



BOARD OF ZONING ADJUSTMENT
MEETING

TUESDAY, FEBRUARY 13, 2024 | 5:30 PM
COUNCIL CHAMBERS | 1953 MUNICIPAL WAY
(PRE-MEETING AT 5:15PM)

Wade Walker, Chairman
Richard Mizell, Vice Chairman
Rayford Coleman

Jamia James
Tommy Ryals
Matt Penhale

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Approval of January 9, 2024, 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-2024-0005 Hill Point**

Address: Southwest Corner of Mission Hill Rd and State Route 119

Owner: Nilipour Hossein

Applicant: Insite Engineering / D.R. Horton

PIN: 23 6 23 3 001 007.001

Zoning: R-3 (Single-Family Residential District) to be Rezoned to B-3 (Community Business District) and R-7 (Townhouse District)

Request: Variance to Section 111-74 (g)(5) to alleviate the requirement for rear entry garages.

2. **VA-2024-0011 Evangel Church**

Address: 423 Thompson Road

Owner: Evangel Church

Applicant: Evangel Church

PIN: 23 2 03 1 002 048.000

Zoning: I (Institution District)

Request: Variance to Section 111-224 (B)(2)(4) Signs permitted in Institution and B-1 Districts. 1'8" height variance from the 4' maximum and 12.5 sq ft area variance from the 48 sq ft. for a sign that will be 60.5 sq ft and 5 ft 8-inch height.

OTHER BUSINESS

The next regularly scheduled meeting date is March 12, 2024

ADJOURN MEETING