

**SPRINGFIELD MUNICIPAL ZONING APPEALS BOARD**  
**TUESDAY, April 12, 2022**  
**MEETING MINUTES**

**Board Members - Present**

Buzzy Poole  
Carolyn Woodward  
Carolyn Sherrod  
Adam Veitschegger  
Larry Simmons

**Board Member - Absent**

**Staff - Present**

David Brewer  
Kimberly Atlee  
David Fauth

**1.0 Call to Order**

Chairman Poole called the meeting to order at 5:00 P.M.

**1.1 Pledge of allegiance to the American flag**

**1.2 Roll Call**

5 present, 0 absent – there was a quorum

**1.3 Approval of Minutes of the Board of Zoning Appeals held February 8, 2022**

Chairman Poole called for a motion to approve the February 8, 2022 minutes. Carolyn Woodard moved to approve. The motion was seconded by Dr. Veitschegger and passed with all in favor.

**2.0 New Business**

**2.1 Variance Request: (VAR2022-03)**

Chairman Poole asked staff to read the request into the records; FiveStar Building Group is requesting a 15 ft variance to reduce the (right) rear yard setback from 20 ft to 5 ft to allow for a single-family dwelling to be constructed at 118 Augusta Trail, (Lot 210)

Senior Planner, Kimberly Atlee presented case number VAR2022-03 request. There were 8 out of 9 criteria met. To reiterate, the variance request is for the distance between lots 210 & 209 only. The house placement will be built according to the plot survey that maintains a distance of 7.67' between properties at the rear of the house and 16.90' at the driveway. This variance request was submitted to the city departments for review with no concerns. Public Notice was posted in the newspaper on March 29, 2022. Public Notice letters were mailed to adjoining property owners. We received one call of concern. The Lowry's located at 803 Savannah West Court, lot 211, had concerns with the boundary line and distance to their property. The Lowry's were informed the variance request was to reduce the distance between lot 210 and lot 209, the property to the right on Augusta Trail. The variance request would not change the required 20 ft distance between lot 210 and lot 211. The Lowry's were satisfied with the layout after further steps were taken by the surveyor to identify the property line.

Chairman Poole called Tammy Moore and Kenneth Moore from Fivestar Construction to the podium. Board questioned the location of the house in relation to the adjoining properties. Other questions entailed: the standard side setback being 5-foot. Chairman Poole called Mr. Ray Thaxton, a neighboring property owner, to the podium to speak. Mr. Thaxton was concerned over the property being moved closer to Lot 211 as well as a smaller home potentially affecting property values. Ms. Atlee explained that the variance is for a house to be built closer to Lot 209 and would not change the required 20' distance between Lot 211. Ms. Moore noted that if the variance is not approved a smaller house would be built on lot 210. Board questioned if Ms. Rawls and Ms. Lowry had been notified, Ms. Atlee confirmed they had. Board requested to see the proposed home and questioned if it was going to be brick, Mr. Cooper confirmed at least 70% brick. Mr. Simmons noted prior to the vote he needed to abstain to due conflict in interest.

Chairman Poole called for a vote. Dr. Veitschegger moved to approve the Variance request. The motion was seconded by Carolyn Sherrod, passed by a 4-0-1 roll call vote. Mr. Simmons abstained.

### 3.0 Old/Other Business

Next BZA meeting is May 10, 2022

#### Adjournment

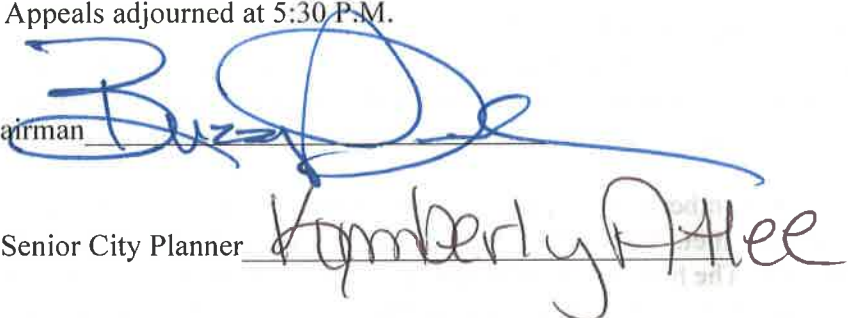
Chairman Poole calls for a motion to adjourn. The motion was approved with all in favor.

Board of Zoning Appeals adjourned at 5:30 P.M.

Buzzy Poole, Chairman

Attest:

Kimberly Atlee, Senior City Planner

Handwritten signatures in blue ink. The first signature is for Buzzy Poole, Chairman, and the second is for Kimberly Atlee, Senior City Planner. Both signatures are written over horizontal lines.