

**MINUTES
MCMINNVILLE BOARD OF ZONING APPEALS
JANUARY 26, 2016**

MEMBERS PRESENT

Jim Brock
Jerry Williamson
David Marttala
Tom Ward
Joey Haston

MEMBER ABSENT

STAFF PRESENT

Nolan Ming, Planning and Zoning
Director
Rebecca Duncan PZ Staff

OTHERS PRESENT

Patricia Roberts
Todd Hutchins
Reece Moore
Lisa Hobbs
And others

Public Hearings

A public hearing was opened at 11:30 a.m. by the McMinnville Board of Zoning Appeals concerning a variance request to allow a reduction from the required five-foot setback to zero feet, as found in the R-2 Medium Density Residential District of the city's zoning code, for construction of a carport on property at 111 King Street. After a review of the request, and noting no one in attendance opposing it, the hearing was closed at 11:32 a.m.

A public hearing was then opened at 11:33 a.m. by the board concerning a variance request in the 35' setback requirement of the R-2 Medium Density Residential District for additions to a home at 114 Fuller Street. The application for this request, submitted by Ramirez Graciela and Maria Serrano, is on file in the Planning and Zoning Department at McMinnville City Hall. After a review of the request, and noting no one in attendance opposing it, the hearing was closed at 11:34 a.m.

A public hearing was then opened at 11:35 a.m. by the board concerning a variance request to allow a duplex on property that is small than minimum 14,500 square feet lot size requirement of the R-2 Medium Density Residential District as found in the city's zoning code. The property is at the northeast corner of the intersection of Mullican and Sharpe Streets. The application for this request, submitted by Reece Moore, is on file in the Planning and Zoning Department at McMinnville City Hall. After a review of the request, and noting no one in attendance opposing it, the hearing was closed at 11:37.

APPROVAL OF MINUTES OF THE SEPTEMBER 29, 2015 MEETING OF THE BOARD OF ZONING APPEALS

Following the public hearings, with the board of zoning appeals meeting being called to order at 11:38 a.m., a motion was made by Jim Brock to dispense with reading and

approve the minutes from the Board of Zoning Appeals September 29, 2015 meeting as presented. Jerry Williamson seconded the motion that was approved unanimously.

REVIEW AND CONSIDERATION OF PATRICIA ROBERTS VARIANCE REQUEST

After further discussion of Patricia Roberts's variance request, Jerry Williamson made a motion to have this request granted. Tom Ward seconded the motion with the members voting all ayes.

REVIEW AND CONSIDERATION OF RAMIREZ GRACIELA AND MARIA SERRANO VARIANCE REQUEST

After further discussion of Ramirez Graciela and Maria Serrano variance request Jim Brock made a motion to deny this request. Mr. Nolan Ming stated they started without a permit and that this addition was only 7 feet from the street in the front yard and should be removed. Tom Ward seconded the motion to deny this request and to tear down the recent addition. The motion passed unanimously.

REVIEW AND CONSIDERATION OF TODD HUTCHINS AND REECE MOORE VARIANCE REQUEST

After discussion of Todd Hutchins and Reece Moore variance request Mr. Nolan Ming stated that the neighbor sent letter opposing the proposed duplex. The square footage of the R-2 lot is smaller than required Nolan Ming stated. Mr. Jim Brock made the motion to approve this request as long as the lot meets all other required codes. Joey Haston seconded the motion and this request was approved unanimously.

ADJOURNMENT

With no other business, Joey Haston made a motion to adjourn the meeting at 11:45 a.m. Jerry Williamson seconded the motion with the members voting all ayes.

Chairperson Signature

Date Approved:
