

**CITY OF VESTAVIA HILLS
BOARD OF ZONING ADJUSTMENT
AGENDA
FEBRUARY 21, 2019
6:00 P.M.**

Roll Call.

Approval of Minutes: January 17, 2019

- (1) **BZA-0219-02** Brian Lewis is requesting a **Rear Setback Variance** for the property located at **3112 Starview Circle**. The purpose of this request is for a 22' rear setback variance to reduce the setback to 8' in lieu of the required 30'. The property is owned by Brian Lewis and is zoned Vestavia Hills R-2.
- (2) **BZA-0219-03** Charles Boyd, II is requesting a **Front Setback Variance** for the property located at **1829 Nottingham Dr**. The purpose of this request is for a 8' front setback variance to reduce the setback to 35' in lieu of the required 43'. The property is owned by Charles Boyd, II and is zoned Vestavia Hills R-2.
- (3) **BZA-0219-04** CRGI, LLC is requesting a **Front Setback Variance** for the property located at **3228 Ridgely Court**. The purpose of this request is for a 10' front setback variance to reduce the setback to 25' in lieu of the allowed 35'. The property is owned by CRGI, LLC and is zoned Vestavia Hills R-4.

Time of Adjournment.

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

JANUARY 17, 2019

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
Loring Jones, III
Robert Gower
George Ponder
Jim Griffo
Tony Renta, Alt

MEMBERS ABSENT: Donald Holley, Alt

OTHER OFFICIALS PRESENT: Conrad Garrison, City Planner

APPROVAL OF MINUTES

The minutes of December 20, 2018 were presented for approval.

MOTION Motion to dispense with the reading of the minutes of December 20, 2018 was made by Mr. Griffo and 2nd was by Mr. Jones. Motion as carried on a voice vote as follows:

Mr. Griffo – yes	Mr. Gower – yes
Mr. Ponder – yes	Mr. Jones – yes
Mr. Rice – yes	Motion carried.

FENCE VARIANCE

BZA-0119-01 William Peter Morris is requesting a **Variance For A Fence In The Front Yard** for the property located at **1933 Highfield Drive**. The purpose of this request is to replace an existing privacy fence with a new wooden fence. The property is owned by William Peter Morris and is zoned Vestavia Hills R-3.

Mrs. Dickerson described the area where the property is located and read the review which included the purpose of the request, comprehensive plan and staff review.

William Peter Morris was present to explain the request and stated that the corner lot caused a hardship.

A discussion ensued on the location of the fence as well as an already constructed shed. Mr. Jones stated that the Board cannot approve a variance for a fence that encroaches on a neighbor's property. Mr. Morris stated the fence would not encroach.

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

MOTION Motion to approve a variance for a fence in the front yard with the condition that the fence not breach the property line for the property at 1933 Highfield Drive was made by Mr. Jones and 2nd was by Mr. Griffo. Motion was carried on a roll call vote as follows:

Mr. Griffo – yes	Mr. Gower – yes
Mr. Ponder – yes	Mr. Jones – yes
Mr. Rice – yes	Motion carried.

Conrad Garrison
City Planner

CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE BOARD OF ZONING ADJUSTMENT

Date: **FEBRUARY 21, 2019**

- **CASE:** BZA-0219-02
- **REQUESTED ACTION:** 22' rear setback variance to reduce the setback to 8' in lieu of the required 30'.
- **ADDRESS/LOCATION:** 3112 Starview Circle
- **APPLICANT/OWNER:** Brian Lewis
- **GENERAL DISCUSSION:** Applicant is seeking a rear setback variance to build a garage addition. The applicants contend that the corner lot creates a hardship and the two front setbacks limit potential building space. The applicant's property is zoned Vestavia Hills R-2.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** No problems noted.
 2. **City Engineer Review:** No problems noted.
 3. **City Fire Marshal Review:** No problems noted.
 4. **Building Safety Review:** No problems noted.

CITY OF VESTAVIA HILLS BOARD OF ZONING ADJUSTMENT APPLICATION

The owner of the property understands that variances are granted based on the zoning code. Variances are not granted on any kind of covenants. Covenants are between property owners.

EXAMPLE: If you are asking for a variance from a building setback line and the building setback line is recorded on the plat and matches the Zoning Code, then the Board of Zoning Adjustment would only hear the case based on the Zoning Code requirements, not what is on the recorded plat. The recorded plat is a covenant between property owners of the subdivision. You must have signatures of every property owner on the recorded plat map to change the covenant portion of the setback. The letter of signatures approving the amendment of the covenants must be filed with the Office of the Probate Court. Again, we can only give a variance based on the Zoning Code and that is the only portion of the building setback changes that the Board of Zoning Adjustment will vote on. Once filed with the Office of the Probate, please bring a copy of the recorded amendment to the Office of the City Clerk and we will place it in the file.

I. APPLICANT INFORMATION:

Owner of Property (This Section Must Be Completed)

Name: Brian Lewis

Address: 3112 Starview Cir.

Vestavia Hills, AL 35243

Phone #: 205-915-9234 Other #: _____

E-Mail: blewis8686@gmail.com

Representing Attorney/Other Agent

Name: _____

Address: _____

Phone #: _____ Other #: _____

E-Mail: _____

2018 JAN 22 P 12:04

II. DESCRIPTION OF PROPERTY:

LOCATION: 3112 Starview Cir. Vestavia Hills
Street Address

Subdivision name, Lot #, Block #, etc.

III. REASONS FOR REQUEST (PLEASE FILL IN APPLICABLE STATEMENTS):

1. A request to vary:
 - _____ ' variance to reduce the lot width to _____ ' in lieu of the required _____ '.
 - _____ square foot variance to reduce the lot area to _____ square feet in lieu of the required _____ square feet.
 - 7 ' front/side/rear (circle one) setback variance to reduce the setback to 8 ' in lieu of the required 15 '.
 - _____ ' front/side/rear (circle one) setback variance to reduce the setback to _____ ' in lieu of the required _____ '.
 - _____ ' front/side/rear (circle one) setback variance to reduce the setback to _____ ' in lieu of the required _____ '.
2. A decision of the Zoning Official which the applicant believes to be contrary to the meaning of the Zoning Ordinance.
3. An application to establish a use which must be approved by the Board of Zoning Adjustment (See Section _____).
4. A request for extension of non-conforming use (See Section _____).
5. Sign Code Variance (See Section _____).
6. Other - Explain (See Section _____).

Rear

IV. ZONING

Vestavia Hills Zoning for the subject property is _____.


V. HARDSHIP

Describe those things which you feel justify the action requested. List, when necessary, the specific sections of the City Code(s) which have a bearing on your request. (Use additional space on separate page if necessary).

Corner lot hardship with two front setbacks
limits potential building space

VI. 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. I, also, understand that I am asking for a variance based on the Zoning Code only and not on any or all covenants that are on the subject property.



Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 22nd day of January 2019.

**My Commission Expires
November 8, 2020**

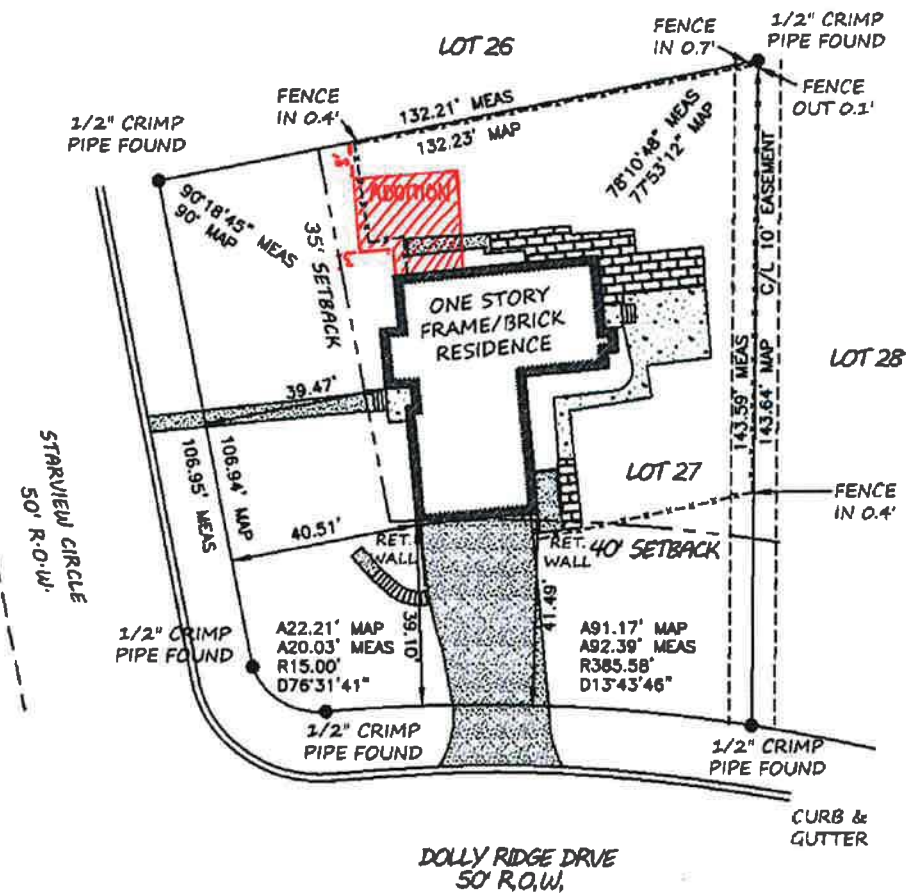


Notary Public

My commission expires _____
day of _____, 20____.

LEGEND

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG	LONG CHORD
d	DEFLECTION
Δ	DELTA
ESMT	EASEMENT
HW	HEADWALL
MIN	MINIMUM
MH	MANHOLE
OH	OVERHANG
POR	PORCH
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTIL	UTILITY
AC	ACRES
S.F.	SQUARE FEET
CL	CENTERLINE
A/C	AIR CONDITIONER
○	POLE
—X—	ANCHOR
—X—	FENCE
—X—	OVERHEAD UTILITY WIRE
PVMT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
○LGT	LIGHT
COV	COVERED
▨	DECK
○	CONCRETE
▨	WALL
□	COLUMN



STATE OF ALABAMA)
JEFFERSON COUNTY)

"Closing Survey"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 27, Block 3, DOLLY RIDGE ACRES FIRST ADDITION, as recorded in Map Volume 45, Page 84, in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief; according to my survey of OCTOBER 8, 2018. Survey invalid if not sealed in red.

Order No.: 1439
Purchaser: LEWIS
Address: 3112 STARVIEW CIRCLE

Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road Homewood, AL 35209
Phone: (205) 942-0088 Fax: (205) 942-0087
Copyright ©



Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.

Sheet No. 01
 Date 5/13/2023

Lewis Garage Addition
 3112 Starview Circle

4220 Cahaba Heights Court Suite 116
 Birmingham, AL 35243
 (205) 968-6000

PAGE INDEX	
01	Project 3D Perspective View
02	Existing Plan
03	Proposed Plan
04	Proposed Elevations
05	
06	
07	
08	
09	
10	
11	
12	

APPROVED CONTRACT PLANS

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____

ALL DIMENSIONS ARE IN FEET AND INCHES.
 MATERIALS ARE TO BE SPECIFIED AS EQUAL OR SUPERIOR
 TO THOSE SHOWN.
 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 THESE PLANS DO NOT REPRESENT A CONTRACT. ONLY THE CONTRACT DOCUMENTS SHALL BE USED FOR CONSTRUCTION.

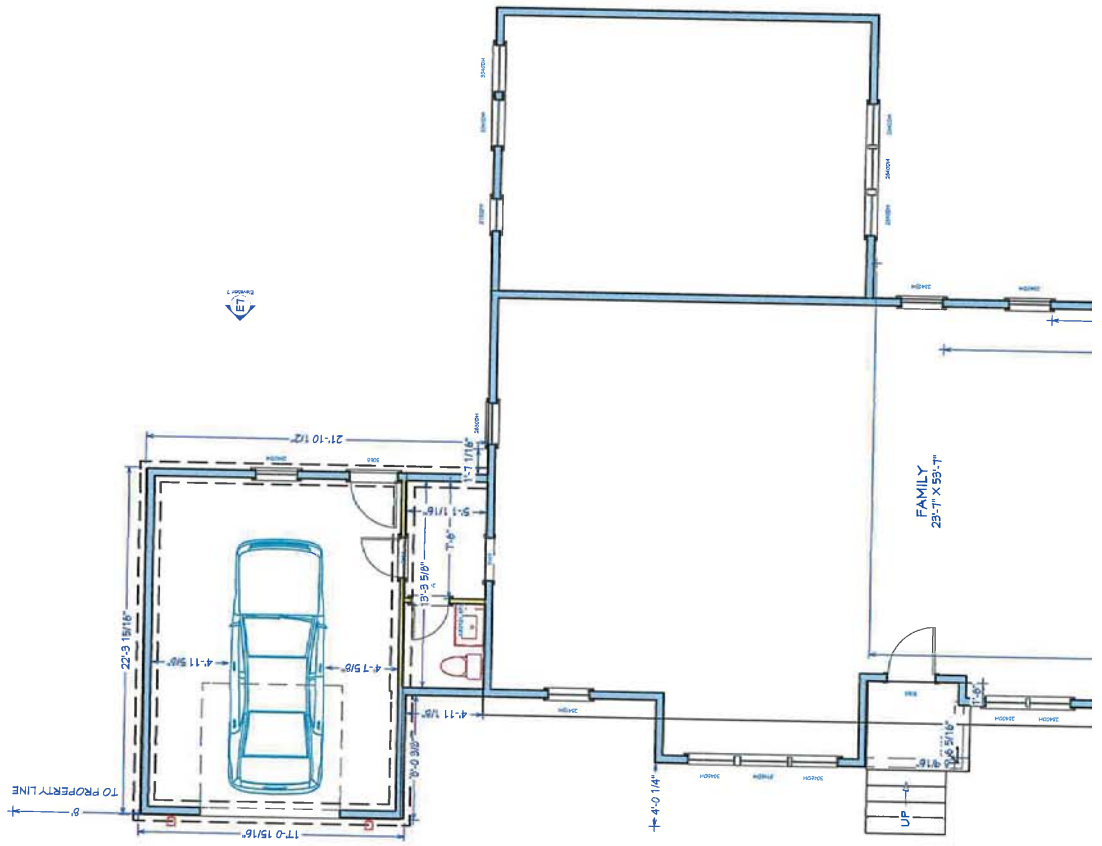
PROJECT NUMBER: 01 KITCH/CASE



Lewis Garage Addition
 3112 Starview Circle

4220 Cahaba Heights Court Suite 116
 Birmingham, AL 35243
 (P) 205-968-6000

1/8" = 1' SCALE

CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE BOARD OF ZONING ADJUSTMENT

Date: **FEBRUARY 21, 2019**

- **CASE: BZA-0219-03**
- **REQUESTED ACTION:** 8' front setback variance to reduce the setback to 35' in lieu of the allowed 43'.
- **ADDRESS/LOCATION:** 1829 Nottingham Drive
- **APPLICANT/OWNER:** Charles E. Boyd
- **REPRESENTING ATTORNEY:** Allen McWilliams
- **GENERAL DISCUSSION:** Applicant is seeking a front setback variance to build a house. The applicant contends that because the rear of the lot is only suitable for field lines, the buildable area is reduced and the house must be moved closer to the front of the lot. The Health Department recently turned down a proposal that had a setback of 50', but approved the currently proposed 35'. The applicant's property is zoned Vestavia Hills R-2.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** No problems noted.
 2. **City Engineer Review:** No problems noted.
 3. **City Fire Marshal Review:** No problems noted.
 4. **Building Safety Review:** No problems noted.

CITY OF VESTAVIA HILLS BOARD OF ZONING ADJUSTMENT APPLICATION

The owner of the property understands that variances are granted based on the zoning code. Variances are not granted on any kind of covenants. Covenants are between property owners.

EXAMPLE: If you are asking for a variance from a building setback line and the building setback line is recorded on the plat and matches the Zoning Code, then the Board of Zoning Adjustment would only hear the case based on the Zoning Code requirements, not what is on the recorded plat. The recorded plat is a covenant between property owners of the subdivision. You must have signatures of every property owner on the recorded plat map to change the covenant portion of the setback. The letter of signatures approving the amendment of the covenants must be filed with the Office of the Probate Court. Again, we can only give a variance based on the Zoning Code and that is the only portion of the building setback changes that the Board of Zoning Adjustment will vote on. Once filed with the Office of the Probate, please bring a copy of the recorded amendment to the Office of the City Clerk and we will place it in the file.

I. APPLICANT INFORMATION:

Owner of Property (This Section Must Be Completed)

Name: CHARLES E. BOYD II
Address: 1829 NOTTINGHAM DRIVE
VESTAVIA HILLS, AL 35216
Phone #: 205-902-2636 Other #: 205-281-9075
E-Mail: CEB397@GMAIL.COM

Representing Attorney/Other Agent

Name: Allen McWilliams
Address: P.O. Box 43628
VESTAVIA HILLS AL 35243
Phone #: 205 568-9087 Other #: _____
E-Mail: Allen e Amac Builders.com

II. DESCRIPTION OF PROPERTY:

LOCATION: 1829 Nottingham Drive, Vestavia Hills, Al.
Street Address

 Acreage
Subdivision name, Lot #, Block #, etc.

III. REASONS FOR REQUEST (PLEASE FILL IN APPLICABLE STATEMENTS):

1. A request to vary:
 - ' variance to reduce the lot width to ' in lieu of the required '.
 - square foot variance to reduce the lot area to square feet in lieu of the required square feet.
 - 8' 35.0' front/side/rear (circle one) setback variance to reduce the setback to 35.0' in lieu of the required 43.0'.
 - ' front/side/rear (circle one) setback variance to reduce the setback to ' in lieu of the required '.
 - ' front/side/rear (circle one) setback variance to reduce the setback to ' in lieu of the required '.
2. A decision of the Zoning Official which the applicant believes to be contrary to the meaning of the Zoning Ordinance.
3. An application to establish a use which must be approved by the Board of Zoning Adjustment (See Section).
4. A request for extension of non-conforming use (See Section).
5. Sign Code Variance (See Section).
6. Other - Explain (See Section).

IV. ZONING

Vestavia Hills Zoning for the subject property is R-2.

V. HARDSHIP

Describe those things which you feel justify the action requested. 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 front yard of the lot is unsuitable for field lines. (see attached email from Freeman White with DC Health Dept) Rear of the lot is only suitable area. We had house at 50' of Freeman turned it down. House is approved at 35' setback. Hardship is the only suitable soil is at rear of house of house, 375' of primary & alternative area.

VI. OWNER AFFIDAVIT:

Attached

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. I, also, understand that I am asking for a variance based on the Zoning Code only and not on any or all covenants that are on the subject property.

C. E. Boyd

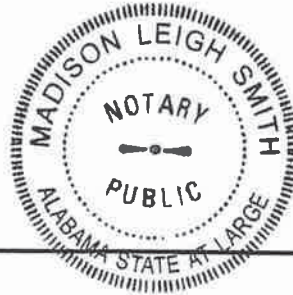
Owner Signature/Date

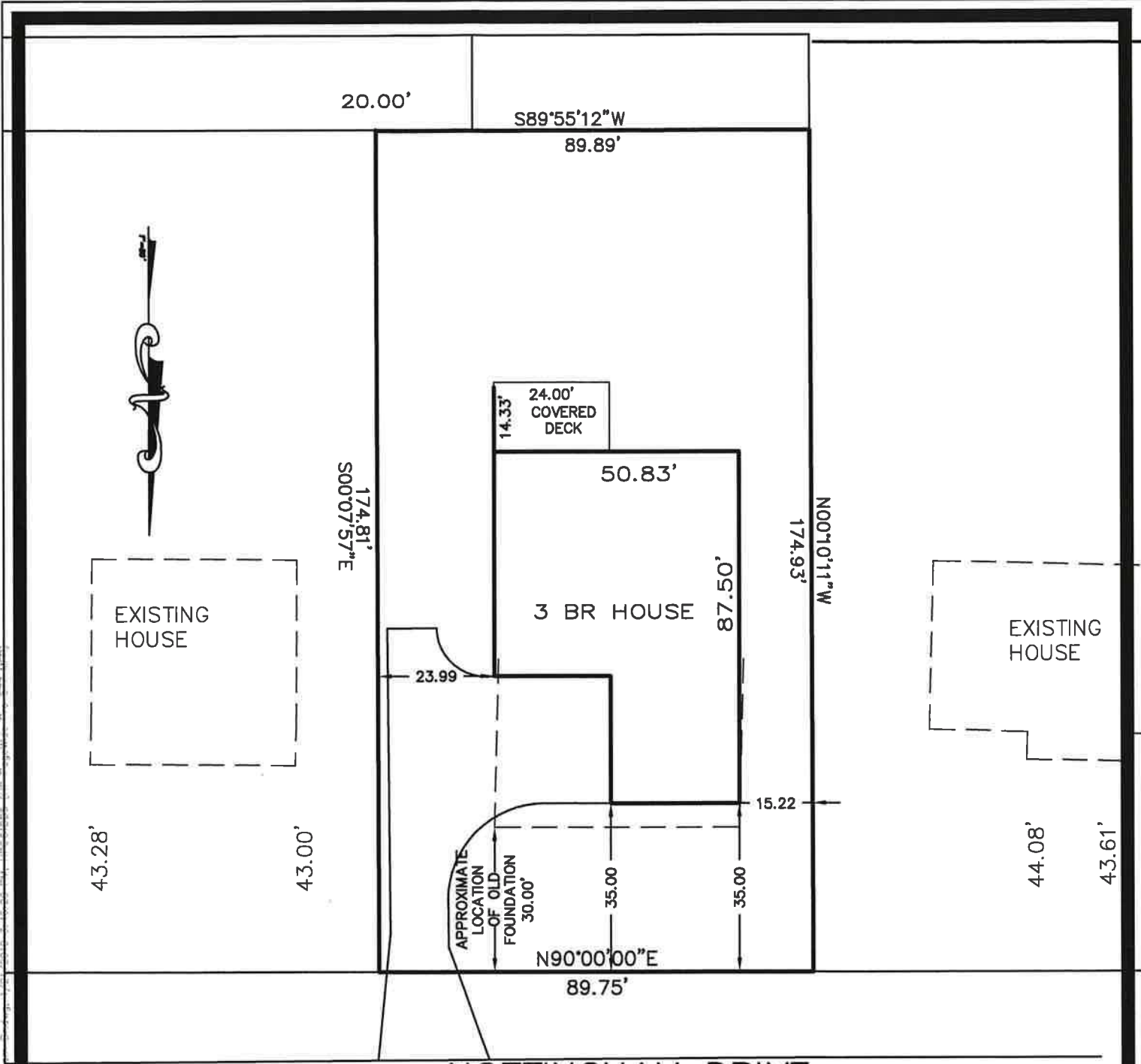
Representing Agent (if any)/date

Given under my hand and seal
this 18th day of JANUARY, 2019.

Madison Leigh Smith
Notary Public

My commission expires 07/18/2022
day of July, 2022.





NOTTINGHAM DRIVE
50' ROW

PLOT PLAN FOR

ACREAGE TRACT
NE 1/4 OF NW 1/4
SEC 36, TSP 18 S, R 3 W

CITY OF VESTAVIA HILLS



FIELD LINES STAKE 12.06.18

THIS LOT IS NOT IN A FLOODPLAIN
MAP NUMBER: 01117C0566 H 9.03.10
PREPARED FOR:
ALLEN McWILLIAMS
AMAC
205-956-9087

SCALE: 1"=30' PREPARED BY
MTM ENGINEERS, 2217 10TH CT SO., B'HAM, AL. 35205 205-320-0114 01.17.19

CITY OF VESTAVIA HILLS
SYNOPSIS AND STAFF RECOMMENDATION CONCERNING
APPLICATION BEFORE THE BOARD OF ZONING ADJUSTMENT

Date: **FEBRUARY 21, 2019**

- **CASE: BZA-0219-04**
- **REQUESTED ACTION:** 10' front setback variance to reduce the setback to 25' in lieu of the allowed 35'.
- **ADDRESS/LOCATION:** 3228 Ridgely Court
- **APPLICANT/OWNER:** CRGI, LLC
- **GENERAL DISCUSSION:** Applicant is seeking a front setback variance to build a front porch to the house so that it will conform with the other homes around it. The applicant contends that many of the homes around this property have front porches that are less than the 35' front setback requirement. The applicant notes that when these homes were built they were in unincorporated Jefferson County. The applicant's property is zoned Vestavia Hills R-4.
- **STAFF REVIEW AND RECOMMENDATION:**
 1. **City Planner Review:** No problems noted.
 2. **City Engineer Review:** No problems noted.
 3. **City Fire Marshal Review:** No problems noted.
 4. **Building Safety Review:** No problems noted.

CITY OF VESTAVIA HILLS BOARD OF ZONING ADJUSTMENT APPLICATION

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I. APPLICANT INFORMATION:

Owner of Property (This Section Must Be Completed)

Name: CRGI, LLC (Marc Scholl/Amy Stump)

Address: 4274 Cahaba Heights Ct.

Vestavia, AL 35243

Phone #: 205-478-2575 Other #: _____

E-Mail: marc@marcscholl.com and amy@amystump.com

Representing Attorney/Other Agent

Name: _____

Address: _____

Phone #: _____ Other #: _____

E-Mail: _____

II. DESCRIPTION OF PROPERTY:

LOCATION: 3228 Ridgely Ct
Street Address

Lot 10, Block C, Cahaba Acres Second Addition
Subdivision name, Lot #, Block #, etc.

III. REASONS FOR REQUEST (PLEASE FILL IN APPLICABLE STATEMENTS):

1. A request to vary:
_____' variance to reduce the lot width to _____' in lieu of the required _____'.
_____' square foot variance to reduce the lot area to _____ square feet in lieu of the required _____ square feet.
10 front/side/rear (circle one) setback variance to reduce the setback to 25' in lieu of the required 35'.
_____' front/side/rear (circle one) setback variance to reduce the setback to _____' in lieu of the required _____'.
_____' front/side/rear (circle one) setback variance to reduce the setback to _____' in lieu of the required _____'.
2. A decision of the Zoning Official which the applicant believes to be contrary to the meaning of the Zoning Ordinance.
3. An application to establish a use which must be approved by the Board of Zoning Adjustment (See Section _____).
4. A request for extension of non-conforming use (See Section _____).
5. Sign Code Variance (See Section _____).
6. Other - Explain (See Section _____).

IV. ZONING

Vestavia Hills Zoning for the subject property is R4.

V. HARDSHIP

Describe those things which you feel justify the action requested. List, when necessary, the specific sections of the City Code(s) which have a bearing on your request. (Use additional space on separate page if necessary).

We are requesting the variance to add a front porch to the house so it will conform aesthetically to the other homes around it. When the houses on this street were built, this was unincorporated Jefferson County. At that time, the setback was 35'. Many of the houses on the street have front porch additions. Several of them are less than 35' from the front line.

VI. 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. I, also, understand that I am asking for a variance based on the Zoning Code only and not on any or all covenants that are on the subject property.

[Signature] 1/22/19
Owner Signature/Date

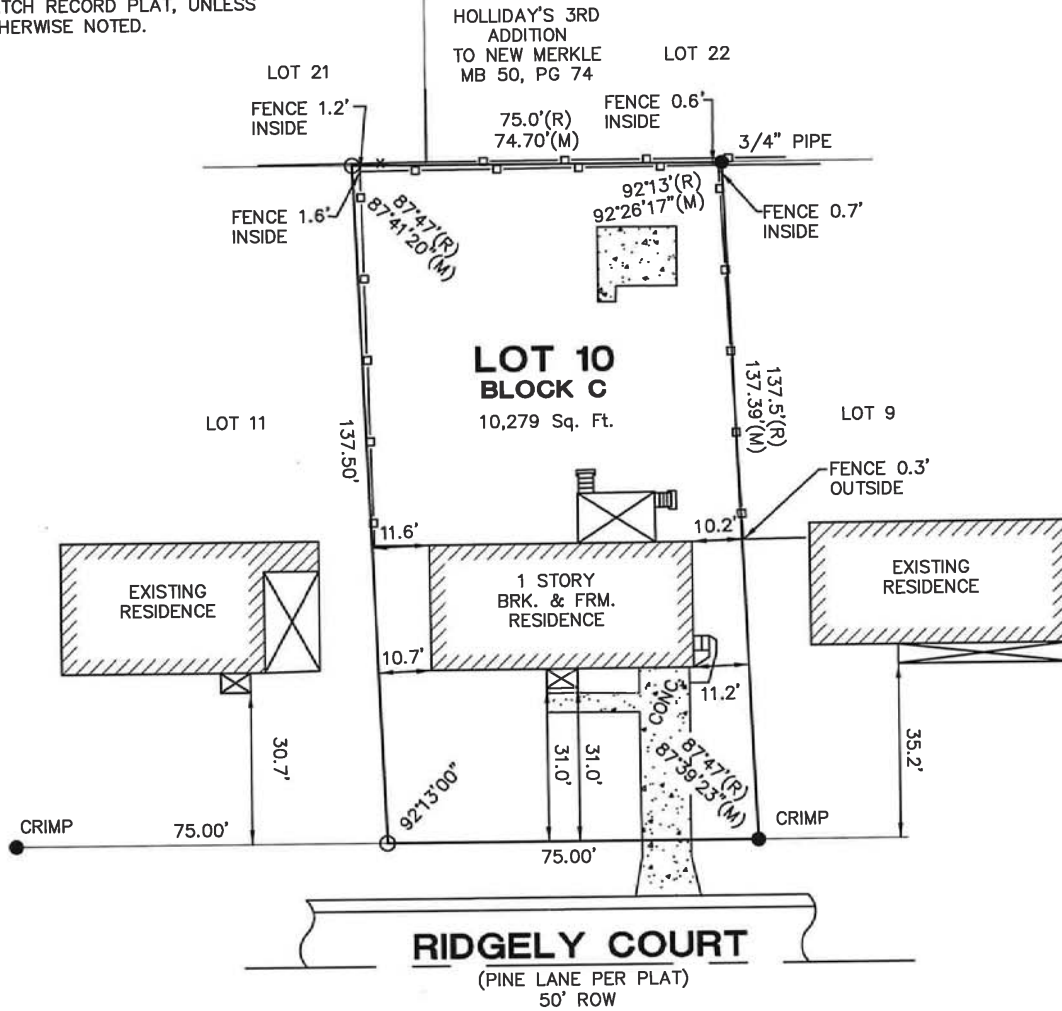
Representing Agent (if any)/date

Given under my hand and seal
this 22 day of January, 2019.

[Signature]
Notary Public
My commission expires 8
day of APRIL, 2021.



NOTE:
PROPERTY DIMENSIONS
MATCH RECORD PLAT, UNLESS
OTHERWISE NOTED.



TO ALL INTERESTED PARTIES:
SCALE: 1" = 30'

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 10, Block C, according to the survey of SECOND ADDITION TO CAHABA ACRES, as the same appears of record in the Office of the Judge of Probate, Jefferson County, Alabama, in Map Book 46, Page 86.

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. 01073C0578H, dated September 3, 2010).

GIVEN UNDER MY HAND AND SEAL, this the 4th day of November, 2018.

William D. Callahan, Jr.

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

PROPERTY ADDRESS:
3228 RIDGELY COURT
BIRMINGHAM, AL 35243

CLIENT:
MARC SCHOLL

Field Survey: 10-24-2018



South Central Surveying, LLC
RESIDENTIAL & COMMERCIAL LAND SURVEYING

166 SUNSET TRAIL
ALABASTER, ALABAMA 35007
PHONE 206-229-1993

- o—o— WOOD FENCE
- x—x— CHAIN LINK FENCE
- c—c— CONCRETE
- p—p— COVERED PORCH/DECK
- U.T.S. = UNABLE TO SET
- (R) = RECORDED
- (M) = MEASURED
- M.B.L. = MINIMUM BUILDING LINE
- o = CHIPPED REBAR SET
- = IRON FOUND (DESCRIPTION)
- ASPH. = ASPHALT
- oo— OVERHEAD POWER
- ⊗ = POWER POLE



NOTE:
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 ACCURACY OF ALL INFORMATION. HOME PLANNING GROUP, LLC. RESERVES THE RIGHT TO
 MAKE CHANGES TO ANY DESIGN OR PLAN WITHOUT NOTICE.

NO.	DATE	REVISIONS

Home Planning Group LLC
 P.O. BOX 67200
 HOUSTON, TEXAS 77266
 (281) 967-5700

3228 RIDGELY COURT REMODEL	PROPOSED SITE PLAN
DATE: 10/24/2018	SCALE: 1"=10'
FILE NAME: 3228 RIDGELY COURT	PROJECT NO: 18010
SHEET NO: 1	TOTAL SHEETS: 1



IMAGE 3
 PROPOSED COVERED FRONT PORCH AREA



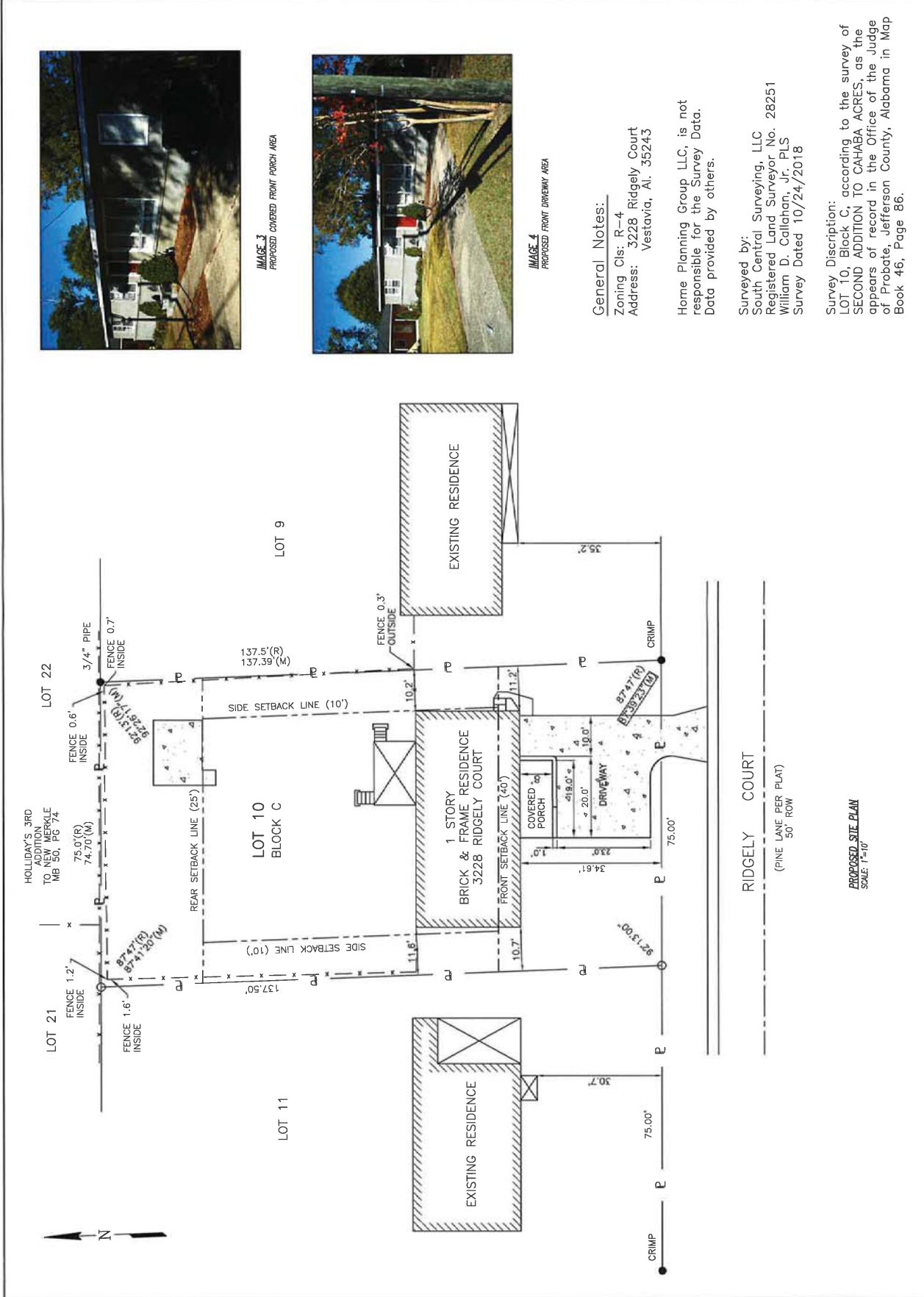
IMAGE 4
 PROPOSED FRONT DRIVEWAY AREA

General Notes:
 Zoning Cls: R-4
 Address: 3228 Ridgely Court
 Vestavia, AL, 35243

Home Planning Group LLC is not responsible for the Survey Data. Data provided by others.

Surveyed by:
 South Central Surveying, LLC
 Registered Land Surveyor No. 28251
 William D. Callahan, Jr. PLS
 Survey Dated 10/24/2018

Survey Description:
 LOT 10, Block C, according to the survey of SECOND ADDITION TO CAHABA ACRES, as the appears of record in the Office of the Judge of Probate, Jefferson County, Alabama in Map Book 46, Page 86.

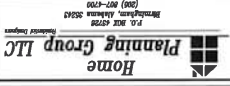


PROPOSED SITE PLAN
 SCALE: 1"=10'

NOTE: THESE DIMENSIONS ARE THE PROPERTY OF Home Planning Group, LLC. REPRODUCTION OF THESE DIMENSIONS OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF HOME PLANNING GROUP, LLC IS STRICTLY PROHIBITED. THE INFORMATION ON WORKING DRAWINGS BY ANY MEANS IS STRICTLY PROHIBITED. THE DIMENSIONS SHALL BE USED FOR CONSTRUCTION, OR USED FOR FINISHED WORK.

© Home Planning Group, LLC, 2018

NO.	DATE	REVISIONS



 P.L.A. 0001 0000
 Birmingham, Alabama 35243
 (205) 987-0700



IMAGE 1
 FRONT ELEVATION, STOOP AND FRONT YARD SPACE



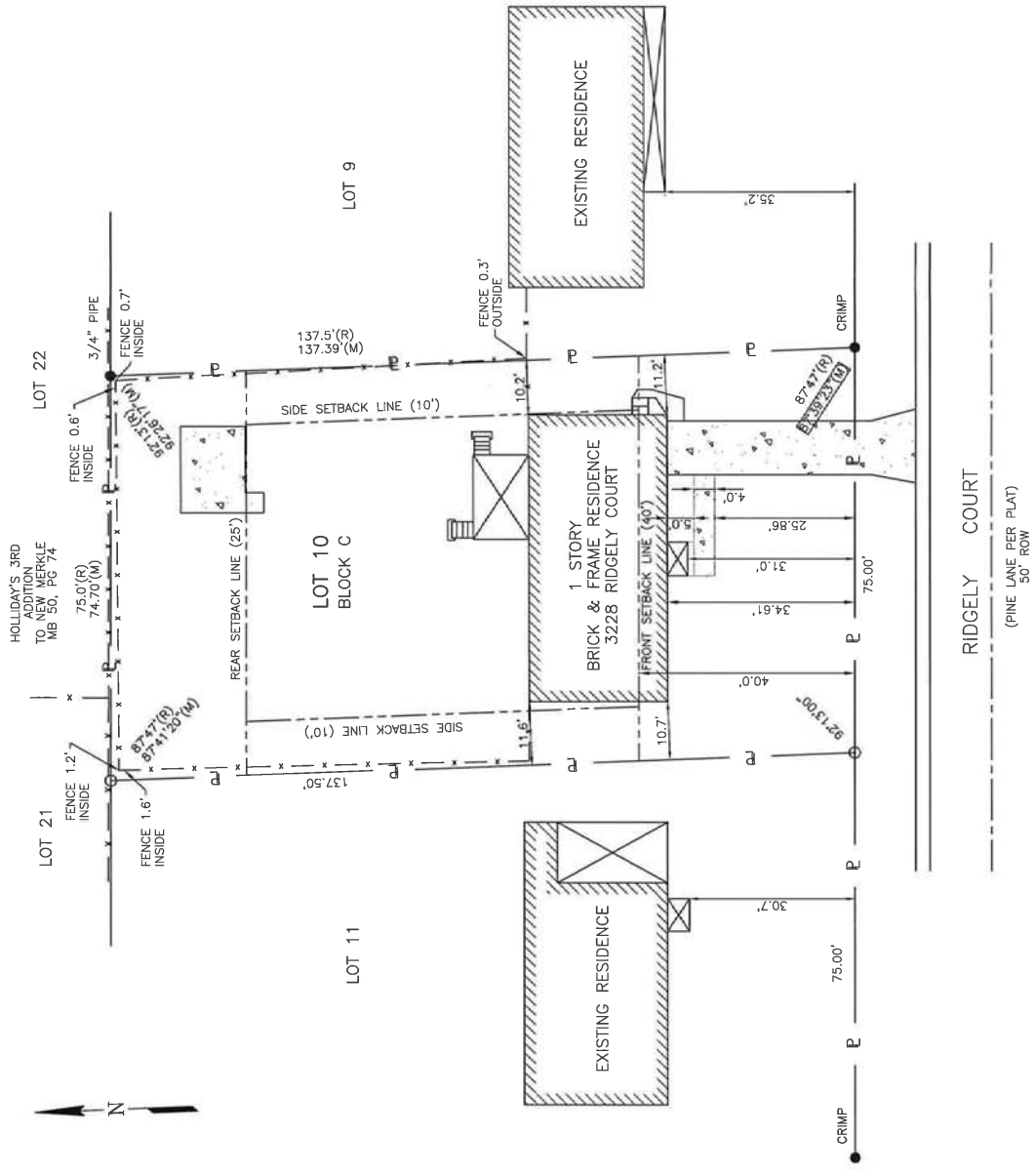
IMAGE 2
 EXISTING FRONT STOOP AND ROOF OVERHANG

General Notes:
 Zoning Dis: R-4
 Address: 3228 Ridgely Court
 Vestavia, AL 35243

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Surveyed by:
 South Central Surveying, LLC
 Registered Land Surveyor No. 28251
 William D. Callahan, Jr., PLS
 Survey Dated 10/24/2018

Survey Description:
 LOT 10, Block C, according to the survey of SECOND ADDITION TO CAHABA ACRES, as the appears of record in the Office of the Judge of Probate, Jefferson County, Alabama in Map Book 46, Page 86.



EXISTING SITE PLAN
 SCALE: 1"=40'