



AMENDED
BOARD OF ZONING ADJUSTMENT
MEETING

AMENDED

TUESDAY, JANUARY 09, 2024 | 5:30 PM
COUNCIL CHAMBERS | 1953 MUNICIPAL WAY
(PRE-MEETING AT 5:15PM)

Wade Walker, Chairman
Richard Mizell, Vice Chairman
Rayford Coleman

Tommy Ryals
Matt Penhale
Jamia James

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Approval of December 12, 2023, BZA Minutes

OPENING STATEMENT

- **Regarding actions of the Board of Zoning Adjustment, Sec. 111-14(f) Appeals**
City of Alabaster Zoning Ordinance, Sec. 111-14(f) / Appeals from a Decision of the Board. Any party aggrieved by any decision of the Board of Adjustment may file an appeal with the Circuit Court within 15 days by filing written notice with the Board specifying the judgement or decision from which the appeal is taken.
- Variances and Special Exceptions granted by the Board of Zoning Adjustment shall expire 12 months from the date of Board approval unless a building permit is issued. Upon expiration the applicant must re-apply and will be subject to the current ordinances of the City

AGENDA ITEMS

1. VA-2023-0157 - 9207 Hwy 119 & 9171-9187 Hwy 119

Address: 9207 Hwy 119 & 9171-9187 Hwy 119

Owner: Daisy Hogue/Don Jr & Victoria Hogue

Applicant: Tacala LLC

PIN: 23 6 14 2 002 013.000 & 23 6 14 2 002 014.000

Zoning: B-3 (Community Business District) & State Route 119 Overlay

Request: Variance requests for State Route 119 Overlay requirements as follows:

- 1) Variance to Table 3.3 Maximum Front Building Setback - request 100 feet versus required 70 feet.
- 2) Variance to Parking Lot Lighting - request 20-foot light height versus required 14-foot height.
- 3) Variance to Table 3.3 Minimum % Glazing of street wall - request
 - a) Taco Bell - 20% glazing versus required 65%

b) 7 Brew - 27% glazing versus required 65%

4) Variance to Table 3.3 Minimum first Floor Height Request

a) Taco Bell - 9'6" versus required 14 feet.

b) 7 Brew – 8'6" versus required 14 feet.

5) Section 111-225 (b) (1) street frontage will not meet the required 150 ft frontage to have a freestanding sign - request is to allow freestanding signs on each of the lots.

2. **VA-2023-0161 - 295 Fox Valley Farms Road**

Address: 295 Fox Valley Farms Road

Owner: Steve Cook

Applicant: Steve Cook

PIN: 13 8 33 0 000 034.010

Zoning: E (Single-Family Estate Residential District)

Request: Section 111-45(g) Variance to allow an accessory building in the side yard.

OTHER BUSINESS

The next regularly scheduled meeting date is February 13, 2024

ADJOURN MEETING