





Donnie Rose – 201 N Borcharding Rd – the applicant approached the podium and explained the request for the Variance.

N. Burkhardt asked D. Rose if properties near his home also had detached garages, to which D. Rose responded that he knows that the property North of his home and behind his home have detached garages.

A brief discussion was had about the placement of the garage.

D. Rose mentioned that he was able to work with staff to determine the accurate lot lines for the property to ensure the garage could meet the setbacks as the ones shown on ThinkGIS were not accurate but added that his property did not meet the minimum acreage for what it was zoned.

S. Baldwin asked the Board and the audience if they had any questions or comments.

S. Baldwin then went into the Findings of Fact.

### Findings of Fact

1. *Will this variance be injurious to the public health, safety, morals, and general welfare of the community?*

N. Burkhardt: No, I don't see a problem with that. Several of the neighbors have a detached garage and I don't see a problem with it.

K. Eaglin: I think it will fit very well with the other property owners.

S. Baldwin: And given that all the lots that I've seen out there seem to be undersized, I see no problem here at all.

2. *Will the use and value of the area adjacent to the property included in the variance be affected in a substantially adverse manner?*

N. Burkhardt: No, I see no harm in the value of it.

K. Eaglin: No, it would probably help everybody's value. I think it's probably more valuable also.

S. Baldwin: And first; we received no testimony that it would, and second; all the lots out there are built up and they're small, so I see no problem there.

3. *Will the strict application of the terms of the zoning ordinance result in practical difficulties in the use of the property?*

N. Burkhardt: Yeah, his lot just isn't big enough for what he wants to do. If we went with the ordinance – he should be allowed the same rights as his neighbors which have detached garages.

K. Eaglin: I agree with that explanation.

S. Baldwin: The practical difficulties is, for some reason, those lots were all laid out small and he did not do it. So, I think that one's met.

N. Burkhardt made the motion to approve the application as submitted – Seconded by K. Eaglin – Roll Call Vote – all ayes - Final Vote is three (3) in favor and none against – Motion Carries.

