

Board of Zoning Adjustment  
MINUTES OF MEETING

March 8, 2011  
7:33 a.m.

**Item 1. Roll Call.**

PRESENT: Bill Griffey Sr., Rodney Rounkles, Dr. Nick Houk, Tray Harkins, Richart Andrew and Kenneth Dickey

STAFF PRESENT: Nick Pappas, Larry Murry and Kathy Twitchell

ABSENT: Sonny Parker

Chairman Griffey called the meeting to order. A quorum was present.

**Item 2. i. Approval of Minutes December 15, 2010**

Commissioner Rounkles motioned to approve the December 15, 2010 minutes. Commissioner Dickey seconded. The motion carried.

**Item 2. ii. Approval of Minutes January 27, 2011**

Commissioner Rounkles motioned to approve the January 27, 2011 minutes. Commissioner Dickey seconded. The motion carried.

**Item 3. Public Hearing.**

**3 i. Variance Hearing Case Number BZA-11-001. Application for variance regarding required front setback requirement-403 Holtz.**

The builder was present to answer questions.

Nick Pappas gave the staff report. This request is for a variance of

~~City Code Chapter 400, Section 400.080, proposed MB (2)~~ for the purpose of constructing an enclosed front porch on the required front yard, thereby violating front setback requirements. All property owners within 185 feet of the applicant's property were notified. Three residents called to inquire about this request and didn't see any issues.

The property is located at 403 Holtz Avenue in a vast R-1: Single-Family Residential zoning district. The uses of abutting properties are that of a single-family nature, with all properties apparently conforming to zoning regulations upon general inspection. All city-owned utilities are located away from the area in question.

Based on the standards set forth in the City Code for the Board, staff has come to the conclusion that if this request is granted, it will set a precedent on setback regulations within an R-1: Single –family zoning district.

The Commissioners discussed with the builder other options and different locations on the property to build the enclosed porch. The setbacks of the neighboring properties were also discussed.

Commissioner Rounkles motioned to approve the variance at 403 Holtz. A second was not presented.

Commissioner Houk motioned to deny the request for a variance at 403 Holtz. Commissioner Dickey seconded. Record shows the vote was 4-1 to deny the request. Commissioner Rounkles was the nay vote.

#### **Item 4. Comments of Commissioners/Chairperson**

Commissioner Griffey welcomed Tray Harkins as a new board member.

#### **Item 5. Adjourn**

Commissioner Dickey motioned to adjourn the meeting.

Commissioner Andrew seconded. Motion approved. Meeting adjourned at 8:15 a.m.

Kathy Twitchell, Secretary to the Commission

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