

**CITY OF VESTAVIA HILLS
BOARD OF ZONING ADJUSTMENT
AGENDA
MAY 16, 2019
6:00 P.M.**

Roll Call.

Approval of Minutes: April 18, 2019

- (1) **BZA-0519-10** Jarrett & Kristin Vance are requesting a **Front Setback Variance** for the property located at **1145 Winward Ln.** The purpose of this request is for a 5' front setback variance to reduce the setback to 45' in lieu of the required 50'. The property is owned by Jarrett & Kristin Vance and is zoned Vestavia Hills R-2.

- (2) **BZA-0519-13** Clint Holladay is requesting an **Accessory Structure Variance** for the property located at **2300 Chestnut Rd.** The purpose of this request is for a 3' variance to reduce the setback to 7' in lieu of the required 10'. The property is owned by Clint Holladay and is zoned Vestavia Hills R-2.

- (3) **BZA-0519-14** Matt Brown is requesting a **Rear Setback Variance** for the property located at **2233 Vesthaven Way E.** The purpose of this request is for a 10' rear setback variance to reduce the setback to 20' in lieu of the required 30'. The property is owned by Matt Brown and is zoned Vestavia Hills R-2.

Time of Adjournment.

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

MINUTES

APRIL 23, 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
George Ponder
Jim Griffo
Donald Holley, Alt
Tony Renta, Alt

MEMBERS ABSENT: Loring Jones, III
Robert Gower

OTHER OFFICIALS PRESENT: Conrad Garrison, City Planner

APPROVAL OF MINUTES

The minutes of March 21, 2019 were presented for approval.

MOTION Motion to dispense with the reading of the minutes of March 21, 2019 was made by Mr. Griffo and 2nd was by Mr. Renta. Motion as carried on a voice vote as follows:

Mr. Griffo – yes Mr. Ponder – yes
Mr. Holley – yes Mr. Renta – yes
Mr. Rice – yes Motion carried.

FRONT SETBACK VARIANCE

BZA-0419-07 Joseph & Christy Storrs are requesting a **Front Setback Variance** for the property located at **1820 Montclair Dr.** The purpose of this request is for a 10’ front setback variance to reduce the setback to 50’ in lieu of the required 60’. The property is owned by Joseph & Christy Storrs and is zoned Vestavia Hills R-2.

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

Joseph Storrs was present to explain the request and stated that the slopr of the lot caused a hardship.

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 10’ front setback variance to reduce the setback to 50’ in lieu of the required 60’ for the property at 1820 Montclair Dr. was made by Mr. Griffio and 2nd was by Mr. Renta. Motion was carried on a roll call vote as follows:

Mr. Griffio – yes	Mr. Ponder – yes
Mr. Holley – yes	Mr. Renta – yes
Mr. Rice – yes	Motion carried.

FRONT & REAR SETBACK VARIANCE

BZA-0419-08

Marie & Kevin Gammill are requesting **Front & Rear Setback Variances** for the property located at **2068 Lakewood Dr.** The purpose of this request is for a 20’ front setback variance to reduce the setback to 30’ in lieu of the required 50’ and a 15’ rear setback variance to reduce the setback to 15’ in lieu of the required 30’. The property is owned by Marie & Kevin Gammill and is zoned Vestavia Hills R-2.

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

Brian Barrett was present to explain the request and stated that the corner lot caused a hardship.

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 20’ front setback variance to reduce the setback to 30’ in lieu of the required 50’ and a 15’ rear setback variance to reduce the setback to 15’ in lieu of the required 30’ for the property at 2068 Lakewood Dr. was made by Mr. Griffio and 2nd was by Mr. Renta. Motion was carried on a roll call vote as follows:

Mr. Griffio – yes	Mr. Ponder – yes
Mr. Holley – yes	Mr. Renta – yes
Mr. Rice – yes	Motion carried.

FRONT & SIDE SETBACK VARIANCES AND VARIANCES TO REDUCE LOT SIZE AND LOT WIDTH

BZA-0419-09

Brett Hollett is requesting **Front, Rear & Side Setback Variances and Variances to Reduce Lot Size and Lot Width** for the property located at **2032 Chestnut Rd.** The purpose of this request is for a 15.5' front setback variance to reduce the setback to 34.5' in lieu of the required 50'; a 25' rear setback variance to reduce the setback to 5' in lieu of the required 30'; a 10' side setback variance to reduce the setback to 5' in lieu of the required 15'; a 24.93' variance to reduce lot width to 75.07' in lieu of the required 100'; and a 5,190 square foot variance to reduce the lot area to 9,810 square feet in the lieu of the required 15,000 square feet. The property is owned by Brett Hollett and is zoned Vestavia Hills R-3.

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

Andrew Lange was present to explain the request and stated that the size of the lot caused a hardship.

Mr. Ponder asked about the width of the driveway. Mr. Lange stated it would be 12.5'.

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 15.5' front setback variance to reduce the setback to 34.5' in lieu of the required 50'; a 25' rear setback variance to reduce the setback to 5' in lieu of the required 30'; a 10' side setback variance to reduce the setback to 5' in lieu of the required 15'; a 24.93' variance to reduce lot width to 75.07' in lieu of the required 100'; and a 5,190 square foot variance to reduce the lot area to 9,810 square feet in the lieu of the required 15,000 square feet for the property at 2032 Chestnut Rd. was made by Mr. Griffo and 2nd was by Mr. Ponder. Motion was carried on a roll call vote as follows:

Mr. Griffo – yes
Mr. Holley – yes
Mr. Rice – yes

Mr. Ponder – yes
Mr. Renta – yes
Motion carried.

Conrad Garrison
City Planner

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

Date: MAY 16, 2019

- **CASE: BZA-0519-10**
- **REQUESTED ACTION:** 5' front setback variance to reduce the setback to 45' in lieu of the required 50'.
- **ADDRESS/LOCATION:** 1145 Winward Lane
- **APPLICANT/OWNER:** Jarrett & Kristin Vance
- **GENERAL DISCUSSION:** Applicants are seeking a front setback variance to build a new front porch. The applicants contend that the home currently has an undersized front porch. They would like to build a larger porch improving curb appeal. There was no recorded setback on original plat. 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: Jarrett + Kristin Vance

Address: 1145 Winward Ln
Vestavia AL 35216

Phone #: 205 948 6439 Other #: _____

E-Mail: jarrettv@gmail.com

Representing Attorney/Other Agent

Name: _____

Address: _____

Phone #: _____ Other #: _____

E-Mail: _____

2019 MAR 27 A 11:51

1145 Winward Lane

Front Setback to build porch

Jarrett & Kristin Vance

II. DESCRIPTION OF PROPERTY:

LOCATION: 1145 Winward Ln
Street Address

Lot A, Lots 4+5 Blk 3, Waldridge Terrace
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.
⁵/~~4~~' front/side/rear (circle one) setback variance to reduce the setback to 45/~~45~~' in lieu of the required 50'.
 _____' 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.

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 home currently has an undersized front porch. The variance would allow us to build a larger front porch and improve curb appeal.

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.

Jonathan H
Owner Signature/Date

Representing Agent (if any)/date

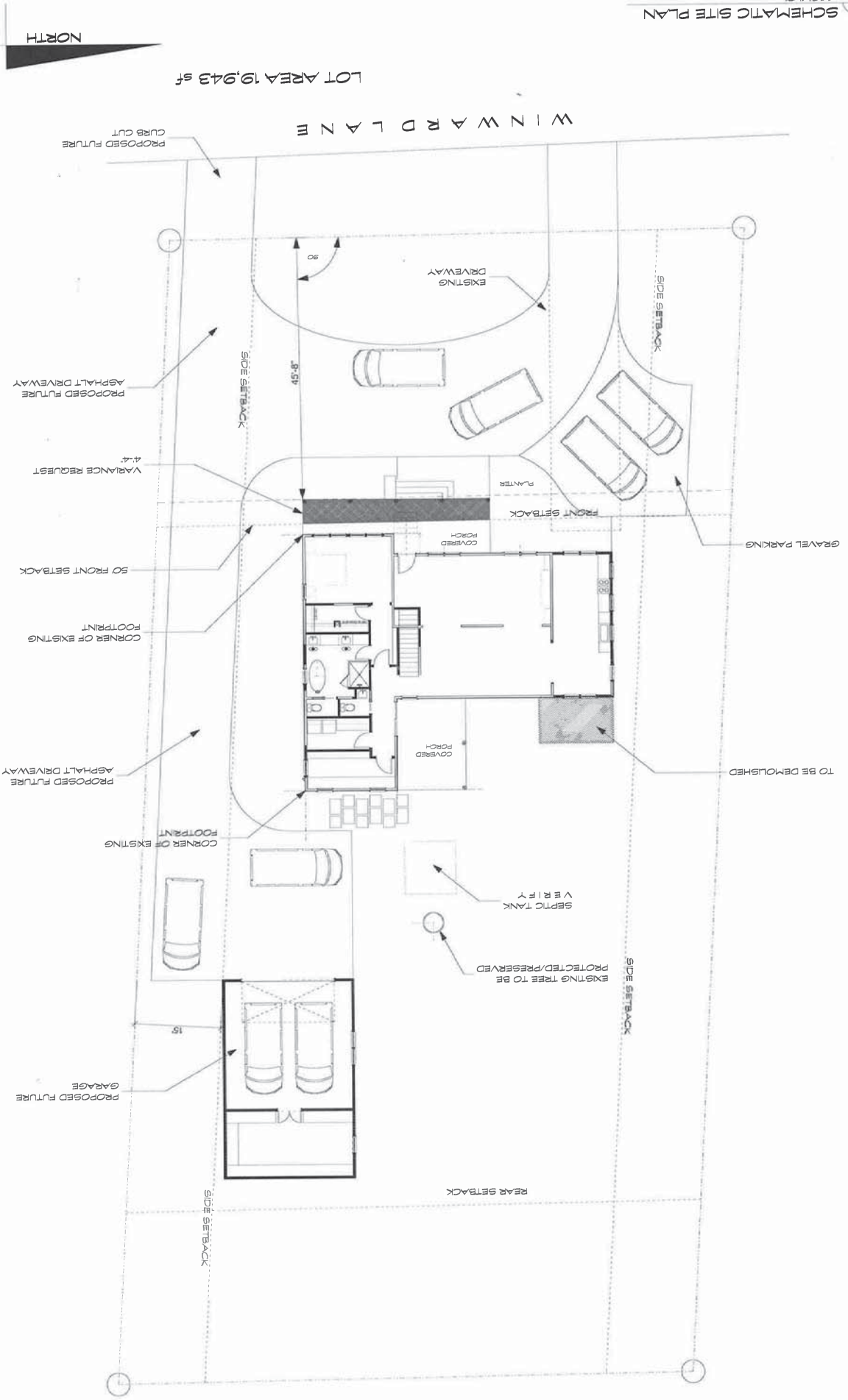
Given under my hand and seal
this 27th day of March, 2019.

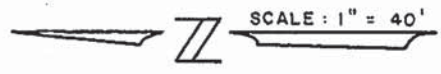
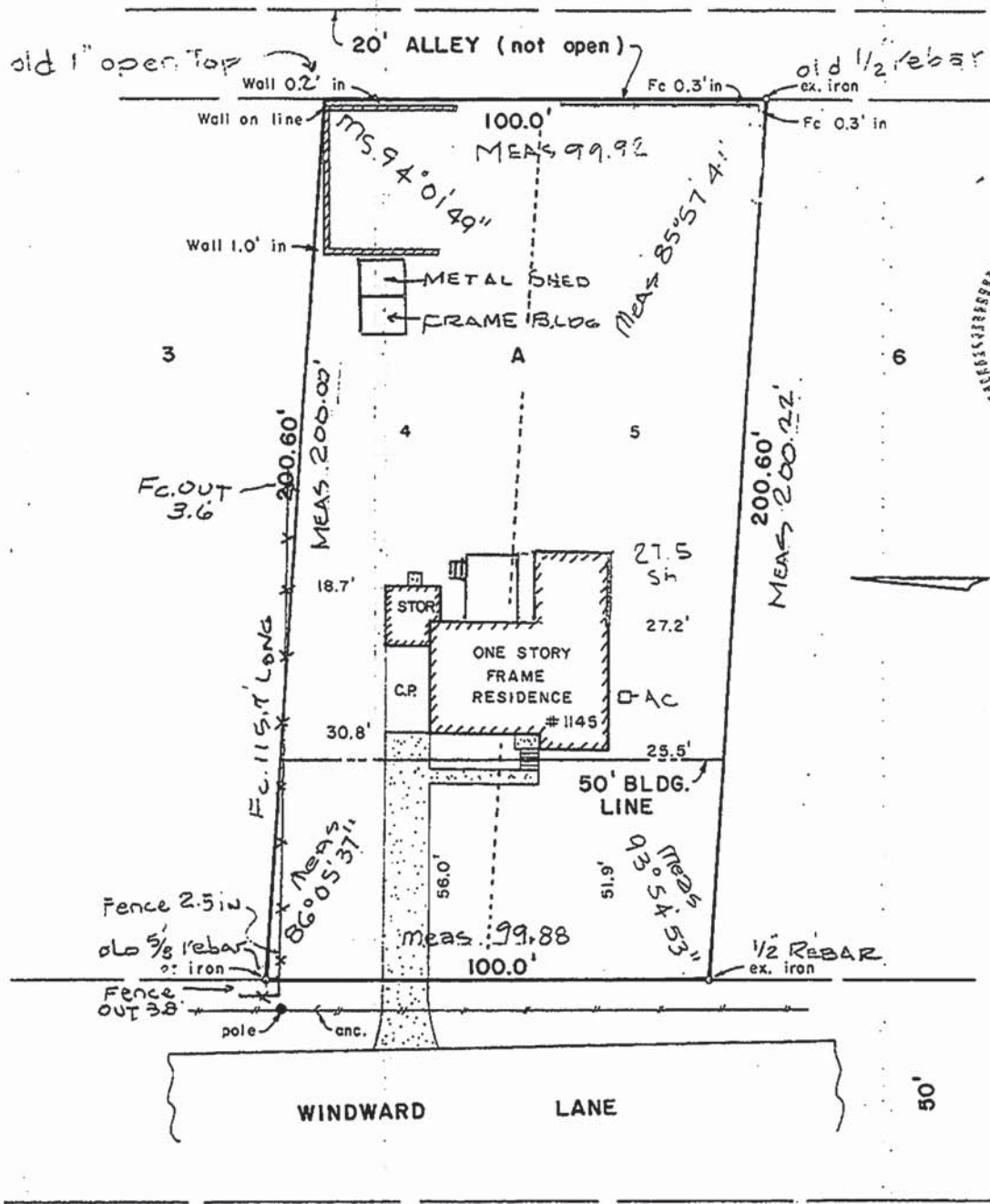
[Signature]
Notary Public

My commission expires 7/15/2019
day of _____, 2019.

BZA0519-10//2800303012003.000
1145 Winward Lane
Front Setback to build porch
Jarrett & Kristin Vance

1145 WINWARD LANE
 VESTA VIA HILLS, ALABAMA





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
o	POLE
-X-	ANCHOR
-X-	FENCE
-X-	OVERHEAD UTILITY W
PVMT	PAVEMENT
W	WITH
TAN	TANGENT
RES	RESIDENCE
LGHT	LIGHT
COV	COVERED
[Hatched Box]	DECK
[Circle with X]	CONCRETE
[Square with X]	WALL
[Square]	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 A. A RESURVEY OF * as recorded in Map Volume 54, Page 48 in the Office of the Judge of Probate, Jefferson County, Alabama; that there are no rights-of-way, easements or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, (visible on the surface) on or over said premises except as shown; that there are no encroachments on said lot except as shown and that improvements are located as shown above. 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 MAY 6, 2014. Survey invalid if not sealed in red.

Order No.: 72468
Purchaser: VANCE
Address: 1145 Windward Lane

[Signature]
Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087
Copyright ©

*Lots 4 and 5, Block 3
Wabridge Terrace

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. We do not look for underground sewers or flip manhole covers. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable and is only good for 6 years and only good to the person/co. that pays for it at time of survey. (f) Easements not shown on record map are not shown above.

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

Date: MAY 16, 2019

- **CASE: BZA-0519-13**
- **REQUESTED ACTION:** 10' rear setback variance to reduce the setback to 5' in lieu of the required 15' & 10' side setback variance to reduce the setback to 5' in lieu of the required 15'.
- **ADDRESS/LOCATION:** 2300 Chestnut Road
- **APPLICANT/OWNER:** Jarrett & Kristin Vance
- **GENERAL DISCUSSION:** Applicants are seeking a rear setback variance for a 10' by 16' shed. The applicant contends that there is a hardship as the property is a corner lot. The applicant says that if the shed is placed 15' from the rear and 15' from the side, it puts the shed 7' from the porch addition. Requirements for accessory structures state that those on the rear should not be nearer than 10' from the principal dwelling. The applicant's hardship is a corner lot. 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.

2300 Chestnut Rd.
Side & rear setback for a shed
Clint Holladay

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: Clint Holladay
Address: 2300 Chestnut Rd.
Vestavia AL 35216
Phone #: 205 914 3537 Other #: _____
E-Mail: holladaych@bellsouth.net

Representing Attorney/Other Agent

Name: Ross Neely, Neely Construction
Address: 2016 Southwood Rd
Vestavia AL 35216
Phone #: 205 807 4769 Other #: _____
E-Mail: Rossneely@gmail.com

APR 16 P 2:04

2300 Chestnut Rd.

Side & rear setback for a shed

Clint Holladay

II. DESCRIPTION OF PROPERTY:

LOCATION: 2300 Chestnut Road
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.
 - _____ ' front/side/rear (circle one) setback variance to reduce the setback to 5 ' in lieu of the required 15 '.
 - _____ ' front/side/rear (circle one) setback variance to reduce the setback to 5 ' in lieu of the required 15 '.
 - _____ ' 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 R1.

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).

This is for a shed. The shed is 10'x16':
If we place the shed 15' from rear and
15' from side it puts the shed 7' from
the addition. The shed would be within 10'
from new addition. Marked on foundation survey.
Corner Lot

VI. OWNER AFFIDAVIT:

BZA0519-13//2800191008006.000

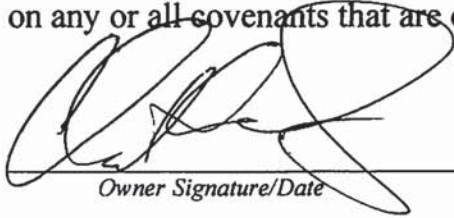
2300 Chestnut Rd.


Side & rear setback for a shed

Clint Holladay

BZA Application
Revised May 5, 2016
Page 5

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

 / 4/16/17
Representing Agent (if any)/date

Given under my hand and seal
this 16 day of 4, 2015.

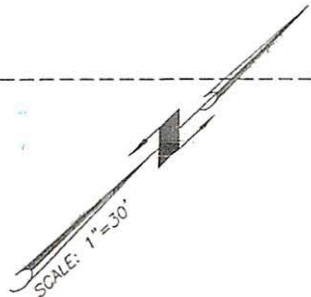
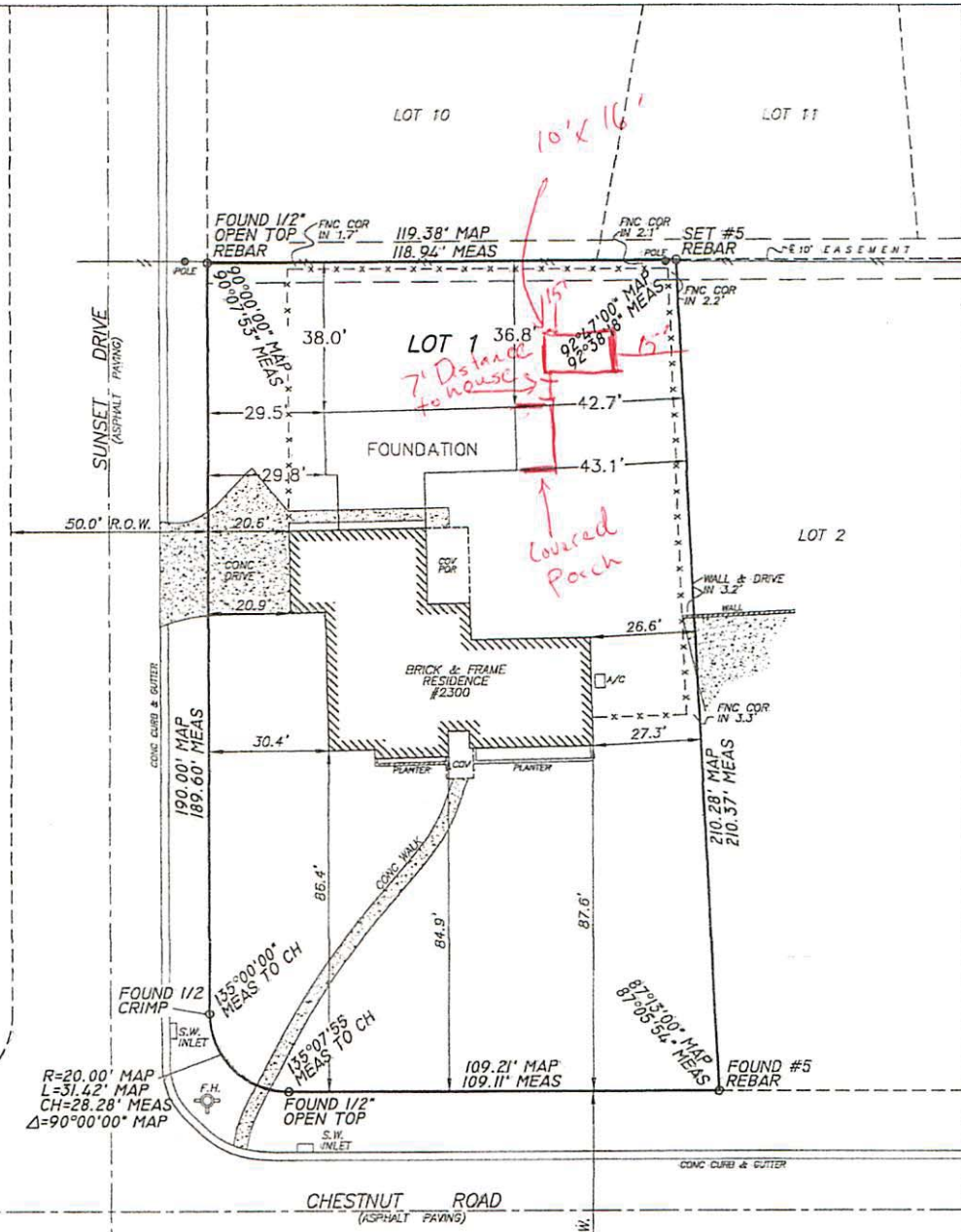

Notary Public

My commission expires Dec. 1, 2021
day of April 10th, 2019.



LEGEND

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
HW	HEADWALL
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
UTL	UTILITY
AD	ACRES
S.F.	SQUARE FEET
CL	CENTERLINE
A/C	AIR CONDITIONER
○	POLE
×	ANCHOR
-x-	FENCE
-x-x-	POWER LINE
P/MT	PAVEMENT WITH
TAN	TANGENT
RES	RESIDENCE
LOLT	LIGHT
COV	COVERED
▨	DECK
▩	CONCRETE
▧	WALL

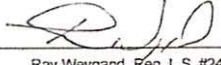


STATE OF ALABAMA
JEFFERSON COUNTY)

"Foundation Survey"

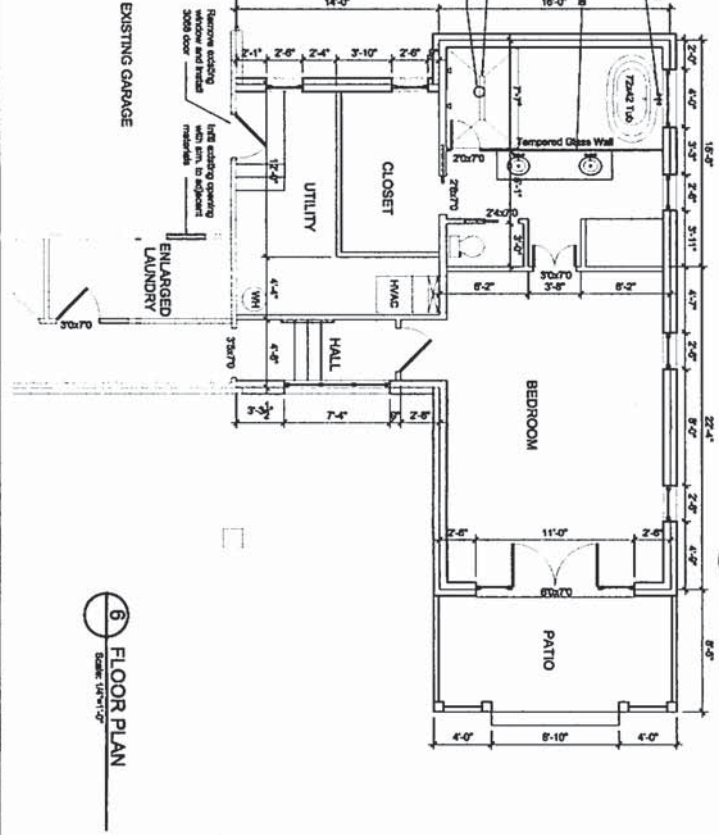
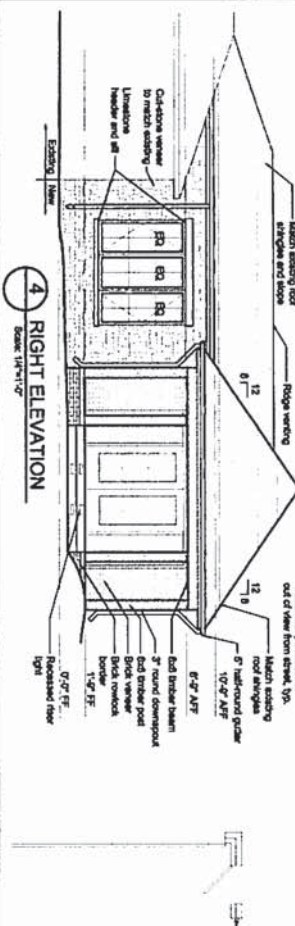
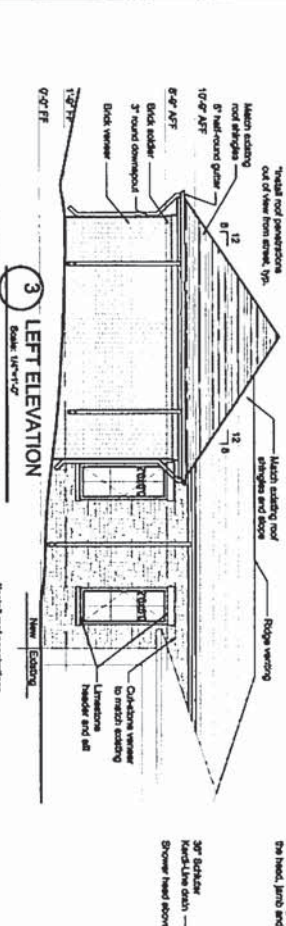
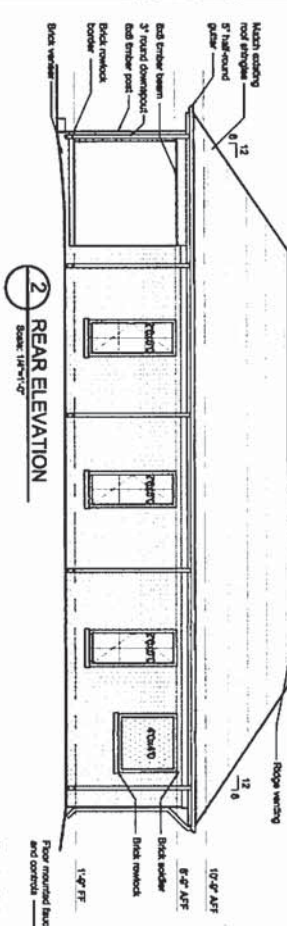
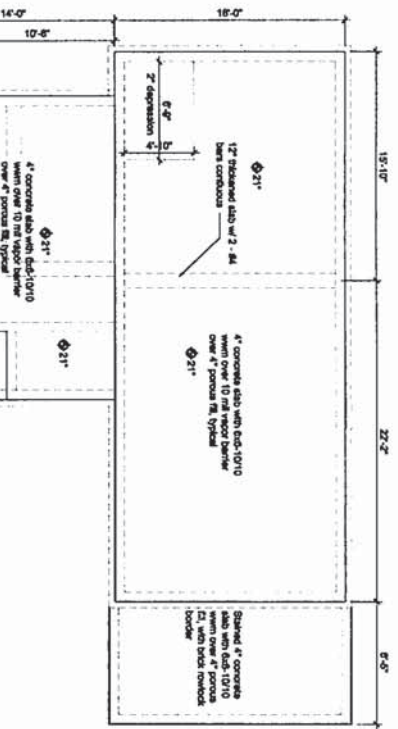
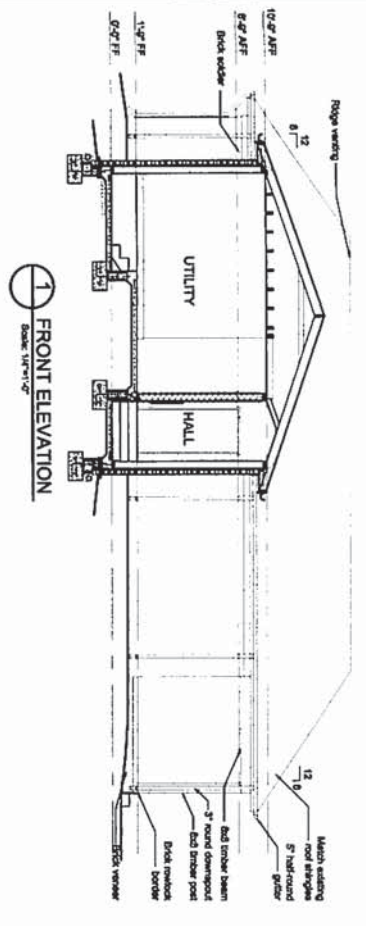
I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed LOT 1, VESTAVIA HILLS SIXTH ADDITION, as recorded in Map Book 37, Page 1 in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state that all parts of this 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 JULY 11, 2018. Survey invalid if not sealed in red.

Order No.: 99013
Purchaser:
Address: 2300 CHESTNUT ROAD


Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road, Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087
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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.



H

ADDITION FOR
THE HOLLADAY FAMILY
 2300 CHESTNUT ROAD
 VESTAVIA HILLS, ALABAMA 35216

SHEET TITLE		FOUNDATION PLAN FLOOR PLAN ELEVATIONS	
DRAWN BY	DATE	CHECKED BY	DATE
EDM	MAR. 2, 2018	BRETT HARRISON	
SHEET NUMBER		A1	

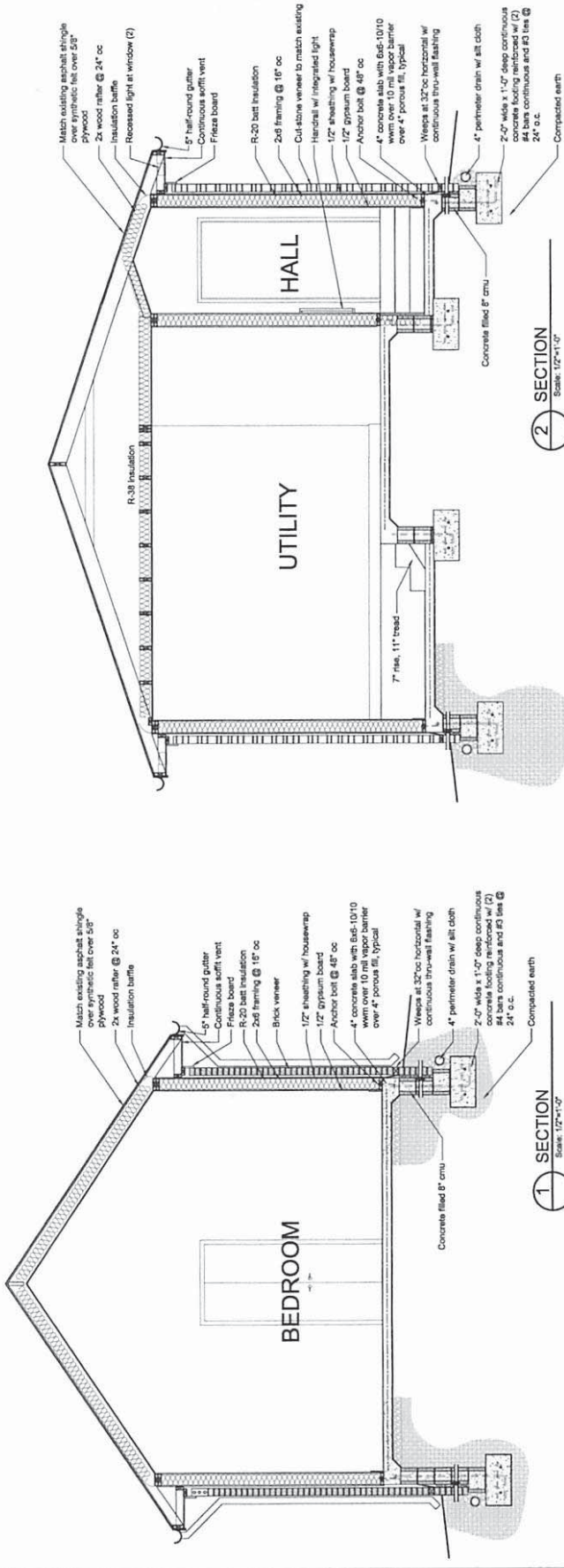
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REVISIONS

ADDITION FOR
THE HOLLADAY FAMILY
 2300 CHESTNUT ROAD
 VESTAVIA HILLS, ALABAMA 35216

SHEET TITLE
 SECTIONS

DATE	Mar. 2, 2018
DRAWN BY	EDM
SHEET NUMBER	A2



1 SECTION
 Scale: 1/2"=1'-0"

2 SECTION
 Scale: 1/2"=1'-0"

BZA0519-13//2800191008006.000
2300 Chestnut Rd.
 Side & rear setback for a shed
 Clint Holladay

2300 Chestnut Road Vestavia Hills, AL 35216



Subject Property

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

Date: MAY 16, 2019

- **CASE: BZA-0519-14**
- **REQUESTED ACTION:** 10' rear setback variance to reduce the setback to 20' in lieu of the required 30'.
- **ADDRESS/LOCATION:** 2233 Vesthaven Way E
- **APPLICANT/OWNER:** Jarrett & Kristin Vance
- **GENERAL DISCUSSION:** Applicants are seeking a rear setback variance for renovation and addition to the house. The applicant contends that there is a hardship as the lot is an odd shape. 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: Matt Brown
Address: 2233 Vesthaven Way E
 Vestavia AL 35216
Phone #: 205 623 9270 Other #:
E-Mail: Mattb@wraxmfg.com

Representing Attorney/Other Agent

Name: Ross Neely
Address: 2016 Southwood Rd.
 Vestavia AL 35216
Phone #: 205 807 4769 Other #:
E-Mail: Rossneely@gmail.com

II. DESCRIPTION OF PROPERTY:

LOCATION: 2233 Vesthaven Way E
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.
10' front/side/rear (circle one) setback variance to reduce the setback to 20' in lieu of the required 30'.
_____' 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 RZ.

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).

Would prefer to go back as opposed to go to the side.

Odd Shape lot

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

 / 4/15/19
Representing Agent (if any)/date

Newly Construction

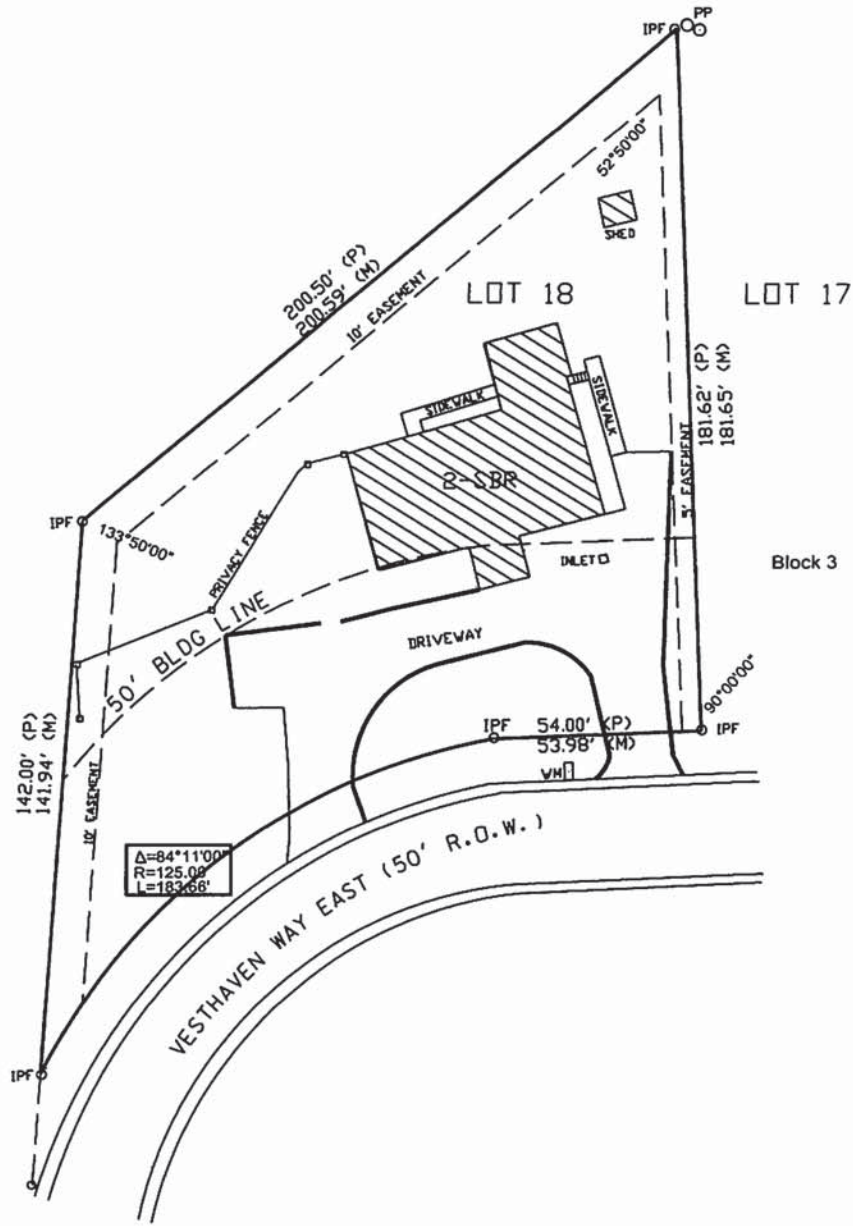
Given under my hand and seal
this 15 day of April, 2019.


Notary Public
My commission expires 03/20/22
day of _____, 20____.



Assumed
SCALE: 1"=50'

Mapbook 112, Page 13
Lot 7, Block 9
Tanglewood Park
3rd Sector, 4th Addition



STATE OF ALABAMA
COUNTY OF JEFFERSON

LOT 18, BLOCK 3, ACCORDING TO THE SURVEY OF VESTAVIA LAKE ADDITION
- SECTOR 2, AS RECORDED IN MAP BOOK 49, PAGE 48, IN THE OFFICE OF
PROBATE JUDGE OF JEFFERSON COUNTY, ALABAMA.

SOURCE OF TITLE: BOOK 200109 PAGE 1697 (JEFFERSON CO.)

DATE: 30 APRIL 2016

"I hereby (or 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."

Surveyor's Signature: *Amos F. Reese*

Alabama License No. 31576 Date: *May 2, 2016*

TYPE: AS-BUILT

2233 Vesthaven Way East
Vestavia Hills, AL 35216

AMOS F. REESE
3556 GREAT OAK LANE
BIRMINGHAM, AL 35223
PHONE: 205.276.5596

CIR- CAPPED IRON ROD
OPF-OPEN PIN FOUND
IPF-IRON PIN FOUND
CALC-CALCULATED
(P)-PLAT DIMENSION
(M)-MEASURED DIMENSION
ROW-RIGHT OF WAY
CONC-CONCRETE
PP-POWER POLE
FC-FENCE CORNER
LP-LIGHT POLE
PED-PEDESTAL
WM-WATER METER
PB-POWERBOX

N-NORTH
S-SOUTH
W-WEST
E-EAST
POC-POINT OF COMMENCEMENT
POB-POINT OF BEGINNING
●-POINT SET
○-POINT FOUND
⊠-POINT CALC.
△-POINT NOT SET
---FENCE LINE
---EASEMENT LINE
---OHP-OVERHEAD POWER/TEL
MH-MANHOLE



ADDITION & RENOVATION FOR

THE BROWN FAMILY

SHEET INDEX

- A1 COVER PAGE & GENERAL INFORMATION
- A2 FOUNDATION PLAN
- A3 DEMOLITION & FLOOR PLAN
- A4 EXTERIOR ELEVATIONS
- A5 SECTIONS
- A6 INTERIOR ELEVATIONS
- A7 LIGHTING

PROPERTY INFO:
 City of Vestavia
 Jefferson County
 Parcel ID: 23 00 30 1 000 001 000
 Map No. 23 00 30 1
 Page 48
 Owner: Brown Family
 603 Jackson - Hoover State
 304 Jackson - Decatur

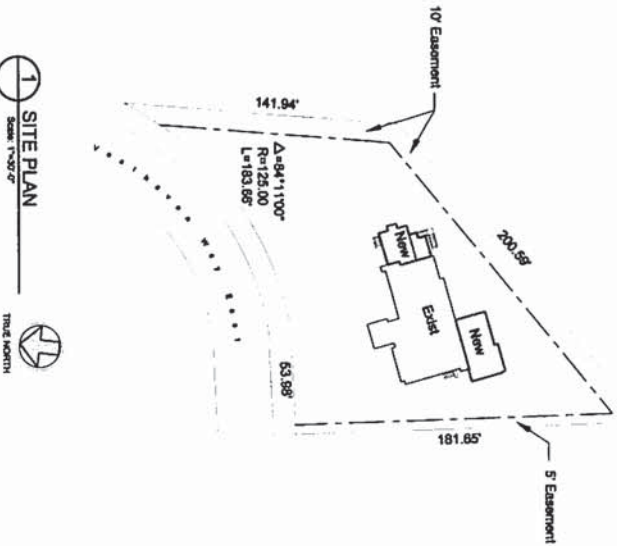
UNITS:
 Length: Feet
 Area: Square Feet
 Volume: Cubic Feet
 Weight: Pounds

PROJECT NOTES FOR CONTRACTOR:

- A. FOLLOW REQUIREMENTS OF LOCAL CODES. CONTRACTOR SHALL ALSO COORDINATE ANY REQUIRED INSPECTIONS WITH THE MUNICIPALITY AND OBTAIN ALL PERMITS.
- B. FIELD VERIFY SITE CONDITIONS AND EXISTING SEPTIC TANK LOCATION PRIOR TO LAYING OUT WORK.
- C. PROVIDE WOOD BLOOMING FOR ALL WOOD WORK AND ANY WALL FRAMING CONSTRUCTION.
- D. FINISH WORK SHALL BE ABSOLUTELY FREE AND SMOOTH.
- E. PROVIDE ALL REQUIRED ENGINEERING, WOOD JOIST, LVLs AND PARTERS MAY BE SIZED BY ENGINEER / ARCHITECT'S SPEC.
- F. INSTALL ROOF VENTING AS REQUIRED TO VENTILATE PARTERS AND MAINTAIN ASPHALT SHINGLE WARRANTY.
- G. INSTALL ROUND OUTLETS AND ROUND DOWNSPOUTS (NOT SHOWN ON ELEVATIONS).
- H. INSTALL CONCRETE FOR POSITIVE DRAINAGE. INSTALL SELF-ADHERED MEMBRANE AT CONCRETE, WALLS, FLOORS AND OVERLAPPS (ON "A" J).
- I. PREP AND PAINT VERT STAKES TO MATCH ROOF COLOR.

FOUNDATION/FRAMING NOTES:

1. FOOTINGS SHALL REST ON COMPACTED SOIL CAPABLE OF SUPPORTING 2,000 P.S.F.
2. FOOTING EXCAVATION MUST BE KEPT DRY. SOIL MUST BE DRY AND COMPACTED BEFORE POURING FOOTING.
3. FOOTINGS SHALL HAVE A MINIMUM 2% DRY COMPRESSIVE STRENGTH OF 3,000 P.S.I.
4. MINIMUM COVERAGE OF CONCRETE REINFORCEMENT SHALL BE 2".
5. ALL REBAR SPACERS AND CONCRETS SHALL BE LAPPED A MINIMUM OF 24".
6. THE SURFACE AREA ADJACENT TO THE FOUNDATION SHALL BE PROVIDED WITH ADEQUATE DRAINAGE AND GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS.
7. ALL CONCRETE FRAMING SHALL BE SOUTHERN YELLOW PINE #2 OR BETTER. SPOILED WOOD STUDS ARE NOT ALLOWED.



1 SITE PLAN
 Scale: 1"=30'-0"



TRUE NORTH

ADDITION AND RENOVATION
 FOR
MATT & AMY BROWN
 2233 VESTHAVEN WAY E
 VESTAVIA, ALABAMA 35216

SHEET TITLE
 COVER PAGE, GENERAL
 INFORMATION

OWNER: BROWN FAMILY

DATE: MAR. 15, 2018

PROJECT NUMBER: A1

ADDITION & RENOVATION FOR

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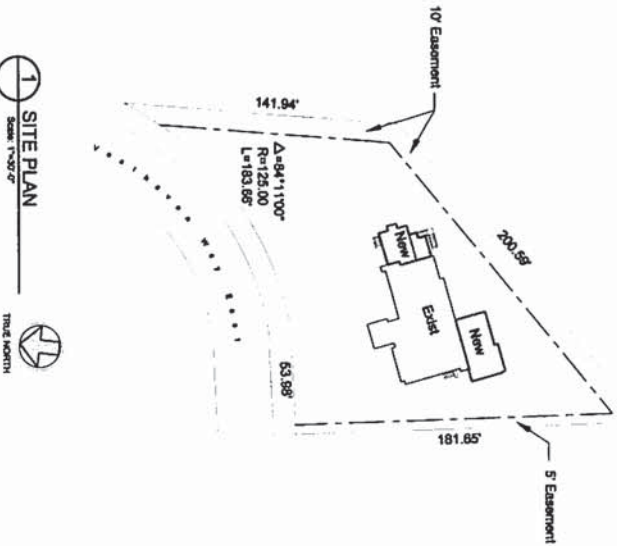
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 FOR
MATT & AMY BROWN
 2233 VESTHAVEN WAY E
 VESTAVIA, ALABAMA 35216

SHEET TITLE
 COVER PAGE, GENERAL
 INFORMATION

OWNER: Matt & Amy Brown
 DATE: Mar. 15, 2018

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A1