

MINUTES  
BOARD OF ADJUSTMENT  
Called Meeting  
August 25, 2014  
5:00 P.M.

Attendees: Chairman Baxter, Jones, Vice-Chair Wilson, Rhodes, Young

Absent:

**APPROVAL OF MINUTES**

Member Jones offered the following Motion:

I move that the reading of the minutes for June 30, 2014, be waived, and that the Minutes of said meeting, as prepared by the secretary, be approved as written.

The motion was seconded by Member Rhodes and adopted (5).

**NEW BUSINESS**

**Centurion Development, LLC – Public Hearing – Conditional Use Permit – 1636 Jefferson Street.**

Member Rhodes offered the following Motion:

I move that this Board receive and file the application of Centurion Development, LLC for approval of a Conditional Use permit to construct a parking area for the English Apartments at 1636 Jefferson Street.

I move that this Board find:

- (a) The proposed parking area is permitted in the R-1 Zone as a Conditional Use to provide parking for the existing English Apartments.
- (b) The proposed improvement will not substantially or permanently injure the appropriate use of neighborhood property.

I further move that this Board find and adopt the following findings of fact:

- The Comprehensive Plan states the need to increase the City's resident population.
- The Comprehensive Plan states that "redevelopment and infill are essential"
- The Comprehensive Plan states that "older areas need every encouragement to reinvest in the homes and neighborhood"
- Screening in the form of vegetation and fencing will be installed
- The parking is proposed off the existing alley
- The existing ingress/egress off Jefferson Street will be removed.

I further move that the Conditional Use be approved.

- The existing ingress/egress off Jefferson Street will be removed.

The Motion was seconded by

**Mark & Pam Emmons – Public Hearing – Variance – 1374 Ramona Drive East.**

Member Young offered the following Motion:

I move that this Board receive and file the application of Mark & Pam Emmons for approval of a 4' height variance request for a fence to be constructed to a height of 12' in the back yard of 1374 Ramona Drive East.

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 Wilson and adopted (5).