BOARD OF ZONING APPEALS

City Council Chambers, City Hall
Tuesday April 15, 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, Zach Middlebrooks, Nick Horton, Lauren Holmes

Absent: Billy Carman, Zac Stafford

4. APPROVAL / AMENDMENT OF AGENDA

Motion to amend the format of the agenda to allow the variance sections of V25-09 to be labeled as "A, B, C, D, E": Hodge Patel

Second: Zach Middlebrooks

Vote: 5-0- (Approved)

5. APPROVAL OF PAST MEETING MINUTES

A. Approval of March 18, 2025, Meeting Minutes

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

Second: Nick Horton

Vote: 5-0 (Approved)

6. CONSIDERATION OF PRIMARY VARIANCES

V25-09, 315 North Court

A motion was made to extend the comment time from 10 minutes to 15 minutes for all wishing to speak in favor of, or in opposition to the variance request: Hodge Patel

Second: Adam D'Anella

Vote: 5-0 Approved

REQUESTED VARIANCE(S):

A. Sec. 4.6.1.B. – Unified Development Code. To reduce the 7 feet minimum side yard to 4.47 feet adjacent to the north property line for a proposed garage and shop addition.

B. Sec. 4.6.1.B. – Unified Development Code. To reduce the 7 feet minimum side yard to 1 foot adjacent to the south property line for remaining portion of existing shed accessory structure after partial removal.

C. Sec. 4.6.1.D. – Unified Development Code. To reduce the 50 feet minimum rear yard to 0.5-foot adjacent to the east property line for remaining portion of existing shed accessory structure after partial removal.

D. Sec. 4.6.1.D. – Unified Development Code. To reduce the 50 feet minimum rear yard to 12.7 feet adjacent to the east property line for an existing Covered Grill and Wet Bar Accessory Structure.

E. Sec. 4.6.1.D. – Unified Development Code. To reduce the 50 feet minimum rear yard to 11.1 feet adjacent to the east property line for an existing Covered Patio Accessory Structure.

A Motion by Hodge Patel was made to Approve variance requests parts B, C, D, E with the two following conditions,

- Per the site plan from J.D. Groce Land Surveying LLC received on February 28.2025 by the Community Development Department.
- The Shed accessory structure. Covered Patio accessory structure, and Covered Grill and Wet Bar accessory structure shall receive Community Development approved building permits.

Second: Zach Middlebrooks

Vote: 5-0 (Approved)

A motion by Hodge Patel was made to deny variance request part A

Second: Adam D'Anella

Vote: 2-3, (Not Approved)

(Support – D'Anella, Patel) (Opposed – Holmes, Middlebrooks, Horton)

A motion by Lauren Holmes was made to approve variance request part A per the site plan from J.D. Groce Land Surveying LLC received on February 28.2025 by the Community Development Department.

Second: Nick Horton

Vote: 3-2 (Approved)

(Support – Holmes, Middlebrooks, Horton) (Opposed - D'Anella, Patel)

7. CONSIDERATION OF APPEALS / SECONDARY VARIANCES

- None

8. OLD BUSINESS

- None

9. NEW BUSINESS

- None

10. ADJOURNMENT 7:15pm

Motion to Adjourn: Adam D'Anella

Second: Lauren Holmes

Vote: 5-0 (Approved)

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