



10 Jack Gray Way, Helena, AL 35080
City Hall Council Chambers
July 24, 2026

Agenda
8:00AM

Board of Adjustments

Meeting Called to Order

Prayer

Pledge of Allegiance

Roll Call

Approval/Correction of Minutes of June 18, 2026, meeting

Communication from City Council

Unfinished Business

Hearing of Applications

1. Approve/Deny variance of 7 feet to allow for the detached storage building to be built 18 feet next to the adjoining property owner instead of the requirement of 25 feet -Michelle and Jonathan Bailey-2718 Bridlewood Parc Road Special District Planned Residential (SDPR)-

Committee Reports

Resolutions

Communications and Miscellaneous Business

Adjourn

Next Meeting

August 21, 2026

Posted 07/22/2026-



BOARD OF ADJUSTMENT APPLICATION

Request to be heard by the City of Helena Board of Adjustment

Where to file	Meeting Date	Base fee
City Clerk's Office, City Hall	TBD	\$150 plus legal notice cost, unless exempt

This form is for Board of Adjustment matters such as an appeal of the Building Official, a variance request, or another matter within the Board's authority. It is not a rezoning application, subdivision plat, or building permit.

Part A - Applicant and property information

Requested Board date	ASAP
Date submitted	6/29/26
Property address	2718 Bridlewood Parc Rd Helena AL 35080
Parcel ID(s)	13 5 22 4 001 001.0000 and 13 5 22 4 001 001.0060
County	☒ Shelby ☐ Jefferson
Current zoning	Special District
Current use	NA
Proposed project/use	Residential house and storage/shop

Applicant / owner contact

Applicant name	Michele and Jonathan Bailey
Mailing address	6021 Woodvale Ct Helena AL 35080
Phone / email	205-602-0141
Role	☒ Owner ☐ Agent ☐ Engineer ☐ Attorney ☐ Other
Owner of record	Michele Dashiell (Bailey)
Owner phone/email	205-602-0141

Part B - Type of request

☐ Appeal of Building Official decision	Attach written decision, denial, notice, or interpretation being appealed.
☒ Variance request	Identify the ordinance requirement and the exact relief requested. Helena Zoning Ordinance Section 3.3.2 requiring a minimum 25-foot building setback. Approval of a variance allowing the proposed detached shop building to be located approximately 18ft from the adjoining property line rather than the required 25 feet.



Part C - Request details

Applicant narrative

1. What are you asking the Board to approve or decide?

The applicants respectfully request approval of a variance to allow the proposed detached shop building to be constructed approximately 18 feet from the adjoining property line instead of the required 25-foot set back. The requested variance is limited in scope and applies only to the location of the shop building, all other applicable zoning, building, engineering and developmental requirements will continue to be met.

2. What condition or decision caused the need for this request?

The need for this variance is created by the unique triangular configuration of the property. After extensive coordination with Insight Engineering, the building was carefully positioned to best utilize the property while Minimizing impacts to neighboring landowners. Due to the irregular shape of the parcel maintaining the required 25-foot set back would force the building significantly closer to the neighboring properties on the opposite side of the lot.

The current design intentionally creates a larger buffer between the shop and the surrounding residence where the majority of activity will occur.

3. Why can the ordinance not be met without Board action?

While the building could be relocated to comply with the 25-foot set back, doing so would create greater impacts on adjoining property owners.

The Current design was intentionally developed to:

- Maximize separation between neighboring homes and the operational side of the shop.
- Reduce potential noise impacts;
- Reduce visual impacts;
- Improve traffic flow on the property;
- Allow vehicle loading and unloading away from neighboring residences;
- Provide safer maneuvering of equipment and vehicles;
- Maintain outdoor work areas farther from adjoining properties.

Moving the building to satisfy the additional 7 feet of set-back would eliminate much of this buffer and ship operational activities substantially closer to the neighboring homes. Although combining the two parcels would eliminate the set-back issue, doing so creates an unnecessary liability concern. We have already experienced repeated trespassing in incidents on the property, including individuals removing no trespassing signs and accessing heavy equipment. Combining the residential and shop parcels would make both properties legally one entity. Potentially exposing us to increase liability should someone be injured while trespassing in the shop area.

4. How will the request affect adjoining property, drainage, access, parking, or neighborhood character?

This variance will have minimal impact on surrounding properties and may actually provide greater protection for neighboring landowners than strict compliance with the ordinance. The proposed layout intentionally increases the distance between the neighboring homes and the portions of the property where the shop equipment and vehicles will be stored. The request does not change:

- Drainage design;
- Site access;
- Parking capacity;
- Traffic; or
- The overall residential character of the neighborhood



Variance findings worksheet, if applicable

Complete this section only if requesting a variance. The Board may require testimony or evidence supporting the findings.

Finding	Applicant response
Special circumstances peculiar to this property	The property is uniquely shaped with a triangular configuration that significantly limits building placement options. This unusual geometry creates practical difficulties that are not common to typical rectangular residential lots.
Unnecessary hardship or practical difficulty	Strict enforcement of the 25-foot set back would require relocating the shop to a less suitable location that increases impacts to adjoining property owners, reduces operational safety and diminishes the carefully planned site layout developed with the project engineer.
Needed to preserve a property right, not merely convenience	We seek to reasonably use the property for a detached residential shop consistent with surrounding residential development. The request is not for convenience, but to allow for a functional site design that minimizes impacts to neighbors, while maintaining a safe space.
Condition was not created by applicant/owner	This hardship results from the existing shape and dimensions of the property, rather than any action taken by us as the owner. The triangular configuration existed prior to development planning and limits the available building scope.
Will not harm public interest or adjoining property	The requested variance should have no adverse impact on adjoining properties. In fact, the proposed location was intentionally selected to increase separation between the neighboring residents and areas where the shop activities will occur. The variance provides a larger buffer on the opposite side of the property, reducing potential noise and visual impacts, and promotes a safer, more orderly site layout. We are only asking to move the building 7ft closer to our own residence which makes the setback 18.61' verses the required 25'.



Part D - Required attachments and site plan checklist

Done	Required item	Notes
[X]	Written request / narrative	Explain what is requested and why Board action is needed.
[]	Copy of Building Official decision, if appeal	Attach denial, interpretation, notice, or other written decision.
[X]	Site plan or survey	Show property lines, structures, setbacks, access, and dimensions.
[X]	Required and proposed setbacks	Show the required yard and requested encroachment or variation.
[X]	Existing and proposed structures	Show house, garage, accessory buildings, pools, fences, drives, etc.
[X]	Easements / rights-of-way	Show utility, drainage, access, and street rights-of-way.
[X]	Drainage / floodplain / stream buffer	Show if applicable.
[]	Legal description or deed	Attach when needed for record or notice.
[]	Photos/supporting evidence	Recommended for hardship or physical-site conditions.
[X]	Fee and notice costs	Paid or arranged with the City Clerk.

Part E - Adjacent property owner list

List adjacent property owners of record. Attach additional pages if needed.

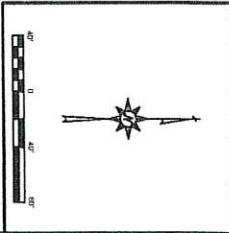
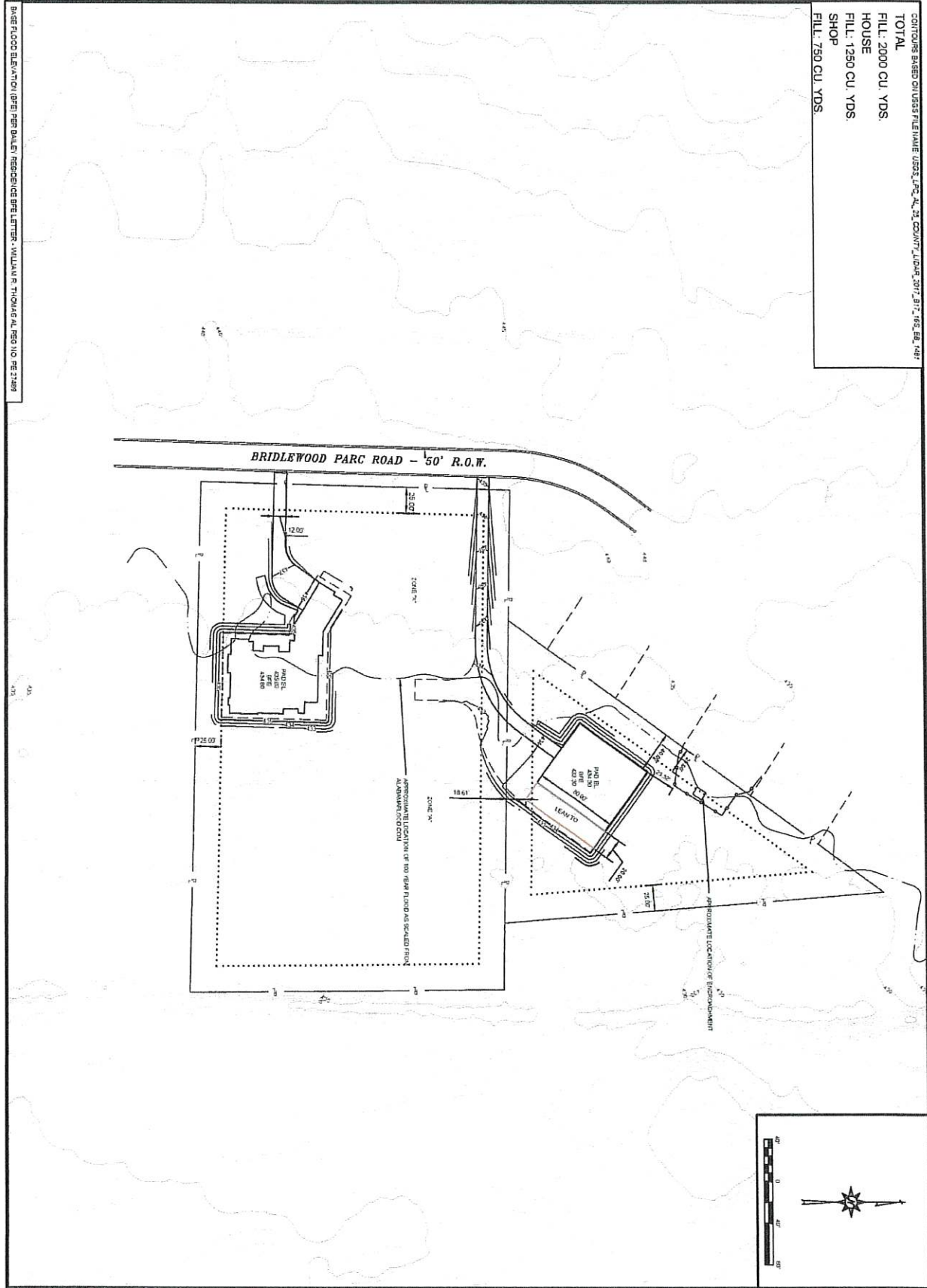
No.	Parcel ID	Owner name	Mailing address
1	13 5 22 4 001 001.192	RAY JAMES M & AMANDA	2726 BRIDLEWOOD PARC RD HELENA AL 35080
2	13 5 22 4 001 001.191	ELDER MICHAEL D & CINDY A	2728 BRIDLEWOOD PARC RD HELENA AL 35080
3	13 5 22 4 001 001.190	MCADAMS BENJAMIN JAMES & ROCHER MADISON C	2730 BRIDLEWOOD PARC RD HELENA AL 35080
4	13 5 22 4 001 001.189	CHILDERS LARRY & PATRICIA	2732 BRIDLEWOOD PARC RD HELENA AL 35080
5	13 5 22 4 001 001.188	LEATHERS ASHTON NOELLE & LEATHERS ANTHONY JOEL	4739 HOLLOW LN HELENA AL 35080
6	13 5 22 4 001 001.187	WILLIAMS FREDRICK J & REGINA	4737 HOLLOW LN HELENA AL 35080
7			
8			

Owner authorization and certification

I certify that the information submitted is true and correct to the best of my knowledge. I authorize this request to be filed and understand that Board approval, if granted, does not by itself authorize construction, land disturbance, occupancy, or any other permit unless separately issued by the City.

Owner printed name	Michele Bailey
Owner signature	
Date	6/29/26

CONTIGUOUS GRADED SURFACE VOLUMES (USDA, LFC, AL, 2) COUNT: LUMBER, 2017, 317, 165, 59, 149
 TOTAL
 FILL: 2000 CU. YDS.
 HOUSE
 FILL: 1250 CU. YDS.
 SHOP
 FILL: 750 CU. YDS.



PROJECT INFO:
 INSTE ENGINEERING
 1100 S. GULF BLVD.
 SUITE 100
 HOUSTON, TEXAS 77057
 TEL: 281.465.1234
 FAX: 281.465.1235
 WWW.INSTE-ENGINEERING.COM

THE SHEET CONTAINS:
 GRADING PLAN

SCALE: 1"=40'

C1.0

CONSTRUCTION PLANS FOR:

BAILEY RESIDENCE

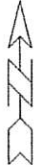
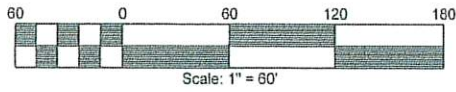
HELENA, ALABAMA

INSTE ENGINEERING

5000 E. BAYVIEW BLVD.
 SUITE 100
 HOUSTON, TEXAS 77057
 TEL: 281.465.1234
 FAX: 281.465.1235
 WWW.INSTE-ENGINEERING.COM

CIVIL/GE
 MECHANICAL/ELECTRICAL
 PLUMBING
 ENVIRONMENTAL
 RESIDENTIAL

SEE BACK FOR DESCRIPTIONS



BRIDLEWOOD PARC ROAD

50' ROW

S 01°20'52" W 247.20'

N 01°30'58" E 299.33'

PARCEL 3
0.81 ACRES

FND CAP REB (ARRINGTON)

S 88°29'48" E 146.30'

SET CAP REBAR

COMMON AREA

N 00°31'22" W 247.53'

CAP NE 4.91'

N 88°34'04" W 138.22'

FND CAP REBAR

9A

ACREAGE

C.L. 30" SOUTHERN NATURAL GAS CO ESMT

PARCEL 2
3.36 ACRES

S 89°02'35" E 479.66'

FND CAP REBAR FARMER

FND CAP REBAR FARMER
POB
SW CORNER LOT 88
BRIDLEWOOD PARC SECTOR 3
MAPBOOK 20, PAGE 41

125.43'

LOT 88

LOT 89

LOT 90

LOT 91

LOT 92

LOT 93

PARCEL 1
1.22 ACRES

N 35°49'28" E 445.81'

FND CAP REBAR (FARMER)

S 04°33'11" E 367.52'

ACREAGE

FND NAIL

FND CAP REBAR

2A

3A

4A

5A

6A

7A

8A

DEARING DOWNS
12TH ADDN PHASE 1
MB 16, PG 8



DRAWN BY: SMA

DATE: 5-21-18

DWG. NO.: 15273

APPROVED BY: SMA

REVISIONS

PROJECT SPOT SURVEY
BEARINGS STATE PLANE
CLOSURE 1:25000+
DATE OF FIELD SURVEY 5-17-18

ALLSURV, LLC

S.M. ALLEN, PLS 12944
9378 HIGHWAY 119
SUITE B
ALABASTER, AL 35007
205 683-4251