

**SPRINGFIELD MUNICIPAL ZONING APPEALS BOARD
TUESDAY, JANUARY 10, 2023
MEETING MINUTES**

Board Members - Present

Buzzy Poole
Larry Simmons
Adam Veitschegger
Carolyn Sherrod

Board Member - Absent

Carolyn Woodard

Staff - Present

David Brewer
Kimberly Atlee
David Fauth

1.0 Call to Order

Chairman Poole called the meeting to order at 5:00 P.M.

1.1 Pledge of allegiance to the American flag

1.2 Roll Call

4 present, 1 absent – there was a quorum

1.3 Approval of Minutes of the Board of Zoning Appeals held November 8, 2022

Chairman Poole called for a motion to approve the November 8, 2022 minutes. Carolyn Sherrod moved to approve. The motion was seconded by Dr. Veitschegger and passed all in favor.

2.0 New Business

2.1 Case Number VAR2023-01

Chairman Poole asked staff to read the request into the records; Jim Moore on behalf of G.S. Moore & Sons is requesting 2 variances (10' rear yard setback from 15' to 5' and a 5' front yard setback from 25' to 20') to allow for the construction of a two-story 20'x35' Single-Family Home on 17th Ave W. Map 0800 Group E Parcel 055.00.

Senior Planner, Kimberly Atlee presented case number VAR2023-01. There were 8 out of 9 criteria met. This variance request was submitted to the city departments for review, posted in the newspaper and letters were mailed to the adjoining neighbors. The city departments were notified with no concerns. Public Notice for the BZA was posted in the newspaper on December 20, 2022. Public Notice letters were mailed to adjoining (4) Property owners. There were two inquiries from neighboring property owners seeking the nature of the variance but had no concerns.

Chairman Poole asked the board if they had any questions. Ms. Sherrod confirmed the house would face 17th Ave. Ms. Aubrey Moore representing G. S. Moore brought some photographs of the site and distributed those to the board members. Ms. Moore came to the podium and explained the parking would be a concrete pad along the side of the home and not in the rear. Ms. Sherrod noted that homes seem to be getting closer together. Ms. Moore noted that they were not changing the side setbacks and stated that the front

variance would allow the front porch to line up with the neighboring homes. Dr. Veitscheggar asked if there was access to the brush in the back. Ms. Moore noted that the brush was on the neighboring property. Ms. Atlee came back to the podium and emphasized it was a pre-existing small non-conforming lot of record, a little over 3,000 square feet, and that it could sit vacant or a home could be placed and increased value. Dr. Veitscheggar asked if they had considered any other smaller homes. Ms. Moore stated she would have to consult with her general contractor to find out.

Chairman Poole asked for a motion. Dr. Veitscheggar moved to approve the Variance request. The motion was seconded by Carolyn Sherrod and passed by a 3-0-1 roll call vote. Vice Chairman Simmons abstained as he is currently being paid for work for G.S. Moore & Sons.

3.0 Old/Other Business

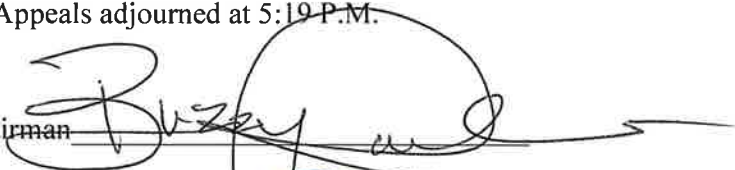
3.1 No BZA meeting in February.

Adjournment

Chairman Poole calls for a motion to adjourn. The motion was approved with all in favor.

Board of Zoning Appeals adjourned at 5:19 P.M.

Buzzy Poole, Chairman



Attest:

Kimberly Atlee, Senior Planner

