

BOARD OF ADJUSTMENTS
November 23, 2015
MINUTES

MEMBERS PRESENT: Jane Ellett
Tommy Goleman
Marion "Bee" Meadows
Sandra Henderson

OTHERS PRESENT: Bruce Fleming, Zoning Director
Brenda Fletcher
John Ellett
Bobby G Swanner
Ronald Joey Riggan – Lazenby & Associates

The Monday, November 23, 2015, Board of Adjustments Meeting was called to order by Jane Ellett. The Board approved the minutes of October 26, 2015, Board of Adjustments meeting.
The application for review was:

APPLICATION NO: VAR – 15-20000007
APPLICANT: B & B Properties of Ouachita, LLC
ADDRESS: 101 Sharon Dr.
LEGAL DESCRIPTION: Resubdivision of Lot 14 Glenn Heights
REQUEST: Parcel # R70761 - Lot 14-B: Front Yard Variance from required 25' to 20'; Rear Yard Variance from required 25' to 20'; Lot Width Variance from required 60' to 56.95'; and Lot Area Variance from required 7200 sq ft to 5900 sq ft. and Lot 14-C: Front Yard Variance from required 25' to 20'; Rear Yard Variance from required 25' to 20'; Lot Width Variance from required 60' to 56.95'; and Lot Area Variance from required 7200 sq ft to 5900 sq ft.

Bobby Swanner & Joey Riggan took the podium to explain to the Board that the existing lot is 14 Glenn Heights, the house that is there will be cut out to sell separate and then build (2) two new houses that will front Kiroli Road. Jane Ellett asked what the dotted lines were on the blueprint. Joey Riggan told the Board that was the set back that they were asking for on this variance. Joey Riggan also asked the Board if they knew Orleans Place on Warren Drive. The Board knew this subdivision that Bobby Swanner had built and wondered if these houses would be like Orleans Place. Bobby Swanner told the Board that these houses would be upscale and would improve that area. Sandra Henderson wanted to know if the houses would have a back yard. Joey Riggan told the Board the rear set back would be 20'. Bobby Swanner told the Board that the primary market is seniors and they want smaller houses and yards to maintain. Marion Meadows asked about the neighbors east of this and the zone of 220' depth. Bruce Fleming told the Board that it was zoned for 220'. Joey Riggan told the Board that he had a copy of the subdivision if they would like to see it. Bruce Fleming told the Board that this subdivision asked several years ago to be annexed into the city because of the quality of the water. At this time several Board members and Joey Riggan were discussing the blueprints and what all the dashes meant, could not understand what all was said. Sandra Henderson asked about garages. Joey Riggan told the Board that they would have garages. At this time Marion Meadows made the motion to **APPROVE the request** for the variance. Tommy Goleman seconded. All in favor, motion approved.

It was noted that Howard Hobson resigned from the Board of Adjustments on November 4, 2015.

As there was no other business, the meeting was adjourned.