

MINUTES
PUBLIC HEARING
ZONING APPEALS BOARD
January 12, 2012
4:00 P.M.

Present: Phillip Horton, Chairman
Paul Cook, Co-Chairman
Bill Patton
Charlie Lawson
George Brown

Others Present: Richard Vance
Susan Whitt
Graham Ball

The purpose of this meeting was a request by Graham Ball for a variance to regulation 3-5-1 for side yard, 3-5-2 for rear yard regulation and 3-6-4 height regulations of the Code of the Town of Richlands to convert a new garage to a two story residential structure in order to have an apartment over the garage for the property located at 575 Purcell Road.

Mr. Horton opens the meeting by reading the letter from Mr. Ball for this matter. He then asks for comments from the members of the board.

Mr. Vance states that the water and sewer issues addressed in the letter are not an issue for this committee; that Mr. Taylor will have to review that matter. He also reviewed the events leading up to this request. He said that in May 2009, Mr. Ball applied for a zoning permit to construct a single story garage. Later in June, he re-applied to have the garage changed to a two-story with storage. When Mr. Ball first began construction, his understanding of the property line gave him more than the 10 foot allowance for the property line. However, once construction had already gotten underway, he found out that the property line was closer than what he originally thought. He has discussed the matter with the neighbor and the neighbor has no problem with the structure being that close to the property line. In fact, Mr. Ball said that he had first option to buy the adjoining property should his neighbor decide to sell in the future.

Maps and photos were presented showing the building site. Members discussed the lay of the land and reviewed the information. The members discussed any potential future problems, all of which were addressed by Mr. Ball.

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

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

Meeting adjourned at 4:30 pm.

Phillip Horton, Chairman