

**CITY OF VESTAVIA HILLS
BOARD OF ZONING ADJUSTMENT
AGENDA
JULY 18, 2019
6:00 P.M.**

Roll Call.

Approval of Minutes: June 20, 2019.

- (1) **BZA-0719-19** Alan and Debbie Coshatt are requesting a **Rear Setback Variance** for the property located at **3401 Charter Road**. The purpose of this request is to reduce the setback to 18' in lieu of the required 30'. The property is owned by Alan and Debbie Coshatt and is zoned Vestavia Hills R-2.

- (2) **BZA-0719-20** Robert and Cathy Laswell are requesting a **Front Yard Fence Variance** for the property located at **3429 Oakdale Drive**. The purpose of this request is to build a fence in the front yard. The property is owned by Robert and Cathy Laswell and is zoned Vestavia Hills R-2.

- (3) **BZA-0719-21** Joe Ellis is requesting a **Rear Setback Variance** for the property located at **1625 Linda Vista Lane**. The purpose of this request is to reduce the setback to 13' in lieu of the required 30'. The property is owned by Joe Ellis and is zoned Vestavia Hills R-2.

Time of Adjournment.

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

MINUTES

JUNE 20, 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
Jim Griffio
Robert Gower
- MEMBERS ABSENT:** Tony Renta, Alt
- OTHER OFFICIALS PRESENT:** Jack Wakefield, Planner/GIS
Conrad Garrison, City Planner

APPROVAL OF MINUTES

The minutes of May 16, 2019 were presented for approval.

MOTION Motion to dispense with the reading of the minutes of May, 16 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
Mr. Griffio - yes	Mr. Gower - yes

Motion carried.

FRONT YARD FENCE VARIANCE

BZA-0619-15 William and Cassidy Cates are requesting a **Variance For A Front Yard Fence** for the property located at **3436 Hillway Drive**. The purpose of this request is to build a fence in the front yard. The property is owned by William and Cassidy Cates. and is zoned Vestavia Hills R-4.

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

Will Cates 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 front yard fence variance for the property at 3436 Hillway Drive was made by Mr. Jones and 2nd was by Mr. Griffo. Motion was carried on a roll call vote as follows:

Mr. Jones - yes	Mr. Ponder - yes
Mr. Holley - yes	Mr. Rice - yes
Mr. Griffo - yes	Mr. Gower - yes
Motion carried.	

REAR SETBACK VARIANCE

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.

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

Joe Ellis was present representing the applicant 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 an 11' rear setback variance to reduce the setback to 19' in lieu of the required 30' for the property at 1202 Green Glen Road was made by Mr. Jones and 2nd was by Mr. Griffo. Motion was carried on a roll call vote as follows:

Mr. Jones - yes	Mr. Ponder - yes
Mr. Holley - yes	Mr. Rice - yes
Mr. Griffo - yes	Mr. Gower - yes
Motion carried.	

SQUARE FOOTAGE VARIANCE

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.

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

Jason Kessler was present representing the applicant to explain the request and stated the hardship.

Mr. Ponder stated that this request would not benefit the property in question.

Mr. Garrison stated that this request is to tie up the official resurvey.

Mr. Rice opened the floor for a public hearing.

2 residents, living across the street, asked if roads would be torn up during construction and what would happen to the gas line.

Mr. Kessler stated that they will not cut up the street and although he did not have enough specifics, he said he didn't think they would do construction work on these resident's side of the street.

Mr. Rice closed the public hearing and opened the floor for a motion.

MOTION Motion to approve a square footage variance for the property 3782 Poe Drive was made by Mr. Jones and 2nd was by Mr. Gower. Motion was carried on a roll call vote as follows:

Mr. Jones - yes	Mr. Ponder - yes
Mr. Holley - yes	Mr. Rice - yes
Mr. Griffo - yes	Mr. Gower - yes
Motion carried.	

Conrad Garrison
City Planner

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

Date: **JULY 18, 2019**

- **CASE: BZA-0719-19**
- **REQUESTED ACTION:** 12' rear setback variance to reduce the setback to 18' in lieu of the required 30'.
- **ADDRESS/LOCATION:** 3401 Charter Road
- **APPLICANT/OWNER:** Alan & Debbie Coshatt
- **REPRESENTING AGENT:** Tommy Coggin
- **GENERAL DISCUSSION:** Applicants are seeking a rear setback variance to build an addition to the current house. The applicants contend that there is a hardship because of the property is a corner lot, and the house sits at an angle on the property, so there isn't enough buildable space on the left side of the property. 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

2019 JUN 14 A 7:58

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: Alan + Debbie Coshatt

Address: 3401 Charter Rd.
Vestavia Hills, AL-35293

Phone #: 205-913-9191 Other #: _____

E-Mail: shatt18@bellsouth.net

Representing Attorney/Other Agent

PF Name: Tommy Coggin - Harris Coggin Bldg Co, Inc.

Address: 2029 Kentucky Ave
Vestavia Hills, AL 35216

Phone #: 205-368-1671 Other #: _____

E-Mail: TCoggin@harris-coggin.com

II. DESCRIPTION OF PROPERTY:

LOCATION: 3401 Charter Rd.
Street Address

Coventry - Lot 1 Block 5 of Coventry 3rd + 4th Sectors
Subdivision name, Lot #, Block #, etc.

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

1. A request to vary:
12ft variance to reduce the lot width to 115.04' in lieu of the required 103.04'.
_____ square foot variance to reduce the lot area to _____ square feet in lieu of the required _____ square feet.
12 front/side/rear (circle one) setback variance to reduce the setback to 18 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-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 house sits on a corner lot and it is currently sitting at an angle. Because of the current angle we want to add to the left side which would leave 18' on the left + 15' on rear.

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.

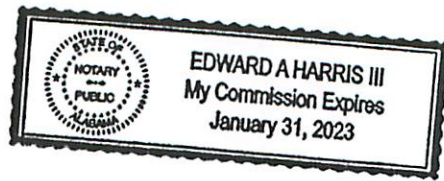
Debbie Cosnath
Owner Signature/Date

[Signature]
Representing Agent (if any)/date

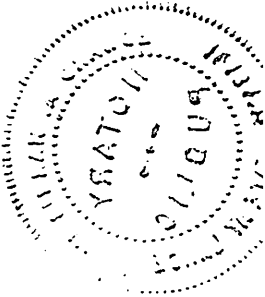
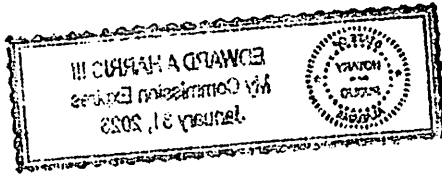
Given under my hand and seal
this 13th day of JUNE, 2019.



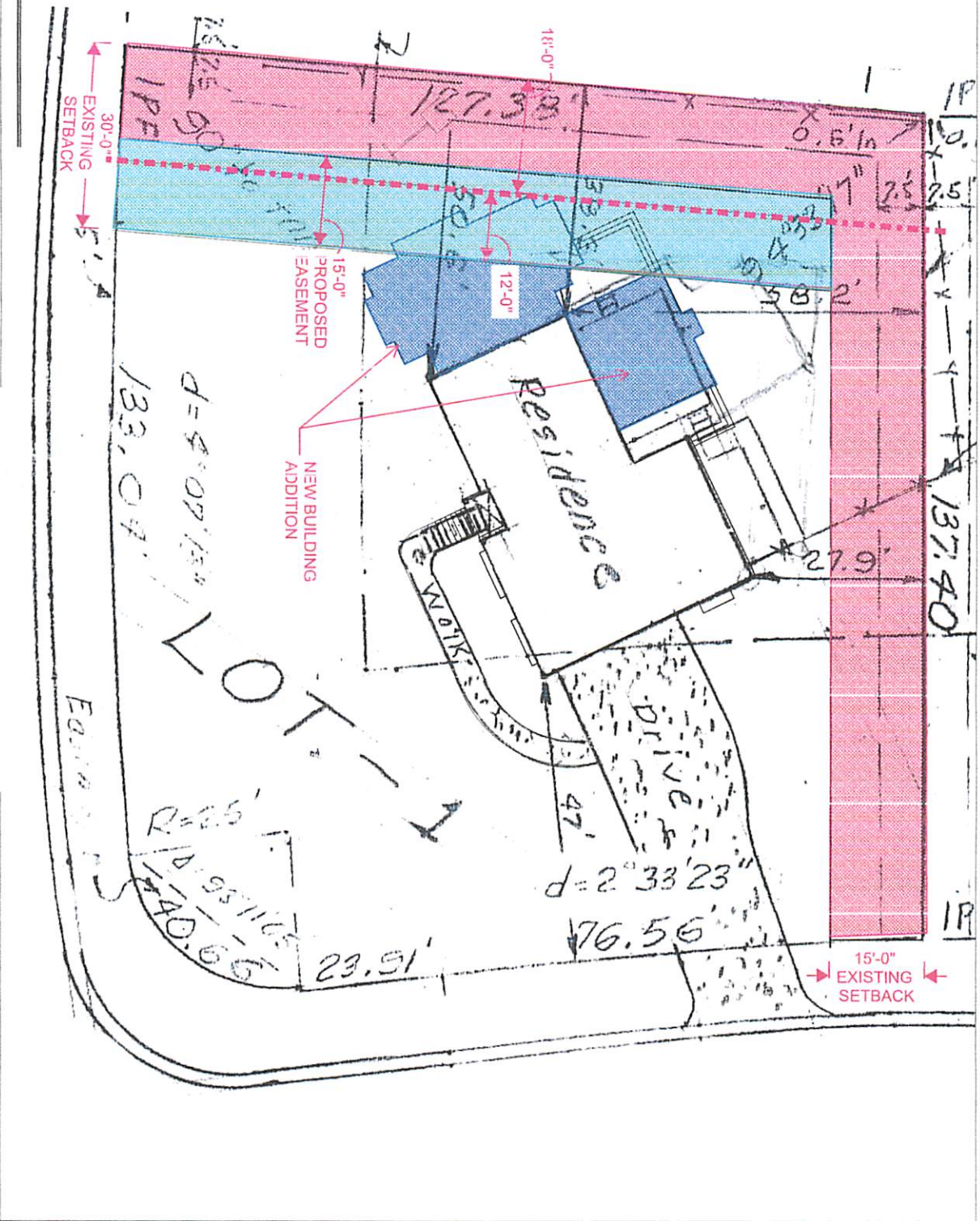
[Signature]
Notary Public
My commission expires _____
day of _____, 20____.



Thomas Westcott



1 SITE PLAN
1/4" = 1'-0"



BZA0719-19//2800294006007.000
 3401 Charter Rd.
 Rear Setback for an addition
 Alan & Debbie Coshatt R2

SHEET NO. —
 SHEET NO. **A2.0**
 OF —
 SOURCE NO. —

SHEET TITLE
 SITE PLAN

DESIGN: []
 DATE: 03-18-19
 REVISIONS: []

[]

A NEW ADDITION FOR
COSHATT RESIDENCE
 3401 CHARTER ROAD
 VESTAVIA HILL, ALABAMA

LATHAN ASSOCIATES
 ARCHITECTS, P.C.
 3401 CHARTER ROAD
 VESTAVIA HILL, ALABAMA 35296-1111

REYNOLDS SURVEYING CO., INC.
Surveying - Land Planning



Scale: 1"=40'

- LEGEND:
- IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - MH MANHOLE
 - CONC. CONCRETE
 - ASPH. ASPHALT
 - FOLE FOLE
 - GUY ANCHOR
 - POWER/TELEPHONE LINES
 - FENCE

STATE OF ALABAMA
Jefferson COUNTY



"CLOSING SURVEY"

I, Melvin R. Reynolds, a Registered Surveyor, do hereby state that this is a true and correct plat or map of Lot 1, Block 5 of Coventry 3rd and 4th Sectors as recorded in Map Book 85, Page 43 in the Office of the Judge Of Probate in Jefferson County, Alabama. All parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Surveying in the State of Alabama to the best of my knowledge, information and belief. The improvements on said premises are as shown. There are no visible encroachments on, over or across said lands except as shown. According to my survey this the 27th day of Sept., 2009.

NOTE: This survey is not transferable to any additional institution or subsequent owners. Survey is not to be used for future construction design, planning or any other purposes.

Purchaser: Harris-Coggini
Address: 3401-Charter Road

Melvin R. Reynolds
Reg. No. 2087

7/21/10

BZA0719-19//2800294006007.000
3401 Charter Rd.

Rear Setback for an addition
Alan & Debbie Coshatt

R2

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

Date: **JULY 18, 2019**

- **CASE: BZA-0719-20**
- **REQUESTED ACTION:** Variance For Front Yard Fence
- **ADDRESS/LOCATION:** 3429 Oakdale Drive
- **APPLICANT/OWNER:** Robert & Cathy Laswell
- **REPRESENTING AGENT:** N/A
- **GENERAL DISCUSSION:** Applicants are seeking a variance for a fence in the front yard. Applicants contend there is a hardship because the property is a corner lot. The new 6' privacy fence would replace the existing fence, as the existing fence did not serve its intended purpose. The property is currently zoned 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.

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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: Robert & Cathy Laswell

Address: 3429 Oakdale Dr.

Vestavia, Al. 35223

Phone #: (205) 529-4752 Other #: (205) 903-8902

E-Mail: robertlaswell@bellsouth.net

Representing Attorney/Other Agent

Name: N/A

Address: _____

Phone #: _____ Other #: _____

E-Mail: _____

2019 JUN 18 A 10:47

II. DESCRIPTION OF PROPERTY:

LOCATION: 3429 Oakdale Drive
Street Address

Stoneleigh Sector 1 Lot 2
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 _____' 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 _____).

Front yard Fence

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).

See attached letter

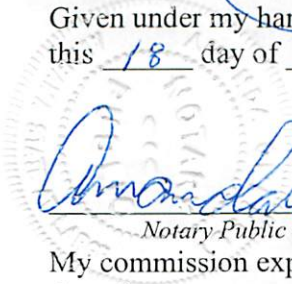
VI. OWNER AFFIDAVIT:

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]
Owner Signature/Date 6/18/19

N/A
Representing Agent (if any)/date

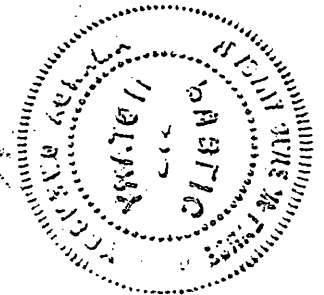
Given under my hand and seal
this 18 day of June, 2019.



[Signature]
Notary Public
My commission expires **My Commission Expires:**
day of June 7, 2023, 2023.

I hereby certify that the above information is true and correct to the best of my knowledge and belief, and that I am not aware of any information that would cause this return to be considered inaccurate or misleading.

[Handwritten Signature]



My Commission Expires
June 7, 2023

V. Hardship

Our existing chain link fence was in disrepair and was no longer the original height due to buildup of soil from erosion. The shortening of the height allowed our dogs to stand on their back legs and peer over the fence. The fence no longer served its purpose as our dogs barked at our neighbors and pedestrians both of which expressed concern that the dogs could jump the fence. Since the existing fence did not serve its purpose we decided to replace it, in the same location, with a 6ft tall wood privacy fence. We have a corner lot and the original fence location is on or just inside our property lines. As we have a corner lot we have been advised that we would require a variance to locate the fence in the same location as it did extend beyond the side of the house near Lemieux Lane. To move the fence from its original location would reduce our fenced back yard by approximately a third and impact the usefulness of our large gate and driveway.

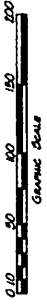
We discussed this issue with the building department and were told if we couldn't get a permit that we would need to apply for a variance. I relayed this to the salesman at Olympic Fence. Due to a misunderstanding the owner of Olympic Fence thought that we had obtained a building permit and we thought that Olympic Fence would obtain the permit.

Therefore the fence was built without first obtaining the permit. It was a misunderstanding and was not intentional.

We request that we leave the new wood privacy fence in the same location as the original chain link fence had been since we purchased the property in 2001.

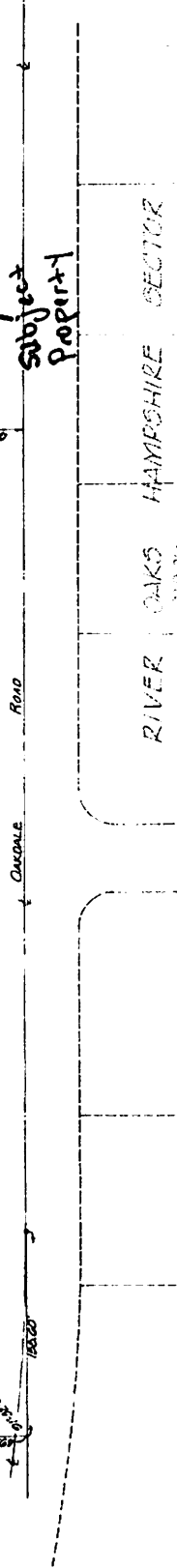
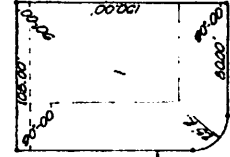
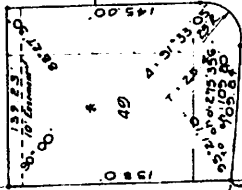
STONELEIGH SECTOR 1

SITUATED IN THE NET OF SEC. 11, T11AS, R21W



DOUGLAS ENGINEERING COMPANY
MARCH 1972

BURTON'S ADDITION TO
MOUNTAIN BROOK



4-118 APPROVED BY HEALTH DEPT.

ALL DIMENSIONS SHOWN ON THIS MAP
FOR THE C. OF THE SANITARY
SEWER SYSTEM SHALL BE USED FOR EACH
PROPERTY BOTH WITHIN AND
WITHOUT THE SUBDIVISION.

AND ANY PARTY CHANGING AS INDICATED IN THESE PLATS AS TO THE LOCATION OF A TIE-UP AND CONNECTION
TO THE SANITARY SEWER SYSTEM SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF SUCH TIE-UP AND CONNECTION
AND SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF SUCH TIE-UP AND CONNECTION.

Robert L. Chamberlain
ROBERT L. CHAMBERLAIN
COUNTY CLERK

William K. Douglas
WILLIAM K. DOUGLAS
COUNTY CLERK

APPROVED BY HEALTH DEPT.
APPROVED BY HEALTH DEPT.
APPROVED BY HEALTH DEPT.
APPROVED BY HEALTH DEPT.

APPROVED BY HEALTH DEPT.
APPROVED BY HEALTH DEPT.
APPROVED BY HEALTH DEPT.

Charles O. Hill
COUNTY CLERK

R.D. [Signature]
COUNTY CLERK

BZA0719-20//2800111003007.000
3429 Oakdale Drive
Variance for a fence in front yard
Robert & Cathy Laswell
R2





3429

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

Date: **JULY 18, 2019**

- **CASE: BZA-0719-21**
- **REQUESTED ACTION:** 17' rear setback variance to reduce the setback to 13' in lieu of the required 30'.
- **ADDRESS/LOCATION:** 1625 Linda Vista Lane
- **APPLICANT/OWNER:** Joe Ellis
- **REPRESENTING AGENT:** N/A
- **GENERAL DISCUSSION:** Applicant is seeking a rear setback variance to build an addition to the current house. The applicant contends that there is a hardship because of the property is a corner lot and the house is placed a considerable amount of distance from Columbiana Road, eating space in the back of the property. 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 ELLIS

Address: 1625 LINDA VISTA LANE

VESTAVIA HILLS AL 35226

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

E-Mail: jellis@dwellingarchitecture.com

Representing Attorney/Other Agent

Name: SAME

Address: _____

Phone #: _____ Other #: _____

E-Mail: _____

II. DESCRIPTION OF PROPERTY:

LOCATION: 1625 LIMBA VISTA LANE
Street Address

LOT 1, BLOCK 2, GENTILLY FOREST
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 12 in lieu of the required 20.
_____ 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 REQUIREMENTS OF CORNER LOTS AS SPECIFIED IN THE CURRENT ZONING, ALONG WITH THE PLACEMENT OF THE ORIGINAL STRUCTURE, CREATE AN UNUSUAL HARDSHIP ON 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.

[Signature]
Owner Signature/Date

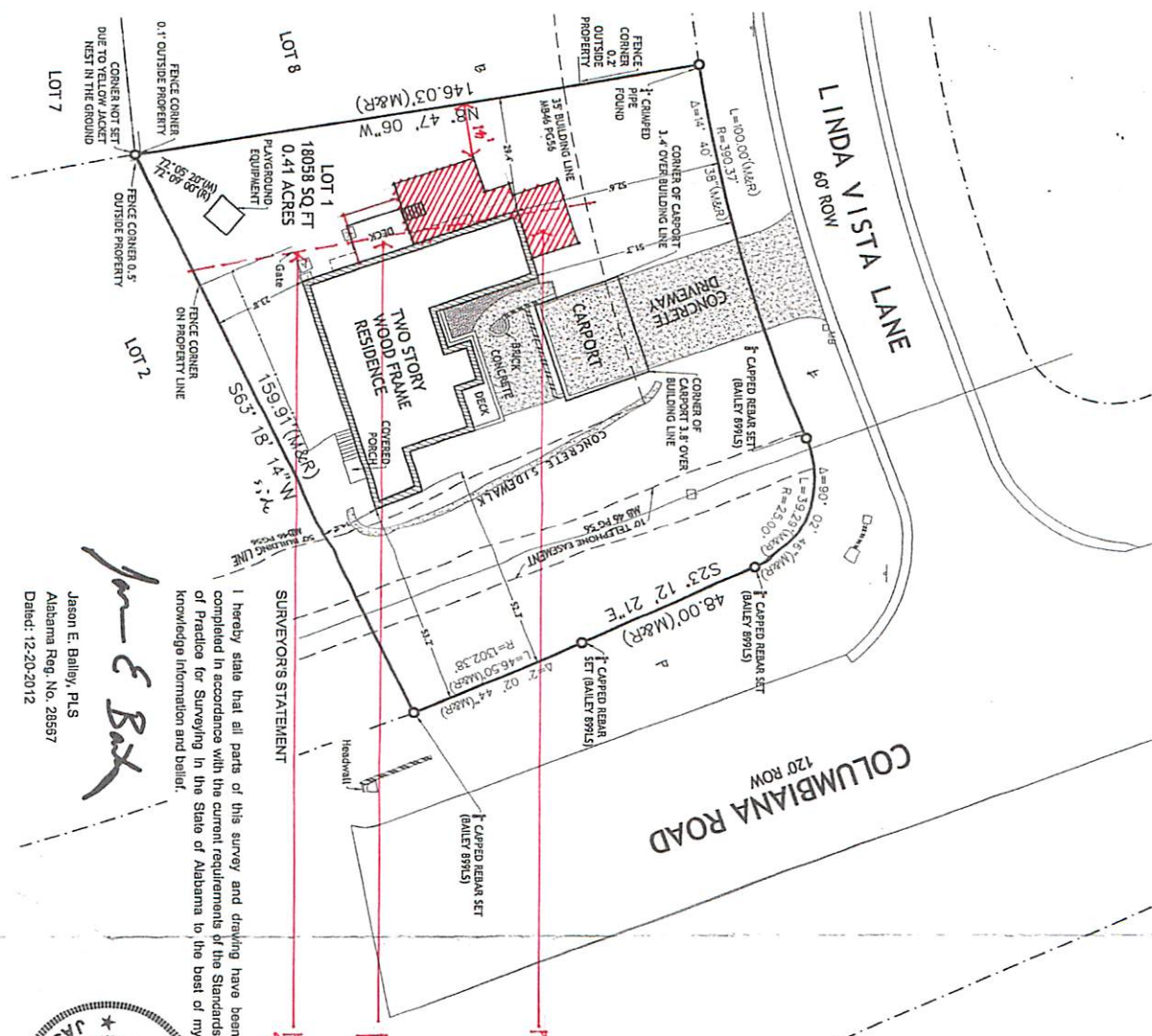
Representing Agent (if any)/date

Given under my hand and seal
this 18th day of June, 20 19.

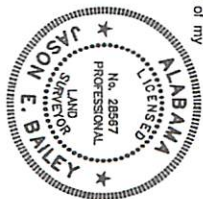
[Signature]
Notary Public

My commission expires 5th
day of February, 20 23.





Jason E. Bailey, PLS
 Alabama Reg. No. 28597
 Dated: 12-20-2012



SURVEYOR'S STATEMENT
 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.

Proposed setback
Proposed driveway
Proposed 90' rear setback

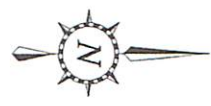
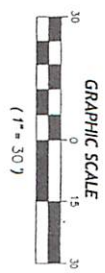
NOTES:

1. Field work for this survey was completed on 12-07-2012.
2. All easements and rights-of-way of which the surveyor had knowledge at the time of the survey have been shown. The surveyor has made no investigation or search for easements or record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
3. No underground utilities were located as part of this survey.
4. The bearing base for this survey is based on Alabama State Plane Coordinate System (West Zone) as determined by RTK CORS observations with correction provided by the ALDOT VRS CORS network.
5. According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency for the City of Vestavia Hills, Jefferson County, Alabama (Community Number 010132), Map Number 010730C0588H, Revised Date 09-03-2010, this site lies within Zone X defined as "Areas determined to be outside the 0.2% chance floodplain."

LEGAL DESCRIPTION:

Lot 1 Block 2, Gentry Forest, First Sector as recorded in Map Book 46 Page 58 in the Probate office of Jefferson County, Alabama.

LEGEND	
[Symbol]	AIR CONDITIONER
[Symbol]	BENCHMARK
[Symbol]	BOLLARD
[Symbol]	CLEAN OUT
[Symbol]	ELECTRIC BOX
[Symbol]	GAS METER
[Symbol]	GLY WIRE
[Symbol]	LIGHT STANDARD
[Symbol]	MAIL BOX
[Symbol]	MEASURED
[Symbol]	POWER METER
[Symbol]	POWER POLE
[Symbol]	RECORDED
[Symbol]	SANITARY MANHOLE
[Symbol]	SATELLITE DISH
[Symbol]	SEPTIC TANK
[Symbol]	STORM MANHOLE
[Symbol]	TELEPHONE PEDestal
[Symbol]	TREE
[Symbol]	WATER METER
[Symbol]	WATER VALVE
[Symbol]	RETAINING WALL
[Symbol]	BARBED WIRE FENCE
[Symbol]	CHAIN LINK FENCE
[Symbol]	WOOD FENCE
[Symbol]	OVERHEAD POWER



PLAN NOT VALID WITHOUT SEAL & SIGNATURE - PRINTED TO SCALE ON 11" x 17" PAPER

BAILEY LAND GROUP
 LAND SURVEYING & ENGINEERING

2170 CLEARBROOK ROAD, SUITE 206
 HOOVER, AL 35226
 P: 205.978.0080 F: 205.978.0082
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PROJECT: 1625 LINDA VISTA LN
 VESTAVIA HILLS, AL

CLIENT: JOSEPH ELLIS
 VESTAVIA HILLS, AL

TITLE: PROPERTY BOUNDARY SURVEY

DRAWN BY: MLT
 CHECKED BY: JEB
 SCALE: 1:30
 DATE: 12-20-2012

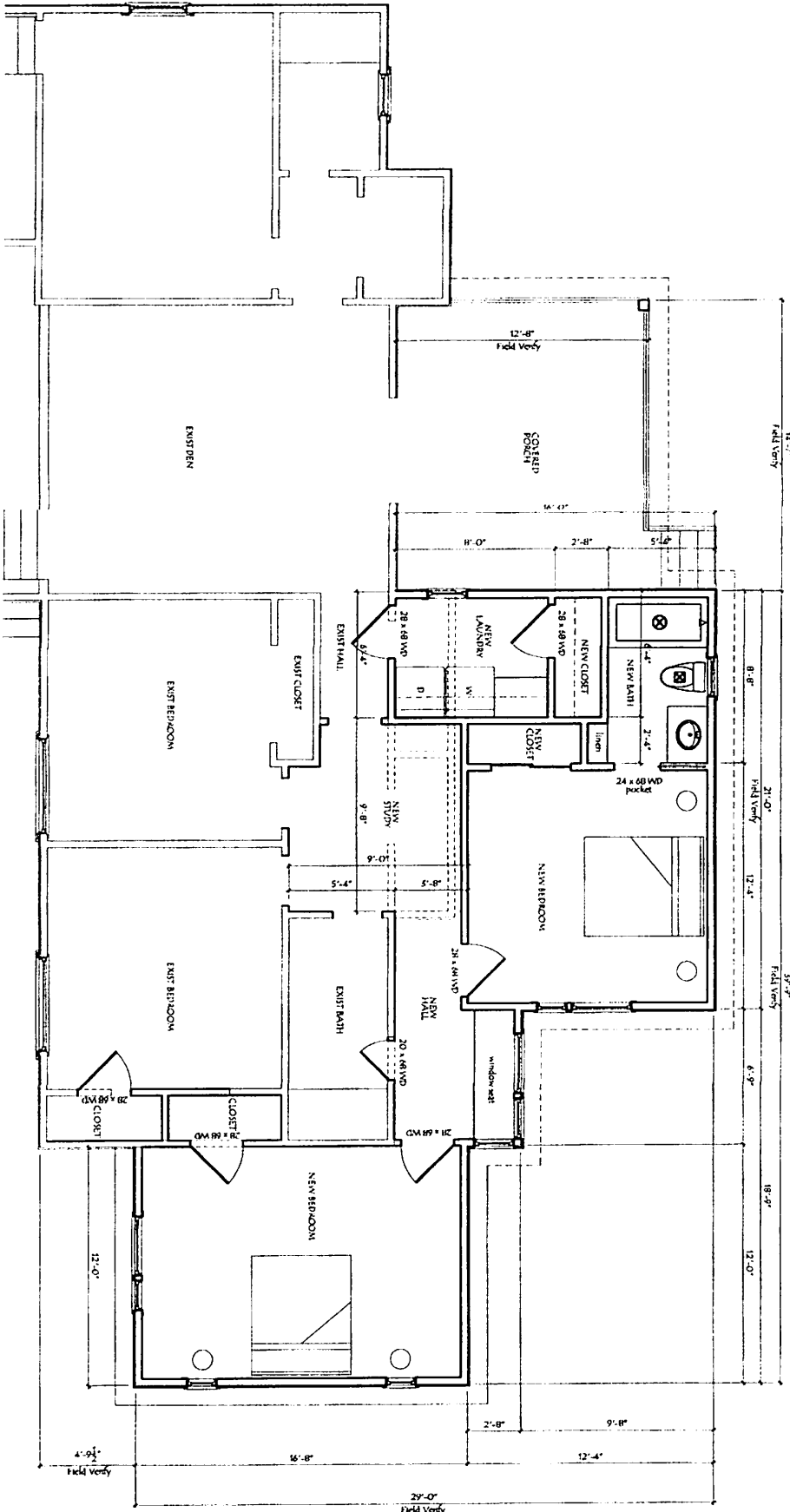
REG. PROJECT NO. 12,324
 CLIENT/ARCHITECT PROJECT NO.

SHEET NO. 1 OF 1

CA: 899LS

PROPOSED INTERIOR FINISHES

Proposed Preliminary Floor Plan



Ellis Residence

1625 Linda Vista Lane

Vestavia

Preliminary Design
Not For Construction

June 14, 2019

1

3/16" = 1'-0"