

BOARD OF ZONING APPEALS

MINUTES

April 7, 2015

Members Present:	Lynne Thomas-Roth John Bruns Rich Simpkins	Glynn Marsh Michael O'Callaghan
City Staff Members Present:	John Applegate	Denise Winemiller

The April 7, 2015 City of Union Board of Zoning Appeals meeting was called to order by Mrs. Thomas-Roth.

Attendance was taken and the following members were present: Mr. Bruns, Mayor O'Callaghan, Mrs. Thomas-Roth, and Mr. Marsh.

1. Mrs. Thomas-Roth asked if there were any corrections or additions of the minutes from the September 2, 2014 meeting. There were no corrections so Mayor O'Callaghan moved that the minutes be accepted as prepared. Mr. Marsh seconded the motion. All concurred and the minutes from the September 2, 2014 meeting were approved.

2. 15-01 - Application for a variance from Todd Williams, 145 Springhouse Drive for a three foot variance from the rear yard setback for a patio cover which will be attached to the house.

Mrs. Thomas-Roth acknowledged for the minutes that Mr. Simpkins had arrived at the meeting after the application of 15-01 was read.

Mr. Applegate introduced Mr. Williams, the homeowner.

Mrs. Thomas-Roth said that she had driven by the property and she said it looked like it would be wonderful to have a rear patio cover over the existing patio.

Mr. Williams commented that it would be great because they get the sun all day because there is nothing around his house; no neighbors on either side to block the sun and they do like to spend time outside.

Mr. Applegate said the staff had reviewed the application and recommended that the variance be granted for three feet from the thirty foot requirement, making the patio cover located twenty-seven feet from the property line instead of the thirty foot requirement.

In the discussion that followed, Mr. Applegate explained that the existing patio which was twelve feet by twenty feet did not require a variance. Mr. Marsh verified that when a cover is added and attached to the house, it becomes part of the structure which is why a variance is required. Mr. Bruns asked how often that happens in that area.

Mr. Applegate said a permit would be required for a concrete patio but there was no limit on the size because it does not interfere with the setback.

Mr. Williams said the original builder had installed his patio when the house was first built. Some people choose wooden decks but they had wanted a concrete patio.

Mr. Simpkins asked if the patio had a footer. Mr. Applegate said that it does not have a footer but the specifications of the patio cover specify that a four inch concrete slab is sufficient for support. Mr. Applegate said if a structure like that would be enclosed, it would need to have a footer.

Mr. Williams said they were not planning on enclosing their patio. They just wanted protection from the sun and rain.

Mr. Marsh moved that variance 15-01 be approved. Mrs. Thomas-Roth seconded the motion. All of the Board of Zoning Appeals members voted in favor of the motion and 15-01 was approved.

3. Open Agenda

Mr. Applegate said that last year there were thirty-eight new residential structures built in Union. So far this year, they have seventeen or eighteen already.

He was asked where the homes were being built and Mr. Applegate said in 2014 there was one in Lindeman Commons, one in Irongate Estates, and the rest were in Stoney Crest subdivision.

Mr. Williams said he was formerly the treasurer of the homeowner's association for Irongate and he had received a letter from Ryan Homes that they were going to start building again in Irongate Estates. Mr. Applegate said he was aware of that and had some discussions with Ryan Homes but had not mentioned it since it has not been officially decided.

Mr. Williams said he thought the new P&G plant was helping the interest in building new homes in Union.

4. Mrs. Thomas-Roth moved that the April 7, 2015, Board of Zoning Appeals meeting be adjourned. Mr. Marsh seconded the motion. All concurred and the meeting was adjourned.