

Board of Zoning Appeals
8:30 a.m., Thursday, February 24, 2022
City Service Center Conference Room · 915 Quarrier Street

Members Attending:

Bill Hairston
Mary Jo Cleland
Mary Anne Crickard
Courtlandt Smith

Staff Attending:

Lori Brannon

Applicant/Public:

Donteako Wilson
Victoria Wilson

Call to Order: Courtland Smith

I. Items for Review

VAR-22-3002

Application of Donteako and Victoria Wilson requesting a fence height variance in order to install a 6 ft privacy fence in the front yard at the property located at **2050 Oakridge Drive**.

Applicants, Donteako Wilson and Victoria Wilson, presented the request for a fence height variance at 2050 Oakridge Drive.

No one from the public was in attendance to speak in opposition to the variance request.

FINDINGS:

1. The subject property is owned by Don and Victoria Wilson.
2. The subject property is zoned R-4 Single Family Residential District.
3. The subject property is located in a nontraditional neighborhood with no clearly established development pattern.
4. The subject property is oddly-shaped and fronts 3 streets at the entrance of the Woodbridge Subdivision.
5. The subject property sits lower in elevation than all 3 of the streets it fronts.
6. The applicant wishes to replace an existing privacy fence in disrepair.

EXHIBITS:

The aerial view on the left shows the subject property near the entrance to the Woodbridge Subdivision and fronting on Oakridge Drive, Woodbridge Drive, and Francis Drive. The other 2 images show street views of the property and the fence to be replaced.

CONCLUSIONS:

The subject property is located in a nontraditional neighborhood with no clearly established development pattern. It is oddly-shaped, fronts 3 streets, and sits lower in elevation than those 3 streets. Therefore, the request does arise from a hardship related to unique physical characteristics of the subject property.

The applicant wishes to replace an existing privacy fence in disrepair. The existing fence has not proven to cause any adverse effect on the surrounding properties, and none is anticipated with the approval of this variance.

RECOMMENDATION:

Approve.

Motion and Vote: On the motion of Bill Hairston, seconded by Mary Anne Crickard, the Board voted unanimously 4-0 to approve VAR-22-3002.

VAR-22-3001 & CUP-22-0218 *(continued from 2/10/2022)*

Application of Justin Knapp requesting a parking variance and a conditional use permit in order to establish a bar at the property located at **1012 Bridge Road**.

Mr. Knapp did not attend this meeting. He is requesting a continuance of VAR-22-3002.

Motion and Vote: On the motion of Bill Hairston, seconded by Mary Anne Crickard, the Board voted unanimously 4-0 for a 10-day continuance on VAR-22-3001 & CUP-22-0218.

II. Approval of minutes for the February 10, 2022 hearing.

Motion and Vote: On the motion of Mary Anne Crickard, seconded by Mary Jo Cleland, the Board voted unanimously 4-0 to approve the minutes of the February 10, 2022 hearing.