

**Town of Siler City Board of Adjustment  
June 14, 2010 Meeting Minutes**

The Siler City Board of Adjustment met on Monday, June 14, 2010 at 7:00 p.m. Ethel Coble called the meeting to order and Richard Caviness gave the invocation. Ms. Coble asked for a motion to approve the minutes of September 28, 2009. *Motion made by Harold Hart, JP Joyner seconded, followed by unanimous consent.*

**Members Present**

Ethel Coble, Chair  
Harold Hart, Vice Chair  
Richard Caviness  
Mickey Pore  
Dan McMasters  
Vicky Tobar  
JP Joyner  
Dacia Hayes, Alternate

**Members Absent**

Patty Poe, Alternate

**Staff Present**

Jack Meadows, Planning Director  
Joel J. Brower, Town Manager  
Charles J. Johnson, Mayor  
Dee Lee Thompkins, Administrative Support Specialist

**BUSINESS SESSION**

**Agenda Item IV – Special Exception Request – 214 South Sixth Avenue**

Ms. Coble explained to the members that all testimony given tonight will have to be sworn in. Mr. Meadows was then sworn in.

Mr. Meadows reported Joaquina A. Santana and Jesus Farias Jr. requests a special exception permit to allow a five feet reduction into the required side yard building setback. The request is for a proposed 10'x13' detached storage building. The subject property is located at 214 South Sixth Avenue and is further identified as Tax Parcel Number 15128.

Mr. Meadows explained the applicant is requesting the side yard setback be reduced to five feet from the northern property line, which is a fifty percent reduction.

Mr. Meadows reported that the proposed exception is in conformity with all officially adopted plans. The existing home is a conforming residential use and has existed for at least three years. The proposed storage building is more than ten feet from a building that is located on an adjacent lot.

Mr. Meadows added that the applicant has submitted a completed application, sketch plan, and petition. The petition states that the adjoining property values will not be adversely affected by a reduction in the side yard building setback. The petition shall be sufficient evidence from which the board may but shall not be required to make the required finding. The board may also make the required finding based on other competent evidence.

Mr. Meadows stated that staff recommends approval of the special exception permit with the following conditions:

1. Record the special exception permit decision of the Board of Adjustment with the Chatham County Register of Deeds; and
2. Obtain required zoning and building permits.

**Discussion**

Richard Caviness asked what was to be stored in the storage building. Ms. Coble explained that all testimony must be sworn. Mr. Jesus Farias was then sworn in. Mr. Farias stated that he did construction work and he would be storing building materials and supplies that he used on jobs.

With no further discussion, Ms. Coble directed the board to their worksheet to go through each finding.

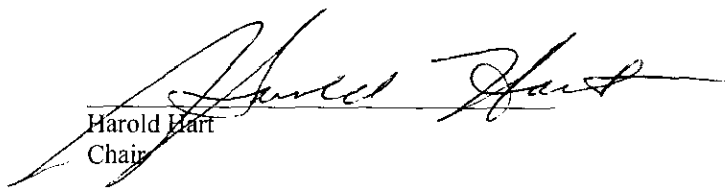
**Special Exception Worksheet**

- I. The application was complete  
*Motion made by Dan McMasters, Vicky Tobar seconded followed by unanimous consent.*
- II. The application complies with all applicable required findings  
*Motion made by Vicky Tobar, Dan McMasters seconded followed by unanimous consent.*
- III. Conditions as recommended by Staff
  1. Record the special exception permit decision of the Board of Adjustment with the Chatham County Register of Deeds;
  2. Obtain required zoning and building permits.  
*Motion made by Dan McMasters, JP Joyner seconded followed by unanimous consent.*
- IV. The permit is recommended for approval with conditions  
*Motion made by Harold Hart, JP Joyner seconded, followed by unanimous*

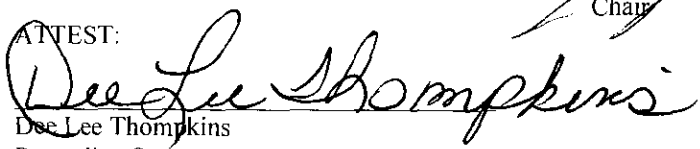
**Agenda Item V - Other Business**

Dan McMaster asked about the house that had burned at the country club. He noted the house on North Third Avenue that burned has been demolished, the lot seeded and how nice it looked. Mr. Brower explained that our building inspector was working with the town attorney. The house that Mr. McMasters was referring to was not in the city's corporate limits but our ETJ.

With no further business, *motion was made by Harold Hart, JP Joyner seconded, followed by unanimous consent for adjournment at 7:15 p.m.*

  
Harold Hart  
Chair

ATTEST:

  
Dee Lee Thompkins  
Recording Secretary