

# MINUTES

## BOARD OF ZONING APPEALS

OCTOBER 3, 2005

### CONFERENCE ROOM

#### MEMBERS PRESENT

ROBERT TENNYSON  
DICK PELLEY  
RALPH FENTON

#### MEMBERS ABSENT

ROSS DODSON  
GEORGE PRICE

#### OTHERS ATTENDING

HAROLD HUNTER  
GENE MCCONKEY  
GAYLE PETITT  
STACY MORRISON  
MIKE PRESSWOOD  
GLENDA SHERLIN

#### APPROVAL OF MINUTES

The minutes of the September 6, 2005, meeting were read and approved on motion by Pelley; Seconded by Fenton; Vote – Unanimous.

#### PETITIONS AND REQUESTS FROM THE AUDIENCE

##### NEW BUSINESS

1. Request for consideration in altering existing structure located in R-2 zone, Medium Density Residential, as a permitted Use on Review into a duplex which would comply with all regulations other than required setbacks. – 409 High Street – Mike Presswood - R-2.

Mike Presswood petitioned the Board of Zoning Appeals for consideration to take a commercial structure located at 409 High Street and convert it into a residential duplex. Harold Hunter, Community Development Director, informed the board that the building in question was located beside the East Athens Baptist Church parking lot and was zoned R-2, which allows for duplexes. Mr. Hunter stated that the building would meet code requirements when changed into a duplex and that it had adequate parking off High Street. He also stated that this request fits within the confines of state law as a justified variance. Mr. Hunter explained that the only variance needed was setback distances from property lines and that when the building was constructed it was before zoning building codes were adopted by the City of Athens. After discussion the following motion was made.

MOTION: To approve the request for Use on Review as presented allowing variances on all setback distances as needed.

MADE: Pelley  
SECOND: Fenton  
VOTE: Unanimous

There being no further business to come before the board, the meeting was adjourned.

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Ralph Fenton, Secretary