

MINUTES
BOARD OF ADJUSTMENT
Regular Meeting
August 29, 2016
5:30 P.M.

Attendees: Chairman Baxter, Duff, Gamble, Vice-Chair Young,

Absent: Jones

APPROVAL OF MINUTES

Member Duff offered the following Motion:

I move that the reading of the minutes for August 2, 2016, be waived, and that the Minutes of said meeting, as prepared by the secretary, be approved as written.

The motion was seconded by Vice-Chair Young and adopted (3).

OLD BUSINESS:

NEW BUSINESS:

Vice Chair Young offered the following Motion:

I move that this Board receive and file the application of Open Door Baptist Church for approval of a Conditional Use permit for a home occupation consisting of musical instruction for individuals or groups, ensemble rehearsal or performance space, piano workshops, showroom space, weddings, meetings, rehearsal/recital/performance space for other studios and a place for churches to temporarily gather.

I further move that this Board find:

The proposed home occupation consisting of musical instruction with other subordinate uses is permitted in the R-3 Zone as a Conditional Use.

The proposed home occupation will not substantially or permanently injure the appropriate use of neighborhood property. I further move that the Conditional Use permit be approved with the following conditions: More than one-fourth of the building may be used for musical instruction.

- More than one student may rehearse at one time.
- Weddings, meetings, rehearsal/recital/performance space for other studios and temporary church gatherings may be permitted provided these activities remain subordinate to the primary use of a residence with musical instruction. I further find that these types of activities generally take place in churches and therefore may be permissible in this specific request.

The Motion was seconded by Member Duff and adopted (4).

Vice-Chair Young offered the following Motion:

I Move that this Board find as fact that the application for Open Door Baptist Church be approved for the reasons as follows:

1. Traffic can get to site easily
2. Great Adaptive Reuse (church not left vacant)
3. Sufficient Parking

The Motion was seconded by Member Gamble and adopted (4).

DISCUSSION: