

Director of Dev. Services & Public Works  
Andre' Bittas

Building & Zoning Official  
Angie Brown



Mayor  
Gary W. Waters

City Manager  
Gretchen DiFante

City Clerk/Treasurer  
Tom Seale, MMC, CMRO

## ZONING BOARD OF ADJUSTMENT MEETING

April 20, 2020

Meeting called to order by Chairman Joe O'Brien at 7:30 A.M.

Members present were: Joe O'Brien\*, Danny Hayes\*, Mike Harris\*, Mike Kelley\* and Joe Schifano\*. Building Official Angie Brown\*, Chief Tim Honeycutt\* and Battalion Chief Steve Holler\* was also present.

\*-attended via teleconference

Due to COVID-19 pandemic, this meeting was held with the Zoning Board of Adjustment members digitally attending the meeting via conference call. Staff and general public/audience members also were invited to attend the conference call following publication pursuant to Alabama law.

The following request was presented:

**Variance request:** 27ft variance on Indian Creek Dr.

**Location:** Lot 20 Cedar Cove

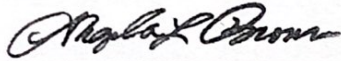
**Applicant:** Robert and Tiffany Bell

Joe O'Brien asked Building Official, Angie Brown, for verification from the previous Zoning Board of Adjustments meeting on January 23, 2020. Angie spoke to the fact that this meeting today is to clean up our paper work and to give these property owners the correct variance they need in order to proceed with building the new single family residential home. Angie informed the board members that the property owners requested an 8ft variance originally but should have been a 27ft variance. The house has not changed and the location is still in the same place. It is important the City gets the language right. Joe O'Brien asked all members if they were clear on why the applicant was coming back to the board. All members stated yes. Mike Kelley asked if the city was okay with the language change. Angie responded that the City of Pelham has looked at the plot plan and she also stated if you look at the ordinance she believes they fall in with all the hardship requirements due to the drainage on the property and this is the last lot in this subdivision. Angie added the proposed home is still nearly 30ft off of the street due to the 20ft right of way already in place. With that being said Angie stated she feels that it meets all the

requirements. Mike Harris questioned Angie to make sure he understood that the house did not move locations and that this meeting is just for the wording of the distance. Angie responded that the City did not have a plot plan during that first meeting to show exactly what they were going to do as far as house placement, now essentially there is a 20ft right of way and they need a yard of 8ft instead of asking for a variance of 8ft they should have asked for a variance of 27ft.

Mike Kelley made the motion to approve the 27ft variance on the Indian Creek side of the property. 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. Mike Kelley seconded the motion.

The meeting was adjourned at 7:38 AM.



READ AND APPROVED / Angie Brown, Building Official

Respectfully submitted,

Kelsey Cunningham

Secretary