



## BOARD OF ZONING ADJUSTMENT MEETING

TUESDAY, MARCH 14, 2023 | 5:30 PM  
COUNCIL CHAMBERS | 1953 MUNICIPAL WAY  
(PRE-MEETING AT 5:10PM)

**Rayford Coleman, Chairman**  
**Wade Walker, Vice Chairman**  
**Kristalyn Lee**

**Jim McClain**  
**Tommy Ryals**

### CALL TO ORDER

### ROLL CALL

### APPROVAL OF MINUTES

**Approve the February 14, 2023, Minutes**

### OPENING STATEMENT

#### **Regarding actions of the Board of Zoning Adjustment, Sec. 111-14(f) Appeals**

- City of Alabaster Zoning Ordinance, Sec. 111-14(f) / Appeals from a Decision of the Board. Any party aggrieved by any decision of the Board of Adjustment may file an appeal with the Circuit Court within 15 days by filing written notice with the Board specifying the judgement or decision from which the appeal is taken.
- Variances and Special Exceptions granted by the Board of Zoning Adjustment shall expire 12 months from the date of Board approval unless a building permit is issued. Upon expiration the applicant must re-apply and will be subject to the current ordinances of the City

### AGENDA ITEMS

#### 1. **SE-2023-0012 - Bark Avenue**

Address: 110 Plaza Circle

Owner: Ken Bettini

Applicant: Bark Avenue

PIN: 23 1 11 3 001 007.003

Zoning: B-3 State Route 119 Overlay

Request: Special Exception to allow pet grooming, daycare and small animal boarding at this location located in the State Route 119 Overlay

#### 2. **SE-2023-0025 - Shabby Chic Pet Grooming**

Address: 7895 Highway 119

Owner: Peneddie LLC

Applicant Shaggy Chic Pet Grooming

PIN: 23 6 23 2 001 045.015

Zoning: B-3 State Route 119 Overlay

Request: Special Exception to allow pet grooming at this location located in the State Route 119 Overlay

**3. SE-2023-0032 - Verizon Temporary Tower**

Address: 136 Newgate Rd  
Owner: Alabaster Water Board  
Applicant: Verizon Cellular  
PIN: 23 2 03 1 002 049.002  
Zoning: R-1 Single Family Residential  
Request: Special Exception to allow a temporary cell tower on this R-1 zoned Property.

**4. SE-2023-0044 – Long Lewis Automotive**

Address: South of 1471 1st Street North  
Owner: Elmtree Properties, LLC  
Applicant: Long Lewis of Alabama  
PIN: 13 7 25 3 001 008.001  
Zoning: B=3 Medical Mile Overlay  
Request: Special Exception to allow automobile rental use in the Medial Mile Overlay

**5. VA-2023-0007 - Long Lewis Automotive**

Address: 1471 & 1495 1st Street North  
Owner: E & EE Properties, LLC & Elmtree Properties, LLC  
Applicant: Midstate Signs, LLC (Judy Moore)  
PIN: 13 7 25 3 001 007.000 & 13 7 25 3 001 008.001  
Zoning: B=3 Medical Mile Overlay  
Request: Various Sign Variances across 2 parcels

**6. VA-2023-0031 Dawson's Cove Entrance Sign**

Address: Entrance to Dawson's Cove  
Owner: Western REI  
Applicant: Jason Spinks  
PIN: 23 7 25 2 004 999.999  
Zoning: R-3 (Single Family Residential)  
Request: SEC. 111-222(b) Variance to allow monument sign to exceed allowed 32 sq ft sign face area to 55.42 sq ft. a variance of 23.42 sq ft is required.

**7. VA-2023-0034 - 332 Logos Trace**

Address: 332 Logos Trace  
Owner/Applicant: Anthony & Yoko Brown  
PIN: 23 5 22 0 007 037.000  
Zoning: E (Estate)  
Request: Variance to allow Accessory Structure in the side yard.

**OTHER BUSINESS**

The next regularly scheduled meeting date is April 11, 2023

**ADJOURN MEETING**