BOARD OF ZONING APPEALS

City Council Chambers, City Hall
Tuesday May 20, 2025, at 6:00 PM

ACTION REPORT

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. INTRODUCTION OF MEMBERS

Present: Hodge Patel, Adam D'Anella, Nick Horton, Lauren Holmes, Billy Carman

Absent: Zac Stafford, Zach Middlebrooks

4. APPROVAL / AMENDMENT OF AGENDA

Motion to approve the agenda: Hodge Patel

Second: Adam D'Anella

Vote: 5-0- (Approved)

5. APPROVAL OF PAST MEETING MINUTES

A. Approval of April 15, 2025, Meeting Minutes

Motion to Approve past meeting minutes from April Meeting: Adam D'Anella

Second: Lauren Holmes

Vote: 5-0 (Approved)

6. CONSIDERATION OF PRIMARY VARIANCES

A. **V25-12, 14507 Cogburn Road**

Request(s):

- **Sec. 3.1.4.A – Unified Development Code**. To reduce the 60 feet minimum front yard to 56 feet for an existing building accessory structure.
- **Sec. 3.1.4.B – Unified Development Code**. To reduce the 25 feet minimum side yard to 22.7 feet adjacent to north property line for an existing building accessory structure.
- **Sec. 3.1.4.B – Unified Development Code**. To reduce the 25 feet minimum side yard to 14.63 feet adjacent to south property line for an existing building accessory structure.
- **Sec.2.2.5.C.1 – Unified Development Code**. To reduce the 1.5 acres minimum flag lot size to 1.472 acres for an existing property.
- **Sec.2.2.5.C.2 – Unified Development Code**. To increase the 10 percent maximum flag stem area of total lot size to 13.41 percent for an existing property.
- **Sec. 8.1.1.C.2 – Unified Development Code**. To allow accessory structure uses to not be constructed concurrently with or after a principle structure use.

A Motion by Adam D'Anella was made to Approve the 6-part variance requests with the following conditions,

- Per the variance site plan from Brumbelow-Reese and Associates, Inc. received on April 4.2025 by the Community Development Department.
- The two (2) accessory structures shall receive Community Development demolition permits, Design Review Board demolition approval, and be demolished prior to the issuance of a future single-family home building permit.

Second: Hodge Patel

Vote: 5-0 (Approved)

7. CONSIDERATION OF APPEALS / SECONDARY VARIANCES

- None

8. OLD BUSINESS

- None

9. NEW BUSINESS

- None

10. ADJOURNMENT 7:15pm

Motion to Adjourn: Billy Carman

Second: Adam D'Anella

Vote: 5-0 (Approved)

Persons needing special accommodations in order to participate in any City meeting should call 678.242.2500.