

**UNIFIED BOARD OF ZONING APPEALS**  
**Meeting Minutes**  
**October 16, 2019**

**I. Call to order**

Chairman Tracy Ward called to order the meeting of the Unified Board of Zoning Appeals at 12:00 PM on Wednesday, October 16, 2019 in the 5<sup>th</sup> floor conference room of the Wells Fargo Building located at 201 South Hamilton Street.

**II. Roll call**

The following persons were present:

Board members:

*Tracy Ward, Chairman*

*Mike Brown, Vice-Chairman*

*Austin King*

*Kenneth Harless*

Staff members:

*Jean Price-Garland, Dalton-Whitfield Zoning*

*Tracey Crawley, County Engineering*

*Robert Smalley, County Attorney*

Others:

*Barron Stevenson*

*Tyna Stevenson*

**III. Approval of minutes from last BZA meeting**

Motion to approve the minutes of the Unified Board of Zoning Appeals meeting for June 14, 2019 was made by Austin King and seconded by Kenneth Harless. The motion was approved 4-0.

**IV. New Business**

**Appeal Hearing**

**Applicant/Property Owner: Barron & Tyna Stevenson**

**Property Address: 706 Greenwood Drive (City of Dalton jurisdiction)**

The applicants were present at the hearing. Staff presented a GIS layout of the property, and explained the circumstances surrounding the case. The subject property is located along the east side of Greenwood Drive which runs between West Emery Street and West Walnut Avenue. The 0.68-acre lot is currently zoned R-1, Estate Residential and is located within the city limits of Dalton.

The owners' home is currently located on the property. The owners wish to construct a detached carport on the north side of the property adjacent to their house. In order to do so, the owners must obtain a variance to allow a three foot side building setback for the carport instead of the required 25-foot side building setback. It was noted the old Dalton Zoning Ordinance only required a 10-foot side setback. With the adoption of the Unified Zoning Map and Ordinance in 2015, this parcel was rezoned to from R-1A to R-1 which increased the required side setback.

Staff explained the lot in question is very narrow and steep which prevents proper function of the driveway for parking and ease of entry/exit. The owners purchased a strip of land adjacent to the north in order to provide additional width for their lot. They now wish to utilize the additional space by adding width to their driveway for maneuverability for the driveway turnaround along with providing additional space for covered parking.

Mrs. Stevenson presented the board members with a colored site plan of the proposed structure and vegetative buffer. She explained they are planning to construct a 24x21-foot carport adjacent to and detached from the existing dwelling. Their plan is to extend the driveway into the carport which will provide additional room for parking along with increasing the driveway turnaround radius.

Mrs. Stevenson further explained she and her husband had discussed their plans with the only adjacent property owner who could possibly view the proposed carport. They relayed the neighbor wanted to be assured the proposed buffer would block her view of the structure. The applicants stated they would make certain the neighbor was satisfied with the buffer they planned to install.

The applicant requested **a variance from Chart 3.7 of the Unified Zoning Ordinance to Chart 3.7 of the Unified Zoning Ordinance to allow a 3-foot side yard building setback for a proposed residential accessory structure in the R-1, Estate Residential zoning district.**

Kenneth Harless made a motion, seconded by Mike Brown, to grant the variance as requested. The motion passed 4-0.

**V. Other business**

Staff had no other business to report.

**VI. Adjournment**

Chairman Tracy Ward adjourned the meeting at 12:10 PM.

Minutes respectfully submitted by: **Jean Price-Garland**