

Minutes

Jefferson City Board of Zoning Appeals

February 23rd, 2026

5:30 P.M.

Members' Present

Spencer Gatlin, Chair

Mitch Cain, Mayor

Kevin Bunch, Vice Mayor

Scott McMinn

Jeff Chitwood, Secretary

Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement

Sheila Purkey, Councilwoman

Ailene Combs, Councilwoman

Mark Brown, Standard Banner

Ekem Amonoo-Larsen, ETDD Planner

Brad McCoy

Chairman Gatlin called the meeting to order at 6:00 P.M. Motion by Mr. Bunch, second by Mr. McMinn to approve October 27th, 2025, BZA minutes (unanimous).

Citizens Comments

None.

Old Business

Bradley McCoy - Seeking two-and-a-half-foot variance for each side yard set back and a six foot variance for the rear yard set back Located in an R-1 Zone - Located off W. Mountcastle Street

Primary discussion was on the rear of the proposed residential structure and the requested six-foot variance request. The concern is how close the driveway entrance would be to the neighboring property. It was discussed that the previous residential structure on the property also utilized the proposed driveway entrance. The discussion shifted to the hardship created by the size of the lot and the previous structure. Mr. McCoy stated that the overall size of the proposed structure was not much greater than the previous and the addition of the garage and the length of the proposed structure is what gave the appearance of a much larger structure. It was agreed that the size of the lot does create some hardship and the neighboring properties also had similar issues with lot size based on the age of the neighborhood. A motion was made by Mr. Bunch to approve a two-and-a-foot variance on each side yard set back and a six-foot variance on the rear yard set back. Second by Mr. McMinn. Chairman Gatlin called for a roll call vote. Mr. Cain – Yes, Mr. Bunch – Yes, Mr. Chitwood – No, Mr. McMinn – Yes, Mr. Gatlin – Yes. The variance was granted on a vote of 4 – Yes, 1 – No.

Miscellaneous

None.

Adjourn

Having no further business, the meeting was adjourned at 6:10 P.M.