
City of Clay, Alabama

Board of Zoning Adjustments Meeting Agenda

City Hall Meeting Room - 2441 Old Springville Road
July 13, 2026 @ 6:00 PM

As a matter of convenience, members of the public are invited to listen and observe in public meetings by [YouTube video](#). Presenters and others interested in a particular matter for discussion are encouraged to attend the meeting in-person. The City is not responsible for technical issues that may occur that interfere with the video. The City Council, at its sole discretion, may proceed with its in-person business meeting regardless of whether virtual attendees can hear and/or observe the proceedings.

Call to Order

Roll Call

Approval of Agenda

Review of Board Responsibilities

Adoption of Meeting Schedule

Approval of Minutes

New Business

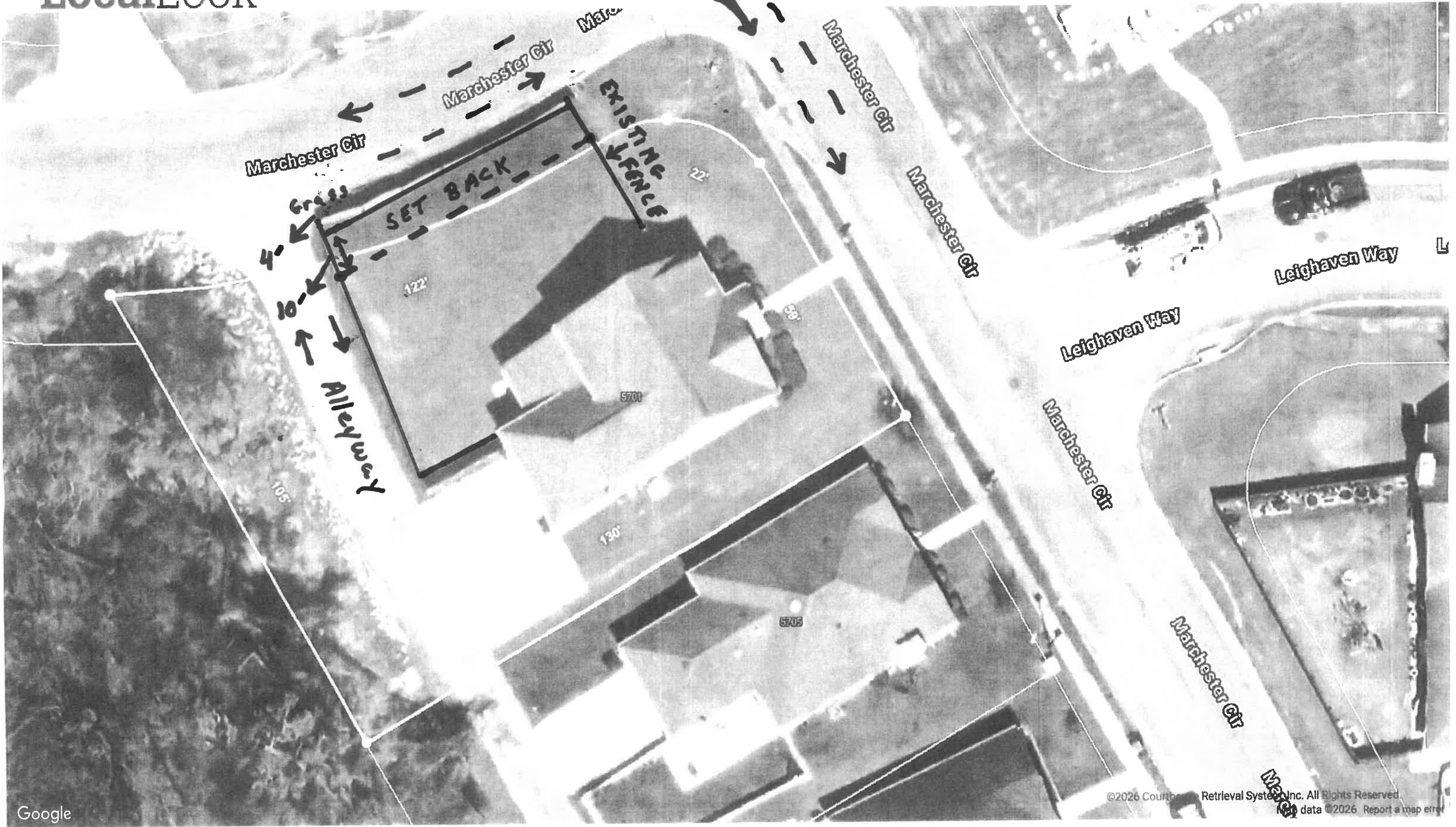
1. A2026-06-01 - An application by Augusta D. Woods, Applicant and Owner, to allow a privacy fence in a secondary front yard at 5701 Marchester Cir, Pinson, AL 35126, TPID: 1200033000026.000, Georgebrook Phase 1, Zoned: RM – Residential Medium Density
2. A2026-07-01 - A request by Valor Communities to waive the six (6) month resubmittal prohibition against rehearing a case as per Section 1804.1 "Time Limit " of the zoning regulations concerning certain properties previously denied in a variance case A2026-03-01.

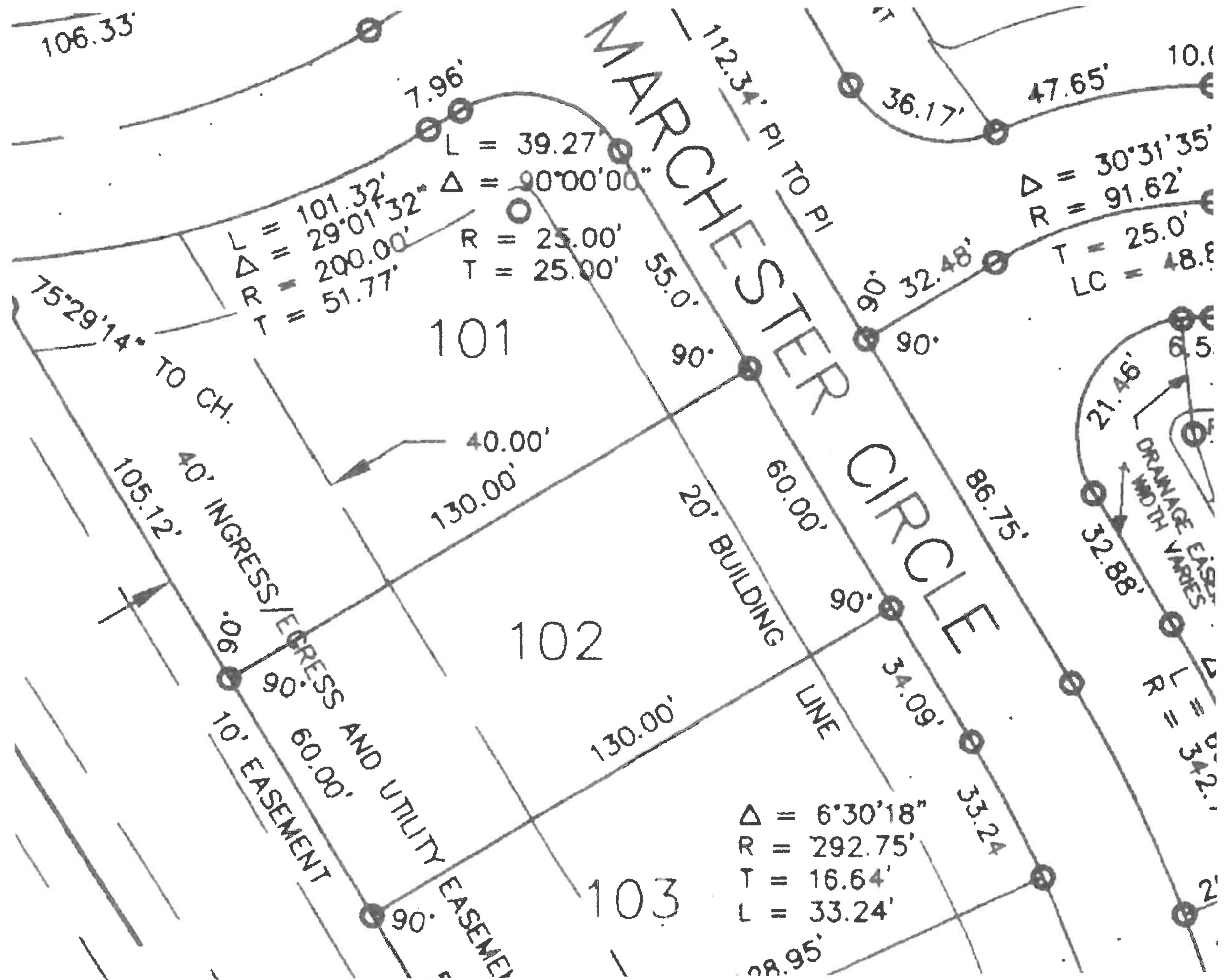
Public Comments

Adjournment

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 205-680-1223.

LocalLook





Valor Communities respectfully requests a setback variance for twelve lots it owns in the Steeplechase Subdivision in the City of Clay. Based on current zoning the lots are zoned R-M, Medium Density Single Family District. The setback for this district is 30 feet. Valor is requesting a reduction from 30 to 20 feet based on the current R-M setback requirements.

Steeplechase was originally developed in 2006, with a limited number of homes constructed before development stalled during the Great Recession. No additional homes were built in this portion of the neighborhood until Valor acquired 41 remaining lots in 2020. Six of these lots are located off Cambridge Road (the “front section”) and 35 of the lots are in the remaining portion (“the back section”) of the subdivision where Valor completed and sold 26 homes with an average sales price of \$463,000. Valor has 15 lots left to construct new homes on to complete the buildout.

Due to the steep topography of the nine lots (39, 50, 51, 52, 53, 54, 55, 56, 57) in the “back section” of the subdivision, setback variances are being requested. Additional setback variances are also requested for three lots (19, 21 and 16) in the “front section” of subdivision on Cambridge Road due to steep topography.

Granting the variance would allow for construction on the remaining lots. New homes would continue to support current market values established by Valor and would primarily feature three-story designs with basements. The reduced setback would also allow for improved backyard usability while still accommodating standard parking, including two vehicles in the driveway and additional parking within garages.

During the previous setback request hearing, Valor Communities listened to the concerns of the adjoining property owners off Cambridge Road. In this application, we’ve omitted the variance request for three lots (1, 8, and 10) in the “front section” that front Cambridge Road and adjoin homes where the property owners voice objections to the variance.

A plat identifying the subject lots is attached for your review.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DELTA
C1	89.55'	228.20'	N32°32'18"W	88.98'
C2	80.12'	203.20'	N32°35'30"W	79.60'
C3	70.69'	178.20'	N32°39'36"W	70.22'
C4	47.51'	225.00'	N62°39'16"E	47.42'
C5	52.79'	250.00'	N62°39'16"E	52.69'
C6	58.07'	275.00'	N62°39'16"E	57.96'
C7	39.27'	25.00'	S23°42'14"W	35.36'
C8	39.27'	25.00'	S23°42'14"W	35.36'
C9	120.67'	788.74'	S25°40'44"E	120.55'
C10	116.97'	788.74'	S34°18'37"E	116.86'
C11	37.72'	788.74'	S39°55'44"E	37.71'
C12	284.08'	813.74'	S31°17'51"E	282.64'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DELTA
C13	110.12'	838.74'	S25°03'27"E	110.04'
C14	86.65'	838.74'	S31°46'41"E	86.61'
C15	96.05'	838.74'	S38°01'05"E	95.99'
C16	80.68'	407.81'	N35°33'53"W	80.55'
C17	95.13'	407.81'	N23°16'51"W	94.92'
C18	97.26'	407.81'	N09°45'55"W	97.03'
C19	14.05'	407.81'	N01°56'46"W	14.04'
C20	269.51'	382.81'	N21°07'45"W	263.98'
C21	13.19'	357.81'	N08°46'43"W	13.19'
C22	141.06'	357.81'	N27°53'33"W	140.15'
C23	97.66'	357.81'	N08°46'43"W	97.36'
C24	36.38'	25.00'	N40°44'01"E	33.26'
C25	73.17'	575.92'	N02°40'50"E	73.13'
C26	83.04'	575.92'	N10°27'03"E	82.97'
C27	149.43'	550.92'	N06°48'39"E	148.97'
C28	13.79'	525.92'	N00°12'29"W	13.79'
C29	128.86'	525.92'	N07°33'44"E	128.53'
C30	21.03'	25.00'	S09°30'48"E	20.41'
C31	14.01'	50.00'	N25°34'58"W	13.96'
C32	67.70'	50.00'	N21°13'46"E	62.64'
C33	53.23'	50.00'	S89°29'01"E	50.75'
C34	53.25'	50.00'	S28°28'20"E	50.77'
C35	53.00'	50.00'	S32°24'18"W	50.55'
C36	21.03'	25.00'	N38°40'34"E	20.41'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DELTA
C37	42.46'	25.00'	N49°36'59"W	37.54'
C38	168.54'	1025.00'	S77°42'58"W	168.35'
C39	158.99'	1025.00'	S68°33'42"W	158.83'
C40	373.07'	1000.00'	S73°21'10"W	370.91'
C41	151.79'	975.00'	S77°16'00"W	151.64'
C42	164.69'	975.00'	S67°58'03"W	164.50'
C43	54.46'	36.50'	S73°08'27"E	49.54'
C44	34.64'	25.00'	S23°26'21"W	31.93'
C45	38.28'	425.00'	N13°40'12"W	38.27'
C46	76.88'	400.00'	N16°35'44"W	76.76'
C47	72.72'	375.00'	N16°38'43"W	72.61'
C48	39.35'	635.61'	N09°18'58"W	39.35'
C49	123.41'	635.61'	N01°58'49"W	123.22'
C50	122.74'	635.61'	N09°06'50"E	122.55'
C51	17.91'	50.00'	N24°54'23"E	17.81'
C52	71.89'	50.00'	N76°21'17"E	65.85'
C53	66.47'	50.00'	S24°21'17"E	61.69'
C54	59.31'	50.00'	S47°41'45"W	55.89'
C55	32.33'	25.00'	N44°37'24"E	30.13'
C56	41.24'	585.61'	N05°33'12"E	41.23'
C57	136.22'	585.61'	N03°07'40"W	135.91'
C58	13.27'	585.61'	N10°26'26"W	13.27'
C59	92.44'	425.00'	N36°37'50"W	92.25'
C60	22.10'	425.00'	N44°21'05"W	22.10'
C61	165.73'	400.00'	N33°58'17"W	164.55'
C62	16.87'	375.00'	N44°33'09"W	16.87'
C63	137.86'	375.00'	N32°43'56"W	137.08'
C64	100.96'	422.60'	N53°12'55"W	100.72'
C65	6.26'	422.60'	N60°29'02"W	6.26'
C66	104.56'	397.60'	N53°22'30"W	104.26'
C67	55.73'	372.60'	N50°07'34"W	55.68'
C68	42.25'	372.60'	N57°39'35"W	42.23'
C69	40.54'	25.00'	S14°27'22"E	36.24'
C70	62.95'	325.00'	S37°32'43"W	62.85'
C71	62.95'	325.00'	S37°32'43"W	62.85'

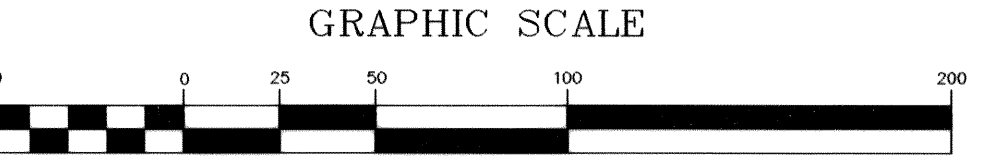
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DELTA
C72	23.27'	25.00'	S69°45'31"W	22.44'
C73	52.06'	50.00'	N66°35'36"E	49.74'
C74	52.36'	50.00'	N06°45'48"E	50.00'
C75	53.23'	50.00'	N53°44'12"W	50.75'
C76	53.23'	50.00'	S65°15'48"W	50.75'
C77	30.01'	50.00'	S17°34'08"W	29.56'
C78	19.22'	25.00'	N22°23'55"E	18.75'
C79	61.37'	375.00'	S39°44'06"W	61.30'
C80	98.15'	375.00'	S27°32'57"W	97.87'
C81	98.15'	375.00'	S12°33'13"W	97.87'
C82	19.02'	375.00'	S03°36'10"W	19.02'
C83	129.72'	350.00'	S12°46'04"W	128.98'
C84	180.85'	350.00'	S38°11'19"W	178.84'
C85	46.43'	25.00'	S65°52'56"W	40.04'
C86	59.69'	325.00'	S07°24'41"W	59.61'
C87	75.85'	325.00'	S04°32'10"E	75.68'
C88	90.57'	325.00'	S19°12'19"E	90.28'
C89	90.57'	325.00'	S35°10'21"E	90.28'
C90	78.09'	325.00'	S50°02'20"E	77.90'
C91	11.39'	25.00'	N43°52'32"W	11.29'
C92	9.24'	25.00'	N20°14'30"W	9.19'
C93	71.99'	50.00'	S50°54'00"E	65.93'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DELTA
C94	79.35'	50.00'	N42°23'16"E	71.28'
C95	89.83'	50.00'	N54°32'49"W	78.23'
C96	21.58'	25.00'	S81°17'10"E	20.92'
C97	112.49'	275.00'	S44°50'19"E	111.70'
C98	162.05'	275.00'	S16°14'22"E	159.71'
C99	7.24'	275.00'	S01°23'44"W	7.24'
C100	314.40'	300.00'	S27°52'22"E	300.21'
C101	3.91'	422.60'	N46°06'23"W	3.91'

AMENDED STEEPLE CHASE EIGHTH SECTOR

BEING AN AMENDED MAP OF STEEPLCHASE EIGHTH SECTOR AS RECORDED IN MAP BOOK 219, PAGE 48 IN THE JEFFERSON COUNTY PROBATE OFFICE

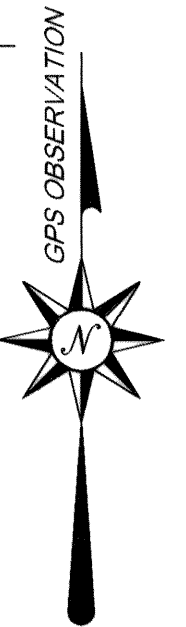
SITUATED IN PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, AND ALSO IN PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA



PREPARED FOR:
TOWNS REAL ESTATE & APPRAISAL SERVICE, INC.
ATTN: WILLIAM M. TOWNS
P.O. BOX 1078
ONEONTA, ALABAMA 35121
PHONE: 205-281-5052

S.E. CORNER
SE 1/4 - SW 1/4
SEC. 35 T. 15S. R. 1W

N.E. CORNER
NE 1/4 - NW 1/4
SEC. 2 T. 16S. R. 1W



LINE	LENGTH	BEARING
L1	16.28'	N84°02'26"E
L2	35.59'	N62°39'55"E
L3	25.00'	N75°21'14"W
L4	12.02'	N14°34'53"E
L5	20.21'	S40°53'48"E
L6	25.89'	S23°25'12"E
L7	13.03'	S23°25'12"E
L8	13.93'	S23°25'12"E
L9	11.90'	S56°03'18"E
L10	17.28'	S56°03'18"E
L11	25.88'	S18°08'04"E
L12	6.50'	S18°08'04"E
L13	17.37'	S67°47'55"E
L14	13.00'	S68°24'24"E
L15	18.86'	N71°50'41"W
L16	22.23'	S31°17'29"E
L17	18.07'	S23°35'35"E
L18	8.08'	S23°35'35"E
L19	6.74'	S00°37'39"E
L20	10.09'	S80°04'02"E
L21	123.80'	N13°15'56"E
L22	10.00'	N02°59'21"W
L23	24.26'	S54°41'36"E
L24	9.74'	N09°45'04"E
L25	5.43'	N47°05'08"E
L26	29.13'	N22°52'05"W
L27	29.88'	N85°30'32"W
L31	38.01'	N22°52'05"W

MATCH LINE
SEE PAGE 3

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners

Office: (205) 985-9315
Fax: (205) 985-9385
2032 Valleydale Road
Birmingham, AL 35244

DRAWING TITLE AMENDED STEEPLE CHASE EIGHTH SECTOR	DRAWN BY JS
LOCATION & DESCRIPTION SITUATED IN PART OF THE SE 1/4 OF THE SW 1/4 OF SEC. 35, T. 15S., R. 1W., AND ALSO IN PART OF THE NE 1/4 OF THE NW 1/4 OF SEC. 2, T. 16S., R. 1W., JEFFERSON COUNTY, ALABAMA	CHECKED BY: JDA DATE: 5-17-06 SCALE: 1"=50' DRAWING NAME: STEEPLCHASE.dwg PROJECT NO.: STEEPLCHASE SHEET 2 OF 3



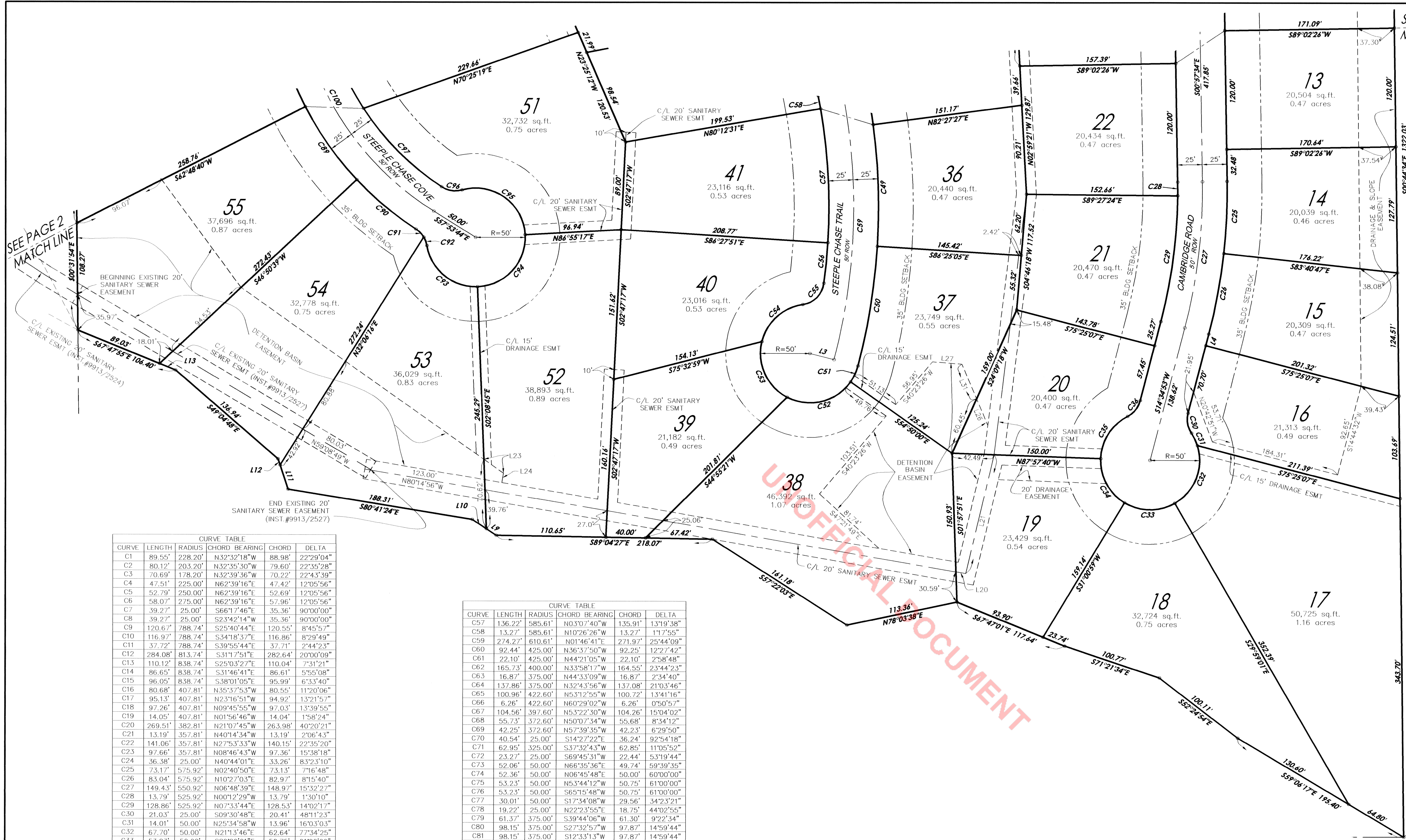
THIS MAP WAS AMENDED TO CHANGE "STEEPLCHASE" TO "STEEPLE CHASE" AND TO CHANGE THE STREET FORMERLY NAMED "STEEPLCHASE RIDGE" TO "CAMBRIDGE ROAD".

200605240005318664
BK: HMP220 Pg. 48 of 49
Jefferson County, Alabama
05/24/2006 01:43:16 PM MAP
Fee = \$56.00
Total of Fees and Taxes=\$56.00
LINOR

NOTES
1. UNLESS OTHERWISE SHOWN OR STATED ALL EASEMENTS SHOWN HEREON ARE FOR STORM SEWERS, SANITARY SEWERS, PUBLIC UTILITIES, OR INGRESS AND EGRESS, AND ARE TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION.
2. 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.
3. PER FIRM FLOOD INSURANCE RATE MAP PANEL NUMBER 01073C0211 E, EFFECTIVE DATE JANUARY 20, 1999 THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN).

SEE PAGE 1
MATCH LINE

SEE PAGE 3
MATCH LINE



SEE PAGE 2
MATCH LINE

**AMENDED
STEEPLE CHASE
EIGHTH SECTOR**

BEING AN AMENDED MAP OF STEEPLCHASE EIGHTH SECTOR AS RECORDED IN MAP BOOK 219, PAGE 48 IN THE JEFFERSON COUNTY PROBATE OFFICE

SITUATED IN PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 1 WEST, AND ALSO IN PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 1 WEST, JEFFERSON COUNTY, ALABAMA



GRAPHIC SCALE



PREPARED FOR:
**TOWNS REAL ESTATE &
APPRAISAL SERVICE, INC.**

ATTN:WILLIAM M. TOWNS
P.O. BOX 1078
ONEONTA, ALABAMA 35121
PHONE: 205-281-5052

- NOTES
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THIS MAP WAS AMENDED TO
CHANGE "STEEPLCHASE" TO
"STEEPLE CHASE" AND TO
CHANGE THE STREET FORMERLY
NAMED "STEEPLECHASE RIDGE"
TO "CAMBRIDGE ROAD".

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C17	95.13'	407.81'	N23°16'51"W	94.92'	13°21'57"
C18	97.26'	407.81'	N09°45'55"W	97.03'	13°39'55"
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C20	269.51'	382.81'	N21°07'45"W	263.98'	40°20'21"
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C28	13.79'	525.92'	N00°12'29"W	13.79'	1°30'10"
C29	128.86'	525.92'	N07°33'44"E	128.53'	14°02'17"
C30	21.03'	25.00'	S09°30'48"E	20.41'	48°11'23"
C31	14.01'	50.00'	N25°34'58"W	13.96'	16°03'03"
C32	67.70'	50.00'	N21°13'46"E	62.64'	77°34'25"
C33	53.23'	50.00'	S89°29'01"E	50.75'	61°00'00"
C34	53.25'	50.00'	S28°28'20"E	50.77'	61°01'22"
C35	53.00'	50.00'	S32°24'18"W	50.55'	60°43'56"
C36	21.03'	25.00'	N38°40'34"E	20.41'	48°11'23"
C37	42.46'	25.00'	N49°36'59"W	37.54'	97°18'49"
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C54	59.31'	50.00'	S47°41'45"W	55.89'	67°57'35"
C55	32.33'	25.00'	N44°37'24"E	30.13'	74°06'18"
C56	41.24'	585.61'	N05°33'12"E	41.23'	4°02'05"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C57	136.22'	585.61'	N03°07'40"W	135.91'	13°19'38"
C58	13.27'	585.61'	N10°26'26"W	13.27'	11°17'55"
C59	274.27'	610.61'	N01°46'41"E	271.97'	25°44'09"
C60	92.44'	425.00'	N36°37'50"W	92.25'	12°27'42"
C61	22.10'	425.00'	N44°21'05"W	22.10'	2°58'48"
C62	165.73'	400.00'	N33°58'17"W	164.55'	23°44'23"
C63	16.87'	375.00'	N44°33'09"W	16.87'	2°34'40"
C64	137.86'	375.00'	N32°43'56"W	137.08'	21°03'46"
C65	100.96'	422.60'	N53°17'59"W	100.72'	13°41'16"
C66	6.26'	422.60'	N60°29'02"W	6.26'	0°50'57"
C67	104.56'	397.60'	N53°22'30"W	104.26'	15°04'02"
C68	55.73'	372.60'	N50°07'34"W	55.68'	8°34'12"
C69	42.25'	372.60'	N57°39'35"W	42.23'	6°29'50"
C70	40.54'	25.00'	S14°27'22"E	36.24'	92°54'18"
C71	62.95'	325.00'	S37°32'43"W	62.85'	11°05'52"
C72	23.27'	25.00'	S69°45'31"W	22.44'	53°19'44"
C73	52.06'	50.00'	N66°35'36"E	49.74'	59°39'35"
C74	52.36'	50.00'	N06°45'48"E	50.00'	60°00'00"
C75	53.23'	50.00'	N53°44'12"W	50.75'	61°00'00"
C76	53.23'	50.00'	S65°15'48"W	50.75'	61°00'00"
C77	30.01'	50.00'	S17°34'08"W	29.56'	34°23'21"
C78	19.22'	25.00'	N22°23'55"E	18.75'	44°02'55"
C79	61.37'	375.00'	S39°44'06"W	61.30'	9°22'34"
C80	98.15'	375.00'	S27°32'57"W	97.87'	14°59'44"
C81	98.15'	375.00'	S12°33'13"W	97.87'	14°59'44"
C82	19.02'	375.00'	S03°36'10"W	19.02'	2°54'21"
C83	129.72'	350.00'	S12°46'04"W	128.98'	21°14'10"
C84	180.85'	350.00'	S38°11'19"W	178.84'	29°36'19"
C85	46.43'	25.00'	S65°52'56"W	40.04'	106°25'07"
C86	59.69'	325.00'	S07°24'41"W	59.61'	10°31'23"
C87	75.85'	325.00'	S04°32'10"E	75.68'	13°22'17"
C88	90.57'	325.00'	S19°12'19"E	90.28'	15°58'02"
C89	90.57'	325.00'	S35°10'21"E	90.28'	15°58'02"
C90	78.09'	325.00'	S50°02'20"E	77.90'	13°45'58"
C91	11.39'	25.00'	N43°52'32"W	11.29'	26°05'34"
C92	9.24'	25.00'	N20°14'30"W	9.19'	21°01'31"
C93	71.99'	50.00'	S50°54'00"E	65.93'	82°29'30"
C94	79.35'	50.00'	N42°23'16"E	71.28'	90°55'59"
C95	89.83'	50.00'	N54°32'49"W	78.23'	102°56'11"
C96	21.58'	25.00'	S81°17'10"E	20.92'	49°27'30"
C97	112.49'	275.00'	S44°50'19"E	111.70'	23°26'11"
C98	162.05'	275.00'	S16°14'22"E	159.71'	33°45'43"
C99	7.24'	275.00'	S01°23'44"W	7.24'	1°30'30"
C100	314.40'	300.00'	S27°52'22"E	300.21'	60°02'43"
C101	3.91'	422.60'	N46°06'23"W	3.91'	0°31'49"

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.28'	N84°02'26"E
L2	35.59'	N62°39'55"E
L3	25.00'	N75°21'14"W
L4	12.02'	N14°34'53"E
L5	20.21'	S40°53'48"E
L6	25.89'	S23°25'12"E
L7	13.03'	S23°25'12"E
L8	13.93'	S23°25'12"E
L9	11.90'	S56°03'18"E
L10	17.28'	S56°03'18"E
L11	25.88'	S18°08'04"E
L12	6.50'	S18°08'04"E
L13	17.37'	S67°47'55"E
L14	13.00'	S68°24'24"E

LINE TABLE		
LINE	LENGTH	BEARING
L15	18.86'	N71°50'41"W
L16	22.23'	S31°17'29"E
L17	18.07'	S23°35'35"E
L18	8.08'	S23°35'35"E
L19	6.74'	S00°37'39"E
L20	10.09'	S80°04'02"E
L21	123.80'	N13°15'56"E
L22	10.00'	N07°59'21"W
L23	24.26'	S54°41'36"E
L24	9.74'	N09°45'04"E
L25	5.43'	N47°05'08"E
L26	29.13'	N22°52'05"W
L27	29.88'	N85°30'32"W
L31	38.01'	N22°52'05"W

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Bk: MAP220 Pg:498
Jefferson County, Alabama
05/24/2008 01:43:16 PM NED
Fee = \$55.00
Total of Fees and Taxes=\$55.00
LINDR

		ARRINGTON ENGINEERING Civil Engineers - Surveyors - Land Planners	
OFFICE: (205) 985-9315 Fax: (205) 985-9385 2032 Valleydale Road Birmingham, AL 35244		DRAWN BY: JS CHECKED BY: JDA DATE: 5-17-06 SCALE: 1"=50' DRAWING NAME: STEEPLCHASE.dwg PROJECT NO.: STEEPLCHASE SHEET 3 OF 3	
DRAWING TITLE AMENDED STEEPLE CHASE EIGHTH SECTOR		DRAWN BY #18664 PROFESSIONAL LAND SURVEYOR JEFF D. ARRINGTON	
LOCATION & DESCRIPTION SITUATED IN PART OF THE SE 1/4 OF THE SW 1/4 OF SEC. 35, T.15S., R.1W., AND ALSO IN PART OF THE NE 1/4 OF THE NW 1/2 OF SEC. 2, T.16S., R.1W., JEFFERSON COUNTY, ALABAMA			

Valor Communities respectfully requests a setback variance for twelve lots it owns in the Steeplechase Subdivision in the City of Clay. Based on current zoning the lots are zoned R-M, Medium Density Single Family District. The setback for this district is 30 feet. Valor is requesting a reduction from 30 to 20 feet based on the current R-M setback requirements.

Steeplechase was originally developed in 2006, with a limited number of homes constructed before development stalled during the Great Recession. No additional homes were built in this portion of the neighborhood until Valor acquired 41 remaining lots in 2020. Six of these lots are located off Cambridge Road (the “front section”) and 35 of the lots are in the remaining portion (“the back section”) of the subdivision where Valor completed and sold 26 homes with an average sales price of \$463,000. Valor has 15 lots left to construct new homes on to complete the buildout.

Due to the steep topography of the nine lots (39, 50, 51, 52, 53, 54, 55, 56, 57) in the “back section” of the subdivision, setback variances are being requested. Additional setback variances are also requested for three lots (19, 21 and 16) in the “front section” of subdivision on Cambridge Road due to steep topography.

Granting the variance would allow for construction on the remaining lots. New homes would continue to support current market values established by Valor and would primarily feature three-story designs with basements. The reduced setback would also allow for improved backyard usability while still accommodating standard parking, including two vehicles in the driveway and additional parking within garages.

During the previous setback request hearing, Valor Communities listened to the concerns of the adjoining property owners off Cambridge Road. In this application, we’ve omitted the variance request for three lots (1, 8, and 10) in the “front section” that front Cambridge Road and adjoin homes where the property owners voice objections to the variance.

A plat identifying the subject lots is attached for your review.