

**CITY OF WINFIELD  
BOARD OF ZONING AND APPEALS  
MINUTES  
October 28, 2014**

**CALL TO ORDER:**

Chairperson Connie Sansom called the Winfield Board of Zoning and Appeals to order on October 28, 2014 at 7:00 PM.

**MEMBERS PRESENT:**

Connie Sansom, Bernard Turley, Charles Lemon, Kim Porter, Hilton Ingraham

**MEMBERS ABSENT:**

None

**STAFF PRESENT:**

Randy Barrett – Mayor, Gloria Chapman – Municipal Clerk, Angie Hodges – Municipal Clerk, Tim LaFon – City Attorney, Laura Cox – Planning Director, Jackie Hunter – City Recorder

**STAFF ABSENT:**

None

**PUBLIC PRESENT:**

Charlena Nix, Huey Nix, Donna Nix, Antonia Verleye and John Marshall

**MINUTE APPROVAL – January 14, 2013:**

Bernard Turley made a motion to approve the minutes of the January 14, 2013 BZA Hearing. All members approved.

**PUBLIC HEARING:                    OPENED 7:03 PM                    CLOSED 7:21 PM                    By: Connie Sansom**

**Chairman Connie Sansom opened the public hearing at 7:03 PM for BZA Case No. 2014-2015-06 and read into record:**

**VARIANCE REQUEST - BZA CASE NO. 2014-2015-6**

**The application of Charlena Nix seeking a variance from Article 1347.07.1 Setbacks, in order to allow a front yard setback of less than 20' to permit the construction of a new front porch on her home.**

**Property Location:    145 Ferry Street**

**Ms. Sansom called for Planning Director Laura Cox to issue the staff report:**

Ms. Cox read the staff report to include background information, application processing, staff comments and the following recommendation:

Staff recommends that the Board of Zoning Appeals consider all public comment received in the public hearing and, if the adjacent property owners have voiced no objection, approve this application. Staff further recommends that the Board approve this application for a variance that its approval be based upon a finding per Article 1349.05 (a)(4) of the Zoning Ordinance that:

- a) It has been demonstrated that such a variance is not contrary to the public interest;
- b) The spirit of the Zoning Ordinance will be observed by this action; and that
- c) Substantial justice can be done to the applicant

Page 2 – BZA Minutes – October 28, 2014

The Board received no written or verbal comments of approval or disapproval, of this variance, prior to the hearing date.

The variance applicant, Charlena Nix stated her case for the variance request.


Antonia Verelye, read her support to approve the variance based on historical value of the area.

Chairman Connie Sansom closed the public hearing at 7:21 PM for BZA Case No. 2014-2015-06.

Motion made by Bernard Turley to approve this application based on staff recommendation. Motion seconded by Kim Porter. Motion carried.

ADJOURNMENT:

Motion to adjourn by Hilton Ingraham at 7:23 PM.



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Connie Sansom – BZA Board Member