



## MEETING MINUTES

### Board of Appeals

Thursday, November 6, 2014

4:00 PM

City Hall, 200 Rusk Street, Council Chambers

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Members Present: Emanuel Albarado, Buster Bezner, Jess Cason, Tim Camp, and Van Knight  
Members Absent: Don Hawkins and Lynn Sanches  
Staff Present: Linda Ames and Julie Smith  
Visitors Present: Shane Christian  
Chair: Tim Camp

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#### **Item 1 - Declaration of Quorum**

With a quorum present, Chair Camp called the meeting to order at 4:00 pm.

#### **Item 2 - Approval of Minutes for November 6, 2014**

Commissioner Bezner moved to approve the minutes from the September 23, 2014, meeting as presented by staff, and Commissioner Cason seconded the motion. All present voted AYE. Motion carried unanimously.

#### **Item 3 – Consider a Variance - Case Number BOA 14-4 (ZVR 6042626)**

**To hear and take action on an application for a variance from the City of Gainesville's Code of Ordinances regarding the setback requirements required for a building (the new Boys and Girls Club) located in the Central Area Zoning District. The proposed building will be located at 315 North Denton. Submitted by Shane Christian (General Contractor, Mages Group, representing the Owner).**

Chair Camp read the work session item into the record and requested staff present their report.

Community Service Director Smith began her presentation by describing the site for the new Boys and Girls Club at 315 North Denton and the facility planned for the site. The lot is long and narrow with varying rights-of-way widths. Given the dual use of the building (teaching facility by day with classrooms accessed from the east and sports/events gym in the evenings with access from the west - to avoid having to give access in the evenings through the classrooms on the east), the architect designed two entrances. The main entrance faces Denton Street and includes a drop-off drive-through. A secondary entrance for easy access to the gyms faces Red River. The Code's setback requirement is 10 feet from the property line. If this setback is met on both Denton and Red River, it will not be possible to have two entrances; the lot is too narrow.

The applicant is requesting a variance to the setback requirements in order to accommodate both entrances. In order to do that, the proposed setback was reduced to one foot on Denton Street for the drive-through drop-off.

Public notices were given to all property owners within 200 feet. Only two residents responded; neither had any objections.

Staff supports this request given the added safety provided by a drive-through drop-off, the dual purpose of the building, and the constraints of the lot.

Commissioner Knight moved to approve the variance and Commissioner Cason seconded the motion. All present voted AYE. Motion carried unanimously.

**Item 5 – Adjourn regular meeting**

Commissioner Bezner moved to adjourn the meeting and Commissioner Cason seconded the motion. All present voted AYE. Motion carried unanimously. The meeting adjourned at 4:20 pm.

Signature of Chairman:  Date: 9.14.15  
Signature of Secretary:  Date: 9.14.15