

**MINUTES
BOARD OF ZONING APPEALS
CASE A-221**

Mrs. Vickie Watts, Chair of the Board, called the hearing to order at 6:30 p.m. The following Board Members heard this case: Ms. Carol Irvin, Mr. Michael Joseck and Mrs. Vickie Watts. Staff member present was: Lorena Vaccare, Assistant Zoning Administrator.

Guests present: Brett Richardson, Elizabeth Richardson, Steve Eline, Ken Wright and Donna Wright.

CASE A-221

On December 14, 2017, the Board of Zoning Appeals heard testimony and received evidence concerning the appeal Case A-221, an appeal by North East Social Action Program (NESAP) for a variance to reduce the rear yard setback at 1046 S. Carroll Street to twenty four (24) feet in order to accommodate construction of a 72' x 32' storage addition on the rear of their existing building.

The Board heard a statement by the Assistant Zoning Administrator regarding the case history of the property, the reference for rear yard setbacks in the zoning district, conveyed Carroll County Department of Planning's comments regarding the case, and confirmed that there is nothing in Town Code to prohibit the variance.

The Appellant Ken Wright, on behalf of NESAP, gave a brief presentation and explained the reason for the request is to accommodate construction of the 72' x 32' storage addition on the rear of their existing building. NESAP is in need of the additional storage space for inventory which will allow them to expand the food pantry and further enable their ability to assist those in need in our community. Mr. Wright reviewed the basic plans for the construction of the storage addition, and stated that NESAP will first have to raise the funds required for the construction prior to any work commencing.

Mrs. Vaccare inquired what the exterior material on the addition will be, to which Mr. Wright replied that it will be siding and will match the rest of the building.

Mrs. Watts inquired about whether the trees in the rear of the property will remain or whether they will be disturbed. Mr. Wright replied that three (3) of the pine trees will have to be removed to accommodate the construction but that they will replace those trees with similar evergreen trees such as cypress, which will be more slender and will grow fast. Mrs. Watts also inquired about the privacy fence, to which Mr. Wright replied that the fence was not NESAP's but rather the homeowners' located directly behind the NESAP property. Steve Eline, also representing NESAP, confirmed this.

Brett Richardson of 4006 Highfield Court, presented as a protestant. He stated his was the property directly behind NESAP and that he was not necessarily protesting the variance, pending the replacement of the trees and retention of the fence for privacy screening. He further stated he and his wife Elizabeth are more than willing to help out with any fundraising efforts.

There were no public comments.

Mr. Wright reiterated that it was important to NESAP to protect the privacy screen for the neighbors and that the planned cypress trees will actually be better than the pine trees currently at the location. Mr. Eline stated that they will work together with the neighbors to come up with mutually agreeable tree replacements.

Mrs. Watts made **a motion to close the hearing for deliberation**. Mrs. Irvin seconded the motion. The motion passed with three votes for, no votes against and no abstentions.

The Board deliberated on the case.

Mrs. Watts stated she was in support of the variance but that the Board should grant it with the condition of the adequate tree replacement for privacy consideration. Mr. Joseck verified that the fence is the property of the Richardsons and that it would not be disturbed. Mr. Wright and Mr. Richardson stated that the fence would be far enough away to not be disturbed.

Mrs. Watts made **a motion to reopen the hearing**. Mr. Joseck seconded the motion. The motion passed with three votes for, no votes against and no abstentions.

Ms. Irvin made **a motion to grant the variance to reduce the rear yard setback at 1046 S. Carroll Street to 24 feet with the condition that the trees are replaced for screen factor and that the exterior of the new addition will match that of the existing building**. Mrs. Watts seconded the motion. The motion passed with three votes for, no votes against and no abstentions.

Mrs. Watts asked the Board for a motion to adjourn. Mr. Joseck made **a motion to adjourn the hearing**. Mrs. Watts seconded the motion. The motion passed with three votes for, no votes against and no abstentions.

Submitted by:

Approved by:

Lorena Vaccare
Assistant Zoning Administrator

Vickie Watts
Chair