

**CITY OF WINFIELD
BOARD OF ZONING AND APPEALS
MINUTES
January 20, 2015**

CALL TO ORDER:

Member Charles Lemon called the Winfield Board of Zoning and Appeals to order on January 20, 2015 at 7:00 PM.

MEMBERS PRESENT:

Bernard Turley, Charles Lemon, Kim Porter, Hilton Ingraham and Sean Loyd

MEMBERS ABSENT:

None

STAFF PRESENT:

Randy Barrett – Mayor, Gloria Chapman – Municipal Clerk, Angie Hodges – Secretary, Tim LaFon – City Attorney, Laura Cox – Planning Director, Jackie Hunter – City Recorder

STAFF ABSENT:

None

PUBLIC PRESENT:

None

NEW BZA MEMBER – Sean Loyd was introduced as the new BZA member.

NEW BZA CHAIRPERSON – Charles Lemon made a motion to nominate Kim Porter as chairperson, Sean Loyd seconded. Motion carried.

MINUTE APPROVAL – October 28, 2014:

Kim Porter made a motion to approve the minutes of the October 28, 2014 BZA Hearing. Motion carried.

PUBLIC HEARING: **OPENED at 7:03 PM** **CLOSED at 7:17 PM** **By: Kim Porter**

Chairperson Kim Porter opened the public hearing at 7:03 PM for BZA Case No. 2014-2015-09 and read into record:

VARIANCE REQUEST - BZA CASE NO. 2014-2015-9

The application of William Brian Wood seeking a variance from article 1347.01.1 R1 Residential Setbacks, of the Winfield Codified Ordinances; to allow a rear yard setback of 20' instead of the required 25'.

Property Location: 83 Country Lane

Ms. Porter called for Planning Director Laura Cox to issue the staff report:

Ms. Cox read the staff report to include background information, application processing, staff comments and the following recommendation:

Staff recommends that the Board of Zoning Appeals consider all public comment received in the public hearing. Staff further recommends that the Board approve this application for the variance based upon finding per Article 1349.05 (a) (4) of the Zoning Ordinance that:

- a) It has been demonstrated that such a variance is not contrary to the public interest;
- b) The spirit of the Zoning Ordinance will be observed by this action; and that
- c) Substantial justice can be done to the applicant

The Board received no written or verbal comments of approval or disapproval, of this variance, prior to the hearing date.

The variance applicant, William Brian Wood stated his case for the variance request.

City Attorney, Tim Lafon advised Mr. Wood to make sure the variance is in compliance with the covenant of Courtyard Estates.

Chairperson Kim Porter closed the public hearing at 7:17 PM for BZA Case No. 2014-2015-09.

Motion made by Bernard Turley to approve this application based on staff recommendation. Motion seconded by Charles Lemon. Motion carried.

ADJOURNMENT:

Motion to adjourn by Sean Loyd at 7:20 PM.

Kim Porter – BZA Board Member