

Minutes

Jefferson City Board of Zoning Appeals

October 27th, 2025

5:30 P.M.

Members' Present

Spencer Gatlin, Chair

Jeff Chitwood, Secretary

Kevin Bunch, Vice Mayor

Bill Newman

Kyle Cutshaw

Scott McMinn

Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement

Sheila Purkey, Councilwoman

Ailene Combs, Councilwoman

Mark Brown, Standard Banner

Chairman Gatlin called the meeting to order at 6:32 P.M. Motion by Mr. Newman, second by Mr. Chitwood to approve July 28th, 2025, BZA minutes (unanimous).

Citizens Comments

None.

Old Business

Jonathan Trigos - Seeking Variance of 25 Feet of Set-back Requirement to Build a Roofed Deck in the Rear Yard - Located off Moulden St. (R-2 Zone)

Primary discussion centered on the amount of setback variance Mr. Trigos was looking for and how a 25-foot variance would allow the addition to be right on the property line. A motion to deny was offered by Mr. Chitwood. Mr. Bunch asked if Mr. Trigos had any alternatives, including a size reduction of the addition to allow for a reduced variance or options to purchase enough property behind to allow for proper setbacks. In an effort to allow more time to seek other options A motion was offered by Mr. Bunch to suspend the item. Mr. Chitwood withdrew his motion to deny. A second by Mr. Cutshaw to suspend was given. The item was suspended unanimously.

New Business

Brad Kendall - Seeking 27-Foot Variance from Signage Setback and Locate the Sign in Right-of-way - Located off Odyssey Rd.

The request was made and represented by Mr. Brad Kendall of Van Trust Real Estate. Mr. Kendall presented the plans with the proposed sign location and Proposed having legal documents drawn up that would hold the property owner or tenant monetarily responsible for removal or relocation of the proposed sign if it should need moved in the future for any reason. After hearing the request, the Board of Zoning Appeals agreed the approximately seventy (70) foot right-of-way did create hardship for the proposed signs visibility. They also agreed that locating it inside the property line would place the sign in a stormwater detention area on a very steep slope, again creating a visibility issue. With the assurance of the legal document being drawn up and the two identified hardships, a motion to approve contingent on preparation of a legal document stating the property owner or tenant is monetarily responsible for removal or moving the sign if there was ever such a need and for any reason, was made by Vice Mayor Bunch. Second by Mr. Newman. With a vote of four (4) yes, and one (1) no, the variance was granted with contingency.

Miscellaneous

None.

Adjourn

Having no further business, the meeting was adjourned at 7:05 P.M.