

Board of Zoning Adjustment (BOZA) Meeting Minutes

The members of the Board of Zoning Adjustment (BOZA) of the City of Athens, Alabama met on Thursday, June 23, 2022 at 5:30PM (Regular Meeting) in the Council Chambers at City Hall, 200 Hobbs ST W, Athens, AL.

The applicant and the public were allowed to participate In-Person.

Also present: Matt Davidson (City Planner) & Jackson Miller (GIS Administrator) were also present.

Call Meeting to Order

The Board of Zoning Adjustment meeting was called to order at 5:30PM by Chairman, Greg Greene, after the BOZA work session.

Roll Call of Elected Board Members

The following Board Members were present:

- Mr. Greg Greene (Chairman) - Present
- Mr. Al Wassum (Vice Chairman) - Present
- Mr. Gregory Skipworth (Board Member) - Present
- Mr. James “Jim” Ernest (Board Member - Present
- Mr. Larry Burlingame (Board Member) - Absent
- Mr. Roderick Herron (Statutory Member) - Present

Approval of Regular Meeting Minutes – May 19, 2022

- **Mover:** Mr. Ernest
- **Second:** Mr. Wassum
- **Ayes:** Ernest, Wassum, Skipworth & Herron
- Approved unanimously by the Board members

Public Hearing

Case #1

Request of Eric G. Pugh at 114 Winslow Drive, Athens Alabama for a “Variance Request”, specifically “Accessory Building Setback”, a side setback variance from 10’ to 5’ for a detached garage located beside the primary structure. Zoned: R-1-1 (Low Density Single Family Residential District).

-Mr. Greene, opened a public hearing for Case #1.

-Mr. Davidson explained the applicants are requesting a side setback variance to avoid existing underground electric utilities during the construction of a detached accessory structure (garage). Originally, the applicant planned to construct the detached garage entirely in the rear yard. However,

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the identification of these underground electric utilities prompted the location to be moved slightly next to the home. As such, the required side setback increases from 5' to 10' in between the existing primary structure and the proposed detached garage. The request would allow for the proposed detached garage to be constructed approximately 6' from the existing structure while avoiding the underground electric utilities.

Staff findings:

Section 2.5.5 of The City of Athens Zoning Ordinance details the qualifications to be granted a variance. Within this section, details of what qualifies as a hardship are provided. Based on this, there are exceptional conditions pertaining to the existence of the aforementioned underground electric utilities. Staff recommends approval of the request.

- Mr. Greene, asked if there were any questions, comments or concerns from the public.
- Mr. and Mrs. Eric Pugh were present to address any questions.
- No Additional comments or questions were made from the public or the board.
- Mr. Greene closed the public hearing.
- Mr. Greene asked if he had a member from the Board to move to approve the applicant's request.

-Motion: Mr. Ernest, made the motion to approve the applicants request.

-Seconded: Mr. Wassum

Voted Yes: Wassum, Skipworth, Ernest & Herron

-The variance request was approved for Case #1:

“BE IT RESOLVED BY THE CITY OF ATHENS ALABAMA, Board of Zoning Adjustment (BOZA) to authorize/approve the request of Eric G. Pugh at 114 Winslow Drive, Athens Alabama for a “Variance Request”, specifically “Accessory Building Setback”, a side setback variance from 10' to 5' for a detached garage located beside the primary structure. **Zoned:** R-1-1 (Low Density Single Family Residential District).

Adjournment: Having no further business a motion was made for the meeting to be adjourned at 5:58PM.

Mover: Mr. Ernest

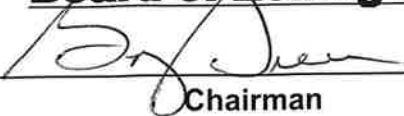
Secunder: Mr. Skipworth

Ayes: Wassum, Skipworth, Ernest & Herron

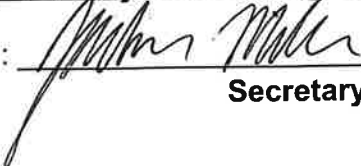
Motion carried 4 to 0.

The date of the next scheduled Board of Zoning Adjustment (BOZA) Meeting will be Thursday, June 16, 2022 at 5:30PM and the work session will be held at 5:00PM at Athens City Hall, Council Chambers.

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Chairman

ATTEST: 

Secretary

