

**BOARD OF ADJUSTMENT
OCTOBER 17, 2019
5:30 P.M.**

PRESENT	MARCUS VIDRINE
	JEFF LAWRENCE
	JIM MCAFEE
	DONNIE FINN
	TRAVIS NEAL

ALSO PRESENT: SHELBY COLLIER - Development Coordinator
MICHAEL ERWIN – Building Inspector

MINUTES

ACTION ITEM

Marcus Vidrine made a motion to nominate Cynthia Scroggins for Vice Chair. Jeff Lawrence seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING

Donnie Finn made a motion to open the public hearing. Jeff Lawrence seconded the motion. All voted in favor and the motion carried.

Jacob Grant explained that he is the developer and once he took over construction duties from his previous builder, found that he had a slight encroachment into the rear set back.

Shelby Collier, Development Coordinator explained the circumstances in this case were due to an error being made when the foundation was established. The plans approved by the Building Department showed that the 10' minimum setback was to be met. However, when the forms were set an encroachment of 3 – 5 inches occurred. Something this minor is not normally caught by a field inspection. Due to the frequency of this type of error, City Staff now requires form surveys on all new construction.

Marcus Vidrine made a motion to close the public hearing. Jeff Lawrence seconded the motion. All voted in favor and the motion carried.

Marcus Vidrine asked why this was not caught during inspection. Shelby Collier stated, unfortunately an encroachment this minute is not normally caught during a field inspection.

Jeff Lawrence asked if form surveys are now required on all new construction. Shelby Collier said that is correct.

Donnie Finn said the Board should no longer see requests for this issue then. Shelby Collier said that is accurate, however, a builder may still choose to pour without a form survey but then the builder would be in violation of the building permit. Donnie Finn said he understood.

Jim McAfee stated he believes there should be a penalty for this type of violation. The \$150.00 fee paid for the variance is not enough. Shelby Collier said she could inform the Director of Development, Brian Jordan, of his comments.

Motion made to approve Application ZBA2019-03 by Donnie Finn . Marcus Vidrine seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Board, Donnie Finn moved to adjourn the meeting and Jeff Lawrence seconded the motion. All voted in favor and the meeting was adjourned at 5:45 P.M.

PASSED AND APPROVED this the 19th of February, 2020



SHELBY COLLIER, DEVELOPMENT COORDINATOR



DONNIE FINN, CHAIR