



Council Members

Rick Hayes
Ron Scott
Beth McMillan
Maurice Mercer
Mildred Lanier

Mayor

Gary W. Waters

City Manager

Gretchen DiFante

ZONING BOARD OF ADJUSTMENT MEETING

August 24, 2018

City Clerk/Treasurer

Tom Seale, MMC, CMRO

Meeting called to order by Chairman Joe O'Brien at 7:32 A.M.

Members present were: Joe O'Brien, Danny Hayes, Mike Harris, and Joe Schifano. Building Official Bob Miller was also present.

The following request was presented:

Variance request: 30' front setback in lieu of 50'

Location: 210 Applegate Trace Pelham, AL 35124

Applicant: Legacy Builders Groups LLC

Joey Miller with MTM Engineers Inc. presented the request for the owners of the property, stating he's not sure who the proposed tenet will be. However, Legacy Builders Group LLC is very adamant about having a drive around to the back of the building. Bob Miller stated there had already been 2 variances granted, Legacy Gymnastics and Realty South, in this subdivision. Mr. Joey Miller told the board members there would be walls 5ft tall and if we were to push the building back, the walls would be 10ft tall adding a couple parking spaces. Joey Miller stated there's not enough room to get 90 degree parking with rear set back. Mike Harris questioned if moving the building back, can you have parking in the front. Joey responded that no parking would be in the front of the building, only a 14ft - 16ft one way drive and the owners were okay with that. Bob Miller stated there is an issue with no parking in the front due to ADA requirements. Also, this property is in the corridor overlay district and the landscaping would need to meet code. Lastly, the Pelham Fire Department would need access around the building and there's not enough room.

Joe Schifano made the motion to approve the 30ft variance as presented. All opposed, the variance was denied.

With no other business to come before the board Joe O'Brien asked for a motion to adjourn. Mike Harris made the motion to adjourn. Joe Schifano seconded the motion.

The meeting was adjourned at 8:00 AM.

READ AND APPROVED / Bob Miller, Building Official

Respectfully submitted,
Kelsey Cunningham
Secretary