

BOARD OF ZONING APPEALS

September 26, 2023

Members Present: John Evans, J. R. Price, Harry Marrow Jr., Keith Carter, and Chris Terry.

Members Absent:

The meeting was called to order by Chairman Evans.

A public hearing was held on an application by Kent Galvin for a variance, pursuant to Article 4, Section 4-3, Paragraph (a), (Yard Regulations) from the required seventy-five (75) feet setback from the building setback line to the center of the road right-of-way setback to a proposed fifty (50) feet setback from the building setback line to the center of the road right-of-way setback to allow for a new room addition. This property, identified as County Tax Number 169B03-02-023, zoned Residential R-1, is located on the south side of Audubon and at its intersection of Lake Point Drive, Clarksville District, County of Mecklenburg.

Mr. Galvin was present to answer questions. Mr. Galvin advised the board, that he wanted to add a room addition. Mr. Galvin stated the room addition was going to be used as a family room and office space.

There was no public input.

Mr. Hendrick advised the board that he received no phone calls, emails, or letters on this application.

The public hearing was closed.

Upon a motion from Mr. Terry, seconded by Mr. Price, the board unanimously approved the application of Kent Galvin for a variance, pursuant to Article 4, Section 4-3, Paragraph (a), (Yard Regulations) from the required seventy-five (75) feet setback from the building setback line to the center of the road right-of-way setback to a proposed fifty (50) feet setback from the building setback line to the center of the road right-of-way setback to allow for a new room addition.

A public hearing was held on an application by Michael Young and Rebecca Fisher for a variance, pursuant to Article 4, Section 4-3, Paragraph (a), (Yard Regulations) from the required seventy-five (75) feet setback from the building setback line to the center of the road right-of-way setback to a proposed fifty (50) feet setback from the building setback line to the center of the road right-of-way setback to allow for a new home. This property, identified as County Tax Number 124000-A-051, zoned Residential R-1, is located on the east side of Strawberry Lane, approximately one mile north of its intersection with Cliff Road, Clarksville District, County of Mecklenburg, Reference Deed Book LR-23-802 and Will Book WF-22-43.

Ms. Rebecca Fisher was present to answer questions. Ms. Fisher advised the board, that she wanted to build a new home and could not meet the required setbacks. Ms. Fisher also advised the board that a power line ran across the front of the property which required them to maintain a distance out of the power line right away. Ms. Fisher also stated they wanted to maintain a distance from the Corp of Engineers high water mark.

There was no public input.

Mr. Hendrick advised the board he had received no phone calls, emails, or letters on this application.

The public hearing was closed.

Upon a motion from Mr. Carter seconded by Mr. Terry, the board unanimously approved the application by Michael Young and Rebecca Fisher for a variance, pursuant to Article 4, Section 4-3, Paragraph (a), (Yard Regulations) from the required seventy-five (75) feet setback from the building setback line to the center of the road right-of-way setback to a proposed fifty (50) feet setback from the building setback line to the center of the road right-of-way setback to allow for a new home

Upon a motion from Mr. Price, seconded by Mr. Marrow, the board unanimously approved the minutes from the August 22, 2023, Board of Zoning Appeals meeting.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Robert L. Hendrick
Secretary

Chairman Board of Zoning Appeals