



**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
August 8, 2023**

I. Meeting called to order at 5:00 P.M. by La Fran Marks, serving as Chairman in Mr. Schifano's absence.

II. Roll Call: Members present: La Fran Marks, Bob Burleson, Mike Harris, Mike Kelly. Steve Bedsole, supernumerary member, served in Mr. Schifano's absence.

Staff present: Sherri Proctor, Planning & Zoning Administrator; Owen Watkins, Zoning Inspector. Others present Mr. Andr  Bittas, DSPW director

III. Approval of the May 9, 2023 minutes: Mr. Marks made the motion to approve amended, second by Mr. Burleson. Voice vote recorded all ayes. Motion passed unanimously.

IV. Hearing of Applications:

a. Applicant: Grants Mill LLC

Location: Intersection of Huntley Parkway and Highway 11/Simmsville Road

Request: Variance to Article III, Sec 3, regarding common wall requirements for townhouses

Mr. Price Hightower presented the request. Mr. Bobby Riis and Mr. Wade Lowery addressed several questions from the Board. After a lengthy discussion regarding the definition for a common wall and how to approach future requests, Ch. Marks called for a motion:

Mr. Bedsole made the motion to approve the request, second by Mr. Harris. Vote recorded all ayes. Motion passed unanimously.

b. Applicant: HCI Base Camp LLC

Location: 2300 Canopy Trail

Request: Variances to Article XXII Signs, regarding maximum square footage

Mr. John Benner presented the request and addressed the Board's questions and concerns. Mr. Bittas spoke in favor of the request, citing the need to update the City's sign ordinance. After a lengthy discussion, Ch. Marks called for a motion:

Mr. Burleson made the motion to approve the request, second by Mr. Bedsole. Vote recorded all ayes. Motion passed unanimously.

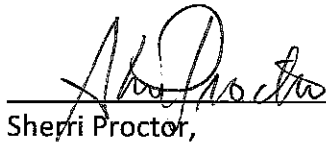
- c. Applicant: Steve and Laura Krubinski
Location: 983 Yeager Parkway
Request: Variances to Article XV Sec 5, regarding front setbacks.

Mr. John Coinn presented the request. Mrs. Krubinski spoke on behalf of Mr. Krubinski. The Board stated for the record that the request involves a self-imposed hardship, and the Board did not have the authority to grant the variance. The applicants were instructed to dismantle the building. Ch. Marks called for a motion:

Mr. Bedsole made the motion to approve the request, second by Mr. Burleson. Vote recorded all nays. Motion did not pass. The request was denied.

V. Review of ZBA By-laws. This item was postponed to a later meeting.

With no other business to come before the board Ch. Marks asked for a motion to adjourn. Mr. Bedsole made the motion, second by Mr. Burleson. Meeting adjourned at 6:08 PM.



Sherri Proctor,
Secretary to the Zoning Board of Adjustment