

MINUTES

Board of Zoning & Appeals May 2, 2018

MEMBERS PRESENT: Johnny Wilson, Brenda Bessinger, John Kester, Susan Montgomery, James Dozier, & Sandra Quinn

MEMBER ABSENT: None

OTHERS PRESENT: Rick Martin, Matt Millwood, & Debra Grant

- I. **Call to Order**
- II. **Public Hearing : None**
- III. **Approval of Minutes of April 4, 2018;** Ms. Montgomery made a motion to approve the minutes as submitted, seconded by Ms. Bessinger; the motion was carried unanimously.
- IV. **Variance Request**

V#18-05

1. **Martha Mebane**, property owner at 222 Duke Street (TMS# 05-0030-070-00-00), is seeking a variance to Article VIII (setbacks) of the City of Georgetown Zoning Ordinance. **Matt Millwood/City Staff** told the Board that he received 5 letters in total from surrounding property owners; 1 was included in the Board packets, and the others were read into the record (all the letters were in favor of the variance request). Matt gave his power point presentation, and said the owner would like to extend the rear screen porch and the side would be in the setbacks; however the home is already encroaching on the side setback. The home is in the R-1 zone, the required side setback is 10 ft. but because this is a corner lot the setback is 15 ft., the request is for an 8.3 ft. side variance. The owner does also have a proposal for a front porch, however the Zoning Ordinance in Section 902 gives a provision that will allow Staff to handle that request by using the average setback on the street, which will be 16ft for Ms. Mebane. **Mr. Kester** asked if the side bay window would be an issue if the home was being built today. **Matt** said yes, but it is grandfathered in. **Rick Martin/City Staff** said an open porch can be allowed in the setbacks in the front only, this request is for the rear of the property so it will need a variance. **Ms. Mebane/Owner** told the Board that the request is for a screen porch so she can enjoy the weather and have additional space to entertain.

Public Input: None

Motion: Mr. Wilson made a motion to grant the 8.3 ft. side variance, seconded by Ms. Quinn; the motion carried unanimously.

- V. **Board Discussion**
- VI. **Adjournment:** With there being no further business the meeting was adjourned.

Submitted By,

*Debra Grant
Board Secretary*