

CITY OF VESTAVIA HILLS
BOARD OF ZONING ADJUSTMENT

AGENDA

January 20, 2022

6:00 P.M.

Roll Call.

Approval of Minutes: December 16, 2021.

- (1) BZA-0122-02** Drew and Alli Herring are requesting a **Front Setback Variance** for the property located at 2125 Hickory Road. The purpose of this request is to build a new house. The property is owned by Drew and Alli Herring and is zoned Vestavia Hills R-2.
- (2) BZA-0122-03** Dolly Ridge Holdings, LLC is requesting a **Sign Code Variance** for the property located 4321 Dolly Ridge Road. The purpose of this request is to have two monument signs on one frontage. The property is owned by Dolly Ridge Holdings, LLC and is zoned Vestavia Hills B-1.2.

Time of Adjournment.

CITY OF VESTAVIA HILLS
BOARD OF ZONING ADJUSTMENT
MINUTES

December 16, 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
Robert Gower
Stephen Greer
Thomas Parchman, Alt
Tony Renta
Ryan Rummage, Alt

MEMBERS ABSENT:

Loring Jones, III

OTHER OFFICIALS PRESENT:

Jack Wakefield, Planner/GIS

APPROVAL OF MINUTES

The minutes of November 16, 2021 were presented for approval.

MOTION Motion to dispense with the reading of the minutes of November 18, 2021 was made by Mr. Renta and 2nd was by Mr. Gower. Motion as carried on a voice vote as follows:

Mr. Gower – yes Mr. Greer – yes
Mr. Parchman – yes Mr. Renta – yes
Mr. Rummage – yes Chairman Rice – yes
Motion carried

MULTIPLE VARIANCES

BZA-1221-33 Elise Carr is requesting a **Lot Area Variance, Lot Width Variance, Two Front Setback Variances, Side Setback Variance, & Rear Setback Variance** for the property located 300 Granada Drive. The purpose of this request is to combine lots and build a new house over the existing foundation. The property is owned by Elise Carr and is zoned Vestavia Hills R3.

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.

Elise Carr was present for the request and stated that the corner lot caused a hardship.

Mr. Greer asked if all the house will remain and Mrs. Carr stated that just the foundation will remain.

Mr. Greer also asked if they plan to go up to two stories. Mrs. Carr stated that they are.

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 multiple variances, for the property located at 300 Granada Drive was made by Mr. Renta and 2nd was by Mr. Gower. Motion was carried on a roll call vote as follows:

Mr. Gower – yes Mr. Greer – yes
Mr. Parchman – yes Mr. Renta – yes
Mr. Rummage – yes Chairman Rice – yes
Motion carried

At 6:07 PM, Mr. Renta made a motion to adjourn. The meeting adjourned at 6:07 PM.

Jack Wakefield,
Planner/GIS

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

Date: **January 20, 2022**

- **CASE: BZA-0122-02**
- **REQUESTED ACTION:** 35' Front Setback Variance to reduce the setback to 15' in lieu of the required 50'.
- **ADDRESS/LOCATION:** 2125 Hickory Road
- **APPLICANT/OWNER:** Drew and Alli Herring
- **REPRESENTING AGENT:** Twin Construction
- **GENERAL DISCUSSION:** The applicants are seeking a front setback variance to build a new house. The applicants contend the corner lot causes a hardship. The property fronts an open street and an unopened street. The unopened street is a platted 50' right of way and is classified as a street. 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.

I. APPLICANT INFORMATION:

Owner of Property (This Section Must Be Completed)

Name: Drew + Alli Herring

Address: 2125 Hickory Rd.

Vestavia, AL 35216

Phone #: 205-623-6288 Other #: _____

E-Mail: allinolen@gmail.com, andrewwherring@gmail.com

Billing/Responsible Party

Name: _____

Address: Above

Phone #: _____ Other #: _____

E-Mail: _____

Representing Attorney/Other Agent

Name: Twin Construction, Inc.

Address: _____

Phone #: 205-802-3920 Other #: _____

E-Mail: william@twincompanies.com

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

II. DESCRIPTION OF SUBJECT PROPERTY:

LOCATION: 2125 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.
35’ front/side/rear (circle one) setback variance to reduce the setback to _____’ in lieu of the required 50’.
_____’ front/side/rear (circle one) setback variance to reduce the setback to _____’ in lieu of the required _____’.
_____’ front/side/rear (circle one) setback variance to reduce the setback to _____’ in lieu of the required _____’.
2. A decision of the Zoning Official which the applicant believes to be contrary to the meaning of the Zoning Ordinance.
3. An application to establish a use which must be approved by the Board of Zoning Adjustment (See Section _____).
4. A request for extension of non-conforming use (See Section _____).
5. Variance for location of a fence.
6. Sign Code Variance (See Section _____).
7. Other - Explain (See Section _____).

Z-0122-02//28-00-19-4-003-001.000
2125 Hickory Rd.
Front Setback for new home
Drew & Alli Herring

2125 Hickory Rd.
Front Setback for new home
Drew & Alli Herring

IV. ZONING

Vestavia Hills Zoning for the subject property is _____.

V. HARSHIP

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 property is considered a corner lot, with Trousdale Street on the left/West side. Trousdale St. is an unimproved right of way. The neighboring owner will not sign off on a vacation of the ROW. Vestavia Engineering Dept. has indicated they will not sign off on a vacation due to drainage issues. Therefore, we are asking for a 15' left/West side setback

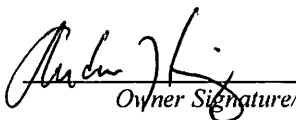
VI. PROJECT:

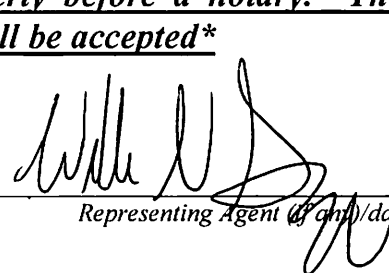
Describe the scope of the project and/or the reason for requesting this variance.

Residential new home construction

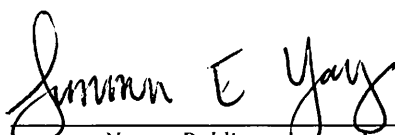
VII. OWNER AFFIDAVIT:

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***

 12/16/21
Owner Signature/Date


Representing Agent (if any)/date

Given under my hand and seal
this 16th day of December, 2021.


Notary Public
My commission expires 9/11/24 11th
day of September, 2024.

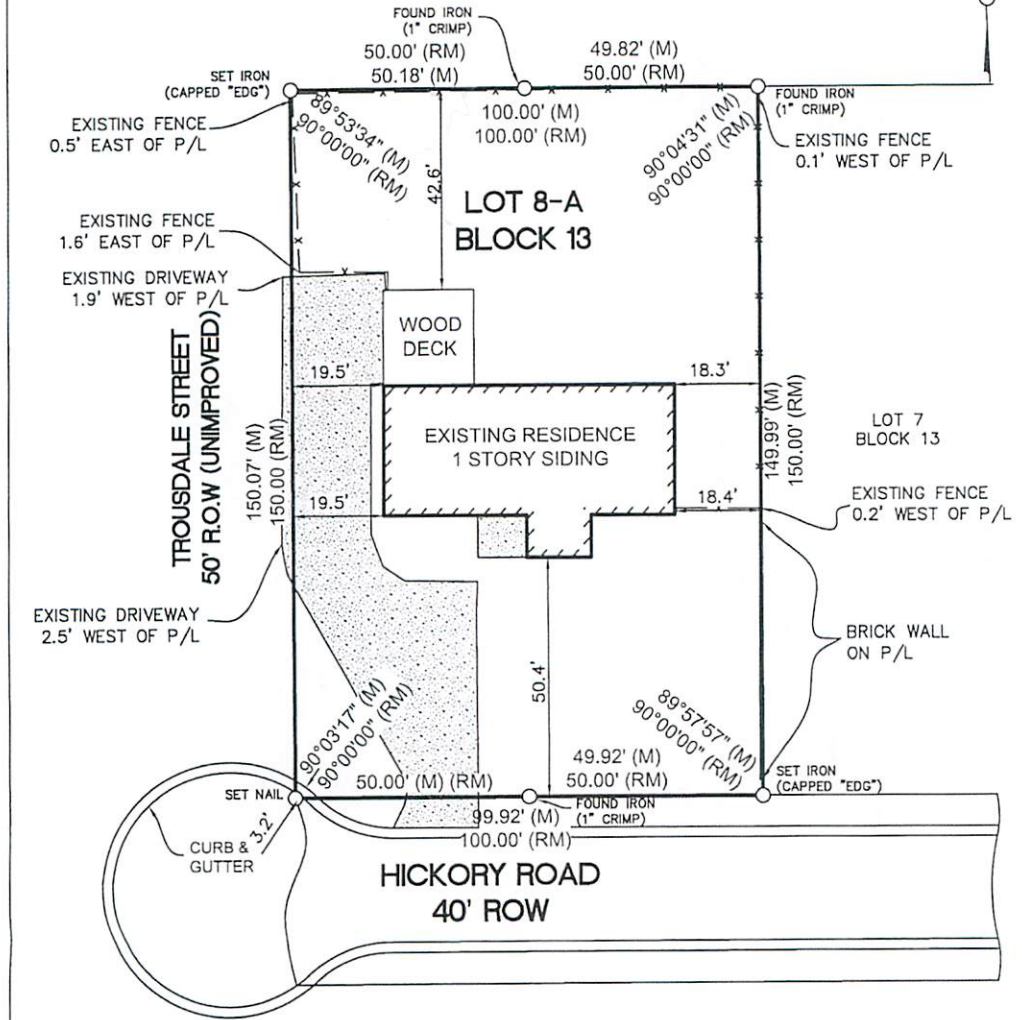
SUMMER E YOUNG
Notary Public, Alabama State At Large
My Commission Expires Sep. 11, 2024

BOUNDARY SURVEY LOT 8-A, BLOCK 13

RESURVEY LOTS 8 AND 9, BLOCK 13

BILTMORE ESTATES
MAP BOOK 98, PAGE 86

JEFFERSON COUNTY, ALABAMA



SCALE: 1"=30'



DESCRIPTION

Lot 8-A, Block 13 of Resurvey Lots 8 And 9, Block 13 Biltmore Estates as recorded in Map Book 98 Page 86 in the Office of the Judge of Probate in Jefferson County, Alabama.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

[Handwritten Signature]

Surveyor's Signature: _____
Alabama License Number 26013, Date: July 14, 2021



- NOTE:**
1. North arrow based on PLAT.
 2. Survey not valid without original signature.

Address: 2125 Hickory Road
 Date of Fieldwork: 2021-07-08
 Date of Survey: 2021-07-09
 Job Number: TWIN0076
 Drawn By: NP
 Survey For: Twin
 Type of Survey: Boundary Survey

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124



HERRING

PROJECT ADDRESS

2125 Hickory Rd
Vestavia, AL 35216

Twin Creations
2807 Central Ave
Suite 06
Homewood, AL 35209

INSPIRE DESIGN BUILD
TWIN



CHANGE LOG

Description

Date

By

Checked

Approved

Scale

Notes

Sheet

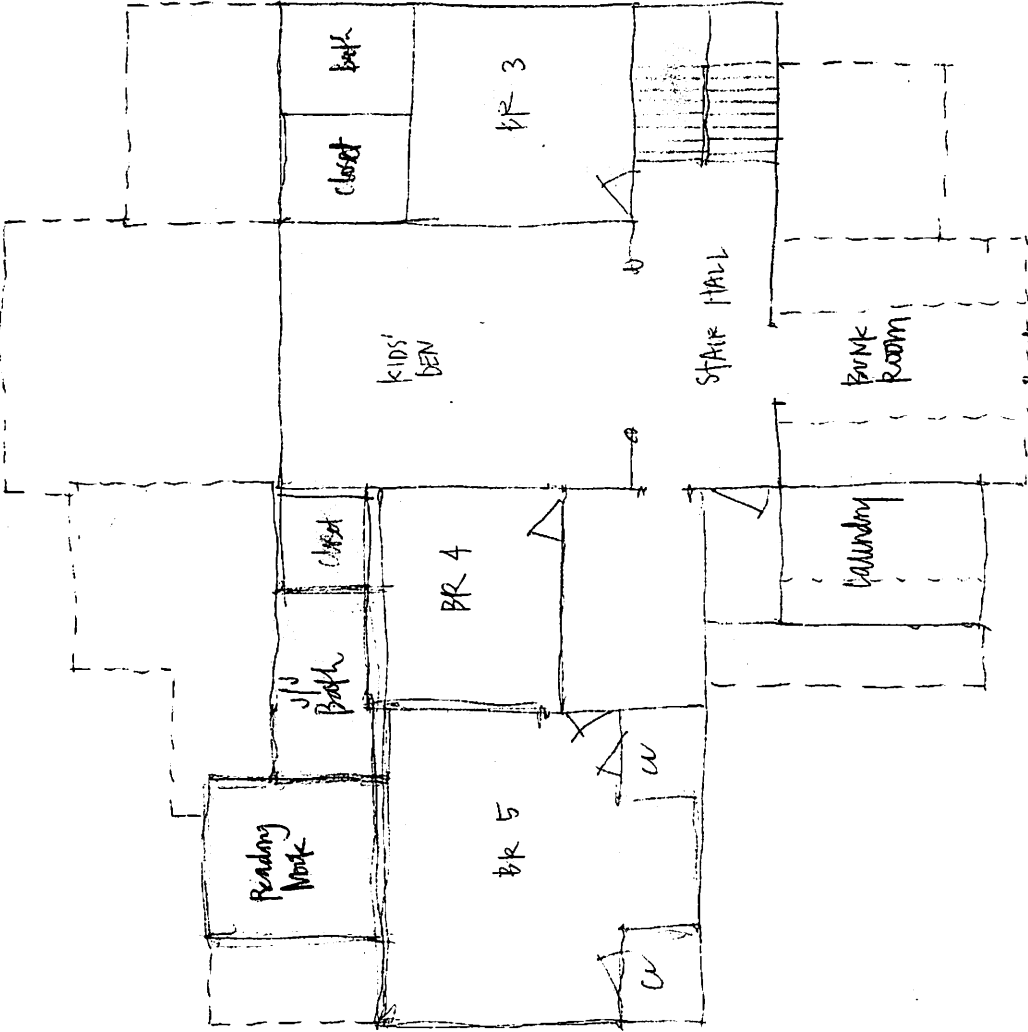
Project

Client

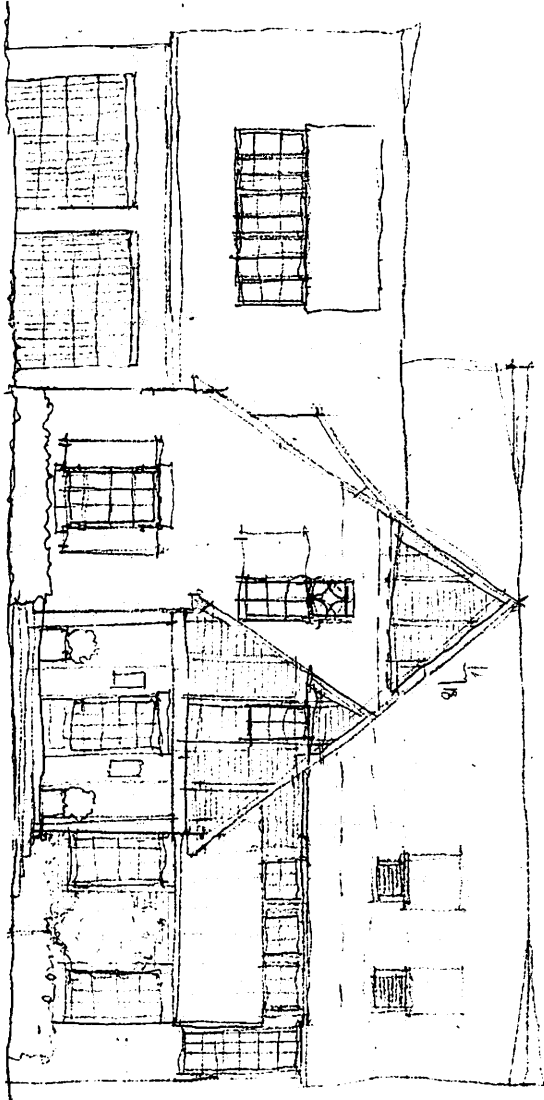
SHEET INDEX

- ALJ Foundation Plan
- ALM Main Level Floor Plan
- ALN 2nd Level Floor Plan
- ALP 3rd Level Floor Plan
- ALQ 4th Level Floor Plan
- ALR 5th Level Floor Plan
- ALS 6th Level Floor Plan
- ALT 7th Level Floor Plan

SHEET NUMBER



PROPOSED 2ND FLOOR



HERRING

PROJECT ADDRESS
 2125 Highway 24,
 Veston, AL 35216

Trish Compton
 2807 Central Ave.
 Suite 103
 Hoover, AL 35309



CHANGE LOG :

Date	Description
X	X
X	X
X	X
X	X
X	X
X	X

SHEET INDEX

100	General Notes
101	Foundation Plan
102	1st Floor Plan
103	2nd Floor Plan
104	Roof Plan
105	Exterior Elevation
106	Interior Elevation

SHEET NUMBER

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

Date: **January 20, 2022**

- **CASE: BZA-0122-03**
- **REQUESTED ACTION:** Variance for Location of a Monument Sign in Front Setback.
- **ADDRESS/LOCATION:** 4321 Dolly Ridge Road
- **APPLICANT/OWNER:** Dolly Ridge Holdings, LLC
- **REPRESENTING AGENT:** Arch M. Lee
- **GENERAL DISCUSSION:** The applicant is seeking a variance for the location of a monument sign in the front setback. Per code, only one monument sign is allowed in a frontage. The request is to add a second monument sign on the Dolly Ridge Road frontage. There are two separate entrances into the property and one sign will be located at each entrance. The monument signage will signify the different tenant spaces in the facility. The applicant's property is zoned Vestavia Hills B-1.2.
- **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

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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: Dolly Ridge Holdings LLC
Address: 2 North 20th St Ste 1700
Birmingham AL 35203
Phone #: 205-323-2020 Other #: 205-458-8133
E-Mail: Thickman@Harbertrealty.com

Billing/Responsible Party

Name: Dolly Ridge Holdings LLC
Address: 2 North 20th St Ste 1700
Phone #: 205-323-2020 Other #: 205-458-8133
E-Mail: Thickman@Harbertrealty.com

**Z-0122-03//Retail Development
4321 Dolly Ridge Rd.
Sign Code Variance
Dolly Ridge Holdings**

Representing Attorney/Other Agent

Name: Arch m Lee
Address: Midstate Signs LLC
1212 Adams Ave Montgomery AL 36104
Phone #: 334-262-6340 Other #: 334-300-4034
E-Mail: Arch@gomidstate.com

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

II. DESCRIPTION OF SUBJECT PROPERTY:

LOCATION: 4321 Dolly Ridge Rd
Street Address
Dolly Ridge Retail Development
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. Variance for location of a fence.
6. Sign Code Variance (See Section _____).
7. Other - Explain (See Section _____).

Z-0122-03//Retail Development
4321 Dolly Ridge Rd.
Sign Code Variance
Dolly Ridge Holdings

IV. ZONING

Vestavia Hills Zoning for the subject property is _____.

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).

Allow monument with tenant panels at both Dolly Ridge Rd entrances

VI. PROJECT:

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

Allow 2 signs at Dolly Ridge entrances

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**

[Handwritten Signature]

Owner Signature/Date

Representing Agent (if any)/date

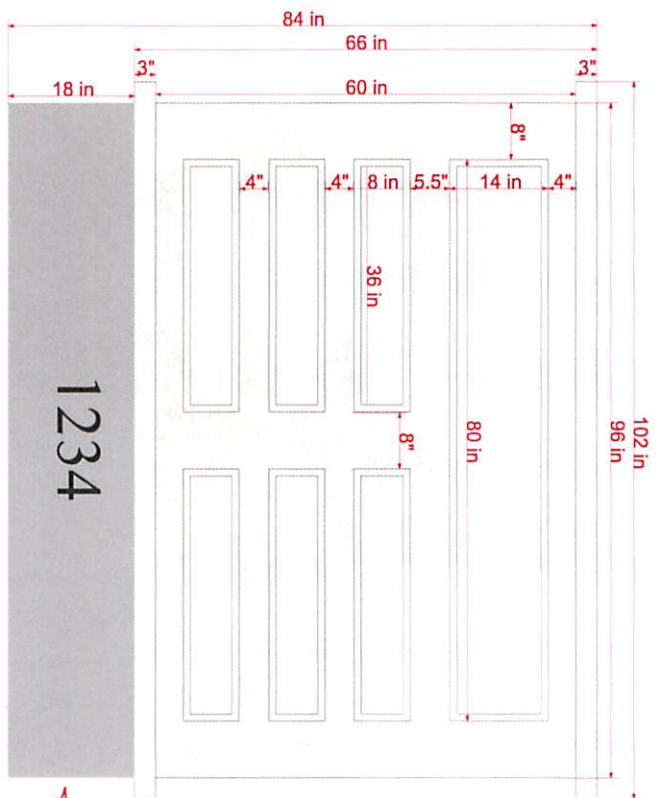
Given under my hand and seal
this 15th day of December, 2021.



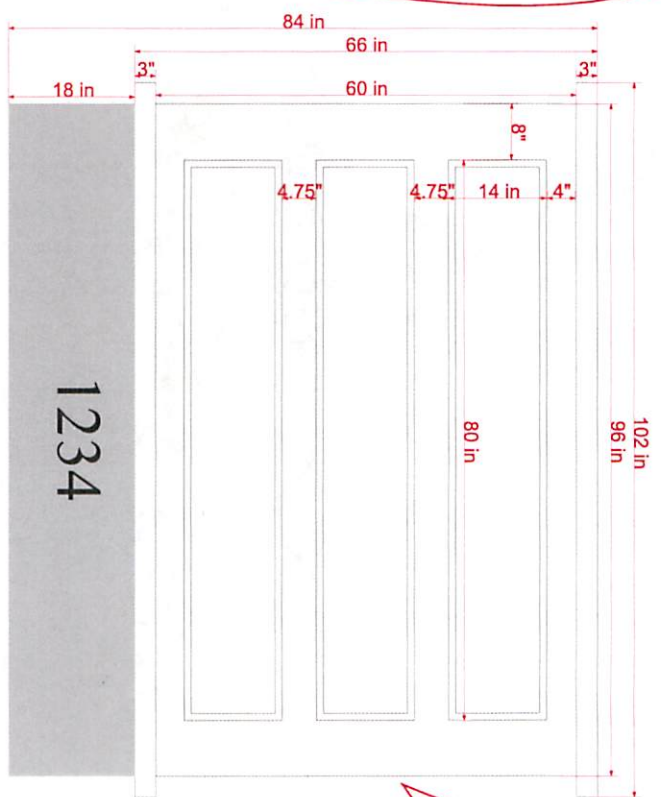
Jacqueline Hodge McGhee

Notary Public
My commission expires 7th
day of June, 2024.

Z-0122-03//Retail Development
4321 Dolly Ridge Rd.
Sign Code Variance
Dolly Ridge Holdings



dryvit 310 china white



dryvit 102 brite white



x1 qty each double-sided monuments, internal lit LED
 6" aluminum address numbers on 1" standoffs
 aluminum cabinets, dryvit texture; base section concrete
 white polycarbonate tenant panels w/ 1" retainers
 colors/tenants TBD

CUSTOMER APPROVAL SIGNATURE



INDOOR - OUTDOOR - BILLBOARDS - SERVICE
 334-262-6340

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DOLLY RIDGE RETAIL DEVELOPMENT

HARBERT REALTY SERVICES



100% CONSTRUCTION DOCUMENTS

JUNE 18, 2021
WBA Project #19-024

- PROJECT TEAM**
- OWNER**
WBA PROJECT #19-024
 - ARCHITECT**
BLACKSTOCK ARCHITECTS
 - CIVIL ENGINEER**
CIVIL ENGINEER
 - STRUCTURAL ENGINEER**
STRUCTURAL ENGINEER
 - MECHANICAL & PLUMBING ENGINEER**
MECHANICAL & PLUMBING ENGINEER
 - ELECTRICAL ENGINEER**
ELECTRICAL ENGINEER

DRAWING LIST

NO.	DESCRIPTION
001	GENERAL
002	LANDSCAPE
003	ARCHITECTURAL
004	MECHANICAL
005	PLUMBING
006	FIRE PROTECTION
007	ELECTRICAL
008	STRUCTURAL



DOLLY RIDGE RETAIL DEVELOPMENT
100% CONSTRUCTION DOCUMENTS

HARBERT REALTY SERVICES
4121 Dolly Ridge Rd, Vestavia Hills, AL 35216
19-024

WILLIAMS BLACKSTOCK ARCHITECTS

ARCHITECTS

1910 19TH AVENUE
BIRMINGHAM, ALABAMA 35202

DATE: 06-18-2021

PROJECT NO: 19-024

PROJECT NAME: COVER

SCALE: 1/8" = 1'-0"

G10