

BOARD OF ADJUSTMENT

February 8, 2005

Minutes

Members Present: Rick Waldruff
Jim Salisbury
Scott Hay
Morton Langholtz
:
Wayne Bradshaw

Alternates Present: David Hejl
Tim Cook
Brenda Coleman

Staff Present Shannon Meinhold, Planner II
Jeff Armstrong, Development Services Manager
Sharon Hicks, City Attorney
Rodney Fletcher, Permit Specialist
Gloria Brownell, Planner I
Jon James, AICP, Director
Elizabeth Grindstaff, AICP, Assistant Director
Larry Abrigg, AICP, Senior Planner

Mr. Bradshaw, Chair, called the meeting to order at 8:45 AM and declared a quorum present.

The minutes of the January 5, 2005 meeting were unanimously approved.

Agenda Item BA-2005-5, Request a 2,552 square feet variance from the 12,000 square feet minimum lot size requirement to replat two residential lots at 1131 Elmwood Dr.

Mr. Armstrong presented the staff report. The agent wants to add on to their home. To do so they are proposing to purchase the south 25' of the subject property. This would leave the lot substandard in size which can create future problems of setbacks and lot coverage. The applicant has also requested an easement release of a utility easement along the south property line of the subject lot. There are other substandard lots in the area, but a variance does not consider compatibility. Three comments were returned in favor, none in opposition. Staff recommended denial due to lack of a hardship.

Mr. Bradshaw opened the public hearing. Mrs. Smith, agent, spoke in favor of the request. She said their addition would come out 15 feet from their house and they would move the fence. She said the contract for sale gives them first right of refusal on the rest of the property and if they bought it they would tear down the existing house. Mr. Bradshaw asked if the current owner might add on to her house. Mrs. Smith said that the owner is an older lady who is not interested in adding on to the home and that there is too much upkeep. The house is about 1000 square feet. Mr. Bradshaw closed the public hearing. Mr. Waldruff indicated that there is no hardship. Mr. Waldruff made a motion to deny the request. Mr. Salisbury seconded the motion, which passed by a vote of 5 in favor and 0 opposed.

Aenda Item: Board Training Workshop

Mr. Armstrong and Mrs. Hicks provided training on Board procedures, legal issues and decision making issues, including findings of fact. There was significant discussion.

There being no further business, the meeting was adjourned at 10:55 AM.

Approved: _____, Chairman