



BOARD OF ZONING APPEALS

Minutes of the Meeting

September 11, 2013

ATTENDANCE

A regular meeting of the Zoning Board of Appeals was held on Wednesday, September 11, 2013, in the Planning Department Conference Room in the Liberty Center, 12 W. Liberty Street. Eight board members – Mr. J. Seth; Mr. James Price; Mr. Sam Lowery; Mr. Leslie Alessandro; Mr. Patrick Flaherty; Mr. Louis Tisdale; Mr. John Acken; Mr. Jimmy Lowery and the secretary were present. Ms. Betty Clark was absent. The meeting was called to order at 3:00 p.m. by Mr. J. Seth.

MINUTES

A motion to approve the minutes of the August 14, 2013, meeting was made by Mr. Patrick Flaherty. The motion was seconded by Mr. Louis Tisdale and carried a unanimous vote.

NEW BUSINESS

BOA-13-14, 812 S. Harvin Street (City) was presented by Mrs. Helen Roodman. The board reviewed the applicant’s request for a variance of 20 feet on one side and a variance of 10 feet on the other side from the required 25 foot side yard setback to allow for side setbacks of 5 feet and 15 feet for placement of a storage building for Jehovah Missionary Baptist on this parcel per Article 3, Exhibit 1 Development Standards For Uses in R-6 District (Non Residential Uses). The property is located at 812 S. Harvin St. and is represented by Tax Map #250-09-05-044.

Mr. James Price, representative for Jehovah Missionary Baptist Church, was present and spoke in favor of the request.

After some discussion between board members, Mr. Price and staff, Mr. James Price made a motion to approve this request, as recommended by staff, with the following conditions:

1. Reduce the required landscape buffer on the northern property line to 5 ft. from 10 ft. and substitute a 6 ft. tall privacy fence, already in place, for the 10 ft. landscape buffer on the southern property line.

	<p>2. 5 ft. wide landscape buffer shall be added along the northern property line as shown in the graphic below. Said buffer shall be of evergreen plant material that will grow to a height of 6 ft. over three growing seasons.</p> <p>The motion was seconded by Mr. John Acken and carried a unanimous vote. The request was approved.</p>
OTHER BUSINESS	The board members were reminded of the upcoming training dates by the secretary.
ADJOURNMENT	<p>With there being no further business, a motion to adjourn was made at approximately 3:20 by acclamation.</p> <p>The next regularly scheduled meeting will be held on October 9, 2013.</p>
	<p>Respectfully submitted,</p> <p><i>Julie A. Scarborough</i></p> <p>Julie A. Scarborough, Board Secretary</p>