

BOARD OF ZONING APPEALS

MINUTES

August 24, 1989

A. ROLL CALL

Absent

Mr. Bob Ripley  
Mr. Claude Feigley  
Mr. Baxter Carr  
Mr. Ken Giedd

Ms. Nancy James

Others Present

Mr. Bernard Farmer, Secretary to the Board

B. MINUTES

The July 27 minutes were adopted with one correction indicating the closure of the public hearing.

C. OLD BUSINESS

None

D. NEW BUSINESS

1. ZA-11-89 Mr. Jack Jones

Mr. Farmer presented the Staff report. The variance requested was made in order to construct a detached carport adjacent to the applicant's home, closer than 15 feet from the side lot line as required by Section 20-215. The proposed carport would be located four feet from the main structure and therefore must adhere to the same setbacks as the main structure. Since no undue hardship was demonstrated and there were no unusual topographic conditions preventing the property from being placed into beneficial use the staff recommendation was for denial.

Mr. Feigley opened the public hearing.

Mr. Jack G. Jones spoke on his own behalf. He stated that he wanted to construct the carport to cover his motorhome and protect his investment. Mr. Jones indicated that there was a water line easement and substantial landscaping on the left side of the home. On the right side he would have to demolish a retaining wall and do considerable earth moving to gain access to his rear yard.

Mr. Feigley questioned if adjacent property owners were notified. Mr. Farmer stated they were and that staff had received no response.

Mr. Carr questioned the distances shown on the applicants

drawing. There was considerable discussion regarding how the applicant could construct a narrower carport and not require any variance at all.

Mr. Feigley closed the public hearing. The Board discussed the various options for either relocating the proposed structure, redesigning or taking other action.

Mr. Feigley moved that the variance be denied as no unique characteristics were shown and granting the variance would amount to a special privilege to the applicant. Mr. Carr seconded the motion.

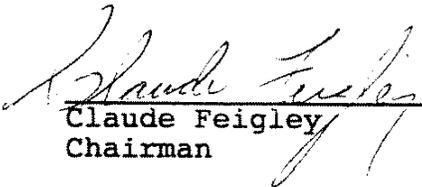
The motion for denial was carried unanimously.

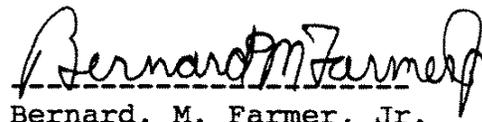
**E. MATTERS OF SPECIAL PRIVILEGE**

None

**F. ADJOURNMENT**

The meeting was adjourned at 8:15 P. M.

  
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Claude Feigley  
Chairman

  
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Bernard. M. Farmer, Jr.  
Secretary