



**The Board of Zoning Adjustment**  
Of the City of Alabaster, Alabama

<b>Owner: Water Works &amp; Gas Board Town</b> <b>Property: 237 Hillwood Park South</b> <b>Parcel ID Number: 13-7-25-3-001-018.009</b>	<b>CASE NUMBER:</b> <b>VA 2014-01</b>
--	--

**CERTIFICATION OF VARIANCE**

Petitioner/Owner: Alabaster Water Board / Laura Koon

Zoning Ordinance: Article VI, Section 15.5, Area and Dimensional Regulations – Minimum Building Setback of 50 Feet.

Article VI, Section 15.6, Buffer Regulations – All uses shall provide a buffer which is at least twelve (12) feet wide along all rear and side property lines which abut an R-6, Institution or B-1 Office district.


Hardship: The subject’s property has a limited area which will allow construction of new structures. Three of the property lines have drastic changes in elevation (south – sharp rising cliff, east – sharp falling cliff, west – sharp falling cliff) which prevents new construction or the creation of landscaped buffers. As a result, the subject has selected the location for the new structure which encroaches on only one setback. Additionally, the drastic changes in topography along the rear property line prevents the planting of vegetation for a landscaped buffer.

The City of Alabaster Board of Zoning Adjustment Zoning Ordinance held a public hearing on **February 24<sup>th</sup>, 2014** concerning a request for a setback and buffer regulation variance for 237 Hillwood Park South, Parcel ID Number 13-7-25-3-001-018.009. Hardship having been found, the Board of Zoning Adjustment hereby provides relief from the literal enforcement of Article VI, Section 15.5 and Article VI, Section 15.6 of the Zoning Ordinance allowing a pump station to be built within the 50 feet minimum front setback and relief from the required twelve (12) feet wide buffer regulations.

The Chairman or Chairman Pro Tempore to execute the final approval thereof on behalf of the Board of Zoning Adjustment.

Done this the 24<sup>th</sup> day of Feb., 2014.

  
Richard Olive, Chairman  
Board of Zoning Adjustment

  
20140312000069460 1/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
03/12/2014 02:06:16 PM FILED/CERT



A handwritten signature in black ink, appearing to read "Laura Koon", written over a horizontal line.

Laura Koon, for Petitioner

ATTEST:

A handwritten signature in black ink, appearing to read "Emmitt Stallworth", written over a horizontal line.

Emmitt Stallworth, Building Official



20140312000069460 2/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
03/12/2014 02:06:16 PM FILED/CERT