

MINUTES  
PUBLIC HEARING  
ZONING APPEALS BOARD  
September 15, 2011  
4:00 P.M.

Present: Phillip Horton, Chairman  
Bill Patton  
Paul Cook  
George Brown

Absent: Charlie Lawson

Others Present: Ramona Simmons  
Betty Stacy  
Sue Wade

David Horton opened the meeting by reading the request by David and Ramona Simmons for a variance to regulation 3-7 special provisions for corner lots, section 3-7-2 side yard regulation of the Code of the Town of Richlands to build a deck to the house located at 101 Cole Street.

Mr. Horton asks for comments and pictures of the property were distributed.

Ramona Simmons said they were currently re-flooring the front porch. They want to add a side and back deck to the home. The basement deck will be at ground level and the side deck will be close to the road. This will be rental property and would look better to add the deck and cut down on weed eating and grass cutting. Should the road be widened later, they can remove a portion of the deck. The current downspouts run down the hill into the street.

Betty Stacy is worried about possible flooding/erosion if the deck is build too near the road. She feels the road needs to be widened and the deck may interfere with this.

Sue Wade had spoken to Richard Vance prior to the meeting and a 25 ft variance would be needed since the ordinance requires the side yard on the side facing the side street to be thirty-five (35) feet or more.

The committee discussed the downspouts and suggested Mrs. Simmons to have them run to the front of Cole Street to help with drainage/freezing in the winter. Mr. Tim Taylor will be ask to check the road conditions and ditch lines.

There were no other comments.

George Brown made the motion to approve the variance, seconded by Paul Cook.  
Motion passed with a unanimous vote.

Bill Patton made the motion to adjourn the meeting, seconded by Paul Cook.

Meeting adjourned.

---

Phillip Horton, Chairman