

MINUTES

**BOARD OF ZONING APPEALS
SPECIAL MEETING
PUBLIC HEARING
Tuesday, October 5, 1993**

10:00 a.m.

Members Present: Bill Pate, Mike Allison, John Thomas, and Clarence Tucker

Members Absent: Belvin Harris, Paul McCormack.

Staff Present: Pat Payne and Mike Land

Visitors: Catherine Bezner

The **first item of business** was calling the meeting to order at 10:07 a.m. by Recording Secretary, Pat Payne. Mike Allison was designated as acting Chairman in the absence of Mr. Harris

The **second item of business** was the swearing in of new Board member, John Thomas, by Recording Secretary, Pat Payne.

The **third item of business** was consideration of and approval of the minutes of the meeting of July 27, 1993. A motion was made by John Thomas and seconded by Clarence Tucker to approve the minutes as presented. Motion carried by the following votes: Ayes: Bill Pate, Mike Allison, John Thomas, and Clarence Tucker. Nays: none. Absent: Harris and McCormack. Abstentions: None.

The **fourth item of business** was consideration and action on a request by Will and Catherine Bezner for an approximate 3' sideyard setback variance to the requirements of the Zoning Ordinance to construct an addition to their residence at 2004 O'Neal Street.

Mike Land explained that the zoning is Single Family Two and 10% of the lot width, which is 94.8', requires a sideyard setback of 9.4'. Mrs. Bezner confirmed that the structure was built in 1973 with a 6'10" sideyard setback. The Bezners are asking to construct an addition to their house and extend the building line with the same setback. He said there is proper separation between the Bezner's home and the adjoining residence. and staff recommends approval of the request.

Mr. Allison asked Mrs. Bezner if she had any comments regarding her request. She said that any comments she might have had already been expressed as facts. She also said they do not want to inset the new addition to the house, but they would rather keep the same building line, and not get any closer to the sideyard property line. The back yard will still be at least fifty feet from the rear property line. Mr. Allison then asked Mr. Land if staff had gotten any complaints or negative reactions from neighboring property owners; Mr. Land said they had not.

Mr. Allison asked if there were further comments from the Board. Mr. Tucker responded by making a motion to **grant a 3' sideyard setback variance for the west side of the residential structure at 2004 O'Neal Street.** Motion was seconded by John Thomas. Motion carried by the following votes: Ayes: Bill Pate, Mike Allison, John Thomas, and Clarence Tucker. Nays: none. Absent: Harris and McCormack. Abstentions: None.

After no further business, the public hearing adjourned at 10:20 a.m.