



20140814000253600 1/1 \$14.00  
Shelby Cnty Judge of Probate, AL  
08/14/2014 10:02:31 AM FILED/CERT

## The Board of Zoning Adjustment

Of the City of Alabaster, Alabama

<b>Owner:</b> Border Properties, LTD <b>Property:</b> 1446 1 <sup>st</sup> Street North Lot 1, Map Book 4, Map Page 11 <b>Parcel ID Number:</b> 13-7-25-3-002-010.000	<b>CASE NUMBER:</b> <b>VA 2014-10</b>
--	--

### CERTIFICATION OF VARIANCE

**Petitioner/Owner:** Sadruddin Hakani

**Zoning Ordinance:** Article VI, Section 14.5: Area and dimensional regulations (B-3), Minimum Building Setbacks, Front Setback of 50 Feet.

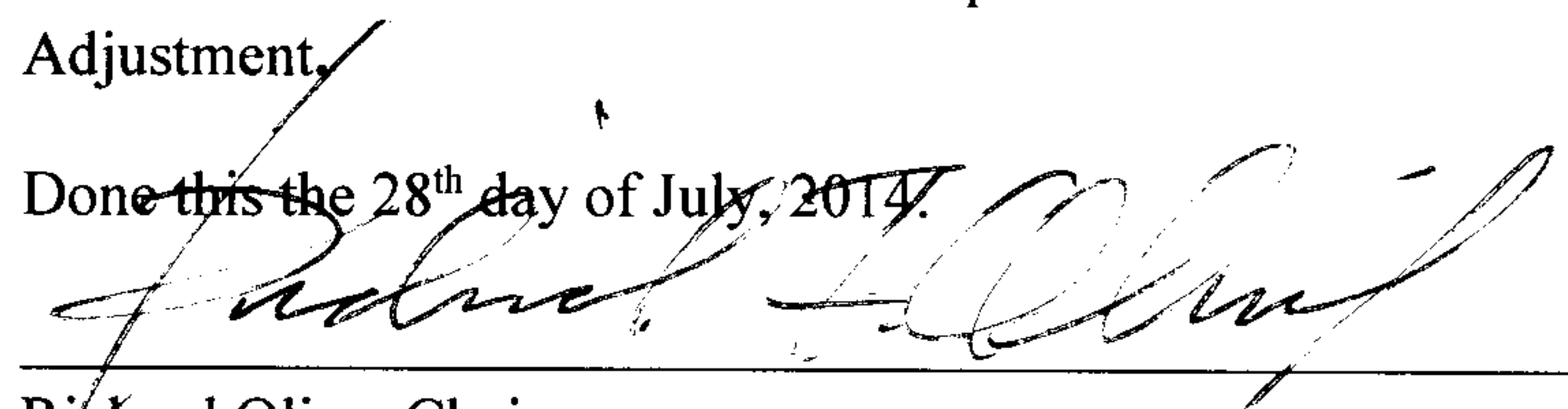
Article XI, Section 4.3, B: A landscaped strip at least ten (10) feet wide, which shall not include a sidewalk or trail, shall be located between the vehicular area and the public right-of-way, except where driveways cross the property line.

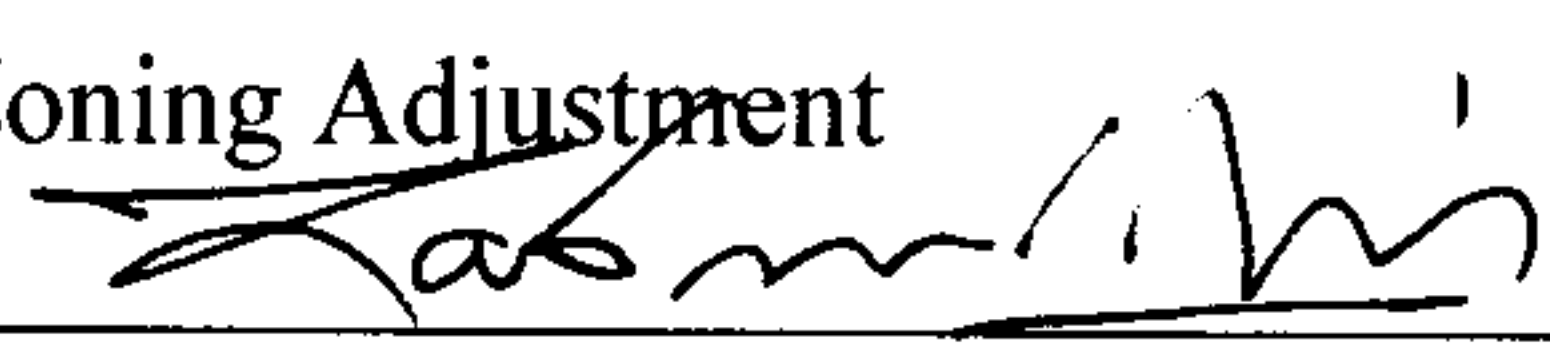
**Hardship:** The irregular lot configuration and the previous acquisition of right-of-way for US Highway 31 prevent a traditional drive-thru restaurant from being constructed within the building setback and provide the 10' wide perimeter landscaping.

The City of Alabaster Board of Zoning Adjustment held a public hearing on **July 28, 2014** concerning a request for a Front Setback Variance and a Landscaping Requirement Variance for Lot 1 of George's Subdivision Sector 2 as recorded in Map Book 4, Page 11. Hardship having been found, the Board of Zoning Adjustment hereby approves relief from the literal enforcement of the Article VI, Section 14.5 and Article XI, Section 4.3, B of the City of Alabaster's Zoning Ordinance to allow a Minimum Building Front Setback of 30.66' and a Minimum Landscaping Width of 4.37'. This variance shall expire if a building permit is not issued pursuant thereto, within twelve (12) months after this date of approval by the Board of Zoning Adjustment.

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

Done this the 28<sup>th</sup> day of July, 2014.

  
Richard Olive, Chairman  
Board of Zoning Adjustment

  
Sadruddin Hakani, for Petitioner  
ATTEST:

  
Emmitt Stallworth, Building Official