

# MINUTES OF THE CARTERSVILLE BOARD OF ZONING APPEALS

The Cartersville Board of Zoning Appeals met in a regularly scheduled meeting on February 8, 2024, in the Council Chambers.

## ROLL CALL

Board Members Present: Lamar Pendley, Kevin McElwee, Linda Brunt, John Clayton  
Absent: JB Hudson\*, Patrick Murphy and Jacqueline Hendricks  
Staff Present: Zack Arnold and Julia Drake

## APPROVAL OF MINUTES

### 1. January 11, 2024

Board Member Clayton made a motion to approve the minutes from January 11, 2024. Board Member McElwee seconded the motion. Motion carried unanimously. Vote: 4-0 with Chairman Pendley voting.

Zack Arnold, Assistant City Planner, stated that despite her absence, Jacqueline Hendricks is the newest member of the Board of Zoning Appeals and will replace Malcolm Cooley.

J.B. Hudson joined the meeting at 5:33PM.

## VARIANCE CASES

### 2. V24-07: 216 W. Main St.

Applicant: Todd Adams

*Variance: To allow an accessory structure to be constructed in the front yard of a double frontage lot (Sec. 4.9) and to allow accessory structure to encroach 3ft into the front yard setback (Sec. 6.5.3)*

Zack Arnold, Assistant City Planner, gave an overview of the case stating this was a variance application by applicant, Todd Adams, for property located at 216 W. Main St., zoned R-7 Residential. Setbacks are Front- 20ft, Rear- 20ft and Side- 8ft. Said property contains approximately 0.40 acres. The lot is a multi-frontage lot with frontages along Etowah Dr., Tabernacle St., and W. Main St.

The applicant proposes to construct a detached garage in the location of an existing carport to the south of the home. The new structure will be located in the front yard along Etowah Dr., and encroach 3ft into the side yard setback.

Chairman Pendley opened the public hearing.

Todd Adams, 216 W. Main St., came forward to represent the application and proceeded to show the Board Members on the screen the exact location of the proposed garage.

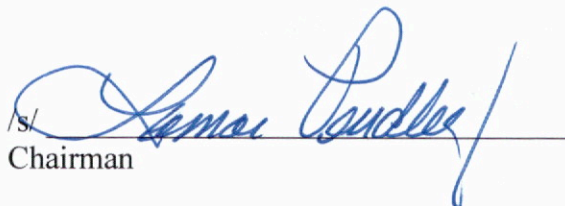
Chairman Pendley inquired if the garage would be used as a residential dwelling to which Mr. Adams stated no.

With no one else to come forward to speak for or against the application, the public hearing was closed.

Board Member McElwee made a motion to approve V24-07. Board Member Brunt seconded the motion. Motion carried unanimously. Vote: 5-0 with Chairman Pendley voting.

With no other business to discuss, Board Member McElwee made a motion to adjourn at 5:45 P.M.

March 14, 2024  
Date Approved

/s/   
Chairman