



BOARD OF ADJUSTMENT
MINUTES
Commission Chambers
Regular Meeting
July 29, 2019
5:30 p.m.

Attendees: Chair Young, Davis, Perry

Absent: Vice-Chair Gjergji; Baxter

PLEDGE

APPROVAL OF MINUTES

Member Perry offered the following motion:

I move that the reading of the minutes for June 24, 2019 be waived and that the minutes of said meeting, as prepared by the secretary, be approved as written.

The minutes were seconded by Member Davis and adopted (3). Yea Votes (Chair Young, Davis, Perry); Nay Votes (0).

VAR2019-175

Case #: VAR2019-175
Property Address: 225 Birch Street
Applicant/ Owner: Richard Grimsley
Request: Side yard variance for a garage

Member Perry offered the following motion:

I move that this Board receive and file the application of Richard Grimsley for approval of a five foot side yard variance request for a detached garage to be constructed one foot from the south property line. I further move that:

- (a) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone; and*
- (b) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and*
- (c) The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.*

I further move that the variance be approved.

The motion was seconded by Member Davis.

Mr. Grimsley, Petitioner, addressed the BOA in favor of approval.

The motion was adopted (3). Yea Votes (Chair Young, Davis, Perry); Nay Votes (0)

VAR2019-179

Case #: VAR2019-179
Property Address: 3300 Buckner Lane
Applicant/ Owner: Michael Jones
Request: Front and rear yard variance request for a new home

Member Davis offered the following motion:

I move that this Board receive and file the application of Michael Jones for approval of a 10-foot front yard variance request for a single-family home to be constructed 30 feet from the north property line. I also move that approval be given for a five foot rear yard variance request for the house to be located 20 feet from the south property line. I further move that:

- (a) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone; and*
- (b) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and*
- (c) The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.*

I further move that the variances be approved.

The motion was seconded by Member Perry.

Mr. Jones, Petitioner, addressed the BOA in favor of approval.

Ms. Jerri Clark, next-door neighbor, addressed the BOA in favor of approval.

Mr. Clayton Beasley, neighbor behind proposed site on Maple Avenue, addressed the BOA with concerns that his property line was moved. The BOA advised him to have his lot surveyed.

The motion was adopted (3). Yea Votes (Chair Young, Davis, Perry); Nay Votes (0)

OTHER:

Minutes recorded by staff: Joshua P. Sommer, Associate Planner, AICP

Typed by staff: Joshua P. Sommer, Associate Planner, AICP