

MINUTES

BOARD OF ADJUSTMENTS

REGULAR MEETING

Tuesday, July 16, 1991

10:00 a.m.

Members present: David Wright (alternate), Lewis Ozuna (alternate), Don Hawkins, and Robert Boone.

Members absent: Ben Turbeville, Bill Harris and Joyce Rigler.

Staff present: Gene Cravens, Pat Payne, David Hall.

Visitors: None.

The meeting was called to order at 10:03 a.m by Chairman Don Hawkins.

The **second item on the agenda** was consideration and approval of minutes from the regular meeting of June 18, 1991. A motion was made by Robert Boone and seconded by David Wright to approve the minutes as presented. Motion carried by the following votes: Ayes: Hawkins, Boone, Ozuna and Wright. Nays: None. Absent: Harris, Rigler, Turbeville.

The **third item on the agenda** was consideration of and action on a request by Gary Felderhoff for a 2.5 foot variance to the side yard setback requirements of the Zoning Ordinance on his property at 308 Elmwood Street to add an addition to his residence.

Mr. Cravens explained that this variance is not unusual for houses in that area. When they were built, the builders interpreted the Zoning Ordinance to read a minimum "5 foot side yard setback", when in fact, it states, in essence, that a side yard shall be 10% of the lot width, with a five foot minimum; that meaning if the lot were forty five feet wide, the side yard would still be five feet. Therefore, since Mr. Felderhoff's lot is seventy five feet wide, the side yard should have been 7.5 feet. Now that he wants to add an extension to his house, the addition would be in keeping with the main structure if it is five feet from the property line. **NOTE:** Variances have been previously granted for the same type of variance request.

After no discussion by the Board, a motion was made by David Wright and seconded by Robert Boone to **grant a 2.5 foot side yard variance at 308 Elmwood.** Motion carried by the following votes: Ayes: Hawkins, Wright, Boone, and Ozuna. Nays: None. Absent: Harris, Turbeville and Rigler.

After no further business, the meeting was adjourned at 10:06 a.m.