

**Minutes of the Regular Meeting of the
BOARD OF ADJUSTMENTS**

**Tuesday, February 24, 2004
4:00 p.m.**

Lake Lure Municipal Center

PRESENT: Beth Rose, Chairperson
 Mary Ann Dotson, Vice Chairperson
 Stephen Webber
 Werner Maringer
 Harvey Jacques, Alt.

Also present were: Terri Potts, Zoning Administrator
 Monica Stofer, Recording Sec.

Absent: Fred Noble
 Scott Salik, Alt.
 Blaine Cox, Liaison

Chairperson Rose called the meeting to order at 4:00 p.m.

Mr. Jacques alternative was sitting in for Mr. Noble.

The agenda was moved for approval with a few additions by Mr. Webber. Those additions were under old business and new business. Under old business was to change “a” and “b” to “b” and “c” then add a new “a” to read Report on January and February meetings from the Planning and Zoning Board. Also to add “d” to read Meetings - who will attend the Planning and Zoning Board meeting. Under new business add a “c” to read Annual Report. With those additions, the motion was seconded by Mr. Maringer and then unanimously approved.

The minutes from the December 16, 2003 meeting were moved for approval with a few changes by Mr. Webber. Those changes were to add “rehearings” to Chapter 92, in Mary Ann Dotson’s motion there were a few changes, it should read: Mary Ann Dotson also moved to have a member from the board to attend the Planning and Zoning board meetings to report back in training sessions, and in Mr. Webber’s motion there was an addition and it should read: Mr. Webber moved to deny the request according to the finding of fact. With these changes, the motion was seconded by Mr. Maringer and then unanimously approved.

1. ZV-04-01, a request from Allen Bosworth for an after the fact lake front yard setback

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variance.

Mr. Bosworth was present and sworn in. Also Mr. Norman Nelon, contractor, Mr. John Hutchinson, home builder and Ms. Terri Potts, Zoning Administrator were all present and sworn in. Ms. Potts stated that she had one call from an adjacent property owner and she objects to the request. Mr. Bosworth stated that he has had the property for eight years, Mr. Hutchinson, Lake View Builders, built his home and Mr. Nelon worked on his deck. All though he has a lot of land, not a lot of the land is useable. Mr. Hutchinson could state that this property had a lot of erosion control problems and it was difficult to locate a spot for the home. Mr. Hutchinson stated that this was true. The property use to be used for fill property at one time. He also stated that yes this is a large piece of property but not suitable for construction in some places.

Ms. Dotson moved to table this issue to have further study and work with the owner and zoning administrator to see what possible resolution would be beneficial and rehear at the March 16th meeting. The motion was seconded by Mr. Jacques.

Under new business, Mr. Maringer moved to elect Beth Rose for chairperson and elect Mary Ann Dotson for vice chairperson. The motion was seconded and approved unanimously.

Also under new business, the by-laws and the annual report. Mr. Webber moved for one addition to the by-laws, to add a section about absences under the meetings section. Should read that after three absences in a twelve month period you receive a warning and after six absences in a twelve month period you resign. The motion was seconded by Ms. Dotson and approved unanimously. Mrs. Rose stated that the board needs to have an annual report on all variances and what their decision was on each case for that year.

Since there was no further business, the meeting was adjourned at 6:00 p.m.