



ZONING BOARD OF ADJUSTMENT MEETING

October 27, 2017

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

Members present were: Joe O'Brien, Danny Hayes, Mike Kelley, Mike Harris, and Joe Schifano.

Building Official Bob Miller was also present.

The following request was presented:

Variance request: Changing the setback from 50 foot to 38 foot.

(12 FOOT VARIANCE)

Property located: Corner of Mitoba Trail & Hwy 261

Applicant: Buck LTD

Todd Thompson with Gonzalez – Strength & Associates, Inc presented the request stating the purpose of the request is to assure that the proposed building would have adequate space for parking and access to the property due to the proposed Highway 261 project from ALDOT taking in part of the property to widen Highway 261. Kay Reed with Café IZ spoke in regard to what they are proposing to build. Café IZ is located in Vestavia and is looking to move to The City of Pelham to open a bakery and a grab & go restaurant and bakery. Joe Schifano stated that the layout shows the dumpster over the setback line and would need to be covered and moved. Todd Thompson asked Kay Reed if that would be a problem. After looking at the layout they decided they could move the dumpster down and move some of the parking area to this location. Bob Miller agreed that would be ok. Mike Harris asked if there were any property owners between the proposed building and Mitoba Trail. Todd Thompson stated there was not. Mike Harris also inquired about the entrance and exit. Mr. Thompson stated they would be sharing the entrance and exit with Dollar General at Highway 261. With no other questions Joe O'Brien asked for a motion to approve the request. Joe Schifano made a motion to approve the variance subject to the dumpster being moved and covered. Danny Hayes 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. Joe Schifano made the motion to adjourn. Mike Harris seconded the motion.

The meeting was adjourned at 7:50 AM.

READ AND APPROVED / Bob Miller, Building Official

Respectfully submitted,
Cathy Sweeney
Secretary