

**SPRING HILL
MUNICIPAL BOARD OF ZONING APPEALS
REGULAR MEETING MINUTES
TUESDAY MARCH 19, 2019
5:30 PM**

A. CALL TO ORDER

Jim Hagaman called the meeting to order at 5:30 PM.

B. ROLL CALL

Members present were: Chairman, Terry Cantrell, Vice Chairman, Rob Roten and Jim Hagaman. Brandon McCulloch and Susan Zemek were not present. Staff present were: Planning Director, Steve Foote and Planning Assistant, Austin Page.

C. Consider approval of the February 19, 2019 Board of Zoning Appeals meeting minutes.

Vice Chairman Rob Roten made motion to approve the February 19, 2019 BOZA Meeting Minutes. Motion seconded by Chairman Terry Cantrell. Motion passed 3-0.

General Announcement – The procedural rules for public comment will be as follows: The items will be taken in the order of the agenda. Audience members wishing to speak must be recognized by the Chairman and will have five minutes to address the Board of Zoning Appeals. No rebuttal remarks will be allowed.

D. NEW BUSINESS

1. **BZA 652-2019:** Submitted by Robert Easley for 2823 Kaye Drive. The property is zoned R-2, Single-Family District, and contains approximately 0.35 acres. The applicant requests a variance from the rear setback requirements of the R-2 zoning district to install a 22' x 16' insulated aluminum patio cover over an existing concrete patio area.

Staff Conditions:

1. The patio shall not be enclosed with any material.
2. Per Section 13.4G of the Unified Development Code, an approved variance will expire one year from the date of approval unless a site plan review application has been submitted or, where site plan review is not required, a building permit is obtained. The Board of Zoning Appeals may grant an extension for a period of validity for no longer than an additional 6 months, so long as the applicant applies in writing for an extension of time at any time prior to the date of expiration. No public hearing is required for approval of such extension of time.

Jim Hagaman made motion to approve BZA 652-2019 based on staff findings of facts and two (2) conditions of approval. Motion seconded by Vice Chairman Rob Roten. Motion passed 3-0.

E. PUBLIC COMMENT

No public comment

F. ADJOURN

Jim Hagaman made motion to adjourn. Motion seconded by Vice Chairman Rob Roten. Motion passed 3-0.

Meeting Adjourned at 5:37 PM.



Terry Cantrell, Chairman