



BOARD OF ZONING APPEALS

Minutes of the Meeting

November 14, 2012

ATTENDANCE

A regular meeting of the Zoning Board of Appeals was held on Wednesday, November 14, 2012, in the Planning Department Conference in the Liberty Center, 12 W. Liberty Street. Eight board members – Mr. J. Seth; Mr. James Price; Mr. Sam Lowery; Ms. Kay Stockbridge; Ms. Betty Clark; Ms. Sonya Davis; Mr. Patrick Flaherty; Mr. John Acken and the secretary were present. Mr. Jimmy Lowery was absent. The meeting was called to order at 3:00 p.m. by Mr. J. Seth.

MINUTES

A motion was made by Ms. Kay Stockbridge to approve the minutes of the October 10, 2012, meeting. The motion was seconded by Mr. John Acken and carried a unanimous vote.

NEW BUSINESS

BOA-12-41, 3160 Springdale Way (City) was presented by Ms. Claudia Rainey. The board reviewed the applicant’s request for a 2 foot variance from the accessory building side setback requirement of 5 feet for construction of a new detached garage/storage building per Article 4, Section 4.g.2.b.5 Residential Accessory Structures; Development Standards: Setbacks. The property is zoned Planned Development (Timberline Meadows Subdivision) and is represented by Tax Map #184-06-02-018. Mr. Scooter James, contractor, was present and spoke on behalf of the request. After little discussion, Mr. Sam Lowery made a motion to approve this request, subject to the findings of fact and conclusions contained in the draft order, dated November 14, 2012. The motion was seconded by Mr. Patrick Flaherty and carried a unanimous vote. The request was approved.

BOA-12-42, 10-50 Saresden Cove (City) was presented by Ms. Helen Roodman. The board reviewed the applicant’s request for several variances in order to construct patio homes: decrease in front yard setback from 25 feet to 12 feet, increase in the side yard setback from 0 feet to 5 feet and a variance in the separation distance for accessory buildings from principal structure from 10 feet to 2 feet per Article 3, Exhibit 1, R-6 Development Standards for Patio Homes; Article 4, Section 4.g.2.b.2

	<p>Separation Distance for Accessory Structures. The property is located in the Saresden Cove Subdivision represented by Tax Map #'s 205-13-01-010 & 205-13-01-012 thru 023 and zoned Residential-15 (R-15).</p> <p>Mr. Louis Tisdale was present and spoke on behalf of the request. Mr. Vernon Miller and Ms. Amy Miller, property owners in Saresden Cove were present to ask questions, but were not neither for nor against the request. Mr. Robert McDowell was present and spoke in opposition of the request. After much discussion, between board members, staff and the applicant, Mr. Patrick Flaherty made a motion to approve this request subject to the findings of fact and conclusions contained in the draft order, dated November 14, 2012. The motion was seconded by Mr. John Acken and carried a five in favor- Flaherty, Acken, S. Lowery, Davis, Price and two abstentions-Stockbridge, Clark vote. The request was approved.</p>
<p>OTHER BUSINESS</p>	<p>None</p>
<p>ADJOURNMENT</p>	<p>With no further business, a motion to adjourn was made at approximately 4:15 by the chair, Mr. J. Seth. The motion was seconded by Mr. Sam Lowery and carried a unanimous vote.</p> <p>The next regularly scheduled meeting will be held on December 12, 2012.</p>
	<p>Respectfully submitted,</p> <p><i>Julie A. Scarborough</i></p> <p>Julie A. Scarborough, Board Secretary</p>