



## May 28<sup>th</sup>, 2019 Board of Zoning Appeals Meeting Minutes

### **Call to Order**

The meeting of the Board of Zoning Appeals was called to order at 6:02p.m. by Chairperson John Wells.

### **FOIA**

The Zoning Administrator read the Freedom of Information Act. Notice of the meeting with an agenda was publicly posted, published and forwarded to the media no less than 24 hours prior to adjournment.

### **ROLL CALL**

Conducted by Planning & Zoning Administrator and quorum was present

#### **Present:**

Cecil Hutcherson  
John Wells  
Jeremy McKinney  
Scott Garrison

#### **Absent:**

Tony Axsom

### **Review and Approval of the February 26<sup>th</sup>, 2019 Minutes**

Chairperson John Wells, asked for a motion for the minutes of February 26<sup>th</sup>, 2019, to be approved. Cecil Hutcherson made a motion, Scott Garrison seconded the motion, and the board voted unanimously to approve the previous minutes.

### **New Business**

#### **Public Hearing on Variance Application**

Chairperson John Wells read into the meeting the application submitted by Ronald Wise. The owner is seeking a variance from the rear setback requirements of 25' in a Single-Family Patio Home Residential District. The property is located at 193 Tiara Ridge Lane. Mr. Purchase presented the staff report and stated that the owner is seeking a variance to

construct an 12' x 15' aluminum screen room with an encroachment of 12' into the required 25' rear setback. Staff recommended approval of the variance due to the house being built to the rear property line, which would not allow any new additions. Mr. Purchase told the board that the property had been posted for the public hearing and that the property owners with 200' were notified by mail. Also a notice of public hearing was advertised in the Herald-Journal.

Mr. Purchase read into the meeting two letters which were received opposing the granting of the variance. One letter was from resident James Gregory and the other letter was from resident Roseaphine McCarroll-Duncan. Chairperson John Wells opened the meeting up for public comment. Residents Josephine Gregory and Roseaphine McCarroll- Duncan spoke on the opposition to granting the variance. Chairperson Wells called up David Gerisch of DG Builders who is the contractor for the owner and is representing the owner to speak to the board. Mr.Gerisch stated that there was an existing wood deck that was built behind the house and the owner had removed it. The owner wanted to expand the deck and add a screen room so that they could sit outside. The existing deck was built by the original contractor who built the house. Mr. Purchase stated that his research showed there were only two homes in the subdivision that were built to the rear setback line.

Chairperson John Wells made a motion to deny the variance, Jeremy McKinney seconded the motion and all were in favor.

### **Adjourn**

Chairperson John Wells asked for a motion to adjourn. Cecil Hutcherson made a motion and was seconded by Jeremy McKinney. The board voted unanimously to adjourn the meeting at 6:41 p.m.