

**Cherokee County Zoning Board of Appeals
Public Hearing Minutes
Thursday, October 5, 2017
6:30 p.m.**

The Cherokee County Zoning Board of Appeals held its regular public hearing on Thursday, October 5, 2017 in Cherokee Hall of the Cherokee County Administration Building. In attendance for the Zoning Board of Appeals were Chairman Elizabeth Semler, Melissa Range, Marla Doss, Lisa Tressler and Cindy Castello. In attendance for Cherokee County Staff were Vicki Taylor Lee, Zoning Administrator, Tamala Davis, Planning Technician and Paul Frickey, County Attorney.

The meeting was called to order at 6:31 p.m.

Case #17-10-043V David A. Bell at 370 Mondri Drive is requesting a variance to Article 5, Section 5.6A to allow an accessory structure to protrude seven (7) feet beyond the face of the primary structure. The property is located in Land Lot 753 of the 15th District and further described as Cherokee County Tax Map 15N28, Parcel 241.

Vicki Lee presented the case. Ms. Lee discussed location of property, surrounding zoning and staff comments. She stated she has received no letters in support of or in opposition to this variance request. Ms. Lee stated staff has no objection to this variance request.

David Bell represented this case. He presented pictures to the Board. Mr. Bell stated he purchased the property in 1984 and built his home in 1990. He stated he cannot move the structure any further back due to the stream, grade and slope of the property. He stated the structure would be 98 to 100 feet from the edge of the road. He stated he has already obtained a permit and this structure will match his home.

John Owen spoke in favor of the application. Mr. Owen stated he is an adjoining property owner and he supports this variance request and does not feel this would affect his property.

There was no one to speak in opposition of this application.

Ms. Semler closed the public hearing.

Ms. Doss made a motion to approve. Seconded by Ms. Range. Motion passed 5-0.

Case #17-10-044 V Kelly and Janet Dempsey at 109 Gail Court is requesting a variance to Article 8, Section 8.5-2 of the PUD Regulations to reduce the front building setback from twenty-five (25) feet to ten (10) feet. The property is located in Land Lot 230 of the 22nd District and further described as Cherokee County Tax Map 22N17, Parcel 041.

Vicki Lee presented the case. Ms. Lee discussed location of property, surrounding zoning and staff comments. She stated she has received no letters in support of or in opposition to this variance request. Ms. Lee stated staff has no objection to this variance request.

Kelly Dempsey represented this case. Mr. Dempsey stated they have this property under contract to purchase and hired a surveyor to mark the front property pins. He stated at that time he realized where exactly the property line begins which is farther back than they expected. He stated due to the right of way and shape of the cul-de-sac it pushes the 25 foot required front building line too far back and he would like to reduce this to ten (10) feet to build a one story ranch home. He stated he did submit a letter of no objection from the Homeowner's Association for the file.

There was no one present to speak in support or opposition to this application.

Ms. Semler made a motion to approve. Seconded by Ms. Castello. Motion passed 5-0.

Ms. Semler made a motion to approve the September 5, 2017 Minutes. Seconded by Ms. Range. Motion passed 5-0.

Ms. Semler made a motion to adjourn. Seconded by Ms. Castello. Motion passed 5-0.

The meeting adjourned at 6:51 p.m.