

like in years to come, not when initially planted. Mr. Phelps stated they would be required to put in some landscaping as required by the LDR. Mrs. Quarterman asked if the Board could make a condition to prohibit overnight parking. Ms. Tolley stated they could.

There being no further discussion, Chairman McCall asked if anyone would like to speak in support of the application. No one spoke. Chairman McCall asked if anyone would like to speak in opposition of the application. No one spoke. Chairman McCall asked if there had been any contact to staff's office. Ms. Tolley stated there was no contact.

There being no further discussion, Chairman McCall called for a motion. Mrs. Quarterman made a motion to approve as presented with seven conditions: (1) The new building shall be no closer than 9' from the street right-of-way line, with the new front wall being in alignment with the front wall of the adjacent existing building, as depicted on the submitted site plan. (2) There shall be a minimum 8' tall opaque solid fence erected along this newly-established front yard setback line, connecting the corners of the two buildings, and also extending southward from the new building to the south property line. (3) The east wall of the new building shall be facaded with an attractive durable material in accordance with the requirements of LDR Section 214-7, with both buildings painted a matching color. (4) There shall be no driveways or vehicular access to the main parcel from Marion Street. (5) The street yard area between the fence/building and the western Marion Street right-of-way line shall be landscaped with heavy evergreen vegetation to greatly obscure the fence and building walls, as approved by the City Arborist. (6) The existing small shed in the interior of the main parcel shall obtain any applicable permits and necessary inspections as part of the plan review and permitting of the new development. (7) There shall be no overnight parking. Mr. Brantley seconded the motion. The motion was called and carried unanimously with a vote of 5 to 0.

**Agenda Item # 7: APP-2019-04 Ian McTurk (1062 Ridge Road.)**

Chairman McCall announced the case. Ms. Tolley stated that the applicant, Ian McTurk, was requesting a size variance for a detached garage, from LDR Section 218-7 J. The subject property is located at 1062 Ridge Road, consists of 1.4 acres, and is zoned R-15. The applicant is proposing a 1200 sq. ft garage (30 ft. by 40 ft.); the LDR limits garages to 900 sq. ft. The garage is able to meet all other requirements (setbacks, etc.) Variances are intended to give relief in situations beyond design's control; in this instance, there is no hardship, and staff recommends denial of the request.

There being no questions for staff, Chairman McCall asked if anyone would like to speak on behalf of the application. Mr. Ian McTurk, 1062 Ridge Road, spoke on behalf of the application. He stated that a 900 sq. ft. garage would not be big enough for him to park his boat in and that was why he was asking for more square footage. Mr. McTurk stated he had letters of support from three of his neighbors. Mrs. Quarterman stated he could attach the garage by right, and asked what the reason was as to why he was asking for a detached garage. Mr. McTurk stated it would be logistically difficult because of the screened-in pool. Mrs. Hobby verified that his 30 ft by 40 ft proposed garage was that size due to his boat. Mr. McTurk stated that was true. Vice-Chairman Strickland asked how tall the garage would be. Mr. McTurk stated it would be about 12 feet in height. Mr. McTurk stated his garage would match the aesthetics of his house, and would be stick built.

Chairman McCall asked if anyone else would like to speak on behalf of the application. Mr. Trevor Shaw, 3525 Emmaus Road, stated that the only variance needed was that of size, that the garage met all other regulations. Mr. Shaw stated that if there was a hardship, it was because Mr. McTurk could not fit his boat in the garage if it was not 1200 square feet, and that the garage would not be visible due to its location behind the house and vegetation. The garage will match the house. Mrs. Quarterman asked if it was going to be on a concrete slab. Mr. Shaw said it was. Mrs. Quarterman asked if there would be any water ran to the building. Mr. Shaw said no.