



BOARD OF ZONING ADJUSTMENT  
MEETING

AMENDED

TUESDAY, MAY 09, 2023 | 5:30 PM  
COUNCIL CHAMBERS | 1953 MUNICIPAL WAY  
(PRE-MEETING AT 5:15PM)

Rayford Coleman, Chairman  
Wade Walker, Vice Chairman  
Kristalyn Lee

Jim McClain  
Tommy Ryals

Richard Mizell (Super Numerary)  
Mike Brothers (Super Numerary)

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Approval of April 11, 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-2023-0031 DAWSON'S COVE ENTRANCE SIGN** **Carried over from April 11, 2023 Meeting**

Address: Next to 200 Dawsons Cove Dr

Owner: Dawson's Cove, L.L.C

Applicant: Jason Spinks

PIN: 23 7 25 2 004 999.999

Zoning: R-3 (Single-Family Residential District)

Request: Sec. 111-222(B) Variance to allow monument sign to exceed allowed 32 sq. ft. sign face area to 55.42 sq. ft. A variance of 23.42 sq. ft. is required.

2. **VA2023-0057 - LACEY'S GROVE PHASE 3**

Address: Lacey's Grove Phase 3 West Side of Hwy 17 West of Lacey Avenue

Owner: Kessteam LLC

Applicant: MBA Engineers Inc.

PIN: 23 3 08 0 001 002.000

Zoning: R-3 (Single Family Residential) & R-4 (Residential Patio/Garden Home District)

Request: Section 111-71(g) (7) Required placement of a fence between the R-3 and R-4 zoning would be in conflict with a storm easement.

3. **VA-2023-0066 - 225 MARANATHA TRAIL**

Address: 225 Maranatha Trail

Owner: Stephen & Kelly Benton

Applicant: Earl's Pools

PIN: 23 5 22 0 007 050.000

Zoning: E (Single Family Estate Residential)

Request: Sec. 111-112(A) Variance to allow a swimming pool in a through lot

4. **VA-2023-0067 - 300 WYNLAKE CIRCLE**

Address: 300 Wynlake Circle

Owner: Jerrod & Dianna Lucas

Applicant: Earl's Pools

PIN: 23 5 22 0 006 004.000

Zoning: R-3 (Single Family Residential)

Request: Sec. 111-112(A) Variance to allow a swimming pool on a corner lot.

**OTHER BUSINESS**

The next regularly scheduled meeting date is June 13, 2023.

**ADJOURN MEETING**