

The Board of Adjustments met Thursday, January 20, 2022, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Anil Vira, Chairman; Cathy Slagle; Frank Lamia; Donna Cook; Ryan Baker, Alternate II; Hunter Simmons, Planning and Zoning Manager; Casey Potts, City Planner; and Allie Knutson, Secretary.

Chairman Vira called the meeting to order at 5:02 PM.

**Approval of Minutes**

Donna Cook made a motion to approve the minutes from the December 20, 2021, meeting.

Frank Lamia seconded the motion and the motion carried unanimously with the following vote:

Aye: Anil Vira, Cathy Slagle, Frank Lamia, Donna Cook, and Ryan Baker.

Nay: None.

**BOA 22.01 Public hearing to consider the request of the Applicant, Jeremiah P. Smith, on behalf of the Owner, Terrell Otis, to allow for an eleven-foot Rear Setback Variance for property located at Lot 22 of the Pecan Ridge Subdivision.  
PPIN#: 270300**

Hunter Simmons, Planning and Zoning Manager, presented the case summary.

If approved, the rear setback for Lot 22 would be 24' in lieu of the required 35'. The lot shape is not typical due to the curved frontage. However, with 3,101 sf of buildable area, the lot does accommodate enough room to build a home comparable to others in the area. The applicant also listed slope as a reason the property could not be developed but stated there is only five feet of elevation change. With a lot depth of 134', that equates to a 3.7% slope. Good for drainage, but not steep enough to warrant a variance in the Staff's opinion. Staff believes the challenges are self-imposed by not adjusting a floor plan to work within allowable setbacks.

Mr. Simmons stated that the reasons listed in the Applicant's narrative for the requested variance were not considered a hardship.

Donna Cook asked if there had been other variances granted in the Pecan Ridge Subdivision.

Mr. Simmons stated that there was a ten-foot side yard variance granted.

**Recommendation:**

Staff recommends denial of BOA 22.01.

The Applicant was not present. However, the owner's son, Tyler Otis (21353 S. Meadows Dr.), was present. Mr. Otis stated that his father was seeking this variance due to the curve of the lot.

Chairman Vira opened the Public Hearing.

Jeff Middleton, 9146 Mosely Rd., stated that his neighbor sent in a comment via email, but was mistaken regarding what was being proposed.

Chairman Vira closed the Public Hearing.

Frank Lamia asked Mr. Otis if the owner had tried to design plans that fit within the setbacks.

Mr. Otis responded that his father did have backup plans but liked this design the best.

**Motion:**

Cathy Slagle made a motion to deny the variance.

Frank Lamia seconded the motion and the motion carried unanimously with the following vote:

Aye: Anil Vira, Cathy Slagle, Frank Lamia, Donna Cook, and Ryan Baker.

Nay: None.

**Old/New Business**

Mr. Simmons gave information on the upcoming Comprehensive Plan Meetings.

Mr. Simmons also stated that there were no cases for next month's meeting, however, a proposed zoning amendment regarding accessory structure heights would be heard before City Council in February relating to a case that was tabled at a previous Board of Adjustments Meeting.

**Adjournment**

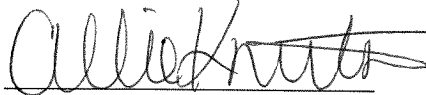
Frank Lamia made a motion to adjourn, and the motion carried unanimously with the following vote:

Aye: Anil Vira, Cathy Slagle, Frank Lamia, Donna Cook, and Ryan Baker.

Nay: None.

Adjourned at 5:36 p.m.

  
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Anil Vira, Chairman

  
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Allie Knutson, Secretary