

**SPRING HILL
MUNICIPAL BOARD OF ZONING APPEALS
REGULAR MEETING MINUTES
TUESDAY AUGUST 20, 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: Chairman, Terry Cantrell, Vice Chairman, Rob Roten, Alderman, Hazel Nieves and Jim Hagaman. Brandon McCulloch was not in attendance.

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

C. Consider approval of the July 16, 2019 Board of Zoning Appeals meeting minutes.

Jim Hagaman made motion to approve the July 16 Meeting Minutes. Motion seconded by Alderman Hazel Nieves. Motion passed 4-0.

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 715-2019:** Submitted by John Knott for 1715 Dryden Road. The property is zoned R-2 and contains approximately 0.19 acres. The applicant requests a variance from the rear setback requirements of the R-2 zoning district to construct a 16'x12' screened patio. Requested by John Knott.

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. 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 715-2019 with the four (4) staff conditions of approval. Motion seconded by Alderman Hazel Nieves. Motion passed 4-0.

2. **BZA 730-2019:** Submitted by Fred and Maggie Williams for 1337 Saybrook Crossing. The property is zoned R-2, PUD and contains approximately .21 acres. The applicant requests a variance from the rear setback requirements of the Newport Crossing PUD to construct a 14'x15' covered and screened porch. Requested by Fred and Maggie Williams.

Staff Conditions:

1. The screened porch 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. 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 730-2019 with the four (4) staff conditions of approval. Motion seconded by Alderman Hazel Nieves. Motion passed 4-0.

3. **BZA 731-2019:** Submitted by James Coffee for 2115 Deer Valley Drive. The property is zoned R-2, PUD and contains approximately .16 acres. The applicant requests a variance from the rear setback requirements of the Deerfield PUD to construct a 21'x35' covered patio, with an enclosed 8'x21' storage room. Requested by James Coffee.

Staff Conditions:

1. The covered patio shall not be enclosed with any material.
2. The storage room siding needs to match the siding of the existing home.
3. The roof shall be covered with shingles that are similar to the existing shingles of the home.
4. Soffit and trim/accent materials including screen door shall be composed of materials that complement the primary dwelling including similar color(s).
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 deny BZA 731-2019. Motion was not seconded.

Vice Chairman Rob Roten made motion to defer BZA 731-2019 to the September 17, 2019 BOZA meeting. Motion seconded by Alderman Hazel Nieves. Motion passed 4-0.

E. PUBLIC COMMENT

No public comment

F. ADJOURN

Vice Chairman Rob Roten made motion to adjourn. Motion seconded Jim Hagaman. Motion to adjourn passed 4-0.

Meeting Adjourned at 6:57 PM.



Terry Cantrell, Chairman