



BOARD OF ZONING ADJUSTMENT
MEETING

AMENDED

TUESDAY, SEPTEMBER 12, 2023 | 5:30 PM
COUNCIL CHAMBERS | 1953 MUNICIPAL WAY
(PRE-MEETING AT 5:15PM)

Rayford Coleman, Chairman
Wade Walker, Vice Chairman

Jim McClain
Tommy Ryals
Richard Mizell (Super Numerary)

CALL TO ORDER

ROLL CALL

APPROVAL OF 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. SE-2023-0093 - 225 Wagon Trail

Address: 225 Wagon Trail
Owner: Eutonette Watson
Applicant: Little Hearts Home Daycare
PIN: 13 7 35 2 005 016.000
Zoning: R-3 (Single Family Residential)
Request: Special Exception to Section 111-67(c)(2) to allow a group home day care.

2. VA-2023-0089 - 607 9th Avenue SW

Address: 607 9th Avenue SW
Owner: J R C Properties LLC
Applicant: Jacob Lindsey
PIN: 23 1 02 3 001 010.000
Zoning: B-3 (Community Business District)
Request: Variance to Section 111-79 regarding B-3 setbacks; request a 10.39 ft. front setback variance from the 50 ft. minimum and a 10 ft. rear setback variance from the 15 ft. requirement.

3. VA-2023-0100 - Alabaster South Business

Address: 22 5 21 3 001 005.000
Owner: Edwin Lumpkin Jr
Applicant: ESP Associates
PIN: 22 5 21 3 001 005.000
Zoning: M-1 (Light Industrial)
Request: Twenty (20') foot Variance to Section 111-123 (2) that requires all Industrial Parks to have Seventy (70') foot right-of-way.

4. **VA-2023-0101 - 1225 Grande View Lane**

Address: 1225 Grande View Lane

Owner: Josh Bush

Applicant: Josh Bush

PIN: 23 5 21 0 007 016.000

Zoning: R-3 (Single Family Residential)

Request: Section 111-112(a) Variance to allow an in-ground swimming pool on a through lot.

5. **VA-2023-0104 - 104 Sawmill Trace**

Address: 104 Sawmill Trace

Owner: Watts Gayle D Trustee of Watts Family Trust C/O Kevin & Mary McLaughlin

Applicant: Kevin & Mary McLaughlin

PIN: 22 2 09 0 000 004.047

Zoning: A (Agricultural District)

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

OTHER BUSINESS

The next regularly scheduled meeting date is October 10, 2023

ADJOURN MEETING