

BZA October 2025  
October 1st, 2025

Call TO ORDER: Shaun Roberts calls the Board of Zoning Appeals to order on Wednesday, October 1st, 2025, at 2:00 P.M.

PRESENT ARE:

Shaun Roberts

Angela Strange

Phillip Smith

Kathleen Mullins

APPROVAL OF MINUTES: Angela Strange motions to approve the minutes. Kathleen Mullins seconds. All vote to approve. Motion carries.

**BZA-08-25-001545**

524 Broadway.

- Kathryn Rizzo present to request a variance for side porch and stairs to be 3' off the property line. Rizzo presents a packet to the board. Molly Smith, chair of BHAR, and Emily Fournoy uptown representative are present and wanted to clarify they passes the structure but did not feel comfortable approving a setback change due to not being able to notify neighbors. Strange motions to approve. Mullins seconds. All vote to approve. Motion carries.

**BZA-09-25-001701**

3434 University Ave.

- Larry Finch present of Moon Meeks & Associates to request a variance to reduce the number of parking spaces to 21 spaces provided. Mullins motions to approve. Strange seconds. All vote to approve. Motion carries.

**BZA-09-25-001704**

5266 23<sup>rd</sup> Ave

- Jonathan Oliver present to request a variance to reduce side setback for an accessory structure from 5' required to 1' from property line. Strange motions to approve. Mullins seconds. All vote to approve. Motion carries.

**BZA-09-25-001714**

5996 Warm Springs Rd.

- Brad Smith present to request a variance from parking stall and bay dimensions requirements of 20' parking stall length for 90-degree parking. The request is to change this parking stall's length from 20' to 18'. Appellant also requests a reduction from 368 required parking spaces to 255. Mullins motions to approve. Strange seconds. All vote to approve. Motion carries.

**BZA-09-25-001732**

1409 Elmwood Dr.

- Katrin Meidell and James Meidell present to appeal the denial of a Certificate of Appropriateness for the installation of rooftop solar panels by the Board of Architectural and Historical Review. Molly Smith chair of BHAR is present in opposition and to support BHAR's decision. Phillis Gilbert present in support of the reconsideration of solar within historic districts. Claire Beddingfield present in opposition. Martha Ruth Watley present is opposition. Mullins motions to deny. Strange seconds. All vote to deny. Motion carries.

Roberts addresses a previous variance request that is asking for a reconsideration within a year of the vote. The address is 2122-1 Smith Rd and both parties are willing to return. Mullins motions to approve to hear the variance before the year time frame. Strange seconds. All vote to approve. Motion carries.

Mullins inquires with Phillip Smith if there will ever be more than 5 members of BZA, and if there will ever be an increase to 7 members due

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to when board members are missing. Mullins then brings up that Molly Smith from BHAR called her and informed her that BZA and BHAR were names in a lawsuit regarding a roofing decision on a previous variance. Smith informed her he was unaware and that Ryan Pruett would have more information. She then inquires what the next steps would be if someone doesn't replace a denied variance for roofing. Smith replies saying they would be fined and need to go to environmental court. Mullins inquires about obtaining more clarity on hardships.

Mullins makes a motion to approve. Ernest Smallman IV and Alissa Neals absences. Strange seconds. All vote to approve. Motion carries.

Meeting adjourned 3:12 P.M.