

**UNIFIED BOARD OF ZONING APPEALS**  
**Meeting Minutes**  
**February 10, 2021**

**I. Call to order**

Chairman Mike Brown called to order the meeting of the Unified Board of Zoning Appeals at 12:00 PM on Wednesday, February 10, 2021 in the 5<sup>th</sup> floor conference room of the Wells Fargo building located at 201 South Hamilton Street, Dalton, Georgia.

**II. Roll call**

The following persons were confirmed as present at the meeting either in person or via the GoToMeeting video platform:

Board members:

*Mike Brown*

*Kenneth Harless (via GoToMeeting)*

*Austin King (via GoToMeeting)*

*Debby Peppers (via GoToMeeting)*

*Tracy Ward (via GoToMeeting)*

Staff members:

*Jean Price-Garland, Dalton-Whitfield Zoning*

*Jake Bearden (Whitfield County Engineering)*

*Robert Smalley, County Attorney (via GoToMeeting)*

Others:

*Victor Lopez*

*Jason Lopez*

**III. Approval of minutes from January 13, 2021 BZA meeting**

Motion to approve the minutes of the Unified Board of Zoning Appeals meeting for January 13, 2021 made by Austin King and seconded by Tracy Ward. The motion passed 5-0.

**V. New Business**

**Appeal Hearing**

**Applicant/Property Owner: Victor Lopez**

**Property Address: 301 Florence Ave (unincorporated county jurisdiction)**

The applicant and his son 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 south side of Florence Avenue and west of South Dixie Highway. The 035-acre lot is currently zoned R-5, Rural Residential and is located in the unincorporated area of Whitfield County.

The applicant's home is located on the property. The applicant wishes to install a 12'x20' outbuilding at the southeast corner of his property. The owner will need a variance to allow a ten (10) foot building setback off his south property line, and a five (5) foot building setback off the east property line.

The applicant's son served as his interpreter. He confirmed the explanation provided by staff and had nothing further to add.

The applicant requested **a variance from to allow Chart 3.7 of the Unified Zoning Ordinance to allow a reduction in the required 15-foot rear yard building setback and a reduction in the required 10-foot side yard building setback for a proposed accessory structure in the R-5 zoning district.**

After some discussion, Kenneth Harless made a motion, seconded by Tracy Ward, to grant the variance to allow a 20'x12' outbuilding to be constructed in the southeast corner of the property such that the outbuilding is set back only 5 feet from the east property line and set back only 5 feet from the south property line.

The motion passed 5-0.

**VI. Other business**

Staff had no additional business to report.

**VII. Adjournment**

Chairman Mike Brown adjourned the meeting at 12:07 PM.

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