



DRAFT

SPRING CITY BOARD OF ADJUSTMENTS HEARING

Monday October 18, 2021, 6:30pm

Spring City Council Chambers, Spring City Hall, 45 South 100 East

Meeting Called to Order: 6:00pm

Expression of Choice: Robert Buckner - prayer

Roll Call: David Allred – Board of Adjustments Chairman, Michael Nelson, Jerry Johnson, Robert Buckner, Whit Allred – City Treasurer, Minutes.

Attending: Sam Osborne, George Kenzy – Spring City Planning & Zoning Commission, Chris Anderson – Mayor, Courtney Syme.

David Allred addressed the assembled. He explained that they were there to hear a request for a variance for Sam Osborne who owns a historic rock home at 390 South Main Street. He then gave Sam the opportunity to address the Board of Adjustment and explain the reason for the variance request. The home had two pine trees in front of it that protected it from the weather but they had become too old and so they had to be removed. This left the front, or East, side of the house exposed to the weather. At his request, a contractor built a small porch that is not attached to the home on the East side. Unfortunately, he failed to obtain either a zoning permit or building permit from the city and county respectively. The home was built in the 1800s and was built far closer to the property line than the current setback of 30 feet allows meaning that the porch encroached on the property line even more. He is requesting a variance to allow the porch to remain.

Michael Nelson stated that even though Sam should have applied for the proper permits before he started and he should probably pay some kind of fine, there needs to be some leeway in the code for these historic homes that don't meet current setbacks but still need to have work performed on them to keep them from deteriorating. The other members of the board who were present agreed with this statement. Robert Buckner read the states 5 test items for granting a variance. All five tests are met by this situation. Councilman Courtney Syme and Mayor Chris Anderson both made comments affirming these statements as well. Jerry Johnson motioned to grant the variance. Robert Buckner 2nd. All present voted in favor.

Meeting adjourned 7:18pm