

# **SPRING HILL BOARD OF ZONING APPEALS**

## **SPECIAL CALL MEETING**

**THURSDAY, JULY 13, 1995**

**5:30 P.M.**

Chairman, Pat Campbell, called the meeting to order. Others present were: Ron Hankins, Gwynne Evans, Ray Williams, L.T. Anderson, and Robin Courtney.

Chairman Campbell: This is a special call meeting to discuss the "Stop Work Order" placed on Lot 232 Cameron Farms at the last Board of Zoning Appeals meeting.

Mr. Courtney explained that legal aspects of a "Stop Work Order", that the Building Inspector issues these as directed by the Zoning Board as set forth in the Building Codes.

Pat Dunn of Wayne Dunn and Associates was present. She stated that at one point of the house it is out of line by nine inches. A pin was knocked out after the footings were lined up and this is where the mistake came in. This is only the second time they have needed a variance in all the years and all the many houses they have built in Spring Hill.

Ron Hankins stated that the reason for the "Stop Work Order" was through the legal advice of our attorney.

Mr. Courtney: The Zoning Ordinance states that you have to give notice in the newspaper and then decide the case in a reasonable time. (Mr. Courtney read a caption from the Zoning Ordinance.)

Pat Dunn: We will not encroach on any other neighbor since the property behind it belongs to us. This was an honest mistake and not intended to be illegal.

Ron Hankins suggested sending out a letter to all the builders letting them know that there will not be any variances granted unless it meets the requirements stated in the Zoning Ordinance.

Ray Williams, Ron Hankins, and Gwynne Evans agreed that this Board should adhere strictly to the Zoning Ordinance and the Southern Standard Building Codes.

Page 2  
Board of Zoning Appeals  
Special Call Meeting  
July 13, 1995

Mr. Bembry is working on a letter to send to the builders, advising them of this.

Ron Hankins moved to remove the "Stop Work Order" on lot 232 Cameron Farms. Motion seconded by L.T. Anderson. Vote: Hankins, yes; Evans, yes; Anderson, yes; Williams, abstained. Motion carried.

Gwynne Evans asked if when a variance is granted, would it be possible to put it on the deed, so that the buyer can be aware of the change in their house, and the city can be aware of it also.

Pat Campbell stated that this provision is already in the ordinance.

Pat Dunn: The title company keeps record of this and has the potential buyer sign a statement that they are aware of it.

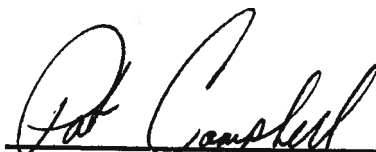
Mr. Courtney discussed this with the board. The deed could recite the encroachment so that this will be known even after the house is sold the second and following times.

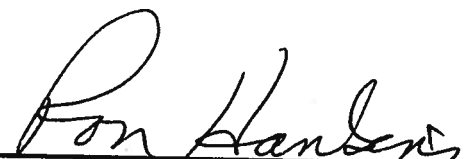
Mr. Courtney reminded Ms. Dunn that they would need to be present at the next meeting of the Board of Zoning and Appeals.

Gwynne Evans stated that the city should charge for variance requests.

Charles Brown stated that these variances cost \$100.00.

Ron Hankins moved to adjourn. Motion seconded by Gwynne Evans. Meeting Adjourned.

  
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Pat Campbell, Chairman

  
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Ron Hankins, Mayor