



## Board of Zoning Appeals Minutes January 24, 2023

**Members Present:** John Wells, Chair  
Erik Dabrowski, Vice Chair  
Andrew Karas  
Tony Axsom  
Jack Bellaire

**Member Not Present:**

**Staff Members Present:** Michael Berry, Zoning Administrator

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### **I. Call to Order**

Michael Berry called the meeting to order at 6:40 PM, and read the opening remarks.

### **II. FOIA and Roll Call by Planning & Zoning Administrator, Establishment of a Quorum**

Mr. Berry read the FOIA statement, conducted roll call, and established a quorum for the record.

### **III. Minutes of the Planning Commission**

Mr. Wells asked for a motion to approve minutes from December 13th, 2022.

Mr. Karas observed items to be corrected and re-submit for approval at next meeting.

No action on December 13, 2022 minutes.

### **IV. New Business**

Mr. Wells opened the Business Meeting for the following item:

#### **A. VA-2022-07**

Public hearing opened by Mr. Well, no public comments were presented.

Applicant Mr. Andy Carver apologized for previous meeting due to car trouble. Shed is 10 ft x 10 ft and is 3 feet from side property line and rear property line and elevated. Area he placed the shed is most level and away from rear drainage area.

Mr. Wells asked if shed has plumbing or electrical, Mr. Carver stated no, just a storage shed.

Mr. Berry presented staff analysis.

Mr. Dabrowski asked Mr. Berry if the neighbors voiced any concerns, Mr. Berry stated no negative comments, a few individuals reached out for more information, but no positive or negative comments.

**ACTION-**

Mr. Dabrowski made a motion to approve the variance for side and rear relief due to hardships of topography and drainage concerns. Mr. Axsom seconded the motion. All in Favor. Motion carries.

**B. VA-2023-02**

Public hearing opened by Mr. Well, no public comments were presented.

Applicant Mr. Jimmy Hensler presented the shed is 5ft-6 inches from side property line and gained approval from HOA and did not know he needed approval from city as well. Area he placed the shed is most level and away from drainage area.

Mr. Dabrowski asked if the shed is above ground on blocks, Mr. Hensler stated it was delivered and setup on blocks.

Mr. Wells asked if any feedback from anyone, Mr. Berry stated a few individuals have called to inquire, but did not offer negative or positive feedback.

Mr. Berry stated this property is different than the previous because the required setback for the entire subdivision is 5 feet from the side setback for the main principal use as compared to the accessory setback of 10 feet in our current ordinances. Mr. Berry stated staff believes a revision to the current ordinances to reflect these situations should be considered.

**ACTION-**

Mr. Dabrowski made a motion to approve variance for side setbacks due to hardships of topography and drainage concerns. Mr. Bellaire seconded the motion. All in Favor, Motion carries

**VI. Adjourn**

There being no other business to discuss, Mr. Dabrowski made a motion to adjourn. Mr. Axsom seconded the motion. All in Favor. The meeting adjourned at 7:04 p.m.