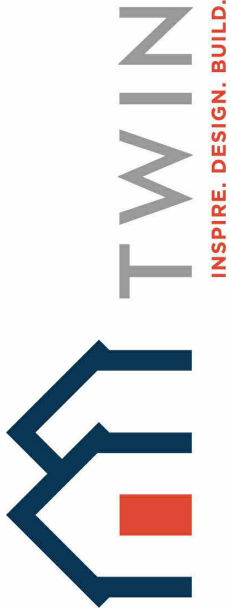
Hanna

PROJECT ADDRESS

313 Granada Dr.
Vestavia Hills, AL

Twin Companies

2907 Central Ave.
Suite 105
Homewood, AL 35209



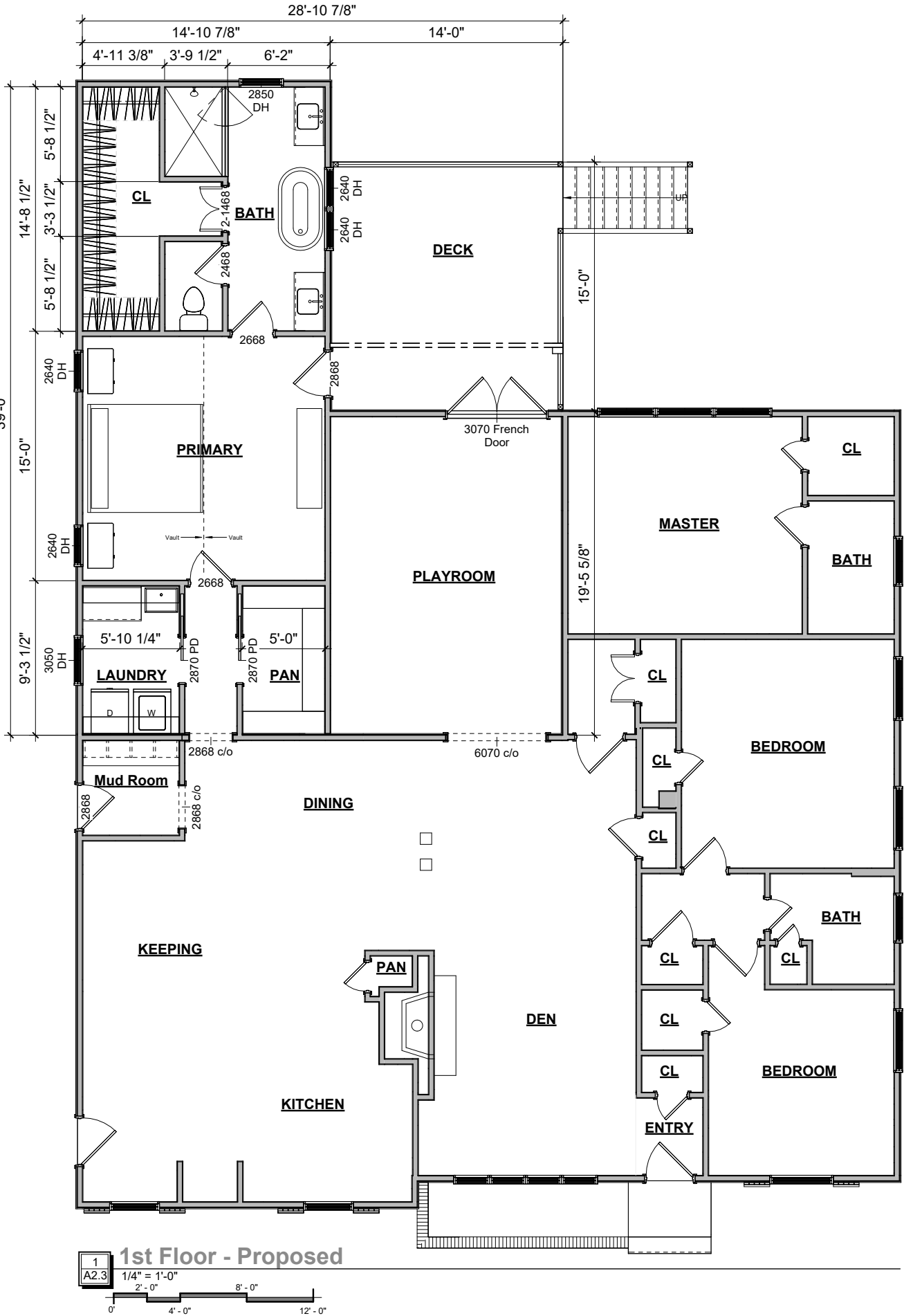
Revision Log

Date	Description
07-19-24	Pricing Set
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Sheet Information

A2.2
1st Floor - Demo Plan

Area (Finished)		Area (Unfinished)	
Name	Area	Name	Area
Existing	1842 SF	Porch and Planter	73 SF
Proposed	874 SF	Uncovered Deck	207 SF
Grand total	2716 SF	Grand total	280 SF



1
A2.3
1/4" = 1'-0"
0' 4' - 0" 8' - 0" 12' - 0"

Hanna

PROJECT ADDRESS

313 Granada Dr.
Vestavia Hills, AL

Twin Companies

2907 Central Ave.
Suite 105
Homewood, AL 35209

TWIN

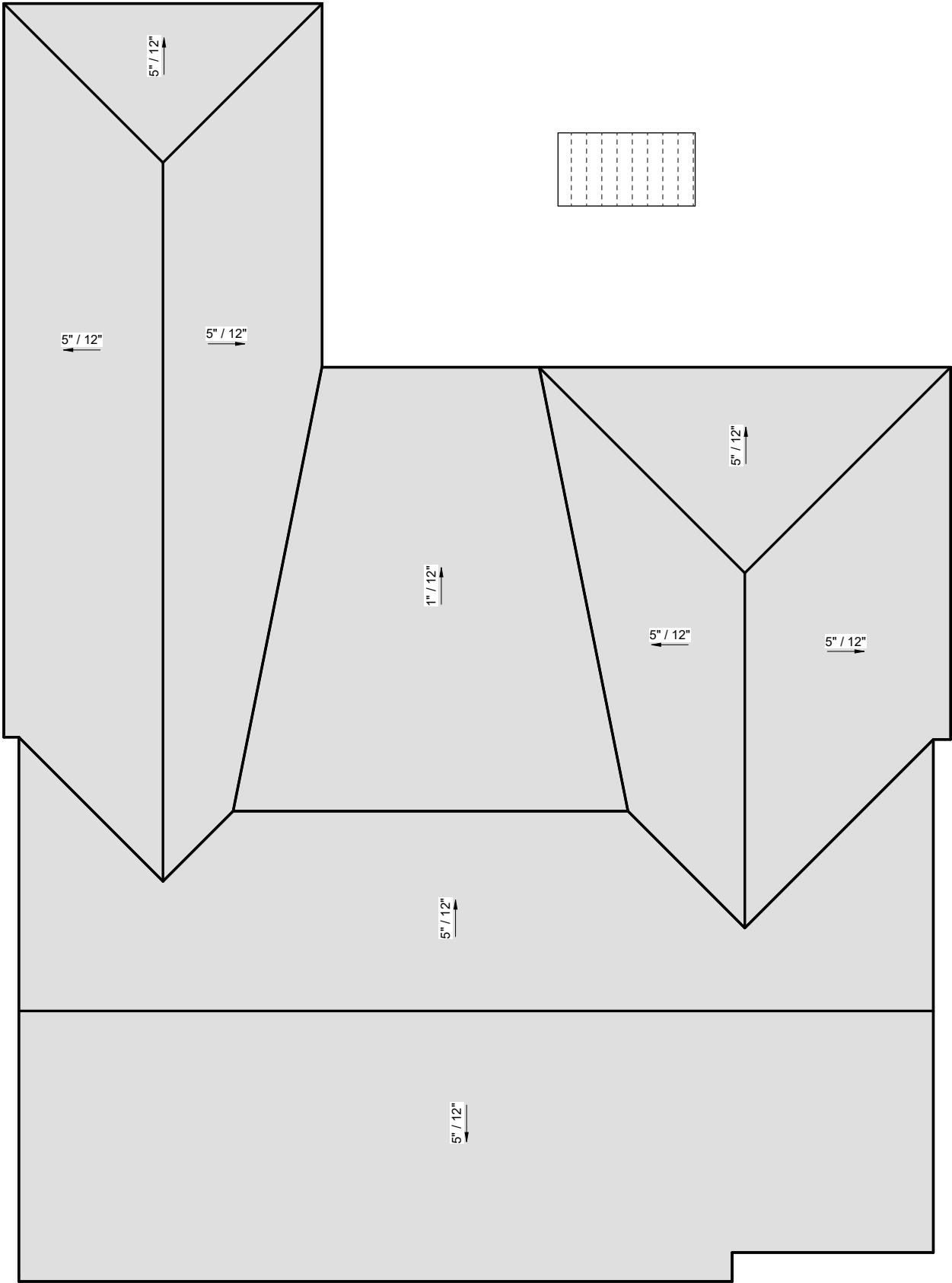
INSPIRE. DESIGN. BUILD.

Revision Log

Date	Description
07-19-24	Pricing Set
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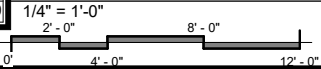
Sheet Information

A2.3
1st Floor Plan -
Proposed



1
A2.9

Roof Plan



Hanna

PROJECT ADDRESS

313 Granada Dr.
Vestavia Hills, AL

Twin Companies
2907 Central Ave.
Suite 105
Homewood, AL 35209

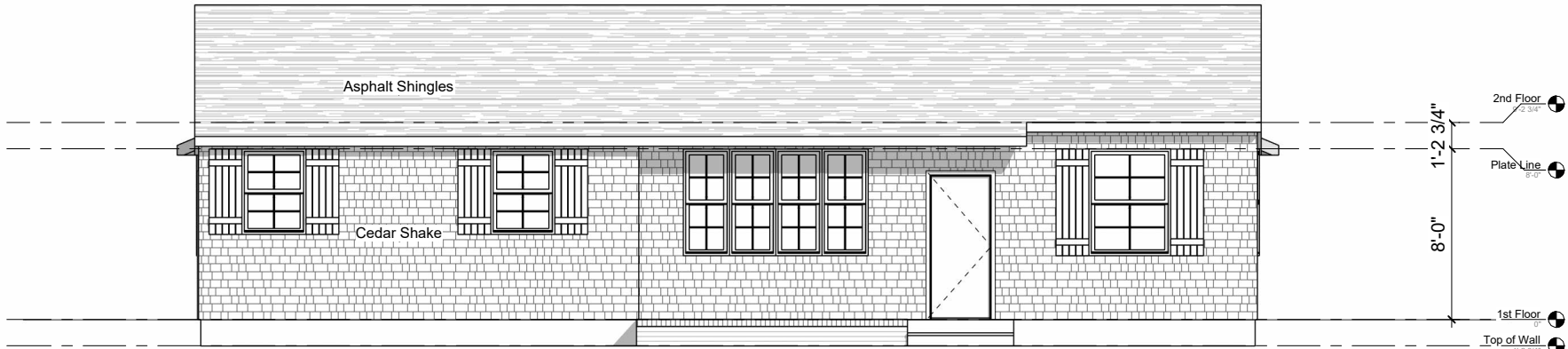


Revision Log

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Sheet Information

A2.9
Roof Plan



1
A3.1
1/4" = 1'-0"
0' 2'-0" 4'-0" 8'-0" 12'-0"



2
A3.1
1/4" = 1'-0"
0' 2'-0" 4'-0" 8'-0" 12'-0"

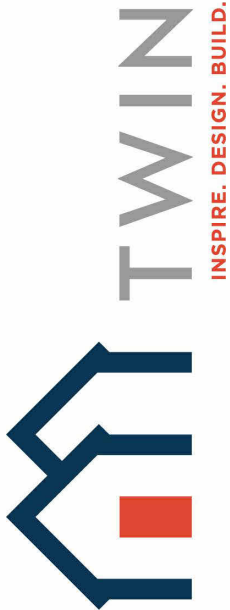
Hanna

PROJECT ADDRESS

313 Granada Dr.
Vestavia Hills, AL

Twin Companies

2907 Central Ave.
Suite 105
Homewood, AL 35209

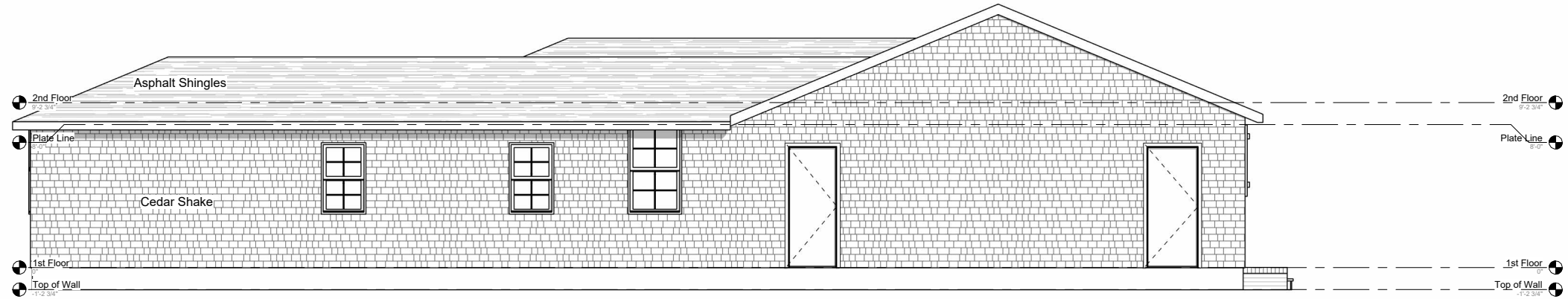


Revision Log

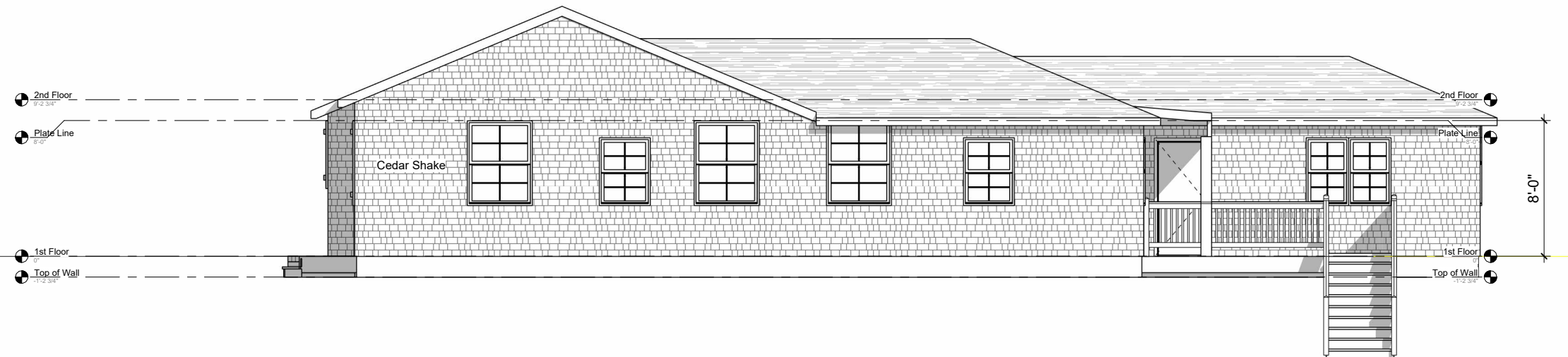
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Sheet Information

A3.1
Exterior Elevations



1 Left Elevation
1/4" = 1'-0"
0' 2' - 0" 4' - 0" 8' - 0" 12' - 0"



2 Right Elevation
1/4" = 1'-0"
0' 4' - 0" 8' - 0" 16' - 0" 24' - 0"

Hanna

PROJECT ADDRESS

313 Granada Dr.
Vestavia Hills, AL

Twin Companies

2907 Central Ave.
Suite 105
Homewood, AL 35209



Revision Log

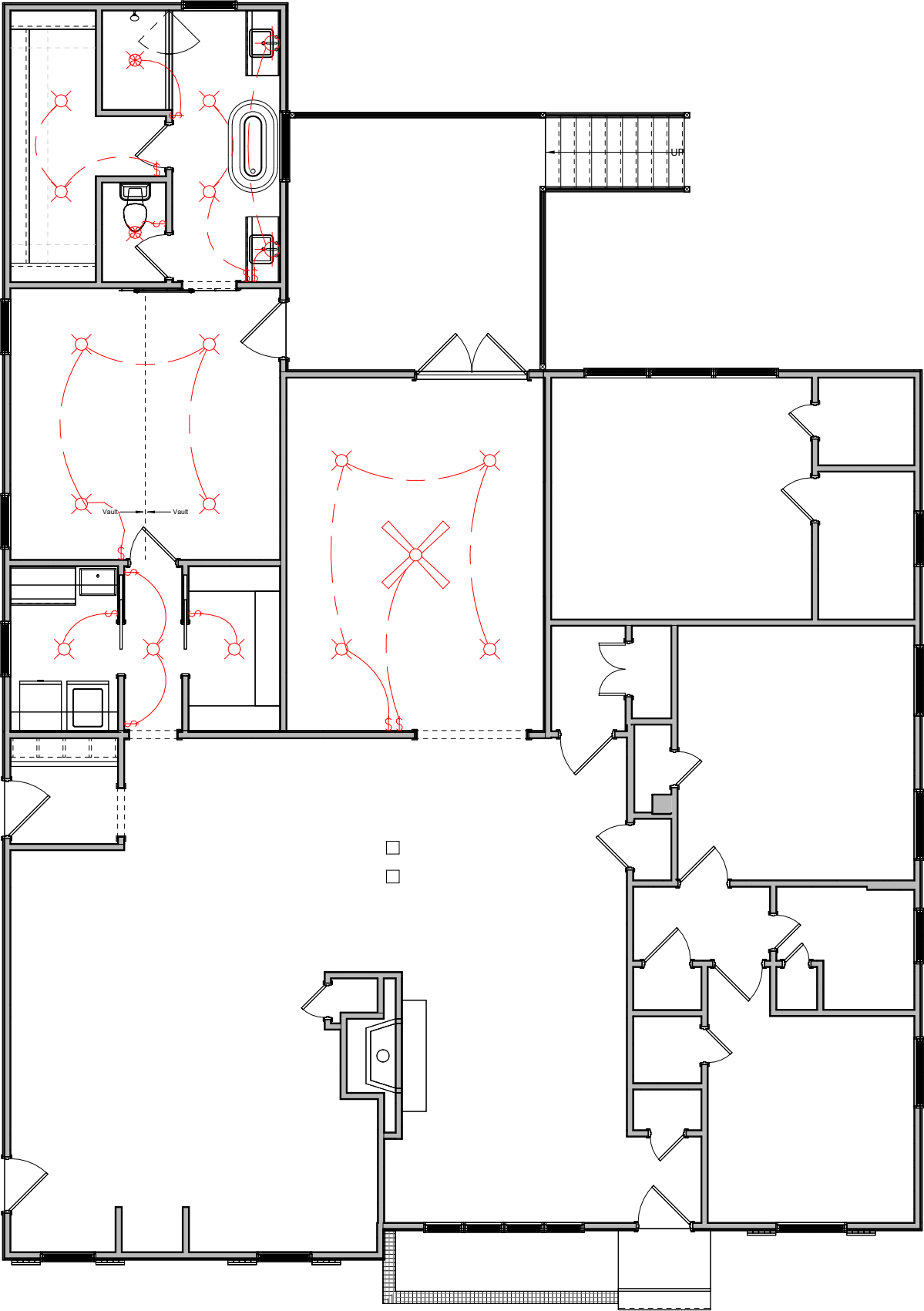
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Sheet Information

A3.2
Exterior Elevations

Electrical & Lighting Legend

	Electrical Panel		Exhaust Fan Box
	Wall Switch		Exhaust Fan Box w/ Light Kit
	Dimmer Switch		Cable Television
	Outlet		Category 5 Data Cable
	220-Volt-Outlet		Flex Conduit
	Ground Fault Interrupter Circuit		Garage Door Switch
	Exterior Waterproof Outlet		High Def Multimedia Interface Cable
	Floor Outlet		Keypad
	Recessed Can Fixture		Telephone Jack
	Moisture Resistant Can Fixture		Thermostat
	Pendant Light Fixture		Door Bell
	Wall Mounted Light Fixture		Ceiling Fan Fixture
	Ceiling Mounted Light Fixture		
	Flood Light Fixture		Ceiling Fan Fixture w/ Light Kit
	Keyless Light Fixture		
	Closet Strip Light Fixture		4' Florescent Fixture
	Under-Cabinet Light Fixture		2' Florescent Fixture
	Smoke Detector	Provide smoke detectors in each bedroom and in the immediate area outside the bedroom.	



1
E1.1
1/4" = 1'-0"
4' - 0" 16' - 0"

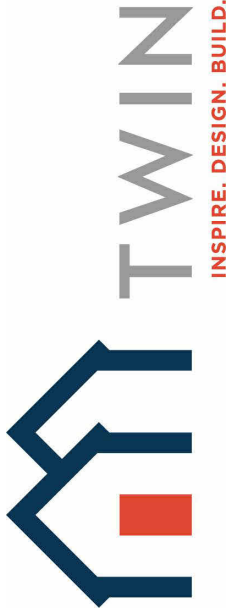
Hanna

PROJECT ADDRESS

313 Granada Dr.
Vestavia Hills, AL

Twin Companies

2907 Central Ave.
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Revision Log

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Sheet Information

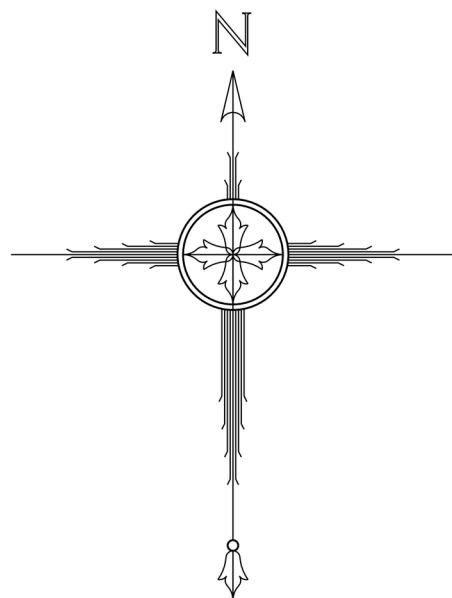
E1.1
Electrical

LEGEND			
P.O.C.	POINT OF COMMENCEMENT	○	IRON PIN SET (IPS)
P.O.B.	POINT OF BEGINNING	●	IRON PIN FINDER (IPF)
P.O.T.	POINT OF TERMINATION	⊙	1/4 SECTION CORNER
ASP	ASPHALT	⊖	EXIST. CONC. MON.
BUILD	BUILDING	⊖	CALCULATED POINT
RES	RESIDENCE	⊖	ACRES
CALC	CALCULATED	S.F.	SQUARE FEET
(M)	MEASURED	±	PLUS OR MINUS
(R)	RECORD	⊖	DECK
(D)	DEED	⊖	CONCRETE
(P)	PLAT	⊖	RETAINING WALL
BRG	BEARING	↓	GUY ANCHOR
CH	CHORD	×	FENCE
R	RADIUS	—	OVERHEAD POWER
TAN	TANGENT	⊖ PP	MANHOLE
Δ	DELTA	⊖	POLE
ESMT	EASEMENT	⊖	WATER METER
HW	HEADWALL	⊖	UTILITY PREESTAL
OH	OVERHANG	⊖	GAS VALVE
POR	PORCH	⊖	WATER VALVE
COV	COVERED	⊖	FIRE HYDRANT
R.O.W.	RIGHT OF WAY	⊖	LIGHT POLE
A/C	AIR CONDITIONER	⊖	
CL	CENTERLINE	⊖	

RESURVEY OF LOTS 13 & 14, BLOCK 11 OF THE SURVEY OF BILTMORE ESTATES

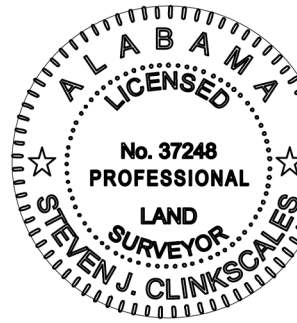
BEING A RESURVEY OF LOT 13 AND LOT 14, BLOCK 11, OF BILTMORE ESTATES
AS RECORDED IN MAP VOLUME 17, PAGE 59 & 60
IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA

BEING SITUATED IN THE SOUTHEAST 1/4,
SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 WEST,
JEFFERSON COUNTY, ALABAMA



SCALE: 1"=20'

DATE: AUGUST 20, 2024



STATE OF ALABAMA }
JEFFERSON COUNTY }

The undersigned, Steven J. Clinkscales, Registered Land Surveyor, State of Alabama, and Hayden Hanna and Chelsie Hanna, the Owners, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owner, that this plat or map is a true and correct plot or map of land shown therein and known or to be known as RESURVEY OF LOTTS 13 & 14, and that the same is a true and correct plot or map of land shown therein and known or to be known as RESURVEY OF LOTTS 13 & 14, and that the bearings of the boundaries of each lot and its number, showing the streets, alleys and public roads, giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands in the government survey of Section 19, Township 18 South, Range 2 West, and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Steven J. Clinkscales, the surveyor, hereby states that all parts of the survey and drawing have been completed in accordance with the current edition of the Standard Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief. Said owner also certifies that it is the owner's state of lands.

In Witness Whereof, we have hereunto set our hands this the ____ day of _____, 2024.

By: Steven J. Clinkscales DATE: AUGUST 20, 2024
Steven J. Clinkscales
AL Reg. L.S. #37248

By: Hayden Hanna - Owner DATE: _____

By: _____ DATE: _____
Chelsie Hanna - Owner

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, _____, a Notary Public in and for said County and State hereby certify that Steven J. Clinkscales, whose name is signed to the foregoing certificate as Land Surveyor and who is known to me, acknowledged before me, on this day, that being informed of the contents of the certificate, he executed the same voluntarily on the day the same bears date.

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

By: _____
Notary Public My commission expires: _____

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, _____, a Notary Public in and for said County and State hereby certify that Hayden Hanna, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, she executed same voluntarily on the day the same bears date.

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

By: _____
Notary Public

My commission expires: _____

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, _____, a Notary Public in and for said County and State hereby certify that Chelsie Hanna, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the certificate, she executed same voluntarily on the day the same bears date.

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

By: _____
Notary Public

My commission expires: _____

APPROVED: _____ DATE: _____
CITY ENGINEER

APPROVED: _____ DATE: _____
VESTAVIA HILLS PLANNING & ZONING COMMISSION

APPROVED: _____ DATE: _____
MANAGER & CITY CLERK

NOTE:
Environmental Services Department approval indicates that easements have been dedicated for future Jefferson County sanitary sewers, however, this does not mean sanitary sewers have been built or will be built in the future. Any change in the Right-of-Way or Easement boundaries after this date may void this approval.

APPROVED: _____ DATE: _____
DIRECTOR OF ENVIRONMENTAL SERVICES

NOTES:
ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED). NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.

BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.

THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDER DRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

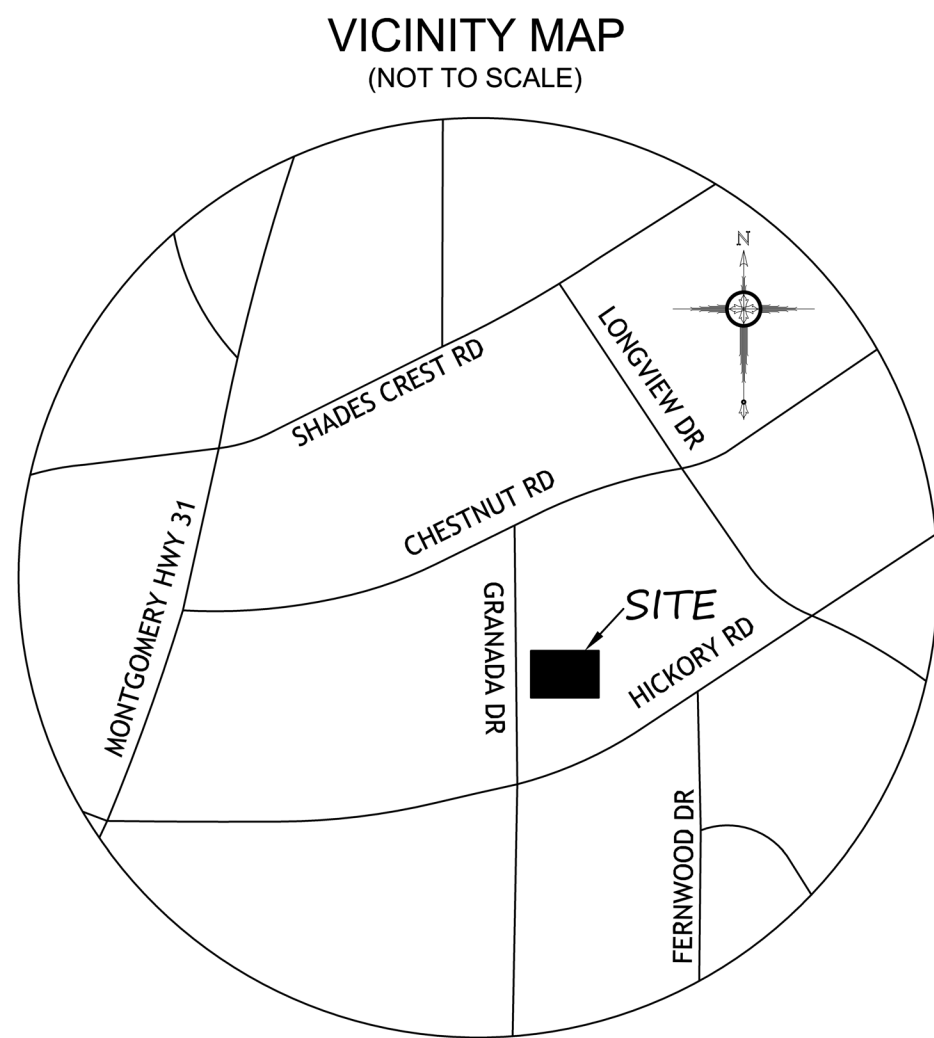
THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEERS APPROVAL.

NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.



NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE X)
AS PER MAP NO. 01073C0558J, DATED 09/24/2021



CLINKSCALES LAND SURVEYING, LLC

SCALE: 1" = 20'	APPROVED BY: Steven J. Clinkscapes, PLS	DATE OF SURVEY: 08/01/2024	Tel: 205-671-1033	12254 US-280
DATE: 08/20/2024	AL REG. NO. 37248	SURVEYED BY: JBC / DRAWN BY: JDF		Sterrett, AL 35147 ClinkSurveying.com



Job #: 24-372



**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: 313 Granada 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: Twin construction, Inc 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 16th day of August, 2024.

Summer E Young
Notary Public

SUMMER E YOUNG
Notary Public, Alabama State At Large
My Commission Expires Sep. 11, 2024

My commission expires 11th day of September, 2024.



VESTAVIA HILLS

Board of Zoning Adjustment Planners Report

MEETING DATE

September 19, 2024

AGENDA ITEM

BZA-24-22 **Timothy LeBeau** is requesting a **Front Setback Variance** for the property located at **3205 Ridgely Court**. The purpose of this request is to reduce the front setback to 20' in lieu of the required 35' (existing), to build a garage and front porch addition. The property is owned by Timothy LeBeau and is zoned **Vestavia Hills R-4**.

BACKGROUND

15' Front Setback Variance to Reduce the Setback to 20' in Lieu of the Required 35' (existing).

PLANNER'S REVIEW/RECOMMENDATION

The applicant is seeking a variance to build a covered front porch and a garage addition. The applicant contends the odd-shaped lot causes a hardship. The pie-shaped lot, and the layout of the house on the lot, limits buildable area. The addition will match aesthetically with the entire house. This property is zoned Vestavia Hills R-4.

ATTACHMENTS

1. Application
2. Engineering Comments
3. Current Setbacks
4. Proposed Drawing
5. Rendering
6. Neighborhood Plat Map
7. Owner's Affidavit

Jack Wakefield
City Planner



BZA-24-22

Variance Application

Status: Active

Submitted On: 8/20/2024

Primary Location

3205 RIDGELY CT
VESTAVIA HILLS, AL 35243

Owner

Timothy LeBeau
Ridgely Ct 3205 Ridgely Ct
Vestavia Hills, Alabama 35243

Applicant

 Timothy LeBeau
 205-919-6695
 tclebeau@yahoo.com
 3205 Ridgely Ct
Vestavia Hills, Alabama 35243

Agenda Information

 Agenda Scheduling

 Comments/Delay/Explanation

Applicant Information

I am filling this out as the

Owner

Billing/Responsible Party

Name

TIMOTHY C LEBEAU

Phone #

2059196695

Address

3205 Ridgely Ct

City/State/Zip

Vestavia Hills/Alabama/35243

Email

tclebeau@yahoo.com

Subject Property Information

Subject Property Address

3205 Ridgely Ct

Legal Description of Subject Property ?

LOT 7, BLOCK C, CAHABA ACRES

REASONS FOR REQUEST

Front Setback Variance

☒

Setback Required*

35' (Existing)

Setback Requested*

20'

Rear Setback Variance

☐

Side Setback Variance

☐

Other Setback Variance

☐

Lot Area Variance

☐

Lot Width Variance

☐

Variance for location of a fence.

☐

Sign Code Variance

☐

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

☐

Other

☐

ZONING

Vestavia Hills Zoning for the subject property is

R-4

PROJECT

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

Addition of Porch and Garage on irregular shaped corner lot

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).*

Section 5.5 District Area and Dimensional Regulations for R-4 Medium Density Residential District

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 lot is a corner shaped lot around the bend of the street. It is essentially a three sided lot. Building in any other direction on this side of the property will further encroach on the distance to the adjacent property.

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 in this development is shaped in this manner so therefore this request is unique to this lot in the development.

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:*

The variance request will not be detrimental to other property or improvements in the neighborhood. It will not impair sight triangles of the neighborhood or cause any risk to public safety or impair property values

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 variance should not conflict with the purpose or intent of this ordinance. The desired design should generally be in line with the neighborhood.

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

The circumstances are due plainly to the shape of the lot and not due to any action on the part of the applicant.

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

Building in any other direction on this portion of the property will unduly encroach on the adjacent properties. Building on the other side of this property is not possible due to location of septic system.

7. The no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted or non-conforming use of lands, structures, or building in other districts shall be considered grounds for the issuance of a variance.

8. That a variance will not allow the permanent establishment of a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.*

This variance will not allow the permanent establishment of a use not permissible under the terms of this Ordinance in this district. Adjacent developments have similar front setbacks, if not even closer.

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

✓ Timothy Charles LeBeau
Aug 20, 2024



BZA-24-22

Engineering Review

Variance Application

Status: Complete

Became Active: Aug 27, 2024

Assignee: Ethan Fisher

Completed: Aug 27, 2024

Applicant

Timothy LeBeau
tclebeau@yahoo.com
3205 Ridgely Ct
Vestavia Hills, Alabama 35243
205-919-6695

Primary Location

3205 RIDGELY CT
VESTAVIA HILLS, AL 35243

Owner:

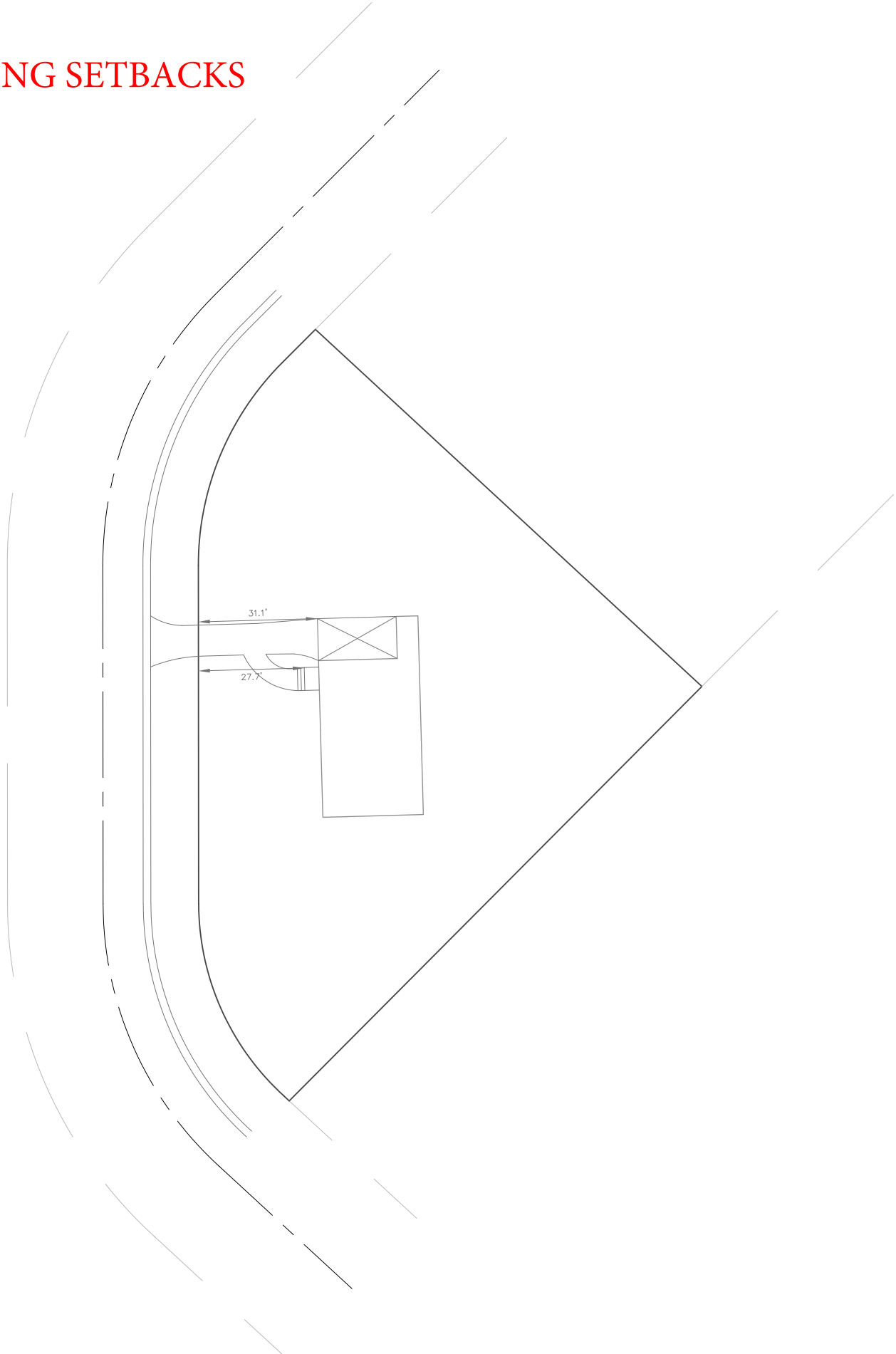
Timothy LeBeau
3205 Ridgely Ct Ridgely Ct Vestavia Hills,
Alabama 35243

Comments

Ethan Fisher, Aug 27, 2024

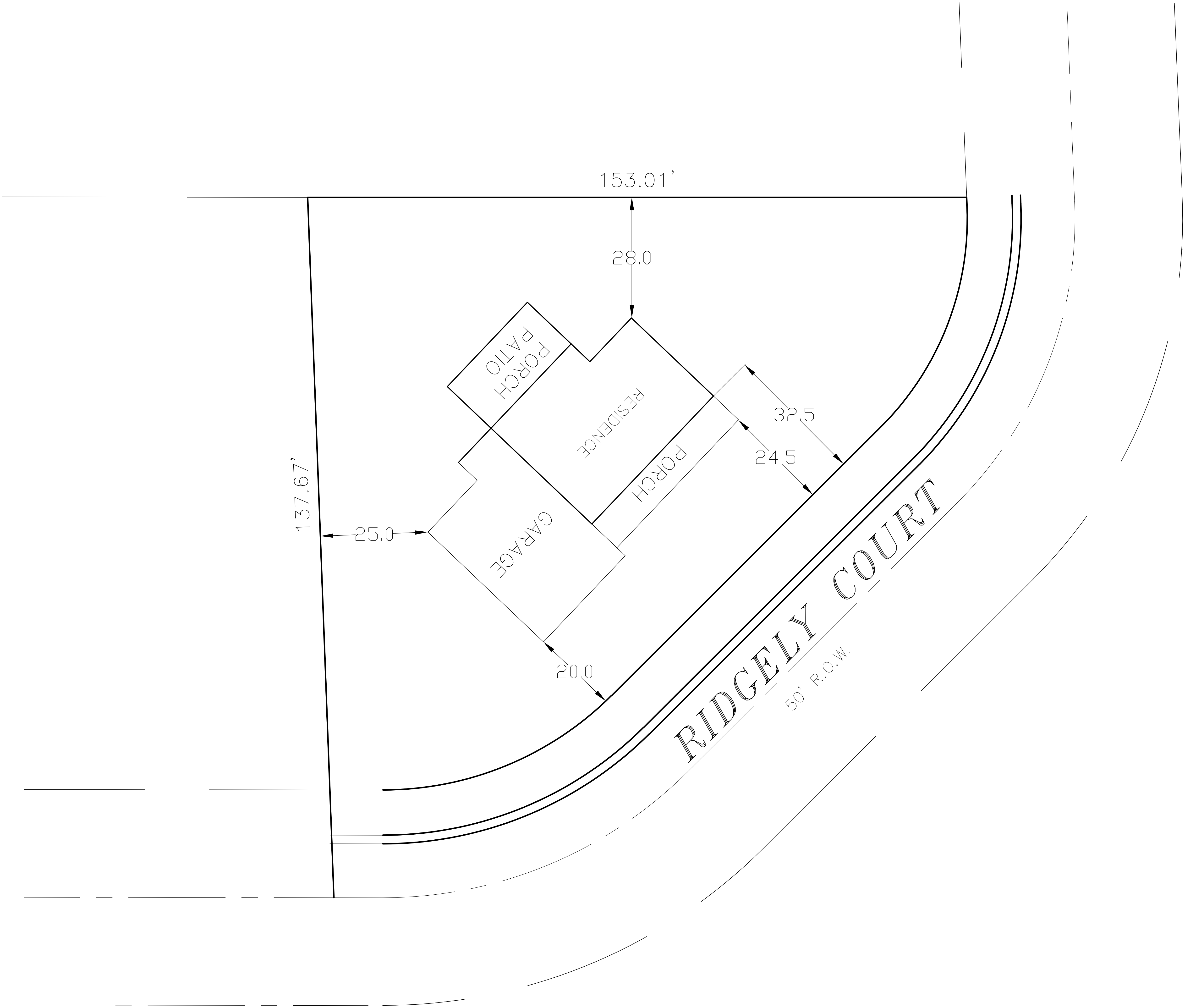
A 30% impervious review will be conducted during permitting.

EXISTING SETBACKS



No.	Revision/Issue	Date
0	Issued for Variance	4-16-2021

3205 Ridgely Ct.



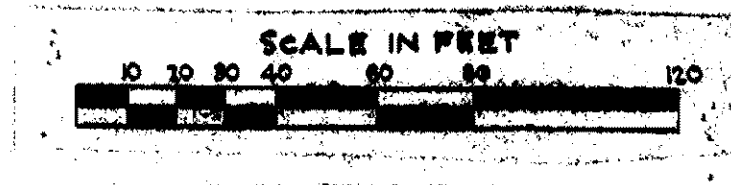


SECOND ADDITION TO CAHABA ACRES

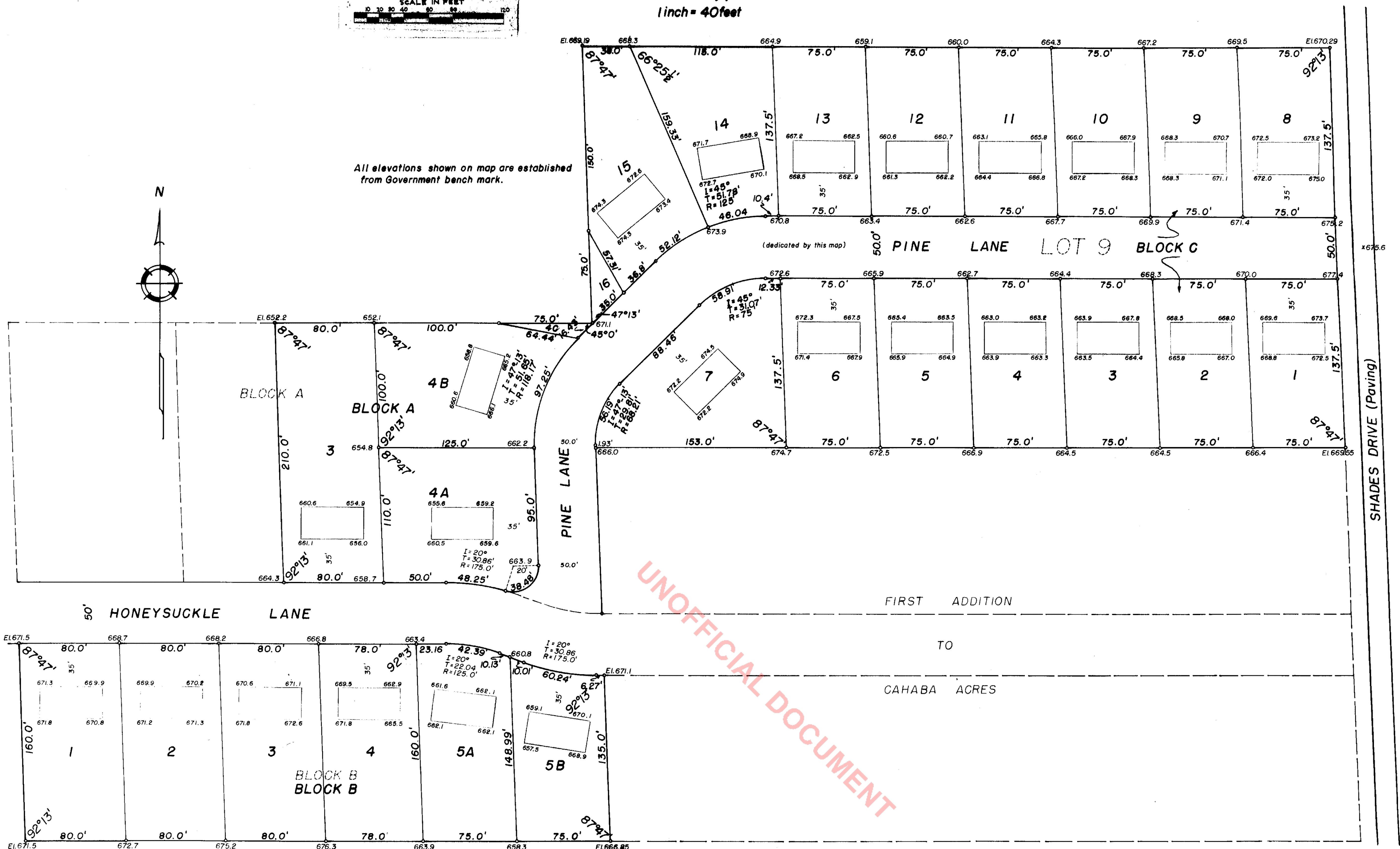
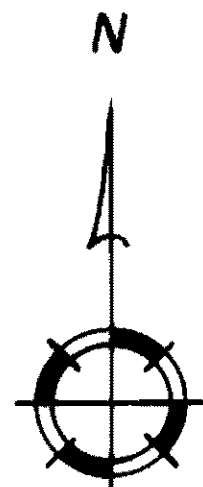
LOCATED IN E $\frac{1}{4}$ of NE $\frac{1}{4}$, Sec. 22, Tp. 18S, R. 2W.

Jefferson County, Alabama

1 inch = 40 feet



All elevations shown on map are established from Government bench mark.



STATE OF ALABAMA
JEFFERSON COUNTY

I, George M. Jones, a registered engineer - land surveyor of Birmingham, Alabama, hereby certify that the foregoing is a true and correct map or plat of a subdivision as a resurvey of lot 9 of Wilkinson's Addition to New Merkel as recorded in Map Book 24, page 23, in the office of the Probate Judge of Jefferson County, Alabama, and as a resurvey of lots 3 and 4, Block A of Cahaba Acres as recorded in Map Book 42, page 73, and as a resurvey of lots 1, 2, 3, 4, and 5, Block B, as recorded in Book 42, page 73, all in the office of the Probate Judge of Jefferson County, Alabama. Cahaba Acres is a subdivision as a resurvey of lots 22 and 23 of said Wilkinson's Addition to New Merkel. I further certify that I have this date established the boundaries of said subdivision, set iron pins as shown above and that there are no encroachments from adjoining properties.

According to my survey, this the 24 day of February, 1956

signed

George M. Jones
Registration No. 1453

STATE OF ALABAMA
JEFFERSON COUNTY

I, Roscoe O. Chandler, a Notary Public in and for said County in said State, do hereby certify that George M. Jones, whose name as land surveyor and Bedford F. Seale as owning company president, signed the foregoing certificate and are known to me, acknowledged before me on this date that being informed of the contents of the above certificates they executed the same voluntarily on the day the same bears date.

Given my hand and seal, this the 24 day of February, 1956

signed

Roscoe O. Chandler

STATE OF ALABAMA
JEFFERSON COUNTY

I, Bedford F. Seale, President of Drexel Hills Land Company, owner of land dedicated by this map, do hereby adopt the same and certify as to its correctness.

Witness my hand and seal, this the 24 day of February, 1956.

signed

Bedford F. Seale
President of owning company

JEFFERSON COUNTY
PLANNING & ZONING COMMISSION
505 COURT HOUSE
BIRMINGHAM 3, ALABAMA

Approved by Jefferson County Planning and Zoning Commission

Approved by the Jefferson County Highway Engineer

Hewitt G. Snow

Map 46 Page 86



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: 3205 RIDGELY COURT, Vestavia Hills, Alabama and that statements submitted in my application are true and that I am: *(please check all that apply).*

X the Property Owner and representing myself in said request.

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

And am requesting: (please check)

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

X Request for Variance
____ Special Exception
____ Design Review Approval

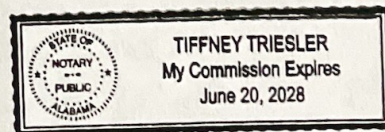
Signed:

[Signature]
Owner Signature/Date

08/20/2024

STATE OF ALABAMA

COUNTY OF Jefferson



Given under my hand and seal
this 20 day of August, 2024.

[Signature]
Notary Public

My commission expires 20 day of June, 2028.