

BOARD OF ADJUSTMENT AND APPEALS

Tuesday - October 5, 1965 - 8:00 A.M.

AUDITORIUM - CITY HALL

Members Present: Warren Turner, Chairman, George Randolph,
Anthony Mastrovich, Rudolph Susman,
E. H. Settle

Others Present: Don Warner, Development Director,
Mrs. Betty Tyler, Rev. Emmett Roberts,
Blake Chambliss

I. REQUEST FOR A CONDITIONAL USE FOR INSTITUTIONAL USE 3.2 (DAY NURSERY) IN AN R-1-C (ONE-FAMILY RESIDENCE) ZONE - 865 Glenwood.

Mrs. Betty Tyler, who was asked by Mr. Turner to state the basis for this request, said that the operation of the Day Nursery is her means of support. There would be 4-5 children. There were no apparent neighborhood objections.

The Health Department in a letter to the Development Department questioned the lack of available space (25 square feet per child) required by the Welfare Department and suggested that the yard be fenced as it abuts an alley used by commercial vehicles.

Mr. Warner stated that Mrs. Tyler had reported to him that the Welfare Department would waive the space requirements.

Mr. Randolph made a motion that the request be granted subject to the following conditions: (1) a letter of approval from the Welfare Department and (2) a protective fence be built. Mr. Susman seconded. Motion carried.

II. REQUEST FOR A VARIANCE ON REQUIRED SIDE LOT DIMENSIONS AND ON TOTAL LOT COVERAGE FOR THE CHURCH OF CHRIST--7th and Teller.

Mr. Warner told the Board that the side yard for the present building is 4 feet instead of the required 5 feet. The applicants are requesting the same 4 feet side yard for the new classroom building. Mr. Warner stated that no major problem existed here.

The new addition, however, would increase total lot coverage by 10% over the allowed 50% maximum and parking in the area could be a problem. At this time, representatives from the Church told the Board that the Church had a working agreement with the Black and White Grocery Store for parking. In exchange for maintenance of the parking lot in back of the store, they were given parking privileges. They further told the Board that they had purchased the property to the east and intended to convert that into a parking area.

As this would eliminate the total lot coverage problem, Mr. Warner suggested the request be granted conditioned on the development of the parking lot within a specified time.

Mr. Susman made a motion that the request be granted with the condition that the parking area be made ready within one year. Mr. Mastrovich seconded. Motion carried.

III. PROPOSAL TO AMEND ZONING ORDINANCE TO ALLOW BOARD OF ADJUSTMENT TO RESTRICT CONDITIONAL USES TO SPECIFIC TIME LIMITS.

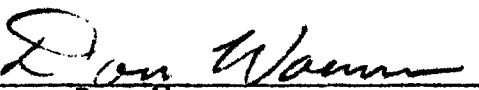
It was noted that specific time limits might not apply in all circumstances, and the suggestion was made that the Ordinance could be reworded to allow for tighter control where applicable. The change could be added at the time other zoning text changes were advertised for public hearing.

IV. GENERAL DISCUSSION

Mr. Warner briefed the Board on the Preliminary Plat for a Mobile Home Subdivision. He told the Board that there were numerous problems that would have to be resolved before the Planning Commission could consider approval of the Subdivision. The problems referred to were: development of a recreational park, the school problem, the method of taxation, and land ownership to control esthetic appearance.

V. ADJOURNMENT

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



Don Warner
Development Director