

BZA March 2022

March 2, 2022

Board Members Present Were: Al Hayes, Kathleen Mullins, Doug Jefcoat, Tomeika Farley, Shaun Roberts

City Personnel Present Were: Fred Cobb, Eric Gansauer, Micah Arnholt

Meeting Called to Order: 2:00pm

Jefcoat made a motion to approve the minutes. Seconded by Farley. Minutes Approved.

BZA-02-22-000214

8915 LILLY ROCK WAY

Gary Payton was present to request a variance to build detached garage on side of house, as opposed to rear yard as per UDO 2.1.6. This is due to the presence of solid rock in the back yard. No Opposition.

CASE DECISIONS: Mullins made a motion to approve because the topography of the land necessitated this specific plan. Seconded by Jefcoat. Motion carries as approved.

BZA-02-22-000269

1254 18th AVE

Property owner Kevin Buchanan was present to request a variance to remove and replace damaged accessory structure with new structure of same dimensions on existing slab 3 ft. from property lines, as opposed to 5 ft setback per UDO 2.1.6. No opposition.

CASE DECISIONS: Roberts made a motion to approve based on the fact that this is an existing structure that had tree damage and there is no modification to the area. Seconded by Mullins. Motion carries as approved.

BZA-02-22-000304

1016 BROADWAY

Property owner Brandon Haynes was present to appeal BHAR's decision to deny approval of construction project. The project had previously received approval from the façade board as well as a recommendation of approval from the BHAR staff report. No opposition.

CASE DECISIONS: Farley made a motion to approve and overturn the denial of BHAR based on the fact on it has façade board approval. Seconded by Jefcoat. Motion carries as approved.

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BZA-02-22-000305

7211 BRITTON DR

Brian Clements of Grace Presbyterian Church was present to request a variance to increase parking from 79 spaces allowed to 113 spaces for existing church. The church recently bought the property and wishes to expand parking to suit their congregation's needs. No opposition.

CASE DECISIONS: Farley made a motion to approve based of growing needs of church. Seconded by Farley. Motion carries as approved.

BZA-02-22-000306

3976 ESSEX HEIGHTS CT

Jeff Keefe of Moon, Meeks, and Associates was present to request a variance to replat existing parcel into three lots, including two without street frontage. This is so that the owner's two sisters can build houses on the property. No opposition.

CASE DECISIONS: Jefcoat made a motion to approve based on the fact that it creates no hardship for neighbors. Seconded by Mullins. Motion carries as approved.

BZA-02-22-000307

1323 EBERHART AVE

Will Bergan of Jackson Family, LLLP was present to request a variance to reduce side yard setback from 8' required to 3'-4" for addition of porch and stairs. This is because the original building has inset staircases that potentially makes it unsafe for use as side entrance. Plan already has BHAR approval. No opposition.

CASE DECISIONS: Mullins made a motion to approve based on need to modify older structure to become safer environment for homeowner. Seconded by Jefcoat. Motion carries as approved.

BZA-02-22-000314

7683 CARTLEDGE RD

The property owner's father Chuck McClure was present to request a variance to replat existing parcel to create lot without street frontage. This is because McClure is purchasing the property from his son and wants to subdivide the parcel for his family. No opposition.

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CASE DECISIONS: Jefcoat made a motion to approve based on subdividing family parcel that creates flexibility for family without disturbing neighbors. Seconded by Farley. Motion carries as approved.

Meeting Adjourned at 2:37pm