

**MINUTES
BOARD OF ADJUSTMENT MEETING
June 26, 2023
5:30 PM**

LOCATION:
City /County Meeting Room
905 West Avenue

MEMBERS PRESENT:
Sharon T. Bryant, Curtis Baker, Kyle Case, Leah Hamilton, Lucy McCarl, Tim Scobie

MEMBERS ABSENT:
James Bradshaw

STAFF PRESENT:
Hannah Williams, Lauren Hartley, Matt Duchan, Ed Evans

A quorum was established and Chairperson Bryant called the meeting to order.

MINUTES:

Board Member Scobie moved approval of the meeting minutes of January 23, 2023. Board Member McCarl seconded the motion, which was voted upon and passed by unanimous vote.

NEW BUSINESS:

1. 2110 & 2110-A Walt Arney Rd SW

Applicant: Ryan Davis (LLC Manager), Lacey Reeves (Agent)
Owner: D4 Investments LLC
Location: 2110 Walt Arney Rd SW

V# 1-23 A variance to Section 800, Table A requirement for the 15,000 sq. ft. minimum lot size in the R-15 zoning district.

Recommended Action: Staff recommends approval of the variance request, subject to the conditions in the staff report.

Hannah Williams, Greg Winkler and Lacey Reeves were placed under oath.

This item was presented by Hannah Williams using a PowerPoint presentation. The request is for 2110 & 2210-A Walt Arney Road SW. The applicant is asking for variances to the R-15 minimum lot size of 15000 sq. ft. and requesting to

move the property lines to fix encroachments and access issues that exist on the site.

Planning Director, Hannah Williams reviewed the staff findings on page 6 from the staff report and the 3 recommendations and conditions on page 7. A minor subdivision would be required and would be reviewed by the Planning staff. Also, the minor subdivision would require a cross access agreement for the shared driveway.

Greg Winkler at 902 Southside Court stated he owns property at the end of the street. He is concerned about the easement and what it means for the access. He stated he is also concerned about 911 services, they currently have a hard time finding the correct address. He suggested a new street name and addressing be changed.

Planning Director, Hannah Williams stated the cross access agreement with the variance will take care of the access concern across 2210-A Walt Arney Road. The Planning Department will contact him about the address concerns, which can be addressed by staff administratively.

Chairperson Bryant closed the public hearing.

Board Member McCarl made a motion to approve the variance request with the conditions and recommendations as presented in the staff report. Board Member Scobie seconded the motion, which was voted upon and passed unanimously.

ADJOURNMENT:

There being no further business to be brought before the Board, Chairperson Bryant adjourned the meeting at 6:05 p.m.

Sharon T. Bryant, Chair

**Hannah Williams,
Planning Director**