

**MURRAY BOARD OF ZONING ADJUSTMENTS
REGULAR MEETING
WEDNESDAY, MAY 22, 2019
4:30 P.M.**

The Murray Board of Zoning Adjustments met in regular session on Wednesday, May 22, 2019 at 4:30 p.m. in the council chambers of City Hall at 500 Main Street.

Board Members Present: John Krieb, Mike Faihst, Jim Foster, Bobbie Weatherly and Paula Hulick

Board Members Absent: Carmen Garland and Josh Vernon

Also Present: Maurice Thomas, Justin Smith, Jeremy Buchanan, Attorney David Perlow, Jim Osborne and Sara Dixon

Chairman Krieb called the meeting to order and welcomed all guests and applicants. Maurice Thomas called the roll. At this time Chairman Krieb asked if there were any changes to the minutes from the regular BZA meeting on April 17, 2019.

Mike Faihst made a motion to approve the minutes from the Regular BZA meeting on April 17, 2019 as amended. Jim Foster seconded the motion and the motion carried unanimously.

Public Hearing: A Dimensional Variance for an accessory structure in the front yard at the property located at 321 Irvan Street – Sara Dixon: Justin explained that the property is in an R-2 (Single Family) zoning district and is also surrounded by R-2 zoning. He then showed pictures of the property and reviewed the Zoning Ordinance as it refers to accessory structures. Sara Dixon is the applicant. She is requesting to place a 12 foot x 20 foot carport in her elderly mother's front yard. Ms. Dixon's mother's health is failing and it is difficult for her to get around; thus, she would like to park her car underneath a roof in the front yard. With the current layout of this lot and the placement of the house, driveway, and access to the back yard, it is highly unlikely a garage or any other permanent structure to park a car in would fit on this lot and still meet other regulatory requirements. The temporary carport would be an ideal option for this home owner, given the circumstance of her property. If the board should approve the variance, the location of the carport would only be inches from the lot line and not 5 feet as the Ordinance requires. Staff is not opposed to allowing the variance as long as the board finds that granting the variance is reasonable and necessary. All adjacent property owners were contacted. Staff only heard from Robert Swift and he had no problem with the request.

Chairman Krieb opened the public hearing and asked if there was anyone that wished to speak in favor or opposition to the request.

Sara Dixon came forward and was sworn in. Ms. Dixon said that her mother is 81 years old. She walks with a walker and a cane and it is very inconvenient for her to use the back door. Ms. Dixon said that they were just needing something to put her mother's car under and possibly the front end of her car under while she is staying there with her overnight. Her mother still drives, but she hasn't been driving a lot since she had her last back surgery in December.

No one came forward to speak in opposition; therefore, Chairman Krieb closed the public hearing and turned the item over to the BZA for discussion and a motion.

Mike Faihst made a motion to grant the Setback Variance for an accessory structure in a front yard for 321 Irvan Street as presented. The side lot line is next to the drive-way so it will not meet the 5 foot minimum. This variance will be for this occupant only and it must be removed within 60 days after the current occupant is no longer there. The property layout is not conducive to putting the building behind the house. Bobbie Weatherly seconded the motion and the motion carried with a 5-0 roll call vote.

Questions and Comments: There were no questions or comments. Chairman Krieb wished everyone an enjoyable holiday weekend and then called for a motion to adjourn.

Paula Hulick made a motion to adjourn at 4:40 p.m. Jim Foster seconded the motion and the motion carried unanimously.

Chairman, John Krieb

Recording Secretary, Reta Gray