

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

**AGENDA**

**June 17, 2021**

**6:00 P.M.**

Roll Call.

Approval of Minutes: May 20, 2021.

- (2) **BZA-0521-12** Jennifer Burks is requesting a **Side Setback Variance** for the property located at **913 Haviland Drive**. The purpose of this request is to reduce the side setback to 7' in lieu of the required 15' to build a carport addition. The property is owned by Jennifer Burks and is zoned Vestavia Hills R-2.
  
- (1) **BZA-0521-13** Andrew and Julie Craft are requesting a **Front & Side Setback Variance** for the property located at **2019 Hickory Road**. The purpose of this request is to reduce the front setback to 30' in lieu of the required 50' & to reduce the side setback to 5' in lieu of the required 15', to build multiple additions. The property is owned by Andrew and Julie Craft and is zoned Vestavia Hills R-2.
  
- (3) **BZA-0621-22** Matt Lemen is requesting a **Front and Rear Setback Variance** for the property located at **312 Sunset Drive**. The purpose of this request is to reduce the front setback to 27' in lieu of the required 60' & to reduce the rear setback to 22' in lieu of the required 30', to build multiple additions. The property is owned by Matt Lemen and is zoned Vestavia Hills R-1.

Time of Adjournment.

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

**MINUTES**

**May 20, 2021**

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  
Donald Holley  
Loring Jones, III  
Tony Renta

**MEMBERS ABSENT:**

Robert Gower  
Stephen Greer, Alt  
Thomas Parchman, Alt

**OTHER OFFICIALS PRESENT:**

Jack Wakefield, Planner/GIS

**APPROVAL OF MINUTES**

The minutes of April 15, 2021 were presented for approval.

**MOTION** Motion to dispense with the reading of the minutes of March 18, 2021 was made by Mr. Jones and 2<sup>nd</sup> was by Mr. Parchman. Motion as carried on a voice vote as follows:

Mr. Jones – yes            Mr. Renta – yes  
Mr. Holley – yes        Chairman Rice – yes  
Motion carried

**SIDE SETBACK VARIANCE**

**BZA-04521-12**

Jennifer Burks is requesting a **Side Setback Variance** for the property located at **913 Haviland Drive**. The purpose of this request is to reduce the side setback to 7' in lieu of the required 15' to build a carport addition. The property is owned by the Jennifer Burks 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.

Jennifer Burks was present and stated her hardship was lot topography.

Mr. Renta asked if the addition would encroach into the front setback. Mrs. Burks stated that it would but didn't have measurements from the front property line.

The Board postponed the case, so the applicant could provide further measurements.

**SIDE & FRONT SETBACK VARIANCE**

**BZA-0521-14** Steve & Michelle Thackerson are requesting a **Side & Front Setback Variance** for the property located at **3412 Sagewood Trail**. The purpose of this request is to reduce the side setback to 11' in lieu of the required 17' & to reduce the front setback to 32' in lieu of the required 60', to build a living space addition. The property is owned by the Steve & Michelle Thackerson and is zoned Vestavia Hills R-1.

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.

River Brook was present for the request and stated the hard ship was a corner lot. They also stated that the addition will go on the foot print of the patio.

Chairman 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' side setback variance to reduce the setback to 6' in lieu of the required 17' & a 28' front setback variance to reduce the setback to 32' in lieu of the required 60', for the property located at 3412 Sagewood Trail 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. Renta– yes  
Mr. Holley – yes        Chairman Rice – yes  
Motion carried

**LOT AREA & LOT WIDTH VARIANCE**

**BZA-0421-10** Steven Mote is requesting a **Lot Area Variance and Lot Width Variance** for the property located at **1118 Winward Lane (Lots 8-C-1 & 8-D-1)**. The purpose of this request is to reduce the lot

area and lot width of Lot 8-C-1 and the lot area of 8-D-1, to match lot lines to existing fence line. The property is owned by the Steven Mote 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.

David Rawson was present for the request and stated that this is a resurvey of two already undersized lots. The lots were recently resurveyed to adjust the lot lines to match an existing fence. These are also originally 80' lots.

Chairman 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 985 sq. ft. Lot Area Variance to reduce the Lot Area to 14,015 sq. ft. in lieu of the required 15,000 sq. ft. & an 18' Lot Width Variance to reduce the Lot Width to 82' in lieu of the required 100' for Lot 8-C-1 & a 17' Lot Width Variance to reduce the Lot Width to 83' in lieu of the required 100' for Lot 8-D-1; for the property located at 1118 Winward Lane was made by Mr. Jones and 2nd was by Mr. Renta. Motion was carried on a roll call vote as follows:

Mr. Jones – yes            Mr. Renta– yes  
Mr. Holley – yes        Chairman Rice – yes  
Motion carried

**VARIANCE FOR LOCATION OF A FENCE**

**BZA-0521-16**            Matthew Wyn Smith is requesting a **Variance for the Location of a Fence** for the property located at **2136 Woodhue Circle**. The purpose of this request is to build a fence in the in the front setback. The property is owned by the Matthew Wyn Smith and is zoned Vestavia Hills R-3.

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.

Wyn Smith was present for the request and stated that his hardship was a corner lot. He also said he would follow staff's recommendation to remove existing vegetation blocking sight distance.

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

**MOTION** Motion to approve a variance for the location of a fence in the front setback, with the stipulation that the vegetation be removed according to staff recommendation, for the property located at 2136 Woodhue Circle was made by Mr. Jones and 2nd was by Mr. Renta. Motion was carried on a roll call vote as follows:

Mr. Jones – yes            Mr. Renta– yes  
Mr. Holley – yes        Chairman Rice – yes  
Motion carried

**SIDE SETBACK VARIANCE**

**BZA-0521-17** Ann Rayburn is requesting a **Side Setback Variance** for the property located at **1920 Southwood Road**. The purpose of this request is to reduce the side setback to 11’ in lieu of the required 15’ to build a garage addition. The property is owned by the Ann Rayburn 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.

Jack Stevens was present for the case and stated that the topography caused a hardship.

Chairman 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 4’ side setback variance to reduce the setback to 11’ in lieu of the required 15’, for the property located at 1920 Southwood Road was made by Mr. Jones and 2nd was by Mr. Renta. Motion was carried on a roll call vote as follows:

Mr. Jones – yes            Mr. Renta– yes  
Mr. Holley – yes        Chairman Rice – yes  
Motion carried

**FRONT SETBACK VARIANCE**

**BZA-0521-18** RW Development is requesting a **Front Setback Variance** for the property located at **2700 Vestavia Forest Drive & 2730 Jacobs Road**. The purpose of this request is to reduce the front setback to 40’ in lieu of the required 50’, to group homes closer to the street. The property is owned by the RW Development 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.

Eric Wade was present for the case and stated the encroachment into the setback came about for a number of reasons: topography, addressing neighbor concerns, minimize water displacement, and buffer in rear.

Mr. Renta asked if this would be for all nine lots and Mr. Wade said yes.

Chairman Rice opened the floor for a public hearing.

Joe Estes (2712 Southview Drive) asked about the overall elevation of homes and buffer depth. He had no concerns after looking at plans during hearing.

Sergey Mirov (2413 Jacobs Road) asked where the homes would be located. Mr. Wade stated close to the creek as possible.

There being no one else 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 40' in lieu of the required 50', for the property located at 2700 Vestavia Forest Drive and 2730 Jacobs Road was made by Mr. Jones and 2nd was by Mr. Renta. Motion was carried on a roll call vote as follows:

Mr. Jones – yes	Mr. Renta– yes
Mr. Holley – yes	Chairman Rice – yes
Motion carried	

### **VARIANCE FOR LOCATION OF A FENCE**

**BZA-0521-19** Scott and Lori Planson are requesting a **Variance for the Location of a Fence** for the property located at **3056 Asbury Park Place**. The purpose of this request is to build a fence in the in the front setback. The property is owned by the Scott and Lori Planson and is zoned Vestavia Hills R-8.

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.

Scott Planson was present for the case and stated the hardship was a corner lot.

Chairman Rice opened the floor for a public hearing.

Christie Arnold (3045 Asbury Park Place) asked how much of the property will be maintained and will others have access to fence gate to enter into the back of townhome development.

Mr. Planson stated that they will maintain it and it will be accessible to all.

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

**MOTION** Motion to approve a variance for the location of a fence in the front setback, 3056 Asbury Park Place 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. Renta– yes  
Mr. Holley – yes        Chairman Rice – yes  
Motion carried

**FRONT SETBACK VARIANCE**

**BZA-0521-20** Jonathan Watts is requesting a **Front Setback Variance** for the property located at **3433 Southampton Circle**. The purpose of this request is to reduce the front setback to 36’ in lieu of the required 50’, to cover the front porch. The property is owned by the Jonathan Watts 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.

Tommy Coggin was present for the case and stated that the hardship was an irregularly shaped lot.

Chairman 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 14’ front setback variance to reduce the setback to 36’ in lieu of the required 50’, for the property located at 3433 Southampton Circle was made by Mr. Jones and 2nd was by Mr. Renta. Motion was carried on a roll call vote as follows:

Mr. Jones – yes            Mr. Renta– yes  
Mr. Holley – yes        Chairman Rice – yes  
Motion carried

**SIDE & REAR SETBACK VARIANCE**

**BZA-0521-21** Ed & Jane Stakes are requesting a **Side and Rear Setback Variance** for the property located at **1620 Gently Drive**. The purpose of this request is to reduce the side setback to 6' in lieu of the required 15' & to reduce the rear setback to 7' in lieu of the required 15' to build a small storage shed. The property is owned by the Ed & Jane Stakes 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.

Ed Stakes was present for the case and stated that his hardship was a corner lot.

Chairman Rice asked if the shed was going onto a concrete pad. Mr. Stakes stated that he was going to put a fabric down as a pad.

Chairman 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 9' side setback variance to reduce the setback to 6' in lieu of the required 15' & an 8' rear setback variance to reduce the setback to 7' in lieu of the required 15', for the property located at 1620 Gently Drive 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. Renta– yes
Mr. Holley – yes	Chairman Rice – yes
Motion carried	

At 7:06 PM, Mr. Jones made a motion to adjourn. The meeting adjourned at 7:06 PM.

Jack Wakefield,  
Planner/GIS



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

Date: May 20, 2021

- **CASE: BZA-0521-12**
- **REQUESTED ACTION:** 8' Side Setback Variance to reduce the setback to 7' in lieu of the required 15'.
- **ADDRESS/LOCATION:** 913 Haviland Drive
- **APPLICANT/OWNER:** Jennifer Burks
- **REPRESENTING AGENT:** N/A
- **GENERAL DISCUSSION:** The applicant is seeking a side setback variance to build a carport. The applicant contends the slanted lot lines and the topography causes a hardship. The side of the house that has the most space, also has the worst of the terrain. Leading the area to be less buildable. The opposite side of the lot has less space because the property line slants inward into the lot. This is the side of the house the carport would be built. 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 HI BOARD OF ZONING ADJUSTMENT APPLICATION

The owner of the property understands that the Board of Zoning Adjustment only has jurisdiction to grant variances from the Vestavia Hills Zoning Code in cases of undue hardship only. Variances cannot be considered or granted on any kind of private covenants as covenants are restrictions 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, the BZA can only grant a variance based on the Zoning Code and that is the only portion of the building setback changes that the BZA can vote upon. Once a waiver is filed with the Office of the Probate, please include a copy of the recorded amendment with the application to the Office of the City Clerk.

Please note: Only completed applications will be accepted by this office. The applicant is responsible for the Application Fee as well as all postage fees incurred by this request.

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**I. APPLICANT INFORMATION:**

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**Owner of Property (This Section Must Be Completed)**

Name: Jennifer Burks

Address: 913 Haviland Drive  
Vestavia, AL 35216

Phone #: 205-234-0521 Other #: \_\_\_\_\_

E-Mail: jburks@stericycle.com

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**Billing/Responsible Party**

Name: Jennifer Burks

Address: 913 Haviland Drive Vestavia, AL 35216

Phone #: 205-234-0521 Other #: \_\_\_\_\_

E-Mail: jburks@stericycle.com

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**Representing Attorney/Other Agent**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Other #: \_\_\_\_\_

E-Mail: \_\_\_\_\_

*\*This section must be completed in order for a representative to represent the owner.*

**II. DESCRIPTION OF SUBJECT PROPERTY:**

LOCATION: 913 Haviland Drive Vestavia Hills, AL 35216  
Street Address  
South Birmingham Heights SUBD Lots 18+19, Block 7  
Subdivision name, Lot #, Block #, etc.

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

1.  A request to vary:  
\_\_\_\_\_ ' variance to reduce the lot width to \_\_\_\_\_ ' in lieu of the required \_\_\_\_\_ ' .  
\_\_\_\_\_ square foot variance to reduce the lot area to \_\_\_\_\_ square feet in lieu of the required \_\_\_\_\_ square feet.  
7'9" front/side/rear (circle one) setback variance to reduce the setback to \_\_\_\_\_ ' in lieu of the required 15 ' .  
\_\_\_\_\_ ' front/side/rear (circle one) setback variance to reduce the setback to \_\_\_\_\_ ' in lieu of the required \_\_\_\_\_ ' .  
\_\_\_\_\_ ' front/side/rear (circle one) setback variance to reduce the setback to \_\_\_\_\_ ' in lieu of the required \_\_\_\_\_ ' .
2.  A decision of the Zoning Official which the applicant believes to be contrary to the meaning of the Zoning Ordinance.
3.  An application to establish a use which must be approved by the Board of Zoning Adjustment (See Section \_\_\_\_\_).
4.  A request for extension of non-conforming use (See Section \_\_\_\_\_).
5.  Variance for location of a fence.
6.  Sign Code Variance (See Section \_\_\_\_\_).
7.  Other - Explain (See Section \_\_\_\_\_).

**Z0521-12//28-00-30-1-007-004.000**

**913 Haviland Drive**  
Side Setback for a carport  
Jennifer Burks

**IV. ZONING**

Vestavia Hills Zoning for the subject property is R-3.

**V. HARDSHIP**

Describe those things which you feel justify the action requested. An Undue Hardship is required in order to seek a variance. List, when necessary, the specific sections of the City Code(s) which have a bearing on your request. (Use additional space on separate page if necessary).

SIZE/  
IRREGULAR LOT SHAPE & PLACEMENT OF HOUSE  
ON LOT.

**VI. PROJECT:**

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

LOOK REQUESTING TO BUILD AN ATTACHED  
CARPORT TO COVER THE EXISTING  
PARKING SPACE. REQUESTING A VARIANCE  
BECAUSE EXISTING PARKING OVERLAPS  
THE SETBACK REQUIREMENT.

**VII. 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. *\*Note, this application must be signed by the owner of the property before a notary. The original application shall be submitted, no copies shall be accepted\**

Jennifer Burks  
Owner Signature/Date

\_\_\_\_\_  
Representing Agent (if any)/date

Given under my hand and seal  
this 8 day of April, 2021.

[Signature]  
Notary Public

My commission expires 30th  
day of October, 2022.



My Commission Expires  
October 30, 2022

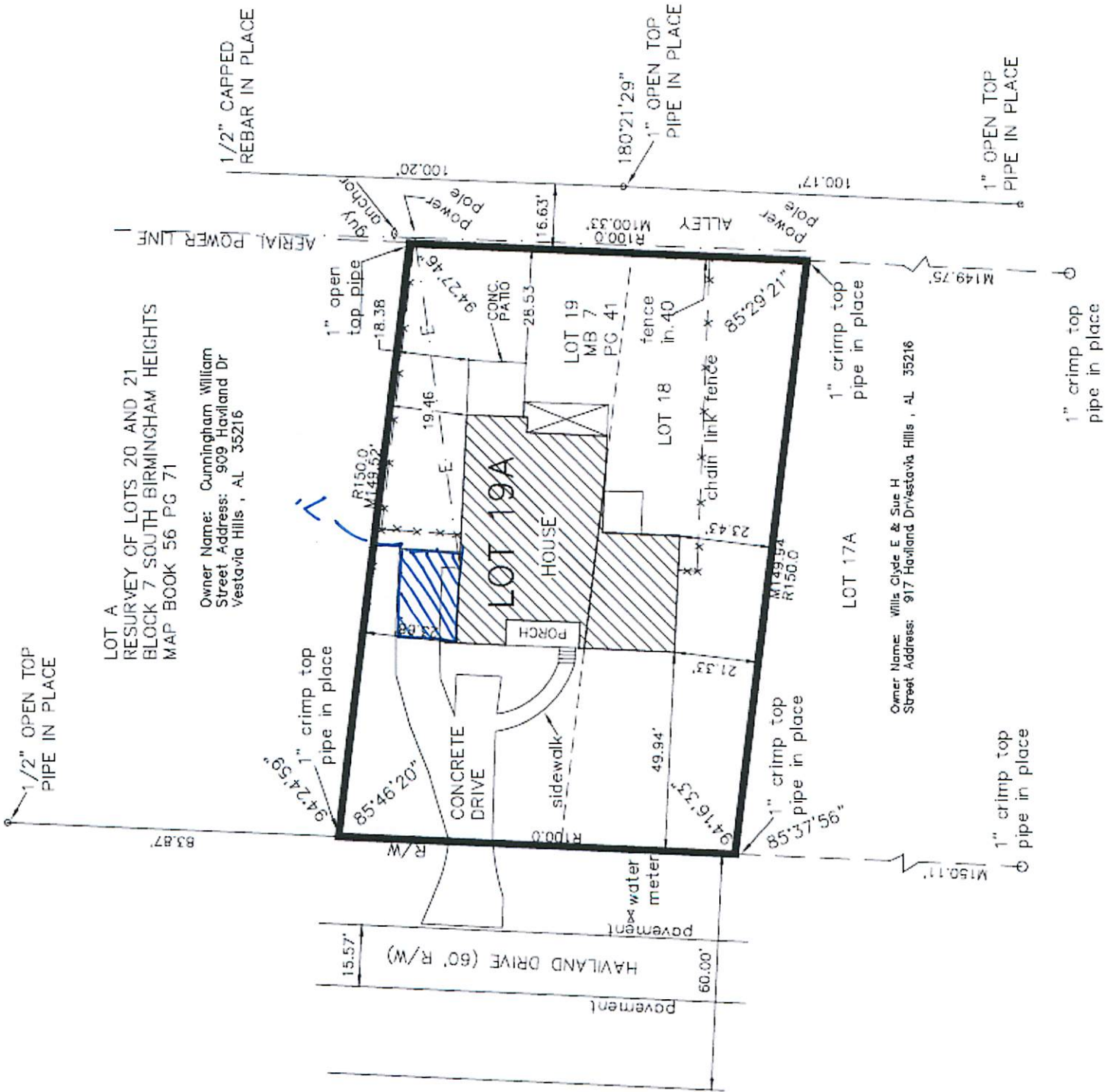
My Commission Expires  
October 30, 2022



LOT A  
 RESURVEY OF LOTS 20 AND 21  
 BLOCK 7 SOUTH BIRMINGHAM HEIGHTS  
 MAP BOOK 56 PG 71

Owner Name: Cunningham William  
 Street Address: 909 Haviland Dr  
 Vestavia Hills, AL 35216

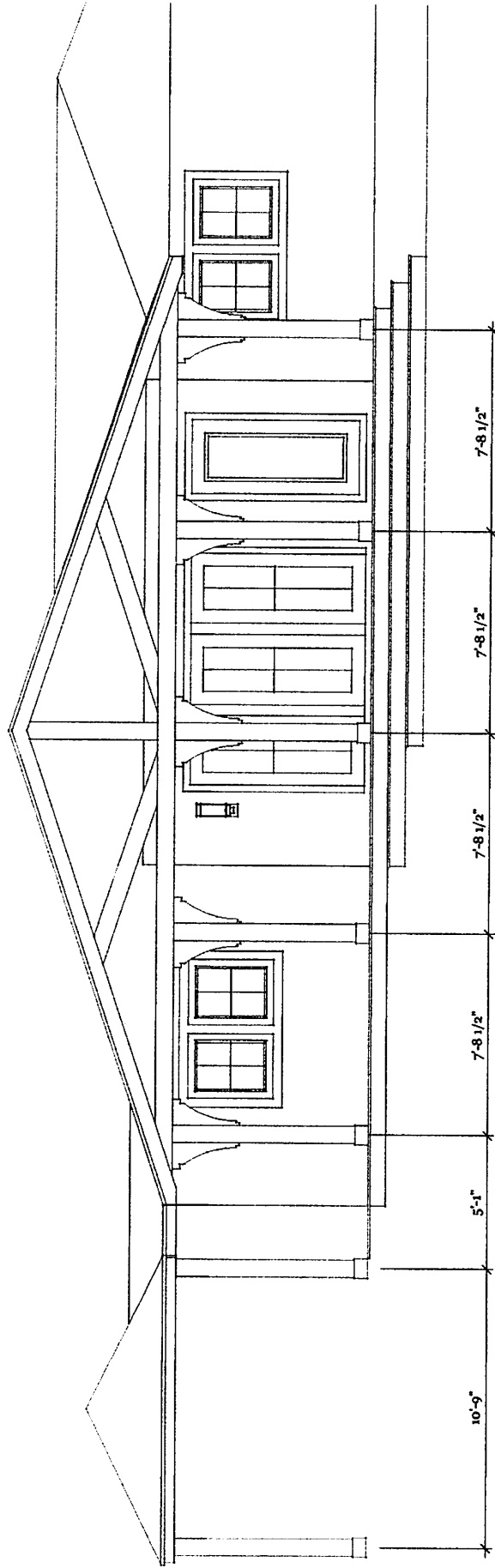
Owner Name: Willis Clyde E & Sue H  
 Street Address: 917 Haviland Dr Vestavia Hills, AL 35216





FRONT PORCH - PLAN

SCALE: 3/16" = 1'0"



JCD  
& CO

BURKS PORCH REMODEL

913 HAVILAND DRIVE BIRMINGHAM, AL 35216

Z0521-12//28-00-30-1-007-004.000

913 Haviland Drive

Side Setback for a carport

Jennifer Burks

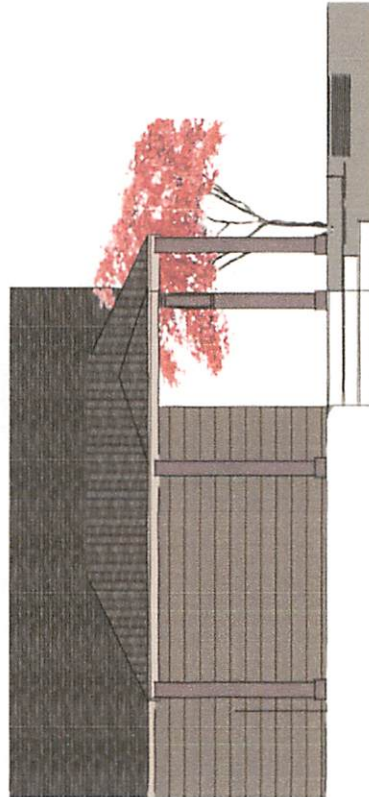
NO.	HOURS	DATE	REVISIONS
1	5		FIRST REVISION: LOGS/PLAN OPTICALS
2	4		SECOND REVISION: ELEVATIONS
3	15		FINAL SET
4	3		REVISIONS
5	13		TOTAL

01.20.21

PG. 03

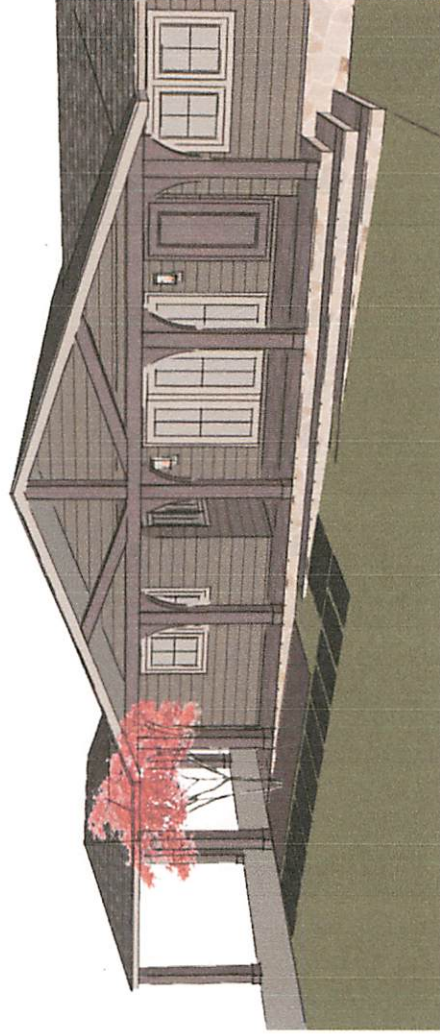
FRONT PORCH - SIDE ELEVATION

SCALE: 3/16" = 1'0"



FRONT PORCH - RENDERING

SCALE: NTS



JCD  
&CO

**BURKS PORCH REMODEL**  
913 HAVILAND DRIVE BIRMINGHAM, AL 35216

**Z0521-12//28-00-30-1-007-004.000**  
**913 Haviland Drive**  
Side Setback for a carport  
Jennifer Burks

HOURS	TIME	REMARKS
1	5	FIRST ROUND - FLOORPLAN OPTIONS
2	4	SECOND ROUND - ELEVATIONS
3	1.5	FINAL SET
4	3	MEETINGS
	13.5	TOTAL

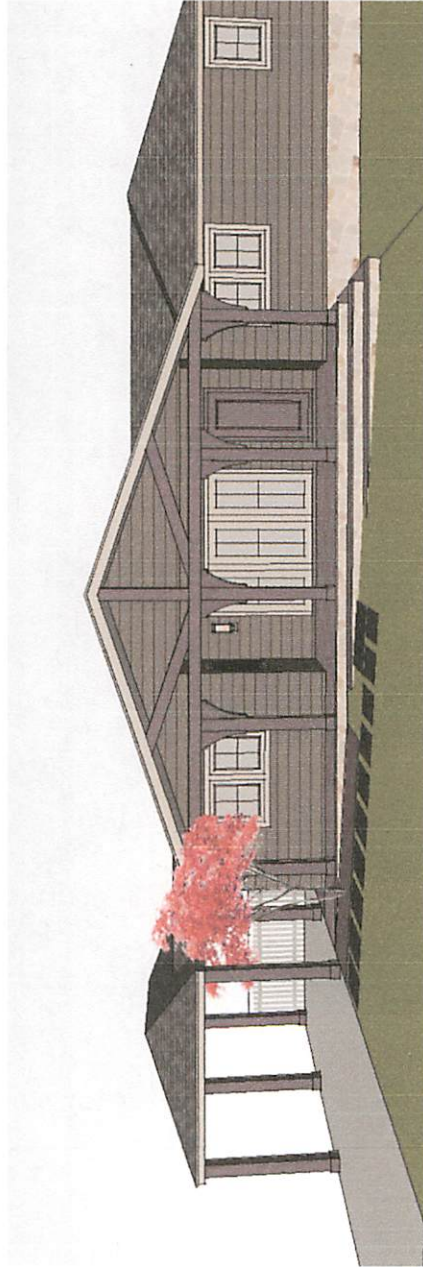
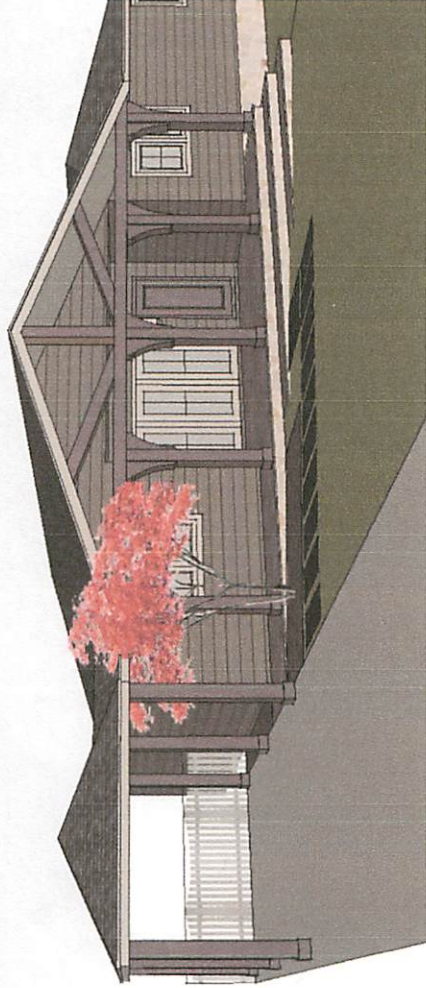
01.20.21

PG. 04



FRONT PORCH - RENDERINGS

SCALE: NTS



JCD  
& CO

BURKS PORCH REMODEL  
913 HAVILAND DRIVE BIRMINGHAM, AL 35216

01.20.21

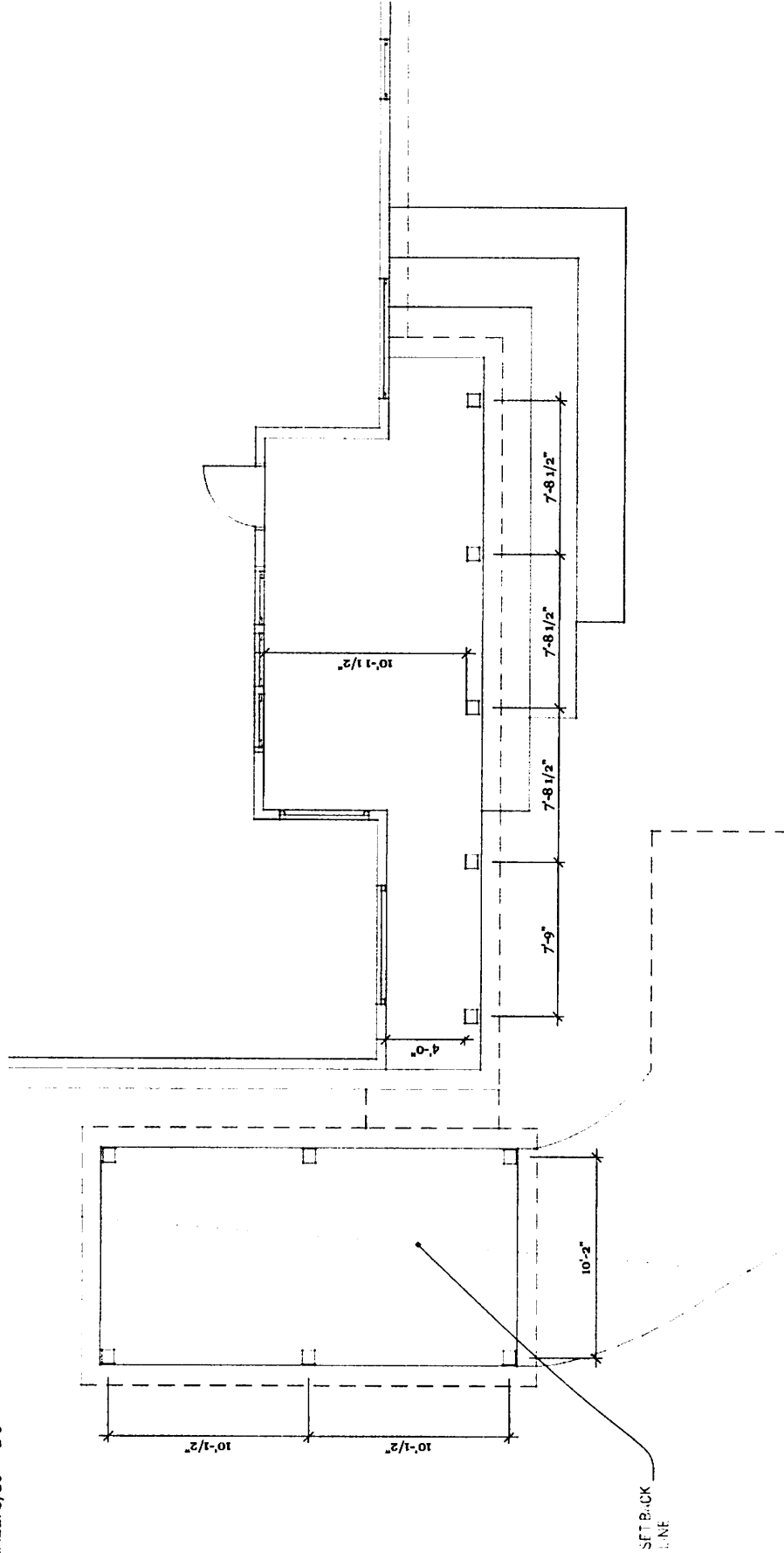
PG. 05

NO.	HOURS	REMARKS
1	5	FIRST ROUND - FLOOR PLAN OPTIONS
2	4	SECOND ROUND - ELEVATIONS
3	1.5	FINAL SET
4	3	MEETINGS
	13.5	TOTAL

**Z0521-12//28-00-30-1-007-004.000**  
**913 Haviland Drive**  
 Side Setback for a carport  
 Jennifer Burks

**FRONT PORCH - PLAN**

SCALE: 3/16" = 1'0"



SFT BACK  
LINE

**JCD  
&CO**

**BURKS PORCH REMODEL**

913 HAVILAND DRIVE BIRMINGHAM, AL 35216

**Z0521-12//28-00-30-1-007-004.000**

**913 Haviland Drive**

Side Setback for a carport  
Jennifer Burks

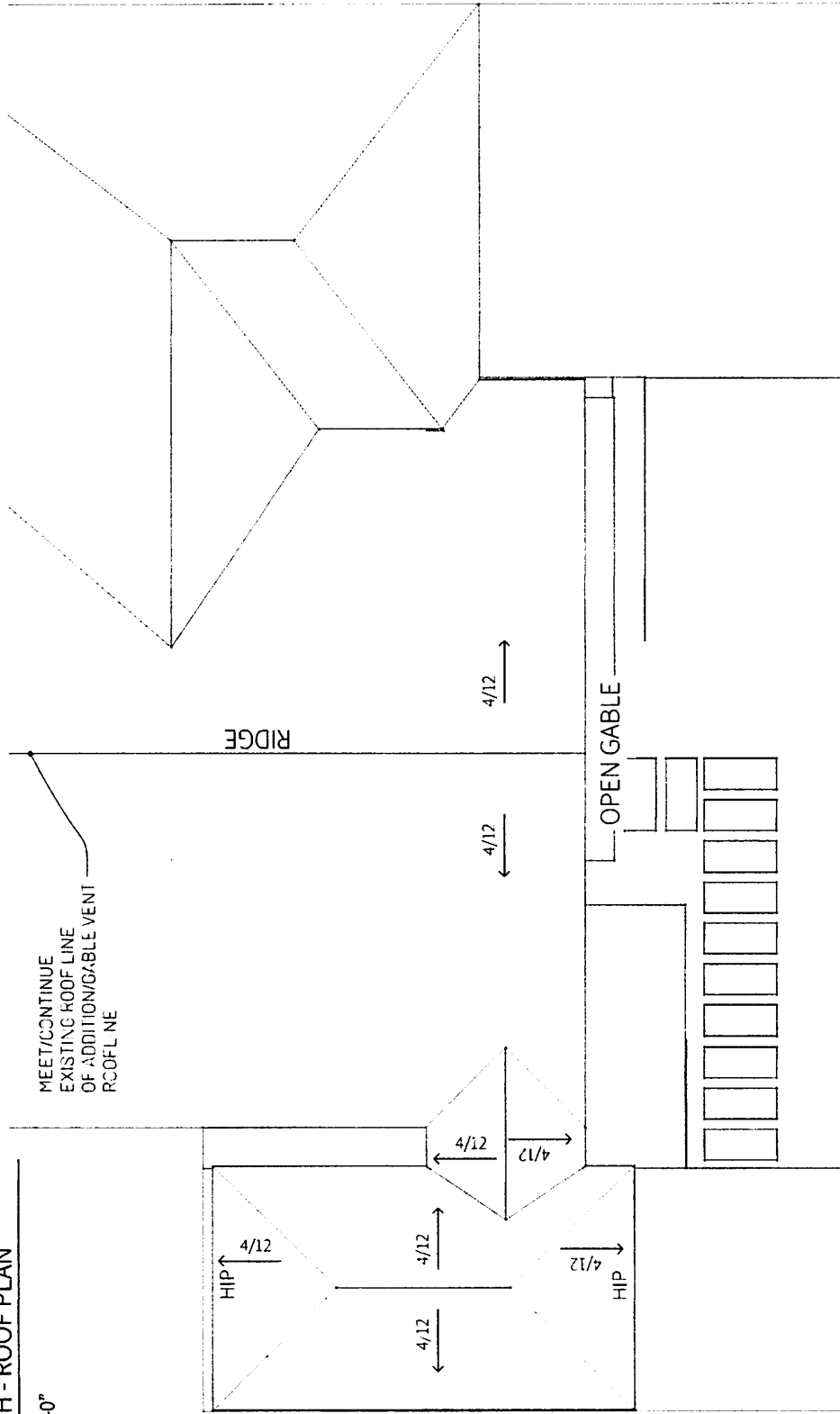
NO.	HOURS	TIME	REMARKS
1	5		PREP WORK - FLOOR PLAN OPTIONS
2	4		SECURE ROUND PERMITS
3	15		FINAL SET
4	1		OFFPRINTS
	35		TOTAL

01.20.21

PG. 01

**FRONT PORCH - ROOF PLAN**

SCALE: 3/16" = 1'-0"



**JCD  
&CO**

**BURKS PORCH REMODEL**  
913 HAVILAND DRIVE BIRMINGHAM, AL 35216

01.20.21

PG. 06

HOURS	TIME	REMARKS
1		FIRST FLOOR PLAN OPTICONS
2		SECOND FLOOR PLAN OPTICONS
3		FINAL SET
4		MEETINGS
5		TOTAL
23.5		

**Z0521-12/28-00-30-1-007-004.000**  
**913 Haviland Drive**  
Side Setback for a carport  
Jennifer Burks

BZA 1st

Z0521-12//28-00-30-1-007-004.000

**CITY OF VESTAVIA HILL: 913 Haviland Drive**  
Department Review of Application Side Setback for a carport  
(To be completed by City Staff, Jennifer Burks)

The following application and case file has been reviewed and the following comments submitted as follows:

Location: 913 Haviland Drive Case No. BZA0521-12  
Burks

**Engineering:** Date: 4.13.21 Initials: JBK

Comments: \_\_\_\_\_

Recommended  Not Recommended  No Recommendation

**Planning/DRB:** Date: \_\_\_\_\_ Initials: \_\_\_\_\_

Comments: \_\_\_\_\_

Recommended  Not Recommended  No Recommendation

**GIS/Mapping:** Date: \_\_\_\_\_ Initials: \_\_\_\_\_

Comments: \_\_\_\_\_

Recommended  Not Recommended  No Recommendation

**Fire Department:** Date: 4/13/21 Initials: \_\_\_\_\_

Comments: \_\_\_\_\_

Recommended  Not Recommended  No Recommendation

**Building Department:** Date: 4/13/21 Initials: KB

Comments: \_\_\_\_\_

Recommended  Not Recommended  No Recommendation

**City Clerk:** Date: \_\_\_\_\_ Initials: \_\_\_\_\_

Comments: \_\_\_\_\_

Recommended  Not Recommended  No Recommendation

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

Date: **June 17, 2021**

- **CASE: BZA-0521-13**
- **REQUESTED ACTION:** 20' Front Setback Variance to reduce the setback to 30' in lieu of the required 50' & a 10' Side Setback Variance to reduce the setback to 5' in lieu of the required 15'.
- **ADDRESS/LOCATION:** 2019 Hickory Road
- **APPLICANT/OWNER:** Andrew and Julie Craft
- **REPRESENTING AGENT:** NA
- **GENERAL DISCUSSION:** The applicants are seeking front and side setback variances to build an addition. The applicants contend that the terrain and water runoff created a hardship. Since the land is slanted, water runs to the adjacent neighbor's house and in the process floods both the neighbor's lot and the applicant's left side. The applicant has previously been approved for a variance. Upon the beginning of the work, the applicants realized that the water issues wouldn't allow for that area to be buildable according to the plan. The plan was changed to allow for the additions to span the right side of the property and a portion of the rear. Water runoff is planned to be caught in the front of the house and discharged into a pipe on the left side of the lot. Engineering has no specific issues with the drainage plan. Their recommendation was to minimize the amount of drive-way concrete in the front to allow for better drainage of that storm-water. That is a matter that will be ironed out during the permitting process. 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 the Board of Zoning Adjustment only has jurisdiction to grant variances from the Vestavia Hills Zoning Code in cases of undue hardship only. Variances cannot be considered or granted on any kind of private covenants as covenants are restrictions 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, the BZA can only grant a variance based on the Zoning Code and that is the only portion of the building setback changes that the BZA can vote upon. Once a waiver is filed with the Office of the Probate, please include a copy of the recorded amendment with the application to the Office of the City Clerk.

Please note: Only completed applications will be accepted by this office. The applicant is responsible for the Application Fee as well as all postage fees incurred by this request.

---

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### I. APPLICANT INFORMATION:

**Owner of Property (This Section Must Be Completed)**

Name: Andrew and Julie Craft

Address: 2019 Hickory Rd 35216

Phone #: 205-586-3937 Other #: 205-201-1363

E-Mail: jcmcraft@gmail.com

---

**Billing/Responsible Party**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Other #: \_\_\_\_\_

E-Mail: \_\_\_\_\_

---

**Representing Attorney/Other Agent**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Other #: \_\_\_\_\_

E-Mail: \_\_\_\_\_

*\*This section must be completed in order for a representative to represent the owner.*

**II. DESCRIPTION OF SUBJECT PROPERTY:**

LOCATION: 2019 Hickory Rd  
Street Address  
First Addition to Bracon Hill Lot #4 Block #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.  
10 ' front/side/rear (circle one) setback variance to reduce the setback to 5 ' in lieu of the required 15 ' .  
20 ' front/side/rear (circle one) setback variance to reduce the setback to 30 ' in lieu of the required 50 ' .  
\_\_\_\_\_ ' 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.  Variance for location of a fence.
6.  Sign Code Variance (See Section \_\_\_\_\_).
7.  Other - Explain (See Section \_\_\_\_\_).

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**Z0521-13//28-00-19-4-015-002.000**  
**2019 Hickory Rd.**  
Front & Side Setback for an addition  
Andrew & Julie Craft

**IV. ZONING**

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

**V. HARDSHIP**

Describe those things which you feel justify the action requested. An Undue Hardship is required in order to seek a variance. List, when necessary, the specific sections of the City Code(s) which have a bearing on your request. (Use additional space on separate page if necessary).

There is a consistent occurrence of runoff water entering our home from the lots with higher elevations during and after rain storms.

terrain JEW

**VI. PROJECT:**

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

The proposed project, including a one story addition and an attached two car garage, will allow us to reshape the current terrain and thereby direct the runoff water to the proper location of the storm drain inlet, and redirect the water away from inside our home

**VII. 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. **\*Note, this application must be signed by the owner of the property before a notary. The original application shall be submitted, no copies shall be accepted\***

Julie Craft 4.8.21  
Owner Signature Date

\_\_\_\_\_  
Representing Agent (if any) date

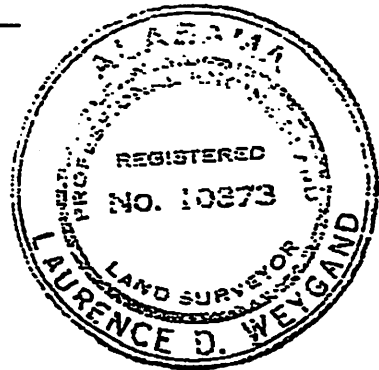
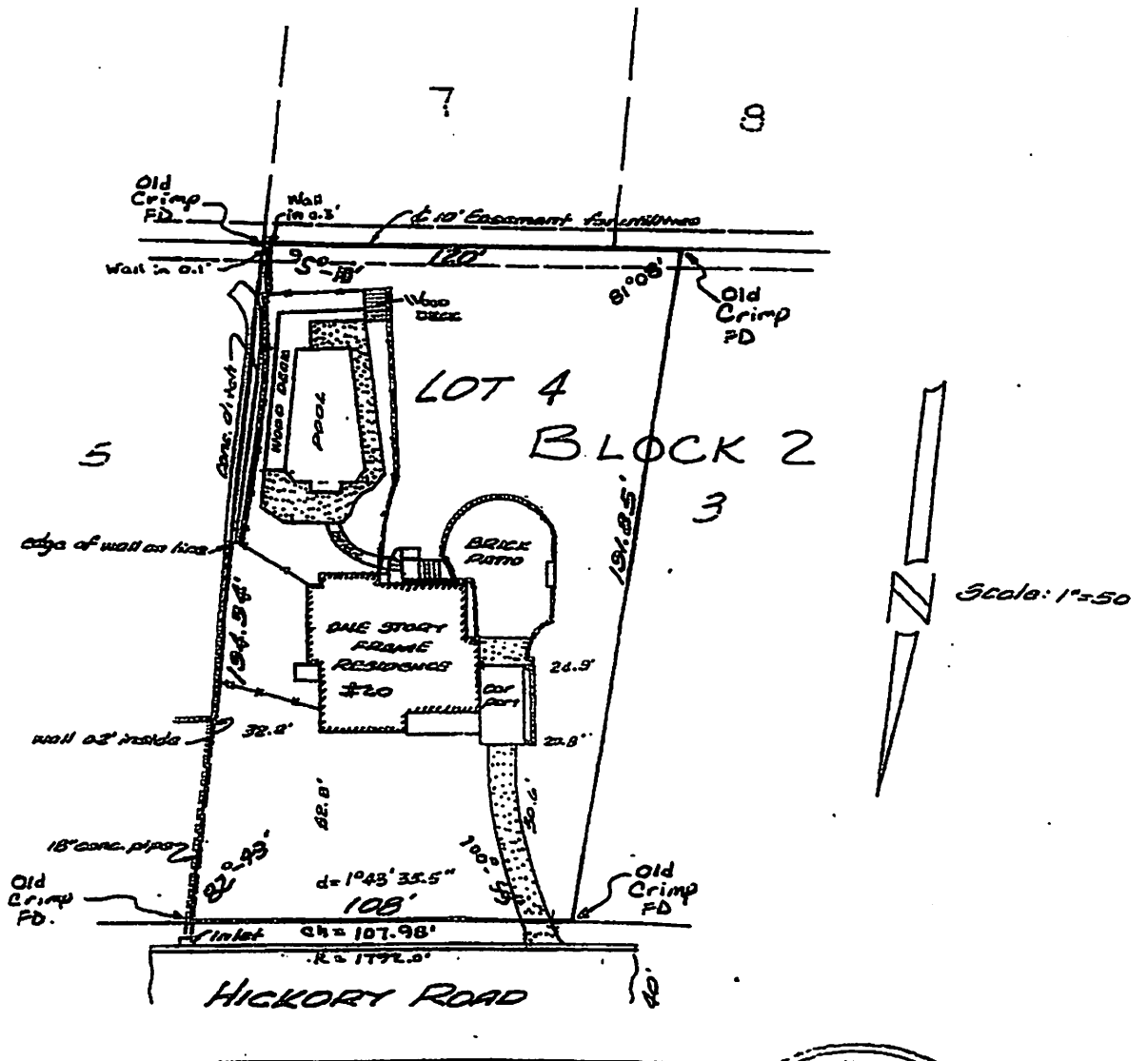
Given under my hand and seal  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

[Signature]  
Notary Public  
My commission expires 30<sup>th</sup>  
day of October, 2023.

**My Commission Expires**  
October 30, 2023

**Z0521-13//28-00-19-4-015-002.000**  
**2019 Hickory Rd.**  
Front & Side Setback for an addition  
Andrew & Julie Craft





STATE OF ALABAMA  
JEFFERSON COUNTY

AS-BUILT SURVEY  
MEETS M.T.S.

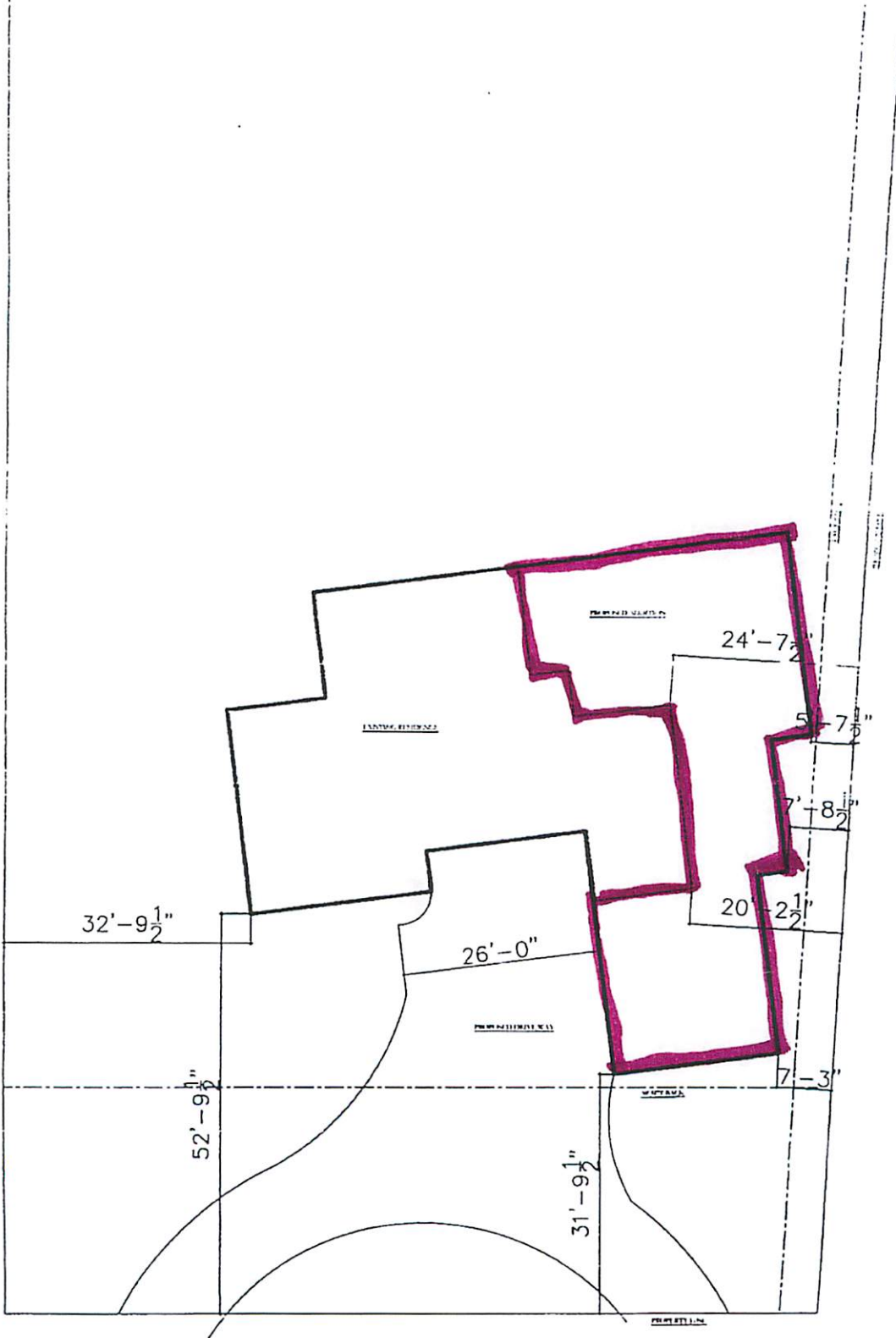
I, Laurence D. Weygand, a registered Engineer - Land Surveyor, certify that I have surveyed Lot 4, Block 2, FIRST ADDITION TO BEACON HILL as recorded in Map Volume 31 Page 61, in the office of the Judge of Probate JEFFERSON County, Alabama; that there are no right-of-way, easements, or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said premises except as shown; 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; that there are no encroachments on said lot except as shown; that improvements are located as shown above; and that the correct address is as follows: 2019 HICKORY ROAD; according to my survey of: AUGUST 5, 1993

PURC. PAYNE  
Order No. 63714

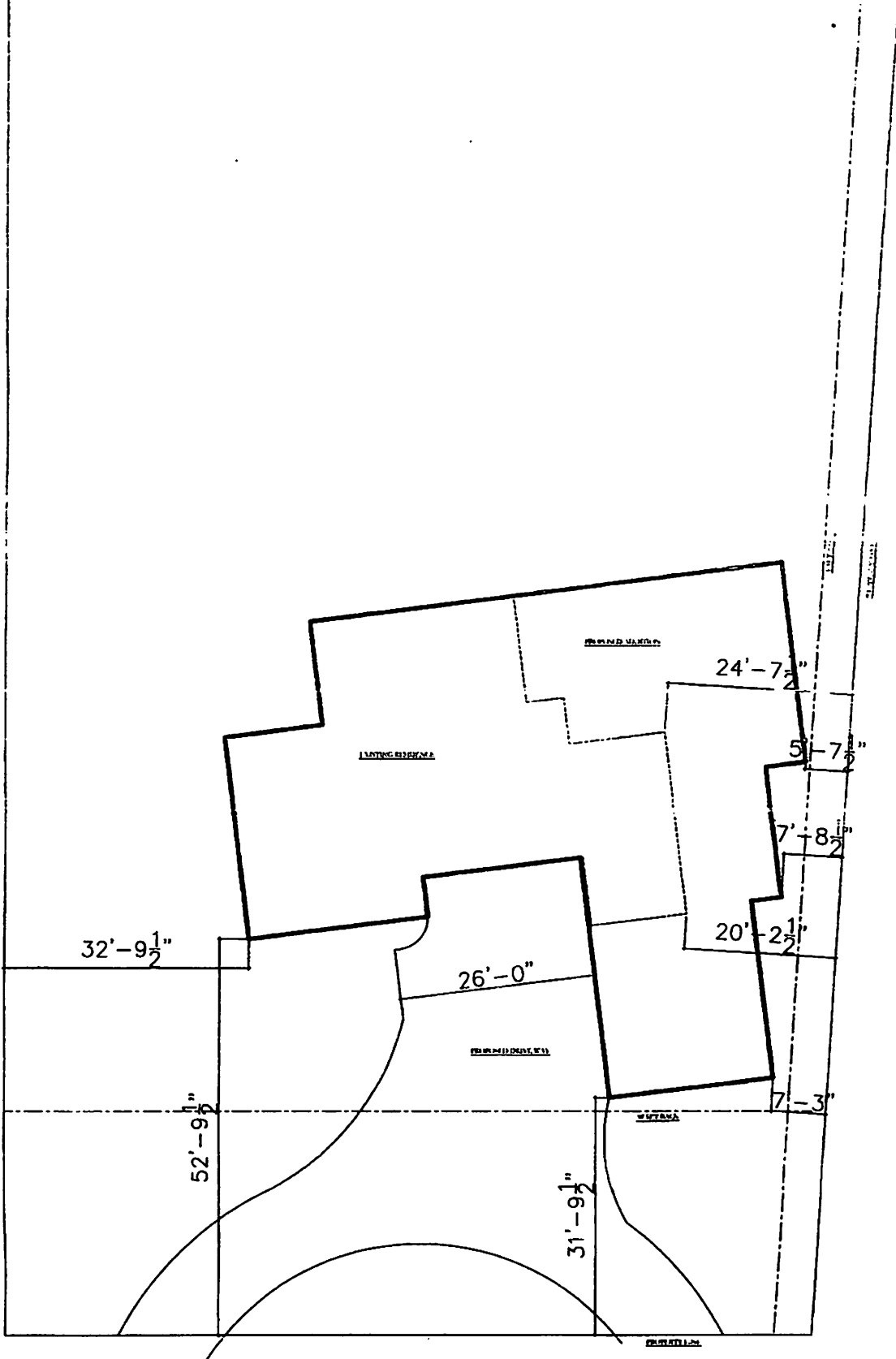
FLOOD ZONE "C"  
C.P. # 010132 00038

*Laurence D. Weygand*  
Laurence D. Weygand, Reg. No. 10373 phone: 942-8986

Z0521-13//28-00-19-4-015-002.000  
2019 Hickory Rd.  
Front & Side Setback for an addition  
Andrew & Julie Craft

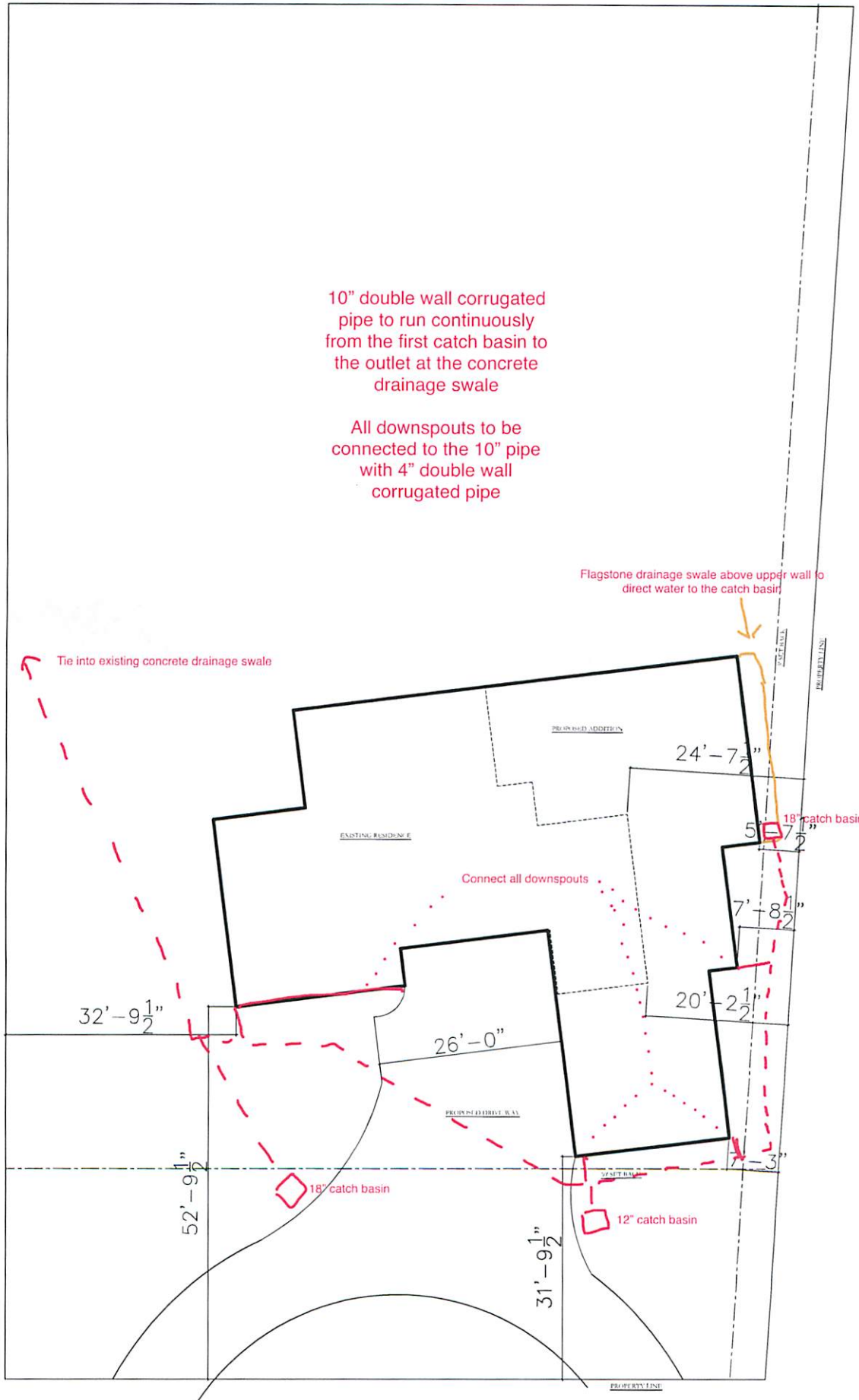


Z0521-13//28-00-19-4-015-002.000  
2019 Hickory Rd.  
Front & Side Setback for an addition  
Andrew & Julie Craft



10" double wall corrugated pipe to run continuously from the first catch basin to the outlet at the concrete drainage swale

All downspouts to be connected to the 10" pipe with 4" double wall corrugated pipe









June 17, 2021

To Whom it May Concern:

In regard to the Notice of Public Hearing document we received with the requested front and side variance for 2019 Hickory Road, Lot 4, Blk2, 1<sup>st</sup> Addition to Beacon Hills. Unfortunately, we could not attend the meeting tonight in person due to a previously scheduled engagement.

In our absence we would like to object to all variances for the following reasons:

1. Safety- regarding the addition off the front of the house for the garage, we object, due to safety concerns for our kids, neighborhood pets, and motorist.
  - a. The addition of the garage toward Hickory Drive exceeding the setback policy will block sightline visibility for motorist traveling in either direction on Hickory Drive.
    - i. Our children regularly ride their bikes to school and for recreation in our neighborhood. The garage addition would block the view of our driveway for motorist traveling from the 4 way stop at Granada/Hickory toward US-31 at the speed limit (or beyond) and would not allow enough time to react if a child/dog/car was to enter the street from our driveway.
2. Neighborhood Aesthetics
  - a. There is not another home on our street that has a garage structure on the front of the house, so close to the street, that blocks views of the street for their neighbors. All of the homes are set back off of Hickory Road. Some homes are closer than others to Hickory Road, but there are no separated garages or other structures coming off of the front of the house toward the street. Not only does this cause a safety concern but can significantly impact the resale value of all homes on our street.
3. Resale value
  - a. The significant impact to having another structure and residence so close to our property. This would impact the views, privacy, and safety of our home if we were to sell our property. If the structure proximity and garage addition were not a problem for us, (and it is) it could make a significant impact to potential buyers in the future who would not want these encroachments to the set back side and front variances to their investment.
4. Environmental Concerns
  - a. We already have tremendous challenges with rainwater on Hickory Road coming from higher elevations on Chestnut Drive and the larger newer homes in the area. The home at 2021 Hickory Road has had their basement flood and damage to their home nearest the Crafts from significant rain events in the past months and beyond. I don't see how the alleged "hardship" is addressed and improved by adding additional structures, roofline surface area, concrete, and other non-porous materials will help this already serious rainwater problem.

Due to the above facts and serious concerns, I would ask this committee to deny this request of a variance at 2019 Hickory Road.

Personal Timeline of events:

May 21- received letter from VH saying our neighbors are requesting a side and front variance



June 4 (Friday)- Andrew showed me approximate plans for the variances and I shared my biggest concern was the height of the garage structure. He said the home would remain a one-level house.

June 7 (Monday)- text Andrew asking for house plans, then asked for specific plot map and elevation of the proposed home plans. This was first time I saw the 5ft side variance and 30ft street set back variance

June 7 (Monday)- got text from Julie Craft to Morgan Choat and their builder stating the garage structure would be as high as the existing bushes

June 7 (Monday)- met Andrew outside again and asked about specifics regarding height of garage. He asked me to call his builder to discuss specifics

June 8 (Tuesday)- I called Craft's builder to schedule face-to-face meeting Thursday

June 10 (Thursday 3pm)- met with Craft's builder and we did confirm our concerns that garage would block our entire street view to the 4-way stop at Granada/Hickory due to front setback

June 10 (4pm)- asked Andrew to come over to see what his builder showed us. Andrew declined saying he didn't need to see it and for us to decide what was most important to me and make my decision accordingly

TEXT MESSAGES ENCLOSED

June 10 (messages throughout evening)- text messages filled with perceived threats, name calling, and sarcastic remarks

June 12 (Saturday)-Andrew and I had an opportunity to sit down and discuss. We both shared our points of views and at that time agreed to let the city decide. We both said we had to do what was right for our families and our interest. We concluded that meeting by agreeing that whatever decision the city made, although someone would be disappointed, that we would not let this impact our friendship of our families going forward.

June 14 (Monday)- email from Andrew. After we agreed on Saturday Andrew had an apparent change of heart. You can tell by Andrew's condescending tone and threatening words that he is attempting to intimidate, coerce, and ultimately extort us in an attempt to get his proposed variances approved. I wanted this body to be aware of this childish, disgusting behavior that you and all parties should be aware and protected from should things not go Mr. Craft's way tonight. I know we certainly will.

Due to the above facts and serious concerns regarding Mr. Crafts behavior, I would ask this committee to deny this request of a variance at 2019 Hickory Road.

Thank you

Will & Morgan Choat

## Jack Wakefield

---

**From:** RICHARD RICE <rbrice1@bellsouth.net>  
**Sent:** Wednesday, June 16, 2021 3:32 PM  
**To:** Jack Wakefield; Rebecca Leavings  
**Cc:** Morgan Choat  
**Subject:** Fw: Alternate Plans- Threat from neighbors  
**Attachments:** 0\_New Document(31)\_1.pdf

Jack and Rebecca,  
Here is the letter from the neighbor regarding the Hickory Road Case.

Rick Rice  
205-266-6517

----- Forwarded Message -----

**From:** rbrice1 <rbrice1@bellsouth.net>  
**To:** Jack Wakefield <jwakefield@vhal.org>  
**Sent:** Wednesday, June 16, 2021, 11:12:49 AM CDT  
**Subject:** Fwd: Alternate Plans- Threat from neighbors

Sent from my Sprint Phone.

----- Original message -----

**From:** Morgan Choat <morganchoat@hotmail.com>  
**Date:** 6/15/21 9:49 AM (GMT-06:00)  
**To:** rbrice1@bellsouth.net  
**Subject:** Fwd: Alternate Plans- Threat from neighbors

Sent from my iPhone

Begin forwarded message:

**From:** Will Choat <choatwa@hotmail.com>  
**Date:** June 14, 2021 at 6:12:42 PM CDT  
**To:** Morgan Choat <morganchoat@hotmail.com>  
**Subject:** Fwd: Alternate Plans

Sent from my iPhone

Begin forwarded message:

**From:** Andrew Craft <andrewcraft1@gmail.com>  
**Date:** June 14, 2021 at 10:59:02 AM CDT  
**To:** choatwa@hotmail.com  
**Subject:** Alternate Plans

Good morning,

I hope you are enjoying your vacation. Despite our belief the city was going to approve our preferred plans at the upcoming variance meeting, we now actually believe that they will deny our request due to your involvement. In the interest of providing you with as many details as possible, we want to share with you the new plans we have scrambled to come up with and hope that with your support we can actually gain approval of our original plans from the city, as we believe them to be the better option for both of our families. The new plans are not as pleasing to us as our original plans, but we do believe we can be moderately happy with them. We are attempting to make some lemonade out of lemons.

As you know how stressful it can be to await a variance meeting, the best part of our alternate plans is that no approval from the city or neighbors will be required and we will be able to start immediately once they are drawn by a professional. Since we will be losing most of our brick patio in order to get the square footage we need and desire, we will turn our side yard on your side into a new courtyard. We have wanted a better privacy/shade screen on that side of the house anyways because it feels like you are looking down on us from your windows, and the evergreen bamboo we have selected will quickly grow to its full mature height of around 30 feet to provide us with a noise screen, shade, and privacy for our new outdoor living area. We will additionally extend the bamboo privacy/shade screen to the street to provide a noise barrier from the traffic on 31 as well as shade from the brutal afternoon sun for our uncovered and unprotected vehicles as well as our basketball area and front yard. It will be a beautiful living screen. We unfortunately will not have anywhere to store our bikes, vehicle accessories, ladders, deck boxes, coolers, etc., so we have carved out an area on the edge of our property towards the back to store these items, with easy access to our new back door. Please see drawing attached, not completely to scale.

As you might imagine, this living privacy/shade screen will completely obstruct your view of the street beyond your own driveway heading east on Hickory Road. This would be an unfortunate and unintended consequence for you in order for us to achieve the next best thing to our current plans. Even though the current plans will cause some obstruction of your view and we understand that is not what you desire, the garage obstruction will pale in comparison to the obstruction caused by the living privacy/shade screen. I know Matt has a great plan to have that side look very nice with the landscaping he will provide there should our variance request be approved. As we discussed on your basketball court the other night, we are both just trying to do what is best for our own families, but we must live with and adapt to the conditions that present themselves in our lives. We believe that the current plans would be a better solution for both families and hope we will have your support in proceeding with them rather than the alternate plans. The alternate plans are non-negotiable if we are forced to change to them because this is what we have determined is best for our family should we be unable to proceed as planned. We are truly sorry that our family's needs seem to be in direct opposition to yours. Ultimately, you will have to come to terms with the fact that your current view of the street from your house is going to be affected (either partially obstructed with the garage according to Matt, or completely obstructed with the living screen) regardless of how you choose to proceed. Should you choose to resign yourselves to that fact, you will have our sympathies that you have lost something that was more important to you than we knew or would have ever expected. Should you choose to interrupt your vacation to object to our variance request, it will be an indication to us that our friendship is not as valuable to you as you have led on, as it will not change the fact that you are losing your view of the street (in fact your view will be blocked more), but will still be forcing us to go with plans that are clearly our second choice. Hopefully we will not see you this Thursday and you instead choose to enjoy the rest of your vacation, which we sincerely hope you are able to do.

All the best,  
The Crafts

Uncovered  
Kitchen/Plants  
Habitat

Chart  
Addition

Uncovered  
Utility Room/  
Kitchen

Uncovered

Back  
Patio

Comp

Addition  
Including  
old  
carport  
(15 ft  
from  
property  
line)

Private  
Construction

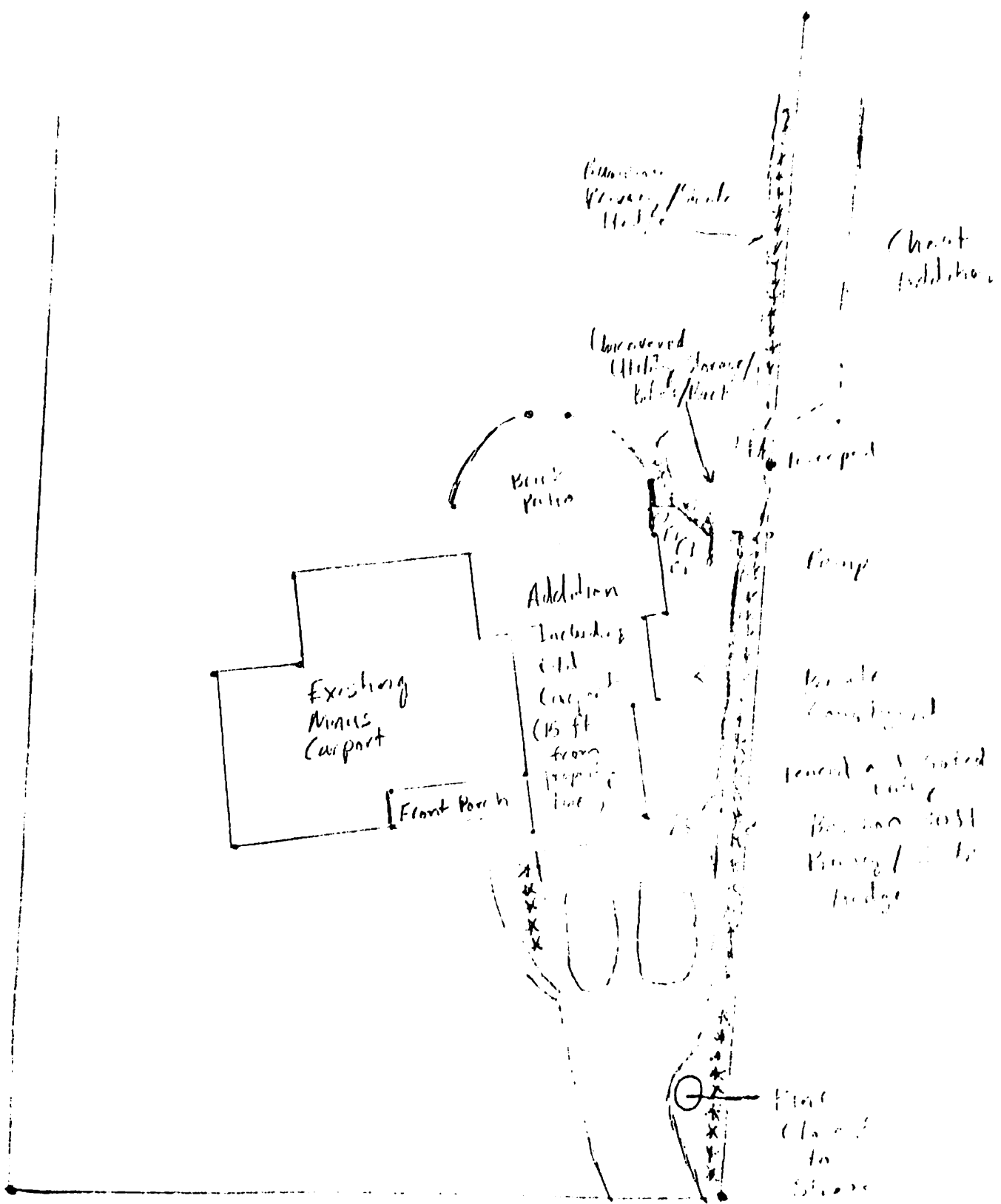
General & Limited  
Construction

Building 2011  
Kitchen/Plants  
Habitat

Existing  
Minus  
Carport

Front Porch

Front  
Clas  
to  
Shore



Yesterday, 3:59 PM

Hey man, Matt just came over and we discussed the garage height and side additions. We stood on our porch and looked at the roof line. The garage height is going to be a lot higher than the bushes. It's going to block the view of the street from your truck to the stop sign. I don't mind showing you if you want to come over so you have a better idea of our concerns.

Your view concerns are clear. Don't need to see. Can already visualize it. After hearing all along we had your support with getting a variance and now suddenly having your concerns come up in the 11th hour isn't the best timing for us, obviously. You need to decide what's most important to you and make your decision accordingly. There's really nothing to discuss. Either you object and block us, which you can, or you don't. You hold the cards. Can't really change the plans the week before the meeting, so please let us know as soon as possible so we can figure out the next step and proceed accordingly.

Yesterday, 5:57 PM

Sorry to hear that. I was trying to come to a civil arrangement. Julie sent Morgan the plans in April and she specifically asked about the garage height then and the response she got was "I don't know". As of yesterday we were told you thought the roof would be as tall as the bushes. Nobody could tell us until today when we looked at it with your builder it was much higher than we were told.

I can't agree to something without knowing details. We have had to ask you all for details for months. Until Monday I still didn't know what to expect on the variance beside a letter from the city saying our neighbors requested a side and front variance. You sent me a house plan with no elevation or ability to address our questions and concerns that we might have.

We have years of friendship, our kids love being together, and we love you guys. We don't want this to ruin a friendship. I was trying to have a conversation because you all told us the roof wouldn't come above the bushes but we found out today it would be much higher with the requested variance. I'm sure it was not intentional, so that is why I wanted to show you and let you know.

You are forcing my hand to object to the variance because you don't want to have a conversation about this. Our doors are always open if you do. We don't want it to be like this with our friends.

Yesterday, 8:45 PM

There was nothing uncivil about my response. We had no idea you had a problem until last Friday. I am completely willing to discuss it. Please come over this evening or tomorrow and give me a solution where we don't have to change our plans and you are happy with the end product. Unless you have one, there is nothing to discuss. And since you are making assumptions about me not wanting to discuss it, I think you are looking for a way to not be the bad guy and for me to say it's fine and change them for you without you having to go in and protest it. And I can't do that. You are going to have to make that call and live with your decision. We are not forcing your hand at all. You have the power to stop it if you choose. I guess a slight obstruction of your view from your front porch is more important than our friendship.

And we told you it was one level and the house plans clearly showed it was in front of the current house.

Just got home. If you have a minute, please come on over and discuss your solution for a civil arrangement.

When I asked you to come over it was just to see it with your eyes. We didn't know until today where the roof would truly be and we found out that it would block the view of the street from your house to the stop sign. I didn't think you knew that so I wanted you to see what we are talking about. It's a pretty big deal to us not to

Text Message



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When I asked you to come over it was just to see it with your eyes. We didn't know until today where the roof would truly be and we found out that it would block the view of the street from your house to the stop sign. I didn't think you knew that so I wanted you to see what we are talking about. It's a pretty big deal to us not to see down the street anymore or be able to watch our kids walk to and from school especially with Whit starting Kindergarten.

I understand it will block your view of some of the road. But telling me you're going to let Whit walk to and from school for kindergarten by himself while sitting on your porch? I think that is disingenuous.

Come on over and let's talk about it

I can't tonight. I've been traveling all week and headed to bed. We watch our kids walk home every day (most of the time from my office) and will for the next 6 years. That's all we wanted was for you to understand our point of view. You could have not agreed with our concerns but we at least got to share our perspective.

That's fine. Would have liked to have known before last Friday

I agree with you. I would have like to know how tall the roof was before today as well. That's why Morgan asked two months ago about the height of the roof. Then Monday we get the variance info, and today we got Matt to show the correct height.

I know you guys have put in a ton of work and ready to get going. Please know, we are not sitting here trying to ruin your plans or waste your time.

A one level is a one level. Pretty self explanatory and easy to extrapolate from the current one level structure.

We have. I know and I hate it's going this direction. But the direct questions you are now asking should have been asked in April. No way for us to know you have a problem with the plans unless you tell us.

# CITY OF VESTAVIA HILL BOARD OF ZONING ADJUSTMENT APPLICATION

2020 MAY 19 A 9:37

The owner of the property understands that the Board of Zoning Adjustment only has jurisdiction to grant variances from the Vestavia Hills Zoning Code in cases of undue hardship only. Variances cannot be considered or granted on any kind of private covenants as covenants are restrictions 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, the BZA can only grant a variance based on the Zoning Code and that is the only portion of the building setback changes that the BZA can vote upon. Once a waiver is filed with the Office of the Probate, please include a copy of the recorded amendment with the application to the Office of the City Clerk.

Please note: Only completed applications will be accepted by this office. The applicant is responsible for the Application Fee as well as all postage fees incurred by this request.

---

**I. APPLICANT INFORMATION:****Owner of Property (This Section Must Be Completed)**

Name: Julie and Andrew Craft  
Address: 2019 Hickory Road  
Vestavia Hills, AL 35216  
Phone #: 205.586.3937 Other #: 205.201.1363  
E-Mail: jmcrafft@gmail.com, andrewcraft1@gmail.com

---

**Billing/Responsible Party**

Name: Julie and Andrew Craft  
Address: 2019 Hickory Rd. Vestavia Hills, AL 35216  
Phone #: 205.586.3937 Other #: 205.201.1363  
E-Mail: jmcrafft@gmail.com, andrewcraft1@gmail.com

---

# CITY OF VESTAVIA HILLS BOARD OF ZONING ADJUSTMENT APPLICATION

The owner of the property understands that the Board of Zoning Adjustment only has jurisdiction to grant variances from the Vestavia Hills Zoning Code in cases of undue hardship only. Variances cannot be considered or granted on any kind of private covenants as covenants and restrictions between property owners

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**APPLICANT INFORMATION:**

(To be completed by the Applicant)

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

**Billing/Responsible Party:**

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



**Representing Attorney/Other Agent**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: 205.586.3937 Other #: 205.201.1363

E-Mail: jcmcraft@gmail.com, andrewcraft1@gmail.com

*\*This section must be completed in order for a representative to represent the owner.*

**II. DESCRIPTION OF SUBJECT PROPERTY:**

LOCATION: 2019 Hickory 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.  
10 ~~8'8"~~ ' front/side/rear (circle one) setback variance to reduce the setback to 5 ~~6'4"~~ ' in lieu of the required 15 ' .  
\_\_\_\_\_ ' front/side/rear (circle one) setback variance to reduce the setback to \_\_\_\_\_ ' in lieu of the required \_\_\_\_\_ ' .  
\_\_\_\_\_ ' front/side/rear (circle one) setback variance to reduce the setback to \_\_\_\_\_ ' in lieu of the required \_\_\_\_\_ ' .
2.  A decision of the Zoning Official which the applicant believes to be contrary to the meaning of the Zoning Ordinance.
3.  An application to establish a use which must be approved by the Board of Zoning Adjustment (See Section \_\_\_\_\_).
4.  A request for extension of non-conforming use (See Section \_\_\_\_\_).
5.  Variance for location of a fence.
6.  Sign Code Variance (See Section \_\_\_\_\_).
7.  Other - Explain (See Section \_\_\_\_\_).

205.201.1363

**BZA0620-11//2800194015002.000**

**2019 Hickory Rd.**  
Side Setback Variance for an  
addition  
Andrew & Julie Craft

R3

Representing Attorney/Other Agent

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

\*This section must be completed in order for a representative to represent the owner.

II. DESCRIPTION OF SUBJECT PROPERTY:

LOCATION: \_\_\_\_\_  
\_\_\_\_\_

III. REASONS FOR REQUEST (PLEASE FILL IN APPLICABLE STATEMENT(S))

- 1.  A request to vary:
  - \_\_\_\_\_ in lieu of the required \_\_\_\_\_
  - \_\_\_\_\_ square feet to reduce the lot width to \_\_\_\_\_ square feet in lieu of the required \_\_\_\_\_ square feet.
  - \_\_\_\_\_ front setback (circle one) setback variance to reduce the setback to \_\_\_\_\_ in lieu of the required \_\_\_\_\_
  - \_\_\_\_\_ front setback (circle one) setback variance to reduce the setback to \_\_\_\_\_ in lieu of the required \_\_\_\_\_
  - \_\_\_\_\_ front setback (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.  Variance for location of a fence.
- 6.  Sign Code Variance (See Section \_\_\_\_\_).
- 7.  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. An Undue Hardship is required in order to seek a variance.** List, when necessary, the specific sections of the City Code(s) which have a bearing on your request. (Use additional space on separate page if necessary).

Reasons for setback are lack of space in the back yard for addition and field lines and septic system are in the front yard. Also, we are needing to address and correct some water/drainage problems for both us and our neighbor

**VI. PROJECT:**

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

We are adding additional living space for our growing family. We are also addressing many problems with our 1950-constructed home to bring it up to the level of the neighborhood. After months of planning and preparation, this planned project has been determined to be the best option available.

**VII. 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. **\*Note, this application must be signed by the owner of the property before a notary. The original application shall be submitted, no copies shall be accepted\***

Andrew J Craft 5/19/20  
Owner Signature/Date

\_\_\_\_\_  
Representing Agent (if any)/date

Given under my hand and seal  
this 19<sup>th</sup> day of May, 2020.

Marilyn Clément  
Notary Public  
My commission expires May  
day of 12<sup>th</sup>, 2021.



7. ZONING

7/23/77 This zoning for the subject property is RS

7. HARDSHIP

Describe those things which you feel justify the action requested. An finding that a hardship exists is required in order to seek a variance. It is not necessary to describe the location of the property which has a bearing on your request. It is sufficient to state the location of the property.

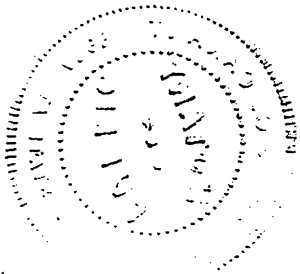
Reasons for setbacks are lack of space in the back yard for additional work shed etc. setbacks

are in the front yard. After we are allowed to setbacks will be in the front yard. The setbacks will be in the front yard.

Specify the scope of the project and/or the reason for requesting the variance. The project is a 1 1/2 story house with a 1 1/2 car garage. The project is a 1 1/2 story house with a 1 1/2 car garage. The project is a 1 1/2 story house with a 1 1/2 car garage.

VI. OATH/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. \*Note, this application must be signed by the owner of the property before a hearing. The original application shall be submitted, no copies shall be accepted.



This document is to be filed with the Planning Commission on the 23rd day of July, 1977.

Signature of [illegible]  
City of [illegible]

LOT 4

New covered deck



26'-4"

6'-4"

edge of well on line

New Driveway

ONE STORY FRAME RESIDENCE #20

curb

well 02' inside

29'-0"

29'-0"

New ~~CONCRETE~~ CURB w/ ADA COMPLIANCE 18" conc. pipe

Water flow

Old 2' rim FD.

43' 33.5"

108'

ch = 107.98'

R = 1792.0'

curb to divert water

HICKORY ROAD

5

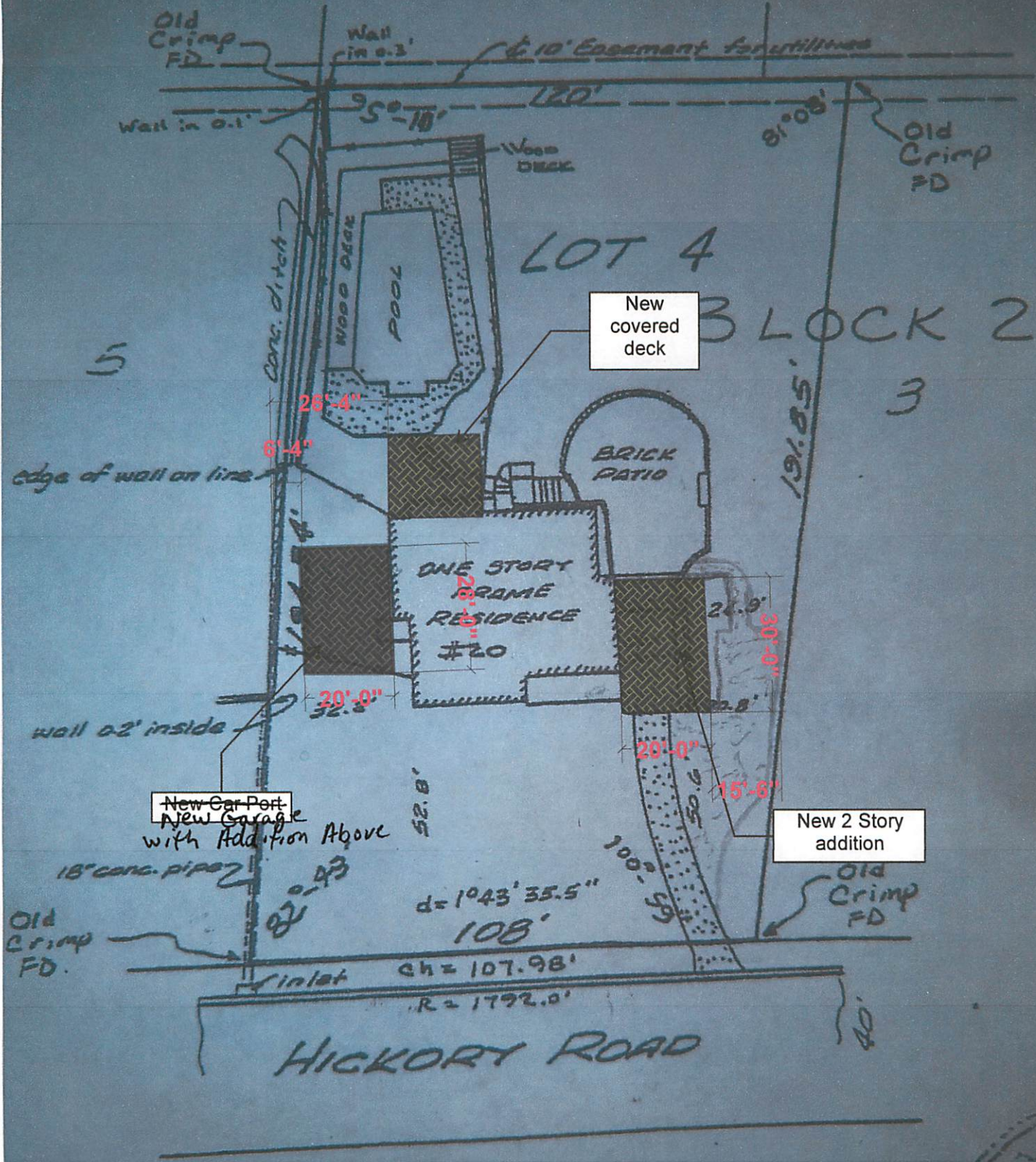
3

24'

15

50.6'

BZA0620-11//2800194015002.000  
2019 Hickory Rd.  
Side Setback Variance for a an  
addition  
Andrew & Julie Craft R3



BZA0620-11//2800194015002.000

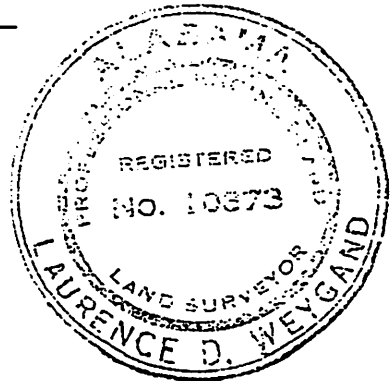
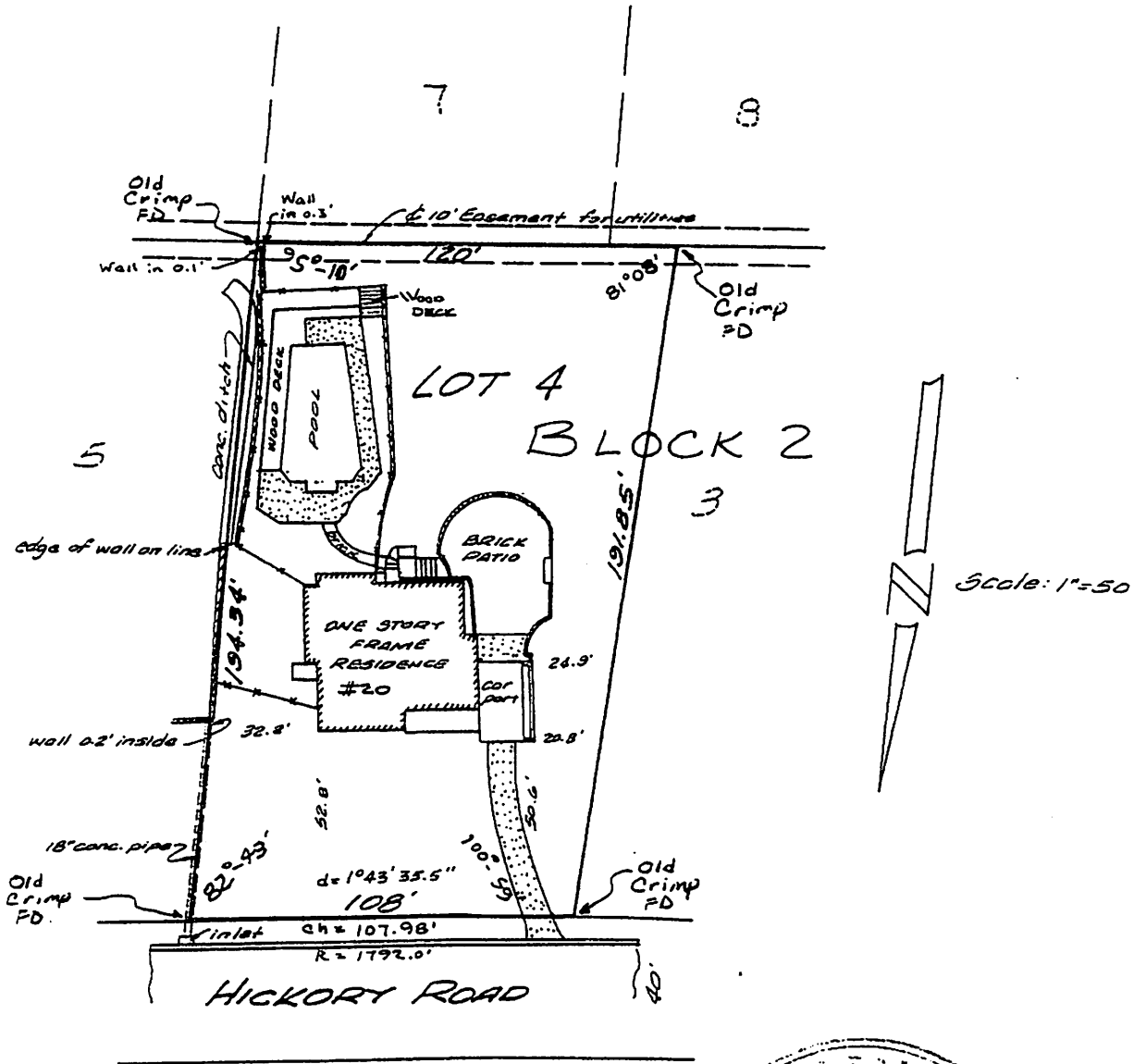
2019 Hickory Rd.

Side Setback Variance for a an  
addition

Andrew & Julie Craft

R3





STATE OF ALABAMA  
JEFFERSON COUNTY

AS-BUILT SURVEY  
MEETS M.T.S.

I, Laurence D. Weygand, a registered Engineer - Land Surveyor, certify that I have surveyed Lot 4, Block 2, FIRST ADDITION TO BEACON HILL as recorded in Map Volume 31 Page 61, in the office of the Judge of Probate JEFFERSON County, Alabama; that there are no right-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 premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said premises except as shown; 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; that there are no encroachments on said lot except as shown; that improvements are located as shown above; and that the correct address is as follows: 2013 HICKORY ROAD; according to my survey of: AUGUST 5, 1993

PUBC. PAYNE  
Order No. 63714

FLOOD ZONE "C"  
C.P. # 010132 00038

*Laurence D. Weygand*  
Laurence D. Weygand, Reg. No. 10 373 phone: 942-0986

**BZA0620-11/2800194015002.000**  
**2019 Hickory Rd.**  
Side Setback Variance for a an  
addition  
Andrew & Julie Craft

R3



BZA0620-11//2800194015002.000  
2019 Hickory Rd.

Side Setback Variance for a an  
addition

Andrew & Julie Craft R3



**BZA0620-11//2800194015002.000**

**2019 Hickory Rd.**

Side Setback Variance for a an  
addition

Andrew & Julie Craft

R3



BZA

BZA0620-11//2800194015002.000  
2019 Hickory Rd.  
Side Setback Variance for a an  
addition  
Andrew & Julie Craft  
R3

**CITY OF VESTAVIA HILLS**  
*Department Review of Application*  
*(To be completed by City Staff)*

The following application and case file has been reviewed and the following comments have been submitted as follows:

Location: 2019 Hickory Rd Case No.: BZA 0620-11  
Craft

**Engineering:** Date: \_\_\_\_\_ Initials: \_\_\_\_\_  
Comments: \_\_\_\_\_  
\_\_\_\_\_ Recommended \_\_\_\_\_ Not Recommended \_\_\_\_\_ No Recommendation

**Planning/DRB:** Date: \_\_\_\_\_ Initials: \_\_\_\_\_  
Comments: \_\_\_\_\_  
\_\_\_\_\_ Recommended \_\_\_\_\_ Not Recommended \_\_\_\_\_ No Recommendation

**GIS/Mapping:** Date: \_\_\_\_\_ Initials: \_\_\_\_\_  
Comments: \_\_\_\_\_  
\_\_\_\_\_ Recommended \_\_\_\_\_ Not Recommended \_\_\_\_\_ No Recommendation

**Fire Department:** Date: 5/26/20 Initials: ZF  
Comments: \_\_\_\_\_  
 Recommended \_\_\_\_\_ Not Recommended \_\_\_\_\_ No Recommendation

**Building Department:** Date: 5/26/20 Initials: (initials)  
Comments: \_\_\_\_\_  
 Recommended \_\_\_\_\_ Not Recommended \_\_\_\_\_ No Recommendation

**City Clerk:** Date: 5/26/20 Initials: R  
Comments: \_\_\_\_\_  
n/p  
\_\_\_\_\_ Recommended \_\_\_\_\_ Not Recommended \_\_\_\_\_ No Recommendation



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

**MINUTES**

**June 18, 2020**

The Board of Zoning Adjustment of the City of Vestavia Hills met in regular session on this date at 6:00 PM, following publication and posting pursuant to Alabama law. Due to the COVID-19 pandemic, in coordination with a Proclamation from Governor Ivey and pursuant to orders from the Jefferson County Health Department Official requiring social distancing along with limits of attendees, this meeting was held with a portion of the Board of Zoning Adjustment digitally attending the meeting via video conference call. Staff and general public/audience members also were invited to attend the conference call following publication pursuant to Alabama law. Chairman Rice called the meeting to order and the Planner called the roll with the following:

**MEMBERS PRESENT:** Rick Rice, Chairman  
Loring Jones, III  
Jim Griffo  
Donald Holley Alt  
Robert Gower

**MEMBERS ABSENT:** Tony Renta, Alt  
George Ponder

**OTHER OFFICIALS PRESENT:** Jack Wakefield, Planner/GIS

**APPROVAL OF MINUTES**

The minutes of May 21, 2020 were presented for approval.

Mr. Holley made a request to revise the minutes, as he was marked as not present when he was.

Mr. Wakefield stated that he would make that correction.

**MOTION** Motion to dispense with the reading of the minutes of May 21, 2020 was made by Mr. Jones and 2<sup>nd</sup> was by Mr. Gower. Motion as carried on a voice vote as follows:

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

**SIDE SETBACK VARIANCE**

**BZA-0620-11** Julie & Andrew Craft are requesting a **Side Setback Variance** for the property located at **2019 Hickory Road**. The purpose of this request is to reduce the rear setback to 5’ in lieu of the required 15’ to build a garage addition. The property is owned by Julie & Andrew Craft and is zoned Vestavia Hills R-3.

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.

Andrew Craft was present for the case and stated the field lines and topography 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’ side setback variance to reduce the setback to 5’ in lieu of the required 15’ for the property located at 2019 Hickory Road, was made by Mr. Jones and 2<sup>nd</sup> was by Mr. Holley. Motion was carried on a roll call vote as follows:

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

**SIDE SETBACK VARIANCE**

**BZA-0620-12** Jay & Kelly Evers are requesting a **Side Setback Variance** for the property located at **2621 Millwood Road**. The purpose of this request is to reduce the rear setback to 17’ in lieu of the required 25’ to build a house. The property is owned by Jay & Kelly Evers and is zoned Vestavia Hills E-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.

Robert Thompson represented the applicants. He stated that the pie shaped lot caused the hardship. Also, the buildable space decreases in the rear of the lot.

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 8' side setback variance to reduce the setback to 17' in lieu of the required 25' for the property located at 2621 Millwood Road, was made by Mr. Jones and 2nd was by Mr. Gower. Motion was carried on a roll call vote as follows:

Mr. Griffo - yes	Mr. Jones – yes
Mr. Holley – yes	Mr. Rice – yes
Mr. Gower – yes	

Motion carried.

### **SIDE SETBACK VARIANCE**

**BZA-0620-13** Robin & Bart Kolber is requesting a **Side Setback Variance** for the property located at **3951 Westminster Lane**. The purpose of this request is to reduce the setback to 11' in lieu of the 20' recorded setback to replace a deck. The property is owned by Robin & Bart Kolber and is zoned Vestavia Hills R-6.

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.

Jim Loper was present to represent the applicants. He stated that the corner lot causes the 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.

Mr. Holley noticed that the structure itself is in the setback, and to amend the request to bring the entire structure into compliance.

**MOTION** Motion to approve a 10' side setback variance to reduce the setback to 10' in lieu of the required 20' recorded setback for the property located at 3951 Westminster Lane, was made by Mr. Jones and 2nd was by Mr. Holley. Motion was carried on a roll call vote as follows:

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

At 6:30 PM, Mr. Rice made a motion to adjourn. The meeting adjourned at 6:30 PM.

Jack Wakefield,  
Planner/GIS

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

Date: **June 17, 2021**

- **CASE: BZA-0621-22**
- **REQUESTED ACTION:** 33' Front Setback Variance to reduce the setback to 27' in lieu of the required 60' & a 8' Rear Setback Variance to reduce the setback to 22' in lieu of the required 30'.
- **ADDRESS/LOCATION:** 312 Sunset Drive
- **APPLICANT/OWNER:** Matt Lemen
- **REPRESENTING AGENT:** Mack Braden
- **GENERAL DISCUSSION:** The applicant is seeking front and rear setback variances to build multiple additions. The applicant contends that the corner lot causes a hardship. Engineering has no issues with sight distance, with the addition going toward the road. The applicant's property is zoned Vestavia Hills R-1.
- **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 the Board of Zoning Adjustment only has jurisdiction to grant variances from the Vestavia Hills Zoning Code in cases of undue hardship only. Variances cannot be considered or granted on any kind of private covenants as covenants are restrictions 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, the BZA can only grant a variance based on the Zoning Code and that is the only portion of the building setback changes that the BZA can vote upon. Once a waiver is filed with the Office of the Probate, please include a copy of the recorded amendment with the application to the Office of the City Clerk.

Please note: Only completed applications will be accepted by this office. The applicant is responsible for the Application Fee as well as all postage fees incurred by this request.

---

**I. APPLICANT INFORMATION:**

---

**Owner of Property (This Section Must Be Completed)**

Name: \_\_\_\_\_

Address: 312 Sunset Drive

Vestavia Hills, AL 35216

Phone #: \_\_\_\_\_ Other #: \_\_\_\_\_

E-Mail: \_\_\_\_\_

---

**Billing/Responsible Party**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Other #: \_\_\_\_\_

E-Mail: \_\_\_\_\_

---

**Representing Attorney/Other Agent**

Name: \_\_\_\_\_

Address: 5305 12th Avenue South  
Birmingham, AL 35222

Phone #: \_\_\_\_\_ Other #: \_\_\_\_\_

E-Mail: \_\_\_\_\_

*\*This section must be completed in order for a representative to represent the owner.*

---

**II. DESCRIPTION OF SUBJECT PROPERTY:**

LOCATION: \_\_\_\_\_  
*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 \_\_\_\_\_’ in lieu of the required \_\_\_\_\_’. **On the Chanticleer Lane street frontage.**  
\_\_\_\_\_’ **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. ( ) Variance for location of a fence.
6. ( ) Sign Code Variance (See Section \_\_\_\_\_).
7. ( ) 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. An Undue Hardship is required in order to seek a variance.** List, when necessary, the specific sections of the City Code(s) which have a bearing on your request. *(Use additional space on separate page if necessary).*

The existing home was built prior to the current setbacks and is therefore already beyond the allowable limits. Because the house is on a corner lot, the front setback applied to two sides, makes further addition nearly impossible without significant work to the existing structure. The house was also built at an angle that does not correspond to either of the roads, the property lines, or the setback lines.

**VI. PROJECT:**

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

The proposed addition contains a garage at the basement level, a guest bedroom, office, and laundry on the main level, and a shared kids bedroom on the upper level. The addition was designed to maintain the plane of the front of the house for a few feet before turning at an angle parallel to Chanticleer Lane. This angle is an effort to minimize the amount of extension into the setback area. The addition extends 6'-8" further than the corner of the house that is already in the setback. This extension allows access to the addition without requiring significant renovation of the existing. Because the addition is adding a garage, access to the existing driveway was necessary. All roof lines, materials, colors, and architectural details of the existing house will be replicated on the addition.

**VII. OWNER AFFIDAVIT:**

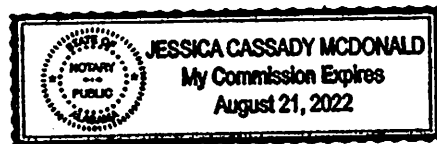
I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. I, also, understand that I am asking for a variance based on the Zoning Code only and not on any or all covenants that are on the subject property. **\*Note, this application must be signed by the owner of the property before a notary. The original application shall be submitted, no copies shall be accepted\***

[Signature] 5-18-21  
Owner Signature/Date

[Signature] 5-18-21  
Representing Agent (if any)/date

Given under my hand and seal  
this 18<sup>th</sup> day of May, 20 21.

[Signature]  
Notary Public  
My commission expires 21<sup>st</sup>  
day of August, 20 22.

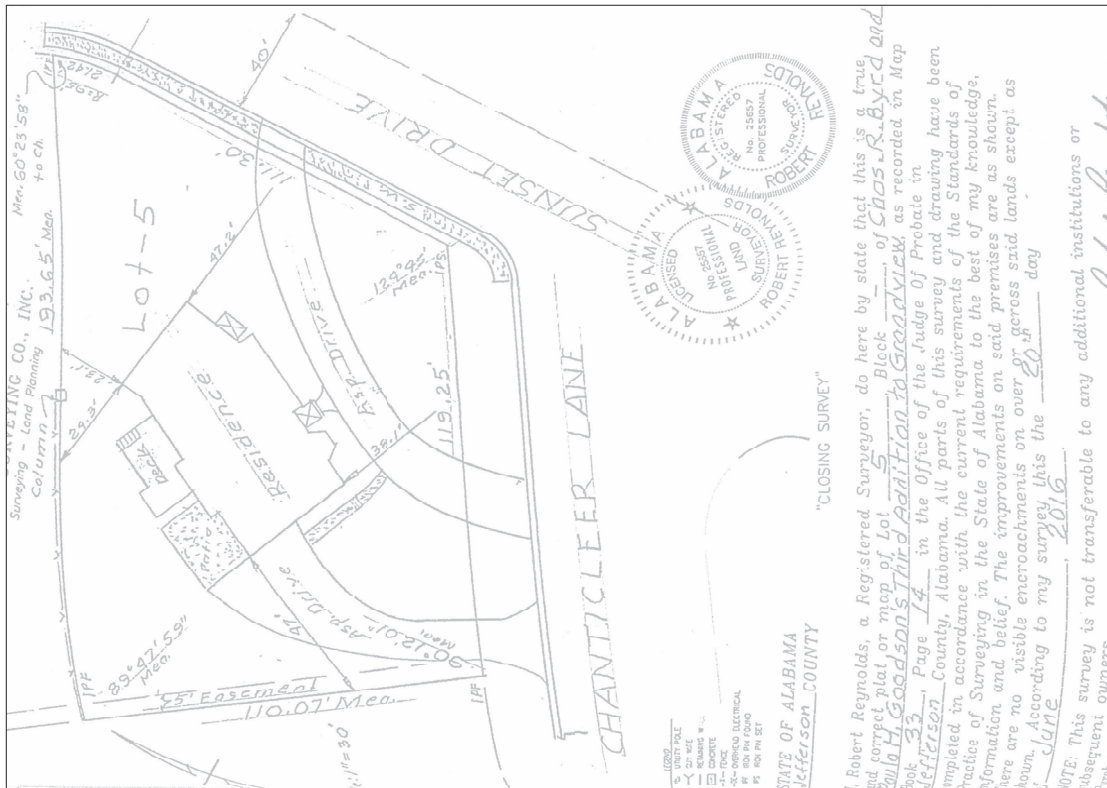


Z0621-22//28-00-19-1-013-008.000  
312 Sunset Drive  
Front Setback for an addition  
Matt Lemen R2



**GENERAL PLAN NOTES**

1. Do not scale drawings. Any dimensions shown on drawings shall be brought to the design team's attention. Dimensions are listed on as follows:
  - EXTERIOR WALLS: Outside
  - INTERIOR WALLS: Center of Wall
  - WINDOWS & DOORS: Center
  - MASONRY WALLS: Face to Face
  - MASONRY OPENINGS: Edge to Edge
2. Elevation walls should be 2x6 framing unless noted otherwise; interior walls should be 2x4 framing unless noted otherwise; walls containing pocket doors should be 2x6 framing. Typical.
3. Windows shall be 2" thick unless noted otherwise; typical.
4. Doors shall be 1 1/2" thick unless noted otherwise; typical.
5. All dimensions are typical unless otherwise noted.

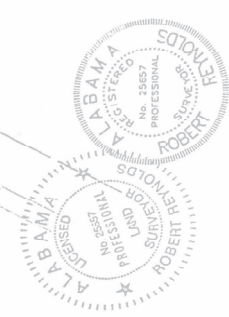


"CLOSING SURVEY"

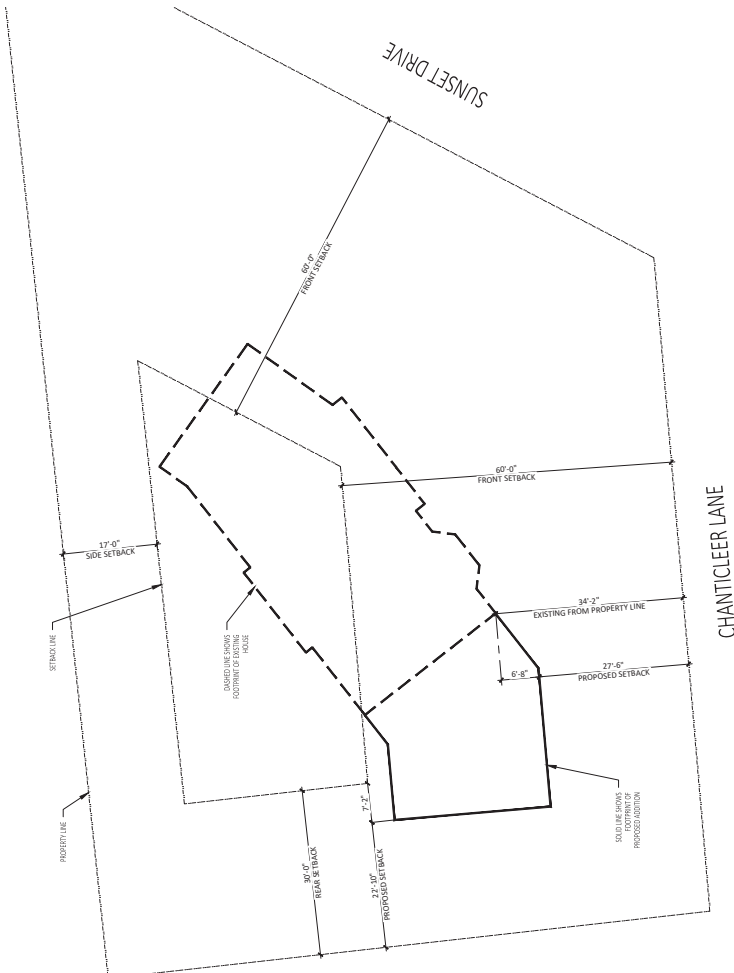
STATE OF ALABAMA  
JEFFERSON COUNTY

Robert Reynolds, a Registered Surveyor, do here by state that this is a true and correct plat or map of Lot 5 Block 5 of Chas. R. Byrd and Julia H. Goodson Third Addition to Grandview as recorded in Map Jefferson 33, Page 14 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 20<sup>th</sup> day of June, 2016.

NOTE: This survey is not transferable to any additional institutions or subsequent owners.



02 | Site Diagram  
SCALE: 1/8"=1'-0"



01 | Copy of Existing Survey  
SCALE: NTS

**A1.0**

**Lemen Residence**  
Vestavia, AL

NOT FOR CONSTRUCTION

DATE: 05/25/2021  
TAB: 1  
JOB NO: 110100000000

SHEET TITLE: SITE PLAN



**GENERAL PLAN NOTES**

1. Do not scale drawings. Any dimensions shown on drawings shall be brought to the design team's attention. Dimensions are listed as follows:
  - INTERIOR WALLS: Outside
  - FACE OF WALL
  - INTERIOR WALLS: Corner of Wall
  - WINDOWS & DOORS: Center
  - MASONRY WALLS: Face to Face
  - MASONRY OPENINGS: Edge to Edge
2. Exterior walls should be 2x6 framing unless noted otherwise; interior walls should be 2x4 framing unless noted otherwise.
3. Walls containing pocket doors shall be 2x6 stud framing, typical.
4. Windows shall be 2" thick unless noted otherwise; typical.
5. Doors shall be 1 3/4" thick unless noted otherwise; typical.

- WINDOW SCHEDULE**
- A: 2'-4" X 3'-8"
  - B: 2'-8" X 4'-4"
  - C: 2'-4" X 3'-0"
  - D: 2'-0" X 3'-0"
  - E: 2'-0" X 3'-1"

NOT FOR CONSTRUCTION

**Lemen Residence**  
Vestavia, AL

DATE: 05/16/2021  
DRAWN BY: MAB  
CHECKED BY: MJB

SHEET TITLE: PLANS

**A2.2**

01 | Second Floor  
SCALE: 1/4"=1'-0"

