**BOARD OF ADJUSTMENT MEETING MINUTES**

**Monday,** **April 3, 2017**

**7:45 pm**

Members Present: Buddy Boggs, Lee Lovette, Kelly Allen, Steve Lineberry

Members Absent: Jeff Fogleman

Also Present: Manager Jeff Earp, Clerk Melanie Eveker, Attorney Charlie Davis

**Call to Order**

Chairman Boggs called the meeting to order at 8.09 pm.

# Approval of the Agenda

Board Member Lovette made a motion to approve the agenda and Board Member Allen seconded. The motion was approved 4-0.

 Approval of Minutes from the October 03, 2016 Meeting

After brief discussion, Board Member Allen made a motion to approve the minutes and Board Member Lovette seconded. The motion was approved 4-0.

**New Business**

8:11 pm

Upon the Chairman’s request Clerk Eveker swore in Manager Earp and property owner Miller

to give testimony.

8:12 pm

The Board considered a request from the property owner at at 810 Sherri Drive, the parcel is legally described as Tax Map # 13-6-26B in the Alamance County registry, is requesting a variance of the portion of Town Zoning Ordinance Section 155.120, Table of Area, Yard & Height Regulations. The request is to reduce the required rear yard setback from 79ft (25% of lot depth) to 59ft. The variance is requested in order built a detached garage the rear yard. Manager Earp informed the Board that all necessary notifications and postings of the variance requests have been completed and that a super majority vote (4/5 affirmation vote) is required in order for the variances to be approved.

**Public Hearing**
8:15 pm
Chairman Boggs opened the public hearing and two comments were submitted. Manager Earp stated that the neighbors behind Mr. Miller called (Randy Kanzig 814 Haw River Hopedale Road) and they were ok with this variance. Ms. Enoch of 845 Sherri Drive was at the meeting. Her only concern was that construction would not disrupt neighbors. No other members of the public chose to speak. Chairman Boggs then closed the public hearing at 8:17 pm.

8:17pm

The Board considered a request from the property owner at 810 Sherri Drive, the parcel is legally described as Tax Map # 13-6-26B in the Alamance County registry, is requesting a variance of the portion of Town Zoning Ordinance Section 155.120, Table of Area, Yard & Height Regulations.

 The request is to reduce the required rear yard setback from 79ft (25% of lot depth) to 59ft. The variance is requested in order to build a detached garage in the rear yard.

The Board discussed the issue and found that a hardship did exist due to the shape and topography of the lot and that all the conditions in Haw River Land Usage Ordinance 155.267 (c) 1 thru 5 were satisfied.

After discussion, Board Member Lineberry made a motion that the Board of Adjustment had found that all requirements set forth in §155.267 POWERS OF THE BOARD, Variances, (C) 1-5 had been satisfied and that a variance be granted to Mr. John Miller at 810 Sherri Drive; motion was seconded by Councilman Allen. Motion carried 4-0

8:26pm
With no further business to be discussed, Board Member Lovette made a motion to adjourn. Board Member Allen seconded and motion carried 4-0.

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Buddy Boggs, Chairman