

**SPRING HILL  
MUNICIPAL BOARD OF ZONING APPEALS  
REGULAR MEETING MINUTES  
TUESDAY SEPTEMBER 17, 2019  
5:30 PM**

**A. CALL TO ORDER**

Chairman Terry Cantrell called the meeting to order at **5:35 PM**.

**B. ROLL CALL**

Members present were: Chairman - Terry Cantrell, Vice Chairman - Rob Roten and Alderman - Hazel Nieves. Jim Hagaman and Brandon McCulloch were not in attendance.

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

**C. Consider approval of the August 20, 2019 Board of Zoning Appeals meeting minutes.**

Alderman Hazel Nieves made a motion to approve the August 20, 2019 Meeting Minutes. Motion seconded by Vice Chairman Rob Roten. Motion passed 3-0.

*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. OLD BUSINESS**

1. **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 an 18'x27' covered patio, with an enclosed 8'x18' 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.

Alderman Hazel Nieves made a motion to approve BZA 731-2019 with the five (5) staff conditions of approval. Motion seconded by Vice Chairman Rob Roten. Motion passed 3-0.

#### E. NEW BUSINESS

1. **BZA 744-2019:** Submitted by Eddie Lopez for 1008 Claymill Drive. The property is zoned R-2, PUD and contains approximately .22 acres. The applicant requests a variance from the rear setback requirements of the Wades Grove PUD to construct a 12'x22' covered screened porch. Requested my Eddie Lopez.

##### 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.

Alderman Hazel Nieves made a motion to approve BZA 744-2019 with the four (4) staff conditions of approval. Motion seconded by Vice Chairman Rob Roten. Motion passed 3-0.


#### F. PUBLIC COMMENT

No public comment

#### G. ADJOURN

Alderman Hazel Nieves made a motion to adjourn. Motion seconded by Vice Chairman Rob Roten. Motion to adjourn passed 3-0.

Meeting Adjourned at **5:53 PM**.

  
Terry Cantrell | Chairman