

**PUTNAM COUNTY BOARD OF ZONING APPEALS
PUTNAM COUNTY COURTHOUSE, ROOM 202
Thursday, January 11, 2007**

MINUTES

The Putnam County Board of Zoning Appeals held its regular monthly meeting on Thursday, January 11, 2007 at 7:00 p.m. in the Putnam County Courthouse, Room 202.

Steve Sluss, president, called the meeting to order.

Roll call was taken and a quorum was present.

Members present included: Patrick Donovan, Tom Reishman, Al Ruebush, and Steve Sluss.

Members absent included: None.

Staff present included: Sandy Mellert, Nicki Barnette, Melissa Sargent and Linda Bess. Also present was Luanne Jividen C.C.R.

Others present who signed in were: Arthur E. Sanders, Larry K. Bird, Donald Dotson, Larrie Harper, Jack Dotson, Tony Dotson, and Jeff Dameron.

ELECTION OF 2007 OFFICERS

Steve Sluss appointed a nominating committee to select nominations for officers for 2007. Members on the committee are Tom Reishman, Al Ruebush, and Patrick Donovan. A slate of nominations will be presented at the next meeting for the election of 2007 officers.

MINUTES

The minutes of the November 9, 2006 meeting were reviewed. Motion was made by Tom Reishman and seconded by Patrick Donovan to approve the minutes as presented. Motion carried unanimously.

PUBLIC HEARING PROCEDURE

Steve Sluss gave a brief description of the rules for a public hearing.

VARIANCE REQUEST BY ARTHUR SANDERS

Disclosure of Conflict

No board member disclosed a potential conflict of interest with the variance request by Arthur and Maria Sanders to allow a 12 foot rear setback instead of the required 20 foot rear setback for construction of a 120 square foot addition to an existing rear porch at 111 Dominic Drive (tax map 223T parcel 87), Scott Depot, which is zoned R-2, Mixed Residential.

Public Hearing

Steve Sluss opened the public hearing for the variance request by Arthur and Maria Sanders to allow a 12 foot rear setback instead of the required 20 foot rear setback for construction of a 120 square foot addition to an existing rear porch at 111 Dominic Drive (tax map 223T parcel 87), Scott Depot, which is zoned R-2, Mixed Residential.

Staff presented the findings of fact, a copy of which is attached and made a part of these minutes. Staff also read into the record a letter received yesterday that was not included in the Findings of Fact from Clinton and Angela Withrow, Scott Creek residents, speaking in favor of the variance request.

A question and answer session followed.

Applicant comments:

Arthur Sanders requested approval of the variance request.

Public comments:

Larry Bird, a Scott Creek resident, voiced his recommendation for approval of the request.

There being no further questions or comments, Steve Sluss closed the public hearing and reconvened the regular meeting.

Deliberation and Action

Discussion ensued with a question and answer session.

Motion was made by Patrick Donovan and seconded by Tom Reishman to approve the variance request by Arthur and Maria Sanders to allow a 12 foot rear setback instead of the required 20 foot rear setback for construction of a 120 square foot addition to an existing rear porch at 111 Dominic Drive (tax map 223T parcel 87), Scott Depot, which is zoned R-2, Mixed Residential.

The motion was based on the following unique circumstances:

- 1) there was no negative comments received from the abutting landowners,
- 2) there were three letters of approval from residents in the neighborhood,
- 3) a letter was also received from Scott Creek Homeowners Association in favor of the variance request,
- 4) a letter was received from Mr. Sanders physician stating a sunroom would be beneficial to his health condition,
- 5) the property to the rear is vacant and the property owner voiced no objection,
- 6) the property to the north is the subdivision detention pond and cannot be developed, and
- 7) if approved this variance request will have no negative impact on the surrounding properties.

The motion carried with a three - one vote.

SPECIAL PERMIT REQUEST BY DONALD DOTSON

Disclosure of Conflict

No board member disclosed a potential conflict of interest with the Special Permit request by Donald Dotson to place a manufactured home on a pre-existing nonconforming lot of record on Beech Street, Hurricane (tax map 230C parcels 364 & 366) which is zoned R-1, Single Family Residential.

Public Hearing

Steve Sluss opened the public hearing for the Special Permit request by Donald Dotson to place a manufactured home on a pre-existing nonconforming lot of record on Beech Street, Hurricane (tax map 230C parcels 364 & 366) which is zoned R-1, Single Family Residential.

Staff presented the findings of fact, a copy of which is attached and made a part of these minutes.

A question and answer session followed.

Applicant comments:

Donald Dotson requested approval of the special permit.

Public comments:

Larrie Harper, 2104 Cherry Street, explained there are drainage problems in this area, and he feels that placing the home on this lot will increase the problem.

There being no further questions or comments, Steve Sluss closed the public hearing and reconvened the regular meeting.

Deliberation and Action

Discussion ensued with a question and answer session.

Motion was made by Al Ruebush and seconded by Patrick Donovan to approve the Special Permit request by Donald Dotson to place a manufactured home on a pre-existing nonconforming lot of record on Beech Street, Hurricane (tax map 230C parcels 364 & 366) which is zoned R-1, Single Family Residential.

The motion was based on the following facts:

1. this board approved a similar request in March 2000 in the same neighborhood,
2. there is neighbor support of the request,
3. this home will be compatible with the surrounding homes,
4. there are no county drainage regulations for a single family residential structure,
5. when placed on the lot, this structure will meet all setback requirements,
6. these nonconforming lots were divided prior to the zoning and subdivision regulations adopted by the county.
7. Mr. Dotson merged two lots in order to be less nonconforming,
8. Mr. Dotson purchased a larger size manufactured home in order to meet design standards for single family dwellings on lots of record.

Motion carried unanimously.

CITIZEN COMMENTS

There were no citizen comments.

STAFF REPORT

Staff reported that there is no agenda for February. The next scheduled meeting will be March 8.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

The by-laws allow for amendments. Tom Reishman presented an amendment to the Board of Zoning Appeals By-laws. The proposed amendment is; to remove section seven in its entirety. This section pertains to the president not being allowed to serve more than two consecutive years. The president of this board does not appoint sub-committees, does not set the agenda, and does not have the same power as presidents of other boards. This board consists of only five members and therefore they feel the president should be able to serve as long as the other members are comfortable with the situation.

This presentation of the amendment will serve as the first reading. The amendment to the bylaws will be placed on the next agenda.

ADJOURNMENT

There being no further business, motion was made and seconded to adjourn. The meeting was adjourned at 7:50 p.m.

Respectfully submitted: _____
Al Ruebush, Secretary

Minutes were approved: _____

Attested by: _____
Presiding Officer