

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
OCTOBER 11, 2011**

CALL TO ORDER Chairman @ 5:30 p.m.

Members Present: Chairman Dean Dadisman, Vice Chairman Doyle Johnson and Board Members Dexter Stanley, Jane Fleming, Connie Rucker, George Hokayem and John Snyder

Members Absent: None

Staff Present: Community Development Director Rusty Ligon, Planning Manager Matt Tate and Recording Secretary Judy Foster

Others Present: Public Works Engineer Stan Aiken

MINUTES OF SEPTEMBER 13, 2011

Motion to approve the Minutes as presented.

Motion made by Board Member Fleming
Motion seconded by Board Member Snyder
Vote – 7 favor

NEW BUSINESS

A. Variance Request

- 1) Request from **Welcomb and Berlinda Lipscomb** to vary the front yard setback along Center Street from 30-feet to 16-feet on a 0.24± acre tract located on the southwest side of the intersection of Center Street and Fair Street (a/k/a **518 Fair Street**), having a zoning classification of Neighborhood Conservation (N-C).
Ward Number: Three
Tax Parcel Number(s): 01-022-008-020
Request: Carport addition

Staff Presentation: Planning Manager Matt Tate gave the following staff presentation:

The applicant is proposing to vary the front yard building setback along Center Street from 30-feet to 16-feet in order to construct a 25' x 25' carport addition. The carport addition is to be located on the existing concrete parking area adjacent to the existing home and is to have the appearance of a pergola. Presently, the subject property is 0.24± acre in size and is located at the southwest side of the intersection of Center Street and Fair Street and contains a one-story, 2,000± square foot, brick home originally constructed in 1959, as well as a small storage shed. The property has a driveway off of Fair Street that will remain, and the property is flat and contains a mixture of hardwood and evergreen vegetation. As well, the subject property is zoned Neighborhood Conservation (N-C) and is located within the *Fair Street Area Neighborhood Planning Unit* (NPU) which was established in May 2007. Adjacent properties are zoned Neighborhood Conservation (N-C) and contain single-family residences.

The applicant is basing the hardship on the fact that the property has two road frontages and the fact that the existing location of the driveway and home makes it logistically impossible to relocate the proposed carport addition. The applicant further states that the carport addition will provide for shelter and security for his/her vehicles.

It appears the proposed carport addition will be located no closer to the road than where many of the existing homes are along Center Street. If the variance were to be approved, the proposed addition would still be in scale with surrounding properties and would not impede with the site visibility of vehicles approaching the intersection of Fair Street and Center Street.

Therefore, staff is recommending **approval** of this variance request based on the corner lot configuration and the existing location of the house and driveway with the following condition:

Condition

The proposed carport addition shall be consistent with the architectural rendering submitted with the application.

Applicant Presentation: **Berlinda Lipscomb**, 518 Fair Street, stated they are requesting to build a freestanding carport, which would require a variance, in order to protect their vehicles. She stated they had no objection to the condition recommended by staff.

FAVOR: None

OPPOSED: None

Planning and Appeals Board Comments: None

There was a motion for conditional approval of the request to vary the front yard setback requirement along Center Street from 30-feet to 16-feet to allow the construction of a carport addition within Neighborhood Conservation (N-C) zoning with the following condition:

Condition

The proposed carport addition shall be consistent with the architectural rendering submitted with the application.

Motion made by Board Member Stanley
Motion seconded by Board Member Rucker
Vote – 7 favor

ADJOURNMENT

There was a motion to adjourn the meeting at 5:37 PM.

Motion made by Vice-Chairman Johnson
Motion seconded by Board Member Snyder
Vote – 7 favor

Respectfully submitted,

Dean Dadisman, Chairman

Judy Foster, Recording Secretary