A regularly scheduled Zoning Board of Appeals Meeting was held on Thursday, October 11, 2018 at 1:01 p.m., City Hall, 419 Fulton Street, Room 400, with Chairperson Vice Chairperson Lon Lyons presiding and with proper notice having been posted.

**ROLL CALL**

The following Zoning Board of Appeals Commissioners were present: Doug Draeger, Jerry Jackson, Laith Al-Khafaji, Dorian LaSaine and Lon Lyons – 5. Absent: Richard Russo, Nathan Wagner –2.

Staff Present: Leah Allison

**MINUTES**

Commissioner LaSaine moved to approve the minutes for the Zoning Board of Appeals meeting held on September 13, 2018; seconded, by Commissioner Jackson.

The motion was approved viva voce vote 5 to 0.

**DISCUSSION**

In response to the Commission’s request, Staff presented examples of variances using a proposed minor variance type. The proposed minor variance was defined as deviations from height, yard, bulk, lot area, and fence height provisions of this ordinance that are 20% to 50% of the required standard with the following review criteria:

1. The plight of the owner is due to unique circumstances
2. The variation, if granted, will not alter the essential character of the locality or be injurious to the public or other property or properties.
3. The proposed variance represents the minimum deviation from the standards necessary to accomplish the desired improvement.
4. The conditions of the variances requested are not self-created
5. The granting of the variation may result in a public benefit to the surrounding neighborhood and the City as a whole. The public benefit may include, but is not limited to, preservation or enhancement of desirable site characteristics or natural features or historic resources, design that enhances the surrounding area, economic development which may enhance the local economy, or efficient use of land as it relates to surrounding structures and services.

Commissioner LaSaine moved to approve the proposed minor variance with a suggestion to replace “minimum” with “reasonable” in criteria 3 and review of the word “may” in criteria 5 and all subject to approval by the legal department; seconded, by Commissioner Jackson.

The motion was approved viva voce vote 5 to 0.

**CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION**

There was no interest from the public to address the Zoning Board of Appeals at 1:39 p.m.

**ADJOURNMENT**

Commissioner Draeger moved to adjourn the Zoning Board of Appeals Meeting; seconded by Commissioner LaSaine.

The motion was approved unanimously viva voce vote 5 to 0.

The Zoning Board of Appeals meeting adjourned at approximately 1:40p.m.

Leah Allison

Senior Urban Planner