

CITY OF DAPHNE
BOARD OF ZONING ADJUSTMENT MINUTES
REGULAR MEETING OF JANUARY 8, 2015 - 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL

Chairman stated the number of members present constitutes a quorum and the regular meeting of the Board of Zoning Adjustment was called to order at 6:00 p.m. and he asked for roll call.

Members Present:

Larry Cooke
Billy Mayhand
Willie Robison, Chairman
Frank Lamb
Philip Durant

Members Absent:

William Scully
Thomas Warner

Staff Present:

Adrienne D. Jones, Director of Community Development
Pat Johnson, Recording Secretary
Tony Hoffman, BZA Attorney

Chairman called for the **Approval of Minutes** of the October 2, 2014 meeting. There were no corrections, additions or deletions.

The Minutes were approved unanimously.

Chairman called the next item on the agenda, **Appeal #2014-10 C. Anne Smith**, a request for a Variance to the Daphne Land Use and Development Ordinance. The variance, if granted, would establish the lot area as fourteen thousand, one hundred and eighty-nine square feet, in lieu of the required fifteen thousand square feet. The property is Lot 15 & 16, Block 6, Dryer Subdivision, which is zoned R-2, Medium Density, Single Family Residential.

Ms. Jones displayed a Power Point Presentation of 611 Dryer Avenue. She stated Lot 15 & 16, Block 6, Mrs. Effie Dryer Subdivision predates our zoning regulations. The applicant will remove the house that exists and build a new home to live in. There is a related application going before the Planning Commission to make the two lots into one contingent upon your approval tonight, and public notice was properly distributed. I recommend approval.

Chairman opened the floor for discussion.

CITY OF DAPHNE
BOARD OF ZONING ADJUSTMENT MINUTES
REGULAR MEETING OF JANUARY 8, 2015 - 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL

Ms. Smith stated my name is Charlotte Anne Smith and my current address is 28119 North Main Street. I believe Ms. Jones has stated everything pertaining to my request. I plan to build a three bedroom two bath, single story house.

The Board questioned whether the applicant had house plans already drawn up, and would current setbacks be applied.

Ms. Jones stated current setbacks will apply.

Chairman opened the floor for public participation.

The Chairman stated thank you. Is there anyone else that would like to speak in favor or opposition of the variance? Being none, the Chair closed the floor for public participation and entertained a motion.

A Motion was made by Mr. Durant and Seconded by Mr. Mayhand to approve Appeal #2014-10, C. Anne Smith, for a variance to establish the lot area as fourteen thousand, one hundred and eighty-nine square feet, in lieu of the required fifteen thousand square feet, at 611 Dryer Avenue, Lot 15 & 16, Block 6, Dryer Subdivision, which is zoned R-2, Medium Density, Single Family Residential.

Upon roll call vote, the motion carried unanimously.

Mr. Cooke	Aye
Mr. Mayhand	Aye
Mr. Lamb	Aye
Mr. Durant	Aye
Mr. Robison	Aye

The Chairman stated the request for a variance establishing the lot area as fourteen thousand, one hundred and eighty-nine square feet is granted and you may pick up your paperwork in the morning at the office of Community Development around 9:00 o'clock. He also stated Mr. Scully is not here tonight because he felt like Dr. Smith being his daughter's dentist was a conflict of interest.

There being no other business the Chairman called for a Motion to Adjourn.

A Motion was made by Mr. Lamb and Seconded by Mr. Mayhand to adjourn. There was no discussion on the motion.

CITY OF DAPHNE
BOARD OF ZONING ADJUSTMENT MINUTES
REGULAR MEETING OF JANUARY 8, 2015 - 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL

The Motion carried unanimously.

The meeting was adjourned at 6:08 p.m.

Respectfully submitted by:



Pat Johnson, Recording Secretary

APPROVED: June 4, 2015



Willie Robison, Chairman