

**MINUTES
CRISP COUNTY ZONING BOARD OF APPEALS
August 20, 2002
9:00 A.M.**

The Crisp County Zoning Board of Appeals met at their regular scheduled meeting on the 20th day of August, 2002 at 9:00 a.m. at the Crisp County Courthouse. The following members were present: Jerome Outlaw; Bob McCadams and Robert Powell; also present, Connie Sangster, Assistant Planning Director; Jimmy Mumphery, County Building Inspector. Absent was board member Kirby Wood and Kenneth Carter. Also present were the following visitors: **Safer hearing:** Leslie and Kay Safer and Eugene Bailey. **Grigg hearing:** Ken Smith and Harry Grigg.

**TABLED FROM JUNE 18, 2002
PUBLIC HEARING**

Requests from Leslie & Kathryn Safer for: 1) a variance to reduce the front yard setback from the required 35' to 17', also; 2) a variance to reduce the side yard setback from the required 15' to 5' for the purpose of erecting an 18x20 (360 sq ft) open carport. Property located at 898 Scenic Route and being located in an RS2 (Single Family Residential) zone district.

Mr. Outlaw, Vice Chairman, called the hearing to order. Mr. and Mrs. Safer along with Eugene Bailey (building contractor for the Safers') were present and spoke on their own behalf. Mr. Safer stated the purpose of requesting this open carport is for protection from the limbs falling on their vehicles. Mr. Safer stated he was uncertain of the requirements and regulations as far as the distance from the street. Mr. Safer asked for a clarification on the front yard building setback. Mr. Mumphrey stated that the 35' front yard setback begins at the property line, which is normally the back side of the ditch, but in the Safers' case they probably don't have a ditch. Mr. Mumphrey stated that is a 40' ROW, which would be 20' from the centerline and then another 35' from that would be the building setback line. Ms. Sangster asked if the variance request had changed from the June hearing or were they still requesting the reduction from 35' to 17'. Mr. Bailey replied yes. At this time, Mr. Outlaw asked if there were other comments or questions to the request. There were none. Mr. Outlaw asked if there were other questions or comments from the board. There were none. At this time, Mr. Outlaw concluded the public hearing portion of the meeting.

MEETING

The members stated they could understand the need for the carport to protect the vehicles from falling and felt like in this case they were covering an existing parking area. **VOTE:** A motion was made by Mr. Powell to **approve** the request for a variance to: 1) reduce the front yard setback from the required 35" to 17'; and 2) reduce the required 15' sideyard setback to 5', seconded by Mr. McCadams. Carried unanimously, 3-0.

PUBLIC HEARING

Request from Harry Grigg (with the property owner's authorization) for a variance to locate a 2nd structure on a parcel of property that does not have the required road frontage. Property being zoned RR (Rural Residential) and located on McCleod Road.

Mr. Outlaw, Vice-chairman, called the hearing to order. Mr. Grigg was present and spoke on his own behalf. Mr. Grigg stated that he was in the process of purchasing approximately 17 acres of property from Mr. Ken Smith and that his son has already moved a mobile home on the property and he would like to place another one there for himself to reside in. He stated they do not have the required road frontage for two structures. Mr. Outlaw asked Mr. Grigg, if the maximum he would ask for would be two homes. Mr. Grigg replied yes. Mr. Outlaw asked Mr. Grigg to show the members on the plat where the homes would be situated on the parcel. Mr. Powell asked if he was wanting to place another doublewide or a stick built home on the property. Mr. Grigg stated that he was not real sure at this time, but it would be one or the other if approved. Mr. McCadams asked how close did he plan to place the 2 structures. Mr. Grigg stated they would be approximately 50' apart. The board asked what was located on the surrounding parcels of property. Mr. Ken Smith (seller) was also present. Mr. Smith referenced the plat for the board members and stated that Tract 2 is what Mr. Grigg is purchasing. Mr. Smith stated that he also split up and sold the surrounding lots and it has been a learning experience for him. He stated the Griggs' asked him about purchasing the property and putting two structures on it. Mr. Smith stated that he knew the 150' road frontage requirement and told Mr. Grigg that he would have to come before this board for a variance to be a 2nd mobile home on the property. Mr. Powell asked what was located on tract 3. Mr. Smith replied a small stick built home which was built in the 70's. Mr. Smith also stated that tract 3 was split in the back and combined with tract 4, which makes tract 3 - 5 acres with a stick built home; tract 4 is a little over 8 acres which has a fairly new singlewide and the people who live there plan to build a home in the future. Mr. Powell asked what was on tract 1. Mr. Smith replied an approximately 2 year old doublewide and north of the Amboy Road the property is mostly wetlands and a patch of woods and across the highway is farmland, he stated there is woods and pasture to the left and open farmland to the south and on the east the triangle parcel is woods and there are 2 doublewide mobile homes there across the road. At this point, Mr. Outlaw asked if there had been any objections or comments to this request. Ms. Sangster gave the members a copy of a letter from Darlene and Alton Hooks (attached a made a permanent part of these minutes) in objection to the request. Mr. Outlaw read the letter aloud. Ms. Sangster also stated that Ollie Eldridge (adjacent property owner) called with no objection to the request. At this point, Mr. Outlaw asked if there were any comments. There were none. Mr. Outlaw concluded the public hearing portion of the meeting.

MEETING

Mr. Wood asked for a motion.

VOTE: A motion was made by Bob McCadams to **approve** the variance to locate a second structure on a parcel of property that does not have the required road frontage, seconded by Robert Powell with the following conditions:

-No more than 2 residential structures allowed on property;

- Parcel surveyed out (minimum of 1 acre per structure) having recorded easement;
 - Structures not to be located less than 50' apart.
- Carried unanimously 3-0.

MINUTES

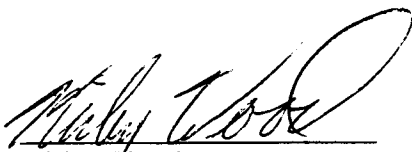
A motion was made by Robert Powell, seconded by Bob McCadams to **approve** the Minutes of June 18, 2002. Carried unanimously 3-0.

OLD BUSINESS

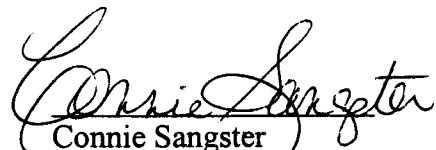
None.

NEW BUSINESS

None.



Kirby Wood
Chairman



Connie Sangster
Assistant Planning Director