

UNIFIED BOARD OF ZONING APPEALS
Meeting Minutes
June 14, 2019

I. Call to order

Chairman Tracy Ward called to order the meeting of the Unified Board of Zoning Appeals at 12:04 PM on Wednesday, June 14, 2019 in the council chambers at Dalton City Hall.

II. Roll call

The following persons were present:

Board members:

Tracy Ward, Chairman

Mike Brown, Vice-Chairman

Austin King

Debby Peppers

Staff members:

Tracey Crawley, representing Dalton-Whitfield Zoning

Robert Smalley, County Attorney

Others:

Aurora Rodela

Dave Hasty

Keith Johnson

III. Approval of minutes from last BZA meeting

Motion to approve the minutes of the Unified Board of Zoning Appeals meeting for March 13, 2019 was made by Austin King and seconded by Mike Brown. The motion was approved 4-0.

IV. New Business

Appeal Hearing

Applicant/Property Owner: Aurora Rodela

Property Address: 106 North Frederick Street (City of Dalton jurisdiction)

The applicant and her financial advisor, Davey Hasty, were present at the hearing. Staff presented a GIS layout of the property, and explained the circumstances surrounding the case. The subject property is located along the east side of North Frederick Street south of MLK Boulevard. The 5,830 square-foot lot is currently zoned R-3, Medium Density Residential and is located within the city limits of Dalton.

Staff explained until recently there were two residential dwellings are located on the property. Both dwellings encroached heavily into the required twenty-five foot front building setback area. The property owner recently demolished the south dwelling and proposes to remodel and build an addition onto the north dwelling. The owner is seeking a variance to allow a twenty-foot front building setback for the addition instead of the required 25-foot front building setback. Staff noted the proposed addition would encroach a lesser amount into the front building setback than the existing dwelling and the dwelling that was recently demolished.

Mrs. Rodela explained her father once lived in the house. She added she wants to remodel the house and increase its size so she can occupy the home.

Mr. Keith Johnson addressed the Board and stated he was an resident of the area and believed the addition would be an improvement to the structure.

The applicant requested **a variance from Chart 3.7 of the Unified Zoning Ordinance to allow a front building setback of 20 feet instead of the required twenty-five-foot minimum building setback from a local street for a proposed residential addition in the R-3 zoning district.**

Debby Peppers made a motion, seconded by Austin King, to grant the variance as requested. The motion passed 4-0.

V. Other business

Staff had no other business to report.

VI. Adjournment

Chairman Tracy Ward adjourned the meeting at 12:13 PM.

Minutes respectfully submitted by: **Tracey Crawley**