

BZA November 2025
November 5th, 2025

Call TO ORDER: Shaun Roberts calls the Board of Zoning Appeals to order on Wednesday, November 5th, 2025, at 2:00 P.M.

PRESENT ARE:

Shaun Roberts

Angela Strange

Phillip Smith

Kathleen Mullins

Alissa Neal

Ryan Pruett

Will Johnson

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

Shaun Roberts announces that **BZA-09-25-001830** has withdrawn their appeal.

BZA-09-25-001855

644 Broadway.

- George Gurrola and wife present to reduce side setback from 20 feet to 0 feet to construct a garage. Mullins motions to approve due to BHAR not having issues and no complaints. Strange seconds all vote to approve motion carries.

BZA-10-25-001909

5534 Southlea Ln.

- Todd Reeves of BC Stone Homes and George Stiner, owner, are present to request to build a house below base flood elevation. The house burned down and now they are wanting to rebuild on the same footprint. Strange inquires when it was deemed a flood zone. Stiner replies saying when he

bought the house he was made aware of it being in a flood zone and he was required to have flood insurance. Farhad Alifarhani from the city's engineering department steps up in opposition. He states there are other non-conforming structures in regard to flood zones but whenever substantial improvements are made to the property it must be brought up to flood zone code. He also states how the city complies with CRS and receives funding for not having structures in flood zones. He also states that not just the city but FEMA also requires buildings to comply with flood zone code. Guy Kenimer lawyer on behalf of the city approaches in opposition. He gives examples of sections in the UDO that argue against being able to rebuild. Ryan Pruett director of Inspections and Codes approaches and helps define the sections in the UDO that Guy had stated. Todd Reeves and George Stiner approach the microphone again. Stiner has questions on how to move forward. Reeves goes over sections in the UDO to support their case. Mullins motions to deny based on it needs to be brought up to flood zone code and that it is buildable land. Alissa Neal seconds. All vote to approve of the motion. Motion carries, variance is denied.

BZA-10-25-001921

2122-1 Smith Rd

- Andy Alexander present to construct an accessory structure in the front yard. Alexander gives details on how far it is and size of the pad. Philip Smith gives clarity that prior opposition is not present. Strange motions to approve. Neal seconds. All vote to approve. Motion carries.

BZA-10-25-001948

11100 County Line Rd.

- Mark Strozier present to create a parcel without public frontage. He says they need it to be done before the development starts. Roberts inquires as to why it needs to be done. Strozier explains that it's two separate parcels and two separate owners. Will Johnson speaks on it being owned by two separate people. Ryan Pruett approaches and explains the plat was split to be sold to a developer, and that the homeowner needs to keep their

property and create the bigger lot for the developer. Mullins inquires about the attorney's mistake. Strozier clarifies. Deliberation occurs amongst the board on if they need to grant a variance due to an attorney's mistake. Roberts states if no motion happens it will be denied due to not having a motion. No motion is made by the board. Variance is denied.

Roberts entertains a motion to excuse Ernest Smallman IV absence. Neal motions to approve. Strange seconds. All vote to approve. Motion carries.

Roberts adjourns meeting at 2:56 P.M.