

MINUTES

CITY OF GAINESVILLE BOARD OF ADJUSTMENT MEETING DECEMBER 3, 1985

Members Present: Don Hawkins, Robert Boone, James Cannaday, Jerry Dietz

Meeting was called to order by Chairman Don Hawkins at 10:00 A.M. The first item on the agenda was consideration of a request for a variance from the set back requirement by Mr. Marvin Knight for property located at 17 Quail Run. The zoning ordinance requires a 25 foot set back on properties in this area.

Mr. Russell Duncan, P.C. representing Mr. Knight explained that the plat showed a street width of 50 feet, while the existing pavement is only 30 feet wide and creates a confusing situation for builders and homeowners in the subdivision. Mr. Russell stated that the Knight house is constructed over the required set back however, because the house is situated on a knoll it did not present a conflict with any surrounding properties. The Deerwood Subdivision has a deed restriction which also requires a 25 foot set back. Mr. Russell stated that Mr. Knight had obtained written release from the deed restriction by the required number of property owners. Mr. Knight is requesting a ten foot variance.

Mr. LeBaron explained that Quail Run is a local street and according to the Gainesville Master Plan is not designated as a future thoroughfare. Motion was made by Mr. Cannaday to approve the variance as requested; seconded by Mr. Boone. Motion passed unanimously.

Mr. Hawkins asked the staff to explain the current procedures for inspecting new constructions with regard to measuring set backs. Mr. LeBaron stated that the policy used by the Inspection Department relied on a call from the contractor prior to pouring the concrete foundation and that it was the responsibility of the contractor to locate the set back. Mr. Hawkins suggested that the staff should review its policy to determine if other inspection methods should be considered in order to prevent additional set back violations in the future.

The next item on the agenda was a request for a variance to the lot depth requirement by Seventh Street Development for property located at the intersection of F.M. 51 and Black Hill Rd. Mr. Bill Harris, attorney representing Seventh Street Development, explained that according to the zoning ordinance the property did not have sufficient lot depth due to its peculiar shape. Lot depths

are required to be 120 feet in the Multi-family zone. Using the prescribed method the lot produced an 85 foot lot depth. Mr. Harris explained that the proposed multi-family property met all other zoning requirements. He further explained that if the southern tip was not included as a part of the site plan, the proposed development would be in compliance with the zoning ordinance. Motion was made by Mr. Cannaday to approve the variance as requested; seconded by Mr. Boone. Motion passed unanimously.

There being no further business, the meeting adjourned at approximately 11:00 A.M.