

MINUTES
BOARD OF ADJUSTMENT MEETING
March 25, 2019
5:30 PM
905 WEST AVENUE, 3RD FLOOR

MEMBERS PRESENT:

Sharon Bryant, James Bradshaw, Mac Martin, Leah Hamilton, Lucy McCarl, Tim Scobie

MEMBERS ABSENT:

STAFF PRESENT:

Jenny Wheelock, Hannah Williams, Lauren McKinney

A quorum was established and Chairperson Bryant called the meeting to order.

MINUTES:

The meeting minutes from the October 22, 2018 meeting were considered. Leah Hamilton made a motion to approve and Tim Scobie seconded the motion. The motion passed unanimously.

NEW BUSINESS: VARIANCE APPLICATION #V-1/19
1208 Hickory Boulevard

Chairperson Bryant requested that anyone wishing to provide testimony be placed under oath. Jenny Wheelock, Clark Rowe, and Randall Williams were placed under oath.

Jenny Wheelock, Planning Director presented to the Board the three variance requests for 1208 Hickory Boulevard. Ms. Wheelock stated under the current code to comply with the design standards for substantial improvements the value of the improvements must exceed 50% of the value of the building. Ms. Wheelock presented the following three requests from the staff report and answered questions from the Board.

- **Variance A: Section 714.5** requires that *“Ground floor windows or window display boxes shall be provided along at least 60% of the building’s ground floor street-facing elevations.”*
- **Variance B: Section 714.11** Back and Side Facades states that *“All building facades which are visible from adjoining properties and/or public street shall comply with the Design Standards of this article.”*

- **Variance C: Section 714.18** requires that street yards of parking areas be *“(a) 6 ft. in width, (b) one tree is required every 100 ft. along the frontage, and (c) shrub beds (50 sq. ft. minimum and a minimum of ten shrubs per shrub bed) are required every 40 ft. along the frontage.”*

Clark Rowe at 320 15th Street SE, Hickory explained to the Board about the hardship of minimizing the number of windows for this project, parking issues, and bringing the front facade up to standard.

Randall Williams at 304 15th Street SE, Hickory clarified about the issues regarding the right of way and answered questions from the Board.

Chairperson Bryant closed the public hearing.

Board Member Martin made a motion to approve variance 714.5 as recommended by the staff. The motion was seconded by Board Member Hamilton and the motion carried unanimously.

Board Member McCarl made a motion to approve variance 714.11 as recommended by the staff. The motion was seconded by Board Member Bradshaw and the motion carried unanimously.

Board Member McCarl made a motion to approve variance 714.18 as recommended by the staff. The motion was seconded by Board Member Scobie and the motion carried unanimously.

OTHER BUSINESS: Election of Officers

Board Member McCarl nominated Sharon Bryant for the Chair position of the Board of Adjustment. Board Member Martin seconded the motion and the motion carried unanimously.

Board Member McCarl nominated Leah Hamilton for the Vice-Chair position of the Board of Adjustment. Board Member Scobie seconded the motion and the motion carried unanimously.

ADJOURNMENT:

There being no further business to be brought before the Board, Chairperson Bryant declared the meeting adjourned.

Sharon Bryant, Chair

Jenny Wheelock, Planning Director