

**SPRING HILL BOARD OF ZONING APPEALS
CALL MEETING
MONDAY, MAY 20, 1996
8:45 P.M.**

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

Chairman Campbell opened the floor to concerned citizens.

Chairman Campbell: First on the agenda is a variance request by Clara A. Carter for a rear yard setback on Lot 32, Cameron Farms Subdivision, 2766 Douglas Lane, Williamson County tax map 154, parcel 33.

Nancy Kitchen, of Duck River Realty explained that this property was purchase new from Donnie Cameron and upon selling the property, found out it was in the setback line, over the rear setback line and also over drain setback line. In order to give them a clear title they need to ask for a variance on that.

Ron Hankins moved to grant an eleven foot variance for the rear yard setback line and the drain easement on lot 32 Cameron Farms in accordance with the amended plat. Motion seconded by L.T. Anderson. Unanimous. Charles Brown stated that he would write a letter to this effect.

Chairman Campbell: Next is a variance request from David Clements, for side yard construction of a swimming pool on lot 40 Spring Hill Estates, Williamson County tax map 153, parcel 600.

Mr. and Mrs. Clements spoke to the Board. stating that he had gotten a pool permit but no instructions. He stated that he had left a sketch of where it was to be placed. He had the pool built in the side yard which he later finds out is illegal, through concerns of neighbors. He felt that his integrity had been questioned. He offered an 8 foot privacy fence, but some neighbors do not feel that this is the best solution. It would cost \$2,400.00 to move the pool.

Sharmaine Griggs, next door neighbor stated that they are affected. The pool is in a strange place.

Paul Winters, resident of 4006 Amber Way, stated that he had talked to several people in the neighborhood and most think it's fine where it is, it just needs a fence around it.

Mr. Clements offered to add an 8 foot fence the length of the house, which would take care of the view.

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Ms. Griggs maintained that this will not solve the noise problem.

There was some discussion regarding drainage.

Charles Brown stated that he did not receive a copy of the sketch. Mr. Clements came in and talked to him. It all has to do with zoning. He told the clerk to write out the permit and several things to tell him. She said that she relayed the message to him. If she had received a drawing, she would have given it to me.

Mr. Clements stated that he had the clerk make copies of the sketch.

Ron Hankins asked what the clerk did with the copies.

He stated that he did not see, he turned and left the building.

Ron Hankins stated that the other night he said that he saw her staple them.

Charles Brown stated that he and his assistant went out and measured the rear yard at two different places the pool would fit. At that time, Ms. Clements told them that she did not want the pool in the shade.

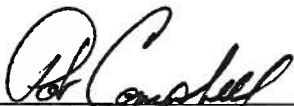
Houston Parks explained the situations under which variances are to be granted, according to the Zoning Ordinance.

Ron Hankins stated that he thought this was a miscommunication and that he thought the city should help him pay to move the pool. (Mr. Winter's stated that he and other neighbors do not want tax payer's money used to move the pool.)


Ray Williams did not want to grant this variance and set a precedence for the future. He recommended refunding the \$100.00 for the request if it fails.

Ray Williams moved to grant the variance. Motion fails for lack of second.

L.T. Anderson moved to adjourn. Motion seconded by Gwynne Evans. Meeting Adjourned.



Pat Campbell, Chairman



Ron Hankins, Secretary