

MINUTES
Board of Zoning & Appeals
November 1, 2017

MEMBERS PRESENT: Rhonda Green, Brenda Bessinger, James Dozier, Sandra Quinn, & John Kester

MEMBERS ABSENT: Johnny Wilson

OTHERS PRESENT: Rick Martin & Debra Grant

- I. **Call to Order**
- II. **Public Hearing: None**
- III. **Approval of Minutes for July 5, 2017;** Ms. Bessinger made a motion to approve the minutes as submitted, seconded by Ms. Green, the motion carried unanimously.
- IV. **Variance Request**

V#17-02

1. **Mrs. Fleming**, property owner of 902 Highmarket Street, TMS#05-0027-221-00-00, is seeking a variance to Article VIII (setbacks) of the City of Georgetown Zoning Ordinance.
Rick Martin/City Staff told the Board that Ms. Fleming is seeking a variance on the rear of her property to be able to construct a garden shed. The concrete slab is currently there, measuring from the edge of the slab to the property line is; 69 inches from the left side to the property line and 46 inches from the rear. The ordinance allows a 5 ft. setback for accessory structures, and this would require a 2.5 ft. variance on the left side and 1 ft. variance on the rear. The building requested will be 12 x 12= 144 sq. ft.; 8 x 12 of the area will be enclosed. The applicant will have to appear before the Architectural Review Board for the design of the structure if this Board approves the variance.
Mr. Raymond Owens/Representative said the owner told him a structure was in that area previously, however he cannot attest to that. Mr. Owens said there will be a side porch that will be 4 ft. (open area). The Board questioned why a new slab was poured. Mr. Owens said a stronger more durable slab was poured to support the new building. The Board also asked if it would encroach on anything if the building was moved forward 2 ft. Mr. Owens said there is only a patio there and, said there is not a hardship for the owner to move the building forward 2 ft. **Mr. Kester** explained that this application does not meet the stipulations and requirements for allowing a variance. The Board suggested moving the structure forward or decreasing the size of the building.

Board Discussion: The Board felt like there was no proven hardship on the owner that would justify a variance.

Motion: Mr. James Dozier made a motion to deny the request for a variance, seconded by Ms. Sandra Quinn; the motion carried 5 to 0 for the denial of the variance.

Adjournment: With there being no further business the meeting was adjourned.

Submitted By,

Debra Grant

Board Secretary