

Richlands Board of Zoning Appeals Public Hearing

November 10, 2022

Board Members Present:

Gene Hurst Jr., Chairman

George Brown

Bill Patton

Barry Alley

Town Staff Present:

John O'Daniel

Nathan Keen

Gene-The meeting was called to order by Gene Hurst. The purpose of the meeting was for a variance request from Joe Osborne of placing a building an outbuilding/garage structure closer to the property lines than 5 feet regarding the R-2 Use Regulations of the Land Use Ordinance Chapter 154 Section 051 to be located behind 108 Lake Park Road. Joe I will let you all speak on this matter.

Joe Osborne- I am wanting to build a garage that is 48' x 30'. The reason I want to build on my property lines is I need the extra 5 feet for a camper that I need to get into this proposed garage that is 25' long and I only have 24' so I need that extra 5 feet to get my camper into my new garage.

Gene-Anyone have any questions?

John- So is there already a structure there and you want to add on to it?

Joe- No. The structure you are asking about has been relocated. My next-door neighbor Jeff has a building already there that is about 2' off the line. I also talked to Dusty and he said he was fine with anything I need to do to place this new structure. I appreciate if I can get a variance to get this project started before winter comes. I have somethings I need to get into a garage.

George-Where will your garage doors be?

Joe-They will be facing the apartment.

George-Are you stick building or metal building?

Joe-It will be a commercial garage building.

George-When could they build this garage for you?

Joe-They are just waiting for the permits. They will build it and bring it after the paperwork is complete. I don't think it will take long to build it.

John-How much variance could you get by with? Does this structure have to be right on the property lines to make it work?

Joe-I need to be on the property lines, or I would have to buy a tractor to put my camper in the garage.

Gene-Ok. Has anybody got any questions for him? If not thank you for coming. We are going to discuss your request now. Nathan will call you Monday to let you know what we decide.

ZBA Board-Discussed the variance request regarding problems with adding a structure so close to the adjacent properties and damages that could happen with structures being that close. Also, talked about legal issues that could come back from other structures in town that would happen if this variance was granted. He must have room around structure to do any work and not be on the adjacent properties.

Gene-Ok let us vote for the variance that they can place/build this garage by staying at least 2 feet inside all property lines with all water and guttering diverted away from the adjacent properties. I make the motion.

Barry- I second that motion.

Gene- All in favor say aye.

All members present "Aye".

Gene-Made motion passed unanimously.

Barry made the motion to adjourn, seconded by Bill Patton; all members present voted "aye" and the meeting was adjourned.

Submitted by: Nathan Keen