

**City of White House
Municipal Board of Zoning Appeals
MINUTES**

Tuesday, June 21, 2016

Call to order	7:00 p.m.
Roll Call	
Members Present	Dolly Peay, Bob Dorris, John Decker-Chairman, and John Wilkinson, and Matthew West
Members Absent	
Others Present	Valerie Webb, City Attorney, City Administrator, Gerald Herman
Approval of prior minutes	May 17, 2016, Motion was made to approve prior minutes by John Wilkinson, seconded by Bob Dorris. Motion passed unanimously.

AGENDA

PUBLIC HEARING:

Item # 1 **Jammie Horseman:** Requests a side property setback variance. Property is referenced as Robertson County Tax Map 107A, Group B, Parcel 16.00. Property is zoned R-20, Low-Density Residential and is located at 206 Hillwood Drive.

Chairman Decker opened the public hearing.

There being no one to speak for or against this item, Chairman Decker closed the public hearing.

Chairman Decker discussed applicant's request. Chairman Decker stated after reviewing applicant's rendering of where proposed structure would be located on the property, he noticed that there is an existing tree line buffer. Chairman Decker stated that the request would not be much difference then constructing a privacy fence. Staff stated that with these types of requests we make sure there are no drainage easements, and that neighbors are not in objection. Staff stated that the side setback for an accessory building in the R-20

zoning is 10 feet. Staff stated the applicant would like to have this setback reduced to 2 feet to build a garage. Staff stated that there is an existing tree line buffer. Staff stated that adjacent property owner letters were sent out from the Codes Office, and we have not received any calls with objection to the request. The Board asked Mr. Horseman how he would access to the structure. Mr. Horseman stated that he would come off of the carport to access. Board asked Mr. Horseman why he is requesting the variance. Mr. Horseman stated that they have an existing glassed in sunroom, and if they were to put the building using the 10 ft. variance they would be looking out onto the shingles and would obstruct the view of the backyard. The Board asked what the distance is of the lot. Mr. Horseman stated approximately 300 ft. Mr. Horseman stated the lot is more long than wide. Staff stated he recommended approval for a 2 ft. side property line variance for the one building. Staff stated this approval would not be a blanket approval, but for only this one structure.

Motion was made to approve by Bob Dorris for a 2 ft. side property setback variance for one accessory building, seconded by Matthew West.

Motion passed unanimously.

Meeting adjourned at 7:07 p.m.

ATTEST:

Reed Hillen, Secretary



Chairman, John Decker


