

**CITY OF VESTAVIA HILLS
BOARD OF ZONING ADJUSTMENT
AGENDA
November 17, 2022
6:00 P.M.**

- (1) Roll Call**
- (2) Approval of Minutes: October 20, 2022**
- (3) BZA-22-22** **Ford Waters** is requesting a **Front Setback Variance** for the property located at **2001 Hickory Road**. The purpose of this request is to reduce the front setback to 14' in lieu of the required 50', to build a house. The property is owned by Ford Waters and is zoned **Vestavia Hills R-2**.
- (4) BZA-22-23** **Curt Thompson** is requesting a **Front Setback Variances** for the property located **2200 Shades Crest Road**. The purpose of this request is to reduce the front setback to 13' in lieu of the required 50', to build a garage addition. The property is owned by Curt Thompson and is zoned **Vestavia Hills R-2**.
- (5) BZA-22-24** **Anthony & Jeri Finchum** are requesting **Front Setback Variances** for the property located at **3488 Coventry Drive**. The purpose of this request is to reduce the front setback (East Side of Norwich Dr) to 34' in lieu of the required 60' & reduce the front setback (North Side of Norwich Dr) to 45' in lieu of the required 50, to build an addition in the rear of the house. The property is owned by Anthony and Jeri Finchum and is zoned **Vestavia Hills R-1**.
- (6) BZA-22-24** **Steven & Mary Smith** is requesting a **Front Setback Variance** for the property located at **701 Comer Drive**. The purpose of this request is to reduce the front setback to 42' in lieu of the required 50', to build a master suite addition. The property is owned by Steven & Mary Smith and is zoned **Vestavia Hills R-2**.
- (7) Time of Adjournment**

CITY OF VESTAVIA HILLS
BOARD OF ZONING ADJUSTMENT
MINUTES

October 20, 2022

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
Loring Jones, III
Thomas Parchman, Alt
Tony Renta
Ryan Rummage, Alt

MEMBERS ABSENT:

OTHER OFFICIALS PRESENT: Jack Wakefield, Planner/GIS

APPROVAL OF MINUTES

The minutes of September 15, 2022 were presented for approval.

MOTION Motion to dispense with the reading of the minutes of September 15, 2022 was made by Mr. Jones and 2nd was by Mr. Renta. Motion as carried on a voice vote as follows:

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

REAR SETBACK VARIANCE

BZA-22-19 Lindsey and Christopher Lee are requesting a **Rear Setback Variance** for the property located at **2368 Garland Drive**. The purpose of this request is to reduce the rear setback to 16' in lieu of the required 30', to build a covered back deck. The property is owned by the Lindsey and Christopher Lee and is zoned **Vestavia Hills R-2**. Mr. Wakefield stated that the applicant is proposing to build a carport and the odd-shaped lot caused a hardship.

Mr. Wakefield explained that the request was to build a covered deck and that the topography and odd-shaped lot caused a hardship.

Mike Garber was present for the case, and stated the odd-shaped lot and topography makes building to Code undoable. The topography drops off 18'-20' to the corner of the house.

Mr. Rice asked about impervious surfaces.

Mr. Garber said the plan is intended to use permeable surfaces to limit water run-off if needed.

Mr. Wakefield clarified that this would be subject to Engineering permit review. Mr. Garber said they are aware of the requirement.

Mr. Gower asked regarding the differing measurements in the floor plan drawing and the foundation drawing.

Mr. Garber said that this is something they will work out during the permit process with Engineering and Building Safety.

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' rear setback variance to reduce the setback to 16' in lieu of the required 30', for the property located at 2368 Garland Drive, was made by Mr. Jones and 2nd was by Mr. Renta. Motion was carried on a roll call vote as follows:

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

FRONT & SIDE SETBACK VARIANCE

BZA-22-20 Jane Hinds is requesting **Front and Side Setback Variances** for the property located **3128 Midland Drive**. The purpose of this request is to reduce the front setback to 24’ in lieu of the required 36’ & to reduce the side setback to 5’ in lieu of the required 10’, to build a master bedroom addition. The property is owned by Jane Hinds and is zoned **Vestavia Hills R-4**.

Mr. Wakefield explained this is a request to build a master bedroom addition and that the topography in the rear caused a hardship.

Jane Hinds was present for the case and stated that the grade drops dramatically into the back of the lot, where the creek is located.

Chairman Rice asked about the required recorded plat.

Mr. Wakefield stated that the plat is sitting at City Hall waiting for final signatures and will be returned to Ms. Hinds once that has been completed.

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 12’ front setback variance to reduce the setback to 24’ in lieu of the required 36’ & a 5’ side setback variance to reduce the setback to 5’ in lieu of the required 10’, for the property located at 3128 Midland Drive, was made by Mr. Jones and 2nd was by Mr. Renta. Motion was carried on a roll call vote as follows:

Mr. Gower – yes	Mr. Renta - yes
Mr. Greer - yes	Mr. Rummage – yes
Mr. Jones – yes	Chairman Rice – yes
Mr. Parchman – yes	

Motion carried.

SIDE SETBACK VARIANCE

BZA-22-21 Ryan Morgan is requesting a **Side Setback Variance** for the property located at **2209 Biltmore Avenue**. The purpose of this request is to reduce the side setback to 13’ in lieu of the required 15’, to build a house. The property is owned by the Ryan Morgan and is zoned **Vestavia Hills R-2**

Mr. Wakefield stated that the request is to build a house and that the odd-shaped lot caused a hardship.

Richard Long was present for the case and stated that the side lot lines are not parallel from the street, causing the encroachment.

Mr. Gower asked if this is being built on the same footing as the previous house.

Mr. Long stated that there will be new footings for the new house.

Chairman Rice established the hardship as an odd-shaped lot that makes the current and new home out of compliance.

Chairman Rice asked how far off from the existing foundation will the new house go?

Mr. Long answered that it would be maybe an inch difference, pretty much right on top of it.

MOTION Motion to APPROVE a 2' side setback variance to reduce the setback to 13' in lieu of the required 15', for the property located at 2209 Biltmore Avenue, was made by Mr. Jones and 2nd was by Mr. Renta. Motion was carried on a roll call vote as follows:

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

Mr. Jones made an announcement thanking Mr. Gower for his years of service to the Vestavia Hills Board of Zoning Adjustment.

At 6:35 PM, Mr. Jones made a motion to adjourn. The meeting adjourned at 6:35 PM.

Jack Wakefield,
Planner/GIS

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

Date: November 17, 2022

- **CASE: BZA-22-22**
- **REQUESTED ACTION:** 36' Front Setback Variance to Reduce the Setback to 14' in Lieu of the Required 50'.
- **ADDRESS/LOCATION:** 2001 Hickory Road
- **APPLICANT/OWNER:** Ford Waters
- **REPRESENTING AGENT:** NA
- **GENERAL DISCUSSION:** The applicant is seeking a front setback variance to build a house. The existing home caught fire and must be torn down. The frontage of encroachment is on the Montgomery Hwy side of the property. That side of the property also has a large natural buffer, shielding the property from the highway. 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:** See attached.
 3. **City Fire Marshal Review:** No problems noted.
 4. **Building Safety Review:** No problems noted.



BZA-22-22

Variance and Special Exception Application

Status: Active

Date Created: Sep 21, 2022

Applicant

Ford Waters
fw@fordwaters.com
3017 Second Ave. S.
Birmingham, AL 35233
205-616-9694

Primary Location

2001 HICKORY RD
VESTAVIA HILLS, AL 35216

Owner:

Catherine C. Waters
3017 Second Ave. S. Birmingham, AL 35233

Agenda Information

Agenda Scheduling

November 2022

Comments/Delay/Explanation

--

Applicant Information

I am filling this out as the

Owner

Billing/Responsible Party

Name

Ford Waters

Phone

205-616-9694

Address

3017 Second Ave. S.

City/State/Zip

Birmingham, AL 35233

Email

Subject Property Information

Subject Property Address

2001 Hickory Road, Vestavia Hills Al 35216

Legal Description of Subject Property

Lot 1, Block 2, First Addition of Beacon Hills

REASONS FOR REQUEST

Front Setback Variance



Setback Required

50'

Setback Requested

14'

ZONING

Vestavia Hills Zoning for the subject property is

R-2

PROJECT

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

Construction of Residential Home

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 Side Setback Excessive

Before any variance is granted, the BZA must find that ALL of the following conditions exist. Please describe each of the following details in order for the BZA to determine if these warrants the described hardship.

1. There are extraordinary and exceptional conditions, which are peculiar to the piece of property in question because of its size, shape or topography, that are not applicable to the other lands or structures in the same district. Please explain:

Because of the topography and shape of the Lot, the 50' setback for the corner lot in addition to the other 50' front, rear and side setbacks reduces the buildable footprint of this Lot significantly. The Lot is not accessible from the Highway 31 "front" of the Lot due to the HWY and topography.

2. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other owners of property in the District in which the property is located. Please explain:

Other similar corner Lots with two 50' setbacks coupled with the other setbacks could also significantly reduce the buildable are of the Lot and may require relief as well. The proposed home will continue to observe all other setback and requirements within the Zoning District.

3. All literal interpretations of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by others of property int he distrct in which the property is located. Please explain:

Without the approval of this variance request the buildable area would be reduced to restrict the buildable area, thus reducing the size of the proposed home like those being built in the district.

4. The requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare. Please explain:

Yes, the variance will not prohibit the home being proposed to meet the remaining requirements of the R-2 Medium Density Residential District.

5. The special circumstances are not the intended result of the actions of the applicant (i.e., self-imposed hardship). Please explain:

Correct. In fact, the home that used to be on this Lot before it was removed was within 7' 2" from the property line. The requested variance was approved before without objection however the time limit expired before the current owners could rebuild.

6. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure. Please explain:

Correct. The variance would allow the proposed structure to be constructed within the R-2 Zoning Ordinance Guidelines.

7. The no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted or non-conforming use of lands, structures, or building in other districts shall be considered grounds for the issuance of a variance.

8. That a variance will not allow the permanent establishment of a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

Correct. The use of the Lot will remain in compliance with the R-2 Zoning Ordinance.

NOTE: In proving that an unnecessary hardship has been imposed on the property as a result of

the strict interpretation of this Ordinance, the following conditions cannot be considered pertinent to the determination of whether or not an unnecessary hardship exists: (1) proof that a variance would increase the financial return from land; or (2) personal or economic hardship; or (3) self-imposed hardship. In other words, hardship alone is not sufficient to permit a variance. It must be an "unnecessary hardship." Mere financial loss of a kind, which might be common to all of the property owners in a district, is not an "unnecessary hardship."

OWNER AFFIDAVIT

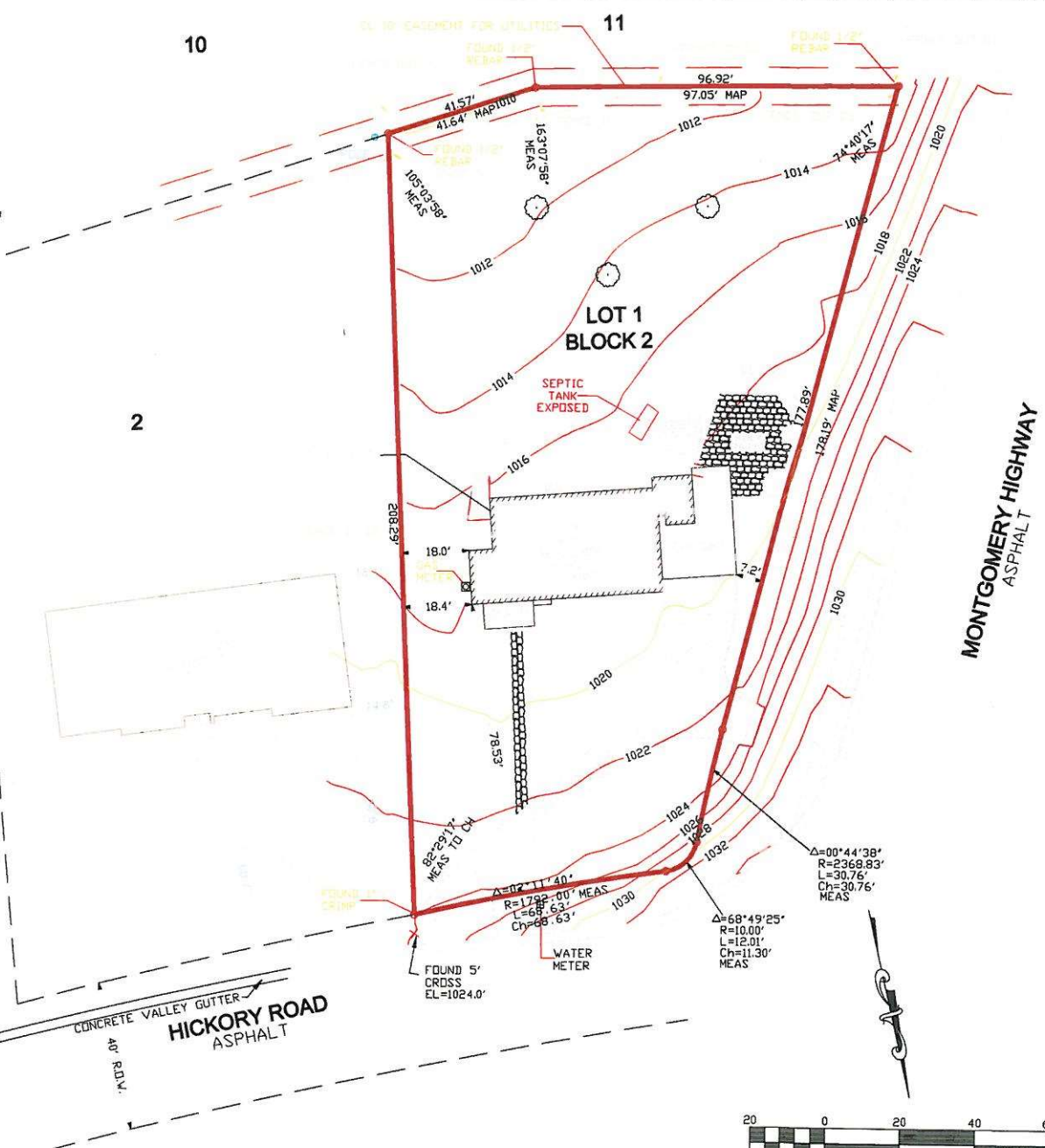
I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. Simultaneously with the submittal of this application, I am hereby submitting a notarized affidavit signed by the owner of the property in the attachments section of this application. NOTE: Applications cannot be processed without the notarized owners affidavit. Owners authorization may be found on our main page.

Owner Signature

Catherine C. Waters
09/21/2022

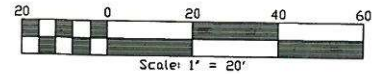
LEGEND

- ASP ASPHALT
- BLDG BUILDING
- CALC CALCULATED
- MEAS MEASURED
- CH CHORD
- LONG LONG CHORD
- DELTA DEFLECTION
- DELTA DELTA
- ESMT EASEMENT
- HEADWALL HEADWALL
- MIN MINOR
- MH MANHOLE
- OH OVERHANG
- POR PORCH
- R RADIUS
- R.O.W. RIGHT OF WAY
- SM SANITARY
- STN STORM
- UTL UTILITY
- AC ADDRESS
- S.F. SQUARE FEET
- CL CENTERLINE
- A/C AIR CONDITIONER
- POLE
- ANCHOR
- FENCE
- POWER LINE
- PAVEMENT
- POINT
- WITH
- TAN TANGENT
- RES RESIDENCE
- LGHT LIGHT
- COV COVERED
- DECK
- CONCRETE
- WALL



CONCRETE VALLEY GUTTER
 40' R.O.W.
HICKORY ROAD
 ASPHALT

MONTGOMERY HIGHWAY
 ASPHALT



22,461 sq. ft.

STATE OF ALABAMA)
 JEFFERSON COUNTY)

'CLOSING SURVEY'

I, Laurence D. Weygand, a registered Engineer-Land Surveyor, or Roy Weygand, a Registered Land Surveyor, hereby certify that I have surveyed Lot 1, Block 2, First Addition to Beacon Hills, as recorded in Map Volume 31, Page 61, 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, 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"; 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 30th, 2009. Survey invalid if not sealed in red.

Order No.: 22509
 Purchaser: WATERS
 Address: 2001 Hickory Road
 Flood Zone X Map Number: 01073C 05580

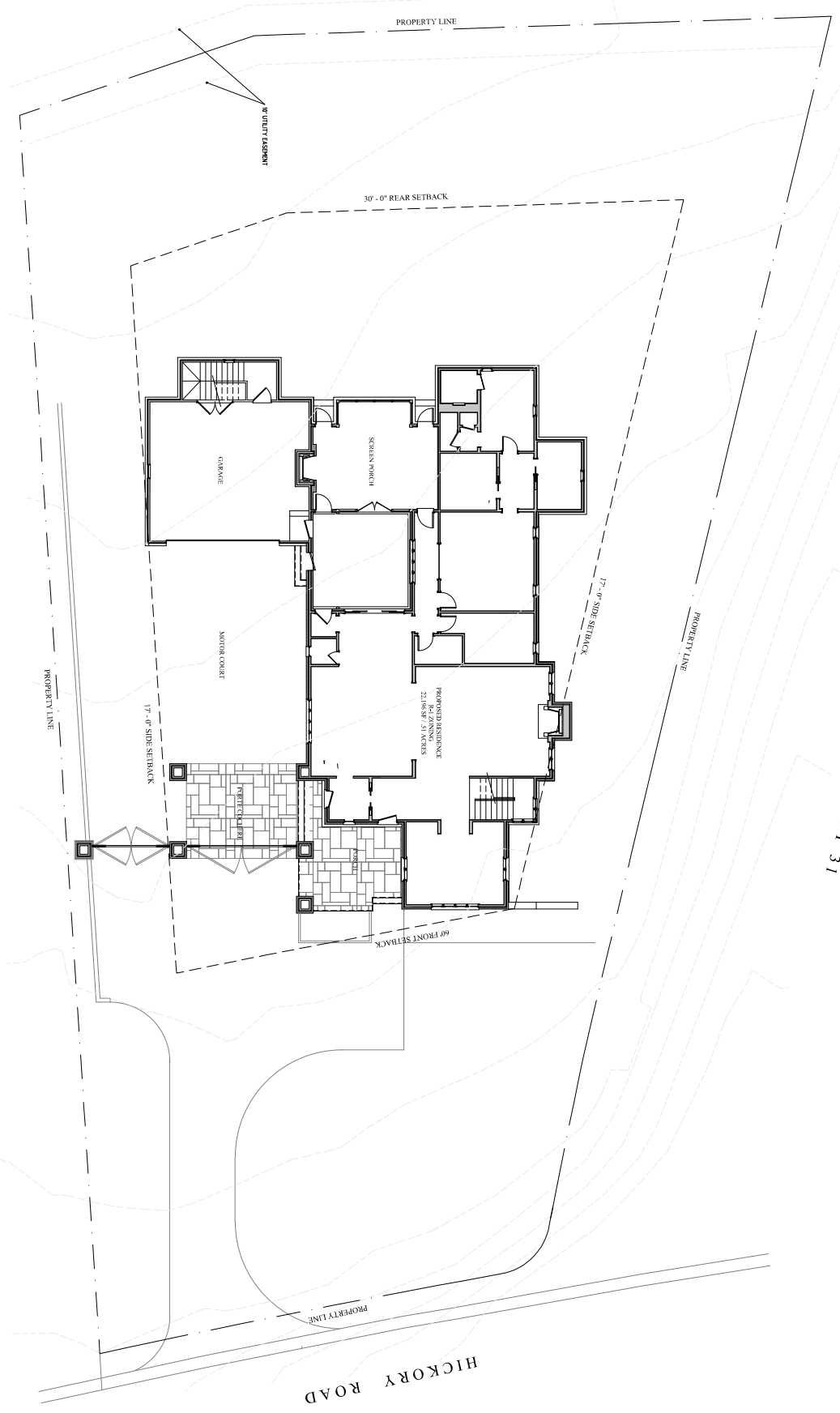
Laurence D. Weygand, Reg. P.E.-L.S. #10373
 Roy Weygand, Reg. L.S. #24973
 189 Oxbow Road, Homewood, AL 35209
 Phone: (205) 942-0086 Fax: (205) 942-0087
 Copyright ©

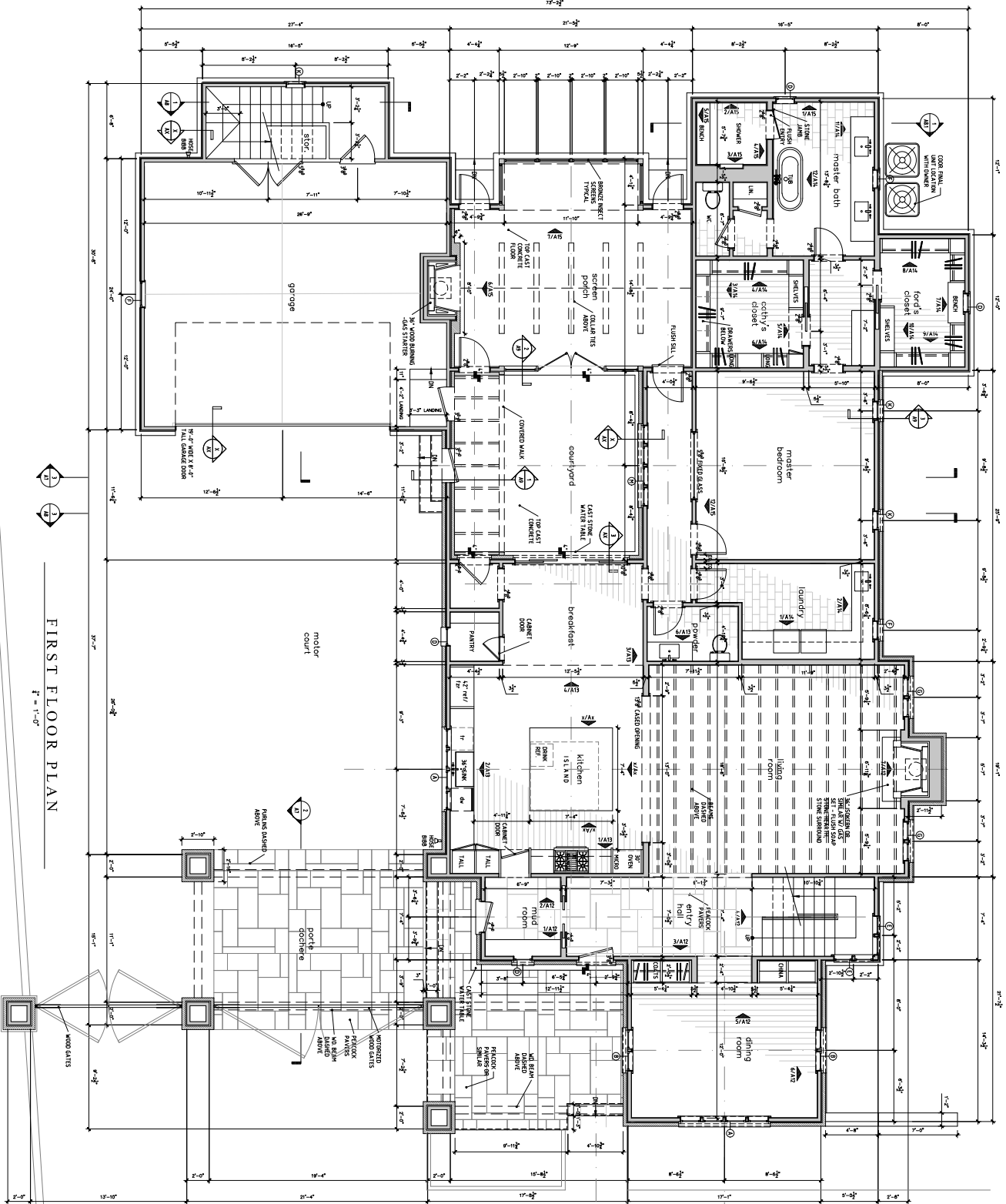
Note: (a) No title search of the public records has been performed by this firm and land shown herein was not distributed for accounts and/or rights-of-way recorded or unrecorded. The parcel shown herein is subject to surface, easements, rights, and restrictions that may be found in the public records of said county and/or maps, are unrecorded maps and which unless otherwise noted, (b) Unrecorded portions of boundaries, setbacks, and/or other underground structures were not located unless otherwise noted. We do not bear any responsibility for the accuracy of the mapable areas. (c) The shown area shown is based on field/heard map. The survey is not final. Easements and other encroachments are not shown.

WATERS RESIDENCE
2001 Hickory Road
Vestavia Hills Alabama

- A00 - Architectural Site Plan
- A0 - Foundation Plan
- A1 - First Floor Plan
- A2 - Second Floor Plan
- A2.1 - Roof Plan
- A3 - Front Elevation
- A4 - Left Elevation
- A5 - Right Elevation
- A6 - Rear Elevation
- A7 - Building Sections
- A8 - Building Sections
- A8.1 - Building Sections / Window Types
- A9 - Wall Sections
- A10 - Wall Sections
- A11 - Wall Sections
- A12 - Interior Elevations
- A13 - Interior Elevations
- A14 - Interior Elevations
- A15 - Interior Elevations
- A16 - Interior Elevations
- A17 - Interior Elevations
- A18 - First Floor Lighting Plan
- A19 - Second Floor Lighting Plan

PRELIMINARY SITE PLAN
1" = 1'-0"



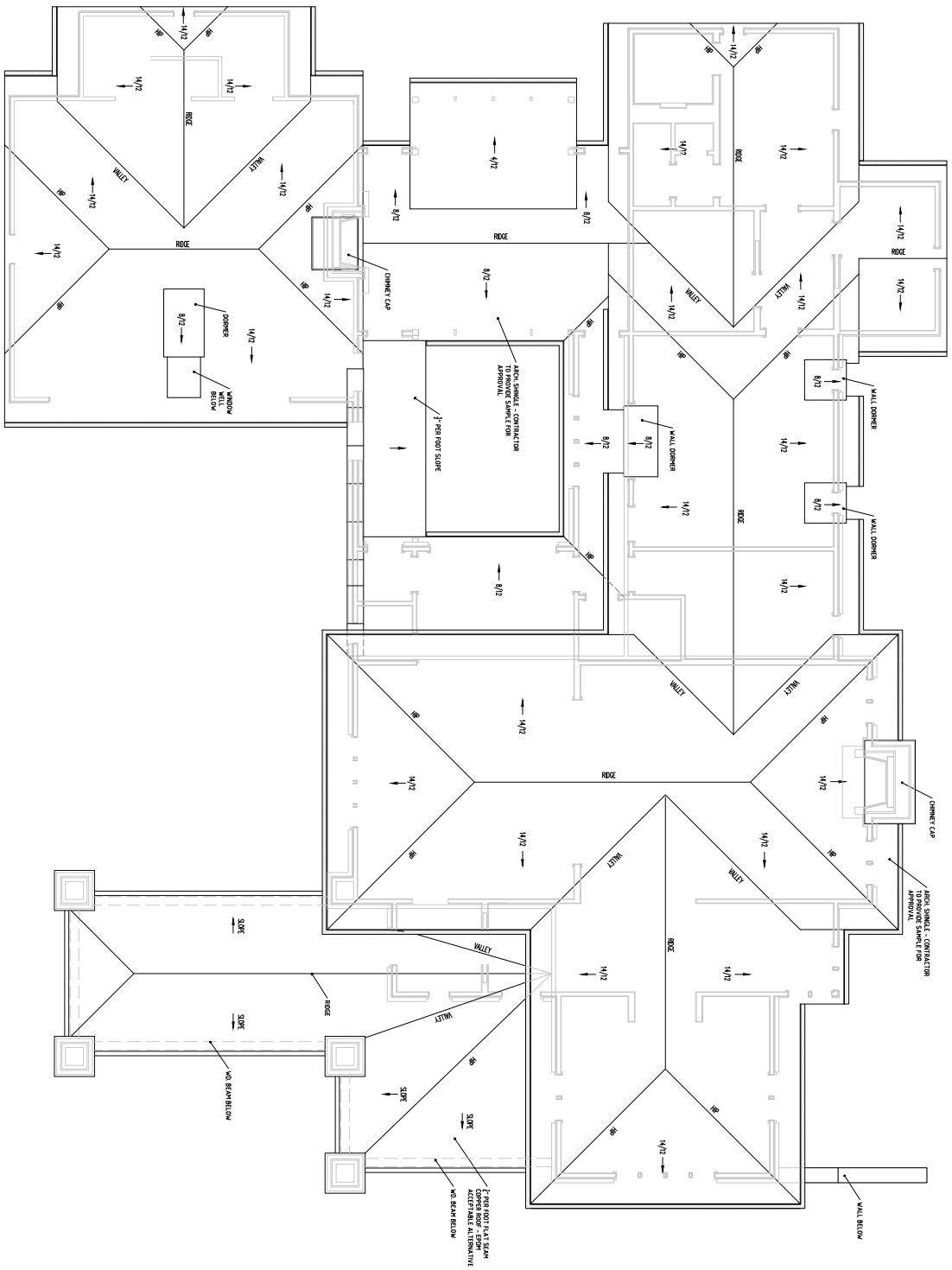


FIRST FLOOR PLAN

1" = 1'-0"

A1

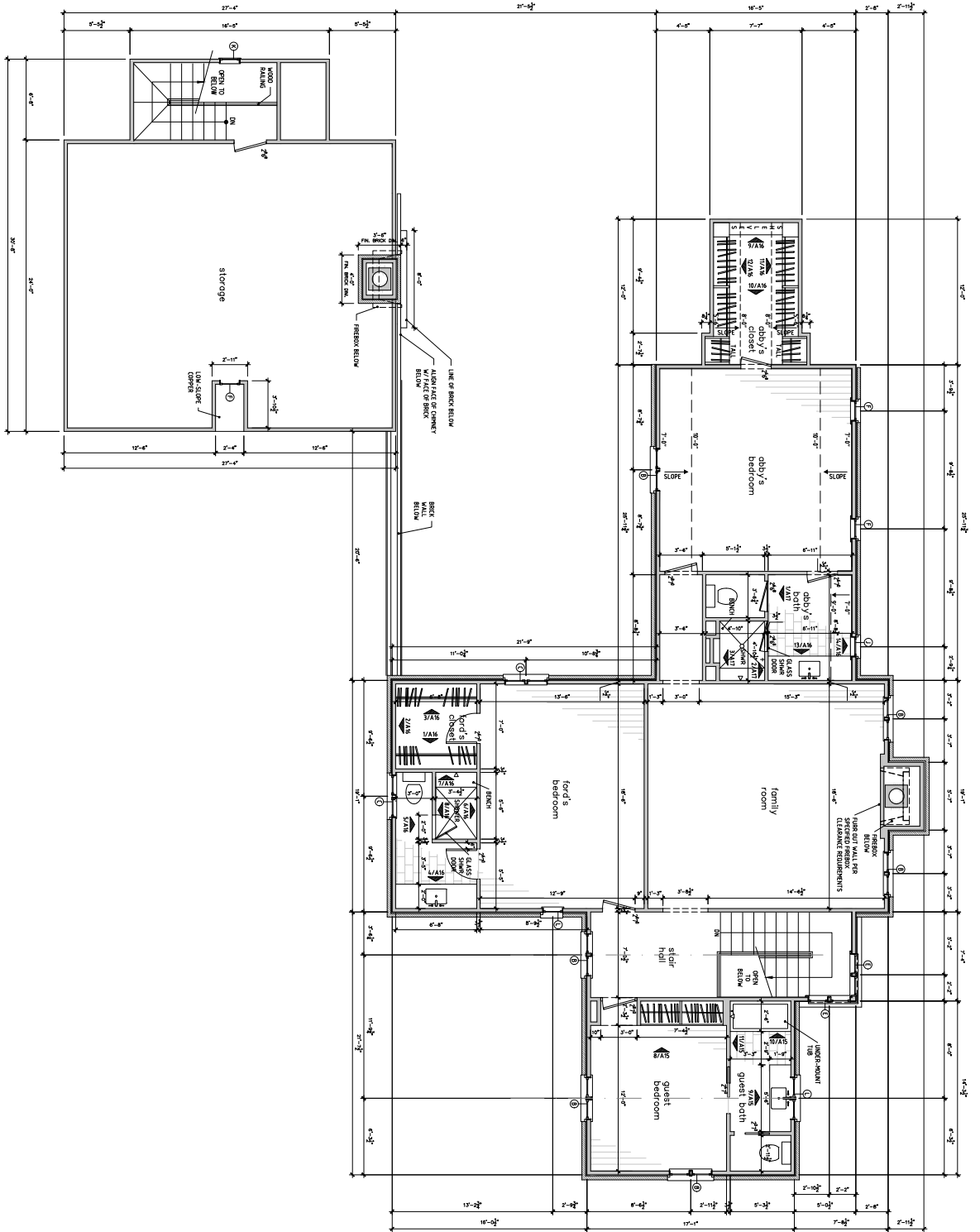
Waters Residence
 Birmingham, AL 35216
 Project drawings



ROOF PLAN

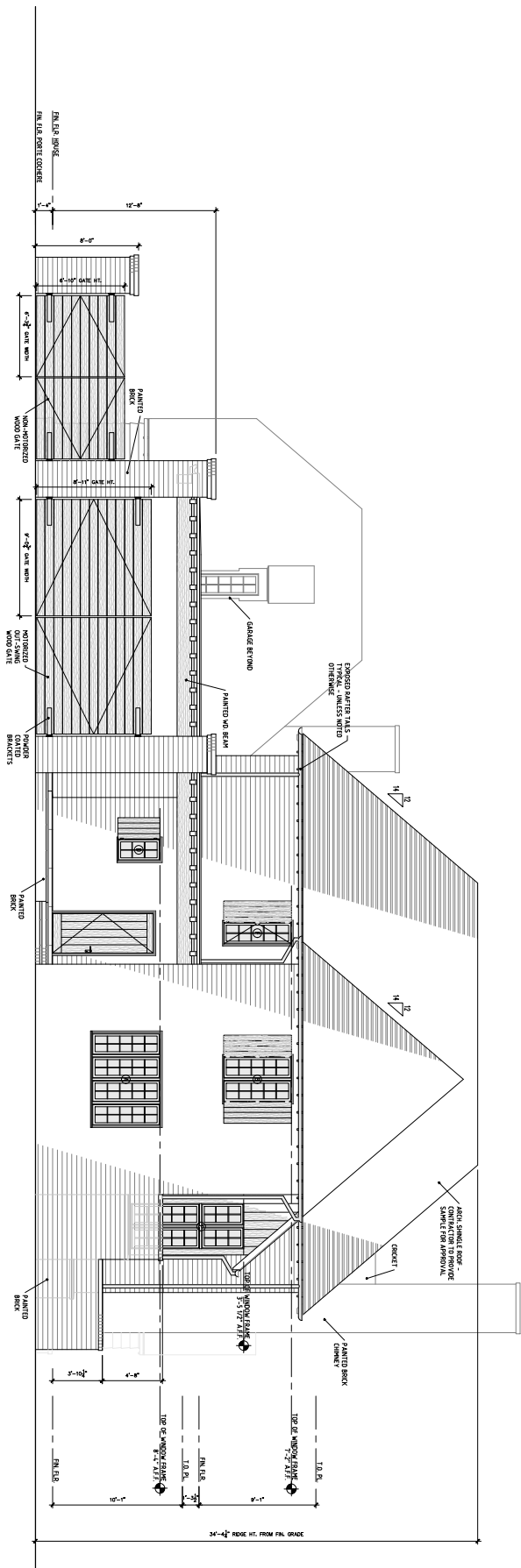
1" = 1'-0"





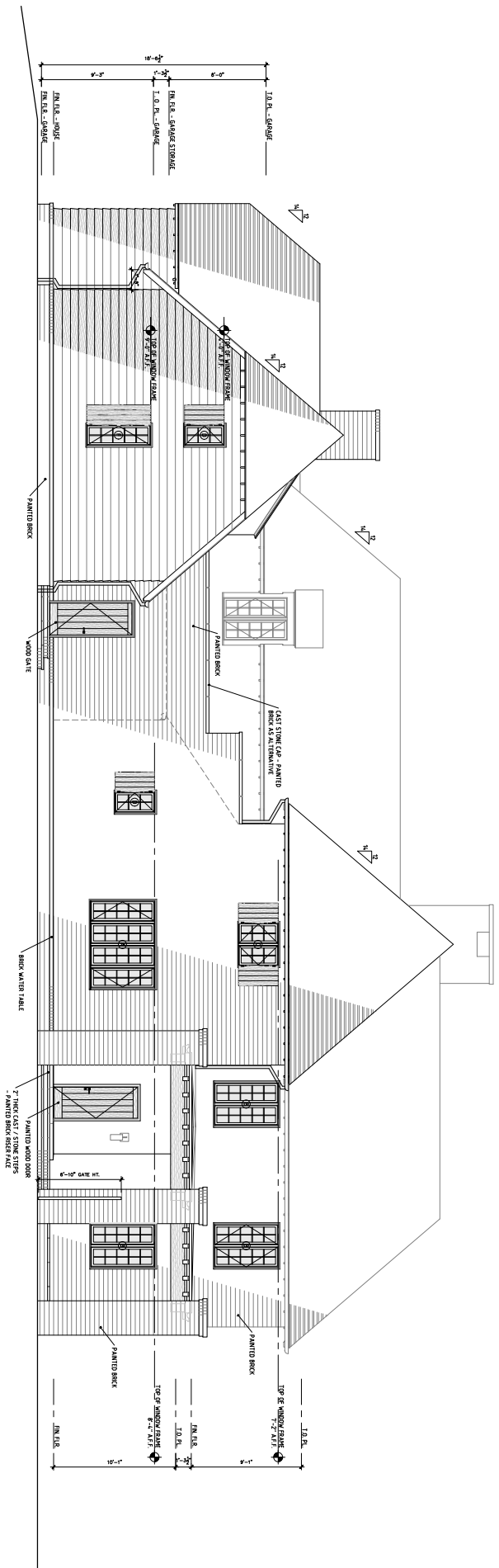
SECOND FLOOR PLAN

1" = 1'-0"



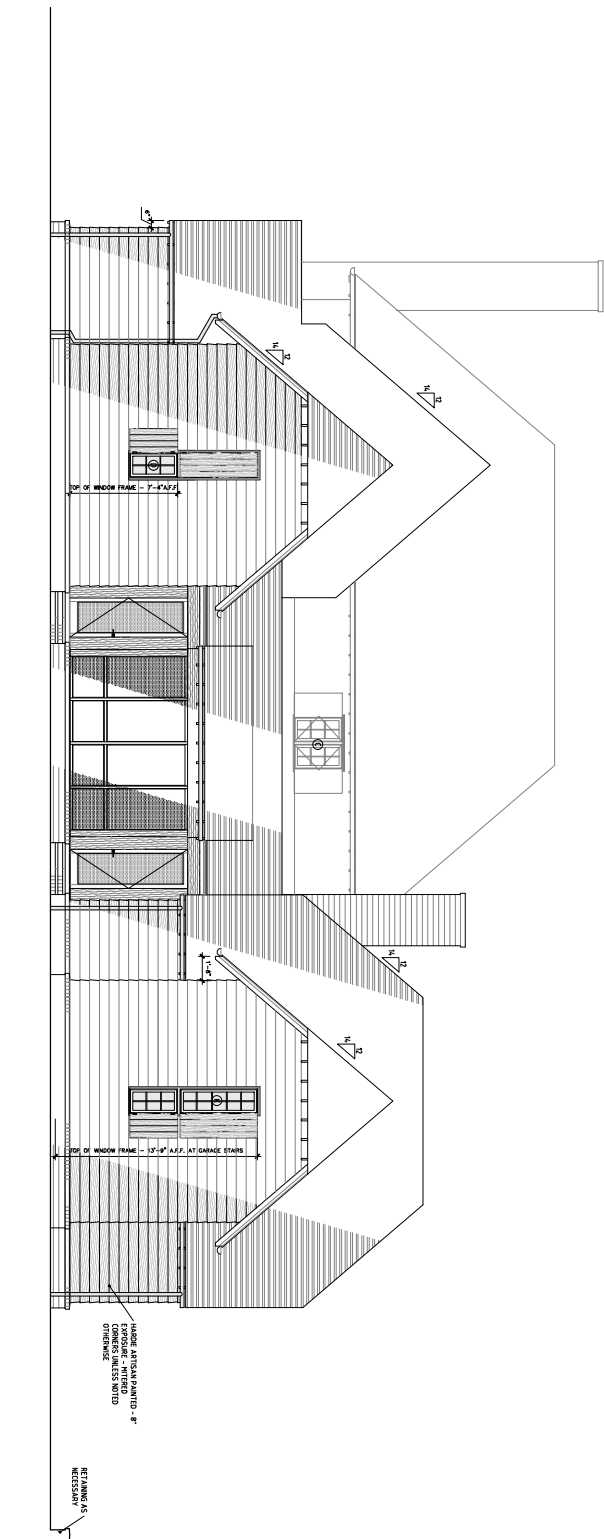
FRONT ELEVATION

1" = 1'-0"



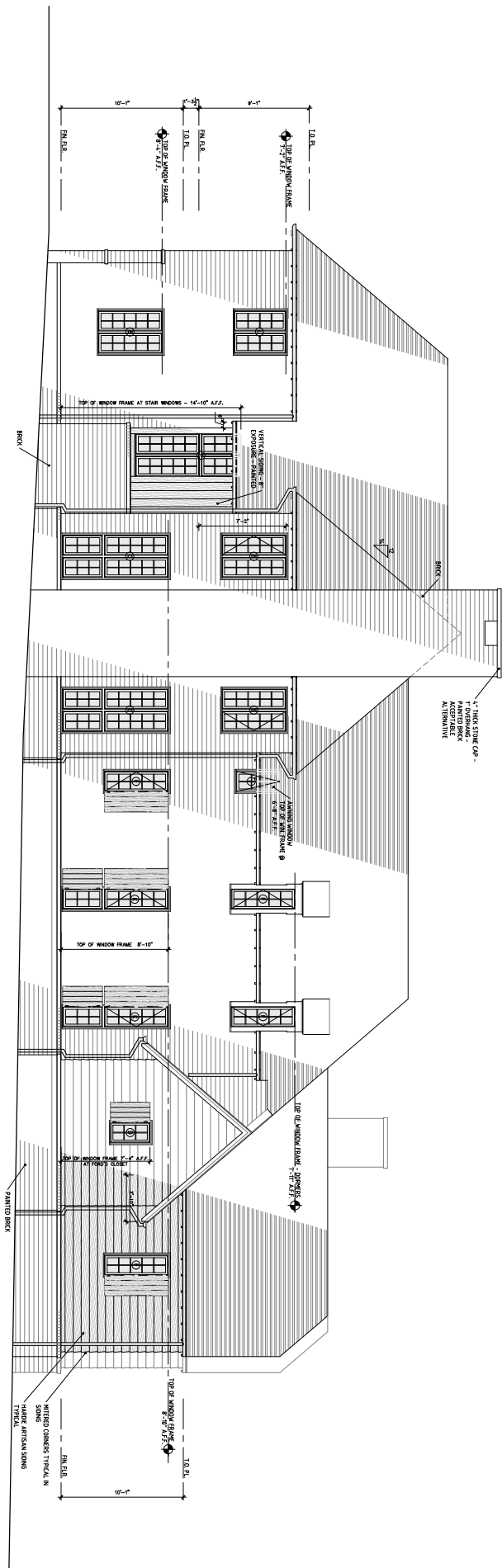
LEFT ELEVATION

F = 1'-0"



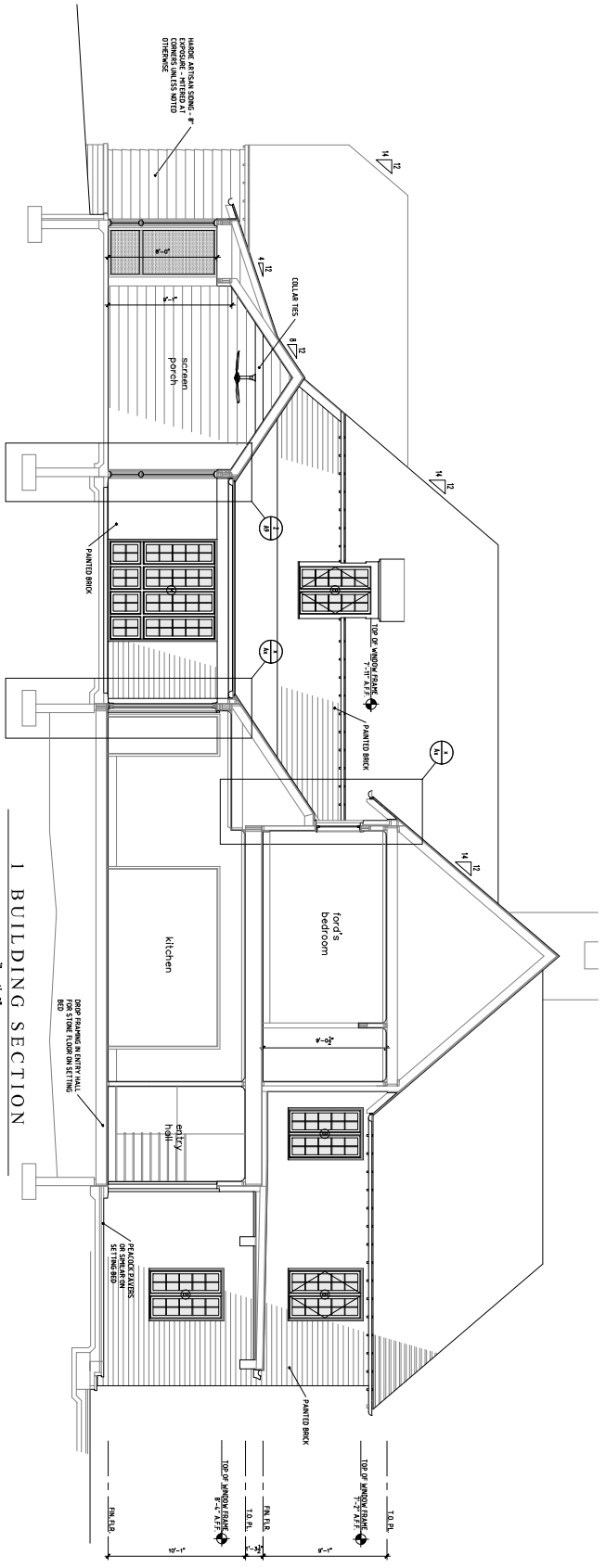
REAR ELEVATION

F-1-0'

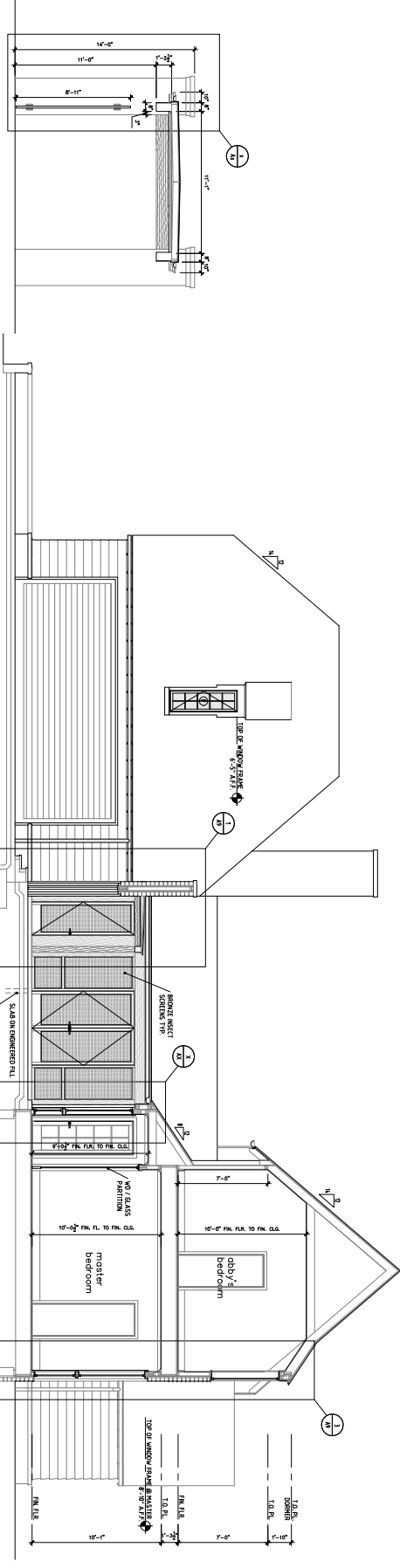


RIGHT ELEVATION

1" = 1'-0"

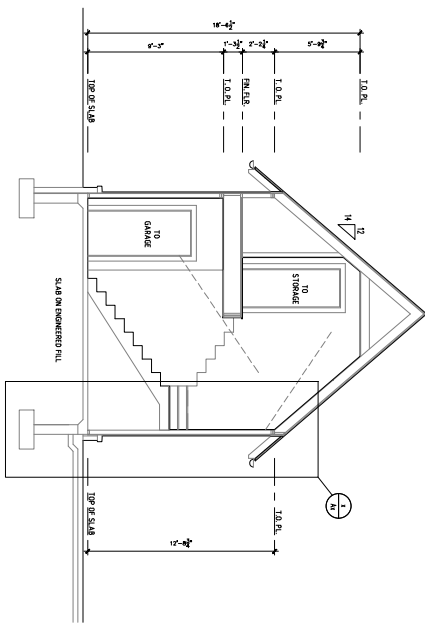


1 BUILDING SECTION
F' = 1'-0"

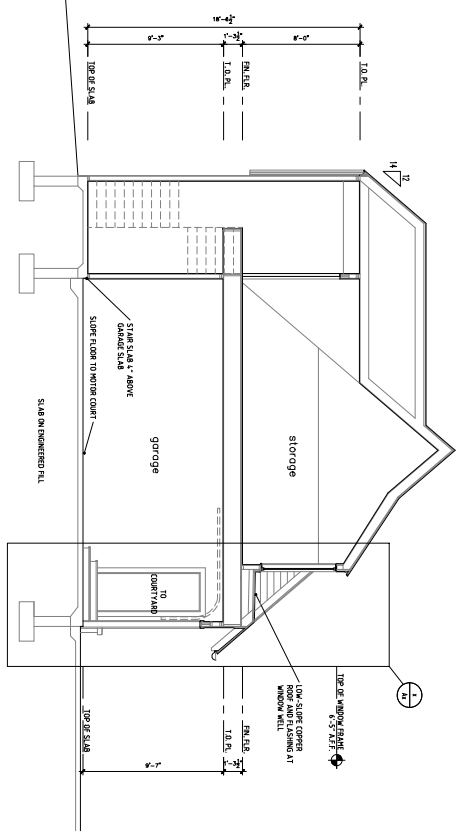


2 BUILDING SECTION
F' = 1'-0"

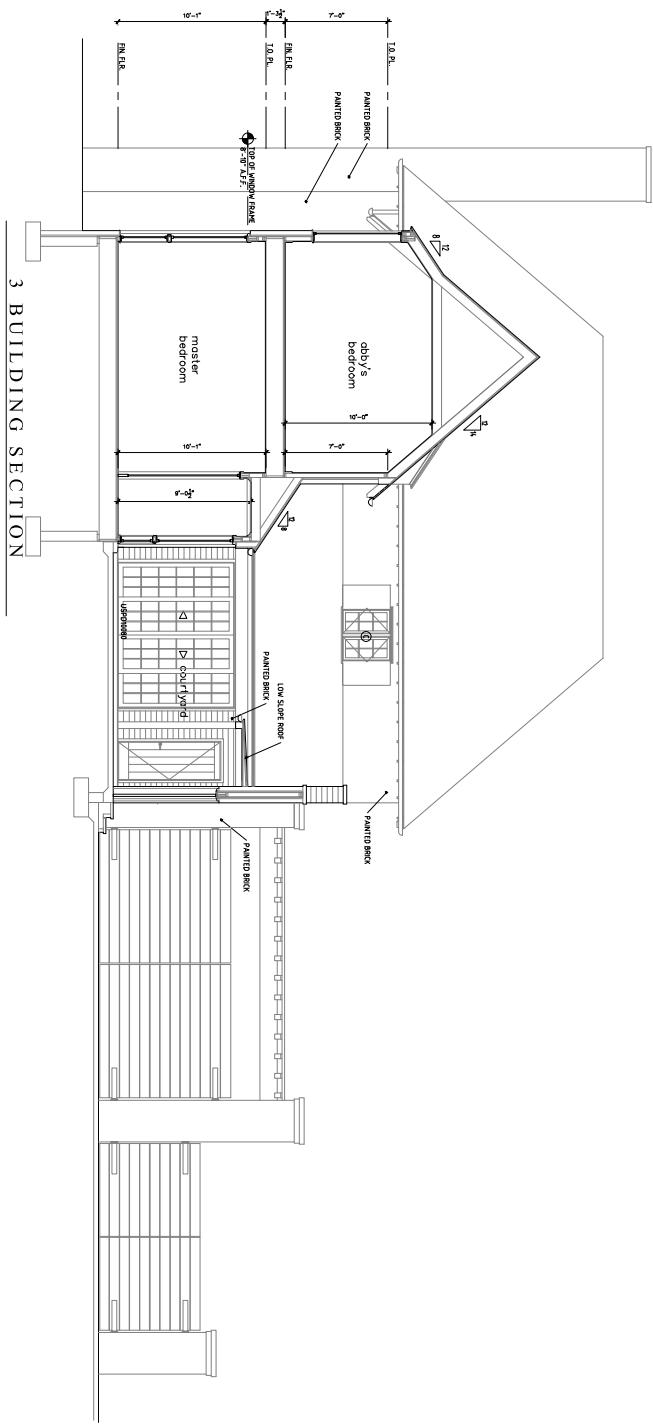
3 BUILDING SECTION
F' = 1'-0"



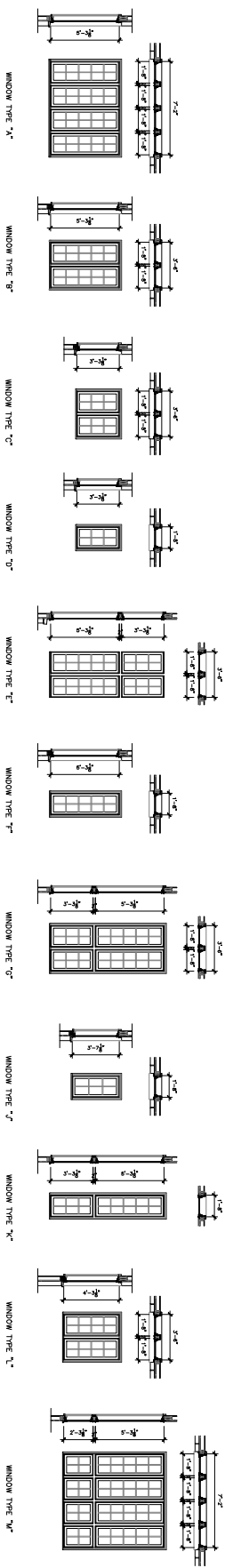
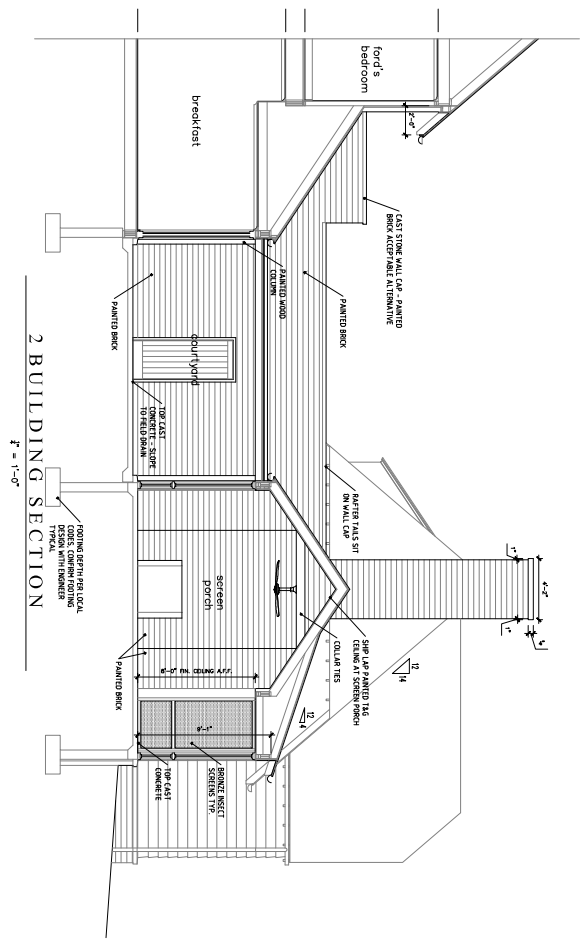
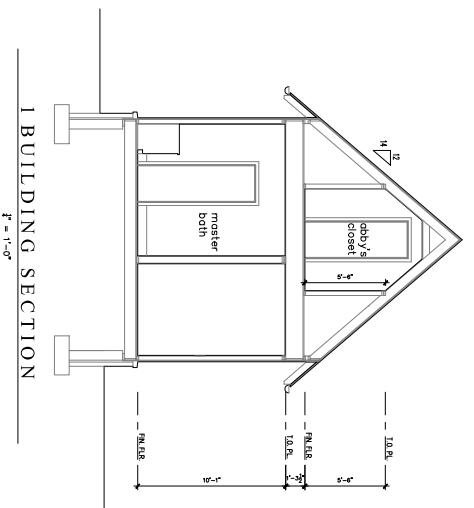
1 BUILDING SECTION
 F' = 1'-0"



2 BUILDING SECTION
 F' = 1'-0"



3 BUILDING SECTION
 F' = 1'-0"



WINDOW TYPES

1/8" = 1'-0"



BZA-22-22

Engineering Review

Variance and Special Exception Application

Status: Complete

Became Active: 10/07/2022

Assignee: Christopher Brady

Completed: 11/09/2022

Applicant

Ford Waters
fw@fordwaters.com
3017 Second Ave. S.
Birmingham, AL 35233
205-616-9694

Primary Location

2001 HICKORY RD
VESTAVIA HILLS, AL 35216

Owner:

Catherine C. Waters
3017 Second Ave. S. Birmingham, AL 35233

Comments

Christopher Brady, Nov 9, 2022 at 11:49am

1) New construction is subject to impervious area review. Impervious area to not exceed 30% of total lot area.

Ford Waters, Nov 9, 2022 at 2:39pm

Mr. Brady: Is a Permeable paver driveway/motor court area considered Impervious? Thanks Ford Waters

Christopher Brady, Nov 9, 2022 at 2:51pm

A paver driveway, parking area, patio or walkway can be considered pervious and not count against the 30% calculation if you can provide detail that they will not have mortared joints, not set within concrete, etc. Rainwater must be able to infiltrate. Feel free to email me a rendering or concept drawing for additional comments at cbrady@vhal.org (mailto:cbrady@vhal.org).

Representing Attorney/Other Agent

Name: M. Ford Waters
Address: 3017 Second Ave. S., Birmingham Alabama 35233
Phone #: 205-616-9694 Other #: _____
E-Mail: fwaters@proton.me

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

II. DESCRIPTION OF SUBJECT PROPERTY:

LOCATION: 2001 Hickory Road
Street Address
Lot 1 Block 2 First Addition of Beacon Hills
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.
15' 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 _____).

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).*

Requesting to reduce the setback abutting the Right-Of-Way of Highway 31 from 50' to 15'. The Lot also faces Hickory Road which is the intended front of the house to be constructed. Because of the lot being a corner it creates two fronts. If the 50' setback is kept along the Right-Of-Way of Highway 31 the building area within the Lot would be severely reduced.

VI. PROJECT:

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

Construction of a two story single family 4 bedroom 4 & 1/2 bath residence. The previously home has been removed.

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***

M. Ford Waters

Owner Signature/Date

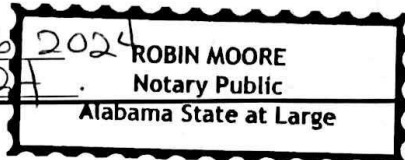
M. Ford Waters

Representing Agent (if any)/date

Given under my hand and seal
this 8th day of September, 2022.

Robin Moore
Notary Public

My commission expires May 16 2024
day of 16th May, 2024.



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

Date: November 17, 2022

- **CASE: BZA-22-23**
- **REQUESTED ACTION:** 37' Front Setback Variance to Reduce the Setback to 13' in Lieu of the Required 50'.
- **ADDRESS/LOCATION:** 2200 Shades Crest Road
- **APPLICANT/OWNER:** Curt Thompson
- **REPRESENTING AGENT:** NA
- **GENERAL DISCUSSION:** The applicant is seeking a front setback variance to build a garage. The encroachment will be on the Trousdale Road side of the lot. The applicant contends the corner lot causes the hardship. A majority of the current property is an impervious surface. As a part of the plan, much of that area will be changed to a permeable surface to reduce the risk of excess storm water run-off. 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:** See attached.
 3. **City Fire Marshal Review:** No problems noted.
 4. **Building Safety Review:** No problems noted.



BZA-22-23

Variance and Special Exception Application

Status: Active

Date Created: Sep 28, 2022

Applicant

Curt Thompson
cytjr@duncanandthompson.com
520 Mineral Trace
Suite D
Hoover, Alabama 35226
205-403-9151

Primary Location

2200 SHADES CREST RD
VESTAVIA HILLS, AL 35216

Owner:

Curt Thompson
2200 Shades Crest Road Vestavia Hills, AL
35216

Agenda Information

Agenda Scheduling

November 2022

Comments/Delay/Explanation

Submitted early

Applicant Information

I am filling this out as the

Owner

Billing/Responsible Party

Name

Curt Thompson

Phone

205-807-0293

Address

2200 Shades Crest Road

City/State/Zip

Vestavia Hills, Alabama 35216

Email

cytjr@duncanandthompson.com

Subject Property Information

Subject Property Address

2200 Shades Crest Road

Legal Description of Subject Property

Lot 12, Block 3, of Grandview, as recorded in Map Book 7, Page 101 in the office of probate in Jefferson County

REASONS FOR REQUEST

Front Setback Variance



Setback Required

50'

Setback Requested

13'

ZONING

Vestavia Hills Zoning for the subject property is

residential

PROJECT

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

garage location and side street

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 with side street

Before any variance is granted, the BZA must find that ALL of the following conditions exist. Please describe each of the following details in

order for the BZA to determine if these warrants the described hardship.

1. There are extraordinary and exceptional conditions, which are peculiar to the piece of property in question because of its size, shape or topography, that are not applicable to the other lands or structures in the same district. Please explain:

Our property is a corner lot with a lot of driveway that we plan to remove and replace. The garage will help to fix the driveway and close off the backyard

2. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other owners of property in the District in which the property is located. Please explain:

No. We want to be able to fix the existing driveway issues and use the garage addition

3. All literal interpretations of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by others of property in the district in which the property is located. Please explain:

No. We want to be able to fix the existing driveway issues and use the garage addition

4. The requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare. Please explain:

Yes. We will also be able to fence in our backyard similar to other properties around

5. The special circumstances are not the intended result of the actions of the applicant (i.e., self-imposed hardship). Please explain:

No. We want to fix the current driveway with the addition of the garage in the location proposed

6. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure. Please explain:

Yes. We want to fix the current driveway with the addition of the garage in the location proposed.

7. The no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted or non-conforming use of lands, structures, or building in other districts shall be considered grounds for the issuance of a variance.

8. That a variance will not allow the permanent establishment of a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

True.

NOTE: In proving that an unnecessary hardship has been imposed on the property as a result of the strict interpretation of this Ordinance, the following conditions cannot be considered pertinent to the determination of whether or not an unnecessary hardship exists: (1) proof that a variance would increase the financial return from land; or (2) personal or economic

hardship; or (3) self-imposed hardship. In other words, hardship alone is not sufficient to permit a variance. It must be an "unnecessary hardship." Mere financial loss of a kind, which might be common to all of the property owners in a district, is not an "unnecessary hardship."

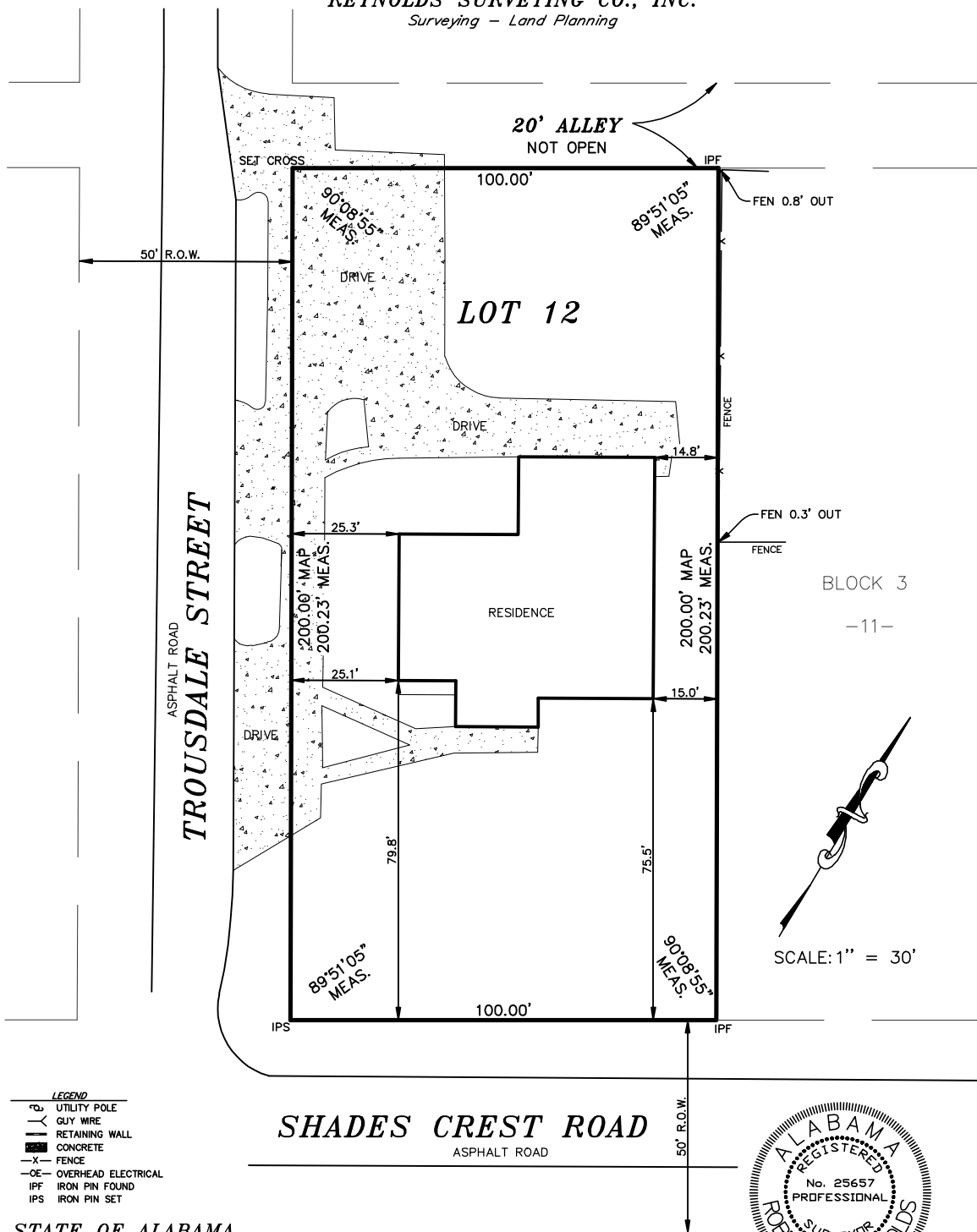
OWNER AFFIDAVIT

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. Simultaneously with the submittal of this application, I am hereby submitting a notarized affidavit signed by the owner of the property in the attachments section of this application. NOTE: Applications cannot be processed without the notarized owners affidavit. Owners authorization may be found on our main page.

Owner Signature

Curt Thompson
09/28/2022

REYNOLDS SURVEYING CO., INC.
 Surveying - Land Planning



STATE OF ALABAMA
 JEFFERSON COUNTY

SHADES CREST ROAD
 ASPHALT ROAD

"CLOSING SURVEY"

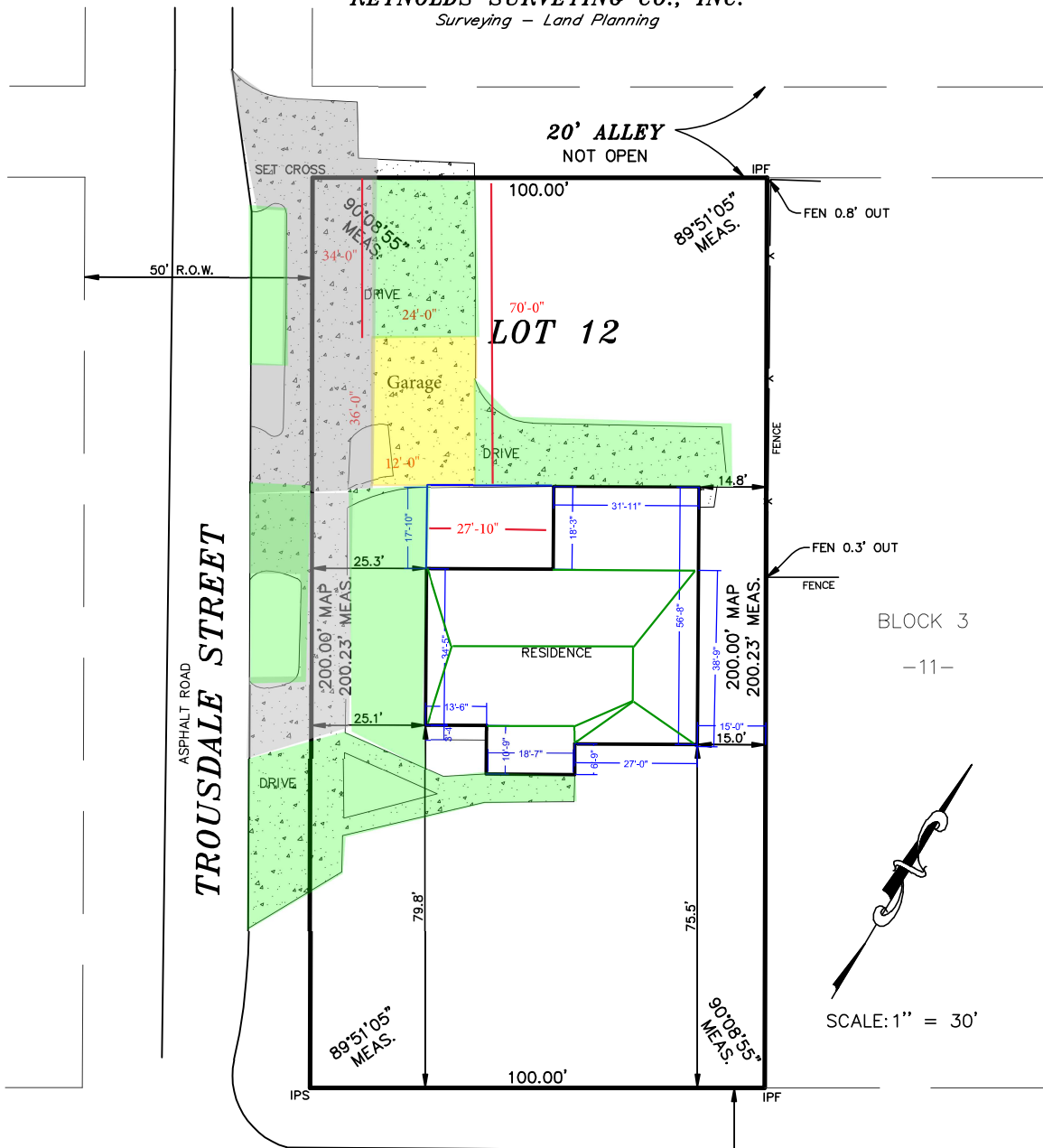
I, Robert Reynolds, a Registered Surveyor, do here by state that this is a true and correct plat or map of Lot 12, Block 3, of GRANDVIEW, as recorded in Map Book 7, Page 101 in the Office of the Judge Of Probate in JEFFERSON County, Alabama. All parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Surveying in the State of Alabama to the best of my knowledge, information and belief. The improvements on said premises are as shown. There are no visible encroachments on over or across said lands except as shown. According to my survey this the 8TH day of JUNE, 2022.

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

Purchaser: THOMPSON
 Address: 2200 SHADES CREST RODD

Robert Reynolds
 Reg. No. 25657 B140/42

REYNOLDS SURVEYING CO., INC.
 Surveying - Land Planning



- LEGEND
- ⊕ UTILITY POLE
 - GUY WIRE
 - ▬ RETAINING WALL
 - ▬ CONCRETE
 - x- FENCE
 - OE- OVERHEAD ELECTRICAL
 - IPF IRON PIN FOUND
 - IPS IRON PIN SET

SHADES CREST ROAD
 ASPHALT ROAD



STATE OF ALABAMA
 JEFFERSON COUNTY

"CLOSING SURVEY"

I, Robert Reynolds, a Registered Surveyor, do here by state that this is a true and correct plat or map of Lot 12, Block 3, of GRANDVIEW, as recorded in Map Book 7, Page 101 in the Office of the Judge Of Probate in JEFFERSON County, Alabama. All parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Surveying in the State of Alabama to the best of my knowledge, information and belief. The improvements on said premises are as shown. There are no visible encroachments on over or across said lands except as shown. According to my survey this the 8TH day of JUNE, 2022.

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

Purchaser: THOMPSON
 Address: 2200 SHADES CREST RODD

Robert Reynolds
 Reg. No. 25657 B140/42



BZA-22-23

Engineering Review

Variance and Special Exception Application

Status: Complete

Became Active: 10/13/2022

Assignee: Christopher Brady

Completed: 11/09/2022

Applicant

Curt Thompson
cytjr@duncanandthompson.com
520 Mineral Trace
Suite D
Hoover, Alabama 35226
205-403-9151

Primary Location

2200 SHADES CREST RD
VESTAVIA HILLS, AL 35216

Owner:

Curt Thompson
2200 Shades Crest Road Vestavia Hills, AL
35216

Comments

Christopher Brady, Nov 9, 2022 at 11:57am

permit issuance is subject to driveway and drainage reviews



**City of Vestavia Hills
Office of the City Clerk**

OWNER AFFIDAVIT (This form must be notarized):

I do hereby declare that the following statements are correct concerning the subject property located at: 2200 Shades Crest Road, Vestavia Hills, Alabama and that statements submitted in my application are true and that I am: *(please check all that apply)*.

the Property Owner and representing myself in said request.

_____ the Property Owner, but I am authorizing a Representing Agent by the name of: _____ to represent me in the following request:

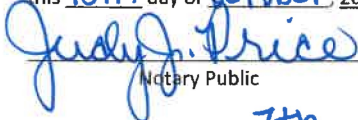
And am requesting: (please check)

- Rezoning Request
- Preliminary Plat Approval
- Final Plat Approval
- Conditional Use Approval
- Request for Variance
- Special Exception
- Design Review Approval

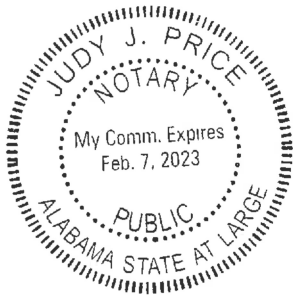
Signed:  10/12/22
Owner Signature/Date

STATE OF ALABAMA
COUNTY OF Jefferson

Given under my hand and seal
this 13th day of October, 2022


Notary Public

My commission expires 7th day of February 2023.



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

Date: November 17, 2022

- **CASE: BZA-22-24**
- **REQUESTED ACTION:** 26' Front Setback Variance (East Side of Norwich Dr) to Reduce the Setback to 34' in Lieu of the Required 60' & 5' Front Setback Variance (North Side of Norwich Dr) to Reduce the Setback to 45' in Lieu of the Required 50'.
- **ADDRESS/LOCATION:** 3488 Coventry Drive
- **APPLICANT/OWNER:** Anthony & Jeri Finchum
- **REPRESENTING AGENT:** Emily Coe
- **GENERAL DISCUSSION:** The applicant is seeking two front setback variances to build a 212-sf rear of the house addition. The applicant contends the triple corner lot causes a hardship. The property is surrounded by 3 platted roads. This addition will be in the rear of the house, but will encroach the side fronts the Eastern side of Norwich Drive. The front setback variance is needed on the Northern side of Norwich Drive, as the existing house sits 45' from property line. 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:** See attached.
 3. **City Fire Marshal Review:** No problems noted.
 4. **Building Safety Review:** No problems noted.



BZA-22-24

Variance and Special Exception Application

Status: Active

Date Created: Oct 6, 2022

Applicant

Emily Coe
ecoe@thompsonarchitecture.com
2913 Cahaba Road
Birmingham, AL, AL 35223
12053703188

Primary Location

3488 COVENTRY DR
VESTAVIA HILLS, AL 35243

Owner:

Anthony & Jeri Finchum
3488 Coventry Drive Vestavia Hills, AL 35243

Agenda Information

Agenda Scheduling

November 2022

Applicant Information

I am filling this out as the
Representative Agent

Billing/Responsible Party

Name

Jeri Finchum

Phone

205.914.2852

Address

3488 Coventry Drive

City/State/Zip

Birmingham, AL 35243

Email

jerifinchum@gmail.com

Representing Attorney/Other Agent

Name

Emily Coe

Phone #

205.414.1272

Address

2913 Cahaba Road

City/State/Zip

Birmingham, AL 35223

Email

ecoe@thompsonarchitecture.com

Subject Property Information

Subject Property Address

3488 Coventry Drive

Legal Description of Subject Property

Parcel # 28 00 29 4 001 002.000

REASONS FOR REQUEST

Front Setback Variance**Setback Required**

60'

Setback Requested

34'

Other**Details**

A second Front Setback Variance: We request to reduce the front setback to 45' in lieu of the required 50'

ZONING

Vestavia Hills Zoning for the subject property is

R-1

PROJECT

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

The project scope will include adding a small mudroom entry/access to a second story that will sit directly over the existing den with a storage room for lawn tools to be accessed from the pool area. This lot has (2) hardship issues:

- 1) This lot has a road on 3 sides of it, giving it (3) front setbacks. We would like to build toward the rear of the property; however, since there is a road along the rear of the property also, we request a variance to allow the addition to extend to 34' from the property line which would be in conformance with the standard 30' rear setback required by zoning if there was not a road behind the home.
- 2) The setbacks were apparently instituted after the house was constructed; therefore, the existing house is over the 50' secondary front setback. We request that we be able to construct the addition so that it is in alignment with the existing house which extends only 5' over that setback.

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).

This lot has (2) hardship issues:

- 1) This lot has a road on 3 sides of it, giving it (3) front setbacks. We would like to build toward the rear of the property; however, since there is a road along the rear of the property also, we request a variance to allow the addition to extend to 34' from the property line which would be in conformance with the standard 30' rear setback required by zoning if there was not a road behind the home.
- 2) The setbacks were apparently instituted after the house was constructed; therefore, the existing house is over the 50' secondary front setback. We request that we be able to construct the addition so that it is in alignment with the existing house which extends only 5' over that setback.

Before any variance is granted, the BZA must find that ALL of the following conditions exist. Please describe each of the following details in order for the BZA to determine if these warrants the described hardship.

1. There are extraordinary and exceptional conditions, which are peculiar to the piece of property in question because of its size, shape or topography, that are not applicable to the other lands or structures in the same district. Please explain:

This lot has a road on 3 sides of it, giving it (3) front setbacks. We would like to build toward the rear of the property; however, since there is a road along the rear of the property also, we request a variance to allow the addition to extend to 34' from the property line which would be in conformance with the standard 30' rear setback required by zoning if there was not a road behind the home.

2. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other owners of property in the District in which the property is located. Please explain:

The existing home already extends over the side setback and the rear of the property is heavily wooded which blocks the view of most of this addition from any neighboring properties that are behind the home.

4. The requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare. Please explain:

We are not protruding out further than the existing house on one side and on the other we are extending back into an area that is blocked from view by a heavily wooded area. The heavily wooded area would not be disturbed.

5. The special circumstances are not the intended result of the actions of the applicant (i.e., self-imposed hardship). Please explain:

We have an extremely rare circumstance that calls for (3) front setbacks on three different sides which was not caused by the applicant.

6. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure. Please explain:

Yes.

7. The no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted or non-conforming use of lands, structures, or building in other districts shall be considered grounds for the issuance of a variance.

8. That a variance will not allow the permanent establishment of a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

This is residential property continuing to be used as a residence.

NOTE: In proving that an unnecessary hardship has been imposed on the property as a result of the strict interpretation of this Ordinance, the following conditions cannot be considered pertinent to the determination of whether or not an unnecessary hardship exists: (1) proof that a variance would increase the financial return from land; or (2) personal or economic hardship; or (3) self-imposed hardship. In other words, hardship alone is not sufficient to permit a variance. It must be an "unnecessary hardship." Mere financial loss of a kind, which might be common to all of the property owners in a district, is not an "unnecessary hardship."

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

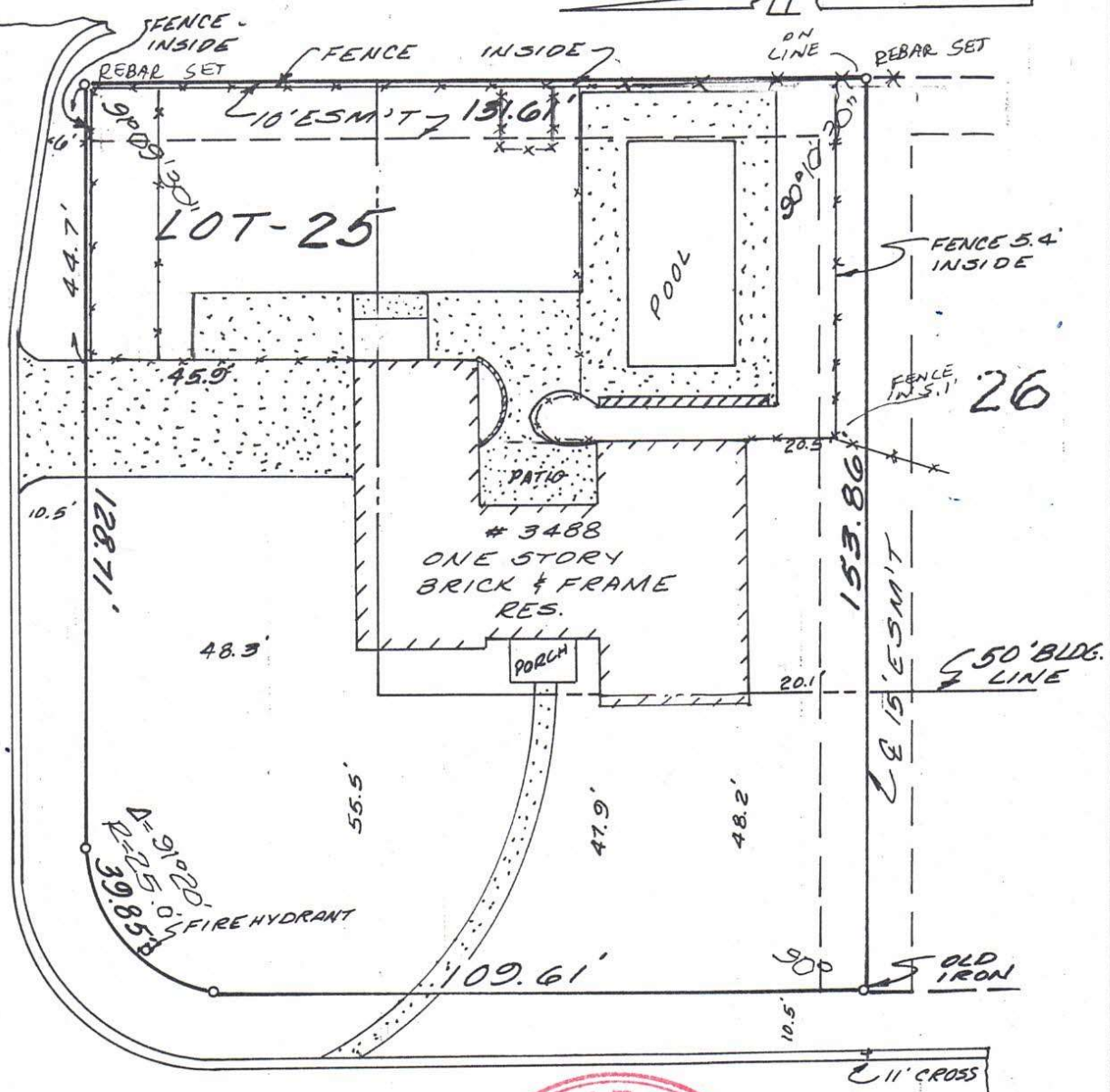
Representing Agent Signature

Emily Coe
10/06/2022

scheduled hearing. Simultaneously with the
submittal of this application, I am hereby
submitting a notarized affidavit signed by the
owner of the property in the attachments
section of this application. NOTE: Applications
cannot be processed without the notarized
owners affidavit. Owners authorization may be
found on our main page.

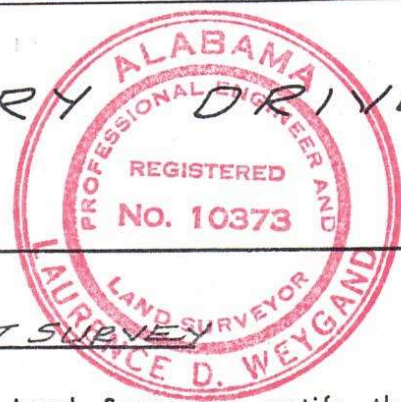
SCALE: 1" = 30'

R.O.W.
50'
NORWICH DRIVE



COVENTRY DRIVE

50'
R.O.W.



A5-BUILT SURVEY

STATE OF ALABAMA
JEFFERSON COUNTY

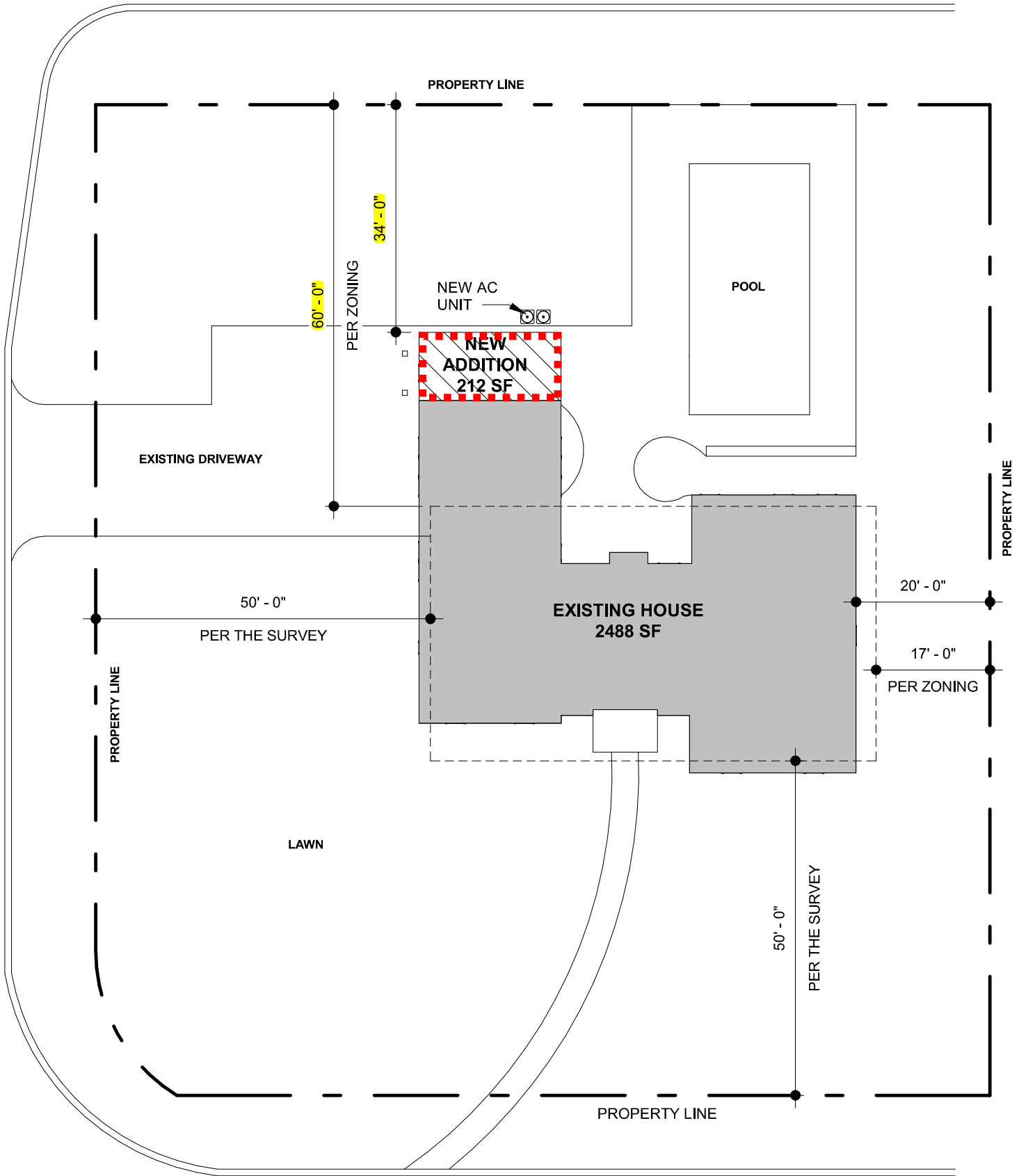
I, Laurence D. Weygand, a registered Engineer- Land Surveyor, certify that I have surveyed Lot ... 25 ..., Block ... -, FIRST ADD. TO COVENTRY (AMENDED MAP) as recorded in Map Volume 25... Page ... 58 ..., in the office of the Judge of Probate JEFFERSON... County, Alabama; that there are no rights-of-way, 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 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: 3488 COVENTRY DRIVE...; according to my survey of: MAY 31, 2001

MEETS M.T.S.
FLOOD ZONE "X"
FINCHUM
Order No. 46100 AAAP # 010730 0484E

Laurence D. Weygand
Laurence D. Weygand, Reg. No. 10373 phone. 942-0086
169 OXMOOR ROAD, Birmingham, AL 35209

NORWICH DRIVE

NORWICH DRIVE

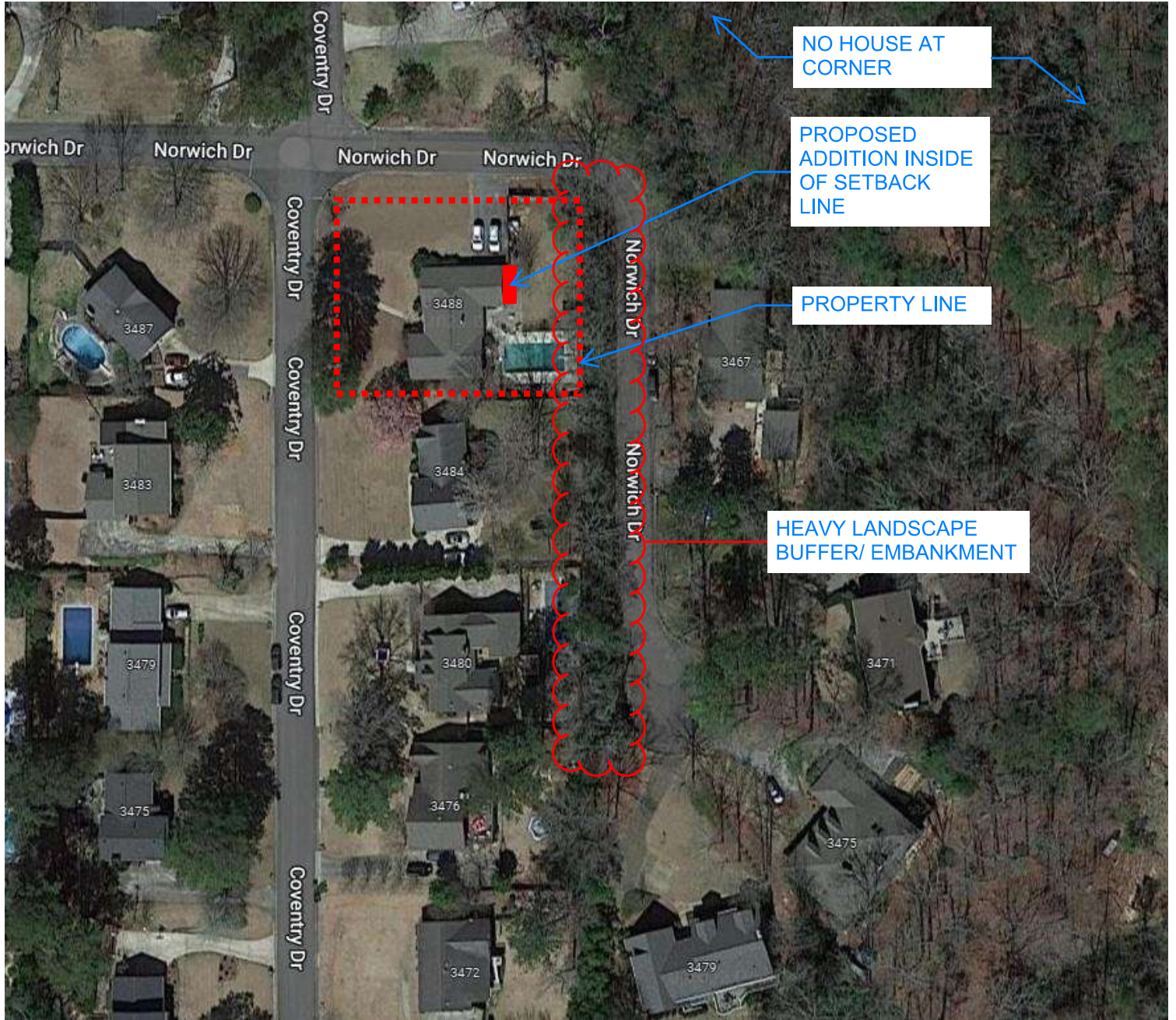


COVENTRY DRIVE

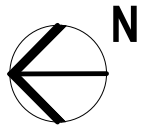
SITE PLAN



1" = 20'-0"



VICINITY MAP FOR THE FINCHUM RESIDENCE





BZA-22-24

Engineering Review

Variance and Special Exception Application

Status: Complete

Became Active: 10/07/2022

Assignee: Christopher Brady

Completed: 11/09/2022

Applicant

Emily Coe
ecoe@thompsonarchitecture.com
2913 Cahaba Road
Birmingham, AL, AL 35223
12053703188

Primary Location

3488 COVENTRY DR
VESTAVIA HILLS, AL 35243

Owner:

Anthony & Jeri Finchum
3488 Coventry Drive Vestavia Hills, AL 35243

Comments

Christopher Brady, Nov 9, 2022 at 11:52am

1) Improvements are subject to impervious area review. Total impervious surfaces cannot exceed 30% of total lot area.

IV. ZONING

Vestavia Hills Zoning for the subject property is R-1;

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). This lot has (2) hardship issues:

- 1) This lot has a road on 3 sides of it, giving it (3) front setbacks. We would like to build toward the rear of the property; however, since there is a road along the rear of the property also, we request a variance to allow the addition to extend to 34' from the property line which would be in conformance with the standard 30' rear setback required by zoning if there was not a road behind the home.
- 2) The setbacks were apparently instituted after the house was constructed; therefore, the existing house is over the 50' secondary front setback. We request that we be able to construct the addition so that it is in alignment with the existing house which extends only 5' over that setback.

VI. PROJECT:

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

The project scope will include adding a small mudroom entry/access to a second story that will sit directly over the existing den with a storage room for lawn tools to be accessed from the pool area.

VII. OWNER AFFIDAVIT:

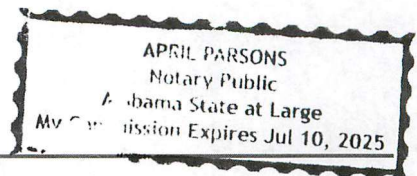
I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. I, also, understand that I am asking for a variance based on the Zoning Code only and not on any or all covenants that are on the subject property. ***Note,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

Anthony Smith 9/14/22
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal
this 14 day of September 2022

April Parsons
Notary Public
My commission expires 10th
day of July, 2025



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

Date: November 17, 2022

- **CASE: BZA-22-25**
- **REQUESTED ACTION:** 8' Front Setback Variance to Reduce the Setback to 42' in Lieu of the Required 50'.
- **ADDRESS/LOCATION:** 701 Comer Drive
- **APPLICANT/OWNER:** Steven & Mary Smith
- **REPRESENTING AGENT:** Jack Stevens
- **GENERAL DISCUSSION:** The applicant is seeking a front setback variance to remodel the home and add on to the master suite. The applicant contends the corner lot causes a hardship, as well as the septic system and disposal lines in the rear. The encroachment will be on the Comer Drive frontage. 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.



BZA-22-25

Variance and Special Exception Application

Status: Active

Date Created: Oct 18, 2022

Applicant

Jack Stevens
design@southeasternhomes.com
3555 Valley Circle
Vestavia Hills, AL 35243
2052294780

Primary Location

701 COMER DR
VESTAVIA HILLS, AL 35216

Owner:

Steven and Mary Smith
701 Comer Drive Vestavia Hills, AL 35216

Agenda Information

Agenda Scheduling

November 2022

Comments/Delay/Explanation

--

Applicant Information

I am filling this out as the

Representative Agent

Billing/Responsible Party

Name

S&S Custom Home Designs, inc.

Phone

2052294780

Address

3325 Rocky Ridge Plaza, Ste 213

City/State/Zip

Vestavia Hills, AL 35243

Email

Representing Attorney/Other Agent

Name

Tricia Stevens

Phone #

2052294780

City/State/Zip

Vestavia Hills, AL 35243

Email

design@southeasternmhomes.com

Subject Property Information

Subject Property Address

701 Comer Drive Vestavia Hills, AL 35216

Legal Description of Subject Property

LOT 1 BLK 7 VESTAVIA LAKE ADD

REASONS FOR REQUEST

Front Setback Variance



Setback Required

50 feet from the road to the front of the house

Setback Requested

40 feet from the road to the front of the house
(7 feet from the front lot line to the home)

ZONING

Vestavia Hills Zoning for the subject property is

R2

PROJECT

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

Remodel and addition to master suite

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 current design of the home prohibits a functional master suite due to the home being situated on a corner lot with the septic system and disposal lines located in the rear of the home. The surrounding living areas are utilized bedrooms and bathrooms making it necessary to push to the front.

Before any variance is granted, the BZA must find that ALL of the following conditions exist. Please describe each of the following details in order for the BZA to determine if these warrants the described hardship.

1. There are extraordinary and exceptional conditions, which are peculiar to the piece of property in question because of its size, shape or topography, that are not applicable to the other lands or structures in the same district. Please explain:

The home sits on a corner lot and the septic disposal area is in the rear. This makes reconfiguring the home increasingly more difficult to increase the functionality of the home and create a master suiter comparable to the surrounding properties.

2. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other owners of property in the District in which the property is located. Please explain:

Normal existing conditions of other lots in the neighborhood which allow for additions and home remodels to be made without the need for a variance request.

3. All literal interpretations of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by others of property in the district in which the property is located. Please explain:

The lot being on a corner and having the septic tank and disposal lines in the rear restrict construction options enjoyed by other homes in the area.

4. The requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare. Please explain:

The home will look cohesive with the other homes and properties in the neighborhood. The new addition to the front of the home will now mimic the newer surrounding properties in size and functionality.

5. The special circumstances are not the intended result of the actions of the applicant (i.e., self-imposed hardship). Please explain:

These hardships were in place when the owner purchased the home.

6. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure. Please explain:

For the master suite to be functional for the residents and maintain the current living space in the home; the minimum requested variance must be 10 feet. All other avenues would not be functional or reasonable.

7. The no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted or non-conforming use of lands, structures, or building in other districts shall be considered grounds for the issuance of a variance.

8. That a variance will not allow the permanent establishment of a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

The variance is being requested to increase the size and functionality of the master suite, comparable to the surrounding properties.

NOTE: In proving that an unnecessary hardship has been imposed on the property as a result of the strict interpretation of this Ordinance, the following conditions cannot be considered pertinent to the determination of whether or not an unnecessary hardship exists: (1) proof that a variance would increase the financial return from land; or (2) personal or economic hardship; or (3) self-imposed hardship. In other words, hardship alone is not sufficient to permit a variance. It must be an "unnecessary hardship." Mere financial loss of a kind, which might be common to all of the property owners in a district, is not an "unnecessary hardship."

OWNER AFFIDAVIT

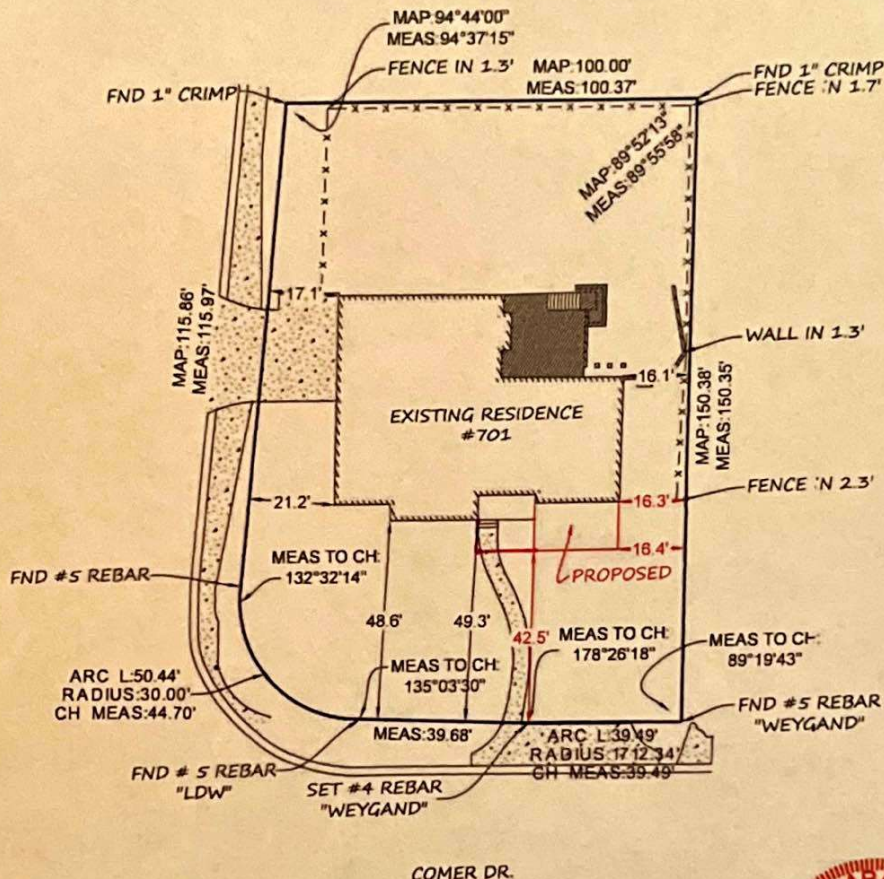
I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing. Simultaneously with the submittal of this application, I am hereby submitting a notarized affidavit signed by the owner of the property in the attachments section of this application. NOTE: Applications cannot be processed without the notarized owners affidavit. Owners authorization may be found on our main page.

Representing Agent Signature

Tricia Stevens
10/17/2022

LEGEND

ASP	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG	LONG CHORD
Δ	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
UTL	UTILITY
AC	ACRES
S.F.	SQUARE FEET
CL	CENTERLINE
A/C	AIR CONDITIONER
●	POLE
—	ANCHOR
-X-	FENCE
-X-X-	OVERHEAD UTILITY WIRE
P/MT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
oLGT	LIGHT
COV	COVERED
■	DECK
○	CONCRETE
□	WALL
□	COLUMN



SCALE: 1"=30'



STATE OF ALABAMA
JEFFERSON COUNTY)

"CONTROL SURVEY"

I, Ray Weygand, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 1, BLK 7 VESTAVIA LAKE ADD, as recorded in Map Volume 49, Page 47, 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 SEPTEMBER 28TH, 2022. Survey invalid if not sealed in red.

Order No.: 20221488
Purchaser:
Address: 701 COMER DRIVE

Ray Weygand, Reg. L.S. #24873
189 Ozmore Road, Homewood, AL 35209
Phone: (205) 942-0088 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.



Comer Dr

Comer Dr

Comer Dr

Mountain View Dr

Mountain View Dr

cut

Area of request

701 Comer Dr, Vestavia Hills, AL 35216

Google

Area of request



Summary

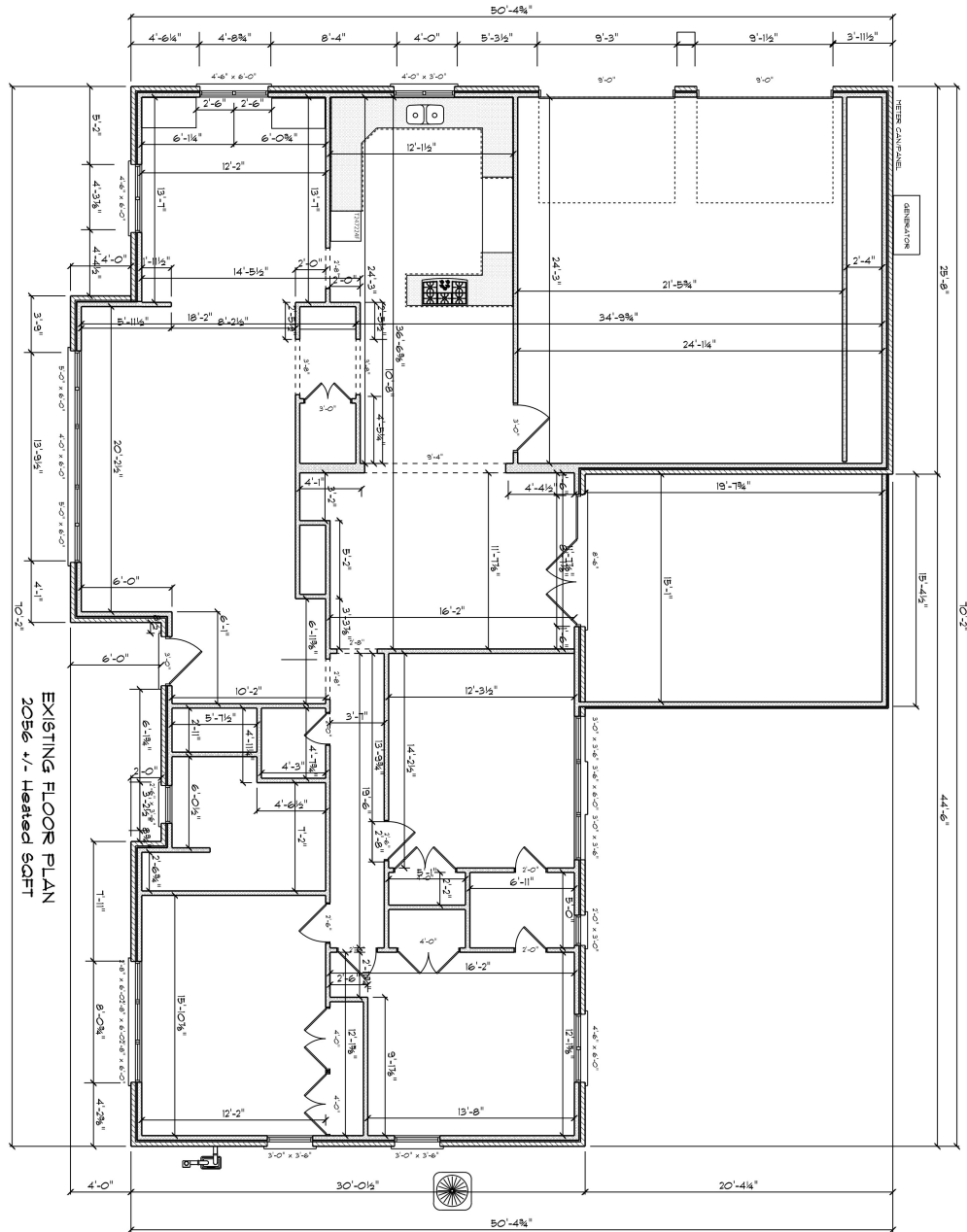


omer Dr, Vestavia
AL 35216



Area of request





EXISTING FLOOR PLAN
2056 +/- Heated SQFT



S&S Custom Home Designs, Inc.
www.southeasternhomes.com

3325 ROCKY RIDGE PLAZA, SUITE 213, VESTAVIA HILLS, AL 35243
OFFICE: 205-202-1111 EMAIL: DESIGN@SOUTHEASTERNHOMES.COM

WWW.SOUTHEASTERNHOMES.COM

CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO CONSTRUCTION USING LICENSED SUBCONTRACTORS WHERE APPLICABLE. S&S CUSTOM HOME DESIGNS, INC. WILL NOT BE HELD LIABLE FOR ANY UNFORSEEN CONDITIONS. IT IS ASSUMED THAT THE EXISTING STRUCTURE AND BEARING SOIL IS IN GOOD AND ACCEPTABLE CONDITION.

PLAN FOR:

Steven & Mary Smith
101 Corner Drive
Vestavia Hills, AL 35216

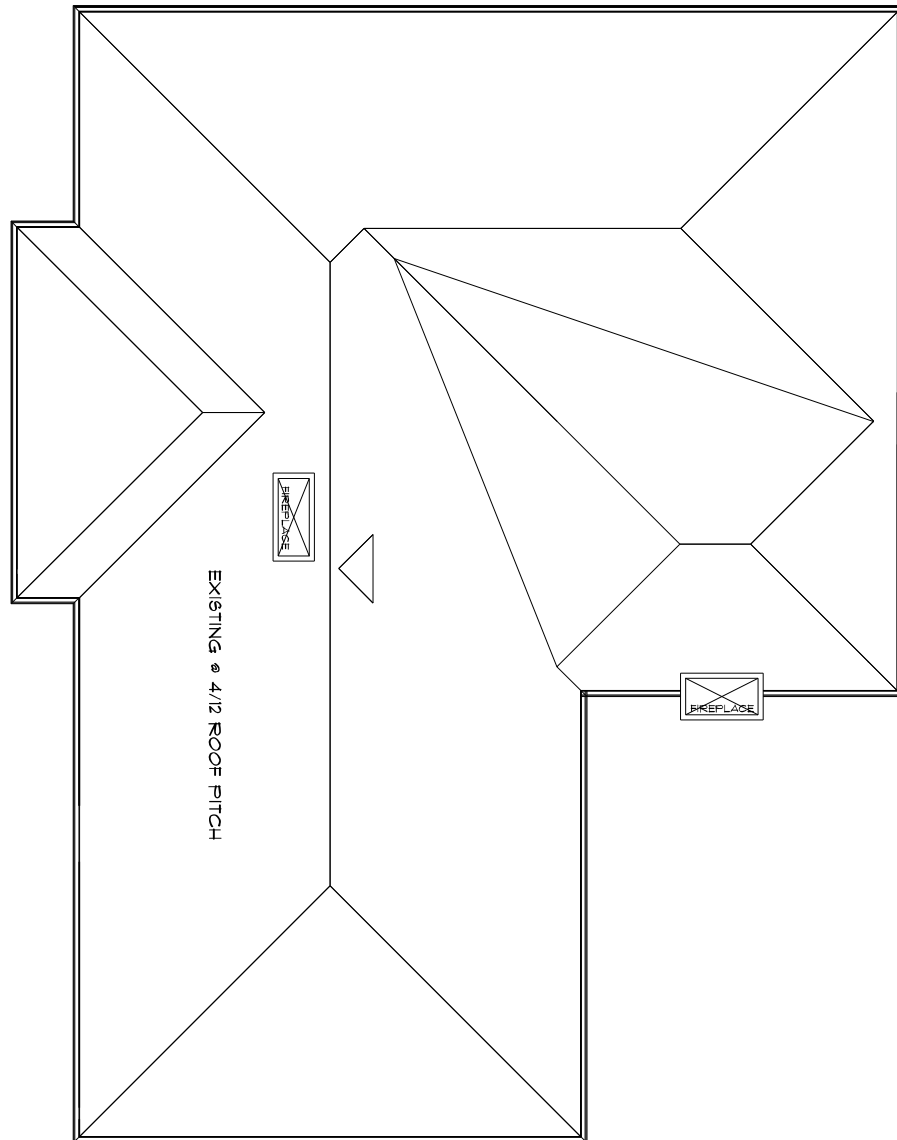
DRAWN BY: JACK

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

DATE: 10-17-2022

1

**EXISTING HOUSE
BIRD'S EYE VIEW**



S&S Custom Home Designs, Inc.
www.southeasternhomes.com

3325 ROCKY RIDGE PLAZA, SUITE 213, VESTAIVA HILLS, AL 35243
OFFICE: 205-202-1171 EMAIL: DESIGN@SOUTHEASTERNHOMES.COM

WWW.SOUTHEASTERNHOMES.COM

CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO CONSTRUCTION USING LICENSED SUBCONTRACTORS WHERE APPLICABLE. S&S CUSTOM HOME DESIGNS, INC. WILL NOT BE HELD LIABLE FOR ANY UNFORSEEN CONDITIONS. IT IS ASSUMED THAT THE EXISTING STRUCTURE AND BEARING SOIL IS IN GOOD AND ACCEPTABLE CONDITION.

PLAN FOR:

Steven & Mary Smith
101 Comer Drive
Vestavia Hills, AL 35216

DRAWN BY: JACK

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

DATE: 10-17-2022

P2



S&S Custom Home Designs, Inc.
www.southeasternhomes.com

3325 ROCKY RIDGE PLAZA, SUITE 213, VESTAIVA HILLS, AL 35243
OFFICE: 205-202-1111 EMAIL: DESIGN@SOUTHEASTERNHOMES.COM

WWW.SOUTHEASTERNHOMES.COM

CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO CONSTRUCTION USING LICENSED SUBCONTRACTORS WHERE APPLICABLE. S&S CUSTOM HOME DESIGNS, INC. WILL NOT BE HELD LIABLE FOR ANY UNFORSEEN CONDITIONS. IT IS ASSUMED THAT THE EXISTING STRUCTURE AND BEARING SOIL IS IN GOOD AND ACCEPTABLE CONDITION.

PLAN FOR:

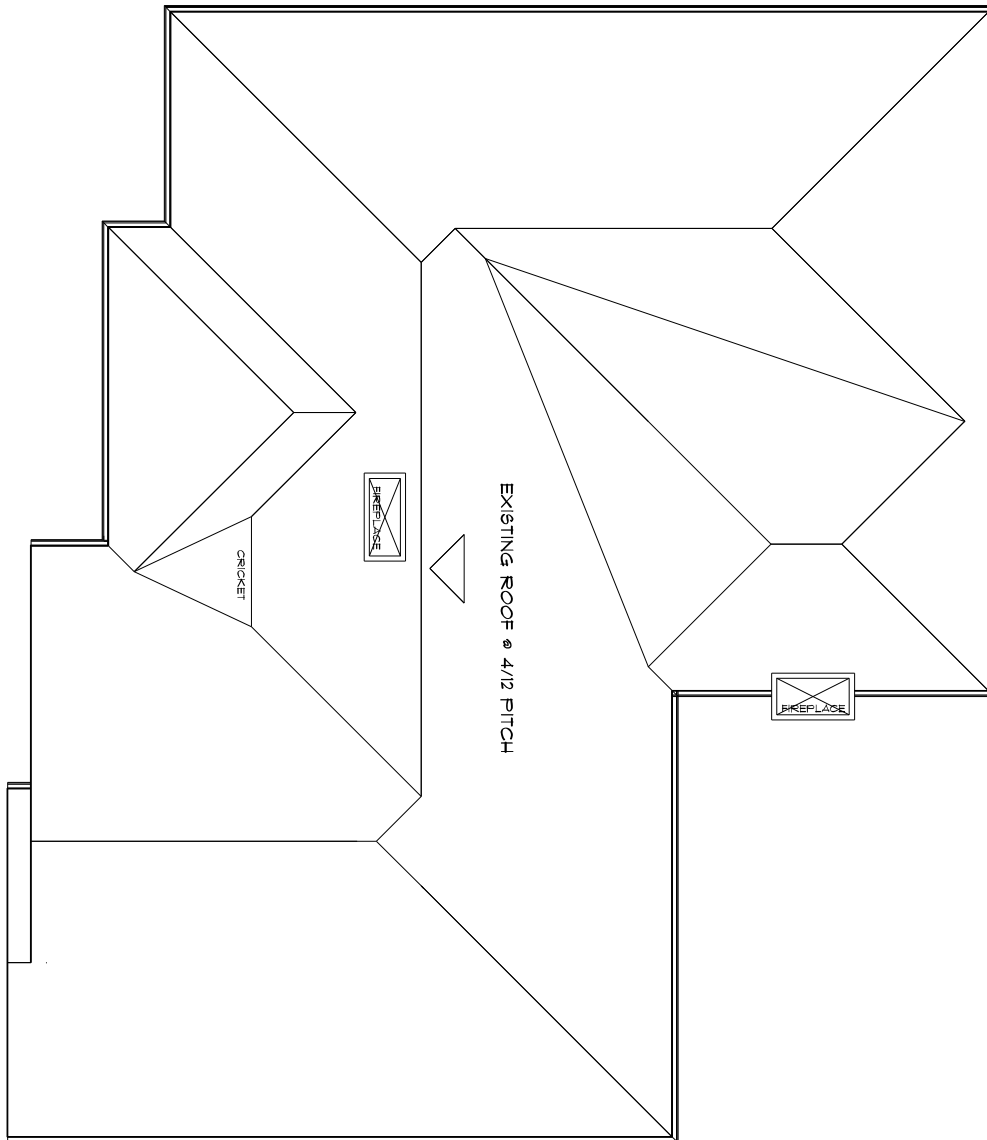
Steven & Mary Smith
101 Comer Drive
Vestavia Hills, AL 35216

DRAWN BY: JACK

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

DATE: 10-17-2022

P3



REVISED
BIRD'S EYE VIEW
 NOTE: NEW ROOF PITCH AND OVERHANG
 TO MATCH EXISTING HOUSE.



S&S Custom Home Designs, Inc.
www.southeasternhomes.com

3325 ROCKY RIDGE PLAZA, SUITE 213, VESTAIVA HILLS, AL 35243
 OFFICE: 205-202-1111 EMAIL: DESIGN@SOUTHEASTERNHOMES.COM

WWW.SOUTHEASTERNHOMES.COM

CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO CONSTRUCTION USING LICENSED SUBCONTRACTORS WHERE APPLICABLE. S&S CUSTOM HOME DESIGNS, INC. WILL NOT BE HELD LIABLE FOR ANY UNFORSEEN CONDITIONS. IT IS ASSUMED THAT THE EXISTING STRUCTURE AND BEARING SOIL IS IN GOOD AND ACCEPTABLE CONDITION.

PLAN FOR:

Steven & Mary Smith
 701 Comer Drive
 Vestavia Hills, AL 35216

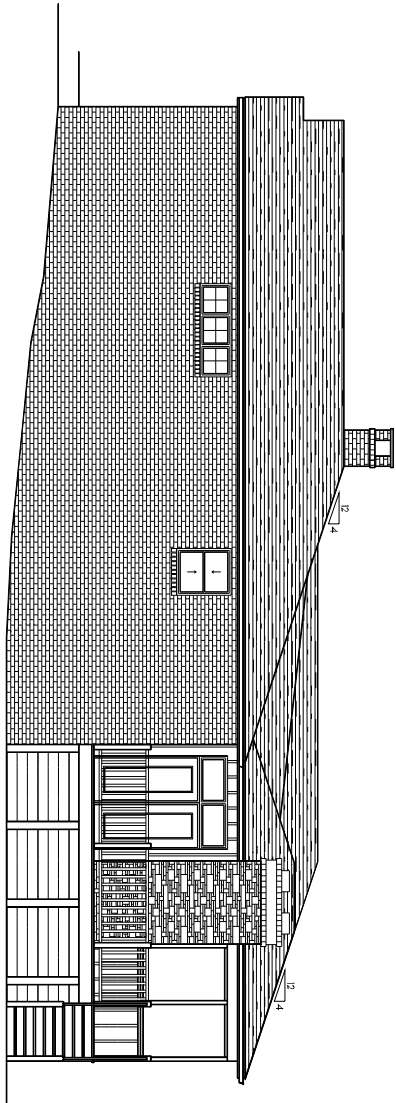
DRAWN BY: JACK

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

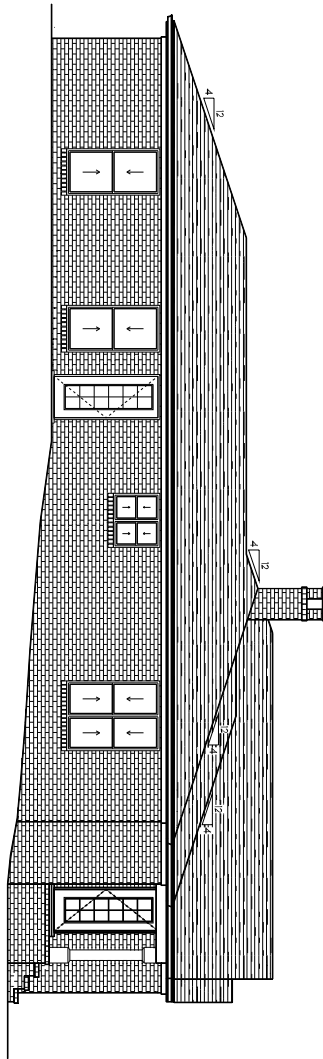
DATE: 10-17-2022

P4

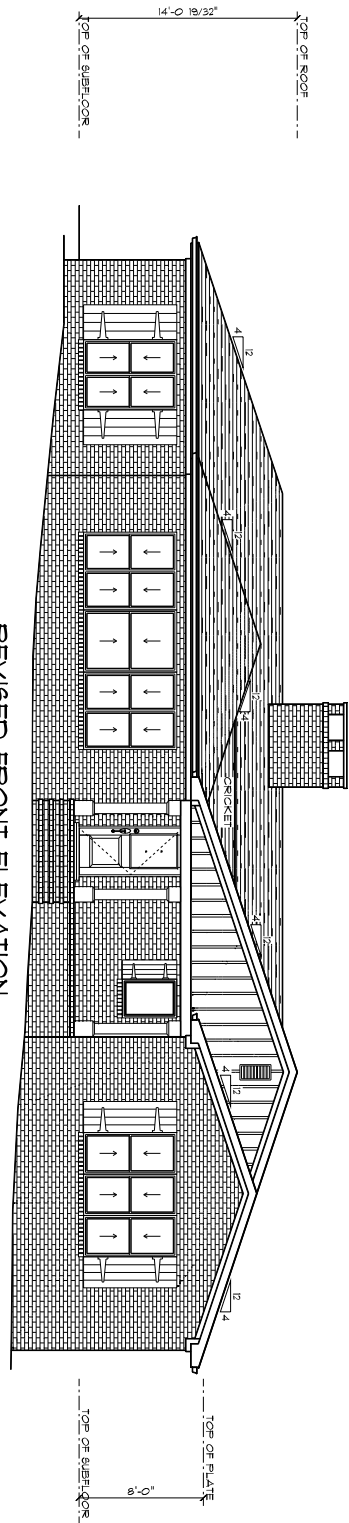
REVISED RIGHT ELEVATION



REVISED LEFT ELEVATION



REVISED FRONT ELEVATION



S&S Custom Home Designs, Inc.
www.southeasternhomes.com

3325 ROCKY RIDGE PLAZA, SUITE 213, VESTAVIA HILLS, AL 35243
OFFICE: 205-202-1171 EMAIL: DESIGN@SOUTHEASTERNHOMES.COM

WWW.SOUTHEASTERNHOMES.COM

CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO CONSTRUCTION USING LICENSED SUBCONTRACTORS WHERE APPLICABLE. S&S CUSTOM HOME DESIGNS, INC. WILL NOT BE HELD LIABLE FOR ANY UNFORSEEN CONDITIONS. IT IS ASSUMED THAT THE EXISTING STRUCTURE AND BEARING SOIL IS IN GOOD AND ACCEPTABLE CONDITION.

PLAN FOR:

Steven & Mary Smith
101 Corner Drive
Vestavia Hills, AL 35216

DRAWN BY: JACK

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

DATE: 10-17-2022

P5

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).

VI. PROJECT:

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

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]
Owner Signature/Date

[Signature]
Representing Agent (if any)/date

Given under my hand and seal
this 18th day of October, 20 22.

Patrick David Dempsey
Notary Public
My commission expires 8-1-2025
day of August, 20 25.

