



CITY OF BOAZ
Zoning Board of Adjustments Minutes
August 08, 2024

Boaz Public Library, Mastin Conference Room – 6:00 PM

I. Call to Order

Jerry Battles called the meeting to order at 6:00 P.M.

PRESENT

Adam Rhoden
Caleb Liverett
Keith Johnson
Frank Scott
Jerry Battles

ABSENT

Keith Gaither

II. Invocation

Nick Borden gave the Invocation.

III. Pledge of Allegiance

Caleb Liverett led the Pledge of Allegiance.

IV. Adoption of Agenda

Motion made by Scott, Seconded by Rhoden. The motion passed by unanimous voice vote.

V. Reading and/or Approval of Minutes of Previous Planning Commission Meeting

1. Adopt the minutes of the Zoning Board of Adjustments Meeting dated December 5, 2023 .

Motion made by Liverett, Seconded by Rhoden. The motion passed by unanimous voice vote.

VI. Public Hearings

1. A public hearing to hear a request from Luciano Martin Jeronimo who is seeking an appeal of the decision of the Building Inspector of the City of Boaz. Mr. Jeronimo recently purchased a structure located at 104 Thompson Street that once was modified into a 4 unit apartment. However, the structure sat vacant without power for over 2 years.

This non-conforming structure is located in R-2 Medium Density Single-Family Residential District which is designed to protect single family residential areas. Due to this reason the Building Inspector would not allow Mr. Jeronimo to pull permits to renovate the apartments.

Motion made by Rhoden to open the public hearing at 6:04 P.M., Seconded by Liverett. The motion passed by unanimous voice vote.

Jerry Battles asked if anyone would like to speak for this.

Luciano Martin Jeronimo spoke for the request.

Jerry Battles asked if anyone else wanted to speak for the request. There was no response.

Jerry Battles asked if anyone would like to speak against the request.

Jesse Alexander of 514 W Mann Avenue, Rachel Alexander of 514 W Mann Avenue, Becky Johnson of 510 Mann Avenue, and Don Hagel of 110 Thompson Street spoke against the request.

Jerry Battles asked if anyone else had anything to say. There was no response.

Motion made by Liverett to close the public hearing at 6:08 P.M., Seconded by Rhoden. The motion passed by unanimous voice vote.

VII. New Business

1. Entertain a motion to approve or deny a request from Luciano Martin Jeronimo who is seeking an appeal of the decision of the Building Inspector of the City of Boaz. Mr. Jeronimo recently purchased a structure located at 104 Thompson Street that once was modified into a 4 unit apartment. However, the structure sat vacant without power for over 2 years.

This non-conforming structure is located in R-2 Medium Density Single-Family Residential District which is designed to protect single family residential areas. Due to this reason the Building Inspector would not allow Mr. Jeronimo to pull permits to renovate the apartments.

Motion made by Scott to deny the request, Seconded by Liverett. The motion passed by unanimous voice vote. The request is denied.

Building Inspector Nick Borden clarified the property would need to be brought up to code to be used for a single family dwelling or there is an option to sell it. Mr. Borden said all work would have to be permitted and inspected.

Mr. Jeronimo said he wanted to upgrade the exterior to use as a single family house.

2. Appoint Zoning Board of Adjustments Chairman

Motion made by Liverett to appoint Jerry Battles as the Zoning Board of Adjustments Chairman, Seconded by Scott. The motion passed by unanimous voice vote.

VIII. Chairman Comments

1. The position of chairman will be effective at the next scheduled Zoning Board of Adjustments Meeting.

Jerry Battles announced the position of chairman will be effective at the next scheduled Zoning Board of Adjustments meeting.

IX. Adjourn

The meeting adjourned at 6:12 P.M.

Motion made by Scott, Seconded by Rhoden. The motion passed by unanimous voice vote.

Minutes prepared by City Clerk/ Treasurer Beth Stephens.