

MINUTES
BOARD OF ADJUSTMENT

Called Meeting
February 16, 2017
5:30 P.M.

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

Absent:

OATH

Mr. Eri Gjergji was appointed to the Board of Adjustment's Board by the Mayor, Brandi Harless, with approval of the Board of Commissioners, on Tuesday, February 14, 2017.

Oath of Office was given by Nancy Upchurch, Notary Public, State At Large, Executive Assistant I, - of the Planning Department on Wednesday, February 15, 2017.

ELECTION OF OFFICERS:

CHAIR

Vice-Chair Young offered the Motion to nominate Member Baxter as Chair. Member Gamble seconded the Motion to nominate Member Baxter as Chair, and adopted (4). Member Baxter was nominated Chair by Acclamation.

VICE CHAIR

Chairman Baxter offered the Motion to nominate Member Young as Vice Chair. Member Gamble seconded the Motion to nominate Member Young as Vice Chair and adopted (4). Member Young was nominated Vice-Chair by Acclamation

APPROVAL OF MINUTES

Member Gamble offered the following Motion:

I move that the reading of the minutes for October 10, 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:

Wanda Ray – Public Hearing – Variance – 2562 Madison Street.

Vice-Chair Young offered the following Motion:

I move that this Board receive and file the application of Wanda Ray for approval of a 2' side yard variance request for a carport to be constructed 4' from the east property line at 2652 Madison Street. Said carport addition shall meet all required Building Code requirements as applicable.

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 Gamble and adopted (4).

Mitchell Stewart – Public Hearing – Variance – 646 North 36th Street.

Vice-Chair Young offered the following Motion:

I move that this Board receive and file the application of Mitchell Stewart for approval of a 5' side yard variance request for a garage to be constructed 3' from the east property line at 646 North 36th Street. Said garage shall meet all required Building Code requirements as applicable.

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 Gjergji and adopted (4).

Joint Sewer Agency – Public Hearing – Variance – 700 Northview Street.

Member Gjergji offered the following Motion:

I move that this Board receive and file the application of the Joint Sewer Agency for approval of a 10' side yard variance request for a new accessory building to be constructed on the south property line at 700 Northview Street. Said building shall meet all required Building Code requirements as applicable.

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 Vice-Chair Young and adopted (4).

OTHER:

DISCUSSION: