



BOARD OF ADJUSTMENT

MINUTES

Town of Carrboro

301 W. Main Street Carrboro, North Carolina 27510

May 18, 2011

MEMBERS PRESENT		TOWN ATTORNEY	STAFF
Thomas Arnel	Catherine DeVine		James Thomas
John Gant	Joe Collins		Jane Tuohey
David Collins			Marty Roupe
Richard Ellington			
Bob Kirschner			
Sriv Navaratnam			
Absent/Excused: 0			

MINUTES APPROVAL:

MOTION MADE BY CATHERINE DEVINE AND SECONDED BY JOHN GANT TO APPROVE MINUTES FROM MAY 18, 2010 MEETING. VOTE: AYES 7 (Thomas Arnel, John Gant, David Collins, Richard Ellington, Bob Kirschner, Sriv Navaratnam, Catherine DeVine). NOES 0; ABSENT/EXCUSED: 0

OATH OF OFFICE:

Oath of Office was administered to new board member Joe Collins by Jane Tuohey, Notary Public. Jane Tuohey swore in staff member, James Thomas and everyone who may wish to speak during this meeting.

PUBLIC HEARING: Special Exception Permit for 1706 Claymore Road

The applicants, Sundogs Solutions Inc., are requesting a Special Exception Permit for the construction of a screened porch addition to the single-family residence that will encroach into the rear yard setback. The proposed addition will encroach six (6) feet into the required twenty (20) foot side yard setback. Section 15-92.1 of the Land Use Ordinance gives the Board of Adjustment the authority to grant Special Exception Permits to allow reductions of up to fifty percent (50%) in the required distances buildings must be setback from lot boundary lines.

Mr. Thomas showed board members where the property is located and pointed out the areas where the applicants are requesting permission to encroach and stated that staff supports the special exception and informed the board that he had sent out letters to residences within 150' and posted the property.

MOTION WAS MADE BY DAVID COLLINS AND SECONDED BY BOB KIRSCHNER TO CLOSE THE PUBLIC HEARING. VOTE: AYES 8 (Thomas Arnel, John Gant, David Collins, Richard Ellington, Bob Kirschner, Sriv Navaratnam, Catherine DeVine, Joe Collins). NOES 0; ABSENT/EXCUSED: 0

Board members briefly discussed the application.

MOTION WAS MADE BY BOB KIRSCHNER AND SECONDED BY JOHN GANT THAT THE APPLICATION IS FOUND TO BE COMPLETE. VOTE: AYES 8 (Thomas Arnel, John Gant, David Collins, Richard Ellington, Bob Kirschner, Sriv Navaratnam, Catherine DeVine, Joe Collins). NOES 0; ABSENT/EXCUSED: 0

MOTION WAS MADE BY BOB KIRSCHNER AND SECONDED BY JOHN GANT THAT THE APPLICATION COMPLIES WITH ALL (A-F) APPLICABLE REQUIREMENTS OF THE LAND USE ORDINANCE. VOTE: AYES 8 (Thomas Arnel, John Gant, David Collins, Richard Ellington, Bob Kirschner, Sriv Navaratnam, Catherine DeVine, Joe Collins). NOES 0; ABSENT/EXCUSED: 0

MOTION WAS MADE BY BOB KIRSCHNER AND SECONDED BY JOHN GANT THAT THE APPLICATION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS. VOTE: AYES 8 (Thomas Arnel, John Gant, David Collins, Richard Ellington, Bob Kirschner, Sriv Navaratnam, Catherine DeVine, Joe Collins). NOES 0; ABSENT/EXCUSED: 0

1. the applicant shall complete the development strictly in accordance with the plans submitted to and approved by the Board, a copy of which is filed in the Carrboro Town Hall. Any deviations from or changes in these plans must be submitted to the Zoning Administrator in writing and specific written approval obtained as provided in Section 15-64 of the Land Use Ordinance
2. if any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect
3. that the special exception is granted only to the extent necessary to provide for the proposed addition (including roof overhangs), and that no other additions or enlargements of any other portion of the house is permitted by this special exception permit.

MOTION MADE BY BOB KIRSCHNER AND SECONDED BY JOHN GANT THAT THE APPLICATION BE GRANTED SUBJECT TO THE ABOVE CONDITIONS. VOTE: AYES 8

(Thomas Arnel, John Gant, David Collins, Richard Ellington, Bob Kirschner, Sriv Navaratnam, Catherine DeVine, Joe Collins). NOES 0; ABSENT/EXCUSED: 0

OLD/NEW BUSINESS

Tom Arnel asked about the variance/special exception that Mr. Roupe had mentioned. Mr. Roupe said that it will probably be ready for next month (June). Mr. Roupe also brought up the fact that other advisory boards usually take a period of time off in July/August, he wanted to know how board members felt about not meeting during that period. Mr. Ellington suggested they should continue, business as usual and see if a quorum is available if something comes up.

ADJOURN

There being no other business, MOTION WAS MADE BY JOHN GANT AND SECONDED BY SRIV NAVARATNAM THAT THE MEETING BE ADJOURNED. VOTE: AYES 8 (Thomas Arnel, John Gant, David Collins, Richard Ellington, Bob Kirschner, Sriv Navaratnam, Catherine DeVine, Joe Collins). NOES 0; ABSENT/EXCUSED: 0