

Rezoning Application

Applicant

Primary Location

RZ-24-2

Thomas Dreher
205-942-0086
Info@weygand.com

3030 PANORAMA BROOK CIR
VESTAVIA HILLS, AL 35216

Submitted On: Mar 8, 2024

Additional Locations

3026 PANORAMA BROOK CIR, VESTAVIA HILLS AL 35216
3022 PANORAMA BROOK CIR, VESTAVIA HILLS AL 35216

Property Information

Subject Property Address

3030 Panorama Brook

Tax Parcel ID Number

40 00 06 1 000 041.000

Legal Description

LOT 10, LOT 11, LOT 12 PANORAMA BROOK PB 180 PG 55 & AMENDED PB 181 PG 46:
Acreage Parcels shown in sketch of legal descriptions.

Existing Parking Spaces

0

Proposed Parking Spaces

0

Submission Date

03/08/2024

Type of Project

Annexation of a Single-Family Home

Action Requested:

From Existing Zoning Classification

Inst-1

To Requested Zoning Classification

R-6

For the Intended Purpose of:

Extending Rear/East Line of Lots to incorporate existing acreage tracts

Acreage of Subject Property

0.51

Acreage of Property to be Disturbed

0

Setbacks

Front

12

Back

20

Side

10

Open Space

--

Lot Coverage Percentage

--

Tree Save Plan - I acknowledge that a if this is a new non-residential development or is a residential development in excess of 3 units, that I am required to submit a tree save plan concurrent with this application (excludes PUDs).

true

Owner Information

Applications must be either submitted by the owner of the property or a representative duly appointed by the owner by way of a notarized letter and/or power of attorney.

Owner Address City State Zip

3030 Panorama Brook Circle

Owner's Phone Number

2054107367

By checking this box, I hereby affirm that I am the representative of the owner duly authorized to represent this petition for rezoning. Simultaneously with this application, I am submitting notarized documentation from the owner which authorizes me to represent this case. If no authorization is provided, this application cannot be processed.

true

Mailing Address of Responsible Party

173 Oxmoor Road Homewood, AL 35209

Phone No. of Responsible Party

2059420086

Property Owner Name

Harry M Ezekiel

Company Name

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Email Address of Owner

HEZEKIEL@CHARTER.NET

Owner Representative/Responsible Party

Thomas Scott Dreher

Company Name

Weygand LLC

Contact Email of Responsible Party

scottie@weygand.com

Email Address of Responsible Party

info@weygand.com

Project Engineer Information (if applicable)

Name

Thomas Scott Dreher

Company

Weygand LLC

Mailing Address

173 Oxmoor Road Homewood, AL 35209

Phone Number

2059420086

Email

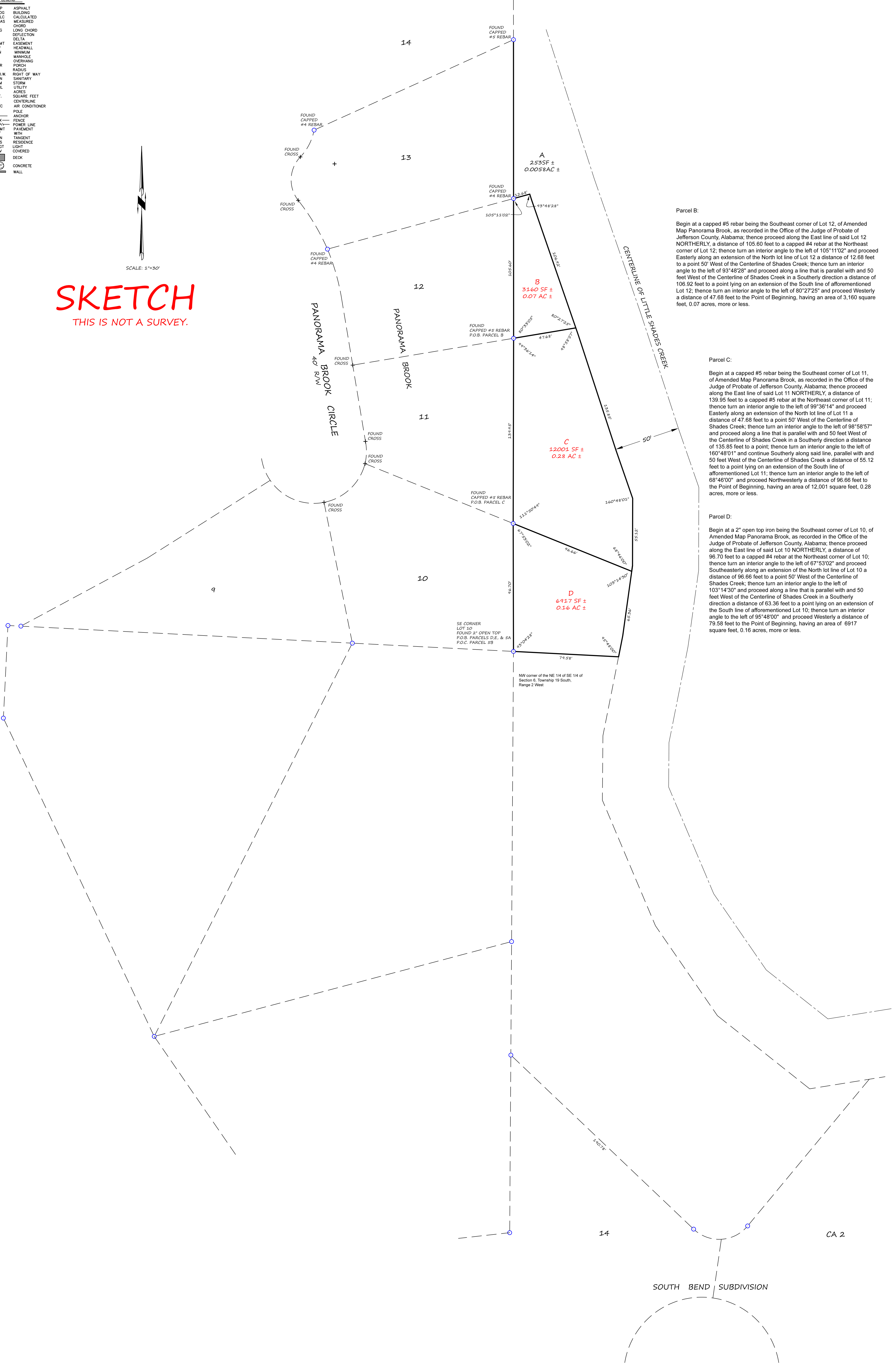
info@weygand.com

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
UTIL	UTILITY
AC	ACRES
S.F.	SQUARE FEET
CL	CENTERLINE
A/C	AIR CONDITIONER
○	POLE
—X—	ANCHOR
—X—	FENCE
—X—	POWER LINE
—X—	PAVEMENT
P/MT	PAVEMENT WITH
TAN	TANGENT
RES	RESIDENCE
GLT	LIGHT COVERED
COV	COVERED
DECK	DECK
CONCRETE	CONCRETE
WALL	WALL

SCALE: 1"=30'

SKETCH

THIS IS NOT A SURVEY.



Parcel B:
 Begin at a capped #5 rebar being the Southeast corner of Lot 12, of Amended Map Panorama Brook, as recorded in the Office of the Judge of Probate of Jefferson County, Alabama; thence proceed along the East line of said Lot 12 NORTHERLY, a distance of 105.60 feet to a capped #4 rebar at the Northeast corner of Lot 12; thence turn an interior angle to the left of 105°11'02" and proceed Easterly along an extension of the North lot line of Lot 12 a distance of 12.68 feet to a point 50' West of the Centerline of Shades Creek; thence turn an interior angle to the left of 93°48'28" and proceed along a line that is parallel with and 50 feet West of the Centerline of Shades Creek in a Southerly direction a distance of 106.92 feet to a point lying on an extension of the South line of aforementioned Lot 12; thence turn an interior angle to the left of 80°27'25" and proceed Westerly a distance of 47.68 feet to the Point of Beginning, having an area of 3,160 square feet, 0.07 acres, more or less.

Parcel C:
 Begin at a capped #5 rebar being the Southeast corner of Lot 11, of Amended Map Panorama Brook, as recorded in the Office of the Judge of Probate of Jefferson County, Alabama; thence proceed along the East line of said Lot 11 NORTHERLY, a distance of 139.95 feet to a capped #5 rebar at the Northeast corner of Lot 11; thence turn an interior angle to the left of 99°36'14" and proceed Easterly along an extension of the North lot line of Lot 11 a distance of 47.68 feet to a point 50' West of the Centerline of Shades Creek; thence turn an interior angle to the left of 98°58'57" and proceed along a line that is parallel with and 50 feet West of the Centerline of Shades Creek in a Southerly direction a distance of 135.85 feet to a point; thence turn an interior angle to the left of 160°48'01" and continue Southerly along said line, parallel with and 50 feet West of the Centerline of Shades Creek a distance of 55.12 feet to a point lying on an extension of the South line of aforementioned Lot 11; thence turn an interior angle to the left of 68°46'00" and proceed Northwesterly a distance of 96.66 feet to the Point of Beginning, having an area of 12,001 square feet, 0.28 acres, more or less.

Parcel D:
 Begin at a 2" open top iron being the Southeast corner of Lot 10, of Amended Map Panorama Brook, as recorded in the Office of the Judge of Probate of Jefferson County, Alabama; thence proceed along the East line of said Lot 10 NORTHERLY, a distance of 96.70 feet to a capped #4 rebar at the Northeast corner of Lot 10; thence turn an interior angle to the left of 67°53'02" and proceed Southeasterly along an extension of the North lot line of Lot 10 a distance of 96.66 feet to a point 50' West of the Centerline of Shades Creek; thence turn an interior angle to the left of 103°14'30" and proceed along a line that is parallel with and 50 feet West of the Centerline of Shades Creek in a Southerly direction a distance of 63.36 feet to a point lying on an extension of the South line of aforementioned Lot 10; thence turn an interior angle to the left of 95°48'00" and proceed Westerly a distance of 79.58 feet to the Point of Beginning, having an area of 6,917 square feet, 0.16 acres, more or less.

SE CORNER LOT 10 FOUND 2" OPEN TOP P.O.B. PARCELS D,E, & SA P.O.C. PARCEL SB

NW corner of the NE 1/4 of SE 1/4 of Section 6, Township 19 South, Range 2 West

SOUTH BEND SUBDIVISION

14

CA 2

LOTS 10, 11, AND 12 PANORAMA BROOK RESURVEY

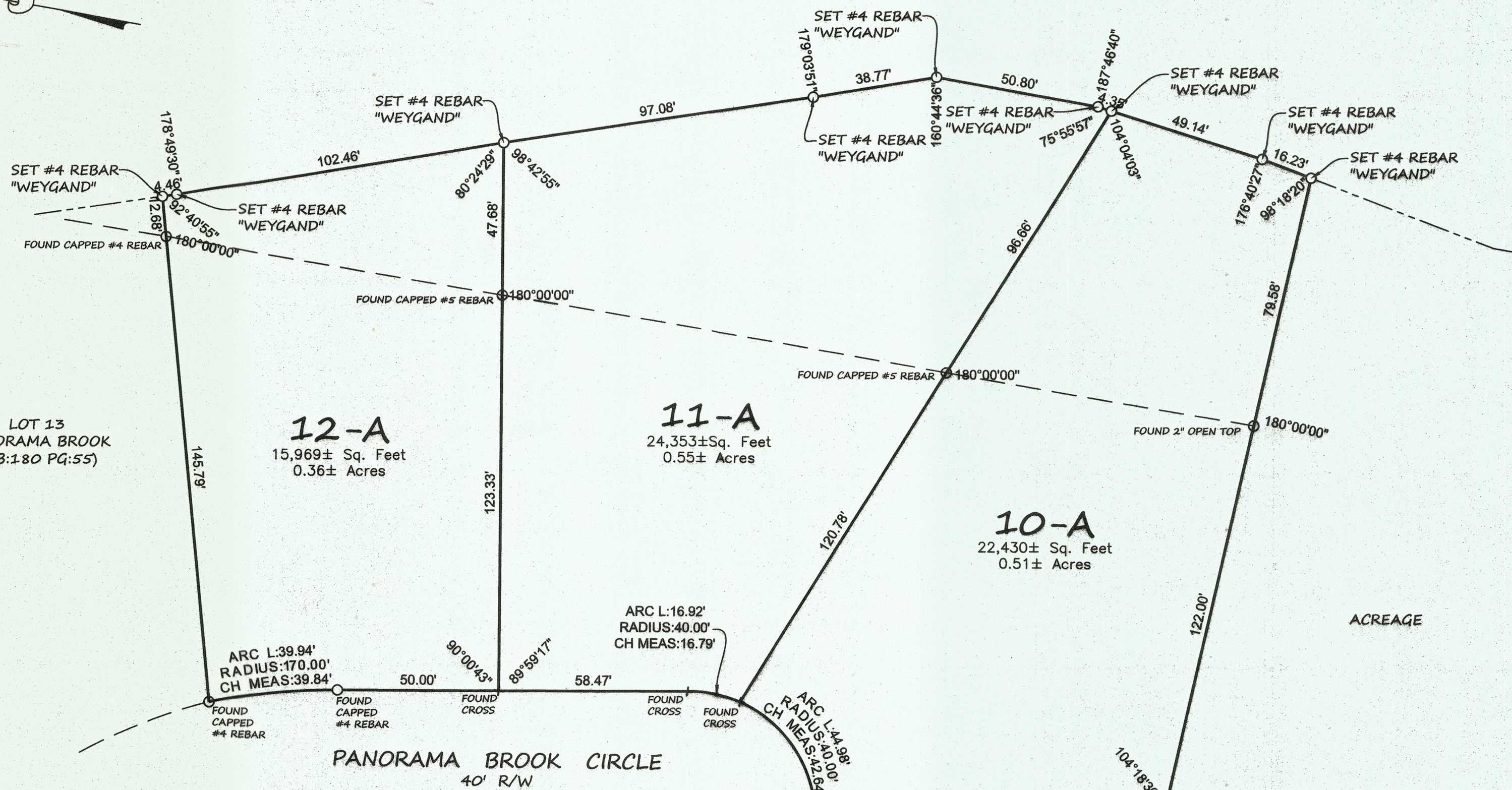
BEING A RESURVEY OF PART OF LOTS 10, 11, & 12 PANORAMA BROOK, AS RECORDED IN MAP BOOK 181 PAGE 46 IN THE OFFICE OF THE JUDGE OF PROBATE JEFFERSON COUNTY, ALABAMA

SITUATED IN THE NE ¼ OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA

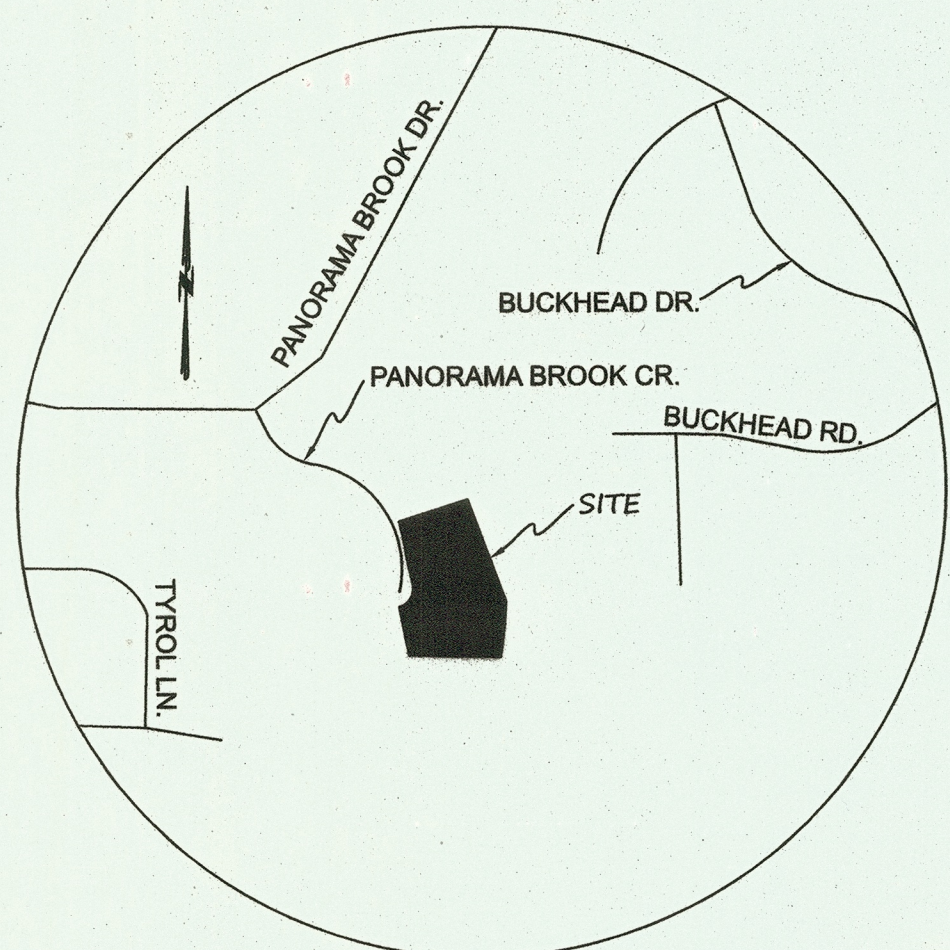
SCALE: 1"=30'

WEYGAND SURVEYORS, INC.
Ray Weygand, Reg. L.S. #24973
169 Oxmoor Road, Homewood, AL 35209
Phone: (205) 942-0086 Fax: (205) 942-0087

DATE: DECEMBER 2022



VICINITY MAP
(NOT TO SCALE)



NOTES:
ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED). NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DEDICATED EASEMENT.

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING AND FOR ALL SOIL CONDITIONS. THIS ENGINEER/LAND SURVEYOR IS NOT RESPONSIBLE FOR EITHER.

BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT

THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAIN, DITCHES GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATION

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE AND SUBSURFACE INVESTIGATIONS.

NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

State of Alabama
Jefferson County)

The undersigned, Ray Weygand, Registered Land Surveyor, State of Alabama, and, Harry Ezekiel, Virginia Ezekiel, Katherine Haley, Jan Dicesare, Owners, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owner, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as LOTS 10, 11, AND 12 PANORAMA BROOK RESURVEY, showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the maps of PANORAMA BROOK (MB 181, PG 46) and to the government survey of Section 6, Township 19 South, Range 2 West, and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. I, Ray Weygand, 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. Said owners also certify that they are the owners of said land, and that the same is not subject to any mortgage.

In Witness Whereof, the said Ray Weygand has set his name and seal, and Harry Ezekiel, Virginia Ezekiel, Katherine Haley, Jan Dicesare, as Owners, have caused these presents to be executed on their behalf, this the 21 day of DECEMBER, 2022.

By: Ray Weygand
Reg.L.S. #24973

By: Harry Ezekiel
Harry Ezekiel - Owner

By: Virginia Ezekiel
Virginia Ezekiel - Owner

By: Katherine Haley
Katherine Haley - Owner

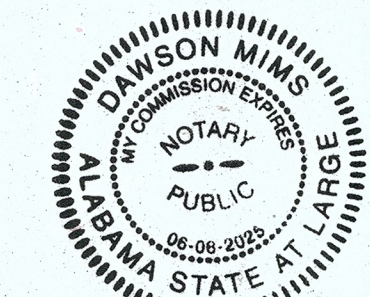
By: Jan Dicesare
Jan Dicesare - Owner

State of Alabama
Jefferson County)

I, Dawson Mims, as Notary Public in and for said County and State, do hereby certify that Ray Weygand, whose name is signed to the foregoing certificate as Land Surveyor, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 21st day of December, 2022.

By: Dawson Mims
Notary Public - Commission Exp.: 6/8/25

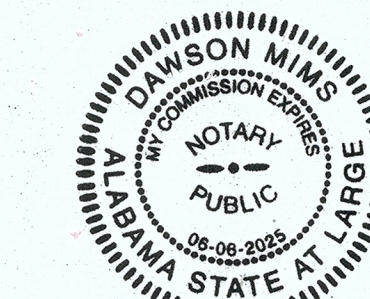


State of Alabama
Jefferson County)

I, Dawson Mims, as Notary Public in and for said County and State, do hereby certify that Harry Ezekiel, whose name is signed to the foregoing certificate as Member Found Properties LLC, Owner, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 21st day of December, 2022.

By: Dawson Mims
Notary Public - Commission Expires: 6/8/25

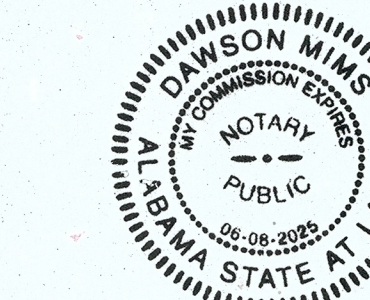


State of Alabama
Jefferson County)

I, Dawson Mims, as Notary Public in and for said County and State, do hereby certify that Virginia Ezekiel, whose name is signed to the foregoing certificate as Member Found Properties LLC, Owner, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 5th day of January, 2022.

By: Dawson Mims
Notary Public - Commission Expires: 6/8/25

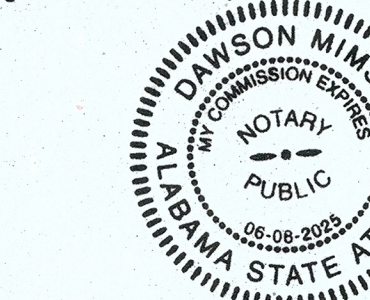


State of Alabama
Jefferson County)

I, Dawson Mims, as Notary Public in and for said County and State, do hereby certify that Katherine Haley, whose name is signed to the foregoing certificate as Member Found Properties LLC, Owner, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 29th day of December, 2022.

By: Dawson Mims
Notary Public - Commission Expires: 6/8/25

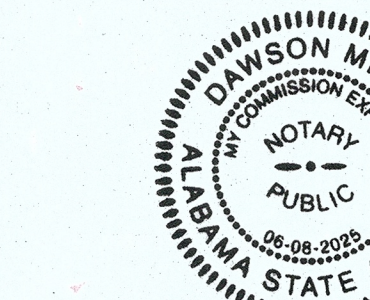


State of Alabama
Jefferson County)

I, Dawson Mims, as Notary Public in and for said County and State, do hereby certify that Jan Dicesare, whose name is signed to the foregoing certificate as Member Found Properties LLC, Owner, who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.

Given under my hand and seal this 3rd day of January, 2023.

By: Dawson Mims
Notary Public - Commission Expires: 6/8/25



APPROVED FOR RECORDING

City Engineer

Vestavia Hills Planning & Zoning Commission

Manager City Clerk

NOTE:
Environmental Services Department approval indicates that this document has been reviewed for provision of future or existing sanitary sewers; however this does not mean sanitary sewers have been built or will be built in the future. Any change in Right of Way or Easement boundaries after this date may void this approval.

By: [Signature]
Director of Environmental Services

1/17/2023
Date



NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE "X") AS PER MAP NO. 01073C0566J, DATED SEPTEMBER 24, 2021.