

**BOARD OF ADJUSTMENT
MINUTES
June 25, 2018**

The Board of Adjustment held its regular monthly meeting on Monday, June 25, 2018 at 5:00 p.m. in the Council Chambers at City Hall.

Members Present

Chairman Lannis Nicholson
Secretary Karen Yarbrough
Vice-Chair Wendell Miller
Alderman Brown (non-voter)

Members Absent

Rob Caldwell
Steve Hubbard

Visitors Present: Planner James Walden, City Attorney Trey Smith, Building Inspector CB Trimble
Operation Manager Junior Marpel, Planning Assistant Lequitta Jones, Jim Lynch/City Corp, Zane Bryson, and Mark Tenney.

Welcome Visitors

The First Order of Business was a request to review and approve the minutes of the May 21, 2018 meeting..

Member Miller made the motion to approve the minutes as written. Member Yarbrough seconded the motion and passed unanimously.

The Second Order of Business was a public hearing requesting approval for a 5-foot off-set variance to allow construction of a proposed utility building, for property located at 1701 West 3rd Street. Submitted by Mark R. Tenney. (BOA.18.06.3642)

Planner Walden said the current use of the property is single-family residential and proposed use is single-family residential. The request is to approve a setback variance for an accessory structure to allow 4.5 feet from the primary structure instead of the required 10 feet. The issue is a result of the property owner partially demolishing an existing greenhouse. The slab and lower walls of the structure remain.

The setback requirement exists due to fire code requirements. Fire safety issue can be mitigated by requiring a one-hour fire wall on the eastern side of the accessory structure. The precedent exists of being generally more lenient towards variances dealing with previously permitted or built structures. Leaving the existing slab without rebuilding the building would provide an eyesore for the neighborhood. Approval with conditions would not likely result in harm on adjacent property or harm the public welfare.

The staff recommended approval with condition a placement of a one-hour rated fire wall on the east side of the accessory structure.

Mr. Tenney said he agreed and had no more to add.

Member Miller made the motion to approve with condition a placement of a one-hour rated fire wall on the east side of the accessory structure. Caldwell made the motion to approve the variance. The motion was seconded by Member Hubbard and passed unanimously.

Adjourned.

Chairman Lannis Nicholson