

**Town of Siler City Board of Adjustment
October 8, 2012 Meeting Minutes**

The Siler City Board of Adjustment met on Monday, October 8, 2012 at 7:00 p.m. Harold Hart called the meeting to order and Patty Poe gave the invocation. Mr. Hart asked for a motion to approve the minutes of July 9, 2012. *Motion made by JP Joyner, seconded by Patty Poe, followed by unanimous consent.*

MEMBERS PRESENT: Curtis Brown, Harold Hart (Chair), Dacia Hayes, JP Joyner, Dan McMasters, and Patty Poe

MEMBERS ABSENT: Mary B. Harris and Wallace Matthews (Vice Chair)

ELECTED OFFICIALS PRESENT: Mayor Charles Johnson

STAFF PRESENT: Joel J. Brower (Town Manager), Jack Meadows (Planning Director), William C. Morgan (Town Attorney), and Dee Lee Thompkins (Administrative Support Specialist)

SPECIAL EXCEPTION PERMIT – 1110 SUNRISE PLACE – KEVIN VARVEL: Mr. Hart declared the public hearing open and explained that all testimony given tonight must be sworn testimony. Jack Meadows and Kevin Varvel were sworn in.

Planning Director's Report: Mr. Meadows reported that Kevin Varvel requests a special exception permit (SEP) to allow a 5 feet reduction into the required side yard building setback. The request is for a 10'x10' detached storage building. The subject property is located at 1110 Sunrise Place. Mr. Meadows explained that the applicant is requesting the side yard setback be reduced to five (5) feet from the southern property line, which is a fifty (50) percent reduction. 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 (3) years. The existing detached storage building is more than ten (10) feet from any existing buildings/structures. Mr. Meadows stated the applicant has submitted a completed application, sketch plan, and petition.

Staff Recommendation: Mr. Meadows stated that staff recommends approval of the SEP 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.

Board Action: Mr. Meadows stated that the board may approve, deny, or table request (worksheet attached).

Discussion: Kevin Varvel (1735 Ravenwing Dr, Fuquay Varina, NC) explained that the lot was very limited to where they could put the storage building because of erosion problems. Mr. Hart asked if there were any further comments. With no further discussion, Mr. Hart declared the public hearing closed. He then directed the board to their worksheet to go through each finding.

Worksheet:

- I. Application is complete
Motion made by Patty Poe, Dan McMasters seconded, followed by unanimous consent.
- II. The application complies with all of the required findings
Motion made by Curtis Brown, JP Joyner seconded, followed by unanimous consent.
- III. Approve the 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. Approve the permit

Motion made by Dan McMasters, Patty Poe seconded, followed by unanimous consent.

SPECIAL EXCEPTION PERMIT – 218 PINEVIEW ROAD – VICTOR S. HERNANDEZ: Mr. Hart declared the public hearing open and explained that all testimony given tonight must be sworn testimony. Jack Meadows and Victor Hernandez were sworn in.

Planning Director's Report: Mr. Meadows reported that Victor S. Hernandez requests a SEP to allow a 12.5 feet reduction into the required side yard building setback. The request is for a 12'-3"x19'-2" detached shelter. The subject property is located at 218 Pineview Road. Mr. Meadows explained that the applicant is requesting the side yard setback be reduced to twelve and one-half (12.5) feet from the northern property line, which is a fifty (50) percent reduction. 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 (3) years. The existing detached shelter is more than ten (10) feet from any existing buildings/structures. Mr. Meadows stated that the applicant has submitted a completed application, sketch plan, and petition.

Staff Recommendation: Mr. Meadows stated that staff recommends approval of the SEP 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.

Board Action: Mr. Meadows stated that the board may approve, deny, or table request (worksheet attached).

Discussion: Mr. Hart asked if there were any further comments. With no further discussion, Mr. Hart declared the public hearing closed. He then directed the board to their worksheet to go through each finding.

Worksheet:

I. Application is complete

Motion made by Patty Poe, JP Joyner seconded, followed by unanimous consent.

II. The application complies with all of the required findings

Motion made by Curtis Brown, Dan McMasters seconded, followed by unanimous consent.

III. Approve the 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. Approve the permit

Motion made by Patty Poe, Dan McMasters seconded, followed by unanimous consent.

SPECIAL EXCEPTION PERMIT – 1112 WEST THIRD STREET – BETTY MCKINNEY: Mr. Hart declared the public hearing open and explained that all testimony given tonight must be sworn testimony. Jack Meadows and Betty McKinney were sworn in.

Planning Director's Report: Mr. Meadows reported that Betty McKinney requests a SEP to allow a 7.5 feet reduction into the required side yard building setback. The request is for a 12'x16' attached unenclosed shelter. The subject property is located at 1112 W. 3rd Street. The applicant is requesting the side yard setback be reduced to seven and one-half (7.5) feet from the eastern property line, which is a

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fifty (50) percent reduction. 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 (3) years. The existing attached unenclosed shelter is more than ten (10) feet from any existing buildings/structures. Mr. Meadows stated that the applicant has submitted a completed application, sketch plan, and petition.

Staff Recommendation: Mr. Meadows stated that staff recommends approval of the SEP with the following conditions:

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

Board Action: Mr. Meadows stated that the board may approve, deny, or table request (worksheet attached).

Discussion: Betty McKinney (1112 W. 3rd St., Siler City, NC) explained that she first built the patio without a cover but every time it rained the sand would wash away. She then had a shelter installed over the patio but did not know that she had to have a permit. Mr. Hart asked if there were any further comments. With no further discussion, Mr. Hart declared the public hearing closed. He then directed the board to their worksheet to go through each finding.

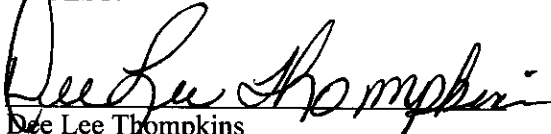
Worksheet:

- I. Application is complete
Motion made by Dacia Hayes, Dan McMasters seconded, followed by unanimous consent.
- II. The application complies with all of the required findings
Motion made by Dan McMasters, JP Joyner seconded, followed by unanimous consent.
- III. Approve the 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. Approve the permit
Motion made by Curtis Brown, JP Joyner seconded, followed by unanimous consent.

ADJOURNMENT: With no further business, Mr. Hart asked for a motion to adjourn. *Motion made by Curtis Brown, seconded by JP Joyner, followed by unanimous consent.* Adjourned at 7:18 p.m.


Harold Hart
Chair

ATTEST:


Dee Lee Thompkins
Recording Secretary