

Agenda Item # 5: VAR-2017-08 --- Gregory R. Blais on behalf of Jinni P. Worn, Jr. (4729 Woodland Point, Valdosta)

Chairman Strickland announced the case. Mrs. Braswell stated that this case is a request for a variance to the minimum side yard setback requirement. The subject property is located in Stone Creek Subdivision, zoned P-D, consists of 0.65 acres, and is addressed as 4729 Woodland Point, Valdosta. In this particular phase, the recorded subdivision plat depicts a side yard setback of 15 feet. The applicant is proposing an approximately 1000 sq. ft. addition to the existing house that is 10 feet from the side property line and is therefore requesting a variance of 5 feet to the side yard setback. (The applicant had originally requested a more substantial variance, but revised it to a lesser request.) Staff reviewed the request and ultimately determined that the proposed variance would not cause substantial detriment to the public good or impair the purpose and intent of the ULDC, and recommends approval for the revised variance for the addition only.

Mr. Alvarado asked about how far away the addition would be from the house next door. Mrs. Braswell stated the addition would be about thirty feet from the house next door. Mr. Brantley asked how the house next door aligned with the subject property's house. Mrs. Braswell stated the house next door appeared to be a little closer to the road than the subject house.

There being no further questions for staff, Chairman Strickland asked if anyone would like to speak on behalf of the application. Greg Blais, 4729 Woodland Point, has been a Stone Creek resident since 2001. He bought the house the week after the application was due, or his name would be the applicant's name. Mr. Blais stated it was at least 30 feet, and closer to 40 feet, from the neighbor's house. He has met with the HOA, which has tabled his application for the addition until ZBOA makes a decision on his application. Once that decision has been made, then the HOA will consider his application. Chairman Strickland asked what the purpose of the addition was. The addition will be a garage and additional storage with a second story for a gym and yoga studio. Dr. Houseal asked if there were any photos or drawings. Mr. Blais stated he had some artist renderings he could show. Mr. Blais stated it would be connected via a hallway of approximately seven feet. Mr. Blais stated he had a petition in support from his neighbors. Chairman Strickland stated they could make the petition a part of the minutes.

There being no further questions for Mr. Blais, Chairman Strickland asked if anyone else would like to speak in support of the application. No one spoke. Chairman Strickland asked if anyone would like to speak in opposition to the application. No one spoke. Chairman Strickland asked Mrs. Braswell if anyone had contacted the office. Mrs. Braswell stated that the president of the HOA called to inquire about the case.

There being no further questions, Chairman Strickland called the question. Mr. Hogan made a motion to approve the variance as requested, citing criteria "d." Mr. Alvarado seconded the motion. The motion was called and carried with a vote of 6 to 0.

OTHER BUSINESS

Agenda Item # 6: Approval of Minutes: April 4, 2017

Chairman Strickland asked if there were any concerns with the draft minutes. There being none, he called for a motion. Mr. McCall made a motion to approve the minutes as presented. Mrs. Quarterman seconded the motion and it was called and carried with a vote of 5-0-1, with Mr. Brantley abstaining.

Chairman Strickland asked if there was any new or old business. Mrs. Braswell thanked Dr. Houseal on behalf of the Board for his years of service by presenting him a plaque of recognition.