

MINUTES

BOARD OF ADJUSTMENTS

September 1, 1987

10:00 a.m.

Members present: Ben Turbeville, James Canaday, Don Hawkins, David Wright, Robert Boone, Grace Bartscht and Jerry Dietz *absent per*

Members absent: Don Hawkins

Staff present: Pat Payne and Barry LeBaron.

Visitors: R. H. Donley, Gary Links, N. Vandever, and Bill Douglass (representing Douglass Distributing Company)

The meeting was called to order at approximately 10:00 a.m. by Acting Chairman Robert Boone.

The first item of business on the agenda was presentation of the Minutes from the June 16, 1987 Board of Adjustments and Appeals meeting. James Canaday made a motion to accept the Minutes as presented with a second by Ben Turbeville. Motion carried unanimously.

The only item of business on the agenda was a request from Mrs. Garland Vandever and Douglass Distributing Company for a 6' 6" variance from the front building line to construct a canopy around a fuel island at 505 Summit Avenue. Mr. Boone asked for anyone who wished to speak in favor of the request to state their position. Mr. Bill Douglass spoke, stating Douglass Distributing Company, Inc. is the successor for Schneider Energy Company in Gainesville. He presented Mr. Dick Donley, his associate, Gary Links, owner and operator of the station and Mrs. Vandever, the property owner. Mr. Douglass cited the reasons for the front building line variance, stating first that since the station was built some forty years ago, full service was the mode, but since that time, Highway 82 was widened, with the State Highway Department taking ten feet of the frontage into their right-of-way. As a result, when the Exxon Stations were being modernized, self service came into being, with the need for the overhead canopies to be installed. As a result, if the free-standing canopy were constructed in front of the station, covering the fuel island which is already in place, it would extend some 6' and 6" over the front building line. That circumstance put the need for

the canopy at odds with the present Zoning Ordinance as it reads. Mr. Douglass explained further that the convenience store, which will be a part of the proposed remodeling, will be a modern, self-service store. He presented a layout drawing of the property to allow the Board of Adjustment members to view the proposed design of the store and station. Other convenience stores and some car washes in the City were pointed out as having canopies or with buildings built over the front building line of their property also, indicating that the request is not an unusual pattern which has developed in Gainesville. Mr. Douglass went on further to add that Exxon requires that their franchises "improve their image" because for a generation, they have been behind the times and the new thrust is to modernize.

After some discussion among the Board members, Mr. Boone asked for further discussion for or against the request. There was none. A motion was made by Jerry Dietz and seconded by Grace Bartscht to grant the 6' 6" front building line variance to Mrs. Garland Vandever on her property located at 505 Summit Avenue for the erection of a fuel island canopy. Motion carried unanimously.

After no further business, Mr. Boone adjourned the meeting at 10:23 a.m.