

MINUTES

BOARD OF ADJUSTMENTS

May 12, 1987

10:00 a.m.

Members present: Ben Turbeville, James  
Canaday, and Don Hawkins, Grace  
Bartscht, Jerry Dietz

Members absent: David Wright and Robert Boone

Staff present: Pat Payne, Barry LeBaron and Don  
Blanton.

Visitors: Russell Duncan and Mrs. Matthew Davis

The meeting was called to order at approximately 10:00 a.m.  
by Chairman Don Hawkins.

The first item of business on the agenda was presentation of  
the Minutes from the April 14, 1987 Board of Adjustment and  
Appeals meeting. Ben Turbeville made a motion to accept the  
Minutes as presented with a second made by James Canaday.  
Motion carried unanimously.

The second item of business on the agenda was a request from  
Mr. and Mrs. Matthew Davis for a 12.5 foot variance on the  
front yard set-back requirement on property located at 1201  
Kent Drive, being Lot 72, Southpark Addition. Mr. Hawkins  
asked Mr. Duncan to elaborate on the purpose of the request  
for the variance. He explained that the house has been built  
for several years and the fact that the Davis' have applied  
for refinancing has created the need to request a variance  
due to the inconformity of the corner lot to the street  
layout. He further explained that the house does line up  
with the houses both to the South and also the house on  
Windsor Drive; it is the Northeast corner that protrudes  
over the curved set-back line. The plat showed that there  
should be a radius of 80 feet, but instead there is really a  
radius on the curve of only 58 feet. He further elaborated  
that the house does not stick out too close to the street.  
Mr. Duncan explained that Southpark Addition that has  
covenants against it and therefore they had to go house to  
house to get enough people to approve the request for the  
variance in order to present it to the Board. Approximately  
66 signatures were obtained out of the 97 lots in the  
subdivision. Mr. Hawkins explained that there are several  
houses in that area that were not in regulation due to the

street being put in differently from the specifications on the original plat. Mr. LeBaron indicated that he had no problem with the variance, but he did elaborate that this problem is quite typical of subdivisions platted in that era when developers were trying to deviate from the square and rectangular subdivisions and try to put flowing corners and streets in. But, in turn, the contractors in putting in the street, weren't aware of the regulations for those types of designs, hence, houses were built as if the streets were still squared. With no further discussion, a motion was made by Jerry Dietz and seconded by Ben Turbeville to grant the 12.5 foot variance to the front yard set back requirement to Mr. and Mrs. Davis on their property on 1201 Kent Drive. Motion carried unanimously.

After no further business, Mr. Hawkins adjourned the meeting at 10:15 a.m.