



**Forest Acres Zoning Board of Appeals
Minutes
February 13, 2023
City Council Chambers
6:00 PM**

I. Call to order

Robin O'Neal, chair, called the meeting to order at 6:00 P.M.

- 1. Determination of a Quorum** – There was a quorum with Pete Balthazor, John Kososki, Stephen Oliver, Shirley Fawley, Robin O'Neil, Ryan Newton, and Kate Usry present. Andy Smith, Assistant City Administrator/Finance Director, was also present.

II. Approval of Minutes

1. October 10, 2022

Mr. Kososki made a motion to approve. Mr. Balthazor seconded. Motion passed unanimously.

III. New Business

1. Variance request

3136 Grace Hill Road. (Smith); TMS 13904-09-06. Requesting a 6' variance to reduce the secondary frontage setback from 35' to 29' to accommodate added square footage to an existing carport and subsequent carport enclosure.

Mr. A. Smith introduced this topic, noting that variance request amount (6') is correct; however, the mention of 35' to 29' is incorrect because the current actual distance from the property line to the building is 28' (as there appears to have been a prior variance granted to a previous owner). This 6' variance would actually take the setback from 28' to 22'.

The chair noted that the zoning sign has been in place and that there was no opposition present at the meeting. Further, Mr. A. Smith noted that there had been no comments recorded at City Hall.

Mr. Newton asked and Mr. A. Smith confirmed that proposed addition on the opposite side of the house (i.e., opposite the proposed variance) would not encroach into the setback on that side.

Ms. Fawley made a motion to approve the variance; Mr. Kososki seconded. Motion passed unanimously.

IV. Adjournment

Mr. Balthazor made a motion to adjourn; Mr. Oliver seconded. Motion passed unanimously and the meeting was adjourned at 7:08 P.M.

Respectfully Submitted,
Andy Smith, Asst. City Administrator/Finance Director
(Administrative support of Zoning Board of Appeals)