

**SPRING HILL BOARD OF ZONING APPEALS
PUBLIC HEARING
MONDAY, JULY 8, 1996
5:30 P.M.**

Chairman, Pat Campbell called the Public Hearing to order. Present were: Gwynne Evans, Ray Williams, and Loyd Anderson. Absent was Ron Hankins.

Chairman Campbell: This is a Public Hearing on a set back variance for Jim Allison, 5302 Main Street, to build a detached garage.

Charles Brown: He is asking to build on the property line. There can be no overhang.

Mr. Allison stated that he would set it 12-14 inches from the line.

Ray Williams talked to adjoining property owners (Kirk's) who did not have and objection. He also asked if Mr. Allison objected to being zoned B-4.

Mr. Allison stated that he would not want to rezone at the present time due to doing some financial changes. He stated that he would ask for commercial rezoning if he should decide to sell the property.

The floor was opened for comments. There were no comments.

Chairman Campbell: This is also a Public Hearing for a set back variance for Linda Johnson of 2837 Windy Way, to construct a building.

Linda Johnson stated that she wanted to build a detached garage behind her house.

Charles Brown stated that this would encroach because it will not have a 30 foot rear yard, when she adds this addition. There is not enough room for her to build this size building and meet the requirements for a detached structure either. She wants to attach this to the house. (Members viewed a sketch)

Ms. Johnson: The size is 25 X 45, 21 feet to be attached to the house.

Alita Peer stated that she objects because it will not be in accordance with every thing else in the neighborhood.

Charles Brown stated that it would be encroaching also on the side yard also, it should be 22 1/2 feet and is only 17 feet.

Wayne Troope, resident of Buckner Place, stated that he did not feel like this would be beneficial to the looks of the neighborhood, and would encourage others to do similar projects.

Scott Ball, resident of property behind Ms. Johnson's property, stated that he had no problem with the proposed garage being built as long as it is in the same manner as the siding of the house.

Michelle Dillon, resident of Buckner Place, had no problem with this proposal.

Jerold Pedigo, developer of the subdivision, stated that by approving this, it may violate the restrictions imposed on the neighborhood.

Mike Wood stated that this is correct, the Board cannot change or override anything set up in the subdivision's covenants.

Tim O'Dell, resident of Buckner Place, stated that there has never been any formal committee or association involved in upholding of the covenants or restrictions. He stated that he did not have a problem allowing this.

Mike Wood asked about the deed restrictions. Houston Parks stated that there may be some recorded restrictions by the development that were applied to all lots in the development, there is usually a reference to it in the deed. Any property owner, feeling that the restrictions has been violated has the right to go to court and ask a judge to order it taken down. The judge would make the decision, which most restrictions are enforced.

Scott Ball stated that he read in the covenant that lawns must not exceed 12 inches, he has a vacant lot in the subdivision that the lawn grows several feet tall before it is mowed.

The residents of Buckner Place and Houston Parks discussed other problems.

Charles Brown stated that he had already advised Ms. Johnson that there may be stricter covenants governing that subdivision.

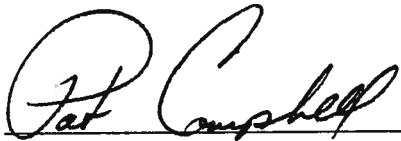
Victor Stone, resident of 2837 Windy Way, stated that one reason for building the garage is to take unsightly cars and equipment and conceal them from the view, which would look more attractive to the neighbors.

Gwynne Evans asked if there was a possibility of changing the shape and size of the structure, to comply with the regulations.


Page 3
Public Hearing-Board of Zoning Appeals
July 8, 1996

Mr. Stone stated that it does not allow enough room for the intended uses.

Ray Williams moved to adjourn. Motion seconded Loyd Anderson. Public Hearing Adjourned.



Pat Campbell, Chairman



Ron Hankins, Mayor