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ZONING BOARD OF ADJUSTMENT MEETING

March 19, 2019

City Clerk/Treasurer
Tom Seale, MMC, CMRO

Meeting called to order by Chairman Joe O'Brien at 7:34 A.M.

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

The following request was presented:

Variance request: Variance from Zoning Regulations in reference to paving driveway

Location: 3442 Indian Lake Lane Pelham, AL 35124

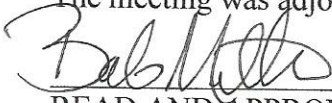
Applicant: Brandye Mills

Thomas DeBray, Jr., attorney for Mr. Brandye Mills, presented the request stating Mr. Mills is a Tennessee Walking Horse Trainer that has moved a mobile home on his A-1 zoned lot where he intends to live full time and operate his training of Tennessee Walking Horses. In doing so, Mr. Mills has a new driveway that leads from the barn to Mr. Mills home. Mr. DeBray informed the board that Tennessee Walking horses have steel shoes and unique gloves where it wouldn't be safe for these horses to walk across, due to these types of horses being prone to slip and fall on paved surfaces whether its asphalt or concrete. Thomas presented a slide show to the board showing pictures of the Mills property. Thomas showed where an existing gravel driveway was already in place that leads from Indian Lake Lane around and in front of the walking arena and barn that has been in place since the 1960s. Again Thomas stated, the new driveway runs down from the barn to the mobile home, Mr. Mills is willing to gravel as it is currently just dirt. Joe O'Brien questioned the applicant if the mobile home and driveway was visible from Hwy 261 (Helena Rd) or from Indian Lake Lane. Mr. Mills answered that his property is in the shape of a triangle and you cannot see the new driveway nor the home from Indian Lake Lane or Hwy 261 (Helena Rd). Building Official, Bob Miller asked if a fire truck would be able to fit on the new driveway, would the gravel support the fire truck. Steve Holler, Battalion Chief for the City of Pelham, stated we would need an engineered letter definitely, stating the width on the driveway and stating the driveway could hold 80,000 lbs. Bob asked what type of gravel would the new driveway have, 57 stone or crushed stone. Mr. Mills said he would use whatever the City wanted him to use and also informed the board that the mobile home is approx. 70,000 – 80,000 lbs. so he feels as if a firetruck would fit and be efficient on the new driveway, however there are two culverts under the property. Joe Schifano informed the applicant and his attorney the Zoning Board of Adjustments has no jurisdiction over the fire code.

Joe Schifano made the motion to approve the variance as presented pending a geotech engineered letter stating 1. The type of gravel and 2. The width of the driveway to Fire Chief, Tim Honeycutt and Building Official, Bob Miller. Mike Harris seconded the motion and all approved. Variance was granted.

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 8:10 AM.

A handwritten signature in cursive script, appearing to read "Bob Miller", written in dark ink.

READ AND APPROVED / Bob Miller, Building Official

Respectfully submitted,

Kelsey Cunningham

Secretary