

MINUTES
BOARD OF ADJUSTMENT
Called Meeting
October 7, 2015
5:00 P.M.

Attendees: Chairman Baxter, Duff, Jones, Rhodes, Young

Absent:

APPROVAL OF MINUTES

Member Young offered the following Motion:

I move that the reading of the minutes for July 27, 2015, 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 Rhodes and adopted (5).

OLD BUSINESS:

NEW BUSINESS:

Vice-Chair Rhodes offered the following Motion:

Central Church of Christ – Public Hearing – **Conditional Use Permit & Variance** – 2201 Washington Street.

I move that this Board receive and file the application of the Central Church of Christ for approval of a Conditional Use permit to construct an auditorium addition at 2201 Washington Street.

I further move that this Board find:

- (a) The proposed church addition is permitted in the R-2 Zone as a Conditional Use.
- (b) The proposed church addition will not substantially or permanently injure the appropriate use of neighborhood property.

I further move that the Conditional Use permit be approved.

The Motion was seconded by Member Young and adopted (5)

Member Duff offered the following Motion:

I move that this Board receive and file the application of the Central Church of Christ for approval of a 25' front yard **variance request** for a new auditorium addition to be constructed on the front property line at 2201 Washington Street.

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 Jones and adopted (5).

DISCUSSION: