

**CITY OF VESTAVIA HILLS
BOARD OF ZONING ADJUSTMENT
AGENDA
JUNE 20, 2019
6:00 P.M.**

Roll Call.

Approval of Minutes: May 16, 2019.

- (1) **BZA-0619-15** William and Cassidy Cates are requesting a **Side Setback Variance** for the property located at **3436 Hillway Drive**. The purpose of this request is for a 30' side setback variance to reduce the setback to 10' in lieu of the required 40' for the building of a fence in the back yard. The property is owned by William and Cassidy Cates. and is zoned Vestavia Hills R-4.

- (2) **BZA-0619-16** Joes Denson is requesting a **Rear Setback Variance** for the property located at **1202 Green Glen Road**. The purpose of this request is 11' rear setback variance to reduce the setback to 19' in lieu of the required 30'. The property is owned by Joe Denson and is zoned Vestavia Hills R-2.

- (3) **BZA-0619-18** Jon Culver is requesting a **Square Footage Variance** for the property located at **3782 Poe Drive**. The purpose of this request is for a 6,700 square foot variance to reduce the lot area to 8,300' in lieu of the required 15,000'. The property is owned by Jon Culver and is zoned Vestavia Hills R-4.

Time of Adjournment.

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

MINUTES

MAY 16, 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
George Ponder
Donald Holley, Alt

MEMBERS ABSENT: Jim Griffo
Robert Gower
Tony Renta, Alt

OTHER OFFICIALS PRESENT: Conrad Garrison, City Planner

APPROVAL OF MINUTES

The minutes of April 23, 2019 were presented for approval.

MOTION Motion to dispense with the reading of the minutes of April 23, 2019 was made by Mr. Jones and 2nd was by Mr. Holley. Motion as carried on a voice vote as follows:

Mr. Jones – yes Mr. Ponder – yes
Mr. Holley – yes Mr. Rice – yes
Motion carried.

FRONT SETBACK VARIANCE

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.

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.

Jarrett Vance was present to explain the request and stated that the shape 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 5’ front setback variance to reduce the setback to 45’ in lieu of the required 50’ for the property at 1145 Winward Ln. was made by Mr. Jones and 2nd was by Mr. Ponder. Motion was carried on a roll call vote as follows:

Mr. Jones – yes	Mr. Ponder – yes
Mr. Holley – yes	Mr. Rice – yes
Motion carried.	

ACCESORY STRUCTURE VARIANCE

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.

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.

Ross Neely was present to explain the request and stated that the shape 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 3’ variance to reduce the setback to 7’ in lieu of the required 10’ for the property at 2300 Chestnut Rd. was made by Mr. Jones and 2nd was by Mr. Holley. Motion was carried on a roll call vote as follows:

Mr. Jones – yes	Mr. Ponder – yes
Mr. Holley – yes	Mr. Rice – yes
Motion carried.	

REAR SETBACK VARIANCE

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.

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.

Ross Neely was present to explain the request and stated that the shape 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' rear setback variance to reduce the setback to 20' in lieu of the required 30' for the property at 2233 Vesthaven Way E. was made by Mr. Jones and 2nd was by Mr. Holley. Motion was carried on a roll call vote as follows:

Mr. Jones – yes
Mr. Holley – yes
Motion carried.

Mr. Ponder – yes
Mr. Rice – yes

Conrad Garrison
City Planner

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

Date: **JUNE 20, 2019**

- **CASE: BZA-0619-15**
- **REQUESTED ACTION:** 30' side setback variance to reduce the setback to 10' in lieu of the required 40'.
- **ADDRESS/LOCATION:** 3436 Hillway Drive
- **APPLICANT/OWNER:** William and Cassidy Cates
- **GENERAL DISCUSSION:** Applicants are seeking a side setback variance to build a fence. The fence will cover the entire backyard, but because this is a corner lot, the fence would also face the adjacent street (Overheights Drive). The applicants contend that under current regulations if they built a fence in the backyard they will only be able to use half of the back yard. The applicants also contend that the fence is needed for privacy and safety, as they have small children. The fence would be a barrier from accessing the roadway from the yard. This new fence would also not decrease sight distance for Overheights Drive or Hillway Drive. 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

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: William & Cassidy Cates
Address: 3436 Hillway Drive
Vestavia, AL
Phone #: 205-586-7284 Other #: _____
E-Mail: willcates@gmail.com

Representing Attorney/Other Agent

Name: _____
Address: _____
Phone #: _____ Other #: _____
E-Mail: _____

2019 APR 29 P 2:29

II. DESCRIPTION OF PROPERTY:

LOCATION: 3436 Hillway Drive, Vestavia, AL 35243
Street Address

Lot 4, Hillway Subdivision, Page 36, Map Book 241, JeffCo Probate Office
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.
30 ' front/side/rear (circle one) setback variance to reduce the setback to 10 ' in lieu of the required 40 ' .
_____ ' 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 _____).

Variance for a fence in front yard

IV. ZONING

Vestavia Hills Zoning for the subject property is R-4 .

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).

See Attached

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.

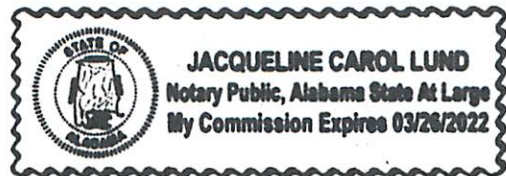
Wm Cates Cassidy Cates
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 26th day of April, 2019.

Jacqueline Carol Lund
Notary Public

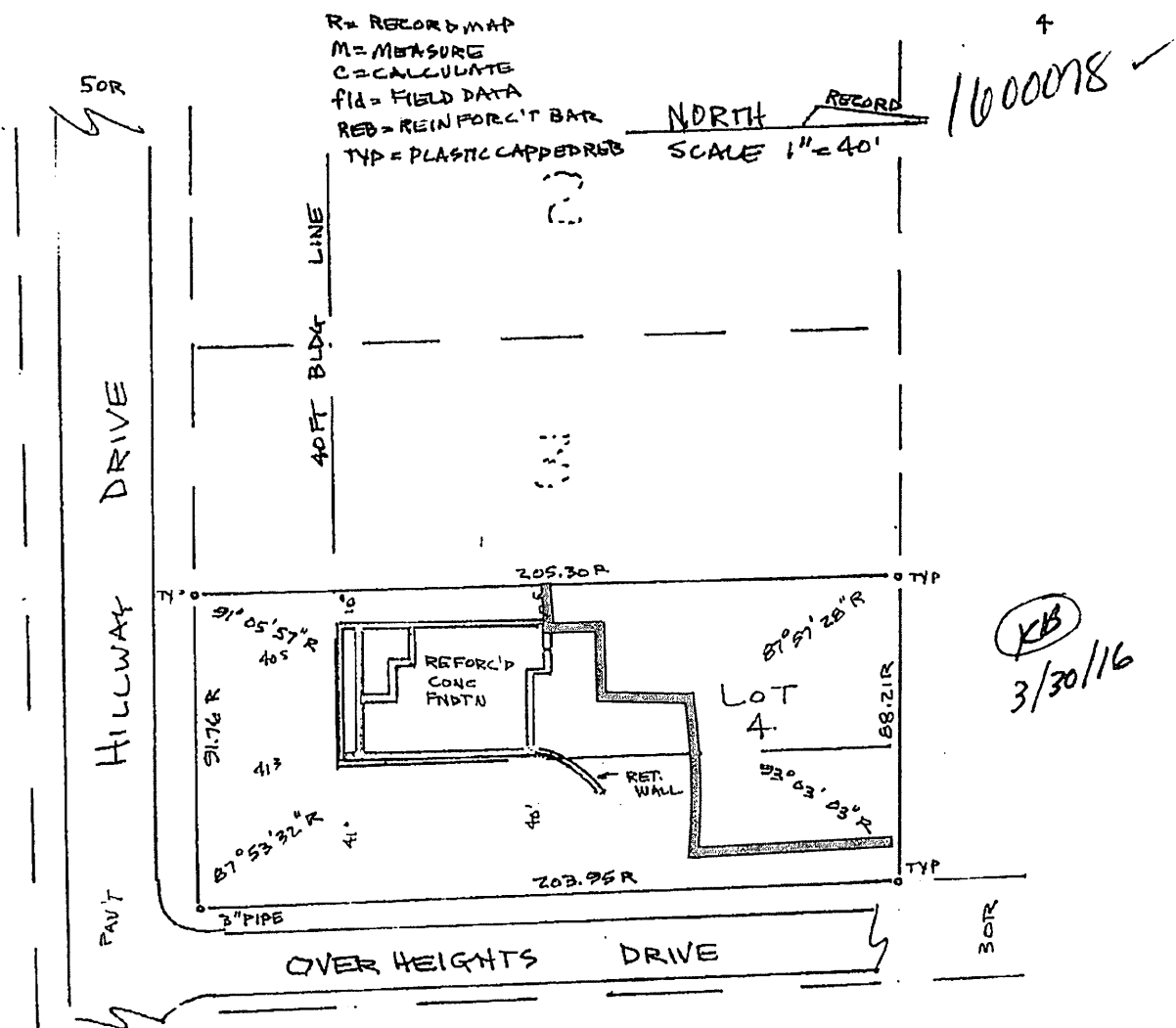
My commission expires the 26th
day of March, 2022.



RE: City of Vestavia Hills Board of Zoning Adjustment Application for 3436 Hillway Drive

Hardship/Reason for Variance Request:

This request is to lower the setback at the side of our property from 40' to 10', only as it impacts the backyard of the property. The property at 3436 Hillway Drive, Vestavia Hills, AL 35243, is zoned R-4 and contains a freestanding residential dwelling. The property sits at the corner of Hillway Drive and Overheights Drive. The front of the dwelling faces Hillway Drive, with the side of the house facing Overheights Drive. Per the included survey, you'll see that the portion of the property that fronts Overheights Drive includes a portion of the front yard, the side yard, the driveway and the back yard. Current city zoning shows a setback requirement of 40' along Overheights Drive. The variance is being requested for the building of a fence in the backyard. This request is for a 10' setback in order to gain use of a more appropriate amount of the back yard. With the current requirements, our family would only have use of approximately half of the back yard once fenced. The fence is needed for privacy, and more importantly, safety. Our family includes 2 small children, ages 2 and 3, and will soon include a dog. To provide a safe environment, we feel a fenced back yard is essential to allow our children to play as they grow and prevent accidents that could occur from playing near a road. From a safety standpoint, the fence would not be a safety/sightline hazard for any traffic at the intersection of Hillway Drive and Overheights Drive as the fence would end more than 100' from the intersection.



FOUNDATION SURVEY

STATE OF ALABAMA
JEFFERSON COUNTY

CAHABA HEIGHTS COMMUNITY
BIRMINGHAM DIVISION

Legal Description: Lot 4, according to the Map of Hillway Subdivision, recorded in Map Book 241 on Page 36 in the Office of the Judge of Probate of Jefferson County, Alabama, Birmingham Division.

Address: 3436 Hillway Drive
Vestavia, Al

All structures are within the boundary of the same with no encroachment of adjacent properties, electric or telephone wires, poles, or gyes, other than those serving the premises except as shown above.

I have consulted the available USGS Maps of Flood Prone Areas and found the above described lot is not located in a Flood Prone Area.

"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."

field February 20, 2016
drawing March 17, 2016



Olden G. Webb III
Olden G Webb III LS
reg #11847
POB 62 Hayden, Al
35079-0062
1-205-780-5688

Google Maps 3436 Hillway Dr



Imagery ©2019 DigitalGlobe, U.S. Geological Survey, Map data ©2019 Google 20 ft

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

Date: **JUNE 20, 2019**

- **CASE:** BZA-0619-16
- **REQUESTED ACTION:** 11' rear setback variance to reduce the setback to 19' in lieu of the required 30'.
- **ADDRESS/LOCATION:** 1202 Green Glen Road
- **APPLICANT/OWNER:** Joe Denson
- **GENERAL DISCUSSION:** Applicant is seeking a rear setback variance to build a porch. The porch will connect to the house in the rear of the building. The applicant contends that there is a hardship because the lot is oddly shaped, especially in the rear of the property where the length between the property line and building line drops dramatically. 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: JOE DENSON

Address: 1202 GREEN GLEN ROAD

VESTAVIA HILLS AL 35216

Phone #: 205-410-0172 Other #: _____

E-Mail: joe.denson@cy.com

Representing Attorney/Other Agent

Name: JOE ELLIS

Address: 1625 LIMA VISTA DRIVE LN

VESTAVIA HILLS AL 35226

Phone #: 205-790-1389 Other #: _____

E-Mail: jellis@dwellingarchitecture.com

II. DESCRIPTION OF PROPERTY:

LOCATION: 1202 GREEN GLEN ROAD
Street Address

LOT 10 BLOCK 4 VESTHAVEN SECOND SECTOR
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.
11’’ front/side/rear (circle one) setback variance to reduce the setback to 19’’ 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 R-3.

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 LOT'S PIE-SHAPED CONFIGURATION CREATES AN UNUSUAL HARDSHIP FOR THIS PROPERTY

VI. OWNER AFFIDAVIT:

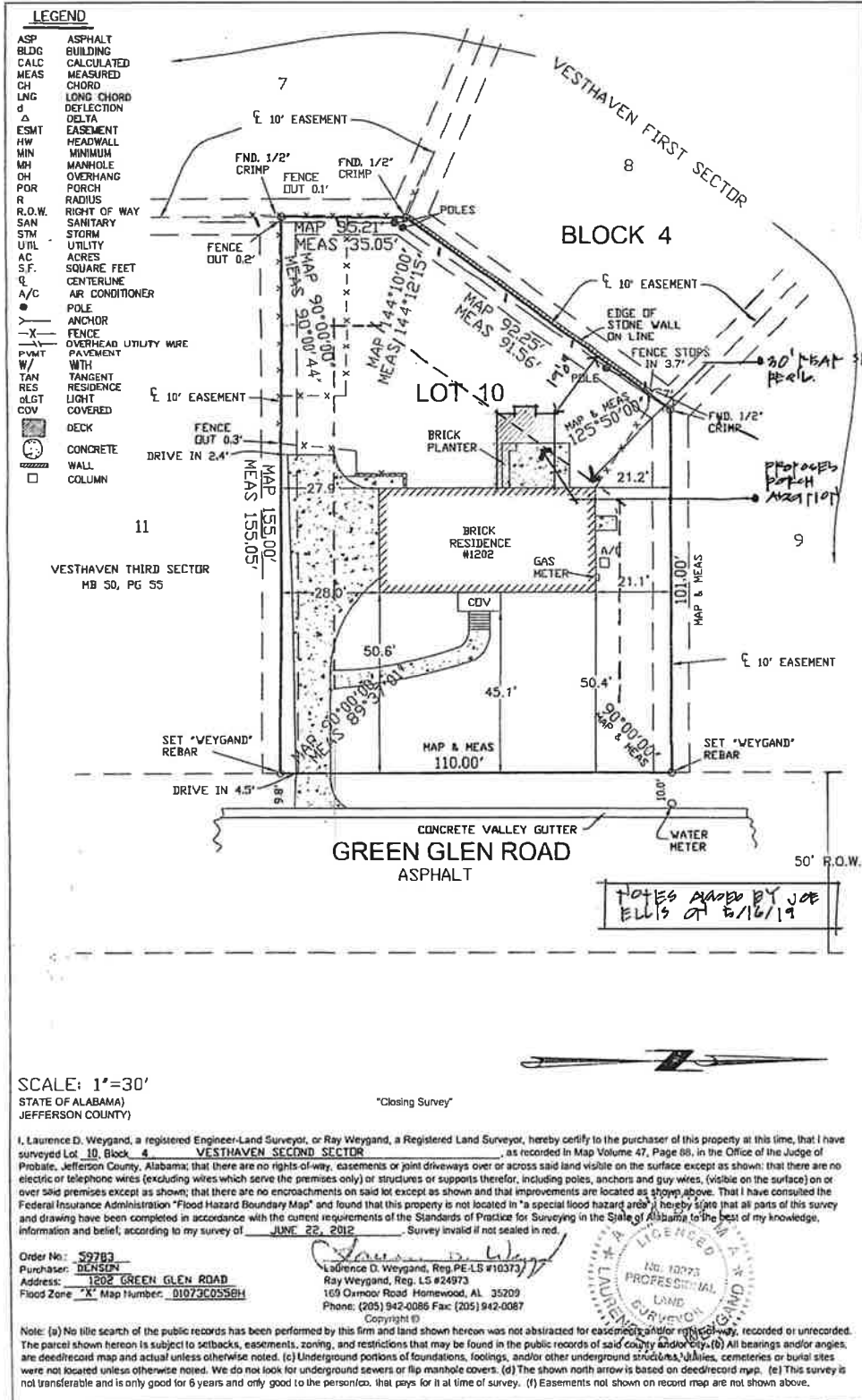
I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. I, also, understand that I am asking for a variance based on the Zoning Code only and not on any or all covenants that are on the subject property.

J. J. [Signature] 5/16/2019
Owner Signature Date

[Signature] 5/16/19
Representing Agent (if any) date

Given under my hand and seal
this 16th day of May, 2019.

Traci D. Lynch
Notary Public
My commission expires 28th
day of September, 2020.



SCALE: 1"=30'
 STATE OF ALABAMA
 JEFFERSON COUNTY)

"Closing Survey"

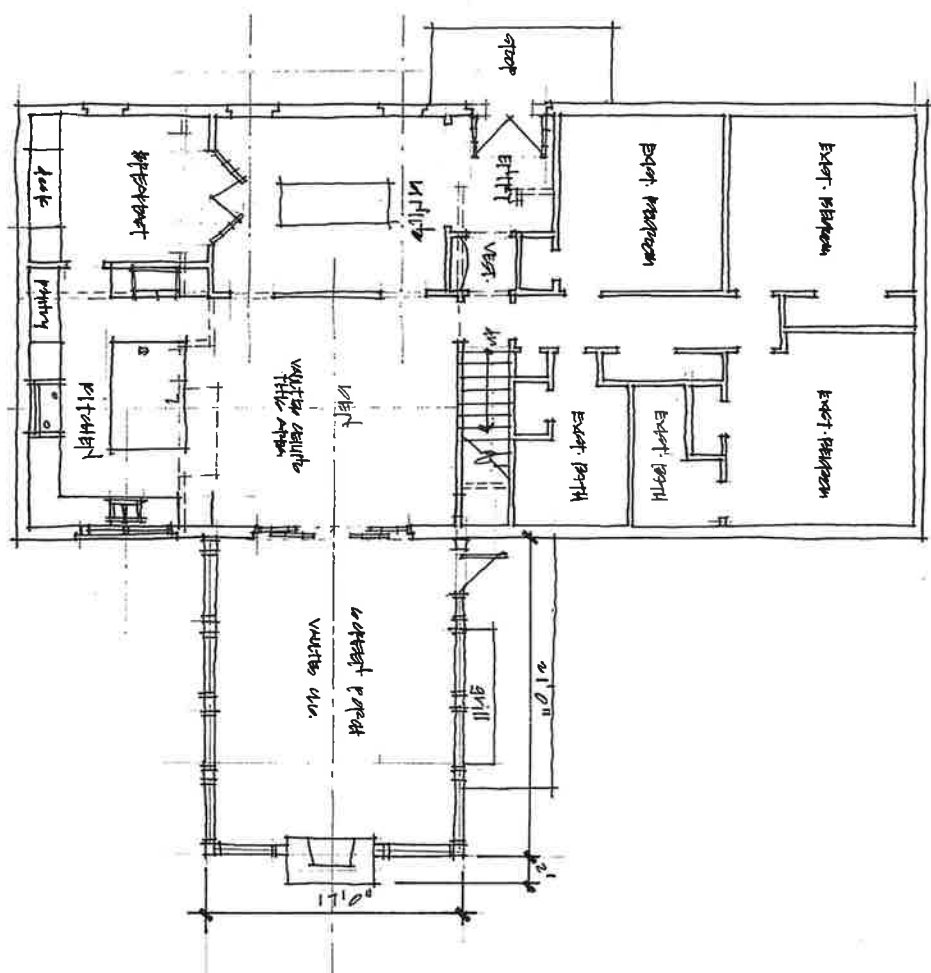
I, Laurence D. Weygand, a registered Engineer-Land Surveyor, or Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 10, Block 4, VESTHAVEN SECOND SECTOR, as recorded in Map Volume 47, Page 88, in the Office of the Judge of Probate, 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. That I have consulted the Federal Insurance Administration "Flood Hazard Boundary Map" and found that this property is not located in "a special flood hazard area." I hereby certify 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 JUNE 22, 2012. Survey invalid if not sealed in red.

Order No.: 59783
 Purchaser: DENSON
 Address: 1202 GREEN GLEN ROAD
 Flood Zone: "X" Map Number: B1073C0558H

Laurence D. Weygand, Reg. PE-LS #10373
 Ray Weygand, Reg. LS #24973
 109 Oxmoor Road, Homewood, AL 35209
 Phone: (205) 942-0086 Fax: (205) 942-0087
 Copyright ©



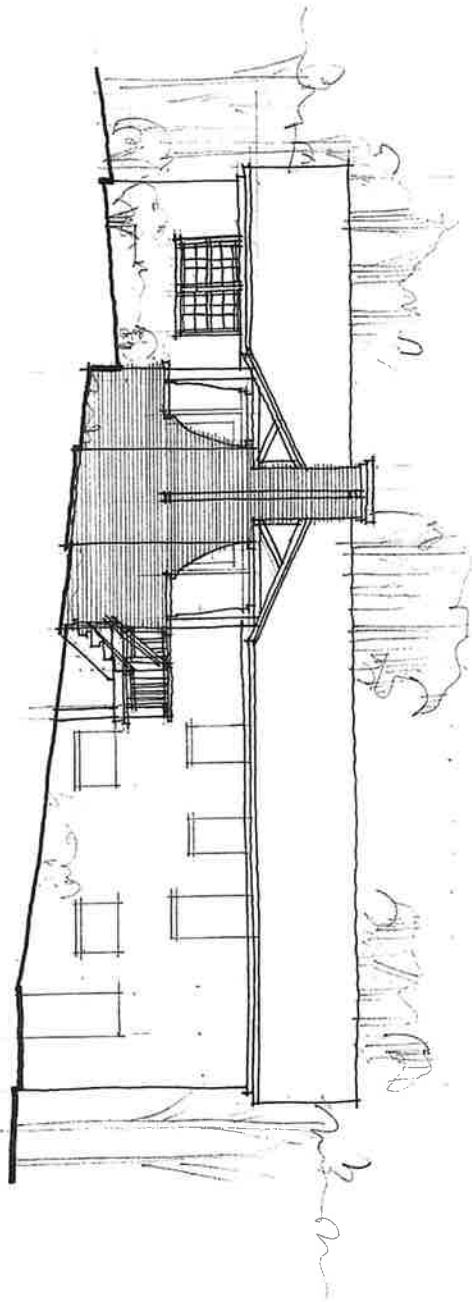
Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or right-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles are as deeded 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 flap 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(s) that pays for it at time of survey. (f) Easements not shown on record map are not shown above.



Denson Residence

1202 Green Glen Road Vestavia

Preliminary Design
Not For Construction



Denson Residence

1202 Green Glen Road Vestavia

Preliminary Design
Not For Construction

3

1/8" = 1'-0"

January 28, 2019

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

Date: **JUNE 20, 2019**

- **CASE: BZA-0619-18**
- **REQUESTED ACTION:** 6,700 square foot variance to reduce the lot area to 8,300' in lieu of the required 15,000'.
- **ADDRESS/LOCATION:** 3782 Poe Drive
- **APPLICANT/OWNER:** Jon Culver
- **GENERAL DISCUSSION:** Applicant is seeking a square footage variance for the property located at 3782 Poe Drive. This lot is already non-conforming. The request is to resurvey a small corner of the lot and give it to an adjacent lot. The reason for this request, is to tie the adjacent lot to the sanitary sewer system. There is no other feasible way to get the sewer to the lot, it is too small for septic, therefore it would be impossible to develop otherwise. 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

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: Jon Culver

Address: 3782 Poe Drive

Vestavia Hills, AL 35223

Phone #: 205-447-3839 Other #: _____

E-Mail: Aculver@landscapeworkshop.com

Representing Attorney/Other Agent

Name: Jason Kessler

Address: 3505 Bent River Road

Birmingham AL 35216

Phone #: 935-7171 Other #: _____

E-Mail: JKessler84@gmail.com

2019 MAY 21 P 2:00

II. DESCRIPTION OF PROPERTY:

LOCATION: 3750 Poe Drive Vestavia, AL 35203
Street Address

Glass 3rd Add. to New Merkle
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 8300 square feet in lieu of the required 15,000 square feet.
 - _____’ 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 _____’.
 - _____’ 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 R3.

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 lot is already non-conforming. We are simply requesting to reserve a small corner of the lot and give it to an adjacent lot. The reason for this is to tie the adjacent lot on to sanitary sewer. There is no other feasible way to get sewer to the lot, it is too small for septic. Therefore it would be impossible to develop otherwise which is the hardship

VI. OWNER AFFIDAVIT:

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.

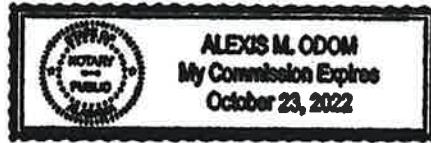
 5/17/19
Owner Signature/Date

 5/16/19
Representing Agent (if any)/date

Given under my hand and seal
this 5 day of 17, 20 19.

Notary Public

My commission expires October
day of 23, 20 22.

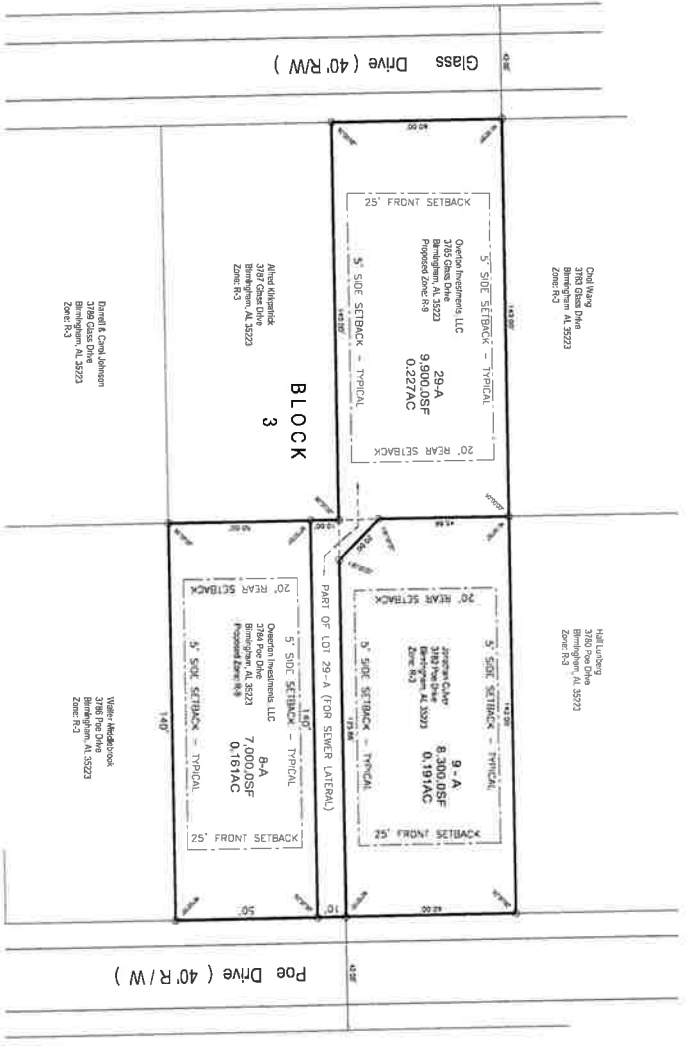




FINAL PLAT
FOR
OVERTON INVESTMENTS RESURVEY NO1 OF NEW MERKLE

Being a Resurvey of Lot 29 & Lot 8, BLOCK 3, NEW MERKLE, as recorded in Map Book 29, Page 35, in the Probate Office of Jefferson County, Alabama

PURPOSE: TO RESURVEY THREE EXISTING LOTS INTO 3 SINGLE FAMILY LOTS



STATE OF ALABAMA
COUNTY OF VESTAVIA

Notary Public in and for said county and state hereby certify that I, the undersigned, a Notary Public in and for said county and state, have acknowledged before me the foregoing instrument, and have examined the signers thereof, and have found them to be the persons whose names are subscribed to the same, and that they are duly qualified to execute the same, and that they have executed the same voluntarily as such individuals with full authority therefor.

Karl L. Hager, Notary Public
Alabama Reg. No. 11848

STATE OF ALABAMA
COUNTY OF VESTAVIA HILLS

I, the undersigned, a Notary Public in and for said county and state, have acknowledged before me the foregoing instrument, and have examined the signers thereof, and have found them to be the persons whose names are subscribed to the same, and that they are duly qualified to execute the same, and that they have executed the same voluntarily as such individuals with full authority therefor.

Notary Public in Commission

CHARLES KESSLER, JR., MEMBER, OWNER, LOT 29-A & B-A
OVERTON INVESTMENTS, LLC

STATE OF ALABAMA
COUNTY OF

I, the undersigned, a Notary Public in and for said county and state, have acknowledged before me the foregoing instrument, and have examined the signers thereof, and have found them to be the persons whose names are subscribed to the same, and that they are duly qualified to execute the same, and that they have executed the same voluntarily as such individuals with full authority therefor.

Notary Public in Commission

STATE OF ALABAMA
COUNTY OF

I, the undersigned, a Notary Public in and for said county and state, have acknowledged before me the foregoing instrument, and have examined the signers thereof, and have found them to be the persons whose names are subscribed to the same, and that they are duly qualified to execute the same, and that they have executed the same voluntarily as such individuals with full authority therefor.

Notary Public in Commission

PREPARED BY:
HAGER COMPANY, INC.
1926 OLIVIA AVENUE
Phone: (205) 251-1730 hager@hagerco.com

ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES FUTURE JEFFERSON COUNTY SANITARY SEWERS, HOWEVER THE CODES NOT BEING SANITARY SEWERS HAVE BEEN BUILT RIGHT-OF-WAY OR EXISTING BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL.

DIRECTION: JEFFERSON COUNTY ENVIRONMENTAL SERVICES DATE:

DATE: APRIL 23, 2019

APPROVED: Jonathan Cuijver - OWNER LOT 9-A
CITY CLERK, VESTAVIA HILLS ALABAMA

APPROVED: Jonathan Cuijver - OWNER LOT 9-A
CITY ENGINEER

CHARLEEN PLANNING COMMISSION
CITY OF VESTAVIA HILLS, ALABAMA