

BZA September 2022

September 7, 2022

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

City Personnel Present Were: Fred Cobb, Jazmine Scott, Eric Gaunser, Trey Wilkerson

Meeting Called to Order: 2:00pm

First order of business to approve minutes from August 3rd hearing. Roberts made motion to approve minutes. Seconded by Mullins. Minutes approved.

BZA-07-22-001365/ BZA-07-22001366

108 5th/106 5th Street

Bob Haskins of Haskins Reality Group representing owner Rudolph Weisz who is active duty military in Massachusetts; owns two properties in town, two different parcels. Requests variance to reduce east side yard setbacks. Moon and Meeks surveyed properties of both structures. Survey presented with the data showing the distance from both structures on all four sides. Fred Cobb asked if dimensions show the exact numbers of all the setbacks. Roberts questioned if ad was ran with the data. Fred adds that ad was ran in the newspaper. Hayes asked Fred if there were any issues if had to be rebuilt. Mullins advise the important thing is that they did what was asked. Jefcoat asked what was presented to board is there actually recordable survey. Haskins advise that Moon and Meeks provided survey. Fred advises that property already recorded as replat. Gary Curtain advises not in opposition, the city has made one mistake after another after another. Says the city is responsible for the property being put in a tighter space. The city should pay to purchase that piece of property, the UDO was not followed. Fred says to lets hear from the person that previously put the house there. Sei Etmel present, previously owned the house. Ask for demolition of house, BHAR wants to save the house. City approved to have house moved back. City broke their own rule to save the house. Fred advise that if variance goes through it could be torn down and built the exact same way. Fred says this is cleaning up a previous issue. Roberts speaks to Mr. Curtain that the board can only decide on the variance before the board and not the ordinance. Roberts speaks to Chairman request that we move forward with the decision to approve or deny the variance request. Chairman Hayes asks for any other opposition. No Opposition.

CASE DECISIONS: Farley made a motion to approve the variance based on the current hardships and the requested information brought to the board. Seconded by Mullins. Motions carries as approved.

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BZA-08-22-001485

6465 Waterford Rd

Bradley Jones of Brock Jones, INC presents requesting variance to place pool on the side/rear of new residence. Jones speaks to Fred advising the site plan was approved on it when permitted with the pool on it, but the pool set behind the garage and off to the left side, completely invisible from the street. Chairman Hayes asked if this was the same one we approved previously. Fred advise it was not approved, Jones advise this is a variance just for the pool. Jones says this is the first time this has been before the board. The neighbors are cousins and not opposed to it. Two family members purchased the property and split it. One of the family members remodeling the the property. Asking for variance for where the pool is placed on the plat. No comments. No opposition.

CASE DECISIONS: Jefcoat made a motion to approve variance based on the fact that this pool location will not be visible from the road., the hardship is not room to put behind the house. Seconded by Farley. Motion carries as approved.

BZA-08-22-001502

9058 Traveleres Way

Sean Gavan retired military, requesting variance to extend the driveway by building a detached garage by halfway up variance to be within that 25 foot setback on the side that would be about 14 foot from the property line. Property line is a head row with highground, spoke to neighbors and there is absolutely not problem. Will use about half of the existing driveway. The HOA has no issue with request, the detach garage image will match the house. Roberts asked to see exactly where the garage will be built, appellant showed the image in drawing. No comments. No opposition.

CASE DECISIONS: Mullins made a motion to approve variance based on the fact that the terrain of the lot would make more sense to put the garage on the side. Seconded by Jefcoat. Motion carries as approved.

BZA-08-22-001517

700 Crib Ct

Larry Baker present requesting variance for space to put his motorhome under on the side of the house...his property is in a flood zone. All metal structure, roof only will be the same color of the house. Spoke to neighbors and neighbors have no problem with it. No

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comments. No opposition.

CASE DECISION: Mullins made a motion that variance be approved to put metal structure on the side of the house. Seconded by Farley. Motion carries as approved.

BZA-08-22-001530

600 2ND Ave

Sei Etmel presents for Larry Bussey (in Africa) requesting variance to replat lot creating three separate parcels. Property use to be an old folks home. House has been empty for about four years now. House looks like three houses, but one house with big hall and kitchen that was used as a daycare. Owner tried to sell, but no wants it. Wants to divide the house, to create three single family houses. Fred spoke to advise that this process is what should have happen on previous case. Roberts asked to recuse himself, firm represents Mr. Bussey is trying to sell the property. Chairman asked that the finish project will present to be three houses. No comments. No opposition.

CASE DECISION: Jefcoat made a motion to approve, based on the hardship , property is proved to be unmarketable. Seconded by Mullins. Motion carries as approved.

Meeting Adjourned at 2:37pm.