

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

**JULY 21, 2022  
6:00 PM**

1. Roll Call
2. Approval Of Minutes: June 21, 2022 (*Postponed*)
3. **BZA-22-6** – Brian Hatcher Is Requesting **Confirmation Of A Request For A Parking Variance** For A New Office Building To Be Constructed At **9000 Liberty Parkway**. The Request For A Variance From The PUD Required 476 Spaces To 200 Spaces Due To Extreme Sloping Of Property. The Request Was Previously Approved By The Liberty Park ARC. The Property Is Owned By Medical Properties Trust And Is Zoned Vestavia Hills, PUD PB (Planned Unit Development, Planned Business)
4. **BZA-22-7** – Slate Sandlin Is Requesting A Rear Setback Variance For The Property Located At **1814 Old Orchard Road**. The Purpose Of The Request Is For A 19’ Rear Setback In Lieu Of The Required 30’ In Order To Cover And Screen A Currently Open Deck On The Back Of The Home. The Property Is Owned By Slate Sandlin And Is Zoned Vestavia Hills R-3.
5. **BZA-22-9** – Laura Daly A **Front Setback Variance** And A **Rear Setback Variance** For The Property Located At **2500 Mountain Woods Drive**. The Purpose Of This Request Is For A Front Setback 30’ In Lieu Of The Required 50’ For The Addition Of A Front Porch And A Master Suite And A Rear Setback Variance Of 15’ From The Required 30’ For An Existing Part Of The House That Was Constructed Prior To Annexation. The Property Is Owned By Laura Daly And Is Zoned Vestavia Hills R-2.
6. **BZA-22-10** – Jenni Mote Is Requesting A **Variance For Location Of A Fence** For The Location Of An 8’ Privacy Fence On The Property Located At **1932 Highfield Drive**. The Purpose Of This Request Is That An 8’ Privacy Fence Was Erected Past The Front Setback Line Of A Corner Lot. The Property Is Owned By Jenni Mote And Is Zoned Vestavia Hills R-3
7. **BZA-22-11** – Peily Soong Is Requesting A **Location Of A Fence/Gate** For The Property Located At **2123 Chestnut Road**. The Purpose Of The Request Is To Re-Erect A Gate That Was Taken Down During Home Renovations In Order To Connect An Existing Iron Fence. The Property Is Owned By Peily Soong And Is Zoned Vestavia Hills R-3
8. **BZA-22-12** – Jeremy Berman And Andy Velazquez Of Velber Development, Llc Are Requesting **Side Setback Variance** For The Property Located At **3985 Kyle Lane**. The Purpose Of This Request Is A Side Setback Of 9’ In Lieu Of The Required 15’ To Allow The Roof To Be Raised And Bring The Side Into Compliance Because Of Construction Prior To Annexation Into The City. The Property Is Owned By Velber Development, Llc And Is Zoned Vestavia Hills A (Agriculture)

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

Date: July 21, 2022

- **CASE:** BZA-22-6
- **REQUESTED ACTION:** Confirmation of a variance from the Liberty Park PUD planning requirements of a required 476 parking spaces to 200 spaces due to extreme sloping of property.
- **ADDRESS/LOCATION:** 9000 Liberty Parkway
- **APPLICANT/OWNER:** Medical Properties Trust; represented by Brian Hatcher
- **GENERAL DISCUSSION:** Applicants are seeking confirmation of a request to vary from a required 476 parking spaces as stipulated in the planning criteria for the Liberty Park Amendment to the PUD to 200 parking spaces due to extreme topography. The applicant's property is zoned Vestavia Hills PUD-PB (planned business). The request was approved by the Liberty Park ARC (see attached letter) and this is a request for confirmation by the BZA.
- **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, AL

07/13/2022

**BZA-22-6**

Variance and Special Exception Application

**Status:** Active**Date Created:** Jun 13, 2022**Applicant**

Josh Donnell  
jdonnell@lbyd.com  
880 Montclair Rd, Suite 600  
Birmingham, AL 35213  
2054880219

**Primary Location**

9000 LIBERTY PKWY  
VESTAVIA HILLS, AL 35242

**Owner:**

8844 Project LLC  
8844 Liberty Parkway Birmingham , AL 35242

**Applicant Information**

**I am filling this out as the**  
Representative Agent

**Billing/Responsible Party****Name**

Medical Properties Trust

**Phone #**

2053320826

**Address**

1000 Urban Center Drive, Suite 501

**City/State/Zip**

Vestavia Hills/AL/35242

**Email**

ealdag@johnsonhre.com

**Representing Attorney/Other Agent****Name**

Brian Hatcher

**Phone #**

2054880601

**Address**

880 Montclair Rd, Suite 600

**City/State/Zip**

Birmingham/AL/35213

**Email**

bhatcher@lbyd.com

**Subject Property Information****Subject Property Address**

9000 Liberty Parkway

**Legal Description of Subject Property**

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**REASONS FOR REQUEST****Front Setback Variance****Rear Setback Variance****Side Setback Variance****Other Setback Variance****Lot Area Variance****Lot Width Variance****Variance for location of a fence.****Sign Code Variance****A decision of the Zoning Official which the applicant believes to be contrary to the meaning of the Zoning Ordinance.****Other****Details**

Parking Variance

**ZONING****Vestavia Hills Zoning for the subject property is**

PUD-PB Planned Business

**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).**

For office buildings, code requires 1 parking space per 250 SF of office space. Our proposed office building is 118,882 SF. Per the code, we need to provide 476 parking spaces. However, due to the extreme terrain of the site, providing this many spaces is not feasible. The site has approximately 140 +/- feet of elevation change with extreme slopes as steep as 1:1.

**PROJECT**

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

The scope of this project is to provide a new world-class headquarters for a confidential real estate investment firm. The proposed 3 story office building is approximately 118,882 SF with an attached 3 story parking deck. One of the main objectives of the project is to limit disturbance as much as possible to preserve the existing forest.

For office buildings, code requires 1 parking space per 250 SF of office space. We are seeking a variance to provide 200 parking spaces. Considering the unique open and collaborative nature of the building, we feel that the square footage does not fairly define the number of employees/guests that will be working in the building. Currently, the number of employees is 97. So, 200 parking spaces is ample enough parking to serve the business's current and future needs.

**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. **If the Representing Agent is submitting this form, a notarized**

**Representing Agent Signature****Notarized Owner Authorization**

 Authorization Letter.pdf

Uploaded by Josh Donnell on Jun 13, 2022 at 2:45 pm



Josh Donnell, PE  
LBYD, Inc.  
880 Montclair Road  
Suite 600  
Birmingham, AL 35213

June 29, 2022

RE: Parking Reduction Variance

Corporate Headquarters Liberty Park

Dear Josh,

The Liberty Park ARC has reviewed your request to reduce the total number of onsite parking spaces for the proposed 118,882 SF corporate headquarters located within the Liberty Park PUD from the required 295 space (2.5 spaces per 1000 SF of office) to 200 spaces. Your request for this reduction is based on the following:

- Extreme terrain of the site – 140 feet of vertical elevation change with 1:1 slopes
- Building is designed to minimize land disturbance to provide extensive natural buffers between the buildings and surrounding land uses – Building and associated site work will only disturb approximately 6.5–acres of the 54 +/- acre property.
- The requested reduction from 298 space to will 200 spaces will meet your client's current employee needs (currently 97 employees) and future needs.

After reviewing the site plans, the supporting narrative of the buildings environmental sustainably targeted goals - LEED Platinum, WELL Platinum, LBC Energy, Materials and Water Petal Certification – and your justification for the reduction in onsite parking the Liberty Park ARC grants your client a variance to reduce the project's onsite parking from 295 spaces to 200 space. Should your clients parking needs change in the future any future additions or expansions for parking will require an ARC approval.

If you have any additional questions please feel free to contact me at (770) 367-9552.

Sincerely,

John A. Bonanno

Chairman

Liberty Park Architectural Review Committee

LBYD, Inc.  
Civil and Structural Engineers  
880 Montclair Road, Suite 600  
Birmingham, AL 35218  
(205) 251-4500



June 29, 2022

1000 Urban Center Drive, Suite 235  
Vestavia Hills, AL 35242

Attention: Liberty Park Architectural Review Committee (LPARC)

Reference: Parking Reduction Variance


LBYD Project # 131108

Dear Liberty Park Architectural Review Committee:

We are requesting a variance to reduce the total number of onsite parking spaces for a proposed 118,882 sf corporate headquarters development located within the Liberty Park PUD from 298 spaces to 200 spaces. The parking requirement for planned business (PB) in the liberty park PUD is 2.5 spaces per 1000 sf of office space. The reduction request is based on the following:

- Extreme terrain of the site – 140 feet of vertical elevation change with 1:1 slopes
- Building is designed to minimize land disturbance to provide extensive natural buffers between the buildings and surrounding land uses – Building and associated site work will only disturb approximately 6.5 +/- acres of the 54 +/- acre property.
- The requested reduction from 298 spaces to will 200 spaces will meet the client's current employee needs (currently 97 employees) and future needs.

Sincerely,



Josh Donnell, PE

Project Engineer

Enclosures

cc:

file: Letter.doc

LBYD, Inc. | [www.lbyd.com](http://www.lbyd.com)

Birmingham | Huntsville | Auburn | Tampa Bay | Nashville



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

Date: July 21, 2022

- **CASE:** BZA-22-7
- **REQUESTED ACTION:** Request for a rear setback variance to 19' in lieu of the required 30' to allow for an existing open deck to be roofed and screened.
- **ADDRESS/LOCATION:** 1814 Old Orchard Road
- **APPLICANT/OWNER:** Slate Sandlin
- **GENERAL DISCUSSION:** Applicants are seeking an 11' rear setback variance to reduce the rear setback to 19' in lieu of the required 30' to allow a roof and screening on an existing open deck.
- **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.



**Variance and Special Exception Application**

**Applicant**

**Primary Location**

**BZA-22-7**

 Slate Sandlin  
 256-278-5121  
 slate.sandlin@gmail.com

1814 OLD ORCHARD RD  
VESTAVIA HILLS, AL 35216

Submitted On: Jun 17, 2022

**Applicant Information**

I am filling this out as the  
Owner

**Billing/Responsible Party**

<b>Name</b>	<b>Phone #</b>
Slate Sandlin	256-278-5121
<b>Address</b>	<b>City/State/Zip</b>
1814 Old Orchard Rd	Vestavia Hills, AL 35216
<b>Email</b>	
slate.sandlin@gmail.com	

**Subject Property Information**

**Subject Property Address**  
1814 Old Orchard Rd

**Legal Description of Subject Property**  
Lot 16, Block 3, Fifth Addition to Southridge Addition to Vestavia Hills

**REASONS FOR REQUEST**

<b>Front Setback Variance</b>	<b>Rear Setback Variance</b>
--	true
<b>Setback Required</b>	<b>Setback Requested</b>
30	19
<b>Side Setback Variance</b>	<b>Other Setback Variance</b>
--	--
<b>Lot Area Variance</b>	<b>Lot Width Variance</b>
--	--
<b>Variance for location of a fence.</b>	<b>Sign Code Variance</b>
--	--
<b>A decision of the Zoning Official which the applicant believes to be contrary to the meaning of the Zoning Ordinance.</b>	<b>Other</b>
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## ZONING

Vestavia Hills Zoning for the subject property is

R-3

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## 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).

Odd-shaped lot

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## PROJECT

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

Would like to add a 16' deep x 18' wide screen porch on the back of our home. The proposed area currently houses a deck and screen porch would stay within that footprint.

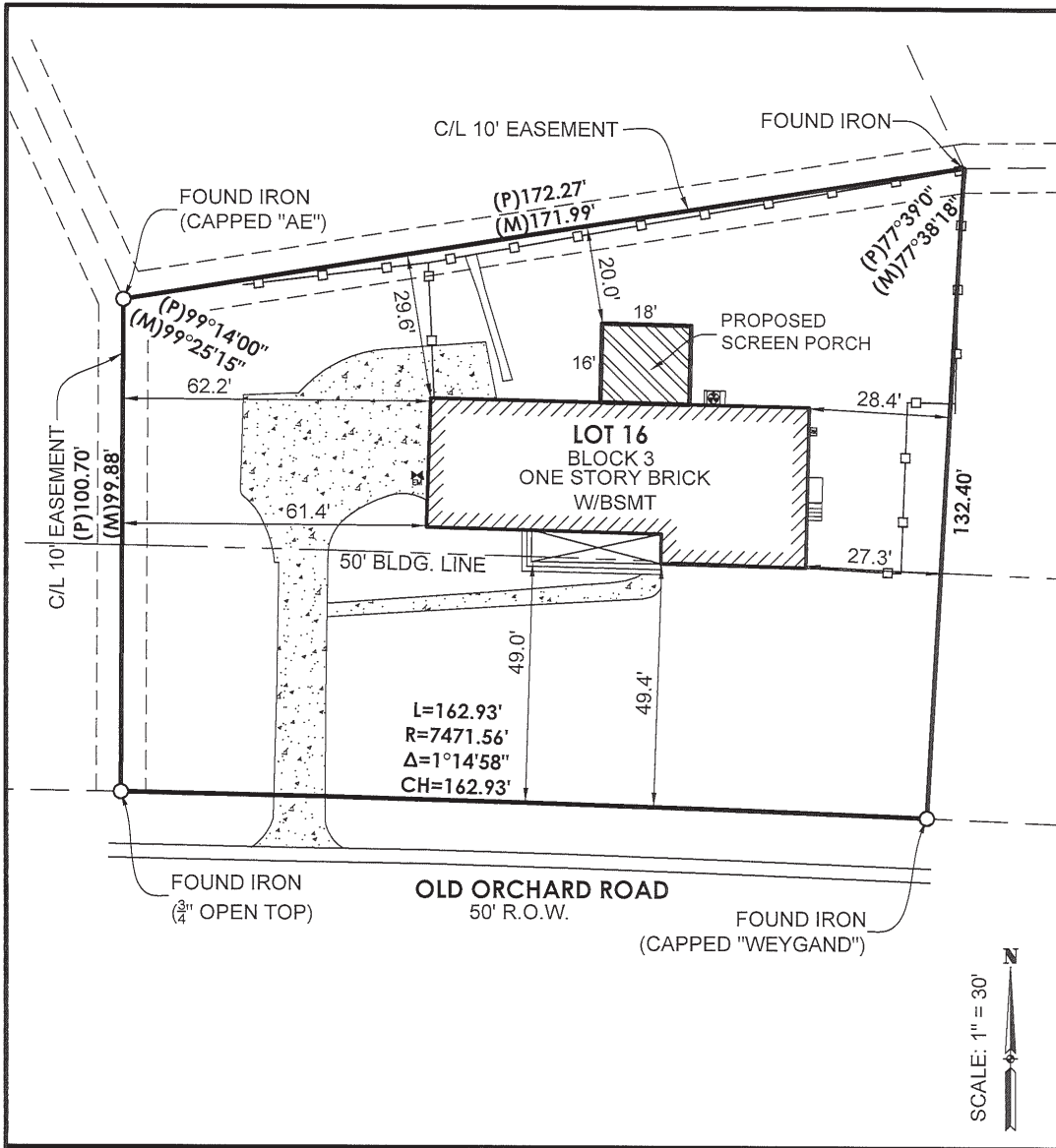
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## OWNER AFFIDAVIT

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. **If the Representing Agent is submitting this form, a notarized authorization shall be submitted with this application. Please see the file upload section below.**

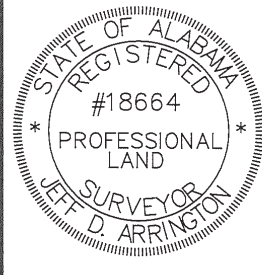
**Owner Signature**

**true**



LEGEND					
° DEGREE	N NORTH	E EAST	L ARC LENGTH	—○— UTILITY LINE	—○— UTILITY LINE
' FEET OR MINUTES	S SOUTH	W WEST	R RADIUS	—x— CHAIN LINK FENCE	—x— CHAIN LINK FENCE
" INCHES OR SECONDS	P.O.B. POINT OF BEGINNING		⊗ FIRE HYDRANT	—□— WOODEN FENCE	—□— WOODEN FENCE
GM GAS METER	R.O.W. RIGHT OF WAY		⊕ UTILITY POLE	—■— CONCRETE	—■— CONCRETE
	C/L CENTER LINE		□ JUNCTION BOX		

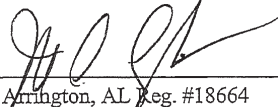
- NOTES:**
- NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
  - ALL BEARING AND/OR ANGLE, AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED: DEED=(D); MEASURED=(M); RECORD MAP/PLAT=(P).
  - UNDERGROUND PORTIONS OF FOUNDATIONS, FOOTINGS, OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED UNLESS OTHERWISE NOTED.
  - THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.
  - BEARING REFERENCE IS BASED ON RECORDED PLAT AND SOURCE OF INFORMATION IS RECORDED PLAT AND FIELD EVIDENCE.
  - TYPE OF SURVEY: **FINAL SURVEY**



STATE OF ALABAMA  
JEFFERSON COUNTY

I, Jeff D. Arrington, a registered Land Surveyor, certify that I have surveyed Lot 16 Block 3, according to the survey of FIFTH ADDITION TO SOUTHRIDGE ADDITION TO VESTAVIA HILLS, as recorded in Map Volume 47, Page 91, in the office of the Judge of Probate Jefferson County, Alabama; 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; That there are no encroachments on said lot except as shown; That improvements are located as shown above. No Flood Zone Determination was requested or performed as part of this survey.

Address: 1814 OLD ORCHARD ROAD  
 Drawing Date: 06/01/2022 By: MA  
 Date of Survey: 05/31/2022 Party Chief: BW  
 Order No. 79944  
 For: HARMON CONSTRUCTION

  
 Jeff D. Arrington, AL Reg. #18664  
 Arrington Engineering & Land Surveying, Inc.  
 2032 Valleydale Road, Birmingham, AL 35244  
 Phone: (205) 985-9315 (Fax 205-985-9385)

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

Date: July 21, 2022




- **CASE:** BZA-22-9
- **REQUESTED ACTION:** Request for a front and rear setback variance. Front setback of 30’ in lieu of the required 50’ and a rear setback of 15’ in lieu of the required 30’ for porch and bedroom addition and to bring into compliance a portion of the property constructed prior to annexation.
- **ADDRESS/LOCATION:** 2500 Mountain Woods Drive
- **APPLICANT/OWNER:** Laura Daly
- **GENERAL DISCUSSION:** Applicants are seeking an a 20’ front setback variance to reduce the front setback to 30’ in lieu of the existing 50’ and a 15’ rear setback variance to reduce the rear setback to 15’ in lieu of the required 30’ to allow an addition of a porch and master suite and to bring into compliance the legal “rear” of the property. Since the home was construction prior to annexation and the unusual shape of the corner lot, the interpretations were different than they are today.
- **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.

**Variance and Special Exception Application**

**Applicant**

**Primary Location**

**BZA-22-9**

 Laura Daly  
 205-901-7954  
 lauraannmeyers@gmail.com

2500 MOUNTAIN WOODS DR  
VESTAVIA HILLS, AL 35216

Submitted On: Jun 20, 2022

**Applicant Information**

I am filling this out as the  
Owner

**Billing/Responsible Party**

<b>Name</b>	<b>Phone #</b>
Laura Daly	205-901-7954
<b>Address</b>	<b>City/State/Zip</b>
2500 Mountain Woods Drive	Vestavia Hills, AL 35216
<b>Email</b>	
lauraannmeyers@gmail.com	

**Subject Property Information**

**Subject Property Address**  
2500 Mountain Woods Drive, Vestavia Hills, al 35216

**Legal Description of Subject Property**  
Residential lot

**REASONS FOR REQUEST**

<b>Front Setback Variance</b>	<b>Setback Required</b>
true	50 feet
<b>Setback Requested</b>	<b>Rear Setback Variance</b>
30 feet, 7 inches	true
<b>Setback Required</b>	<b>Setback Requested</b>
30 feet	15.56 feet
<b>Side Setback Variance</b>	<b>Other Setback Variance</b>
--	--
<b>Lot Area Variance</b>	<b>Lot Width Variance</b>
--	--
<b>Variance for location of a fence.</b>	<b>Sign Code Variance</b>
--	--

**A decision of the Zoning Official which the applicant believes to be contrary to the meaning of the Zoning Ordinance.**

**Other**

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## ZONING

**Vestavia Hills Zoning for the subject property is**

VA R-2

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## 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).**

It is a CORNER LOT, with existing setbacks already outside of the ordinance. It is also a smaller parcel than the rest of the neighborhood. For the front variance, we are wanting to update the existing porch and add an addition that will beautify the lot and also create a larger home. From the front, it will still match the existing neighborhood, and there will be plenty of space. For the back variance, we are just applying for what is already existing to the current structure.

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## PROJECT

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

We will be adding a beautiful front porch and an additional master suite. Again, there will still be plenty of yard to match the rest of the neighborhood, but since we are on a corner lot we are at a disadvantage.

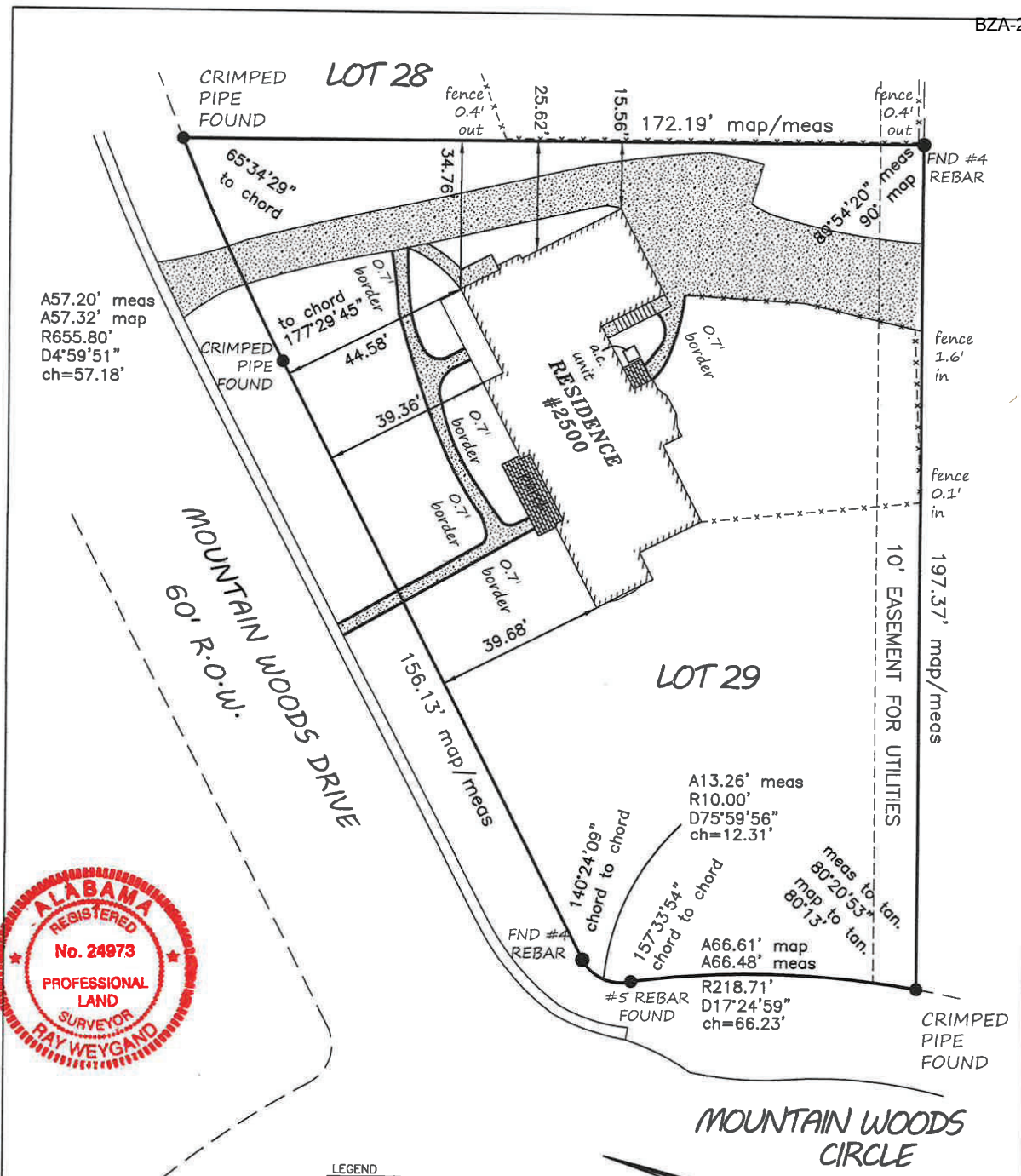
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## OWNER AFFIDAVIT

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. **If the Representing Agent is submitting this form, a notarized authorization shall be submitted with this application. Please see the file upload section below.**

**Owner Signature**

**true**



**LEGEND**

ASP ASPHALT	HW HEADWALL	oLGT LIGHT	ANCHOR ANCHOR
BLDG BUILDING	MIN MINIMUM	COV COVERED	R RADIUS
CALC CALCULATED	MH MANHOLE	DECK DECK	R.O.W. RIGHT OF WAY
MEAS MEASURED	OH OVERHANG	CONCRETE CONCRETE	SAN SANITARY
CH CHORD	PVMT POWER LINE	WALL WALL	STM STORM
LNG LONG CHORD	PAVEMENT PAVEMENT	FENCE FENCE	UTIL UTILITY
d DEFLECTION	WITH WITH	POR PORCH	AC ACRES
Δ DELTA	TAN TANGENT		S.F. SQUARE FEET
ESMT EASEMENT	RES RESIDENCE		℄ CENTERLINE

STATE OF ALABAMA)  
JEFFERSON COUNTY)

"Property Boundary Survey"

**SCALE: 1"=30'**

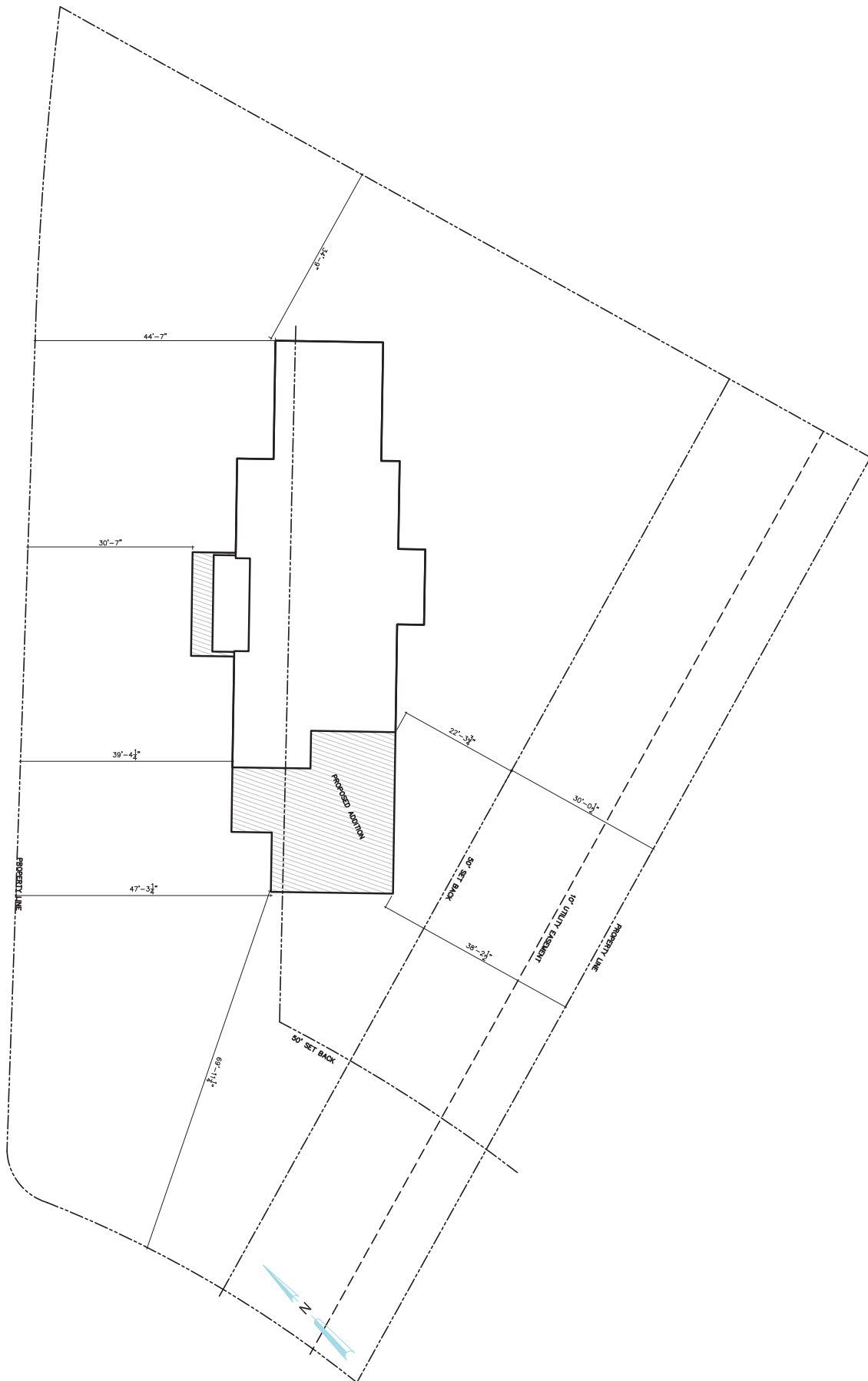
I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 29, SECOND ADDITION TO MOUNTAIN WOODS PARK, as recorded in Map Volume 38 Page 63 in the Office of the Judge of Probate, Jefferson County, Alabama. I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, according to my survey of MAY 26, 2022. Survey invalid if not sealed in red.

Order No.: 20220831  
Purchaser:  
Address: 2500 MOUNTAIN WOODS DR.

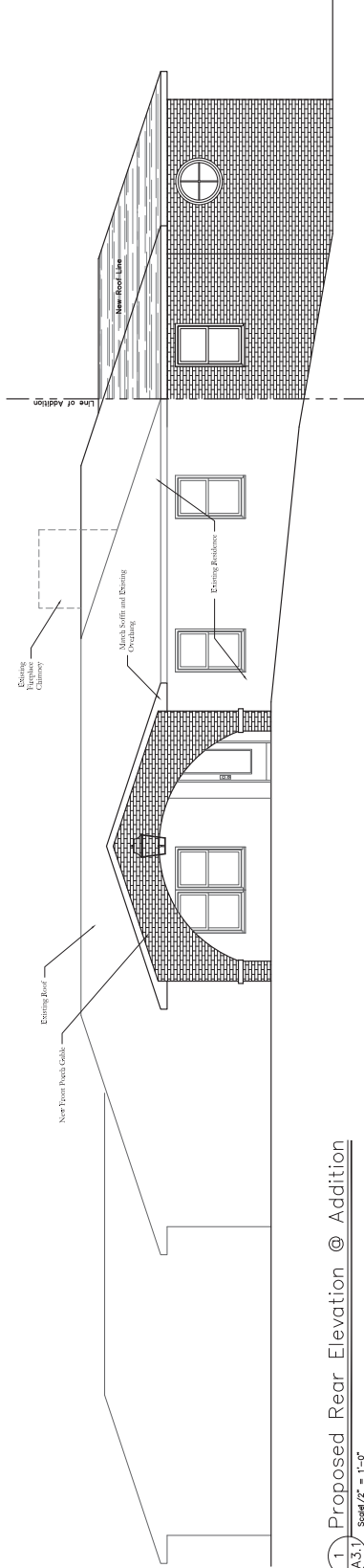
*[Signature]*  
Ray Weygand, Reg. L.S. #24973  
169 Oxmoor Road Homewood, AL 35209  
Phone: (205) 942-0086 Fax: (205) 942-0087  
Copyright ©



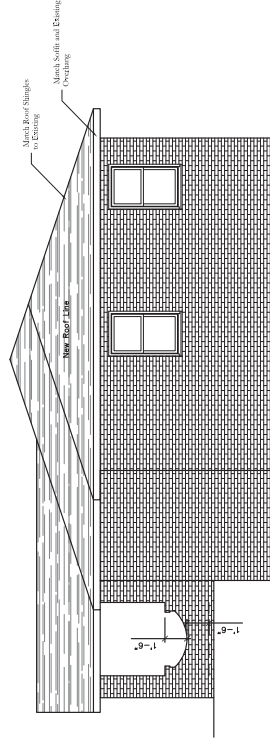
Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above.







1 Proposed Rear Elevation @ Addition  
 A3.1 Scale/2" = 1'-0"



2 Proposed Right Side @ Addition  
 A3.1 Scale/2" = 1'-0"



AR HOME DESIGN, LLC  
 PLANNING, C.E.T. AND JPRS  
 PHONE: 202.232.3397

PLAN INFORMATION

DAILY RESIDENCE

Joseph and Laura Ann Daly  
 2500 Mountain Wood Drive  
 Vestavia AL

Lot Specific Plans	
Date:	Description:
05/03/22	Revised Set
05/12/22	Variance Approval
x	Construction Set

Date:	Revision:
05/20/22	Final
x	

SHEET INDEX

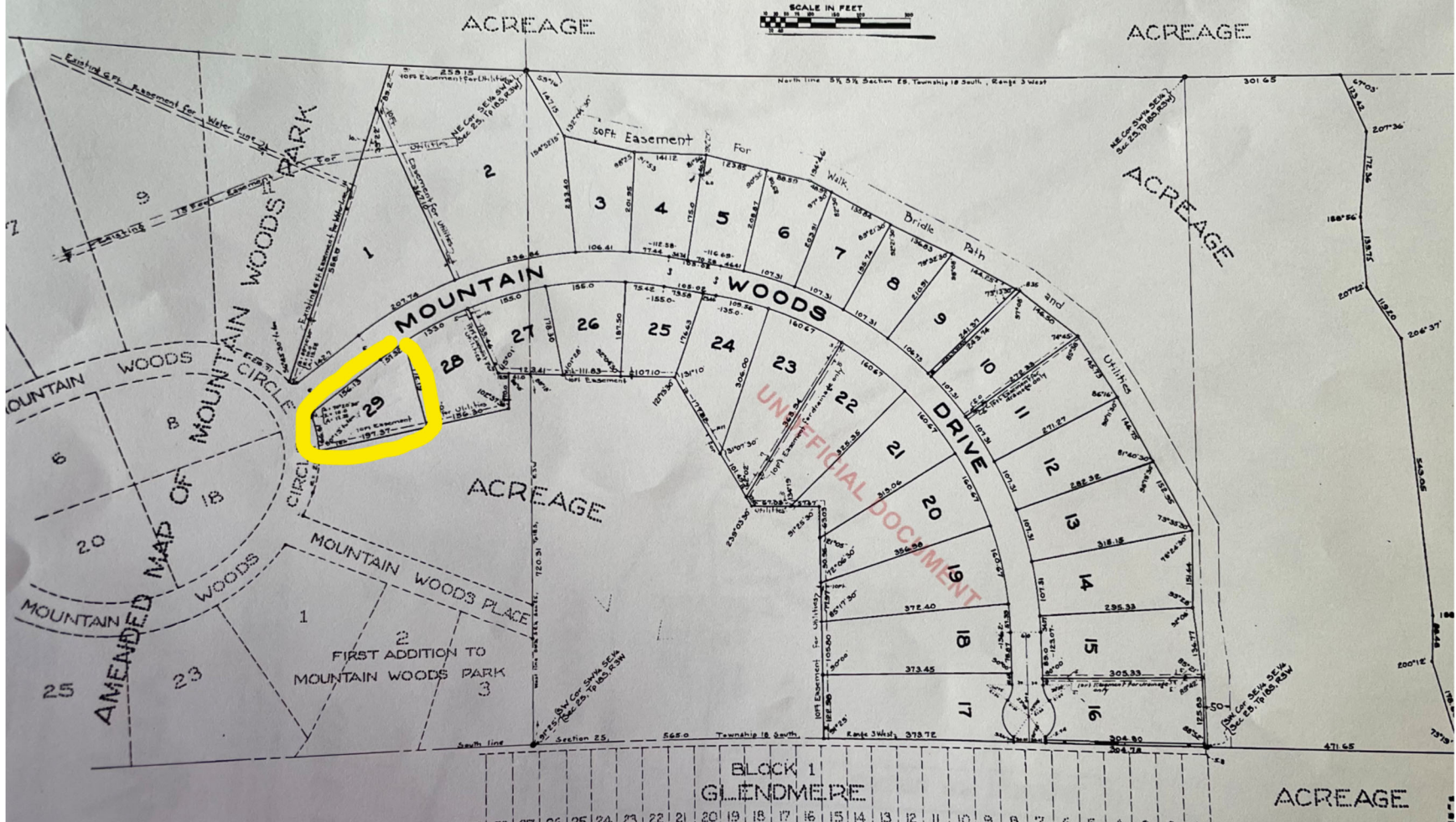
A0.1	ASchedule
A1.1	1st Floor Plan
A2.1	2nd Floor Plan
A2.2	Basement Plan
A3.1	Elevation
E1.1	Lighting Plan

# SECOND ADDITION TO MOUNTAIN WOODS PARK

SITUATED IN THE SW<sup>1</sup>/<sub>2</sub> OF THE SW<sup>1</sup>/<sub>2</sub> OF SECTION 25, TOWNSHIP 18 SOUTH, RANGE 3 WEST

JEFFERSON COUNTY, ALABAMA

Scale: 1 inch=100 feet F. M. Shepard, Engineer July, 1953



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

Date: July 21, 2022

- **CASE:** BZA-22-10
- **REQUESTED ACTION:** Request location of an 8' privacy fence.
- **ADDRESS/LOCATION:** 1932 Highfield Drive
- **APPLICANT/OWNER:** Jenni Mote
- **GENERAL DISCUSSION:** Applicants are seeking approval for erection of an 8' privacy fence located past the front setback line of a corner lot. The fence was constructed and stopped by the Building Safety Department.
- **STAFF REVIEW AND RECOMMENDATION:**
  1. **City Planner Review:** Property owner was asked for detail on the true location of the fence so that determination can be made how far into the setback the fence is located. As of date of this agenda, no submittal has been received. Because the fence has been erected and completed, recommendation is made that the Board postpone this request and instruct the applicant to submit required survey/documentation within 30 days for consideration next meeting.
  2. **City Engineer Review:** See Engineering comments regarding drive gate/driveway permitting and site distances.
  3. **City Fire Marshal Review:** No problems noted.
  4. **Building Safety Review:** No problems noted.



City of Vestavia Hills, AL

07/13/2022

**BZA-22-10**

Variance and Special Exception Application

**Status:** Active**Date Created:** Jun 20, 2022**Applicant**

Jenni Mote  
jenni.mote@yahoo.com  
1932 Highfield Dr.  
Vestavia Hills, AL 35216  
2052810636

**Primary Location**

1932 HIGHFIELD DR  
VESTAVIA HILLS, AL 35216

**Owner:**

Jenni Mote  
1932 Highfield Dr. Vestavia Hills, AL 35216

**Applicant Information**

**I am filling this out as the**  
Owner

**Billing/Responsible Party****Name**

Jenni Mote

**Phone #**

2052810636

**Address**

1932 Highfield Dr.

**City/State/Zip**

35216

**Email**

jenni.mote@yahoo.com

**Subject Property Information****Subject Property Address**

1932 Highfield Dr.

**Legal Description of Subject Property**

Southridge addition plot 6

**REASONS FOR REQUEST****Front Setback Variance****Rear Setback Variance****Side Setback Variance****Other Setback Variance****Lot Area Variance****Lot Width Variance****Variance for location of a fence.**

**Details**

Corner lot R3, project 8ft wood privacy fence

**Sign Code Variance**

**A decision of the Zoning Official which the applicant believes to be contrary to the meaning of the Zoning Ordinance.**

**Other**

---

**ZONING**

**Vestavia Hills Zoning for the subject property is**

R3

---

**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).**

Corner lot hardship.

---

**PROJECT**

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

Trying to replace one side to a pre existing fence (it is completely rotted and pets can push through to get out). Fence is in backyard on the side of my property, facing mayland lane

---

**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. **If the Representing Agent is submitting this form, a notarized authorization shall be submitted with this application. Please see the file upload section below.**

**Owner Signature**

Jennifer Foreman Mote  
06/14/2022

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**Attachments**

D14136C1-A307-4FCD-A0EC-4B1AC761793B.jpeg

Uploaded by Jenni Mote on Jun 14, 2022 at 3:11 pm



69E05667-E653-4682-AE20-31134F5357D1.jpeg

Uploaded by Jenni Mote on Jun 14, 2022 at 3:11 pm



City of Vestavia Hills, AL

07/13/2022

BZA-22-10

## Engineering Review

Variance and Special Exception Application

**Status:** Complete

**Became Active:** 07/13/2022

**Assignee:** Christopher Brady

**Completed:** 07/13/2022

### Applicant

Jenni Mote  
jenni.mote@yahoo.com  
1932 Highfield Dr.  
Vestavia Hills, AL 35216  
2052810636

### Primary Location

1932 HIGHFIELD DR  
VESTAVIA HILLS, AL 35216

### Owner:

Jenni Mote  
1932 Highfield Dr. Vestavia Hills, AL 35216

### Comments

**Christopher Brady, Jul 13, 2022 at 12:20pm**

- 1) Engineering staff will be reviewing to confirm no sight distance issues from adjoining roadways.
- 2) If Applicants intent is to make this a driveable gate, a driveway permit will need to be requested and reviewed.



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

Date: July 21, 2022

- **CASE:** BZA-22-11
- **REQUESTED ACTION:** Request location of a gate and fence.
- **ADDRESS/LOCATION:** 2123 Chestnut Road
- **APPLICANT/OWNER:** Peily Soong
- **GENERAL DISCUSSION:** Applicants are seeking approval for re-erection of a gate and fence to connect to an existing fence. The gate/fence was taken down to allow renovations on the existing home. The property is located on a corner lot with an unimproved ROW existing.
- **STAFF REVIEW AND RECOMMENDATION:**
  1. **City Planner Review:** No problems noted.
  2. **City Engineer Review:** See Engineers Comments Attached.
  3. **City Fire Marshal Review:** No problems noted.
  4. **Building Safety Review:** No problems noted.



City of Vestavia Hills, AL

07/13/2022

**BZA-22-11**

Variance and Special Exception Application

**Status:** Active**Date Created:** Jun 21, 2022**Applicant**

Peily Soong  
soongp@gmail.com  
2123 Chestnut Road  
Vestavia Hills, AL 35216  
205-914-1681

**Primary Location**

2123 CHESTNUT RD  
VESTAVIA HILLS, AL 35216

**Owner:**

Peily Soong  
2123 Chestnut Road Vestavia Hills, AL 35216

**Applicant Information****I am filling this out as the**

Owner

**Billing/Responsible Party****Name**

Peily Soong

**Phone #**

205-914-1681

**Address**

2123 Chestnut Road

**City/State/Zip**

Vestavia Hills, AL 35216

**Email**

soongp@gmail.com

**Subject Property Information****Subject Property Address**

2123 Chestnut Road; Vestavia Hills, AL 35216

**Legal Description of Subject Property**

Lot 10 and East half of Lot 9 in the Biltmore Estates Subdivision

**REASONS FOR REQUEST****Front Setback Variance****Rear Setback Variance****Side Setback Variance****Other Setback Variance****Lot Area Variance****Lot Width Variance****Variance for location of a fence.**



**Details**

We would like to add a 4 ft high fence from our existing fence to connect to the house. Apparently since our property technically borders where old Trousdale Street used to be, it needs a variance for this since this is still considered a street.

**Sign Code Variance**

**A decision of the Zoning Official which the applicant believes to be contrary to the meaning of the Zoning Ordinance.**

**Other**

**ZONING**

**Vestavia Hills Zoning for the subject property is**

R-3

**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).**

Corner lot. We would like to tie our existing fence into the house on the old Trousdale St side of our property. The "road" is no longer being used and is now just brush material. There are no sight issues with putting the fence with a gate in this spot. Without this variance, we cannot have a fully fenced in back yard.

**PROJECT**

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

We are going to have a new fence that will enclose the backyard of our house by tying in the existing fence with our house.


**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. **If the Representing Agent is submitting this form, a notarized authorization shall be submitted with this application. Please see the file upload section below.**

**Owner Signature**

Peily Soong  
06/21/2022

**Attachments**

 Survey.pdf  
Uploaded by Peily Soong on Jun 21, 2022 at 12:44 pm



BA2059C2-D67E-4C10-B9B4-3CD659713BF3-8e372031-1920w.jpg  
Uploaded by Peily Soong on Jun 21, 2022 at 6:33 pm



City of Vestavia Hills, AL

07/13/2022

BZA-22-11

## Engineering Review

Variance and Special Exception Application

**Status:** Complete**Became Active:** 06/22/2022**Assignee:** Lori Beth Kearley**Completed:** 06/22/2022

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### Applicant

Peily Soong  
soongp@gmail.com  
2123 Chestnut Road  
Vestavia Hills, AL 35216  
205-914-1681

### Primary Location

2123 CHESTNUT RD  
VESTAVIA HILLS, AL 35216

### Owner:

Peily Soong  
2123 Chestnut Road Vestavia Hills, AL 35216

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### Comments

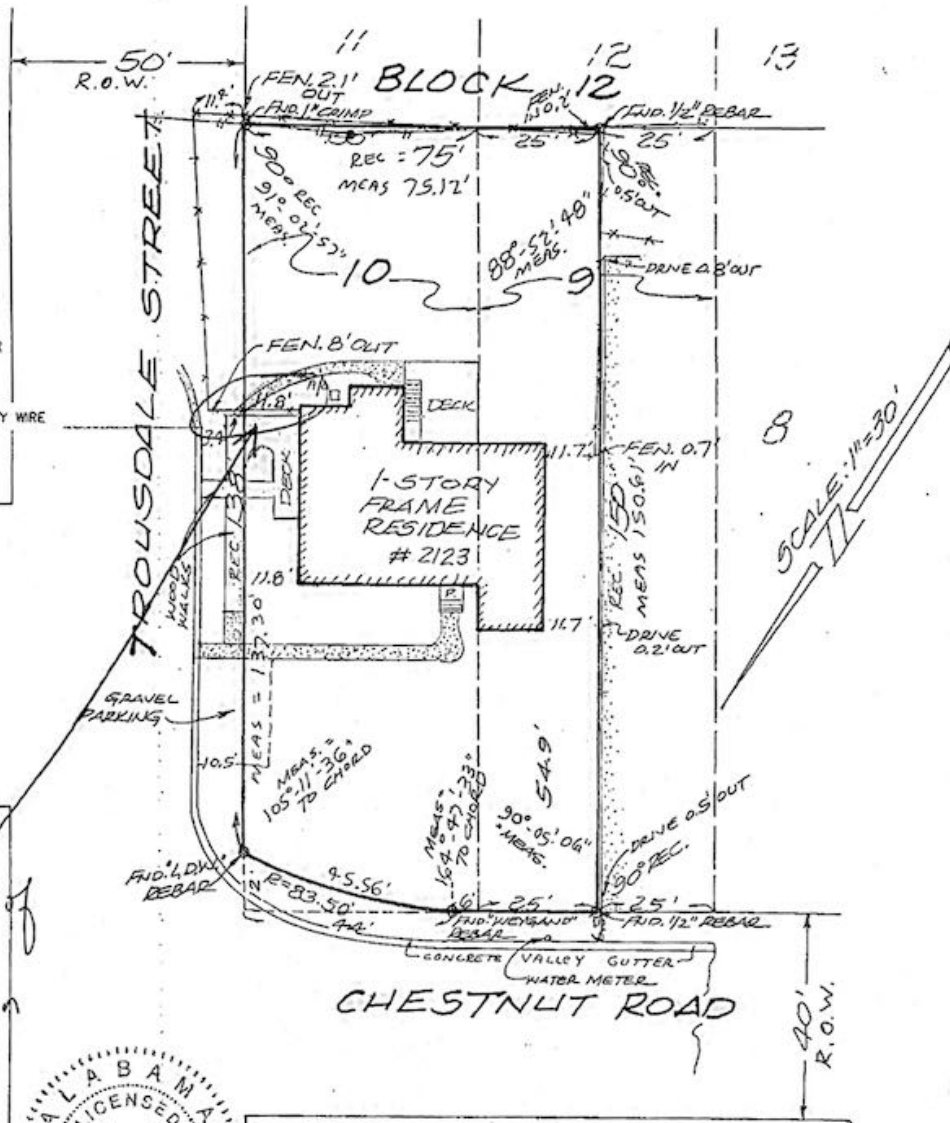
**Lori Beth Kearley, Jun 22, 2022 at 9:31am**

Engineering is ok with the new fence connection, as it is completely outside of the public right-of-way. It is important to note that a portion of the existing fence currently overlaps onto the Trousdale Street right-of-way per survey. Currently this is considered "undeveloped" as the roadway connection was never built and is currently not in City plans to be built. However, should the fence need to be removed for public improvements or maintenance at any point in the future, the existing fence would have to be removed from the right-of-way at Owner's expense.

Additionally, should the portion of fence that overlaps the right-of-way need to be reconstructed or repaired in the future, it would have to be relocated outside of the right-of-way at that point. Again, this does not apply to the new work, but want to make sure Owner is aware of situation.

**LEGEND:**

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG	LONG CHORD
d	DEFLECTION
Δ	DELTA
ESMT	EASEMENT
HW	HEADWALL
MIN	MINIMUM
MH	MANHOLE
OH	OVERHANG
POR	PORCH
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTIL	UTILITY
AC	ACRES
S.F.	SQUARE FEET
Q	CENTERLINE
A/C	AIR CONDITIONER
○	POLE
—X—	ANCHOR
—X—	FENCE
—X—	OVERHEAD UTILITY WIRE
PVMT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
oLCT	LIGHT
COV	COVERED
▨	DECK
○	CONCRETE
▨	WALL
□	COLUMN



Prior part of fence was removed in this one section in 2016 during our renovations. We are wanting to add this part of the fence back



AND THE EAST HALF OF LOT 9, except a triangle off the northeast corner of said Lot 10 fronting 12 feet on the westerly side of Trousdale Street and 44 feet on Chestnut Road, connecting with a curve having a radius of 83.50 feet on the south side thereof.

STATE OF ALABAMA  
JEFFERSON COUNTY)

"Closing Survey"

I, Laurence D. Weygand, a registered Engineer-Land Surveyor, or Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 10, Block 12, BILTMORE ESTATES, as recorded in Map Volume 17, Pages 93-100 in the Office of the Judge of Probate, Jefferson County, Alabama; that there are no rights-of-way, easements or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, (visible on the surface) on or over said premises except as shown; that there are no encroachments on said lot except as shown and that improvements are located as shown above. That I have consulted the Federal Insurance Administration "Flood Hazard Boundary Map" and found that this property is not located in "a special flood hazard area"; I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, according to my survey of JULY 27, 2011. Survey invalid if not sealed in red.

Order No: 31959  
Purchaser: BROWN  
Address: 2123 CHESTNUT ROAD  
Flood Zone: "X" Map Number: 21073C0650H

Laurence D. Weygand  
Laurence D. Weygand, Reg. PE-LS #10373  
Ray Weygand, Reg. LS #24973  
169 Oxmoor Road Homewood, AL 35209  
Phone: (205) 942-0056 Fax: (205) 942-0087  
Copyright ©

Note: (a) No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles, are deed/record map and actual unless otherwise noted. (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. We do not look for underground sewers or flip manhole covers. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable and is only good for 6 years and only good to the person(s) that pays for it at time of survey. (f) Easements not shown on record map are not shown above.





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

Date: July 21, 2022

- **CASE:** BZA-22-12
- **REQUESTED ACTION:** Request of a side setback of 9' in lieu of the required 15'.
- **ADDRESS/LOCATION:** 3985 Kyle Lane
- **APPLICANT/OWNER:** Velber Development, LLC; Jeremy Berman, representing
- **GENERAL DISCUSSION:** Applicants are seeking approval for a side setback of 9' in lieu of the required 15' to allow the roof to be raised on the structure for more modern living and to bring the side of the home into compliance of a home constructed prior to annexation.
- **STAFF REVIEW AND RECOMMENDATION:**
  1. **City Planner Review:** No problems noted.
  2. **City Engineer Review:** See Engineer Comments Attached.
  3. **City Fire Marshal Review:** No problems noted.
  4. **Building Safety Review:** No problems noted.






**Variance and Special Exception Application**

**Applicant**

**Primary Location**

**BZA-22-12**

 Jeremy Berman  
 205-617-6773  
 jeremy@velber.co

3985 KYLE LN  
VESTAVIA HILLS, AL 35243

Submitted On: Jun 22, 2022

**Applicant Information**

I am filling this out as the  
Owner

**Billing/Responsible Party**

<b>Name</b>	<b>Phone #</b>
Jeremy Berman	205-617-6773
<b>Address</b>	<b>City/State/Zip</b>
3106 Overton Drive	Homewood, AL 35209
<b>Email</b>	
jeremy@velber.co	

**Subject Property Information**

**Subject Property Address**  
3985 Kyle Ln

**Legal Description of Subject Property**  
LOT 1 BLK 2 GRAVLEES ADDITION TO HERMITAGE FOREST

**REASONS FOR REQUEST**

<b>Front Setback Variance</b>	<b>Rear Setback Variance</b>
--	--
<b>Side Setback Variance</b>	<b>Setback Required</b>
true	15
<b>Setback Requested</b>	<b>Other Setback Variance</b>
9	--
<b>Lot Area Variance</b>	<b>Lot Width Variance</b>
--	--
<b>Variance for location of a fence.</b>	<b>Sign Code Variance</b>
--	--
<b>A decision of the Zoning Official which the applicant believes to be contrary to the meaning of the Zoning Ordinance.</b>	<b>Other</b>
	--

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## ZONING

Vestavia Hills Zoning for the subject property is

A

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## 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).

Corner lot

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## PROJECT

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

Currently, the room we plan to adjust has untenable ceiling heights as low as 6'6". With this being non-conducive to modern living, we would like to raise the roof height to a more reasonable height. With this being a corner lot, we are dealing with an extra side setback of 15', however, the current structure was closed in by previous owners at a minimum distance of 9'1" at the closest corner to the property line (see survey). We believe this adjustment will improve the safety and tenability of the house, and we would not further encroach on the setback with this project.

---

## 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. **If the Representing Agent is submitting this form, a notarized authorization shall be submitted with this application. Please see the file upload section below.**

Owner Signature

true



City of Vestavia Hills, AL

07/13/2022

BZA-22-12

## Engineering Review

Variance and Special Exception Application

**Status:** Complete

**Became Active:** 06/23/2022

**Assignee:** Christopher Brady

**Completed:** 07/13/2022

### Applicant

Jeremy Berman  
jeremy@velber.co  
3106 Overton Drive  
Homewood, AL 35209  
205-617-6773

### Primary Location

3985 KYLE LN  
VESTAVIA HILLS, AL 35243

### Comments

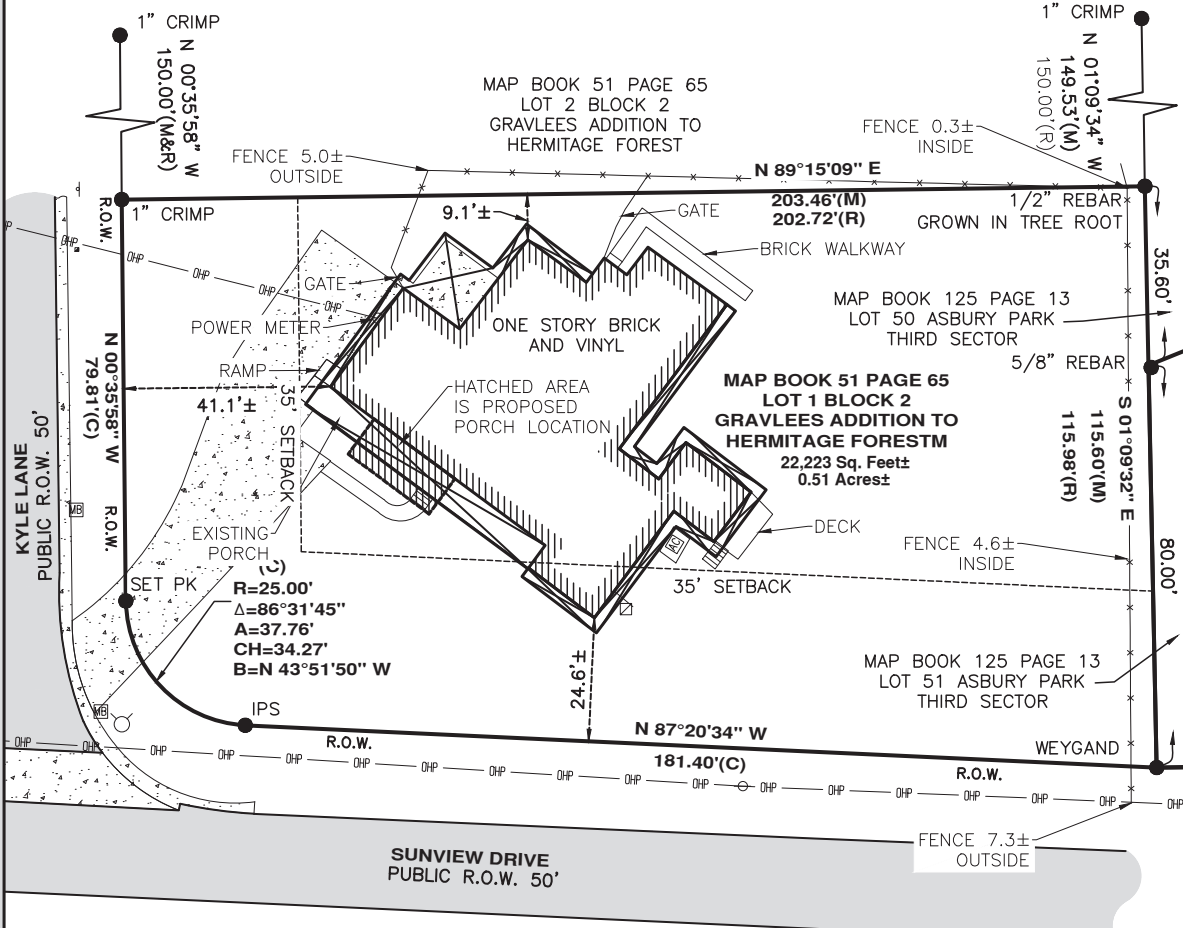
**Christopher Brady, Jul 13, 2022 at 11:26am**

1) This addition and renovation to the home will be subject to the 30% maximum developable area review. Please submit a measurement of pervious versus impervious surface to Engineering for preliminary review. Please email or call us at 205-978-0150 for additional guidance.

### LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- R.O.W. RIGHT OF WAY
- UTILITY POLE w/GUY
- OHP OVERHEAD POWER
- AIR CONDITIONER
- MAIL BOX
- GAS METER
- X—X—X— FENCE
- ▬ WALL
- ▨ CONCRETE
- ▩ ASPHALT
- (M) MEASURED
- (C) CALCULATED
- (R) MAP BOOK 51, PAGE 65

North arrow and bearings shown hereon are based on Transverse Mercator Projection - Alabama West Zone - NAD 83 adjusted 2011. Using Global Positional System (GPS) and derived by RTK observation. Using the Alabama Department of Transportation CORS Network (MAX).



OWNER: VelBer Development, INC  
STREET ADDRESS:  
3985 Kyle Lane

### AS-BUILT SURVEY

No title policy provided to surveyor. Without said title policy no guarantee can be made by the surveyor as to the location of easements.

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Derek S. Meadows, a Registered Professional Land Surveyor do hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of standards of practice for surveying in the State of Alabama and that this is a true and correct survey, to the best of my knowledge and belief, of Lot 1, Gravlee's Addition to Hermitage Forest as recorded in Map Book 51, Page 85 in the Office of the Judge of Probate, Jefferson County, Alabama.

Date 6/15/2022

*Derek S. Meadows*  
Derek S. Meadows, Registration No. 29996  
GONZALEZ - STRENGTH & ASSOC., INC.

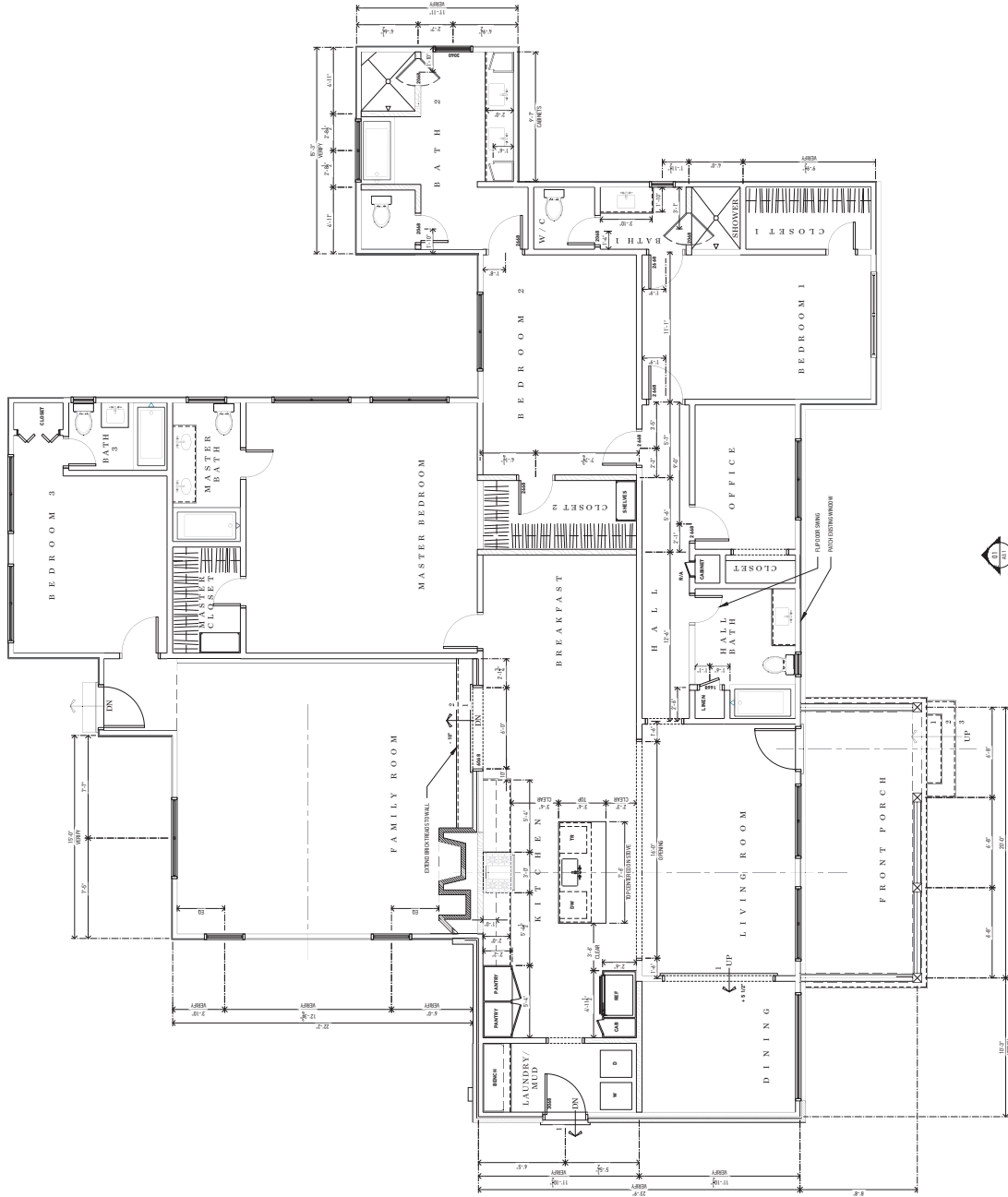


Field Book N/A Page N/A Inv. No. \_\_\_\_\_ Job No. 22-0282

Property shown hereon does NOT lie (Zone "X") within the special flood hazard area as indicated on the Federal Insurance Administration Flood Boundary Map 010132, 0578 J, 24 Sep 2021 City of Vestavia Hills, Alabama.

**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
ENGINEERING, LAND PLANNING, & SURVEYING  
2176 PARKWAY LAKE DRIVE  
HOOVER, ALABAMA 35209  
PHONE: (205) 942-2488  
FAX: (205) 942-3033  
www.Gonzalez-Strength.com



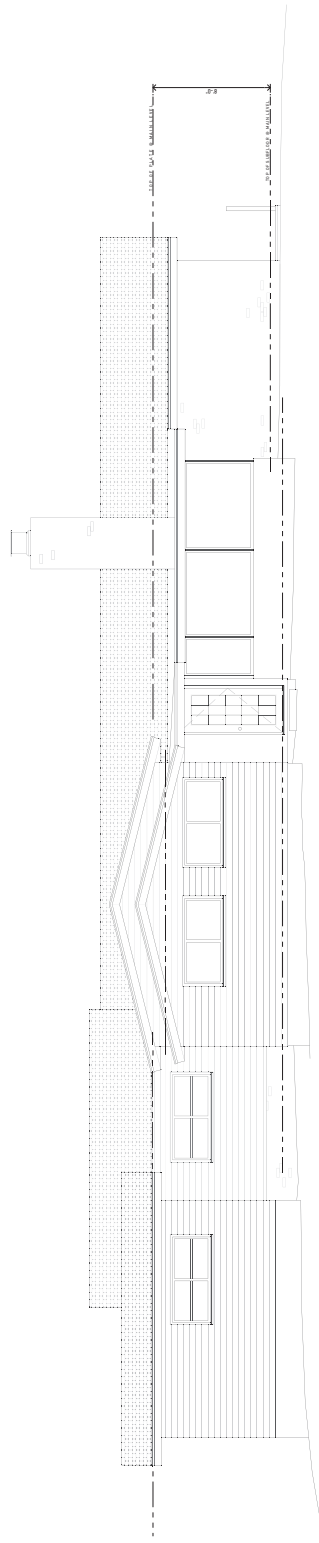


LEGEND	
	NEW WALL
	EXISTING WALL

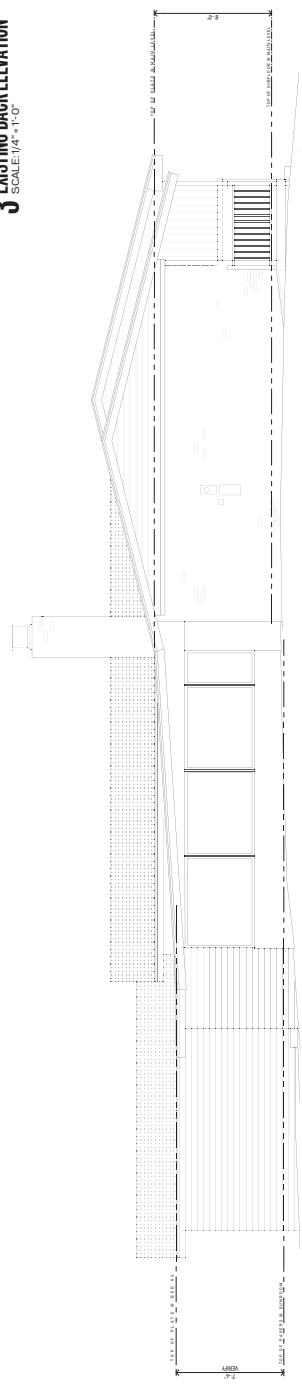
B2  
**KYLE LANE RESIDENCE**  
 PROJECT NO. 22022  
 DATE: JUNE 14, 2022  
 ARCHITECT: MHT PRACTICE  
 MANAGER: MHT PRACTICE  
**A2.1**

**1 MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

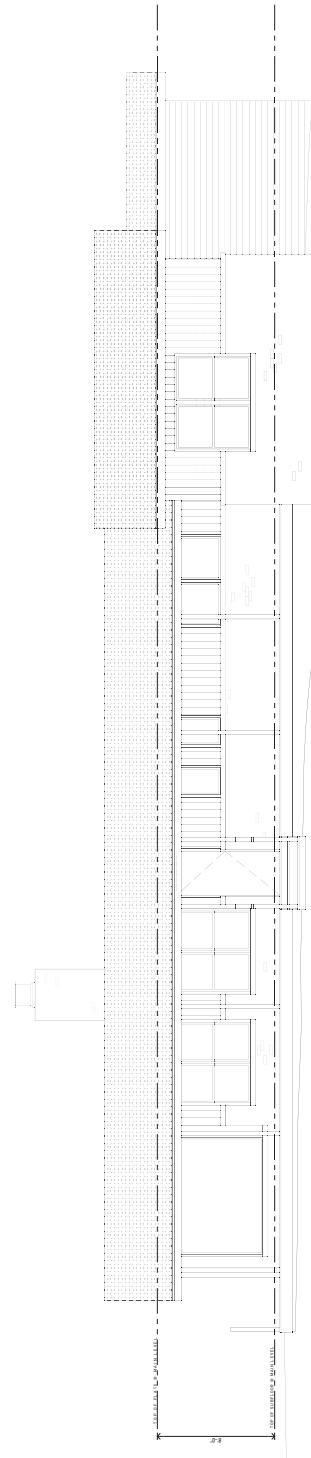




**3 EXISTING BACK ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 EXISTING SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



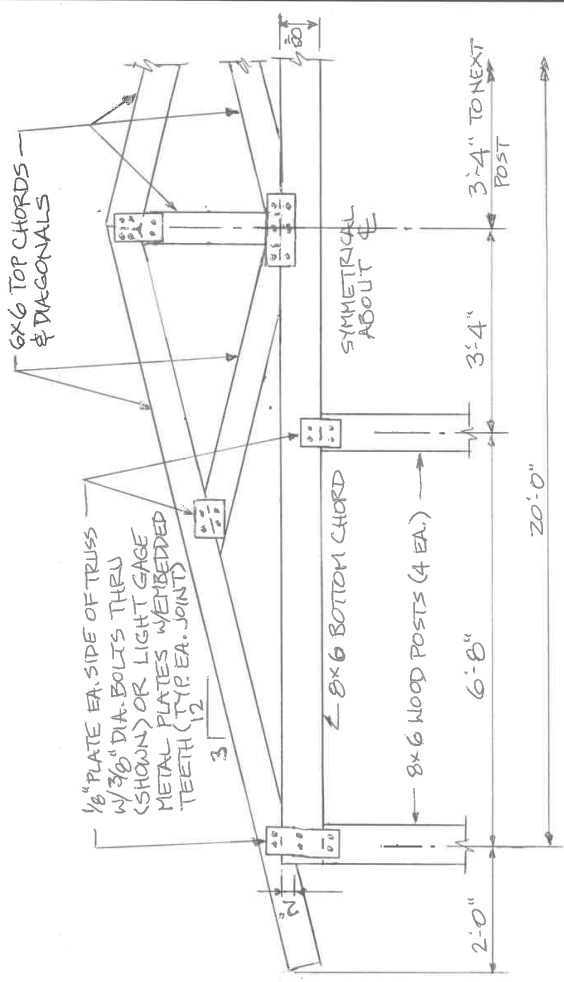
**1 EXISTING FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"





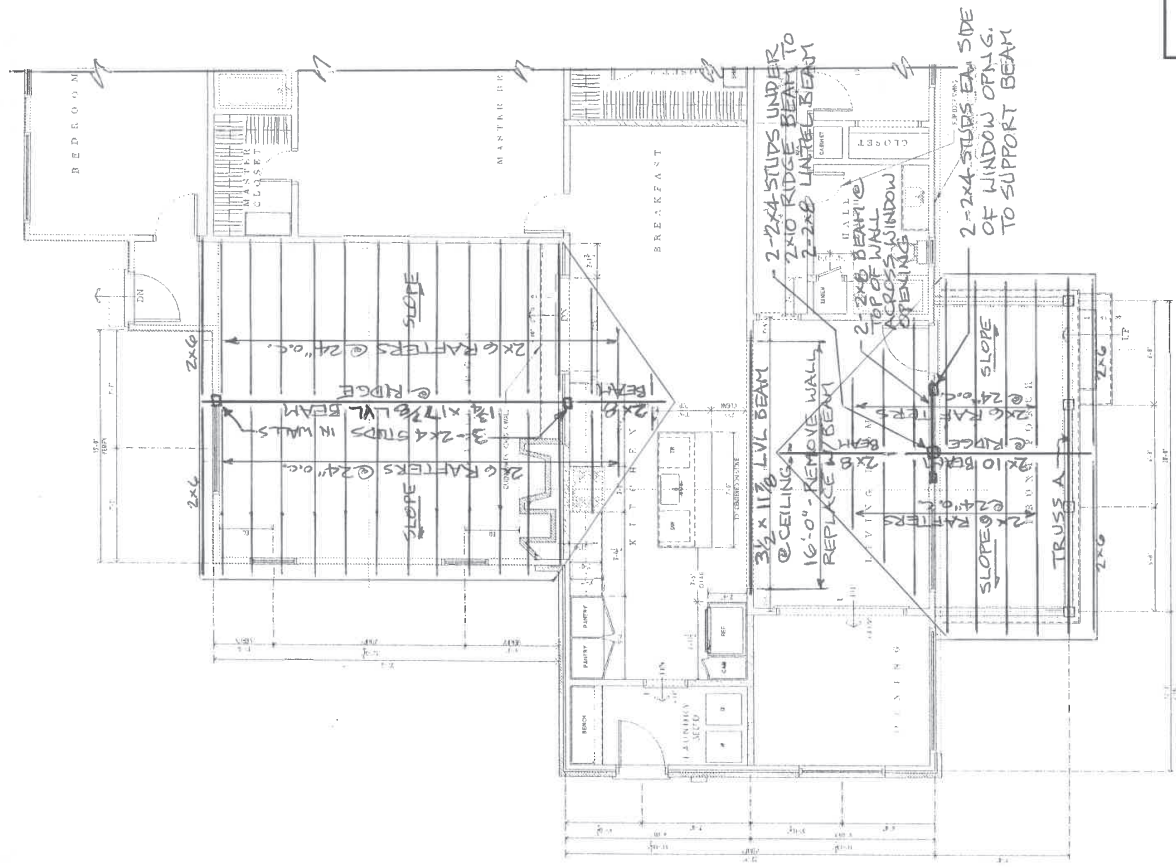
PROPOSED RENOVATIONS TO  
 RESIDENCE AT 3985 KYLE LANE  
 VESTAVIA HILLS, AL 35243

**BE** Broadhead Engineering, LLC  
 337 Brentwood Avenue  
 Trussville, Alabama 35173  
 Email: rick.broadheadeng@gmail.com



TRUSS A DETAIL

- NOTES:
1. NEW ROOF FRAMING PLAN SHOWS NEW ROOF STRUCTURES OVER FRONT PORCH & FAMILY ROOM. STRUCTURAL FRAMING IS DRAWN OVER ARCHITECTURAL FLOOR PLAN. ALL STRUCTURAL DETAILS NOT SHOWN SHALL FOLLOW ARCHITECTURAL PLANS, BUILDING CODE REQUIREMENTS, & STANDARD PRACTICES FOR RESIDENTIAL FRAMING.
  2. WOOD MEMBERS DENOTED SHALL BE NUMBER 2 SOUTHERN PINE OR STRONGER. "LVL" BEAMS SHALL BE LAMINAR VENEER LUMBER WITH MINIMUM ALLOWABLE BENDING MOMENT OF 2,400 POUNDS PER SQUARE INCH STRESS ON EXTREME FIBERS.
  3. THE BOTTOM & TOP CHORDS OF "TRUSS A" ARE SUFFICIENT TO ACT AS BEAMS TO SUPPORT LOADS BETWEEN SUPPORT POINTS & ARE NOT DEPENDENT ON JOINT CONNECTIONS TO PROVIDE TRUSS EFFECT.



NEW ROOF FRAMING PLAN  
 SCALE: 1/8" = 1'-0"

To: City of Vestavia

From: Members Of Kyle Lane Community

Dated: 6/7/2022

Regarding: 3985 Kyle Lane Variance Request

As members of the Cahaba Heights and Kyle Lane community, we have reviewed the proposed renovations by the owners of 3985 Kyle Lane, including the front porch and sunroom.

For the front porch, if a variance is needed, we fully support the proposed renovation and believe it will drastically increase the curb appeal of the house. We know a variance approval is required for the back sunroom area and are also supportive of the proposed changes to it, including a vaulted ceiling. The current ceilings are shockingly low, are not conducive to today's living, and could potentially be unsafe. You can see the ceiling height in the pictures below.



Cahaba Heights is such a great area where families both young and old desire to live. With this house sitting on such a prominent lot, we welcome changes that will both improve the desirability of this neighborhood and increase our home values. We believe the proposed improvements to the sunroom structure and front porch will help Cahaba Heights continue to be a highly desired area to live in.

As the Kyle Lane area continues to improve, this house has become so outdated and an eyesore. The recent yard work the owners have done already help this neighborhood look so much better. We hope

that you will approve the variances that are requested at 3985 Kyle Lane, as everyone in the neighborhood will benefit.

Sincerely,

The Kyle Lane/Cahaba Heights Community

1) Name: Kristen Leonard  
Signature: K Leonard  
Address: 3969 Kyle Lane  
Number of years in that address: 7

2) Name: WILLIAM MANGINA  
Signature: William Mangina  
Address: 3965 Kyle Lane  
Number of years in that address: 20

3) Name: Sarah Knight  
Signature: Sarah Knight  
Address: 3964 Kyle Ln.  
Number of years in that address: 10 years

4) Name: Chucky Johnson  
Signature: Chucky Johnson  
Address: 3949 Kyle Lane  
Number of years in that address: 6

5) Name: Susan & Scott Williams  
Signature: Susan Williams  
Address: 491 Knollwood Court  
Number of years in that address: 1 year

6) Name: \_\_\_\_\_

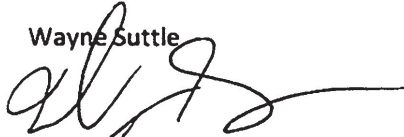
To: City of Vestavia

From Wayne Suttle owner of new build 3976 Kyle Lane

6/1/2022

I have reviewed the plans for the house on Kyle Lane. As invested as I am in the community and especially Kyle Lane I would welcome the improvements to 3985 Kyle Lane. After speaking with you about the quality and vision for updating this property that is much needed, I am excited about the future of my neighborhood. The improvements that you have made by just cleaning up the property have made us very happy. After walking the property with you my opinion is that all of the updates need to be done as referenced on your proposed drawings including the front porch and the sun room in order to get the best results to the property and improve the value of the house. I believe in Vestavia, and that's why I have chosen to make it my residence. I especially believe in the Cahaba Heights area. I remember this area from when I was a child and to look at it now I think the future is extremely bright. I truly think that it is a going to be a special part of Vestavia and with vision from people like yourself, this is what will make it special.

Wayne Suttle

A handwritten signature in black ink, appearing to read 'Wayne Suttle', with a long horizontal flourish extending to the right.

Member of Kyle Lane Community