



Board of Zoning Appeals Minutes October 24, 2023

Members Present: John Wells, Chair
Richard Fiden
Jack Bellaire

Member Not Present: Tony Axsom
Andrew Karas

Staff Members Present: Madison Workman, Zoning Administrator

I. Call to Order

John Wells called the meeting to order at 6:13 PM and read the opening remarks.

II. FOIA and Roll Call by Planning & Zoning Administrator, Establishment of a Quorum

Ms. Workman read the FOIA statement, conducted roll call, and established a quorum for the record.

III. Minutes of the Board of Zoning Appeals

Mr. Wells asked for a motion to approve minutes from May 23, 2023. Mr. Bellaire made a motion to approve the minutes as submitted. Mr. Fiden seconded the motion. All in Favor. Motion carries.

IV. New Business

Mr. Wells opened the Business Meeting for the following item:

A. Discussion and possible action regarding Vice Chair Appointment

Ms. Workman reminded the board that there was now five members appointed to the board and that a new vice chair needed to be selected. Ms. Workman also informed the board that Mr. Karas a member not currently present at the meeting wished to express that he was interested in the position.

Mr. Wells made a motion to table this agenda item until the next meeting so that all members could be present for the discussion and vote. Mr. Fiden seconded the motion. All in Favor. Motion carries.

B. VA-2023-11

Mrs. Barbara Wilson presented the applicant's packet, and stated she requested to have a 5ft setback variance.

Mr. Wells asked the applicant where the shed was currently located. She stated that it was 2ft from the property line.

Mr. Wells requested that she clarify the request. Mrs. Wilson stated that she would like to leave the shed in its current location or only be required to move it 5ft from the property line instead of the required 10 ft.

Mr. Wells opened the meeting for public comment regarding this agenda item.

Lecita porter, tiara Ridge Lane, spoke in approval of the variance and stated that it matched the primary structure and that the surrounding area would not be impacted by it.

Mr. Wells asked if the applicant would like to return to the podium to address any public comments.

Mr. Wells Asked the applicant if the neighboring property was left vacant and wooded. The Applicant replied that it was. Ms. Workman clarified for the Board that the wooded area was the Subdivision's required open space area and would not be built upon in the future.

Mr. Wells asked the applicant if the shed in question any wiring or electrical work had currently installed. Mrs. Wilson confirmed that it did not have any.

Mr. Bellaire asked the applicant how long the shed had currently been there. Mrs. Wilson stated that it had been located there for 2 years.

Ms. Workman concludes the staff report.

ACTION:

Mr. Wells made a motion to approve the variance with the condition that the shed be moved from its current location to 8ft off of the side property lines. Mr. Fiden seconded the motion. The motion passed 2-1, with Mr. Bellaire voting against it.

C. VA-2023-13

No applicant was present for this agenda item. There was no one present to speak for the public hearing regarding this item.

Ms. Workman gives the staff report including the complaints received by the community regarding this request.

The Board had no further comments regarding this agenda item.

ACTION:

Mr. Bellaire made a motion to deny the request. Mr. Fiden seconded the motion. The motion passed 3-0.

D. VA-2023-13

Ms. Workman informed the board for matter of public record that due to the limited number of members in attendance and a statement of recusal given by Mr. Bellaire regarding this agenda item.

There are not enough members to bring this item to the board. Therefore, it has been moved to the November meeting for discussion and possible vote.

VI. Adjourn

There being no other business to discuss, Mr. Bellaire made a motion to adjourn. Mr. Fiden seconded the motion. All in Favor. The meeting adjourned at 6:44 p.m.