

Council Members

Rosemary Metcalf
Mike Dickens
Willard Payne
Bob Sullivan
Karyl Rice



Mayor

Bobby Hayes

City Clerk

Donna Treslar

ZONING BOARD OF ADJUSTMENT MEETING

MAY 29, 2009

Meeting called to order by Chairman Paul Perry at 8:05 A.M.

Members present were Mike Morgan, Russell Biciste, Paul Perry, Joe O'Brien and Fire Chief Danny Ray. City Engineer Jesse Jowers and City Building Official Bob Miller were also present.

Purpose of the meeting was to consider the following request:

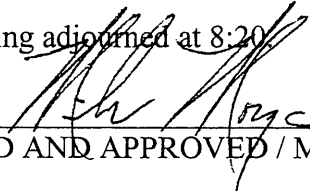
Variance from the terms of the Zoning Ordinance to allow 16 Foot rear setback in lieu of the required 25 foot setback. Property located at lot 20, 4038 Saddle Run Circle.

Applicant: Champion Windows & Doors (Rod Hubbard) for Jerry Prater, Property Owner.

Mike Morgan stated that the issue according to the Zoning Ordinance adopted July 16, 2007 is actually a density issue rather than the rear setback issue. Bob Miller presented a copy of the plot map showing the density. Jesse Jowers stated that the City had contacted Butch Ellis concerning the project because of ongoing litigation with the sub-division. Rod Hubbard stated that the existing slab was not a suitable slab to build the structure on he stated the slab would be replaced by a monolithic slab. He stated the homeowners had hired a Landscaper to landscape helping with the water problems. He stated he would be using downspouts with landscaping so as not to alter drainage that is in place. Mr. Prater stated that the runoff was coming from Aaron Road. Mike Morgan explained that the City was aware of the situation and that the City Engineer and the Building Department work closely with this situation. Bob Miller stated the City of Pelham needs Certified Engineer Drawings on the footing and the slab. Jesse Jowers stated the City of Pelham needs and Adverse Affects Letter from an Engineer stating that there will no adverse affects to surrounding property.

Paul Perry asked for a motion to accept or deny the request. Joe O'Brien made the motion to accept the request contingent on getting the Engineer Drawings and the Engineer letter. Russell Biciste seconded the motion and all approved.

Meeting adjourned at 8:20



READ AND APPROVED / MIKE MORGAN