

MINUTES
BOARD OF ADJUSTMENT
Regular Meeting
November 24, 2014
5:00 P.M.

Attendees: Chairman Baxter, Rhodes, Young

Absent: Jones, Vice-Chair Wilson,

APPROVAL OF MINUTES

Member Rhodes offered the following Motion:

I move that the reading of the minutes for October 27, 2014, be waived, and that the Minutes of said meeting, as prepared by the secretary, be approved as written.

The motion was seconded by Member Young and adopted (3).

OLD BUSINESS

McMurry & Livingston Building, PLLC – Public Hearing – Variance – 201 Broad

Member Rhodes offered the following Motion to table the Agenda Item generally.

The Motion was seconded by Member Young and adopted (3).

NEW BUSINESS

Betty Higdon – Public Hearing – Conditional Use Permit – 4040 Minnich Avenue.

Member Rhodes offered the following Motion:

I move that this Board receive and file the application of Betty Higdon for approval of a Conditional Use permit to construct a quad plex residential structure at 4040 Minnich Avenue.

I further move that this Board find:

- (a) The proposed quad plex is permitted in the R-1 Zone as a Conditional Use.
- (b) The proposed improvement will not substantially or permanently injure the appropriate use of neighborhood property.

I further move that the Conditional Use be approved.

The Motion was seconded by Member Young and adopted (3).

Superior Care – Public Hearing – Variance – 100 Marshall Court.

Member Young offered the following Motion:

I move that this Board receive and file the application of Superior Care for approval of a 6” height variance request and a 2 square foot size variance request for two 36” tall and 6 square feet ingress/egress signs to be installed at 100 Marshall Court.

I further move that:

- (a) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone; and
- (b) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and
- (c) The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

I further move that the variance be approved.

The Motion was seconded by Member Rhodes and adopted (3).

DISCUSSION: