

# **BOARD OF ZONING APPEALS**

## **Minutes**

**April 21, 2008**

Eron Moore, Chairman	Present
Ronnie Allen	Present
Mark Burson	Present
Bill Perkins	Present

John Pentecost	Absent
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Staff Present:

Bill Kingsbury, Planner

Chairman Moore called the meeting to order at 6.01 PM and declared a quorum present.

### **APPROVAL OF AGENDA**

Chairman Johnson asked if there were any proposed changes for today's agenda. Hearing none, he asked for a motion to approve the agenda. The motion was made by Mr. Perkins, seconded by Mr. Allen, and carried 3-0.

### **APPROVAL OF PREVIOUS MINUTES**

Chairman Moore asked if there were any changes to the previous minutes. Hearing none, he asked for a motion to approve the previous minutes. Mr. Allen made a motion to approve the minutes; seconded by Mr. Burton; and passed 3-0.

### **OLD BUSINESS**

There was no old business.

### **NEW BUSINESS**

**V-08-02 Kay Howington 491 Brian Court 5-084-416**

**Request:** Two-foot reduction in the rear yard set back, from 20 feet to 18 feet.

Chairman Moore asked the Applicant to come forth and present her request. Ms Howington came forth and stated that she wishes to enclose her patio for a screened-in porch. The patio extends two feet into the rear yard setback.

Chairman Moore then asked Mr. Kingsbury for the staff recommendation. Mr. Kingsbury stated the staff recommends, "Denial." There are no conditions peculiar to this parcel that do not exist on other properties in the district that limits the use of the property for its intended purpose.

Mr. Moore asked Ms Howington if she had any more to say. She stated that she had the Homowner's association approval for the screened-in porch. She thanked the Board members who had visited her property.

Mr. Moore asked if the Board members had any questions for Ms Howington. Mr. Burson asked Ms Howington if she had any plans to enclose the porch at a future time and place a bathroom in the space. She answered that she did not.

Chairman Moore asked Clarke Hagey, the contractor for the work, to come forward. Chairman Moore asked Mr. Hagey if there were any plans to build beyond the patio slab. Mr. Hagey said there were no plans to do so. Mr. Hagey stated that Ms Howington wants the screened-in porch to provide shade. A number of the Board members stated that the patio receives direct afternoon sunlight and they understood her desire to have shade.

No opposition was present.

Being no more discussion, Chairman Moore asked for a motion. Mr. Allen made a motion to approve the variance as requested. Mr. Perkins seconded the motion. Mr. Moore then asked for discussion on the motion. Hearing none, he asked for a vote. The motion passed 3-0.

### **OTHER BUSINESS**

There was no other business.

Chairman Moore asked for a motion to adjourn. A motion was made and passed. The meeting was adjourned at 6:27 PM

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Eron Moore, Chairman

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G. William Kingsbury, Planner