

**SPRING HILL
MUNICIPAL BOARD OF ZONING APPEALS
REGULAR MEETING MINUTES
TUESDAY JUNE 18, 2019
5:30 PM**

A. CALL TO ORDER

Chairman Terry Cantrell called the meeting to order at 5:30 PM.

B. ROLL CALL

Members present were present: Chairman, Terry Cantrell, Vice Chairman, Rob Roten, Alderman Hazel Nieves, Jim Hagaman and Brandon McCulloch.

Staff present were: Planning Director, Steve Foote and Planning Assistant, Austin Page.

C. Consider approval of the May 21, 2019 Board of Zoning Appeals meeting minutes.

Chairman Terry Cantrell discovered an error in the minutes and asked Alderman Nieves if she had a dissenting vote at the May 21, 2019 meeting. No motion was made. After staff review, it was found that there was no error in the May 21, 2019 minutes and will be added to the July 16, 2019 agenda.

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. PUBLIC COMMENT (NON-AGENDA ITEMS)

No public comment

E. PUBLIC COMMENT (AGENDA ITEMS)

No public comment

F. NEW BUSINESS

1. **BZA 697-2019**: Submitted by Cynthia Donley for 1013 Maleventum Way. The property is zoned R-2 and contains approximately 0.25 acres. The applicant requests a variance from the rear setback requirements of the R-2 zoning district to construct a 12'x14' screened patio.

Staff conditions:

1. The screened in patio shall not be enclosed with any material other than screening.
2. The roof shall be covered with shingles that are similar to the existing shingles of the home.

3. Soffit and trim/accent materials including screen door shall be composed of materials that complement the primary dwelling including similar color(s).
4. The splashguards shall be consistent material to splashguards utilized elsewhere around the perimeter of the primary of the primary home. If splashguards are not utilized elsewhere, aggregate concrete splashguards are recommended
5. 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 697-2019 based on staff findings of fact and five (5) conditions of approval. Motion seconded by Alderman Hazel Nieves. Motion passed 5-0.

2. **BZA 699-2019:** Submitted by Robert Easley for 1017 Red Pepper Ridge. The property is zoned R-2, PUD and contains approximately 0.19 acres. The applicant requests a variance from the rear setback requirements of the R-2, PUD zoning district to construct an 18'x13' screened patio.

Staff conditions:

1. The screened in patio shall not be enclosed with any material other than screening.
2. ~~The roof shall be covered with shingles that are similar to the existing shingles of the home.~~
3. 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 699-2019 based on staff findings of fact and two (2) staff conditions of approval by striking condition number two (2). Motion seconded by Alderman Hazel Nieves. Motion passed 5-0.

G. BOARD COMMENT

Board and staff discussed the variance and Board of Zoning Appeals procedures, setback requirements and appeals process. Staff commented that Agenda format will change back to its previous format. There is no need to have a public comment section because the Chairman asks for public comment during each item.

H. STAFF COMMENT

No additional staff comment.

I. ADJOURN

Hagaman made motion to adjourn. Motion seconded by Vice Chairman Rob Roten. Motion to adjourn passed 5-0.


Terry Cantrell, Chairman