

CITY OF SULPHUR SPRINGS  
ZONING BOARD OF ADJUSTMENTS AND APPEALS  
MEETING MINUTES  
NOVEMBER 21, 2017  
5:30 P.M.

Present: Chairman Brad Burgin, Vice-Chairman Matt Johnson, Board Member Kevin Mohl, Board Member Kyle Robinson,

Staff: Tory Niewiadomski, Community Development Director, Jennifer Graham, Community Dev. Admin. Assistant

Others: Shad Moore, Don Rawson, Judy Rawson, John Cooper, Linda Moore, Alissa Wagner

**CALL MEETING TO ORDER:**

Chairman Brad Burgin called the Zoning Board of Adjustments and Appeals Meeting to order at 5:30 P.M.

**DISCUSSION/ACTION ON ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING MINUTES OF OCTOBER 17, 2017.**

Consider for approval the Zoning Board of Adjustments and Appeals meeting minutes of October, 2017. Board Member Kevin Mohl moved to approve the meeting minutes of October 17, 2017. Vice-Chairman Matt Johnson seconded. Motion carried, all voting aye.

**DISCUSSION/ACTION ON A REQUEST FOR A VARIANCE TO THE SETBACK FOR AN ACCESSORY STRUCTURE TO REMAIN IN PLACE AT 1001 CHURCH ST.**

Consider for approval the request for a variance to the setback for an accessory structure to remain in place at 1001 Church St. The applicant is seeking to keep a detached 16 foot by 20 foot two story garage on their property located at 1001 Church Street. Mrs. Moore spoke on behalf of the request. The City became aware of an issue in early 2017 when the property owner started to pour a foundation. At the time, the property owner was instructed by the City's inspection service agency that a permit would be necessary before proceeding to construct a building. In February, the new Building Official started and noticed that a foundation was poured. The Building Official then noticed that the property owner started to frame the building and reinforced the issue of a permit would be necessary to continue and believed that the building was too close to the property line. A stop work order was issued on the building in the early spring and the building has remained unfinished. Staff recommended denial of the variance request to place the structure 1.7 feet from the property line due on the fact that this is a self-induced hardship that is contrary to the public interest. Chairman Brad Burgin moved to deny the request. Board Member Kyle Robinson seconded. Motion carried, all voting aye.

**ADJOURN:**

With no further business the meeting was adjourned at 5:55 P.M.