

Forest Acres Zoning Board of Appeals
Monday, July 14, 2025
5205 N. Trenholm Road
6:00 PM

Minutes

I. Call to order

1. Determination of a Quorum

A quorum was determined by the presence of Pete Balthazor, Robin O'Neil, Shirley Fawley, Will Owens, Derek Pace and Matthew Pollard. Jesse Smith was absent. Laura Boatright, Zoning Tech., was also present.

II. Approval of Minutes

1. June 9, 2025

Ms. O'Neil made a motion to approve the June 9, 2025, minutes; Ms. Fawley seconded. The motion passed unanimously.

III. New Business

1. Variance Request

5939 Timle Ln; TMS 16801-01-02; Smith. 3.48 ft variance request to reduce the rear and side setbacks for an accessory structure from 5 ft to 1.52 ft.

Mr. Balthazor introduced the item and asked if the applicant was present. Mr. Smith, the homeowner, introduced himself and the variance he is requesting. He stated that the issue that was inadvertently created wasn't done with any malice or ill intent. Mr. Smith stated that he only needed the variance for one side as the other is now in compliance. He provided letters of support from his neighbors.

Mr. Balthazor asked how the setback mistake was noticed. Laura Boatright, Zoning Tech, stated that a phone call was received from someone concerned that the structure was too close to the property lines. The City's Code Enforcement Officer went to check and confirmed that the structure was too close to the property lines. It was also noted that inspections had not been called in throughout the construction process. A Stop Work order was then placed on the project.

Mr. Smith stated that he and his neighbor did a property switch for one of the sides to now be in compliance and the property was resurveyed. With this change, only the rear setback will need the variance. Ms. Boatright noted that if inspections had been called in, this issue would've been noticed and corrected at the beginning of the project. She showed the Board pictures that were taken by the Code Enforcement Officer so they could see what the structure looked like at this point in construction.

Ms. Fawley made a motion to approve the variance request with the correction of the rear setback being the only item needing the variance; Mr. Owens seconded the motion. The motion passed unanimously.

2. Variance Request

5620 Lakeshore Dr; TMS 16707-03-03; Cooper. 5 ft variance request to reduce the side setback from 10 ft to 5 ft and a 6ft variance request to reduce the front setback from 35 ft to 29 ft for a carport and covered drive through.

Mr. Balthazor introduced the next item. Mr. Cooper, property owner, explained his situation and reasoning for the variance request. He'd like to add a carport with a covered walkway to an area of the house that's easier to access for him and his wife. Mr. Balthazor confirmed what was being asked for. Jacqueline Morgan, of 111 Partridge Dr, spoke in support of the variance and the addition Mr. Cooper wants to make.

Ms. O'Neil asked what the carport would be constructed of. Mr. Cooper explained that it would be built to be in line with the house, using similar materials.

Ms. O'Neil made a motion to approve the variance; Mr. Pollard seconded. The motion passed unanimously.

IV. Adjourn

Ms. O'Neil made a motion to adjourn the meeting; Mr. Owens seconded. The motion passed unanimously. The meeting was adjourned at 6:27 pm.