

BZA December 2019

December 4, 2019

2:00pm

Present Were: (Board Members) Ty Harrison, Terry Fields, Barbara Fortson, Charles Smith, Tomeika Farley  
(Staff) Eric Gansauer, Fred Cobb, Will Johnson, Charlotte Davis, John Hudgison, Alan Brown

Meeting called to order 2:00pm

November 2019 Minutes Approval

Fortson made a motion to approve and Farley seconded.

Minutes Approved

BZA-10-19-006735

4602 16th Ave

Paul McGuire was present to represent Sharon Story. His client requests a variance to locate a new accessory structure in the side yard because there is essentially no backyard. Cobb asked about the side yard and curb/gutter and recommended Mr. McGuire consult the Department of Engineering.

BZA-11-19-006765

13475 Macon Rd

Lamar Beck was present to request a variance to reduce the rear yard setback from 25 feet for a pole barn. The structure has already been built. The hardship is that the contractor he hired did not purchase a permit. No opposition.

BZA-11-19-006766

3429 Edgewood Rd

Kristen and Shane Clark were present to request a variance to locate a detached garage in the side yard. No opposition.

BZA-11-19-006783

120 20th St

Ricky C. Miles was present to request a variance to reduce parking space requirements from 200 parking spaces required to 165. This property was re-zoned in October and has area limitation due to flood zones and the railroad track. No opposition.

BZA-10-19-006784

2000 16<sup>th</sup> Ave

Representatives from St. Francis and the Bradley Center were present to request a variance for increasing fence height from 8 feet to 12 feet. An 8-foot fence is a community and patient safety issue and a 12-foot fence is recommended by federal guidelines and is regulated by the state. No opposition.

BZA-10-19-006794

3312 St Mary's Rd

Isaiah Hugley was present to request a variance to allow one additional ground monument sign on the property, which has less than 300 feet of road frontage, and to request a variance to allow the total signage area to exceed 250 square feet for a total combined area of 316 square feet. The sign would be 6 feet in height and would be 10 feet from the ground. The existing sign would be approximately 18 feet. The sign will be used for advertisement purposes. The hardship is that the ordinance requires 300 feet of frontage and also that the company, State Farm, does not allow for additional advertisement in the same signage space. Johnson recommended that the discussion be based on sizing of the sign and not content. No opposition.

Case Decisions:

BZA-10-19-00635

4602 16th Ave

A motion was made to approve the request based on the size of the lot.

Seconded.

No opposition

Motion Carries as Approved

BZA-11-19-006765

13474 Macon Rd

A motion was made to approve the request based on the fact that the pole barn is already complete and the fact that the contractor should have pulled the permit.

Seconded

No opposition

Motion Carries as Approved

BZA-11-19-006766

3429 Edgewood Rd

A motion was made to approve the request.

No opposition

Motion Carries as Approved

BZA-11-19-006783

120 20th St

A motion was made to approve the request.

No opposition

Motion Carries as Approved

BZA-10-19-006784

2000 16<sup>th</sup> Ave

A motion was made to approve the request based on Department of Community Health recommended standards.

No opposition

Motion Carries as Approved

BZA-10-19-006794

3312 St Mary's Rd

Discussion was deemed necessary and a 5-minute recess was called.

Meeting resumed after 5-minute recess.

A motion was made to approve the request based on the hardship of the ordinance for signage.

Seconded.

No opposition

Motion Carries as Approved.

Meeting adjourned approximately 2:35pm

